



SPECIAL PLANNING COMMISSION MEETING MINUTES

Tuesday, December 10, 2013

Chair Ned Bascom called the Special Planning Meeting to order at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL:

ROLL CALL: Bascom, Rogers, Elliott, Pettinger, Marantino, Mead and Caldwell

OTHERS PRESENT:

Planning Director Nathan Lindquist, Planner Hannah Klausman, City Attorney Jeff Conklin, Mike Miller, Dan Meskin.

APPROVAL OF OCTOBER 29, 2013 REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSTMENT MINUTES

Commissioner Mead moved to **APPROVE** October 29, 2013 Planning Commission Meeting and Board of Adjustment Minutes. *Commissioner Rogers* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Bascom, Rogers, Elliott, Pettinger, Marantino, Mead and Caldwell

DECEMBER 30, 2013 MEETING TO BE CANCELLED

Commissioner Rogers motioned to CANCEL the DECEMBER 30th, 2013 meeting. *Pettinger* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Bascom, Rogers, Elliott, Pettinger, Marantino, Mead and Caldwell

CONDITIONAL USE PERMIT 2013-10 173 Oil Court and 184 Gas Court

The Chair called up the applicant(s) Mike Miller and Dan Meskin

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: Staff recommends that Planning Commission Approve Conditional Use Permit 2013-10 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. Should the applicant move operations from the address identified on the application, the Conditional Use Permit shall become null and void for the 173 Oil Court and 186 Gas Court site.
5. 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;
6. 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.
7. The production of marijuana infused products on the premises is not approved by this Conditional Use Permit. Only cultivation may occur on site.

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioners asked about the conditional use permit regarding the previously applied for site at 777 Buckhorn.

Staff replied that the Conditional Use Permit for 777 Buckhorn will be valid for one year. If another business desired to move a Medical Marijuana Grow operation to that location they would not have to apply for a conditional use permit, however would still have to abide by all State and Local licensing regulations. Recreational marijuana growing is only currently permitted to four (4) businesses.

Motion Made:

Commissioner Mead moved to **APPROVE** Conditional Use Permit 2013-10 3010 Airport Road, with Staff's recommendation. *Commissioner Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Bascom, Rogers, Elliott, Pettinger, Marantino, Mead and Caldwell

MEMBER COMMENT AND ADJOURNMENT

Chair Bascom announced this is his last meeting, they moved out of city limits.

Chair Bascom adjourned the meeting at 7:15 p.m.

Helen Rogers, Vice-Chairman

Date

SIGNED COPY ON FILE

Charlotte Squires, Planning Technician

Date