

**PARK COUNTY BOARD OF COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT**

BOCC Meeting Date: January 4, 2017

To: County Commissioners

Date: December 28, 2016

Prepared by: Jill Falchi, Planning Technician
Sheila Cross, Director of Development Services

Subject: Smart Innovative Solutions, LLC
Retail Marijuana Cultivation License Neighborhood Determination

Request: Request to Determine the Neighborhood for a Retail Marijuana Cultivation License Canvass

License Summary:

Business:	Smart Innovative Solutions, LLC
Applicant & Business Owner:	Smart Innovative Solutions, LLC
Property Owner:	DJSK Property Holdings, LLC
Location:	Tract 4, Castle Commercial Tracts, a minor subdivision, of a portion of Tract One of the Subdivision Exemption Plat being a part of the E ½ of the NW ¼ and the NW ¼ of the NW ¼ lying NE of Hwy 24 of Section 33, Township 12 South, Range 71 West of the 6 th P.M.; addressed as 39475 Hwy 24. See attached Vicinity Map.
Zone District:	Commercial, see attached Zoning Map.
Lot Size:	3 Acres
License Type:	Retail Marijuana Cultivation License

Background:

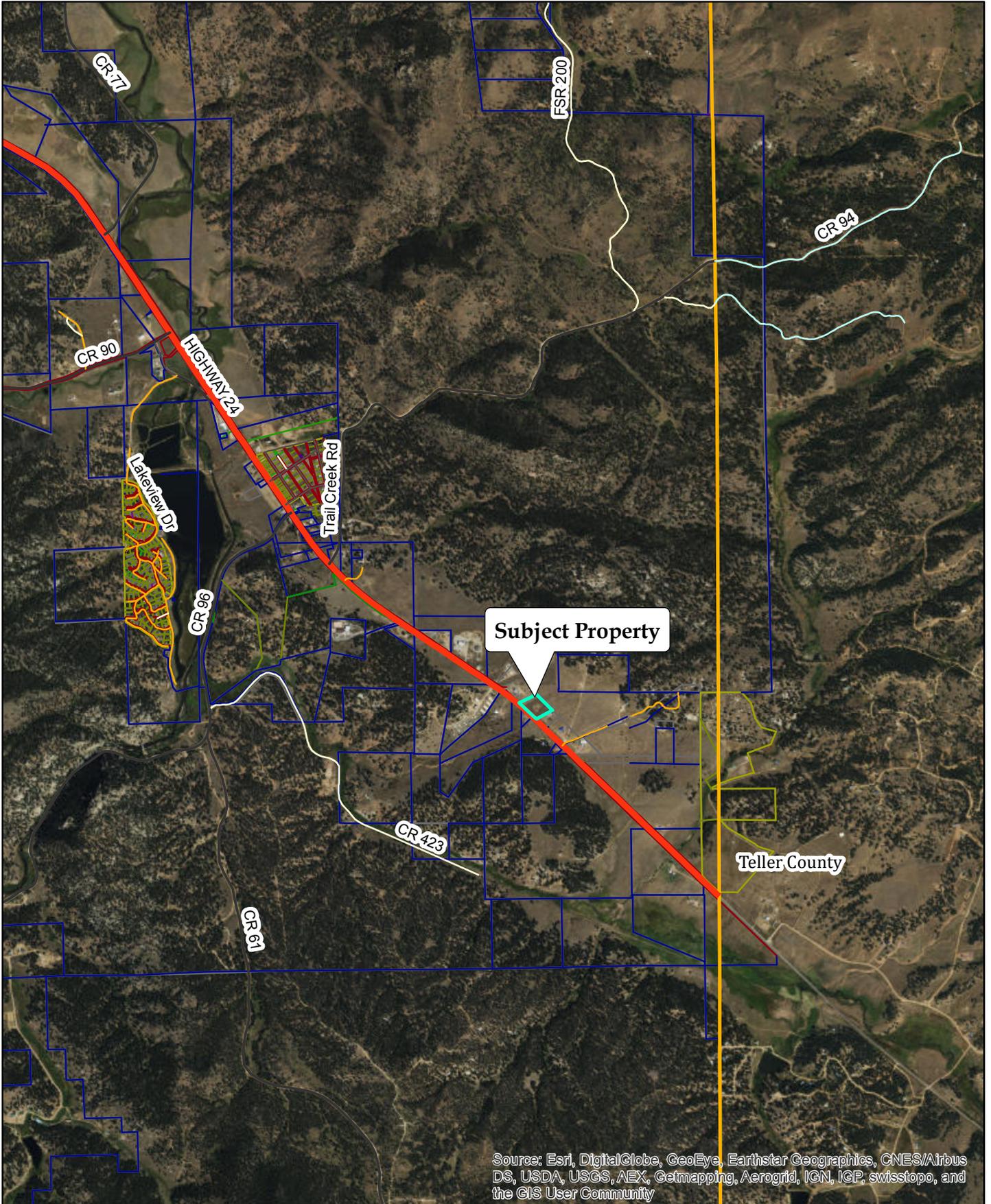
The subject property is a 3-acre lot addressed as 39475 Highway 24, and is approximately 1 mile west of the Teller County border. The applicant is applying for a Retail Marijuana Cultivation License. The property is zoned Commercial (C), which is an appropriate zone district for the proposed use. Adjacent zone districts include Commercial (C) and Residential Estate (R-20), and surrounding zone districts also include Residential (R), Agricultural (A), and Conservation Recreation (C/R). The property meets all setback requirements for marijuana facilities.

Ordinance No. 16-01 requires that the Board of County Commissioners (BOCC) designate the neighborhood affected by a proposed facility, which will then be canvassed either internally or by a third-party approved by the BOCC. Oedipus is currently the only company approved for the required canvassing activities. An ordinance revision to accommodate staff-conducted canvassing is in progress.

Requested Action:

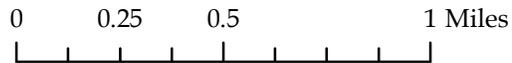
Staff requests that the BOCC designate the neighborhood associated with the pending application from Smart Innovative Solutions, LLC. A Neighborhood Determination Map is provided as Attachment 3 for consideration and reference.

Attachment 1: Smart Innovative Solutions LLC Vicinity Map

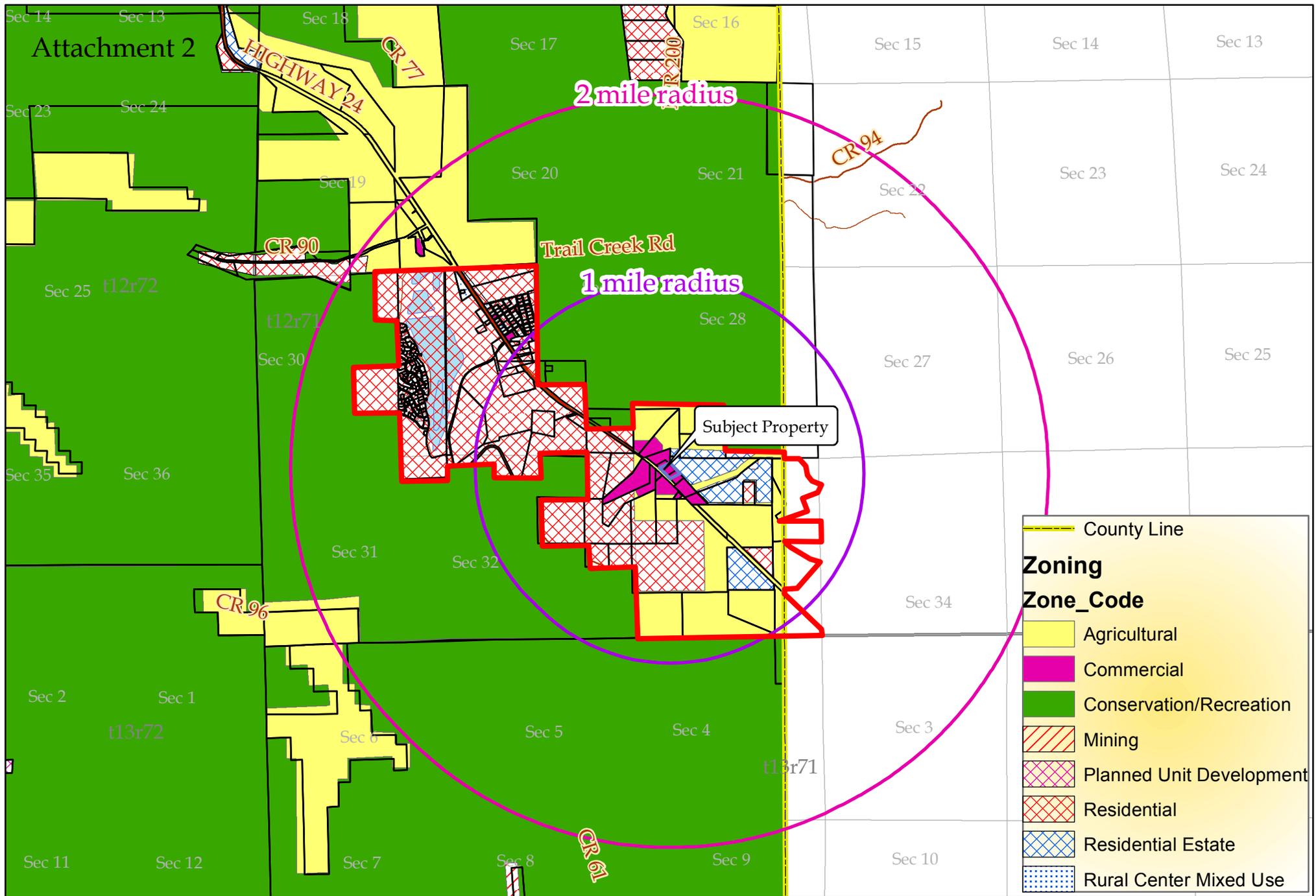


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Date: 12/6/2016

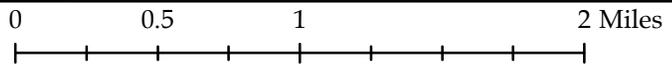


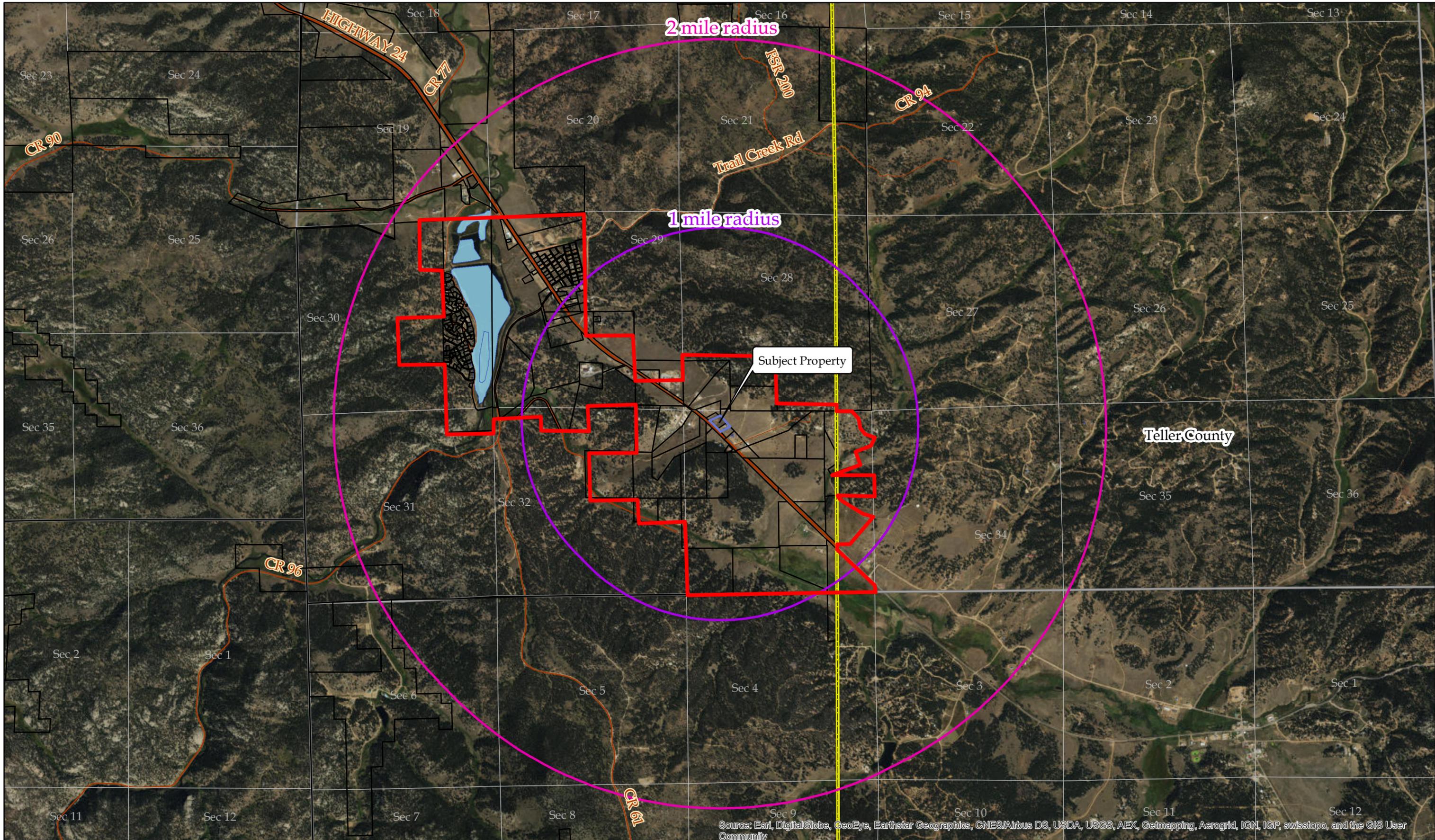
Parcel data should not be considered survey quality. Park County will not be held liable for misuse or misinterpretation of this data. © Park County GIS 2014



Neighborhood Determination

Map 1

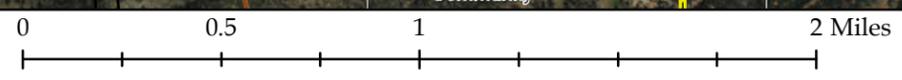




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Neighborhood Determination Map 2



Park County Planning Department

Aerially Photographed in 2013