**TOWN OF PATAGONIA PLANNING AND DEVELOPMENT COMMITTEE MEETING**

 **June 1, 7:00 P.M. Zoom Meeting I.D. 957-511-4862 Password 338501**

**MINUTES**

1. The **Meeting was called to order** at 7PM by Chair Gerry Isaac

**2. Roll Call**: Present- Gerry Isaac, Ike Isakson, Georgette Larrouy, Patrick O’Neal, Melissa Murrieta, Laurie Monti. Absent: Todd Norton

Town Manager: Ron Robinson

Public: Carolyn Shafer, Samantha Carlson, Aari Ruben, Mary Tolena, Robert Gay

Diana Assenmac,

**3. Corrections/Approval of Meeting Minutes** of May 4, 2021 reviewed. Motion to approve by Melissa and seconded by Patrick; all approved.

**4. Call to the Public**

4.1 Carolyn Shafer, Chair of Town Flood and Flow committee, requests access to proposed changes for the General Town Plan document- prior to meeting with Town Council June 15 working session on this topic. Ron notes that until it is reviewed by the Town Council it is not yet a public document. The 2009 Town Plan was reviewed by P& D Committee during 2019-20. A summary of the recommendations of the P& D Committee is available to the public on the Town of Patagonia website P&D Committee Minutes (March 4, 2020). Review by the Town Council and the public was delayed because of the pandemic. (Further discussion notes are in Future Agenda Items Section)

4.2 Samantha Carlson voiced opposition to the use permit request for a marijuana dispensary and to the medical marijuana ordinance for Patagonia written and passed by the Town Council. Ms. Carlson stated that the ordinance was poorly written and lacked in depth analysis of the potential impacts on the Patagonia community, particularly the residents surrounding the proposed location that include children. Ms. Carlson voiced her opinion that the proposed location across from the public park and in a neighborhood with children is inappropriate. She added that other dispensaries are being considered for Santa Cruz County in Kino Springs and Tubac and that another one in Santa Cruz County is not needed. See further discussion under Future Agenda.

**5. Old Business**

MEMBERS APPOINTED DATES ARE BELOW:

 MELISSA MURRIETTA—10-2012 GEORGETTE LARROUY—8-2019

 TODD NORTON—2-2019 LAURA MONTI—8-2019

 IKE ISAKSON—2-2019 PATRICK O’NEAL—12-2020

 GERRY ISAAC—07-2019

**6. New Business**

 *6.1 Review and recommendation of Use Permit- Mary Tolena*- 542 Harshaw Rd.

Facility for meetings, workshops, camping and RV parking.

The applicant proposes to operate a facility to host community meetings, workshops, camps and other social events. The facility would include parking for up to 6 small vans and Class B RVs without waste hookups. Event sizes could range from 15 to 25 participants once or twice per month. Proposal for event activity includes short term camping and shower and bathroom facilities for tourists. There are no RV waste dumps planned. Water is supplied by well and waste is connected to the Patagonia Town Sewer. Electricity for the camping area will be provided by solar. No gas lines will be installed to the camping area.

 (see Use Permit Request for other details).

P&D Committee members Ike Isakson and Gerry Isaac inspected the property and recommended approval of the application, subject to the following conditions:

1. Applicant must obtain a Town of Patagonia Building Permit for any interior or exterior alterations to the property requiring such a permit. The permit will comply with all local building codes.
2. Applicant will apply to the Patagonia Town Manager for signage approvals.
3. Exterior lighting will comply with the Santa Cruz County Dark Sky regulations.

**Motion** by Georgette for recommendation for approval to the Town Council; 2nded by Patrick; all approved.

*6.2 Adult Use Marijuana Dispensary 436 Naugle Avenue* (currently owned by Eugene Griego) by Mr Aari Ruben 4426 E Blackridge Tucson, AZ 85712.

Current use is a residence and restaurant. The applicant currently owns and operates a medical marijuana facility in East Tucson. He won one of two Arizona adult marijuana lottery licensees in Santa Cruz County, and proposes to use the existing Cose Buone restaurant building as an adult use marijuana dispensary. The building is under contract for purchase from Eugene Griego. No significant changes to the existing facility are proposed. The facility will contain a showroom, retail sales area, storage space and the existing commercial kitchen, which may be used to make edible product for sale. Marijuana plants may be grown to produce cuttings for sale to individuals who wish to grow marijuana at home. It is not contemplated to perform other processing or lab testing at the facility. Exterior lighting will comply with Santa Cruz County Dark Skies regulations. When fully operational, the facility will operate from 8am to 8pm 7 days a week. It is expected to have 80 to 100 customers per day, which would average 6 to 8 per hour. The facility has only two parking spaces on site, but there is adequate parking along Naugle Avenue.

*Committee discussion*: The site has been a retail business for about 2 decades, but this is a significant change with novel use as a marijuana dispensary. Marijuana use has been legalized in Arizona through public election, and the Town Council has adopted a new ordinance allowing for a marijuana dispensary in Patagonia.

P & D Committee members Todd Norton and Gerry Isaac met with the applicant and inspected the property. They recommend approval of the application subject to the following conditions:

1. Applicant must obtain a Town of Patagonia Building Permit for any interior or exterior alterations to the property requiring such a permit. The permit will comply with all local building codes.
2. Applicant will apply to the Patagonia Town Manager for signage approvals.
3. Exterior lighting will comply with the Santa Cruz County Dark Sky regulations.Continuation of the
4. Continuation of the permit is subject to full compliance with all Arizona, Santa Cruz County and Town of Patagonia laws, regulations, administrative and court decisions regarding Adult Use Marijuana Dispensaries.
5. The Permit will be reviewed annually beginning 12 months after operations commence.
6. The Permit may be revoked if any of these conditions are violated or the Town Council determines that continuation of the permitted activity presents public safety concerns or is not in the public interest. If a revocation is under consideration, the Town Council will give the permit holder a reasonable opportunity to remedy the concerns of the Council.

Discussion: Ms. Carlson lives very close to the proposed dispensary and states there are 10 children living in proximity to the proposed dispensary, and voiced concerns about safety and trash. Mr. Bob Carlson raised the issue of controlled substances laws being enforced.

Mr. Ruben stated that the dispensary complies with state law and there is a friendly political environment-- referring to the recent Town Ordinance. He stated he will provide education on use of products in a socially acceptable way. He will address social issues proactively; will require IDs and will work with law officers to address DUI issues.

Laurie Monti recommended regular monitoring and review by the Town Manager during the 12 month trial period especially as it impacts the neighbors in the surrounding area.

**Motion** recommending approval to the Town Council by Georgette; Patrick seconded. One was opposed. Five were in favor. Motion passed, subject to the conditions and recommendations made.

**6.3 Review and Approve Recommendation to Town Council of Zander Ault’s Use Permit approved at a Prior Meeting May 4, 2021.**

Zander and Heidi Ault write up was presented at the May 4 P&D meeting, and a recommendation to the Town Council for approval was made.

Discussion Patrick raised the issue of having a 12 month review-- given that it is an outside venue. However members note that this is not a novel use and that other similar venues exist in town.

Motion to recommend approval of permit to Town Council made by Georgette, seconded by Patrick; all approved.

**7. Future agenda Item**

*7.1 Town Plan Revisions review working group* meeting June 15th 6pm Zoom meeting and in person. Town Zoom link working meeting with Town Council. Zoom Meeting I.D. 957-511-4862 Password 338501

During this Study Session, the P&D Committee members will meet with Town Council to discuss the Committee’s recommended changes. The Town Council will then set appropriate agenda items and timetables for an open public meeting on the revisions and final action byt the Town Council.

The P&D recommended revisions are available in a mark-up document posted on the Town website under the P&D minutes section with a date of March 4 2020.

*Other Discussion and Recommendations:*

* Review the Santa Cruz County Dark Skies ordinance for existing businesses. Provide a copy of the County ordinance to committee members
* Establish a subcommittee to develop a draft Infrastructure plan for the Town. Volunteers are Gerry, Laurie and Patrick.
* Ask the Town Manager to review the use permit status / requirement for the coffee shop next to Velvet Elvis.
* Sky Island Tourism is addressing and facilitating a discussion on Tourism issues and the Fall Festival on June 24th at 6pm at the Tin Shed.

8:05 PM Move to Adjourn by Laurie Monti; Patrick seconded. All approved.

**Next meeting July 6**

**Supporting Document Attachments**

1. Mary Tolena Use Permit P&D Review
2. Marijuana Dispensary Use Permit P&D Review
3. P & D 20-21 Annual Report