

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of December 17, 2013
Regular Meeting**

Members Present: Daryl Tapio, Roxie Chapin, Tom Dantzler, Jim Adamack, Jim Todd
Members Absent: None

Staff present: Joe Scorcio, CED Director; Albert Torrico, Senior Planner, Anita Woodmass, Senior Planner

1. Call to Order

Chairman Tapio called the meeting to order at 5:34 p.m.

2. Approve minutes of December 3, 2013 Meeting

Moved and seconded to approve the minutes as presented. Approved 5-0.

3. Old Business

None.

4. New Business

A. Demonstration of TRAKiT permit software:

Ms. Woodmass, Senior Planner, gave a TRAKiT demonstration and explained how the City's new permit software works. The City had been using a system called PermitTrack, but was antiquated and prone to crashing. The City spent about \$225,000 to upgrade the system in April 2012 with TRAKiT. The new system is fully GIS integrated, which means it works with our geographic information system data and maps. Ms. Woodmass went through a demonstration on how the new system works and talked about how this has improved the permit approval process and tracking. Ms. Woodmass commented that now that the system is up and running the next phase will allow for an online permit application process. This would probably apply to high volume permits.

Chairman Tapio recommended that applicants be able to submit high volume permits via email using revised forms to speed the permit process further.

The Commission asked how much the maintenance fee was. Ms. Woodmass said it was \$22,000 per year.

Chairman Tapio suggested that the City speak with Sound Transit permit folks, because they submit permits to many jurisdictions and ask how the City's process could be improved.

B. Initial discussion of Recreational Marijuana/I-502 Implementation

Mr. Torrico gave a briefing to the Commission on I-502, the states marijuana imitative and the Washing State Liquor Control Board's new marijuana rules. He began by providing some background on what steps the City Council put in place at the beginning of 2012. He noted that I-502 creates three tiers: producer, processor and retailer. He explained the difference between the three. He informed the Commission that at the current time the state has designated one retail store for the City. However, under our Municipal Code the City cannot allow any producers, processors or retailers, because those operations violate federal law. Mr. Torrico referenced SeaTac Municipal Code 15.05.060 as the basis for not allowing marijuana businesses within the City.

Mr. Torrico explained that under I-502 marijuana possession is decriminalized for those age 21 and older who possess any combination of the following:

- 1 ounce of marijuana;
- 16 ounces of marijuana in solid form; or
- 72 ounces in a liquid form

Under the current rules set by the Liquor Control Board, producers and retailers cannot be located within 1,000 feet of an elementary school or secondary school, playground, recreation center or facility, child care center, public park, public transit center or library.

Mr. Torrico mentioned that the maximum amount of space throughout the state that can be used for marijuana use is two million square feet. Applicants are required to designate on their operating plan the size category of the production area actually used. The three tiers include:

- Tier 1: Less than 2,000 SF;
- Tier 2: 2,000 SF to 10,000 SF; or
- Tier 3: 10,000 SF to 30,000 SF

Mr. Torrico explained that the City has received two Tier 2 producer/processor licenses from the Liquor Control Board to review. He said the City's intent is not to approve the applications. However, the state could still issue the licenses, but require them to comply with local zoning rules. The problem with this approach is that based on the City's Municipal Code the City could be sued by the applicants for not complying with state law.

Mr. Torrico mentioned that the main issue the City faces is that state law conflicts with federal law. Even though the federal government has said they will not stand in the way of I-502, recreational marijuana possession and use remains illegal under the Controlled Substances Act of 1970.

Director Scorcio added that this was an informational briefing and staff was not asking for any action by the Commission. He said that issue may come back to the Commission for action if the City Council changes policy on the issue.

4. Planning Commission Reports.

None.

5. CED Director's Report

CED Director Scorcio reported Councilmember Forschler is completing his term on the council and that staff has been busy meeting the new councilmember. He mentioned that Councilmember Gregerson is going to the legislature via a King County Council appointment. There are various amendments working their way through the system that the Commission will be reviewing soon. He reported that there was no news to report on Chairman Tapio's replacement.

6. Planning Commission Comments

Commissioner Dantzler commented that he appreciated the time and effort Chairman Tapio has given to the City on the Planning Commission. He also commented that he appreciated Councilmember Forschler's attendance at the Commission meetings and being a liaison between the Commission and City Council during his term on the Council.

Chairman Tapio also thanked Councilmember Forschler for his service and contributions at Commission meetings.

Chairman Tapio thanked his fellow Commission members for their service and said that progress has been made and that he felt good about the team in place at the City. He felt that it was a good time to step back and allow others to come forward to serve and contribute.

7. Adjournment

Moved and seconded to adjourn the meeting at 6:50 p.m. Passed 5-0.

.....