

**TOWN OF MORRISON  
PLANNING COMMISSION  
SPECIAL MEETING OF THE PLANNING COMMISSION  
TUESDAY, SEPTEMBER 14, 2021  
6:00 P.M.**

**Call to Order.** Co-Chairperson Jamee Chambers called the Planning Commission Meeting to order at 6:02 P.M.

**Roll Call.** Co- Chairperson Jamee Chambers, Commissioners, Maja Stefansdottir, Petra Bute, Sharolyn Anderson and Alternate Commissioners Ambria Shorb, and Shari Raymond were present. Co-Chairperson Stacy Feehery was absent. A quorum was established.

**Staff Present.** Kara Winters (Town Manager), Ariana Neverdahl (Town Clerk), Carrie McCool (Town Planner), Misty Siderfin (Police Chief) and Carmen Beery (Attorney)

**Amendments to the Agenda.** None.

**Public to Address the Planning Commission.** None

**Presentations and Hearings.**

**Carmen Beery- Draft Marijuana Ordinance.** Beery spoke to the Planning Commission about the draft retail marijuana ordinance. Beery told the Planning Commission that the State of Colorado approved the sale of retail Marijuana in 2012. Beery informed the Planning Commission the State of Colorado has a retail marijuana enforcement division to help regulate and enforce State laws. Beery told the Planning Commission this is a very sophisticated process and a great opportunity for the Town to make money. The Town of Morrison has local licensing authority over a retail marijuana business license. As local licensing authority the Town can require the same paperwork as the State of Colorado. This process is very similar to liquor licensing. Beery informed the Planning Commission the Town can hold a hearing, if the business does not follow all regulations, to review their license. Beery went over an interview she had with Idaho Springs about their experience with allowing the sale of retail marijuana. The interview discussed their challenges with local residents and the amount of staff required to process a marijuana business license. The interview also discussed the amount of revenue the Town receives from their local retail marijuana businesses. Beery told the Planning Commission that the Town will need to be prepared on how they will select the business. Beery suggested a lottery drawing, have a deadline for all applicants. After a review of the applicants, the Town will have someone who is not an elected official do a lottery pick. The winner will get the first opportunity if an issue arises with the applicant the Town will go back to the lottery.

**Police Chief Siderfin.** Siderfin addressed the Planning Commission and spoke to them about her experience working with retail marijuana businesses. Siderfin told the Planning Commission that having a relationship with the business owners is very helpful. Siderfin told the Planning Commission that retail marijuana stores are run very efficiently and a few of the businesses hire their own security. Siderfin personally has worked with retail marijuana businesses teaching them how to identify a fake id and doing spot checks to make sure they were following all regulations. Siderfin informed the Planning Commission that she does not believe allowing a retail marijuana store in Town will increase crime rates. The retail marijuana stores are heavily regulated and are run very professionally. If retail marijuana stores fail to meet all regulations they lose their state approved license. Siderfin told the Planning Commission she has previously worked with marijuana business to help educate local communities about marijuana. Siderfin suggested stapling the laws of marijuana consumption to every bag that is sold. Siderfin also noted that the use of marijuana among the youth has decreased.

### **Planning Commission Discussion.**

Alternate Commissioner Shorb asked if there is a “filter regulation” (odor control regulations). Police Chief Siderfin and Attorney Beery said that a filter regulation can be added into the ordinance. Co-Chair Commissioner Chambers mentioned that restaurants with outdoor dining may not want the smell of marijuana and it could affect their businesses. Commissioner Stefansdottir said she does not want any marijuana growing within the Town. Retail marijuana is okay.

Alternate Commissioner Shorb asked how the revenue is comparable to other stores and restaurants in Town. Town Manager Winters stated the revenue is similar to one restaurant in Town.

Town Manager Winters told the Planning Commission the Town can elect to have a higher sales tax rate on the retail sale of marijuana with a TABOR election.

Commissioner Bute asked how much the license would be and if they would have to pay in cash. Town Manager Winters informed the Planning Commission the license cost will be similar to the cost of a liquor license. Attorney Beery informed the Planning Commission that the business would not pay in cash. Commissioner Bute also asked if the Town is only allowing one business. Town Manger Winters said what she has heard from the Town Board is yes, the Town will only have one retail marijuana business.

Commissioner Bute asked about the location of the retail marijuana store and if it would be located by the Phillips gas station, so it is away from the elementary school. Town Planner McCool referenced the maps that were provided to the Planning Commission.

Co-Chair Commissioner Chambers provided the Planning Commission with maps showing where possible locations for the retail marijuana business could be.

Police Chief Siderfin mentioned that the sales tax revenue has helped the previous Town’s revenue where she worked. Alternate Commissioner Shorb asked if community outreach could be added to the ordinance. Police Chief Siderfin mentioned all community outreach was done on a volunteer basis.

Commissioner Bute asked if the community is supporting this. Town Manager Winters told the Planning Commission the Town Board asked the Planning Commission to review the ordinance. The Board will then put the ordinance on the ballot for the 2022 election.

Commissioner Anderson mentioned that she would not like the dispensary to open at 8:00 am. She does not want to be the first dispensary to open in the state. Commissioner Stefansdottir would like the dispensary to close by 8:00 pm. The consensus of the Planning Commission is to have the dispensary hours be from 10:00 am to 8:00 pm.

Co-Chair Person Chambers told the Planning Commission they will put together an Ordinance the Planning Commission recommends and supports to the Town Board. Chambers also said the Planning Commission recommends the Town Board have a different tax structure for the sale of retail marijuana.

Town Planner McCool confirmed with the Planning Commission that the ordinance will include no growth of marijuana, hours of 10:00 am to 8:00om and zoning districts and filter regulation (odor control systems).

Commissioner Anderson voiced concern about the local licensing authority process that is in the ordinance. Beery informed the Planning Commission that if the Town Board denies a marijuana license the Town is required to have an avenue for the applicant to appeal the decision. In the current ordinance it is listed that the first appeal will go to a local authority. Giving the Town the first opportunity to have a review of the Board's decision at a local level. If the local authority agrees with the Board the applicant can then go to district court for an appeal. If the local authority does not agree with the Board's decision it would go back to the Town Board for further review.

**General Business. None.**

**Approval of Minutes.**

Alternate-Commissioner Shorb clarified her comment at the previous Planning Commission regarding a marijuana club, she didn't want anything hidden in the ordinance and wanted the ordinance to be clear that it is only for retail marijuana establishments.

**A motion was made by Alternate Commissioner Shorb to approve the August 10, 2021 Planning Commission Meeting minutes with the suggested changes. The motion was seconded by Commissioner Anderson. All members present voted aye. The motion carried.**

**Staff Reports.**

**Town Planner.** No oral report.


**Town Manager.** Town Manager Winters told the Planning Commission the Town Board has extended the paid parking program trial and will decide if they will keep the program in December 2021.


**Adjournment.** Co-Chairperson Jamee Chambers adjourned the meeting at 7:37 P.M.

TOWN OF MORRISON



ATTEST:

  
Ariana Neverdahl, Town Clerk

  
Jamee Chambers, Chairperson