

MINUTES

Members Present: Chair Stassens; Commissioners, Hillestad, Chroust-Masin, Pietz, Morgan, and Hall

Members Absent: Mr. Butler, Mr. Tiedge, and Ms. Thomas

Staff Present: Mr. Montgomery, Mr. Pomeroy, Ms. Sullivan

Chair Stassens called the meeting to order at 6:30 p.m.

1. Work Session (no public testimony taken)

- ◆ For the purpose of reviewing State adopted legislation related to marijuana activities, and draft zoning ordinance amendments to regulate such activities in McMinnville.

Chair Stassens stated that the meeting was a public work session with no public testimony being received and that there would be a joint public hearing on this same topic with the City Council on December 22, 2015. Chair Stassens then asked Mr. Montgomery to provide a summary of the packet material provided to them by staff.

Mr. Montgomery introduced the purpose of the work session and the draft amendments designed to regulate marijuana activities in McMinnville. He stated that the City Council has met on several occasions, and that staff wanted the commission aware of the information and proposed draft amendments prior to the joint public hearing. He stated that in September the City Council had taken action, based on Senate House Bill 460, allowing the early sale of recreational marijuana in established dispensaries, of which there are currently two in operation in McMinnville. In November the City Council voted to not ban any of the marijuana activities legal in Oregon. The draft ordinance, if adopted, will establish, time, place, manner, regulations for the selling, wholesaling, producing, and processing of recreational and medical marijuana.

Mr. Montgomery informed the commissioners that the information provided to them includes a one page summary for each of these activities, including corresponding maps. He also noted the material provided by Sean O'Day from the League of Oregon Cities, which provides an overview of the bills and measures passed.

Mr. Montgomery then explained the last part of the packet material, which includes the draft amendments to the McMinnville Zoning Ordinance. The amendments would

include a "Definitions" section, a small change to the Home Occupation chapter prohibiting marijuana businesses in residential areas of the city, and a new chapter titled Marijuana Related Activities. He said there would be six sections within the new chapter regulating the various uses, including a proposed 1000 foot buffer around the Linfield Campus that would prohibit medical or recreational marijuana sales within that area.

Mr. Montgomery then handed out the material provided for the joint City Council and Planning Commission meeting scheduled for Tuesday, December 22, 2016. He explained the process and setup of the meeting, with Mayor Olson opening the public hearing, then Chair Stassens opening the Planning Commission public hearing. Mr. Montgomery stated that this would be a legislative hearing, which allows for public testimony. He explained that at the end of the hearing, the Planning Commission would make a recommendation to the City Council, who would then consider the Commission's recommendation, deliberate, and take action.

Mr. Montgomery expressed the urgency of having regulations established prior to January 4, 2016. He stated that on that date, the Planning Department could start receiving Land Use Compatibility statements from the Oregon Liquor Control Commission (OLCC), which then requires they be completed within 21 days. The Planning Department would like to have an established ordinance stating the allowed uses and activities prior to receiving these forms.

Mr. Montgomery turned the discussion back to the Commissioners.

Chair Stassens then asked the Commissioners if they had any questions for staff. Commissioner Pietz asked for some more background information regarding Linfield and if the Chemeketa Community College had expressed any concerns.

Mr. Montgomery stated that a Linfield representative, either Dr. Hellie or John McKeegan, would be present at the joint public hearing, and would be better to answer that question. He said they had previously voiced some concerns regarding the entrance to the campus and also the amount of activities on campus involving minors. Mr. Montgomery said Chemeketa representatives have had conversations with the City Manager, and that they have no interest or desire for such a buffer.

Discussion and other questions ensued regarding schools and what would happen if a school were established closer than 1000 feet of a dispensary.

Commissioner Hillestad asked about disclosure requirements and when an appropriate time would be to disclose that a client of his asked about renting a farm as a grower.

Mr. Montgomery suggested that he speak with the City's contract attorney, Walt Gowell.

Additional questions were asked regarding how other cities/counties were regulating marijuana use, how the 1000 foot buffer was determined, and whether or not any

communities were opting out. Mr. Montgomery explained the buffer came from rules regulating medical marijuana and that most counties east of the cascades were able to opt out of allowing marijuana use.

Commissioner Stassens asked if there were any other questions, and there were none.

Mr. Montgomery invited the Commission to join the Council at the regularly scheduled dinner meeting on December 22, 2016 at 6:00 p.m.

2. Old/New Business

Chair Stassens asked if there were any items to address.

Mr. Montgomery informed the Commission that an ad for an At-Large Planning Commission vacancy was being published in the Friday, December 18, 2015 "News Register", and that interviews were being scheduled for the January 26, 2016 City Council meeting.

3. Adjournment

Commissioner Chroust-Masin MOVED to adjourn the meeting; SECONDED by Commissioner Morgan. The motion PASSED unanimously. Chair Stassens ADJOURNED the meeting at 7:04 p.m.

Secretary