



**MINUTES
TOWN OF PARACHUTE
TOWN COUNCIL REGULAR MEETING
222 GRAND VALLEY WAY, PARACHUTE, CO
JULY 18, 2019 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) CALL TO ORDER: 6:30 PM**
TRUSTEES PRESENT
Brittany Van Teylingen
Fred Andersen
John Loschke
Tom Rugaard
Tim Olk
Juanita Williams
- MAYOR:**
Roy McClung
- TRUSTEES ABSENT:**
None
- STAFF PRESENT:**
Town Administrator, Stuart McArthur
Town Clerk, Lucy Cordova
Finance Director, Teresa Beecraft
Public Works Director, Mark King
Police Chief, Sam Stewart
Economic Development, Lauralee Patton

AUDIENCE LIST ATTACHED

- (B) PLEDGE OF ALLEGIANCE**
- (C) APPROVE AGENDA**

MOTION 1: Motion to approve Agenda
Vocal vote passed unanimously

(D) CONSENT AGENDA:

Items of a routine nature are placed on the consent agenda to allow the town council to spend its time and energy on more important items on a lengthy agenda. Any councilmember or any member of the public may request that an item be "removed" from the consent agenda and considered on the regular agenda.

1. **MINUTES FROM THE JUNE 18, 2019, REGULAR MEETING**
2. **EXPENDITURES PAID JUNE 7, 2019 THROUGH JULY 10, 2019**
3. **LICENSE RENEWAL FOR A RETAIL MARIJUANA CULTIVATION FACILITY**

APPLICANT: MOUNTAIN MANAGERS, LLC
P.O. BOX 2
PARACHUTE, CO 81635

LOCATION: 111 DIAMOND LOOP, SUITE B
PARACHUTE, CO 81635

4. **LICENSE RENEWAL FOR A RETAIL MARIJUANA STORE**

APPLICANT: TOKIN TIPI, LLC
393 E 2ND ST # 6
PARACHUTE, CO 81635

LOCATION: 393 E 2ND STREET #6
PARACHUTE, CO 81635

5. LICENSE RENEWAL FOR A RETAIL MARIJUANA STORE

APPLICANT: ROCKY MOUNTAIN DANK
721 ESTATES BLVD
GRAND JUNCTION, CO 81505
LOCATION: 254 S. RAILROAD AVE
PARACHUTE, CO 81635

6. CHANGE OF OWNERSHIP/STRUCTURE FOR A RETAIL MARIJUANA STORE

APPLICANT: ROCKY MOUNTAIN DANK
721 ESTATES BLVD
GRAND JUNCTION, CO 81505
LOCATION: 254 S. RAILROAD AVE
PARACHUTE, CO 81635

MOTION 2: Moved and seconded by Van Teylingen / Williams to approve consent agenda items 1-4
Motion passed with a 6-0 vote

MOTION 3: Moved and seconded by Loschke / Van Teylingen to consider items 5 & 6 at a public hearing set for a date certain of August 15, 2019
Motion passed with a 6-0 vote

(E) PUBLIC COMMENTS ON ISSUES NOT ON THE AGENDA

The Town Council welcomes you and thanks you for your time and concerns. If you wish to address the Town Council, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address the Council. Your comments will be limited to three (3) minutes. The Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town Staff for follow-up. Thank you.

**PLEASE SILENCE ALL CELL PHONES, PAGERS, AND HAND-HELD DEVICES. THANK YOU.
PLEASE NOTE: THIS MEETING IS BEING AUDIO RECORDED.**

(F) DEPARTMENTAL REPORTS:

- 1) Mayor and Town CouncilMayor and Council Members
Mayor McClung informed the public that Garfield County would give 100k to the Town for the 70-acre land acquisition. Council member Olk gave kudos to Tom, ToP Adventures manager, on his great customer service.
- 2) Town Manager Update.....Stuart McArthur, Town Manager
Town Manager McArthur went over his monthly report.
- 3) Public Works Department Update Mark King, Public Works Director
Public Works Director King went over his monthly report.
- 4) Police Department UpdateSamuel Stewart, Police Chief
Police Chief Stewart went over his monthly report.

(G) PRESENTATION BEFORE THE PARACHUTE TOWN COUNCIL REGARDING THE 2018 FINANCIAL AUDIT

PRESENTER: COLLICE P. BLAIR, JR, BLAIR & ASSOCIATES P.C

(H) PUBLIC HEARING BEFORE THE PARACHUTE TOWN COUNCIL TO CONSIDER APPROVAL OF A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR LOTS 3-5, 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

APPLICANT/OWNER: Parachute Development Corporation

PO Box 686, Glenwood Springs, CO 81602

PROJECT NAME: Special Use Review, Site Specific Development Plan

PROJECT LOCATION: 212 & 300 Diamond Loop, Parachute, CO 81635
215 Parachute Park Boulevard, Parachute, CO 81635

LEGAL DESCRIPTION(S): Section: 12
Township: 7
Range: 96
PIN: 2409-123-02-003; 2409-123-02-004; 2409-123-02-005
Legal: Parachute Park PUD Lots 3-5 and Block 3, Rader Annexation

STAFF: STUART McARTHUR, TOWN MANAGER

Mayor McClung opened Public Hearing @ 7:40 pm

Town Manager McArthur gave his staff report and recommendation of approval, and introduced applicant representative

Del Dawson – 175 Columbine Ct. Parachute, CO – applicant representative gave presentation

No Public comment

Council discussion ensued

Public Hearing closed @ 8:01 pm

TOWN COUNCIL CONSIDERATION OF RESOLUTION NO. 2019-14

A RESOLUTION OF THE TOWN OF PARACHUTE, COLORADO APPROVING WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR LOTS 3-5, 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 4: Moved and seconded by Van Teylingen / Rugaard to approve Resolution No. 2019-14

A RESOLUTION OF THE TOWN OF PARACHUTE, COLORADO APPROVING WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR LOTS 3-5, 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 passed with a 6-0 vote

(I) PUBLIC HEARING BEFORE THE PARACHUTE TOWN COUNCIL TO CONSIDER APPROVAL OF A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR WEST LOT 1, RADER ANNEXATION IN THE TOWN OF PARACHUTE FOR A RETAIL MARIJUANA CULTIVATION FACILITY AND MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION

APPLICANT/OWNER: Haden Rader
PO Box 686, Glenwood Springs, CO 81602

PROJECT NAME: Special Use Review, Site Specific Development Plan

PROJECT LOCATION: 415 Parachute Park Boulevard, Parachute, CO 81635

LEGAL DESCRIPTION(S): Section: 12
Township: 7
Range: 96 A TR IN THE SENW OF SEC 12 AKA RADER ANNEXATION – WEST LOT 1
PIN: 2409-122-00-007
Legal: Parachute Park PUD West Lot 1, Rader Annexation

STAFF: STUART McARTHUR, TOWN MANAGER

Mayor McClung opened Public Hearing @ 8:02 pm

Town Manager McArthur gave his staff report and recommendation of approval, and introduced applicant representative

Del Dawson – 175 Columbine Ct. Parachute, CO – applicant representative gave presentation

No Public comment

Council discussion ensued

Public Hearing closed @ 8:08 pm

TOWN COUNCIL CONSIDERATION OF RESOLUTION NO. 2019-15

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO APPROVING WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR WEST LOT 1, RADER ANNEXATION IN THE TOWN OF PARACHUTE FOR A RETAIL MARIJUANA CULTIVATION FACILITY AND MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION.

MOTION 5: Moved and seconded by Rugaard / Loschke to approve Resolution No. 2019-15

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO APPROVING WITH CONDITIONS A SPECIAL USE PERMIT AND SITE-SPECIFIC DEVELOPMENT PLAN FOR WEST LOT 1, RADER ANNEXATION IN THE TOWN OF PARACHUTE FOR A RETAIL MARIJUANA CULTIVATION FACILITY AND MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION.

Motion passed with a 6-0 vote

(J) PUBLIC HEARING BEFORE THE PARACHUTE TOWN COUNCIL TO CONSIDER AN APPLICATION FROM EL TAPATIO FOR A MODIFICATION OF PREMISE FOR A HOTEL AND RESTAURANT LIQUOR LICENSE

APPLICANT/OWNER: El Tapatio, LLC
393 E 2nd Street #4,
Parachute, CO 81635

PROJECT LOCATION: 393 E 2nd Street #4,
Parachute, CO 81635

STAFF: LUCY CORDOVA, TOWN CLERK

Mayor McClung opened Public Hearing @ 8:09 pm

Town Clerk Cordova gave her staff report and recommendation of approval, and introduced applicant representative Octavio Diaz – 393 E 2nd St. Parachute, CO – applicant representative gave presentation

No Public comment

Council discussion ensued

Public Hearing closed @ 8:14 pm

MOTION 6: Moved and seconded by Rugaard / Andersen to approve premise modification application for El Tapatio, LLC

Motion passed with a 6-0 vote

(K) PUBLIC HEARING BEFORE THE PARACHUTE TOWN COUNCIL TO CONSIDER AN APPLICATION FROM MOUNTAIN MANAGERS, LLC FOR A MODIFICATION OF PREMISE FOR A RETAIL MARIJUANA CULTIVATION FACILITY

APPLICANT/OWNER: Mountain Managers, LLC
P.O. Box 2
Parachute, CO 81635

PROJECT LOCATION: 111 Diamond Loop, Suite B
Parachute, CO 81635

STAFF: LUCY CORDOVA, TOWN CLERK

Mayor McClung opened Public Hearing @ 8:14 pm

Town Clerk Cordova gave her staff report and recommendation of approval, and introduced applicant Jim Brinkerhoff – 291 Eagle Ridge, Parachute, CO – applicant gave presentation
No Public comment
Council discussion ensued
Public Hearing closed @ 8:18 pm

MOTION 7: Moved and seconded by Rugaard / Olk to approve premise modification application for Mountain Managers, LLC
Motion passed with a 6-0 vote

(L) PUBLIC HEARING BEFORE THE PARACHUTE TOWN COUNCIL TO CONSIDER AN APPLICATION FROM 710 INITIATIVES, INC FOR A CHANGE OF LOCATION FOR A RETAIL MARIJUANA PRODUCTS MANUFACTURING FACILITY

APPLICANT/OWNER: 710 Initiatives, Inc
101 Cardinal Way Unit 3
Parachute, CO 81635

CURRENT PROJECT LOCATION: 101 Cardinal Way Unit 3
Parachute, CO 81635

PROPOSED PROJECT LOCATION: 101 Cardinal Way Unit 8&9
Parachute, CO 81635

STAFF: LUCY CORDOVA, TOWN CLERK

Mayor McClung opened Public Hearing @ 8:19 pm
Town Clerk Cordova gave her staff report and recommendation of approval, and introduced applicant Justin Ortell & Ryan Newberry – 101 Cardinal Way #3, Parachute, CO – applicant gave presentation
No Public comment
Council discussion ensued
Public Hearing closed @ 8:23 pm

MOTION 8: Moved and seconded by Williams / Van Teylingen to approve a change of location application for 710 Initiatives
Motion passed with a 6-0 vote

(M) PUBLIC HEARING BEFORE THE TOWN COUNCIL TO CONSIDER AMENDING CHAPTER 15.02 OF THE PARACHUTE MUNICIPAL CODE RELATING TO OIL AND GAS USES IN INDUSTRIAL ZONE DISTRICTS

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

PROJECT NAME: Revisions to Municipal Code

STAFF: STUART McARTHUR, TOWN MANAGER

Mayor McClung opened Public Hearing @ 8:24 pm
Town Manager McArthur gave his staff report and recommendation of approval
No Public comment
Council discussion ensued
Public Hearing closed @ 8:28 pm

TOWN COUNCIL CONSIDERATION OF ORDINANCE NO. 776-2019

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 15.02 OF THE PARACHUTE MUNICIPAL CODE RELATING TO OIL AND GAS USES IN INDUSTRIAL ZONE DISTRICTS.

MOTION 9: Moved and seconded by Olk / Williams to approve Ordinance No. 776-2019
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 15.02 OF THE PARACHUTE MUNICIPAL CODE RELATING TO OIL AND GAS USES IN INDUSTRIAL ZONE DISTRICTS.
Motion passed with a 6-0 vote

(N) PUBLIC HEARING BEFORE THE TOWN COUNCIL TO CONSIDER AMENDING CHAPTER 9.17 OF THE PARACHUTE MUNICIPAL CODE RELATING TO WATER SERVICE LEAK ADJUSTMENTS

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

PROJECT NAME: Revisions to Municipal Code

STAFF: STUART McARTHUR, TOWN MANAGER

Mayor McClung opened Public Hearing @ 8:29 pm
Town Manager McArthur gave his staff report and recommendation of approval
No Public comment
Council discussion ensued
Public Hearing closed @ 8:36 pm

TOWN COUNCIL CONSIDERATION OF ORDINANCE NO. 777-2019

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 9.17 OF THE PARACHUTE MUNICIPAL CODE RELATING TO WATER SERVICE LEAK ADJUSTMENTS.

MOTION 10: Moved and seconded by Rugaard / Olk to approve Ordinance No. 777-2019
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 9.17 OF THE PARACHUTE MUNICIPAL CODE RELATING TO WATER SERVICE LEAK ADJUSTMENTS.
Motion passed with a 6-0 vote

(O) EXECUTIVE SESSION (IF NECESSARY) No action

(P) ADJOURN
MOTION 11: Motion to adjourn
Vocal vote passed unanimously
Meeting adjourned at 8:37 pm
