

**Key Peninsula Advisory Commission (KPAC)**  
Regular Meeting Minutes | February 15, 2023, 6:30 p.m.  
The Mustard Seed Project  
9016 – 154th Avenue Court NW, Lakebay

*(NOTE: These minutes are not verbatim. Audio recordings are available upon request.)*

**MEMBERS PRESENT:**

Sami Jensen, Chair  
Kip Clinton, Vice Chair  
Julia Runyan, Secretary  
Jennifer Dow  
Angela Mattison-Lindbom

**MEMBERS ABSENT:**

Stephanie Andrews (*excused*)  
Eddie Clark (*excused*)  
Kristen Zink (*excused*)

Chair Jensen called the meeting to order at 6:35 p.m. A quorum was present.

**APPROVAL OF MINUTES**

**Motion made** (Clinton/Mattison-Lindbom) to approve the January 18, 2023, minutes as written. ***Motion passed and minutes adopted.***

**NEW BUSINESS**

**Conditional Use Permit: The Gallery – Lake Kathryn Village**  
**Application Number: 1002700**

**Owner/Applicant:** Northwestern General, LLC, Attention: Don Zimmerman

**Agent:** James Newman

**Staff:** Michael Jimenez, Senior Planner, Michael.Jimenez@piercecountywa.gov

**Request:** Applicant seeks approval of a Conditional Use Permit to allow a State-licensed recreational marijuana retailer to operate in an existing building. Located at 14122 – 92nd Avenue NW, Suite 102, Lakebay, in the Rural Activity Center zone classification, Key Peninsula Community Plan area, Council District 7.

**County Staff Comment**

Michael Jimenez, Senior Planner, presented the case and answered questions.

**Applicant/Agent Comment**

Tedd Wetherbee, Owner, was present, addressed the Commission, and answered questions.

**Commission Questions/Discussion Topics:**

- Placement of the automated teller machine (ATM) in the establishment.
- Accuracy of the Project Location noted on the Initial Project Review and clarification on the hours of operation listed.
- Number of existing cannabis retailers and the number of authorized retailers allowed within the Key Peninsula Community Plan area.
- Security protocols and business practices that will be implemented to deter crime.
- Potential involvement/engagement of the Owner/Applicant within the community.

**Public Comment**

No public comment was given.

**Motion made** (Clinton/Dow) to recommend approval of project as presented. ***Motion passed unanimously.***

**OTHER BUSINESS**

**Meeting Start Time**

**Motion made** (Clinton/Runyan) to recommend changing the meeting start time to 5:30 p.m. on the third Wednesday of the month. ***Motion passed unanimously.*** (Note: Change will take effect in April 2023.)

*Meeting adjourned at approximately 7:10 p.m.*