



## REGULAR PLANNING COMMISSION MEETING MINUTES

Tuesday, August 27, 2013

*Vice Chair Helen Rogers* called the Regular Planning Meeting to order at 7:00 p.m.

### MEMBERS PRESENT AT ROLL CALL:

**ROLL CALL: Bascom, Rogers, Elliott, Clifton, Pettinger, Mead and Caldwell**

*Commissioner Mead* moved to **EXCUSE** Commissioner Marantino from the meeting. *Commissioner Bascom* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Bascom, Rogers, Mead, Elliott, Pettinger, Clifton and Caldwell**

### OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, City Attorney Jeff Conklin, Administrative Assistant Charlotte Squires, City Television Station Michael Churchill, Dan Sullivan

### APPROVAL OF JULY 30, 2013 REGULAR PLANNING COMMISSION MEETING MINUTES

*Commissioner Elliot* moved to **APPROVE** July 30, 2013 Planning Commission Meeting Minutes  
*Commissioner Mead* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Bascom, Rogers, Mead, Elliott and Clifton    Abstained- Pettinger, Caldwell**

### CONDITIONAL USE PERMIT 2013-5 2187 10<sup>TH</sup> STREET SOUTH

*The Chair* called up the applicant(s) Dan Sullivan

*The Chair* verified public notice requirements had been met.

**Purpose:** The applicant requests approval of a Conditional Use Permit for a Medical Marijuana Cultivation (MMC) Operation.

**Staff Report:** The applicant requests that the Conditional Use Permit be approved for McLearn Orchard Lands Lot 7, located on 10<sup>th</sup> Street South. The property is zoned Light Industrial. There are four metal buildings on Lot 7. The current proposal is for the operation to occur in one building.

### RECOMMENDATION

Staff recommends that Planning Commission APPROVE Conditional Use Permit 2013-5 subject to the following conditions:

1. The Conditional Use Permit shall only be valid in conjunction with a Medical Marijuana Cultivation Operation license awarded by the City Manager.
2. No improvements for this operation shall occur within the building until a license is granted by the City Manager. If a license is not awarded within 1-year of approval by the P&Z, the permit shall become null and void;
3. The Conditional Use Permit shall become null and void if the grow operation is discontinued for 12 consecutive months;
4. The Conditional Use Permit shall only allow planting and harvesting of marijuana intended for medical marijuana dispensaries; growing for retail use outside of the medical marijuana statutes is not permitted

regardless of how Amendment 64 is interpreted and implemented unless expressly allowed by City Council through amendment to the Rifle Municipal Code;

5. Failure to comply with any and all licenses required by the City of Rifle and/or the State of Colorado for the purpose of growing medical marijuana shall result in this Conditional Use Permit becoming null and void upon revocation of said licenses.

6. The production of marijuana infused products on the premises of Lot 7 is not approved by this Conditional Use Permit. Only cultivation may occur on site.

**Public Comments:** No Comments

**Commissioners Questions and Comments:** No Comments

**Motion Made:**

*Commissioner Bascom* moved to **APPROVE** Conditional Use Permit 2012- 5 2187 10<sup>th</sup> Street South, with Staff's recommendation *Commissioner Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Bascom, Rogers, Mead, Elliott, Clifton, Pettinger and Caldwell**

**MEMBER COMMENT AND ADJOURNMENT**

*Commissioner Rogers* had a concern that requests for grow operations in this area of the City would continue to multiply, and directed Staff to coordinate between Council and PZ on developing criteria that would determine how many grow operations would be appropriate in this neighborhood of Rifle.

*Chair Bascom* adjourned the meeting at 7:30 p.m.

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Helen Rogers, Vice Chairman

\_\_\_\_\_  
Date

SIGNED COPY ON FILE

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Charlotte Squires, Planning Technician

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Date