

**CITY OF FIFE  
PLANNING COMMISSION  
MINUTES OF MEETING**

Fife City Hall  
5411 23<sup>rd</sup> Street East

March 3, 2014

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**1. CALL TO ORDER**

The Planning Commission meeting was called to order at 7:03 p.m. by Chair Edwards.

**2. ROLL CALL**

Present: Chair Edwards, Commissioners Roscoe, Waldner, Wayman, Fagundes, Braden, and Lemoncelli

Staff Present: Director Osaki, Assistant City Attorney Jennifer Combs, Senior Administrative Assistant Bolam

**3. CITIZEN COMMENT PERIOD**

There was no citizen comment.

**4. APPROVAL OF MINUTES**

a. February 3, 2014

**COMMISSIONER ROSCOE MOVED**, seconded by Commissioner Waldner, to approve the minutes of February 3, 2014, as presented. **Passed 7/0.**

**5. DISCUSSION ITEMS**

a. Marijuana Related Land Uses

Director Osaki referred to the preliminary draft ordinance provided in the meeting packet, explaining that the discussion will be general because the legal bills that the state legislature is considering in coming weeks may require updates to this document. He provided an overview of what is contained in the preliminary draft ordinance, based on public comment and Planning Commission discussion at the January 27, 2014 and February 3, 2014 Planning Commission meetings.

Public Comment by Tedd Wetherbee of Gig Harbor:

- He is impressed with the way this issue is being handled by the City of Fife and Dave Osaki, saying the process is many times better than in any of the many other cities he has been monitoring and visiting over the past 18 months.
- He has found a location here in Fife that he would like to purchase, remodel and upgrade as a retail marijuana establishment, but the location doesn't comply with this draft ordinance. He explained why the proposed restrictions pose a challenge to his business model:

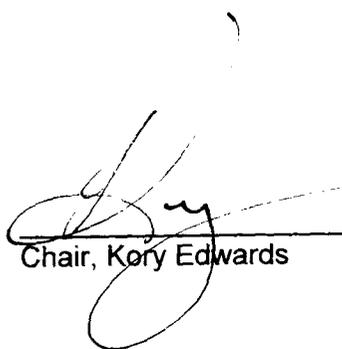
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- Most properties along Pacific Highway are big-bank-owned, and they aren't yet willing to lease to a marijuana related business.
- Most properties along Pacific Highway only offer rental space; he would prefer to invest in a purchase and own the property.
- Most properties along Pacific Highway that are available for marijuana related business are not attractive in location or aesthetics.
- He is pleased with the proposed 2,500 foot separation from other retail establishments.
- He has some concerns with locating in an industrial location, but would look around Fife's industrial areas if that were an option.
- He would like the opportunity to apply for a variance for the location he has already found.

Planning Commission discussion included:

- Whether or not store fronts (building entrance itself) should be required to face the street – consensus is no.
- The possibly of restricting open hours to drugstore hours .
- Allowing retail stores in the industrial zone – consensus is to allow the option to apply for a variance.
- Consensus to allow the option to apply for a variance to locate on a lot without Pacific Highway frontage.

6. **ADJOURNMENT** – Chair Edwards adjourned the meeting at 8:30 p.m.

	<u>4/14/14</u>		<u>4/8/14</u>
Chair, Kory Edwards	Date	Recording Secretary, <del>Katie Bolam</del>	Date
		DAVID OSAKI	