



REGULAR PLANNING COMMISSION MEETING

Tuesday June 27, 2017

Commissioner Rogers, Interim Chair, called the Regular Planning Meeting to order at 7:05 p.m.

MEMBERS PRESENT AT ROLL CALL

Pettinger, Marantino, Rogers, Barnett and Villasenor

Commissioner Pettinger moved to **EXCUSE** Chair Fuller, Vice Chair Strode, Commissioner Caldwell and Commissioner Steffen, from the June 27, 2017 meeting Commissioner Barnett seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes Pettinger, Marantino, Rogers, Barnett and Villasenor

Commissioner Villasenor will be voting a member

OTHERS PRESENT

Planning Director Nathan Lindquist, Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, Ch. 10 Salvador Tovar-Guzman, Mark Sills, Ken Kovash, Sayler Ellis, Paige Haderlie.

APPROVAL OF MINUTES

Commissioner Marantino moved to **APPROVE** minutes from the May 30, 2017 meeting. Commissioner Villasenor seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Pettinger, Marantino, Rogers, Barnett and Villasenor

ADDITIONS OR DELETIONS TO THE AGENDA

None

PUBLIC MEETING OPENED: 7:10 P.M. CONDITONAL USE PERMIT 2017-7 2185 10TH STREET

Applicant – Mark Sills and Ken Kovash

Confirmed Public Notice was met

PURPOSE

Applicant requests approval to allow growth and processing of hemp.

APPLICANT PRESENTATION

Mr. Sills explained that they are licensed through the state and there are no regulations on growing and processing hemp at this time. The plans are to grow and process the hemp into oils for sale. There will be starter plants and seeds for sale to the public (wholesale). Hemp has to be lower than .3% THC (Tetrahydrocannabinol), if the plant reaches .3% or above it will be destroyed; the plants are tested for THC several times a day to know when to harvest the plant. In regards to the oils the good healing parts of marijuana are the CBD's (Cannabidiol) are used for the same medical purposes as cannabis without the side effects.

Mr. Kovash explained the difference between hemp and marijuana; there are uses for every part of hemp. Hemp has the highest omega 3, 6 oil and EDC oil on earth. Hemp is also used for fiber. It is the second strongest fiber behind spider webs. The oil is where the resins are, basically you can use every single part of the plant.

Planning Director Nathan Lindquist asked how hemp is different from marijuana and the drug like qualities are what?

Mr. Kovash replied they are medicinal and are not psycho-active; the CBD's are not psycho-active like cannabis or the THC in the cannabis. It is the exact same plant – the other chemicals in the cannabis are still in the hemp, it is just the THC that are not in hemp.

STAFF REPORT

Planning Director Nathan Lindquist explained the building that will be used is the front building on the lot off 10th Street South. This type of product is considered agriculture and the state regulations can be found at <https://www.colorado.gov/pacific/agplants/insustrial-hemp>.

Staff would be comfortable with including hemp under “crop production” which is permitted use in the Light Industrial zoning. The only aspect of hemp production that, in Staff's opinion, triggers the need for a Conditional Use Permit is the odor issue.

City Attorney Jeff Conklin mentioned there should be a condition to do surprise visits to the facility.

Mr. Sills replied that would be fine.

Staff recommends Planning Commission APPROVE Conditional Use Permit 2017-7

PUBLIC COMMENT OPENED 7:35 pm

Paige Haderlie shared the concern of property owners in the area, since the marijuana industry has started the owners of property in the area have seen more inspections that have to concur for their insurance for their building. Adjacent property owners are asking that the City confirm there is security and/or law enforcement patrolling. There have been several inspections already to confirm that this area is not prone to crime in the area now.

PUBLIC COMMENT CLOSED 7:45 pm

COMMISSION QUESTIONS AND COMMENTS

Commissioner Barnett asked who will be the provider for the starter plants for the operation, and where will processing be done. Asked about security on the property, if cameras will be used.

Mr. Kovash replied they will be doing tissue culture and there is a company in Portland Oregon that has a 12,000 square foot green house that thirty-two million starts per year and they are sold out for the next season. Doing the tissue culture you can get the exact same plant each time. With the 2014 farm bill allowing the sale of hemp oil all over the United States, the market place is huge.

Mr. Sills replied the processing will be at the Parachute site at this time.

Mr. Kovash explained they have a CO₂ extractor now. The CO₂ gas is not valuator it doesn't explode under pressure, it is not like betaine. The goal is to set high standards with a food grade product. The grow time of a plant is 60 to 90 days. The drying and processing will be done naturally. Smells will be controlled with charcoal filters and testing done on the plants morning, noon and night for THC levels.

Mr. Sills replied yes there will be cameras for security and for their own protection.

Commissioner Marantino asked if the grow would be in a controlled building/greenhouse.

Mr. Kovash replied yes the growing of hemp will be in a controlled greenhouse, vented and security cameras in place. The venting will be with charcoal filters to help cut down on the odor.

COMMISSION DISCUSSION

Acting Chair Rogers confirmed with Staff of adding the conditions 1) for outside security, a plan will need to be submitted showing the security for outside the business to help protect the neighborhood. 2) for odor control, a plan will need to be submitted at building permit time for review and approval.

Motion Made:

Commissioner Barnett moved to **APPROVE** Conditional Use Permit 2017-7 10th Street South with the following conditions: 1) The City of Rifle can do inspections upon giving twenty four (24) hour notice. 2) Part of the site plan must include an odor control and security plan when submitted for approval. The motion **CARRIED** with the following vote:

ROLL CALL: Yes- Pettinger, Marantino, Rogers, Barnett and Villasenor

PUBLIC HEARING: CLOSED 7:35 P.M.

COMMISSIONER COMMENTS

Acting Chair Rogers shared this will be Commissioner Barnett’s last meeting. Staff and Commissioners thanked him for his time on the Planning Commission and wished him well.

STAFF COMMENTS

No Comments

REGULAR MEETING ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

_____	_____
Steve Fuller, Chairman	Date
SIGNATURE ON FILE	
_____	_____
Charlotte Squires, Planning Administrative Assistant	Date