



**MINUTES  
TOWN OF PARACHUTE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MARCH 10, 2016  
6:30 PM**

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**MEETING CALLED TO ORDER AT 6:30 P.M. BY CHAIR STANTON**

**(A) ROLL CALL:**

**COMMISSION MEMBERS PRESENT:** SHERRY LOSCHKE  
TIM OLK  
KELLI STANTON  
JUANITA WILLIAMS

**COMMISSION MEMBERS ABSENT:** CANDY ALLBEE  
ROY McCLUNG

**STAFF PRESENT:** TOWN MANAGER STUART  
McARTHUR  
TOWN CLERK DENISE  
CHIARETTA

**AUDIENCE LIST ATTACHED:**

**(B) PLEDGE OF ALLEGIANCE**

**(C) APPROVAL OF AGENDA**

Town Manager McArthur stated that Item H needed to be struck from the agenda as the applicant has not met the requirements to have it continued.

**MOTION NO. 1:**

Moved and seconded by Commissioners Olk / Williams to approve agenda with item H. deleted.

Vocal vote passed unanimously.

**(D) CONSIDERATION OF MINUTES**

- Regular Meeting February 11, 2016

**MOTION NO. 2:**

Moved and seconded by Commissioners Williams / Olk to approve the minutes from the February 11, 2016 Regular Meeting.

Motion Passed with commissioners Williams, Olk, and Stanton voting yes and commissioner Loschke abstaining.

**(E) PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

THERE WERE NONE

**(F) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM WEST RUN, INC. TO ANNEX A PARCEL OF LAND INTO THE TOWN OF PARACHUTE. (TO BE CONTINUED)**

**APPLICANT/OWNER:**

West Run, Inc., Applicant  
2536 Rim rock Ave. Ste 400-380  
Grand Junction, CO 81505

**PROJECT NAME:**

Parachute, CO 81635  
Public meeting to seek authorization from the  
Town of Parachute to annex a parcel of land  
into the Town of Parachute.

**PROJECT LOCATION:**

8495 Highway 6  
Parachute, CO 81635

**LEGAL DESCRIPTION(S):**

Section: 13  
Township: 7  
Range: 96 A  
Lot: 3 AKA LOT 2 FISCHER #1  
EXCEMPTION

CHAIR STANTON CALLED THE PUBLIC MEETING TO ORDER AT 6:41 P.M.

Town Manager McArthur informed the Commission that this Public Meeting needs to be continued to the April 14<sup>th</sup> Planning and Zoning Meeting.

**MOTION NO. 3**

Moved and seconded by Commissioners Williams / Olk to continue the Public Meeting for the Development Review Application from West Run to the April 14, 2016 Commission

the Development Review Application from West Run to the April 14, 2016 Commission meeting.

Motion passed unanimously.

**(G) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM WEST RUN, INC. TO ESTABLISH ZONING FOR AN ANNEXED PARCEL. (TO BE CONTINUED)**

**APPLICANT/OWNER:** West Run, Inc., Applicant  
2536 Rim rock Ave. Ste 400-380  
Grand Junction, CO 81505  
Jesse Carnahan, Owner  
8495 Highway 6  
Parachute, CO 81635

**PROJECT NAME:** Public meeting to seek authorization from the Town of Parachute to establish zoning for an annexed parcel.

**PROJECT LOCATION:** 8495 Highway 6  
Parachute, CO 81635

**LEGAL DESCRIPTION(S):** Section: 13  
Township: 7  
Range: 96 A  
Lot: 3 AKA LOT 2  
FISCHER #1 EXEMPTION

**MOTION NO.4:**

Moved and seconded by Commissioners Williams and Olk to continue the Public Meeting to Consider a Development Review to Establish Zoning for an Annexed Parcel to April 14<sup>th</sup> Planning and Zoning Meeting

Motion passed unanimously.

**ITEM H REMOVED FROM THE AGENDA AS IT WAS NOT PROPERLY NOITICED (REPLACED ITEM I)**

**(H) PUBLIC MEETING BEFORE THE PLANNING AND ZONNING COMMISSION IN CONSIDERATION OF A DEVELOPMENT REVIEW APPLICATION FROM THE TOWN OF PRACHUTE TO AMEND THE TOWN OF PARACHUTE MUNICIPAL CODE TITLE 15.**

**APPLICANT/ OWNER:** Town of Parachute

222 Grand Valley Way  
Parachute, CO. 81635

**PROJECT NAME:** Revisions to its Municipal Code: Title 15  
(Town of Parachute Land Use Regulation),  
regarding medical marijuana facilities.

**PROJECT LOCATION:** N/A

**LEGAL DESCRIPTION(S):** N/A

**Chair Opened the Public Meeting at 6:36 p.m.**

Chair Stanton asked staff if they were ready to make presentation.

Town Manager McArthur answered in the affirmative.

Chair Stanton asked Town Clerk Chiaretta if there was proof of publication

Town Clerk Chiaretta stated yes there was.

Chair Stanton asked Town Manager McArthur to make his presentation.

Chair Stanton stated at this time staff report, application materials and other exhibits pertaining to this application was forwarded to the Commission and asked if there were any additional documents town staff wished to have entered into the record. There were none.

Town Manager McArthur explained the changes in the code in regards to medical marijuana. This was not included in the original ordinance that was passed last June.

Town Manager McArthur stated that there have been inquiries regarding cultivation facilities for medical marijuana and there is no request for medical marijuana retail sales.

Town Manager McArthur informed the commission that he has had two request for medical marijuana kitchen facilities and four requests for cultivation facilities.

Remember that cultivation will bring in higher revenue with the excise tax.

The Town received \$4,500 in sales tax revenue for the month of December with the two stores that opened in December, this amount represents about 4% of the total sales tax for December of 2015.

Town Manager McArthur's recommendation is to request the Planning and Zoning move this forward to the Board of Trustees with the changes made to the Municipal Code.

Chair Stanton asked if any of the commissioners have any question for staff.

Commissioner Williams asked about having medical marijuana dispensaries.

Town Manager McArthur explained that he had spoken to Chief Parmenter early in the year and Chief Parmenter and other officers stated that due to the fact that medical

marijuana can be sold in much larger quantities than recreational marijuana there seems to be more chance of fraud and can jump from one shop to another shop etc. and would prefer the Town not have dispensaries.

Chair Stanton stated we are now to the public comment portion of the Public Hearing.

Ron Jarrett of 184 South 2<sup>nd</sup> Court asked if it was a typo when it stated that the number of employees for 10,000 square feet is fifteen (15) and for 8,000 square feet the number employees is eighteen (18) with eight (8) in parentheses.

Town Manager McArthur stated it was a typo and he had stated that it was eight and would be corrected.

Mark Gerhard of 104 Cardinal Way stated that he believed that is was a very good move on the

Towns' part to bring in the medical marijuana.

Mr. Gerhard explained that there are many people that medical marijuana helps and he is questioned more and more about medical marijuana.

Mr. Gerhard explained that even though he doesn't sell medical marijuana he can explain to customers some of products that will help and he also explained that the medical marijuana has more CBT's than THC.

Public comments closed at 6:49 p.m.

Chair Stanton asked the Commissioners if they had any further questions.

There were none

Closed public meeting at 6:50 p.m.

Chair Stanton stated she would entertain a motion at this time.

**MOTION NO. 5:**

Moved and seconded by commissioners Williams / Olk recommend to move to the Board of Trustee the Development Review Application to Amend the Town of Parachute Municipal Code Title 15 with regards to Medical Marijuana Cultivation, Infused Products Manufacture and Testing Facilities.

Commissioner Loschke recused herself from the vote.

Motion passed unanimously.

**(J) MOTION TO ADJOURN**

**MOTION NO. 6:**

Moved and seconded by Commissioner Stanton / William to adjourn.

Vocal vote passed unanimously.

Meeting adjourned at 6:54 p.m.

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Chair Person

**ATTEST:**

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Town Clerk

DRAFT