

**CITY OF CARNATION**  
**MINUTES OF THE REGULAR PLANNING BOARD MEETING**  
**March 22, 2016**

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- CALL TO ORDER:** The regular meeting of the Carnation Planning Board was called to order at 7:04 PM by Chairperson Ernest Fix in the Council Chambers at Carnation City Hall.
- ROLL CALL:** Boardmember Tracey Blackburn, Boardmember Ernest Fix, Boardmember M'Liss Moon, Boardmember Kathleen Allen, City Planner Tim Woolett, Accounting Clerk Becky Buelna and citizens present. Boardmember Ann Estrin-Wassink was absent and excused.
- APPROVAL OF MINUTES:** MOTION BY VICE-CHAIRPERSON MOON AND SECOND BY BOARDMEMBER BLACKBURN TO APPROVE THE MINUTES OF THE FEBRUARY 18, 2016 SPECIAL MEETING AND FEBRUARY 23, 2016 REGULAR MEETING AS PRESENTED. MOTION PASSED UNANIMOUSLY (4-0).
- CITIZEN COMMENTS & REQUESTS:** Mike Flowers, 33342 NE 42<sup>nd</sup> Place, spoke about how changes to the regulations pertaining to the sale of recreational marijuana within the city limits would not support the city's Mission Statement, specifically "safe" and "family-oriented". He feels that the potential revenue doesn't offset the risks associated with those types of businesses.
- Robert Cox, 32218 NE 16<sup>th</sup> Street, expressed his views on sustainable business.
- Benjamin Gay, 32175 E. Bird Street voiced several concerns over recreational marijuana within Carnation city limits. He spoke about the negative impact on neighbors of the business, a potential for increasing the drug problem, and about current police levels that would be short on resources to enforce the laws governing the substance. He also had concerns over the actual amount of revenue the city would gain after all other agencies have taken their share of tax. A special city tax in addition to others already imposed on recreational marijuana would need to be in place for the revenue vs. additional services costs to make sense. He feels that allowing recreational marijuana would not improve the quality of life here.
- CONTINUED BUSINESS:** Proposed amendment to Chapter 15.110 CMC Marijuana Related Uses: A request that was received in late November asking the City to consider reviewing the zoning regulations related to recreational marijuana since the State reduced the required buffer distances to restricted entities such as parks, transit centers, and childcare facilities. City Planner Woolett distributed a map outlining the buffers around parks and briefly explained the reduction of the buffer distance from 1000 feet to 100 feet. It was concluded that no additional properties qualify within the city limits due to the location of playgrounds within established parks, and that a revision would serve no apparent purpose. Discussion took place. The Boardmembers requested City Planner Woolett to present findings at a future meeting by comparing other communities that have allowed recreational marijuana shops in their jurisdiction and their experiences, and potential revenue with and without a special city tax.
- NEW BUSINESS:** Maximum lot size requirement: City Planner Woolett introduced the idea of requiring a maximum lot size in residential zones. Because of limited development opportunities due to floodplain and geography, should Carnation restrict individual lot sizes during the platting process to get the most out of the land or should Carnation continue with the current minimum lot size formula. Discussion took place and Boardmembers expressed interest in further details.

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**ADJOURNMENT:** There being no further business before the Planning Board, the meeting adjourned by common consent at 8:19 PM.

**APPROVAL:** Approved at the regular meeting of the Carnation Planning Board on June 28, 2016.

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Planning Board Chairperson, Ernest Fix

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City Clerk, Mary Madole