



PLANNING COMMISSION

AGENDA

December 10, 2013

ROLL CALL: FAKKEMA _____ WASINGER _____
 JENSEN _____ PETERSON _____
 FIKSE _____ FREEMAN _____
 SCHLECHT _____

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1. **Approval of Minutes – November 26, 2013**
2. **Public Comment** – Planning Commission will accept public comment for items not otherwise on the agenda for the first 15 minutes of the Planning Commission meeting.

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3. **MARIJUANA RELATED USES – CODE AMENDMENT PROJECT – Public Hearing**
The public hearing on the draft code, establishing appropriate zoning and standards for marijuana related uses, was continued from the November 26, 2013 meeting. After accepting additional public testimony at this meeting the Planning Commission may close the hearing and make a recommendation to the City Council.

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4. **DRAFT PRELIMINARY DOCKET FOR 2014 COMPREHENSIVE PLAN AMENDMENTS – Public Meeting**
The Planning Commission will review the draft Preliminary Docket for the 2014 Comprehensive Plan Amendments. Sponsored amendments (Land Use changes) that are received before the December 2, 2013 deadline will be added to the Preliminary Docket for review. The draft Preliminary Docket will also include the continuing work on the 2016 Comprehensive Plan update. Land use changes and ongoing studies from 2013 will also be continued into 2014.

MINUTES

November 26, 2013

**PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
November 26, 2013**

ROLL CALL: Present: Keith Fakkema, Sandi Peterson, Greg Wasinger and David Fikse
Absent: Kristi Jensen, Bruce Freeman and Ana Schlecht
Staff Present: Development Services Director, Steve Powers; Senior Planner, Cac Kamak

Chairman Fakkema called the meeting to order at 7:30 p.m.

PUBLIC COMMENT:

None present for comment.

MINUTES: MR. WASINGER MOVED, MS. PETERSON SECONDED, MOTION CARRIED TO APPROVE THE OCTOBER 22, 2013 MINUTES AS PRESENTED.

MARIJUANA RELATED USES – CODE AMENDMENT PROJECT – Public Hearing

Mr. Powers displayed a Power Point presentation (Attachment 1) and stated staff will ask Planning Commission to open the public hearing, accept public testimony and continue the public hearing to the December 10th Planning Commission meeting. Mr. Powers provided the background, information considered for the draft code and presented the draft code. Mr. Powers reported that the preliminary map with 1,000 foot buffers from sensitive land uses has been revised to exclude properties intersected by the 1,000 foot line and excludes residential, public facilities and open space zoning. Staff have reviewed the City's current code for similar or related uses (matched with marijuana uses) and have reviewed codes from other jurisdictions.

Mr. Powers summarized the draft code which includes the following:

- Definitions
- Location standards for marijuana facilities
 - 1,000 foot separation from sensitive uses and between retail and other marijuana uses
 - No home occupations
 - Zoning districts (*starting point*):
 - Production: PIP and I
 - Processing: PIP and I
 - Retailing: C-4 and I
- Development standards include:
 - Indoor only
 - Permanent structures
 - Production, processing or delivery may not be visible to the public
 - No drive throughs

Mr. Powers reiterated that the draft is still under staff review and reported that that the state has directed the Liquor Control Board to work with Health and Revenue Departments to clarify interaction between two laws so the City will hold off drafting medical marijuana code. Mr. Powers also reviewed the revised schedule for the project.

Mr. Fakkema opened the public hearing.

Planning Commissioners had the following questions/comments:

- Page 81, item 2f was unclear and needed to be rephrased.
- How much of the draft code was taken from other jurisdictions and would be possible for staff to identify which parts were taken from other jurisdiction and which are unique to Oak Harbor. Mr. Powers indicated the zoning districts were unique to Oak Harbor but most of the draft was adapted from other jurisdictions. Mr. Powers indicated that he would point out the parts that are uniquely Oak Harbor.
- Page 82(iii)(A), what is a building/tenant improvement permit? Mr. Powers explained that when a tenant comes into an existing building they will get a tenant improvement permit to make whatever changes that they need to make to comply with the code for their type of business. Mr. Powers asked if it would be clearer if the sentence said "...constructed under a building and/or tenant improvement permit..." Commissioners concurred.
- How do our actions impact the County? Mr. Powers stated that the he and the County Planning Director are in communications on this topic.
- What is the allotment for marijuana retail, processing and production for Oak Harbor? Mr. Powers stated that the state has determined that there will be four retail licenses to be issued in Island County and one could be issued for Oak Harbor. There isn't a limitation in the number of production or processing establishments but state law does establish a limitation on the total amount of production state-wide (cap of 2 million square feet of canopy).
- Is this an unfunded mandate in terms of law enforcement? Mr. Powers provided additional information which touches on this question (Attachment 2).

Mr. Powers asked the Commission for their initial thoughts on the zoning districts and Commission had additional questions regarding the uses allowed by the C-4, PIP and I districts.

ACTION: MS. PETERSON MOVED, MR. FIKSE SECONDED A MOTION TO CONTINUE THE PUBLIC HEARING ON THE MARIJUANA RELATED USES CODE TO THE DECEMBER 10, 2013 MEETING. MOTION CARRIED.

TRANSPORTATION IMPROVEMENT PROGRAM AMENDMENT – Public Hearing

Mr. Kamak reported that this is an amendment to the Six-year Transportation Improvement Program (TIP). The City adopts a six-year TIP every year in July in accordance to state law. The primary purpose of the TIP is to facilitate use of Federal transportation funds awarded to the City. Projects that have federal funding must appear in the six-year TIP at the local and state level so that the City can obligate and eventually use the federal funds. The projects listed on the TIP are coordinated with those listed in the Transportation Element of the Comprehensive Plan.

Mr. Kamak explained that the Planning Commission is being asked to consider an amendment to include the Waterfront Trail in the TIP. The City is applying for grants to improve sections of the Waterfront Trail along the VFW park where a recent landslide has diverted the trail. There are also long standing plans to provide informational kiosks along the waterfront. Including the Waterfront Trail improvements in the TIP will help the project qualify and compete with other projects from Island County, Island Transit, Coupeville, Langley and Skagit County.

Mr. Fakkema opened the public hearing. Seeing none, the public hearing was closed.

Planning Commission asked if applying for these funds would negatively affect any other application for funds that the City has and whether the Shoreline Master Program would come into play. Mr. Kamak said that this application was not connected to any other funds we are applying for or any other revenue source and the Shoreline Master Program would come into play when the City applies for the project permits which will be reviewed under the Shoreline Master Program.

ACTION: MR. FIKSE MOVED, MR. WASINGER SECONDED A MOTION TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE SIX YEAR TRANSPORTATION PROGRAM AMENDMENT AS PRESENTED. MOTION CARRIED.

2013 COMPREHENSIVE PLAN AMENDMENTS – Public Hearing

Mr. Kamak reported that the 2013 Comprehensive Plan amendment docket included work on the 2016 amendments as well as the Shoreline Master Program, a land use change to 1000 SE City Beach Street and a continuing study on scenic views. Work was done on the docket items but did not result in a Comprehensive Plan amendment. At the beginning of 2013 staff believed that the Shoreline Master Program would have to be adopted as an element of the Comprehensive Plan but after further study of the RCW's it was found that the Shoreline Master Program should be adopted separate from the Comprehensive Plan amendments. The RCW also states that if you do adopt the Shoreline Master Program it becomes a Comprehensive Plan amendment so it was not necessary to approve it in 2013. So the Shoreline Master Program is tracking separately. Planning Commission is being asked to continue the 2016 amendments, the land use change to 1000 SE City Beach Street and a continuing study on scenic views into the 2014 Comprehensive Plan docket.

Mr. Fakkema opened public hearing. Seeing none the public hearing was closed.

ACTION: MR. WASINGER MOVED, MR. FIKSE SECONDED A MOTION TO RECOMMEND THAT THE CITY COUNCIL CONTINUE THE 2016 COMPREHENSIVE PLAN UPDATE, LAND USE CHANGE FOR 1000 SE CITY BEACH STREET AND THE SCENIC VIEW STUDY AND INCLUDE THEM IN THE PRELIMINAR DOCKET FOR THE 2014 COMPREHENSIVE PLAN AMENDMENTS. MOTION CARRIED.

2014 COMPREHENSIVE PLAN AMENDMENTS – Public Meeting

Mr. Kamak explained that a preliminary docket is compiled each year with input from the public and the Planning Commission then the Planning Commission forwards it with a recommendation to City Council then the City Council reviews it and approve a final docket for the year before March 31st.

Mr. Kamak noted that the Planning Commission has just added items to the docket with the previous motion and asked if there were any other items that the Planning Commission wished to add to the docket.

Mr. Fikse said has heard numerous complaints from the public about having to have narrower streets, sidewalks, greenbelts, trees etc instead of just a simple street with sidewalks especially in residential areas where we have green right up to the sidewalks. We narrow our streets so we can have greenbelts and we spend money to maintain it instead of having a wider street with parallel parking, two nice sidewalks and then let the home owners run their yards to the sidewalk. He believed that this was something that should be reviewed. Mr. Kamak explained

that the streets sections come from the Transportation Plan so the goals and policies are an element of the Comprehensive Plan. Our current Transportation Plan is due for an update in the near future and that would be the best place for us to look at the street sections.

Ms. Peterson asked at what level is the City is meeting its mandated updates and the funding necessary for those mandates. Mr. Kamak said that the City is meeting the deadlines for the mandated updates. Mr. Powers added that there is usually a cost associated and typically the state helps defray that cost with some level of grant to each of the jurisdictions which is part that that particular update cycle. The state was able to fund those communities whose Comprehensive Plans are due in 2015. For those cities and counties due in 2016 they are not funding our efforts. One of the Council's legislative priorities is encouraging the state legislature to restore that funding.

ADJOURN: 8:45 p.m.

Minutes submitted by: Katherine Gifford

DRAFT

Marijuana Related Uses -
Code Amendment Project

Planning Commission
November 26, 2013

Purpose 

- Present draft ordinance
- Open public hearing
 - Accept testimony
- Continue hearing

Presentation Overview 

- Background
- Information considered for draft code
- Draft code
- Revised schedule

Background 

- October PC meeting
 - Info on medical and recreational marijuana laws presented
 - Moratoria ordinances
 - Preliminary map with 1,000 foot buffers from sensitive land uses

Info for Draft Code

- Steps taken in drafting ordinance
 - Map refined
 - Reviewed Oak Harbor’s code for similar or related uses (matched with marijuana uses)
 - Reviewed codes from other jurisdictions
 - Aberdeen, Burien, Milton, Monroe, Mukilteo, Normandy Park, Redmond, Seattle, Spokane, Tacoma and Tukwila

Revised Map

- Revised Preliminary Map
 - 1,000 feet distance from any:
 - elementary school or secondary school,
 - playground,
 - recreation facility,
 - child care center,
 - public park,
 - public transit center or library, or
 - arcade.
 - Excludes properties intersected by 1,000 foot line
 - Excludes Residential, Public Facilities and Open Space zoning

Revised Map

- Review maps

Zoning Code Review

Zoning	Similar or Related Uses			Marijuana Related Uses		
	Principal	Conditional Use	Accessory Use	Marijuana Production	Marijuana Processing	Marijuana Retailing
PRE	None	None	Greenhouse	X		
R-1	None	Nursery, greenhouse	Greenhouse	X		
R-2	None	Any conditl. use in R-1	Greenhouse	X		
R-3	None	Any conditl. use in R-2	Greenhouse	X		
R-4	None	Any conditl. use in R-3	Greenhouse	X		
RO	None	Any conditl. use in R-4	Greenhouse	X		

Zoning Code Review

Zoning	Similar or Related Uses			Marijuana Related Uses		
	Principal Use	Conditional Use	Accessory Use	Marijuana Production	Marijuana Processing	Marijuana Retailing
C-1	Retail; Nursery	Nursery; Greenhouse	None	X		X
CBD	Retail	None	None			X
C-3	Retail; nursery; greenhouse	Condntl. use from C-1 & CBD	None	X		X
C-4	Farm supplies; plant nurseries	None	None	X		X

Zoning Code Review

Zoning	Similar or Related Uses			Marijuana Related Uses		
	Principal Use	Conditional Use	Accessory Use	Marijuana Production	Marijuana Processing	Marijuana Retailing
C-5	C-1 uses; retail; nursery & greenhouse	Condntl. use from C-1 & CBD	None	X		X
PBP	Food processing; packaging	None	None		X	
PIP	Food processing; packaging; greenhouse	Chemical product production	None	X	X	
I	C-3 uses; food processing	C-3 condntl. use; produce stand	None	X	X	X
PF	None	None	None			
OS	Agriculture	None	None	X		

- ### Draft Code
-
- Definitions
 - Location standards for marijuana facilities
 - 1,000 foot separation from sensitive uses and between retail and other marijuana uses
 - No home occupations
 - Zoning districts (*starting point*):
 - Production: PIP and I
 - Processing: PIP and I
 - Retailing: C-4 and I

- ### Draft Code
-
- Development standards include:
 - Indoor only
 - Permanent structures
 - Production, processing or delivery may not be visible to the public
 - No drive throughs
 - Draft is still under staff review



Medical Marijuana

- LCB to work with Health and Revenue Depts.
- Clarify interaction between two laws
- Results?
- Hold off drafting medical marijuana code



Revised Schedule

- 10/22/13 Planning Commission – Share Oak Harbor map (with 1000’ buffers around sensitive uses) and additional information; get preliminary feedback
- 11/26/13 Planning Commission – Introduce draft code to PC (draft based on feedback from above meeting) and open public hearing
- 12/10/13 Planning Commission – PC **continues** the public hearing
- 1/22/14 City Council – Brief CC on PC work
- **1/28/14 Planning Commission – Closes public hearing and makes recommendation to CC**
- 2/4/14 City Council – CC considers draft ordinance
- 2/18/14 City Council – CC considers draft ordinance (if necessary)



Community Involvement

- Planning Commission meetings and hearings
- City Council hearings
- Provide written comments on SEPA checklist/decision
- Provide written comments to staff
- Call or talk to staff
- Contact us!
 - (360) 279-4511
 - spowers@oakharbor.org
- Meeting notices
 - <http://www.oakharbor.org>



Recommended Action

- Open public hearing
- Accept testimony
- Provide feedback to staff
- Continue public hearing to December 10, 2013
 - *Suggested motion: I move the Planning Commission continue the public hearing on the marijuana related uses code to the December 10, 2013 meeting.*

AWC

Legislative Advocacy

PUBLISHED ON THURSDAY, NOVEMBER 14, 2013

Marijuana licensing is about to begin as cities make sharing marijuana revenue a priority for 2014

One year after the voters approved the ground-breaking legalization of marijuana, the State will begin accepting applications from prospective marijuana businesses on November 18. Last November voters in our state voted 55% to 44% to approve I-502. (If you are interested to know how your area voted on the measure go to the Secretary of State's website or your local County Auditor site.) While our State approved legalization of Marijuana, it remains illegal in federal law. This dichotomy has been cause for concern by many cities. The US Department of Justice memo released in August provided little clarity on what exactly the Feds would do. The memo indicates they won't take preemptive action if the State establishes and enforces a tightly regulated system.

In the meantime, cities have been evaluating what is the best approach for their communities when it comes to locating marijuana businesses. MRSC has been working to collect information on what approaches cities are taking. If you have taken action, please share it with MRSC. If you have questions about what other cities are doing or want to explore options for local regulations, MRSC has great information on their website.

The Liquor Control Board has been very clear that they will issue licenses based on State requirements and will not address local regulations or prohibitions. However, they are trying to be proactive in encouraging prospective business operators to check in with their local jurisdictions about local requirements. With the application window opening next week, cities should anticipate receiving inquiries from prospective businesses as well as official notifications from the LCB about applicants seeking to locate in their city. Cities will have 20 days to respond to these notices if they have concerns or objections. For more information about this process and how cities can respond, check out the Marijuana Licensing Process webinar hosted by AWC, MRSC and LCB earlier this week.

In addition to tracking what is happening with implementation of legalized marijuana, AWC has made seeking a share of marijuana revenue a priority for the 2014 legislative session. The initiative directed where the revenue generated by the new marijuana excises taxes would go, but left out local governments. Cities believe that this needs to be corrected. The impacts from marijuana sales will be felt locally. Additionally, there has been a lot of talk about the need to ramp up enforcement efforts to crack down on the illicit market. Without additional funding, cities do not have the resources to address public safety impacts.

We also expect the Legislature to take up the issue of medical marijuana and its relation to legal recreational marijuana in 2014. AWC will advocate for reconciling these two systems to minimize the confusion and public safety impacts. The LCB recently released draft recommendations from a Work Group tasked with exploring this issue. AWC believes that most of the recommendations take us in the right direction for reconciling the two systems.

AWC will continue to follow this issue closely and keep cities up to date on the latest happenings. Between now and January, please talk to your legislators about the need to share the marijuana tax revenue with local governments, they need to hear it from you.

Marijuana Related Uses
Code Amendment Project

Public Hearing

City of Oak Harbor Planning Commission Report

Date: December 10, 2013
Subject: Marijuana Related Uses – Code
Amendment Project

FROM: Steve Powers, Development Services Director

PURPOSE

This report presents a revised draft ordinance pertaining to marijuana related uses for the Planning Commission's consideration.

BACKGROUND

Last month staff provided the Planning Commission a revised map, the results of a zoning code review intended to help determine similarities between existing uses and marijuana related uses (and the zoning districts they may locate in), and an initial draft ordinance. The Commission opened a public hearing on the draft code and continued it to December 10, 2013.

DISCUSSION

The draft ordinance has been revised (slightly) as the result of additional staff review and Planning Commission comments from the November 26th public hearing. The majority of the revisions were refinements to the definitions, while others specified how the 1,000 foot spacing requirement is measured. The revised draft is included as Attachment 1

The initial draft presented to the Planning Commission last month identified the C-4, PIP and I as zoning districts that may be appropriate for the location of marijuana related uses. The inclusion of these zones in the draft was based on the updated preliminary map (Attachment 2) and on the overall availability of commercial parcels in Oak Harbor. As part of the evaluation of this initial concept, the Planning Commission asked questions regarding the uses allowed by the C-4, PIP and I districts. To more fully answer those questions, and to perhaps assist the Commission in further fine tuning the draft, copies of the uses allowed in the C-4, PIP, and I zoning districts are included as Attachment 3.

The goal of tonight's hearing is for the Planning Commission to take public testimony and provide staff additional feedback on the draft. Staff plans to return to the Commission next month with what may be the final draft code.

RECOMMENDATION

- Open the public hearing, accept public testimony, provide feedback to staff and continue the hearing to January 28, 2014.

ATTACHMENTS

1. Draft ordinance
2. Updated preliminary map
3. Uses allowed in C-4, PIP and I zoning districts

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF OAK HARBOR

WHEREAS, the voters of Washington State approved Initiative 502 (I-502) in November 2012 legalizing, taxing and regulating the recreational use of marijuana, codified in Chapter 69.50 RCW ; and

WHEREAS, under I-502, the Washington State Liquor Control Board (LCB) was tasked with the responsibility to adopt the rules governing the licensing and operations of marijuana producers, processors, and retailers, and the rules went into effect on Nov. 16, 2013; and

WHEREAS, on August 29, 2013, the U.S. Department of Justice distributed a guidance memo to U.S. Attorneys regarding state implementation of recreational marijuana ballot measures and setting forth the federal government enforcement priorities, essentially acknowledging that as long as state regulation and enforcement is sufficiently robust and consistent with federal priorities, the federal government may choose not to interfere; and

WHEREAS, the 1,000-foot separations required by I-502 and included in the adopted licensing rules are about protecting children, which the City Council and the citizens of Oak Harbor support; and

WHEREAS, the LCB has created three categories of state licenses and prohibits holders of a retail license from also holding a production or processing license;

WHEREAS, the establishment of marijuana related uses without appropriate regulations could lead to negative impacts to the community, including but not necessarily limited to:

1. Conversion of residential uses into cannabis cultivation and processing facilities removing valuable housing stock from the community.
2. Degraded neighborhood aesthetics due to shuttered-up homes, offensive odors, increased nighttime traffic, and parking.
3. Environmental damages from chemicals being discharged into surrounding and off-site soils, and into storm and sanitary sewer systems.
4. Risk of fire hazard due to overloaded service connections used to operate grow lights and fans.
5. Illegal structural modifications.
6. Criminal issues such as burglary, theft and property damage.

WHEREAS, an undue concentration of licensed marijuana facilities in the City of Oak Harbor could be detrimental to the quality of life of Oak Harbor residents and the economic well-being of the city; and

WHEREAS, the Oak Harbor City Council deems it to be in the public interest to establish zoning regulations related to state-licensed marijuana facilities and to require all such facilities to obtain a City of Oak Harbor business license; and

ORDINANCE NO. XXXX – Page 1 of 8

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WHEREAS, the intent to amend development regulations to allow state-licensed marijuana facilities and a SEPA Determination of Non Significance were noticed in accordance with city of Oak Harbor procedures and regulations; and

WHEREAS, a Determination of Non Significance was issued on _____

WHEREAS, the City of Oak Harbor Planning Commission held a public hearing on November 26, 2013 and December 10, 2013 to consider this ordinance and forwarded a recommendation to the City Council; and

WHEREAS, the City of Oak City Council held a public hearing on _____, 2013 to consider this ordinance; and

WHEREAS, nothing in this Ordinance is intended, nor shall be construed, to authorize or approve violation of federal or state law; and

NOW, THEREFORE, the City Council of the City of Oak Harbor do ordain as follows:

Section One. There is hereby added a new Chapter 19.22 to the Oak Harbor Municipal Code which shall have the following title and sections:

**Chapter 19.22
MARIJUANA RELATED USES**

Sections:

- 19.22.010 Purpose and Intent**
- 19.22.020 Definitions**
- 19.22.030 Locations Allowed**
- 19.22.040 Development Standards**
- 19.22.050 Non-conforming Use**

Section Two.

There is hereby added new Section 19.22.010 entitled “Purpose and Intent” to the Oak Harbor Municipal Code to read as follows:

The production, processing and retailing of marijuana is and remains illegal under federal law. Nothing herein or as provided elsewhere in the ordinances of the City of Oak Harbor is an authorization to circumvent federal law or provide permission to any person or entity to violate federal law. Only state-licensed marijuana producers, marijuana processors, and marijuana retailers may locate in the City of Oak Harbor and then only pursuant to a license issued by the State of Washington. The purposes of these provisions is solely to acknowledge the enactment by Washington voters of Initiative 502 and state licensing procedure and to permit to, but only to, the extent required by state law marijuana producers, marijuana processors, and marijuana retailers to operate in designated zones of the City. These provisions are intended to mitigate potential impacts of marijuana related uses on nearby properties and the community and to

promote the public health, safety and welfare through the application of appropriate locational criteria and development standards.

Section Three.

There is hereby added new Section 19.22.020 entitled “Definitions” to the Oak Harbor Municipal Code to read as follows:

- (1) “Child care center” means an entity that regularly provides child day care, preschool and early learning services for a group of children for periods of less than twenty-four hours licensed by the Washington state department of early learning under Chapter 170-295 WAC. ~~Child care centers include: Commercial Day Care, “Family Day Care” and “Day Nursery” entities.~~
- (2) “Elementary school” means a school for early education that provides the first four to eight years of basic education and recognized by the Washington state superintendent of public instruction.
- (23) “Game arcade” means an entertainment venue featuring primarily video games, simulators, and/or other amusement devices where persons under twenty-one years of age are not restricted.
- (34) “Library” means an organized collection of resources made accessible to the public for reference or borrowing supported with money derived from taxation.
- (45) “Marijuana” or ~~“Cannabis”~~ “marijuana” means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted there from), fiber, oil, or cake, or the sterilized seeds of the plant which is incapable of germination.
- (56) “Marijuana facility” means a state-licensed marijuana production, processing, or retail facility; ~~or a medical cannabis collective garden.~~ Marijuana facilities shall not be a home occupation as defined in OHMC 19.08 -Definitions and as authorized under OHMC 19.34.
- (67) “Marijuana-infused products” means products that contain marijuana or marijuana extracts and are intended for human use. The term “marijuana-infused products” does not include useable marijuana.
- (78) “Marijuana processing facility” means an entity licensed by the State of Washington to process, package, and label usable marijuana and marijuana-infused products for sale at wholesale to marijuana retailers. A marijuana processing facility shall not be a home

occupation as defined in OHMC 19.08 – Definitions and as authorized under OHMC 19.34.

(89) “Marijuana processor” means a person licensed by the state liquor control board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell usable marijuana and marijuana-infused products at wholesale to marijuana retailers.

(910) “Marijuana producer” means a person licensed by the state liquor control board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

(4011) “Marijuana production facility” means an entity licensed by the State of Washington to produce marijuana for sale at wholesale to marijuana processor licensees and to other marijuana producers. A marijuana production facility shall not be a home occupation as defined in OHMC 19.08 - Definitions and as authorized under OHMC 19.34.

(4412) “Marijuana retailer” means a person licensed by the state liquor control board to sell usable marijuana and marijuana-infused products in a retail outlet.

(4213) “Marijuana retail facility” means an entity licensed by the State of Washington to sell only usable marijuana, marijuana-infused products and marijuana paraphernalia to persons twenty-one years of age and older. A marijuana retail facility shall not be a home occupation as defined in OHMC 19.08 – Definitions and as authorized under OHMC 19.34.

(4314) “Playground” means a public outdoor recreation area for children, usually equipped with swings, slides, and other playground equipment, owned and/or managed by a city, county, state, or federal government.

(15) “Public park” means an area of land for the enjoyment of the public, having facilities for rest and/or recreation, such as a baseball diamond or basketball court, owned and/or managed by a city, county, state, federal government, or metropolitan park district. Public park does not include trails.

(16) “Public transit center” means a facility located outside of the public right of way that is owned and managed by a transit agency or city, county, state, or federal government for the express purpose of staging people and vehicles where several bus or other transit routes converge. They serve as efficient hubs to allow bus riders from various locations to assemble at a central point to take advantage of express trips or other route to route transfers.

(4417) “Recreation center or facility” means a supervised center that provides a broad range of activities and events intended primarily for use by including programming for persons

under twenty-one years of age, owned and/or managed by a charitable nonprofit organization, city, county, state, or federal government. Examples include, but are not limited to, the John Vanderzicht Memorial Pool and Oak Harbor Boys & Girls Club.

~~(1518)~~ “Retail outlet” means a location licensed by the State Liquor Control Board for the retail sale of usable marijuana and marijuana-infused products.

(19) “Secondary school” means a high and/or middle school: A school for students who have completed their primary education, usually attended by children in grades seven to twelve and recognized by the Washington state superintendent of public instruction.

~~(1620)~~ “Useable marijuana” means dried marijuana flowers. The term “usable marijuana” does not include marijuana-infused products.

Section Four.

There is hereby added new Section 19.22.030 entitled “Locations Allowed” to the Oak Harbor Municipal Code to read as follows:

(1) State licensed marijuana producers and marijuana processors may locate in the city pursuant to the following restrictions:

- (a) Marijuana producers and marijuana processors must comply with all requirements of state law and the Washington State Liquor Control Board’s regulations.
- (b) Marijuana producers and marijuana processors may locate only in the Planned Industrial Park or Industrial district(s).
- (c) Marijuana producers and marijuana processors shall not locate on a site or in a building in which non-conforming production or processing uses have been established in any zone other than the Planned Industrial Park or Industrial district(s).
- (d) Marijuana producers and marijuana processors shall not operate as an accessory to a primary use or as a home occupation.
- (e) Marijuana producers and marijuana processors shall not locate within one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or any game arcade where admission to which is not restricted to persons aged twenty-one years or older. The distance shall be measured as the shortest straight line distance from the property line of the proposed building/business location to the property line of the entities listed above.

(2) State licensed marijuana retailers may locate in the city pursuant to the following restrictions:

- (a) Marijuana retailers must comply with all requirements of state law and the Washington State Liquor control Board’s regulations.
- (b) Marijuana retailers may locate only in the C-4 and Industrial district(s).

ORDINANCE NO. XXXX – Page 5 of 8

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- (c) Marijuana retailers shall not locate in a building in which non-conforming retail uses have been established in any residential or office zone.
- (e) Marijuana retailers shall not operate as an accessory to a primary use or as a home occupation.
- (f) Marijuana retailers shall not locate within one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or any game arcade where admission to which is not restricted to persons aged twenty-one years or older. The distance shall be measured as the shortest straight line distance from the property line of the proposed building/business location to the property line of the entities listed above.

Section Five.

There is hereby added new Section 19.22.040 entitled “Development Standards” to the Oak Harbor Municipal Code to read as follows:

- (1) Marijuana retail, processing and production facilities. In addition to the standards of the underlying zoning district and all other applicable Municipal Code regulations, all state-licensed marijuana facilities shall meet the following development standards:
 - (a) All facilities must be state-licensed and comply with all of the standards for state licensed marijuana facilities.
 - (b) No marijuana facility shall be allowed as a home occupation.
 - (c) The definitions set forth in RCW 69.50.101-.102, WAC 314-55-010 and OHMC Section 19.22.020 shall control. ~~In the event of conflict, the provisions of OHMC shall prevail.~~
 - (d) Location.
 - (i) No more than one facility shall be located on a single parcel.
 - (ii) Marijuana retail and processing facilities shall be located fully within a permanent structure designed to comply with the city building code and constructed under a building/tenant improvement permit from the city regardless of the size or configuration of the structure.
 - (iii) Marijuana production facilities shall be located:
 - (A) Fully within a permanent structure designed to comply with the city building code and constructed under a building and/or a tenant improvement permit from the city regardless of the size or configuration of the structure; or
 - (B) In non-rigid greenhouses, other structures, or an expanse of open or clear ground fully enclosed by a physical barrier enclosed by a sight obscuring wall or fence eight (8) feet high.
 - (iv) Marijuana facilities shall not be located in a mobile structure.
 - (v) No state-licensed marijuana facility shall be located within 1,000 feet of the perimeter of the parcel on which any of the entities listed below are located. The distance shall be measured as the shortest straight line distance from property line of the proposed building/business location to the property line of the entities listed below. ~~in the manner set forth in WAC 314-55-050(10).~~
 - (A) Elementary or secondary school (public or private);

- (B) Playground;
 - (C) Recreation center or facility;
 - (D) Child care center;
 - (E) Public park;
 - (F) Public transit center;
 - (G) Library;
 - (H) Any game arcade which allows admission to persons under 21 years of age.
- (vi) No state-licensed marijuana retail facility shall be located within 1,000 feet of the perimeter of a parcel on which a state-licensed marijuana production or processing facility or medical cannabis collective garden is located nor shall a state-licensed marijuana production or processing facility be located within 1,000 feet of the perimeter of a parcel on which a state-licensed marijuana retail facility or medical cannabis collective garden is located. The distance shall be measured as the shortest straight line distance from property line of the proposed building/business location to the property line of the entities listed below, in the manner set forth in WAC 314-55-050(10).
- (e) No production, processing or delivery of marijuana may be visible to the public nor may it be visible through windows.
 - (f) Marijuana retail uses shall not include drive-throughs, exterior, or off-site sales.
 - (g) All fertilizers, chemicals, gases and hazardous materials shall be handled in compliance with all applicable local, state and federal regulations. No fertilizers, chemicals, gases or hazardous materials shall be allowed to enter neither a sanitary sewer or stormwater sewer system nor be released into the atmosphere outside of the structure where the facility is located.
 - (h) No odors shall be allowed to migrate beyond the interior portion of the structure where a marijuana facility is located.
 - (i) A City of Oak Harbor business license pursuant to Chapter 5.03 OHMC and a state license pursuant to Chapter 314-55 WAC shall be obtained prior to the start of operations of the facility.
 - (j) All facilities shall comply with Chapter 19.27 RCW, State Building Code Act and Title 17 Buildings. Appropriate permits shall be obtained for all changes of use, tenant improvements, mechanical system improvements, electrical upgrades and similar work.

Section Five.

There is hereby added new Section 19.22.040 entitled “Non-conforming Uses” to the Oak Harbor Municipal Code to read as follows:

- (1) No use that constitutes or purports to be a marijuana producer, marijuana processor, or marijuana retailer as those terms are defined in this ordinance, that was engaged in that activity prior to the enactment of this ordinance shall be deemed to have been a legally established use under the provisions of the Oak Harbor Municipal Code and that us shall not be entitled to claim legal non-conforming status.

Section Six. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances is not affected.

Section Seven. Effective Date. This Ordinance shall be in full force and effect five days after publishing.

PASSED by the City Council this _____ day of _____ 2013.

CITY OF OAK HARBOR

SCOTT DUDLEY, MAYOR

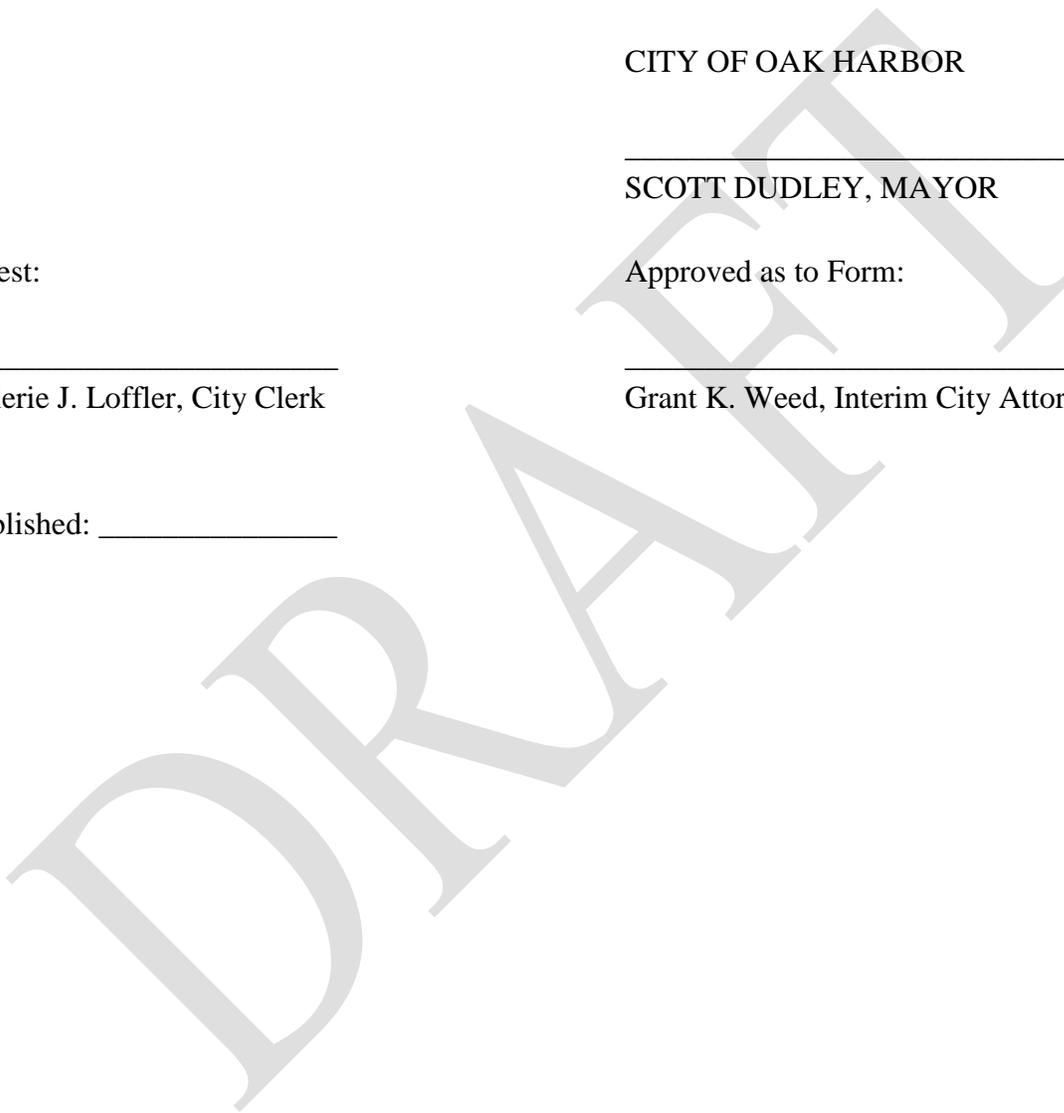
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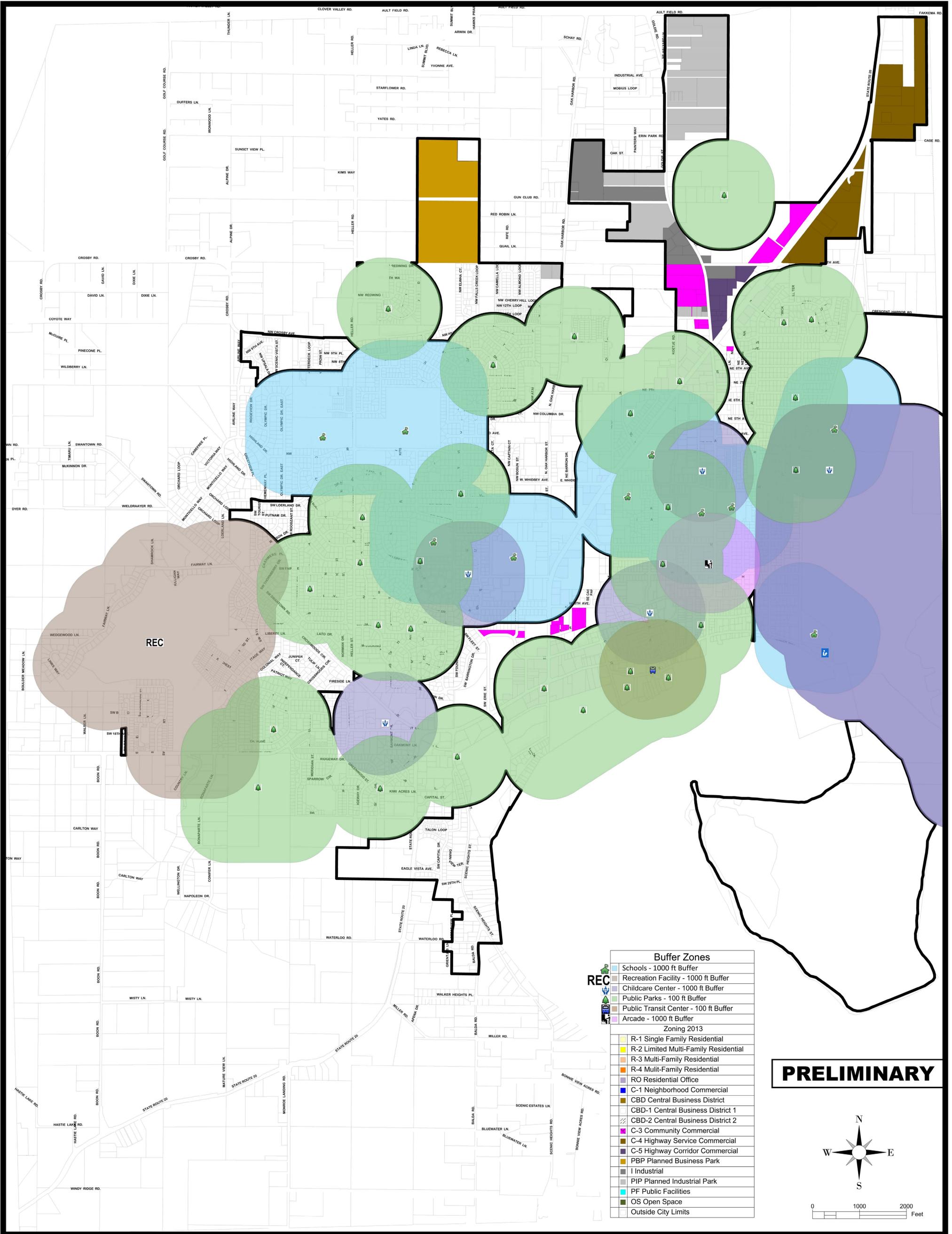
Approved as to Form:

Valerie J. Loffler, City Clerk

Grant K. Weed, Interim City Attorney

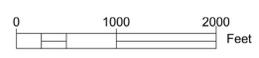
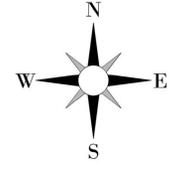
Published: _____





Buffer Zones	
	Schools - 1000 ft Buffer
	Recreation Facility - 1000 ft Buffer
	Childcare Center - 1000 ft Buffer
	Public Parks - 100 ft Buffer
	Public Transit Center - 100 ft Buffer
	Arcade - 1000 ft Buffer
Zoning 2013	
	R-1 Single Family Residential
	R-2 Limited Multi-Family Residential
	R-3 Multi-Family Residential
	R-4 Multi-Family Residential
	RO Residential Office
	C-1 Neighborhood Commercial
	CBD Central Business District
	CBD-1 Central Business District 1
	CBD-2 Central Business District 2
	C-3 Community Commercial
	C-4 Highway Service Commercial
	C-5 Highway Corridor Commercial
	PBP Planned Business Park
	I Industrial
	PIP Planned Industrial Park
	PF Public Facilities
	OS Open Space
	Outside City Limits

PRELIMINARY



C-4 – Highway Service Commercial

19.20.375 Principal permitted uses.

The following uses are permitted outright in the C-4 district:

- (1) Automobile and truck service stations;
- (2) Automobile sales and service;
- (3) Boat sales and boat repair;
- (4) Car washes;
- (5) Coffee kiosks;
- (6) Contractor offices and related storage;
- (7) Drive-in banks;
- (8) Equipment rental;
- (9) Farm and garden supplies, plant nurseries;
- (10) Furniture manufacturing;
- (11) Furniture sales;
- (12) Mobile and modular home sales;
- (13) Printing and publishing;
- (14) Professional and scientific instrument manufacturing;
- (15) Real estate sales;
- (16) Recreational vehicle sales;
- (17) Restaurants;
- (18) Retail or wholesale building supplies and hardware;
- (19) Self-storage facilities. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

19.20.380 Accessory permitted uses.

The following uses are permitted as accessory uses to a permitted use in the C-4 district:

- (1) A use customarily incidental and subordinate to a principal use permitted outright;
- (2) On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210;
- (3) Television satellite dish reflectors, roof-mounted and within building setback lines not to exceed 35-foot height limitations. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

19.20.390 Conditional uses permitted.

The following principal uses and their accessory uses may be permitted in a C-4 district when authorized by the hearing examiner:

- (1) Amateur radio tower and antenna;
- (2) Government buildings for administrative or protective services;
- (3) Government storage yards, treatment plants, well sites, pump stations;
- (4) Public transportation shelter stations;
- (5) Public utility and communications facility;
- (6) Radio and television broadcasting stations and towers;

(7) Crematorium or mortuary, but only if adjacent to or across the street from a cemetery. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

PIP – Planned Industrial Park

19.20.605 Principal permitted uses.

Primary uses permitted in the PIP district provide a broad range of activities including research, light assembly and light manufacturing. Specific primary types of uses allowable include:

- (1) Assembly, manufacture, packaging, compounding or treatment of articles or merchandise from the following previously prepared materials: cloth, glass, lacquer, leather, paper, plastics, precious or semiprecious metals or stones, wood (excluding sawmills, lumber mills and planing mills), paint, clay, sand, rubber;
- (2) Printing, publishing and book binding;
- (3) Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;
- (4) Scientific research, testing and experimental development laboratories;
- (5) Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, charitable or governmental institutions;
- (6) Upholstery shop;
- (7) Auto repair of all kinds, including body and fender work, provided there shall be no wrecking, junking, dismantling, or salvaging operations;
- (8) Feed and seed store, retail or wholesale;
- (9) Marine craft, equipment and supply sales, and repair and service of small craft;
- (10) Nursery and landscape material including greenhouses;
- (11) Plumbing shop;
- (12) Sign shop;
- (13) Lumber yard, retail or wholesale, including building supplies, hardware, and related items;
- (14) Mini-storage facilities;
- (15) Vocational and technical schools;
- (16) Private club, lodge, convent, social or recreational building or community assembly hall (except those having a chief activity carried on for monetary gain);
- (17) Training facilities, including but not limited to music, dance, martial arts, photography, health clubs;
- (18) Warehousing and distribution centers;
- (19) Automobile sales and service;
- (20) Uses similar to, related to, or compatible with those listed or described in this section are permitted upon a finding by the planning director that a proposed use does not conflict with the intent of this section or the policies of the Oak Harbor comprehensive plan. The criteria for such finding of similarity, relationship or compatibility shall include, but not be limited to, the following:
 - (a) The proposed use will not significantly impact surrounding uses;

(b) The development standards for permitted uses can be met by the proposed use;

(c) Impacts, such as traffic, noise and air quality, will not be significantly different than those generated by permitted uses. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

19.20.610 Accessory permitted uses.

Accessory uses complement but do not conflict with the primary use. Specific accessory types of uses allowable include:

(1) Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted uses;

(2) Engineering, development, administrative or executive offices which are part of a primary use;

(3) Retail development may be permitted where it can be demonstrated that the industrial park will be clearly and primarily benefited by the convenience of such retail facilities. The total square footage devoted to retail development shall not exceed 10 percent of the developable floor area of the PIP district in which it is located. The total square footage of a single retail use may not exceed 5,000 square feet and the total square footage of all retail uses may not exceed 25 percent of a building's gross floor area. Signs for retail uses shall be visible only within the planned industrial park area and attached to the building wall. Retail uses include:

(a) Support retail, such as food and drug stores, banks and office supplies;

(b) Personal services such as barber and beauty shops, dry cleaning, laundry;

(c) Business services, such as printing and copying, photo processing, postal/mail, word processing, travel agencies;

(d) Food services, such as delicatessens, restaurants (except drive-ins);

(e) Recreation facilities, except mechanical or electronic games centers, theaters (live and movie) and games of skill, such as bowling;

(f) Day care centers;

(g) Showrooms and galleries; and

(h) Caretaker's quarters. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

19.20.615 Conditional uses permitted.

The following principal uses and their accessory uses may be permitted in a PIP district when authorized by the board of adjustment under Chapter 19.67 OHMC:

(1) Fuel yards;

(2) Concrete and asphalt batch plants for a defined temporary period of time;

(3) Fuel oil distribution, retail and wholesale, provided incidental storage is maintained underground;

(4) Dog kennels;

(5) Equipment rental businesses;

(6) Excavations, other than simple foundation;

(7) Public transportation transfer stations;

(8) Public utility and communications facility, such as a branch telephone exchange, static transformer, booster station, pumping station; and

(9) Small businesses specializing in the production of chemical products, fertilizers, rodenticide, insecticide, and pesticide, but not including ammonia and explosives, may be permitted where it meets the following criteria:

(a) The business will meet the environmental performance standards in OHMC 19.20.660;

(b) There shall be no outside storage of chemicals, ingredients, products or byproducts. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

I – Industrial

19.20.730 Principal permitted uses.

In an I district, the following are principal permitted buildings and uses:

(1) Principal uses permitted in a C-3 district except those as specifically prohibited in OHMC 19.20.620;

(2) Automobile sales and service;

(3) Bedding, carpet and pillow manufacture, cleaning and renovating;

(4) Bottling and processing of nonalcoholic beverages, the production of which is devoid of fumes, noxious odors, or waste products;

(5) Cold storage plants;

(6) Food and drug processing;

(7) Manufacture and assembly of light and small items made from previously prepared materials and includes operations which do not create noise, smoke, odor, vibration or other objectionable nuisances to the extent that they are detrimental to surrounding uses;

(8) Public utilities;

(9) Welding and machine shop;

(10) Other uses of similar character, subject to approval by the city council. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

19.20.740 Accessory permitted uses.

In an I district, the following are accessory uses permitted outright:

(1) A use customarily incidental and subordinate to a principal use permitted outright;

(2) On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

19.20.750 Conditional uses permitted.

The following principal uses and their accessory uses may be permitted in an I district when authorized by the hearing examiner:

(1) Any conditional use permitted in a C-3 district;

(2) Cement and asphalt plants;

- (3) Manufacture or processing of such nondurable goods as chemical and allied products, petroleum products, fertilizers, but excluding explosives and ammonia;
- (4) Metal fabrication and boiler or tank works;
- (5) Mixing plants for concrete or paving material;
- (6) Off-site hazardous waste treatment and storage facilities; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210;
- (7) Oxygen manufacture and/or storage;
- (8) Produce stand;
- (9) Rodenticide, insecticide and pesticide mixing plants;
- (10) Wrecking yard. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

Draft Preliminary Docket for
2014 Comprehensive Plan
Amendments

Public Meeting

**City of Oak Harbor
Planning Commission Report**

Date: December 10, 2013
Subject: Comprehensive Plan
Amendments – Discussion of
items for 2014 Docket

FROM: Cac Kamak, AICP
Senior Planner

The process to amend the Comprehensive Plan is outlined in Oak Harbor Municipal Code (OHMC) Chapter 18.12. In accordance with OHMC 18.12.040, the preliminary docket is compiled each year with input from the public and the Planning Commission.

The deadline to submit an application for a sponsored amendment¹ was December 2, 2013. This year the City did not receive any applications.

The intent of compiling the preliminary docket in December is to provide public notice of the preliminary docket. The preliminary docket will be advertised in the paper and the City’s website. The Planning Commission holds a public hearing on the preliminary docket prior to making a recommendation to the City Council. The public hearing for the 2014 Preliminary Docket is scheduled for the January 28, 2014 Planning Commission meeting.

The preliminary docket for 2014 is compiled below and will be advertised on January 11, 2014 for the January Planning Commission meeting.

2014 Comprehensive Plan Amendment Preliminary Docket

Proposed Amendment	Type of Amendment	Priority as per OHMC 18.15.050
Capital Improvements Plan – Update to the project list, revenues and expenditure	Mandated RCW 36.70A.130	Priority A
2016 Update to the Comprehensive Plan	Mandated RCW 36.70A.130	Priority A
1000 SE City Beach Street - continued	Sponsored	Priority B
Scenic View study - continued	Discretionary	Priority C

The major portion of the work proposed for 2014 will be focused on the 2016 Comprehensive Plan update and the Capital Improvements Plan. The Planning Commission reviewed the scope of the 2016 update in 2013. Items identified in the scope will be worked on in 2014 and 2015.

This memo is to provide the Planning Commission with updates to the preliminary docket. No action is requested at this time. However the Planning Commission will be required to make a recommendation on the preliminary docket at the January 28, 2014 meeting. The City Council then reviews it in February and March and approves a final docket for the year before March 31, 2014.

¹ These are normally applications from private property owners for land use designation changes.