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**PLANNING COMMISSION WORKSHOP AGENDA
VIRTUAL MEETING**

THURSDAY, FEBRUARY 4, 2021 @ 12:00 PM

This meeting will be conducted as a [VIRTUAL MEETING](#)

View the meeting live or later at www.GJSpeaks.org

Call to Order - 12:00 PM

1. Discuss Marijuana Business Regulations

Other Business

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: February 4, 2021

Presented By: Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Lance Gloss, Senior Planner

Information

SUBJECT:

Discuss Marijuana Business Regulations

RECOMMENDATION:

EXECUTIVE SUMMARY:

The Planning Commission has considered options for land-use regulations for marijuana businesses at their January 7, January 21, and January 27, 2021 workshops. The aim of this workshop is to answer remaining questions related to these recommendations and to confirm the validity of recommendations made to date. A summary of draft recommendations and outstanding questions is attached.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. Draft Summary of Planning Commission Recommendations

Recommendations of the Planning Commission **DRAFT**

Regarding the Regulation of Marijuana Businesses

As developed in Planning Commission Workshops on January 7th, 21st, and 26th, 2021, and February 4th, 2021.

The Planning Commission has reviewed the three business license types under serious consideration by the City Council for permitting, pending a “yes” vote on two marijuana-related ballot questions in April, 2021. The following recommendations were developed by consent and consensus. They are organized below according to license type: store licenses; products manufacturer license;, and cultivation licenses.

The recommendations specified below reflect several trends in the Planning Commission’s discussions. A primary trend was the position, taken by a majority of Commissioners, that marijuana businesses should be regulated like corollary businesses unrelated to marijuana, except where there is clear justification for distinguishment. In other words, marijuana stores should largely be regulated like liquor stores or other 21+ sales establishments. Likewise, products manufacturers and cultivators should be regulated in a manner similar to other industrial uses, many of which share in the potential for nuisance (odor and light) and

The recommendations are also based on the broad assumption that the City Council will set a limit on the number of marijuana stores aligned with the limit of six stores contemplated by Council to date; and, that the limit would be administered through a competitive process rather than a random lottery. These factors are not necessarily the recommendation of the Planning Commission, but did inform the recommendations below, which may have been different under the assumption that a larger – or no – numerical cap on marijuana stores would be imposed.

The Planning Commission has also identified the value of locating these stores in areas that would benefit in the form of increased economic vitality, such as North Avenue, a position which has informed the buffering recommendation.

Store Licenses

Zoning: C-1; C-2; B-2; MXOC; MXS **B-1?**

Buffering and Districting: **Buffers of 3000ft between stores; Buffers of 1000ft from schools.**

Use-Specific Standards: Limitations on signage to limit egregious or offensive content. **Regulate hours per the State requirements (8am - Midnight).**

Products Manufacturer Licenses

Zoning: I-1; I-2; B-2; C-1; C-2

*subject to existing CUP requirements for hazardous uses

Buffering and Districting: Buffers of 1000ft from schools.

Use-Specific Standards: Require BMPs for odor, with a standard for maximum allowable/detectable odor.

Cultivation Licenses

Zoning: I-1; I-2

Buffering and Districting: Buffers of 1000ft from schools

Use-Specific Standards: Require that marijuana cultivation be conducted indoors, including operations and storage. Require BMPs for odor, with a standard for maximum allowable/detectable odor.

To be clarified at the February 4th workshop:

- If both medical and retail businesses are allowed, should medical stores be required to collocate with retail stores?
- What would be the impact of a variable number of stores (numerical cap) upon the recommendations of the Planning Commission?
- What are the legal parameters for marijuana signage regulation?
- What criteria for a competitive process for licensing should be required to meet land-use and planning aims/needs identified by the Planning Commission?
- Is there need for an additional use-specific standard to manage light pollution from cultivations?