



**MINUTES
TOWN OF PARACHUTE
TOWN COUNCIL REGULAR MEETING
222 GRAND VALLEY WAY, PARACHUTE, CO
JANUARY 16, 2020 6:30 PM**

- (A) CALL TO ORDER: 6:45 PM**
TRUSTEES PRESENT
Fred Andersen
Tom Rugaard
Tim Olk
Juanita Williams
- MAYOR:**
Roy McClung
- TRUSTEES ABSENT:**
John Loschke
- STAFF PRESENT:**
Town Administrator, Stuart McArthur
Town Clerk, Lucy Cordova
Finance Director, Teresa Beecraft
Public Works Director, Mark King
Police Chief, Sam Stewart
Community Development, Lauralee Patton
Economic Development Specialist, Jessica Paugh

AUDIENCE LIST ATTACHED

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

MOTION 1: Motion to approve Agenda

(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 DECEMBER 12, 2019, REGULAR MEETING**
2. **EXPENDITURES PAID DECEMBER 5, 2019 THROUGH JANUARY 7, 2020**
3. **RESOLUTION NO. 2020-01** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, DESIGNATING THE PLACES FOR POSTING OF PUBLIC MEETING NOTICES, ORDINANCES, AND OTHER ACTIONS TAKEN BY THE TOWN COUNCIL AND TO DESIGNATE THE OFFICIAL NEWSPAPER OF GENERAL CIRCULATION.
4. **RESOLUTION NO. 2020-02** RESOLUTION SUPPORTING THE APPLICATION FOR A MINI GRANT FROM THE GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT FOR THE CONSTRUCTION OF A STORAGE BUILDING FOR EQUIPMENT
5. **RESOLUTION NO. 2020-03** RESOLUTION SUPPORTING THE TRADITIONAL GRANT APPLICATION FOR A GRANT FROM THE GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT FOR THE BEAUTIFICATION OF 1ST STREET (SIDEWALKS / LANDSCAPING)
6. **RESOLUTION NO. 2020-04** RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A GRANT FROM GARFIELD COUNTY CONSERVATION TRUST FUND FOR THE DEVELOPMENT OF A NON-MOTORIZED TRAIL PLAN

MOTION 2: Moved and seconded by Olk / Williams to approve consent agenda
Motion passed with a 4-0 vote

(E) PUBLIC COMMENTS ON ISSUES NOT ON THE AGENDA

Brittany Van Teylingen, 315 Fisher Ave – Brittany gave an update on the completion of the new Rifle Animal Shelter and thanked the Town for its’ donation.

(F) DEPARTMENTAL REPORTS:

- 1) Mayor and Town CouncilMayor and Council Members
 - 2) Town Manager Update.....Stuart McArthur, Town Manager
Town Manager McArthur went over his monthly report.
 - 3) Public Works 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
 - 5) Economic Development Update Jessica Paugh, Economic Development
Economic Development Specialist Paugh went over her monthly report.
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(G) SWEARING IN OF NEW TOWN OF PARACHUTE POLICE OFFICER RYAN REYNOLDS

STAFF: LUCY CORDOVA, TOWN CLERK

(H) PUBLIC HEARING BEFORE THE TOWN COUNCIL 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

Mayor McClung opened public hearing
Town Manager Stuart McArthur went over his staff report and recommendation of approval and introduced applicant Jim Brinkerhoff of EIP gave his presentation
No public comment.
Public comment portion of public hearing closed.
Council discussion ensued.
Public hearing closed.

TOWN COUNCIL CONSIDERATION OF ORDINANCE NO. 779-2020

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, REZONING LOT 6, BLOCK 3 OF THE PARACHUTE PARK PUD

MOTION 3: Moved and seconded by Olk / Andersen to approve Ordinance **No. 779-2020**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, REZONING LOT 6, BLOCK 3 OF THE PARACHUTE PARK PUD

Motion passed with a 4-0 vote

(I) PUBLIC HEARING BEFORE THE TOWN COUNCIL 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 2& LOTS 1-18, Block 3 REC# 784960

STAFF: STUART McARTHUR, TOWN MANAGER

Mayor McClung opened public hearing
Town Manager Stuart McArthur went over his staff report and recommendation of approval and introduced applicant Jim Brinkerhoff of EIP gave his presentation
No public comment.
Public comment portion of public hearing closed.
Council discussion ensued.
Public hearing closed.

TOWN COUNCIL CONSIDERATION OF RESOLUTION NO. 2020-05

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 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 4: Moved and seconded by Rugaard / Andersen to approve Resolution **No. 2020-05**
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 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 passed with a 4-0 vote

(J) PUBLIC HEARING BEFORE THE TOWN COUNCIL 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

Mayor McClung opened public hearing
Town Manager Stuart McArthur went over his staff report and recommendation of approval and introduced applicant Jim Brinkerhoff of EIP gave his presentation
No public comment.
Public comment portion of public hearing closed.
Council discussion ensued.
Public hearing closed.

TOWN COUNCIL CONSIDERATION OF ORDINANCE NO. 780-2020

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, REZONING LOT 9, BLOCK 3 OF THE PARACHUTE PARK PUD

MOTION 5: Moved and seconded by Andersen / Olk to approve Ordinance **No. 780-2020**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, REZONING LOT 9, BLOCK 3 OF THE PARACHUTE PARK PUD

Motion passed with a 3-0 vote, Council Member Rugaard was out of the Council Chambers

(K) PUBLIC HEARING BEFORE THE TOWN COUNCIL 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

Mayor McClung opened public hearing
Town Manager Stuart McArthur went over his staff report and recommendation of approval and introduced applicant Jim Brinkerhoff of EIP gave his presentation
No public comment.
Public comment portion of public hearing closed.
Council discussion ensued.
Public hearing closed.

TOWN COUNCIL CONSIDERATION OF RESOLUTION NO. 2020-06

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 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 6: Moved and seconded by Olk / Andersen to approve Resolution **No. 2020-06**

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 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 passed with a 3-0 vote, Council Member Rugaard was out of the Council Chambers

MOTION 7: Revote of motion 4 to include and clarify conditions of approval of Resolution 2020-05
Moved and seconded by Rugaard / Andersen to approve Resolution **No. 2020-05**
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 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 passed with a 4-0 vote

(L) PUBLIC HEARING BEFORE THE TOWN COUNCIL 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

Mayor McClung opened public hearing
Town Manager Stuart McArthur went over his staff report and recommendation of approval and introduced applicant Rob Holmes of RFSC and Representative Chris Green, 561 E 1st Street, Eagle, CO of Argo Studios gave their presentation
No public comment.
Public comment portion of public hearing closed.
Council discussion ensued.
Public hearing closed.

TOWN COUNCIL CONSIDERATION OF RESOLUTION NO. 2020-07

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO APPROVING WITH CONDITIONS A SPECIAL USE PERMIT 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 8: Moved and seconded by Rugaard / Andersen to approve Resolution **No. 2020-05** with changes in conditions. Condition 1, 2, & 5 being removed and camera surveillance for all 4 sides of building added.
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 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 passed with a 4-0 vote

(M) PUBLIC HEARING BEFORE THE TOWN COUNCIL TO CONSIDER AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 9.17 OF THE PARACHUTE MUNICIPAL CODE RELATED TO WATER SERVICE TAP FEES AND SECTION 9.20.230 RELATED TO SEWER SERVICE TAP FEES.

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

PROJECT NAME: Tap Fee amendment

STAFF: STUART McARTHUR, TOWN MANAGER

Mayor McClung opened public hearing
Town Manager Stuart McArthur went over his staff report and recommendation of approval
No public comment.
Public comment portion of public hearing closed.
Council discussion ensued.
Public hearing closed.

TOWN COUNCIL CONSIDERATION OF ORDINANCE NO. 781-2020

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 9.17 OF THE PARACHUTE MUNICIPAL CODE RELATED TO WATER SERVICE TAP FEES AND SECTION 9.20.230 RELATED TO SEWER SERVICE TAP FEES.

MOTION 9: Moved and seconded by Rugaard / Olk to approve Ordinance **No. 781-2020**
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 9.17 OF THE PARACHUTE MUNICIPAL CODE RELATED TO WATER SERVICE TAP FEES AND SECTION 9.20.230 RELATED TO SEWER SERVICE TAP FEES
Motion passed with a 4-0 vote

(N) PUBLIC HEARING BEFORE THE TOWN COUNCIL TO CONSIDER AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, REPEALING AND REPLACING SECTION 6.11 MARIJUANA LICENSING.

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

PROJECT NAME: Repealing & Replacing Section 6.11
Mayor McClung opened public hearing
Town Manager Stuart McArthur went over his staff report and recommendation of continuing this meeting to a date certain of February 20, 2020.
Public hearing closed.

STAFF: STUART McARTHUR, TOWN MANAGER

MOTION 10: Moved and seconded by Rugaard / Olk to continue Public Hearing to a date certain of February 20, 2020
Motion passed with a 4-0 vote

(O) TOWN COUNCIL CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE TOWN OF PARACHUTE AND COMMUNITY PLANNING STRATEGIES, LLC FOR PLANNING SERVICES PERTAINING TO LAND USE AND ZONING CHANGES.

STAFF: STUART McARTHUR, TOWN MANAGER

MOTION 11: Moved and seconded by Rugaard / Andersen to approve Professional Services Agreement with Community Planning Strategies for planning services pertaining to Land Use and Zoning changes.
Motion passed with a 4-0 vote

(P) EXECUTIVE SESSION (IF NECESSARY)
No executive session necessary

(Q) ADJOURN

MOTION 12: Moved and seconded by Williams / Olk to adjourn
Motion passed unanimously

Roy B. McClung, Mayor

ATTEST:

Lucy Cordova, Town Clerk