

City of Globe
Planning and Zoning Meeting
July 11, 2018 at 6:00 pm

Call to Order.

Roll Call;

Present; Chairman Carmen Corso, Commissioner Rosalie Lamentola-Ayala,
Commissioner William Leister and Commissioner Jan Shumway

Absent/Excused; Commissioner Carl Williams

Invocation; Shelly Salazar

Pledge of Allegiance; Commissioner Rosalie Lamentola-Ayala

1. **BUSINESS:**

- A. Public Hearing on a proposed Conditional Use Permit for medical marijuana cultivation facility at 1900 E Ash St.

Public Hearing is opened by Chairman; Carmen Corso.

Mark Shellenberger is concerned with the use of marijuana and the relationship it has to the disintegration of the family the effect it has on children and also crime in general and as it relates to the cultivation of marijuana. What are the safeguards regarding the abuse of marijuana and the message to our youth. Wants a higher standard.

Jon Cornell KQSS concerns of security.

Eli Harding applicant addresses concerns mentioned. Security is also a concern, the State requires cameras in every room, lock and keys and a security guard. Regulated by the state business with state and city routine inspections. People from the public are not allowed in the cultivation facility and it will be fenced off with armed security. Mr. Harding did disclose to the Commission that he owns Urban Greenhouse in El Mirage and Sky Dispensary in Phoenix and stated that this facility will be much smaller than the others at 2200 square feet. The Cannabis will only be grown in 600 square feet of the building to minimize smell. All of the product cultivated here in Globe will be transported to dispensaries in the Phoenix area. Transportation will be secure; unmarked cars with security guards. The product is weighed down to the gram and logs are kept when transported. Strict disposal guidelines are met and a State approved disposal facility picks up all of the waste.

Mr. Harding answers concerns of security, odor, lighting and the environmental effect to the Globe water system and operation financing of the business and the benefits to the City of Globe. A separate retaining

bladder system will be used to recycle the water used to outside foliage preventing any entry into the Globe water system. The odor will be maintained using ozone generators and carbon filters. Business hours will be 8-5; Monday through Friday.

Gerald Ellsworth speaks as former owner of the Plaza Bowl and the location of the proposed cultivation facility, informed the Commission that the building has been sold with all of the contents.

Paul Conant legal representative for the applicant explains the legalities of the sale of marijuana, cultivation of marijuana and the medical use of marijuana.

Public Hearing is closed.

Moving item C forward;

- C. Discussion and possible recommendation to the Globe City Council for a Conditional Use Permit for a Medical Marijuana cultivation facility at 1900 E Ash St

Chris Collopy is before the Commission requesting a recommendation to take to the Globe City Council for a Conditional Use Permit for a medical marijuana cultivation facility located at 1900 E. Ash where the old Plaza Bowl used to be. The building has been vacant for many years and the owners of the building are interested in selling the building to DB Holdings for the reason to remodel the building into a medical marijuana cultivation facility. The building meets all State and local regulations for the medical marijuana facility. In addition to the standard conditions of a medical marijuana dispensary, every marijuana type facility is required to have a conditional use permit.

Mr. Collopy asks the Commission if they want to recommend additional conditions. After further discussion regarding security, odor and required State inspections, the Commissions recommends that the City have the ability to make routine scheduled inspections.

Motion by Bill Leister to recommend the Conditional Use Permit to the Globe City Council with the stipulation that the City of Globe has the ability to make routine and scheduled inspections of the facility, **Seconded by** Rosalie Lamentola-Ayala.
Motion passes three to one.

- B. Public Hearing for an amendment to the City of Globe Zoning Code Section 14-5-19-A-5

Chris Collopy explains that State laws regulates medical marijuana facilities, allowing only one per health care area. Currently City Code; 14-5-19 allows for one medical marijuana dispensary within the City. Until recently, Globe had a medical marijuana dispensary. By not having a retail dispensary in Globe, local citizens would be allowed to grow their own marijuana, making possible crime issues a big issue. Although the cultivation facility being proposed would not prevent local growing, the City Council would like to change the zoning code to allow a cultivation facility and a dispensary (retail) which would regulate home grown marijuana (within a 25-mile radius of the dispensary). Mr. Collopy emphasizes that State law allows Medical Marijuana Facility, what the City is trying to do is keep things lawful and in the best interest of the community.

Public discussion regarding the pros and cons of having 2 facilities; a retail dispensary and a cultivation facility with the City. The main factor is by changing the City Code to allow (1) Medical Marijuana Dispensary with in the City pursuant to State Law and allowing Council to allow an additional Medical marijuana cultivation facility with the City would regulate the ability to home grow marijuana within the 25-mile radius of the facility which would be advantages to Law Enforcement.

Commissioner Jan Shumway expresses her opinion that it is not good for any City to have more than one marijuana facility. Commissioner Shumway has researched and crime has increased in other cities and towns that have more that one facility. She stated that this could be detrimental and feels that this is a wrong message for such a small community.

Chair Corso closed the public hearing.

- D. Discussion and Possible recommendation to Globe City Council to Change City Zoning Code 14-5-19-A-5 to allow additional medical marijuana cultivation facilities.”.

Mr. Collopy informs the Commission that City Code 14-5-19-A-5 also states that a “Request for Proposals or other public competitive bidding procedure shall be utilized to grant such license agreement to operate within the City”. The City Attorney has advised the City that this is unlawful because it create the ability for one business to hold the monopoly and needs to omitted. By changing the code to allow one dispensary and giving the City County the ability to allow an additional cultivation facility this would remove that liability.

Mr. Collopy explains to the Commission that legal review after packets were delivered further discovered that the language that contained the

proposal request was also in City Code 14-5-19-B-10 and that an amendment to this section would have to be stipulated in the motion.

Motion by; Rosalie Lamentola-Ayala to recommend to the Globe City Council to amend the Globe City Code 14-5-19-A-5 and also 14-5-19-B-10 to allow additional medical marijuana cultivation facilities and to remove the request for proposal language, **Seconded by** Bill Leister.
Motion passes three to one.

2. **ADJOURNMENT.**

Motion to adjourn at 7:35 pm by Rosalie Lamentola-Ayala, Seconded by; Jan Shumway.

Motion passes unanimously.

I hereby certify that the foregoing are a true and correct copy of the minutes of the July 11, 2018 Planning and Zoning Commission Meeting and that the meeting was duly called and there was a quorum of the Commission present.



Shelly Salazar