

Moved and Seconded by Commissioners McClung / Beasley to approve Resolution No. 2019-01-PC
A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO
RECOMMENDING THAT TOWN COUNCIL APPROVE the ADDITION OF A NEW CHAPTER 15.09 OF THE
PARACHUTE MUNICIPAL CODE CONTAINING DESIGN GUIDELINES
Vote passed with a 7-0 Vote

(G) PUBLIC MEETING BEFORE THE PLANNING COMMISSION TO CONSIDER A LAND USE APPLICATION FROM EMERGENT INVESTMENT PARTNERS, LLC AND PARACHUTE DEVELOPMENT CORPORATION TO REZONE THE FOLLOWING PROPERTIES FROM SERVICE COMMERCIAL TO LIGHT INDUSTRIAL

APPLICANT/OWNER: Emergent Investments, LLC &
Parachute Development Corporation
PO Box 2, Parachute, CO 81635

PROJECT NAME: Rezoning from Service Commercial to Light Industrial

PROJECT LOCATION: Lot 1 Block 3, PIN 2409-123-01-001, 310 Parachute Park Blvd
Lot 2, Block 2, PIN 2409-123-01-002, 144 Diamond Ave
Lot 3, Block 2, PIN 2409-123-01-003, 142 Diamond Ave
Lot 8, Block 3, PIN 2409-123-02-008, 107 Diamond Loop

LEGAL DESCRIPTION(S): Section: 12
Township: 7
Range: 96

Legal: Parachute Park PUD Blocks 2&3 Lots:1-3&
8 Amended Lots 1-3, 6-10, Block 2 & Lots 1-18,
Block 3 Rec#784960

STAFF: STUART McARTHUR, TOWN MANAGER

PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. 2019-02-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 LOTS 1-3, BLOCK 1 AND LOT 8, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE

Chair Olk opened public meeting at 7:22pm
Town Manager McArthur introduced Applicant James Brinkerhoff of Emergent Investments, LLC
Applicant Presentation
Town Manager McArthur gave his staff report and recommendation of approval
No public Comment
Public meeting closed at 7:48 pm

MOTION NO. 4:

Moved and Seconded by Commissioners Williams / Amaya to approve Resolution No. 2019-02-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
LOTS 1-3, BLOCK 1 AND LOT 8, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE
Vote passed with a 6-0 Vote

(H) PUBLIC MEETING BEFORE THE PLANNING COMMISSION TO CONSIDER A LAND USE APPLICATION FROM EMERGENT INVESTMENT PARTNERS, LLC AND PARACHUTE DEVELOPMENT CORPORATION FOR A SPECIAL USE REVIEW, SITE SPECIFIC DEVELOPMENT PLAN AND VESTED PROPERTY RIGHTS TO DEVELOP A FACILITY FOR ONE OR MORE OF THE FOLLOWING USES: RETAIL MARIJUANA CULTIVATION FACILITY, RETAIL MARIJUANA PRODUCT MANUFACTURING FACILITY, RETAIL MARIJUANA TESTING

FACILITY, MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION, MEDICAL MARIJUANA INFUSED PRODUCTS MANUFACTURER, AND/OR MEDICAL MARIJUANA TESTING FACILITY

APPLICANT/OWNER: Emergent Investments, LLC & Parachute Development Corporation
PO Box 2, Parachute, CO 81635

PROJECT NAME: Special Use Review, Site Specific Development Plan, & Vested Property Rights

PROJECT LOCATION: Lot 1 Block 3, PIN 2409-123-01-001, 310 Parachute Park Blvd
Lot 2, Block 2, PIN 2409-123-01-002, 144 Diamond Ave
Lot 3, Block 2, PIN 2409-123-01-003, 142 Diamond Ave
Lot 8, Block 3, PIN 2409-123-02-008, 107 Diamond Loop
Lot 14, Block 3, PIN 2409-123-02-014, 411 Diamond Loop
Lot 15, Block 3, PIN 2409-123-02-016, 511 Diamond Loop

LEGAL DESCRIPTION(S): Section: 12
Township: 7
Range: 96
PIN: 2409-123-01-002
Legal: Parachute Park PUD Blocks 2&3 Lots:1-3, 8, 14,& 15 Amended Lots 1-3, 6-10, Block 2 & Lots 1-18, Block 3 Rec#784960

STAFF: STUART McARTHUR, TOWN MANAGER

PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. 2019-03-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 LOTS 1-3, BLOCK 1 AND LOTS 8, 14, AND 15, 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.

Chair Olk opened public meeting at 7:48pm
Town Manager McArthur introduced Applicant James Brinkerhoff of Emergent Investments, LLC
Applicant Presentation
Town Manager McArthur gave his staff report and recommendation of approval
No public Comment
Public meeting closed at 8:31 pm

MOTION NO. 5:

Moved and Seconded by Commissioners McClung / Williams to approve Resolution No. 2019-03-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 Lots 1-3, Block 1 and Lots 8, 14, and 15, 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 with a 6-0 Vote

(I) PUBLIC MEETING BEFORE THE PLANNING COMMISSION TO CONSIDER AMENDING SECTION 15.08.050 OF THE PARACHUTE MUNICIPAL CODE RELATING TO PERMITTED AND PROHIBITED MATERIALS TO BE USED IN THE CONSTRUCTION OF FENCES.

APPLICANT/OWNER: Town of Parachute
222 Grand Valley Way, Parachute, CO 81635

PROJECT NAME: Revisions to Municipal Code 15.05.050

STAFF: STUART McARTHUR, TOWN MANAGER

PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. 2019-04-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THAT TOWN COUNCIL APPROVE AMENDMENTS TO CHAPTER 15.08 OF THE PARACHUTE MUNICIPAL CODE RELATING TO PERMITTED AND PROHIBITED MATERIALS TO BE USED IN THE CONSTRUCTION OF FENCES

Chair Olk opened public meeting

Town Manager McArthur gave his staff report and recommendation of approval

No public Comment

Public meeting closed

MOTION NO. 6:

Moved and Seconded by Commissioners Williams / Amaya to approve Resolution No. 2019-04-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THAT TOWN COUNCIL APPROVE AMENDMENTS TO CHAPTER 15.08 OF THE PARACHUTE MUNICIPAL CODE RELATING TO PERMITTED AND PROHIBITED MATERIALS TO BE USED IN THE CONSTRUCTION OF FENCES

Vote passed with a 6-0 Vote

(J) PUBLIC MEETING BEFORE THE PLANNING COMMISSION TO CONSIDER AMENDING CHAPTER 15.04 OF THE PARACHUTE MUNICIPAL CODE RELATED TO PARKING SPACE REQUIREMENTS FOR NEW CONSTRUCTION OF CERTAIN USES.

APPLICANT/OWNER:

Town of Parachute

222 Grand Valley Way, Parachute, CO 81635

PROJECT NAME:

Revisions to Municipal Code 15.04

STAFF: STUART McARTHUR, TOWN MANAGER

PLANNING COMMISSION CONSIDERATION OF RESOLUTION NO. 2019-05-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THAT TOWN COUNCIL APPROVE AMENDMENTS TO CHAPTER 15.04 OF THE PARACHUTE MUNICIPAL CODE RELATING TO PARKING SPACE REQUIREMENTS FOR NEW CONSTRUCTION OF CERTAIN USES.

Chair Olk opened public meeting

Town Manager McArthur gave his staff report and recommendation of approval

No public Comment

Public meeting closed

MOTION NO. 7:

Moved and Seconded by Commissioners Williams / Amaya to approve Resolution No. 2019-05-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THAT TOWN COUNCIL APPROVE AMENDMENTS TO CHAPTER 15.04 OF THE PARACHUTE MUNICIPAL CODE RELATING TO PARKING SPACE REQUIREMENTS FOR NEW CONSTRUCTION OF CERTAIN USES.

Vote passed with a 6-0 Vote

(K) MOTION TO ADJOURN

MOTION NO. 8:

Motion to adjourn

Vocal vote passed unanimously.
