



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

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

**(A) ROLL CALL**

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

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

**STAFF PRESENT:** TOWN MANAGER STUART MCARTHUR  
DEPUTY TOWN CLERK LUCY CORDOVA

**(B) PLEDGE OF ALLEGIANCE**

**(C) APPROVAL OF AGENDA**

**MOTION NO. 1:**

Moved and Seconded by Commissioners Stanton / Williams to approve Agenda  
*Vocal vote passed unanimously.*

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**(D) CONSIDERATION OF MINUTES OF REGULAR MEETING OF SEPTEMBER 8, 2016**

**MOTION NO. 2:**

Moved and Seconded by Commissioners Stanton / Williams to approve minutes as presented  
Motion passed with a 4-0 vote.

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

No public comment

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**(F) CONTINUATION OF PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM ZONED PROPERTIES, INC. (ON BEHALF OF PARACHUTE DEVELOPMENT CORPORATION & ZONED COLORADO PROPERTIES, LLC) FOR: (1) SPECIAL REVIEW USE APPROVAL FOR RETAIL AND MEDICAL MARIJUANA ESTABLISHMENT USES FOR LOT 7, BLOCK 3 OF THE PARACHUTE PARK P.U.D; AND (2) APPROVAL OF RELATED SITE-SPECIFIC DEVELOPMENT PLAN AND VESTED PROPERTY RIGHTS AGREEMENT (RESOLUTION NO. 2016-22).**

**APPLICANT/OWNER:** Zoned Properties, Inc  
14300 N Northsight Blvd. Suite 208  
Scottsdale, AZ 85260

**PROJECT NAME:** Public meeting for a Special Review Use for a Vested Property Rights Agreement, including a Site-Specific Development Plan.

**PROJECT LOCATION:** 110 Diamond Loop  
Parachute, CO 81635

**LEGAL DESCRIPTION(S):** Section: 12  
Township: 7  
Range: 96  
Lot: 7 Amended Lots 1-3, 6-10, Block 2 & Lots 1-18 Block 3 REC #784960  
County of Garfield

STAFF: DEL DAWSON, REMAX

Public Meeting opened at 6:40pm  
Applicant representative Del Dawson, gave his presentation.  
No public comment

Public Meeting closed at 7:07pm  
Commission discussion ensued.

**MOTION NO. 3:**

Moved and Seconded by Commissioners Williams / Stanton to recommend applications from Zoned Properties to the Board of Trustees with recommended conditions 2-15 (Condition 1 not recommended)  
Motion passed with a 4-0 vote.

1. Applicant shall execute the Site-Specific Development Plan and Vested Property Rights Agreement.
2. Applicant shall conform to the landscaping requirements applicable for all businesses, commercial and industrial uses specified in Section 15.03.197, and a detailed plan addressing the items in this section shall be submitted for review and approval by the town prior to issuance of a building permit.
3. Applicant shall conform to Section 15.03.199 - Building Exterior Design Standards and shall submit detailed plans subject to staff review and approval prior to issuance of a building permit.
4. Applicant shall conform to the applicable lighting requirements in Parachute Land Use Code Design Standards in Section 15.06.104 and other applicable sections and shall submit a lighting plan for all exterior lighting, which shall be subject to staff review and approval prior to issuance of a building permit.
5. All parking spaces (including loading areas) shall conform to the Town of Parachute parking requirements and shall be surfaced with asphalt or concrete.
6. As required by the Parachute Municipal Code, Applicant shall submit a detailed site plan subject to review and conformance with Section 15.07.112 Site Plan Review.
7. All access to the Property shall conform to all Town of Parachute requirements. Compliance with access requirements shall be demonstrated prior to issuance of a building permit.
8. Applicant shall utilize odor control technology to mitigate marijuana odors to Town staff's satisfaction the odors associated with the Retail Marijuana Cultivation Facility use when smelled at the property line of the parcel.
9. Applicant shall conform to the requirements of the Parachute Sign Code for which, a separate sign permit application is required.
10. Applicant shall submit reports prepared by a qualified Colorado-licensed engineer on water demands, wastewater generation, site drainage, traffic generation, and other related site impacts for review and approval by staff prior to issuance of a building permit.
11. All development on the Property shall comply with the adopted fire codes applicable to the Town of Parachute.
12. The Resolution approving the Application shall be recorded in the public records of Garfield County, Colorado.
13. All representations made in the Applicant's written materials or verbally as reflected in the minutes of the public meetings or hearings where the Application was presented to or considered by the Commission and/or Board of Trustees are considered part of the Application and binding on the Applicant.
14. Applicant shall reimburse the Town for any and all fees, including consulting costs, incurred in the review of the Application.

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**(G) INFORMATION FOR THE PLANNING AND ZONING COMMISSION REGARDING THE PARACHUTE DEVELOPMENT REVIEW UPDATE PROJECT (NO ACTION REQUIRED)**

STAFF: STUART MCARTHUR, TOWN MANAGER

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**(H) INFORMATION FOR THE PLANNING AND ZONING COMMISSION REGARDING THE RESIGNATION OF COMMISSIONER CANDY ALBEE (NO ACTION REQUIRED)**

STAFF: STUART MCARTHUR, TOWN MANAGER

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(I) MOTION TO ADJOURN

**MOTION NO. 4:**

Moved and Seconded by Commissioners Williams / Loschke to adjourn

*Vocal vote passed unanimously.*

Meeting adjourned at 7:11pm

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Tim Olk, Chair

ATTEST:

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Lucy Cordova, Town Clerk