



MINUTES
TOWN OF PARACHUTE
PLANNING COMMISSION REGULAR MEETING
TOWN HALL, 222 GRAND VALLEY WAY
JANUARY 9, 2020 6:30 PM

The Town of Parachute will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 285-7630, x-104 for assistance.

- (A) **COMMISSION MEMBERS PRESENT:** TIM OLK
ROY McCLUNG
SHERRY LOSCHKE
- COMMISSION MEMBERS ABSENT:** JUANITA WILLIAMS
JUDY BEASLEY
- STAFF PRESENT:** STUART McARTHUR, TOWN MANAGER
LUCY CORDOVA, TOWN CLERK

(B) **PLEDGE OF ALLEGIANCE**

(C) **APPROVAL OF AGENDA**

MOTION NO. 1:

Approval of Agenda

Vocal vote passed unanimously.

(D) **CONSIDERATION OF MINUTES OF REGULAR MEETING OF NOVEMBER 14, 2019**

MOTION NO. 2:

Moved and Seconded by Commissioners Williams / McClung to approve January 9, 2020, Minutes

Vote passed with a 3 to 0 Vote

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

NO PUBLIC COMMENT

(F) **PUBLIC MEETING BEFORE THE PLANNING COMMISSION TO CONSIDER A LAND USE APPLICATION FOR A SPECIAL USE PERMIT, SITE SPECIFIC DEVELOPMENT PLAN AND VESTED PROPERTY RIGHTS AGREEMENT FROM EMERGENT INVESTMENT PARTNERS TO DEVELOP A FACILITY FOR ONE OR MORE OF THE FOLLOWING USES: RETAIL MARIJUANA CULTIVATION FACILITY, RETAIL MARIJUANA PRODUCT MANUFACTURING FACILITY, MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION, AND OR MEDICAL MARIJUANA INFUSED PRODUCTS MANUFACTURER.**

APPLICANT/OWNER: Emergent Investment Partners
P.O. Box 2
Parachute, CO 81635

PROJECT NAME: Lot 6, Block 3, Cultivation & Manufacturing Development

PROJECT LOCATION: 100 Diamond Loop
Parachute, CO 81635

LEGAL DESCRIPTION: Section: 12, Township:7, Range:96, Subdivision: PARACHUTE PARK PUD, Block: 3, Lot: 6, Amended Lots 1-3, 6-10, BLOCK

STAFF: STUART McARTHUR, TOWN MANAGER
Public Meeting opened by Chair Olk
Town Manager McArthur gave his staff report and recommendation of approval
Town Manager introduced applicant Jim Brinkerhoff
Jim Brinkerhoff, PO Box 2, Parachute, CO gave his presentation
No public comment:
Commission discussion ensued
Public meeting closed

PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. 2020-01-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THE TOWN COUNCIL APPROVE WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR LOT 6, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE FOR A RETAIL MARIJUANA CULTIVATION FACILITY AND MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION.

MOTION NO. 3:

Moved and Seconded by Commissioners McClung / Loschke to approve Resolution No. 2020-01-PC
A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THE TOWN COUNCIL APPROVE WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR LOT 6, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE FOR A RETAIL MARIJUANA CULTIVATION FACILITY AND MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION.
Vote passed 3-0

(G) PUBLIC MEETING BEFORE THE PLANNING COMMISSION TO CONSIDER A LAND USE APPLICATION FROM EMERGENT INVESTMENT PARTNERS TO REZONE PROPERTY LOCATED AT 100 DIAMOND LOOP, PARACHUTE, CO FROM A SERVICE COMMERCIAL ZONE DISTRICT TO A LIGHT INDUSTRIAL ZONE DISTRICT.

APPLICANT/OWNER: Emergent Investment Partners
P.O. Box 2
Parachute, CO 81635

PROJECT NAME: Lot 6, Block 3, Cultivation & Manufacturing Development

PROJECT LOCATION: 100 Diamond Loop
Parachute, CO 81635

LEGAL DESCRIPTION: Section: 12, Township:7, Range:96, Subdivision: PARACHUTE PARK PUD, Block: 3, Lot: 6, Amended Lots 1-3, 6-10, BLOCK 2& LOTS 1-18, Block 3 REC# 784960

STAFF: STUART McARTHUR, TOWN MANAGER
Public Meeting opened by Chair Olk
Town Manager McArthur gave his staff report and recommendation of approval
Town Manager introduced applicant Jim Brinkerhoff
Jim Brinkerhoff, PO Box 2, Parachute, CO gave his presentation
No public comment:
Commission discussion ensued
Public meeting closed

PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. 2020-02-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THAT THE TOWN COUNCIL OF THE TOWN OF PARACHUTE APPROVE AN APPLICATION FOR REZONING FOR LOT 6, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE.

MOTION NO. 4:

Moved and Seconded by Commissioners McClung / Loschke to approve Resolution No. 2020-02-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THAT THE TOWN COUNCIL OF THE TOWN OF PARACHUTE APPROVE AN APPLICATION FOR REZONING FOR LOT 6, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE.

Vote passed 3-0

- (H) **PUBLIC MEETING BEFORE THE PLANNING COMMISSION TO CONSIDER A LAND USE APPLICATION FOR A SPECIAL USE PERMIT, SITE SPECIFIC DEVELOPMENT PLAN AND VESTED PROPERTY RIGHTS AGREEMENT FROM EMERGENT INVESTMENT PARTNERS TO DEVELOP A FACILITY FOR ONE OR MORE OF THE FOLLOWING USES: RETAIL MARIJUANA CULTIVATION FACILITY, RETAIL MARIJUANA PRODUCT MANUFACTURING FACILITY, MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION, AND OR MEDICAL MARIJUANA INFUSED PRODUCTS MANUFACTURER.**

APPLICANT/OWNER: Emergent Investment Partners
P.O. Box 2
Parachute, CO 81635

PROJECT NAME: Lot 9, Block 3, Cultivation & Manufacturing Development

PROJECT LOCATION: 109 Diamond Loop
Parachute, CO 81635

LEGAL DESCRIPTION: Section: 12, Township:7, Range:96, Subdivision: PARACHUTE PARK PUD, Block: 3, Lot: 9, Amended Lots 1-3, 6-10, BLOCK 2& LOTS 1-18, Block 3 REC# 784960

STAFF: STUART McARTHUR, TOWN MANAGER

Public Meeting opened by Chair Olk

Town Manager McArthur gave his staff report and recommendation of approval

Town Manager introduced applicant Jim Brinkerhoff

Jim Brinkerhoff, PO Box 2, Parachute, CO gave his presentation

No public comment:

Commission discussion ensued

Public meeting closed

PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. 2020-03-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THE TOWN COUNCIL APPROVE WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR LOT 9, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE FOR A RETAIL MARIJUANA CULTIVATION FACILITY AND MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION.

MOTION NO. 5:

Moved and Seconded by Commissioners McClung / Loschke to approve Resolution No. 2020-03-PC with conditions 1-13, and change from 3 years to 5 years.

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THE TOWN COUNCIL APPROVE WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR LOT 9, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE FOR A RETAIL MARIJUANA CULTIVATION FACILITY AND MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION.

Vote passed 3-0

- (I) **PUBLIC MEETING BEFORE THE PLANNING COMMISSION TO CONSIDER A LAND USE APPLICATION FROM EMERGENT INVESTMENT PARTNERS TO REZONE PROPERTY LOCATED AT 109 DIAMOND LOOP, PARACHUTE, CO FROM A SERVICE COMMERCIAL ZONE DISTRICT TO A LIGHT INDUSTRIAL ZONE DISTRICT.**

APPLICANT/OWNER: Emergent Investment Partners
P.O. Box 2
Parachute, CO 81635

PROJECT NAME: Lot 9, Block 3, Cultivation & Manufacturing Development

PROJECT LOCATION: 109 Diamond Loop
Parachute, CO 81635

LEGAL DESCRIPTION: Section: 12, Township:7, Range:96, Subdivision: PARACHUTE PARK PUD, Block: 3, Lot: 9, Amended Lots 1-3, 6-10, BLOCK 2& LOTS 1-18, Block 3 REC# 784960

STAFF: STUART McARTHUR, TOWN MANAGER

Public Meeting opened by Chair Olk
Town Manager McArthur gave his staff report and recommendation of approval
Town Manager introduced applicant Jim Brinkerhoff
Jim Brinkerhoff, PO Box 2, Parachute, CO gave his presentation
No public comment:
Commission discussion ensued
Public meeting closed

PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. 2020-04-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THAT THE TOWN COUNCIL OF THE TOWN OF PARACHUTE APPROVE AN APPLICATION FOR REZONING FOR LOT 9, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE.

MOTION NO. 6:

Moved and Seconded by Commissioners McClung / Loschke to approve Resolution No. 2020-04-PC
A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THAT THE TOWN COUNCIL OF THE TOWN OF PARACHUTE APPROVE AN APPLICATION FOR REZONING FOR LOT 9, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE.
Vote passed 3-0

(J) PUBLIC MEETING BEFORE THE PLANNING COMMISSION TO CONSIDER A LAND USE APPLICATION FROM RFSC, LLC FOR A SPECIAL USE PERMIT FOR A RETAIL MARIJUANA CULTIVATION FACILITY LOCATED AT 808 COUNTY ROAD 215.

APPLICANT/OWNER: RFSC, LLC
1375 Red Butte Drive
Aspen, CO 81611

PROJECT NAME: Cannabis Cultivation Facility

PROJECT LOCATION: 808 County Road 215
Parachute, CO 81635

LEGAL DESCRIPTION: Section: 12, Township:7, Range:96 TR IN SWSW

STAFF: STUART McARTHUR, TOWN MANAGER

Public Meeting opened by Chair Olk
Town Manager McArthur gave his staff report and recommendation of approval
Town Manager introduced applicant Rob Holmes and applicant representative, Chris Green
Rob Holmes 1375 Red Butte Dr. Aspen,CO and
Chris Green, 5621 E 6th St Eagle, CO gave their presentation
No public comment
Commission discussion ensued
Public meeting closed

PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. 2020-05-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THE TOWN COUNCIL APPROVE WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 808 COUNTY ROAD 215 IN THE TOWN OF PARACHUTE FOR A RETAIL MARIJUANA CULTIVATION FACILITY (LARGE) AND MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION (LARGE).

MOTION NO. 7:

Moved and Seconded by Commissioners McClung / Loschke to approve Resolution No. 2020-05-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THE TOWN COUNCIL APPROVE WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 808 COUNTY ROAD 215 IN THE TOWN OF PARACHUTE FOR A RETAIL MARIJUANA CULTIVATION FACILITY (LARGE) AND MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION (LARGE).

Vote passed 3-0

(K) ADJOURN

MOTION NO. 8:

Motion to adjourn

Vocal vote passed unanimously.

Tim Olk, Chair

ATTEST:

Lucy Cordova, Town Clerk