

**CITY OF COVINGTON**  
**Planning Commission Minutes**

**July 21, 2011**

**City Hall Council Chambers**

**CALL TO ORDER**

Vice Chair Key called the regular meeting of the Planning Commission to order at 6:32 p.m.

**MEMBERS PRESENT**

Vice Chair Key, Sonia Foss, Bill Judd and Alex White.

**MEMBERS ABSENT**

Chair Smith, Jack Brooks

**STAFF PRESENT**

Richard Hart, Community Development Director  
Salina Lyons, Senior Planner  
Sara Springer, City Attorney  
Kelly Thompson, Planning Commission Secretary

**APPROVAL OF CONSENT AGENDA**

- **1. Commissioner Foss moved and Commissioner Judd seconded to approve the Consent Agenda. Motion carried 4-0.**

**CITIZEN COMMENTS** – None

**PUBLIC HEARING** - None

**UNFINISHED BUSINESS**- None

**NEW BUSINESS**

1. Community Development Director, Richard Hart introduced Ricki Birge, Crest Air Park Manager. Crest Air Park has expressed interest and concern regarding the downtown plan and air traffic considerations.

Ms. Birge explained that compatible land use is not just related to the height of a building. Schools or other highly populated uses are also of concern. For example, Grass Lake Elementary School would likely be considered too close if it were built today due to the potential of an airplane crash in a populated area.

Senior Planner, Salina Lyons noted that Crest Air Park is notified of all new development. In the past, Crest Air Park has given feedback on cell tower construction which required the height of the tower be restricted to the same height of water towers. Ms. Birge confirmed that Crest Air Park does provide the City comments on any development that is relative to the air park.

## 2. Discussion of Memorandum from City Attorney on Options for Regulating Medical Marijuana Dispensaries and Community Gardens (ACTION ITEM)

City Attorney, Sara Springer explained that the state legislature had proposed legislation relating to medical marijuana dispensaries and community gardens which the Governor has vetoed. Many jurisdictions are opting to go forward with a moratorium on medical marijuana dispensaries and community gardens until the legislature reviews new legislation next year.

Community Development Director, Richard Hart commented that there is one medical marijuana dispensary in Covington currently in operation. Police Chief Klason has indicated they have not had any problems or issues with the dispensary.

The existing business license was approved as a homeopathic medicine dispensary. The City issued the business license with conditions that they operate under current RCW guidelines.

The Planning Commission discussed a six (6) month versus a twelve (12) month moratorium on medical marijuana dispensaries. A six month moratorium will require a public hearing and staff resources and it is likely that no decision will be made by the legislature within six months. Rather than repeat the process in six months, a one year moratorium would still require a public hearing staff resources, but allow for the legislature to make a decision before the City would need to take action.

The existing medical marijuana dispensary could continue to operate, and when their business license comes up for renewal, the City will inform them of the change in guidelines.

- **Commissioner Judd moved and Commissioner White seconded to recommend a 12 month moratorium on medical marijuana dispensaries and community gardens. Commissioner Judd stated that it is the responsible thing to do. Commissioner White commented that it is against federal law to sell. The motion carried 4-0.**

## **ATTENDANCE VOTE**

- **Commissioner Foss moved and Commissioner White seconded to excuse Commissioner Brooks and Chair Smith's absence. Motion carried 4-0.**

## **PUBLIC COMMENT**

Community Development Director, Richard Hart informed the Planning Commission that Electric Vehicle Charging Stations will be discussed on the regularly scheduled August 4<sup>th</sup> Planning Commission meeting and Gun Ranges could be discussed on the August 18<sup>th</sup> Planning Commission meeting. The regularly scheduled September 1<sup>st</sup> Planning Commission meeting may be cancelled.

## **COMMENTS AND COMMUNICATIONS FROM STAFF**

Commissioner White stated that Covington Days and the competitive watermelon eating contests were enjoyed by his family.

## **ADJOURN**

The July 21, 2011 Planning Commission Meeting adjourned at 7:19 p.m.

Respectfully submitted,



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Kelly Thompson, Planning Commission Secretary