

TOWN OF SPRINGVILLE PLANNING AND ZONING COMMISSION
MEETING MINUTES
November 10, 2020

PRESENT: Chairman Brian Carpenter, Vice Chairman Don Scott, Terry Shove, Theresa Becker

STAFF: Zoning Administrator Tim Rasmussen, Town Manager Joe Jarvis, Town Clerk Kelsi Miller

ADMINISTRATION

1. **CALL MEETING TO ORDER:** Chairman Brian Carpenter called the meeting to order at 3:00 PM.

PUBLIC PARTICIPATION: The following members of the public gave comments and questions regarding the zoning changes for parcels #105-18-021E, and #105-18-021 (New Business items 5 and 6 respectively):

- Kerry Nedrow
- Gary Christensen
- Ryan Lefler
- Doug Henderson
- Stephen Martin

2. **MINUTES:** Minutes from the September 15, 2020, meeting were reviewed. Ms. Shove made a motion to approve the minutes; Vice Chairman Scott seconded. Chairman Carpenter called for a vote; minutes were approved unanimously.
3. **ZONING ADMINISTRATOR REPORT:** Zoning Administrator Tim Rasmussen declined to give a report at this time due to time constraints.
4. **LIAISON REPORT:** Council Liaison Burk was not in attendance; therefore, no liaison report was given.

NEW BUSINESS

5. Ms. Shove motioned to rezone the property at 760 W. Airport Rd. (Parcel #105-18-021E) from L-1, Light Industrial to I-1, Industrial; Ms. Becker seconded the motion and discussion was held. Mr. Rasmussen, in regards to questions and comments from the Commission and the public, explained the purpose of rezoning the property, as well as clarified the difference between L-1, Light Industrial and I-1, Industrial zoning. Chairman Carpenter called for the vote; motion was approved unanimously.
6. Ms. Shove motion to rezone Parcel #105-18-021, the property located adjacent to and south of 760 W. Airport Rd., from L-1, Light Industrial to I-1, Industrial; Vice Chairman Scott seconded the motion, brief discussion was held. Chairman Carpenter called for the vote; motion was approved unanimously.
7. Based upon the passing of agenda item #5, this item, an application for a Conditional Use Permit (CUP) submitted by White Mountains Flower, LLC (previously listed in the agenda as WMW 760 W, LLC) was put before the Commission for discussion and decision.

a) Mr. Rasmussen introduced the item, explaining that the CUP application was for a medical marijuana cultivation, manufacturing, and infusion facility at 760 W. Airport Rd. (Parcel #105-18-021E).

b) Mr. Chris Dodge, and Mr. Steven Petuck introduced themselves as the representatives of White Mountains Flower, LLC. Mr. Dodge and Mr. Petuck explained the cultivation, manufacturing, and infusion processes that would be taking place at the facility. They also answered questions that were asked during the Public Participation portion of the meeting, as well as during their presentation. These questions were regarding the structures that would be built at the facility to include an 8,000 sq. ft. various use building, two Conex type buildings primarily used as offices, and a 50,000 sq. ft. greenhouse for cultivation. They also explained, that according to AZDHS regulations, the facility would be surrounded by a ten-foot solid steel fence. Mr. Petuck clarified issues regarding “sound, smell, and lighting”: with sound they would not be utilizing equipment that would be making any more noise than the nearby lumberyard or airport; smell should not be an issue as they would be utilizing filters in the manufacturing/infusion areas that should help disperse or diffuse the smells; and with regards to lighting that the grow lights, depending on season, would not be on any later than midnight, and should not put off any more “glow” or “hue” than the nearby dome at the high school. Mr. Dodge and Mr. Petuck also answered questions regarding security of the facility (which included closed circuit cameras as well as onsite security personnel 24/7), financial stability, employment opportunities, licensing and the changing of their LLC name. Mr. Jerry Campeau spoke at this time regarding concerns about water usage, wells, and concerns about “run-off” from fertilizers and chemicals that may be used. Mr. Dodge explained that their facility will actually use a smaller amount of water per marijuana plant, and that they should have very little “run-off” because the plants will be grown in containers and not placed directly in the ground. Mr. Campeau had concerns about expansion of the facility and whether or not this would affect wells in the area. Mr. Campeau cited having received letters about radium in the water from the Town, also stating that he wanted something in writing from the Town, in the form of an Ordinance, stating that the Town guarantees the ground water and wells to be safe if this CUP passes. Mr. Jarvis explained to Mr. Campeau that if and when expansion occurs that the issue would come before the Commission and he could voice his (Mr. Campeau’s) concerns to the Commission at that time, and for an Ordinance to be passed it would need to be put before the Town Council for a vote at a later date. As a side note, Mr. Rasmussen also let Mr. Campeau know that the letter he received regarding radium (Tier II) stated that the issue has been resolved and that the Town is in compliance with ADEQ regulations. At this time Mr. Dodge and Mr. Petuck completed their presentation with an explanation of which areas of the property would be utilized for which activities as well as what would be included in “Phase 1” and “Phase 2.”

c) Commissioner Carpenter requested any written comments be read at this time. Mr. Rasmussen stated that no written comments had been received by the Town, however he had received approximately four phone calls regarding the matter and that none of the callers had objections to the matter.

d) The Commission decided that public comments would be limited to three-minute time frames. Mr. Campeau had no further comments, only stated that he wanted his name attached to his previous comments for the record. Mr. Ryan Lefler commented that he had no objections

to the nature of the business, but did have concerns regarding the location as it is so close to his residence, mainly the increase in traffic in the area and that he has children.

e) During the Commission interaction portion Chairman Carpenter requested further clarification regarding traffic and light emitting from the facility. Mr. Dodge and Mr. Petuck stated that traffic should not be an issue as when they are fully staffed there would only be about fifty employees, with employees working two separate shifts and being encouraged to carpool. Vice Chairman Scott requested clarification on the business name changes from the application to currently, Mr. Petuck explained the changes. Mr. Rasmussen at this time reiterated to the Commission that the application was for the business as well as the 10-foot fencing. Mr. Kerry Nedrow at this time requested to know what the “center” parcel was to be used for, with Mr. Dodge responding that the center area would be a “bridge” area and for “making” dirt and cleaning pots. The Commission reminded the audience that no further public comments were being taken on this item.

f) Ms. Shove motioned to approve the application for the cultivation, manufacturing and infusion of medical marijuana at 760 W. Airport Road (Parcel #01-105-021E); Vice Commissioner Scott seconded. Chairman Carpenter called for the vote; motion was approved unanimously.

- 8.** Based upon the passing of agenda item #6, this item, an application for a Conditional Use Permit (CUP) submitted by White Mountains Flower, LLC (previously listed in the agenda as WMW 760 W, LLC) was put before the Commission for discussion and decision. The application is to utilize the property as a medical marijuana cultivation, manufacturing, and infusion facility at Parcel #105-18-021, located adjacent to and south of 760 W. Airport Rd. As this item is identical to item #7 discussion was not repeated. Mr. Stephen Martin did have a question regarding an easement or access to his property that is next to this parcel. Mr. Jarvis stated that they can discuss that matter with Mr. Martin at a later date, not in a public meeting, but that it should not affect his access to his property. Ms. Shove motioned to approve the application for the cultivation, manufacturing and infusion of medical marijuana at Parcel #05-18-021; Ms. Becker seconded. Chairman Carpenter called for the vote; motion was approved unanimously.
- 9.** Ms. Shove motioned to rezone 715 County Rd. (Parcel #104-03-003F), 717 County Rd. (Parcel #104-03-003F), and 719 County Rd. (Parcel #104-03-003D) from C-1, Commercial to R-1, Single Family Residential; Vice Chairman Scott seconded. Discussion was held. Chairman Carpenter called for the vote; motion was approved unanimously.

OLD BUSINESS

- 10.** None

ADJOURNMENT

- 11.** Chairman Carpenter called for a Motion to Adjourn. Ms. Shove motioned to adjourn; Vice Chairman Scott seconded. Unanimous vote to adjourn at 4:50PM.

APPROVAL OF MINUTES:

Chairman Brian Carpenter

Date

Minutes Prepared by Stormy Palmer

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