

2015

MAJOR COMPREHENSIVE PLAN AMENDMENTS

- Work-session for discussion on three Staff initiated Major Comprehensive Plan text Amendments:
 - PZ-PA-003-15: Medical Marijuana Cultivation Land Use Policy,



PZ-PA-003-15

- County wide
- Applicant: County Staff
- **Request: Add a new language regarding medical marijuana outdoor cultivation facilities**



RECAP OF EMERGING ISSUES

- Original MMJ code allowed grow facilities in CB-2, C-3, with substantial size and location limitations, same Comp Plan criteria applied, as today.
- Most recent amendment removed the size restriction of off-site medical marijuana grow processing facilities and allowed outdoor growing (≤five acres outdoor growing area), & substantially expanded eligible properties for SUP.



EMERGING ISSUES

- Grow facilities share several similar operational characteristics industrial uses which need to go in the purple or qualify as an *Alternate Land Use* in the moderate low density designation (yellow).
- Agricultural land uses cannot be regulated allowed everywhere (5 commercial acres)
- Current SUP process require compliance with the Comp Plan, sometimes re-designation is in order



EMERGING ISSUES

- Address grow facilities in a comprehensive planning sense, where do they fit?
- In May, BOS directed staff to develop spectrum of options



DISCUSSION OPTION 1

- Clarification of the existing Comprehensive Plan:
- PG 80

Employment is defined as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution. Power plants and medical marijuana off-site cultivation are also included in this category.



DISCUSSION OPTION 1

- Not a major amendment:
- Effect: Offsite cultivation facilities would have to be located in employment (purple) areas or meet the Alternate Land Use requirements in MLDR



DISCUSSION OPTION 2

- Expand the alternative land uses in MLDR:
- PG 62:
- A large portion of the planning area is designated as Moderate Low Density Residential...(office, light industrial and medical marijuana cultivation) developments are all permitted to some extent without a Comprehensive Plan amendment...



DISCUSSION OPTION 2

- Expand the alternative land uses in MLDR:
- PG 68:
 - Employment Uses (medical marijuana off-site cultivation)
 - Allowed in connection with land used for general agricultural purposes exempted under ARS § 11-812(A)(2) comprising 160 acres or more and with direct access to a proposed or existing principle arterial or higher roadway classification, or
 - Allowed at a freeway interchange at least ¼ mile from an existing or platted single family residential development

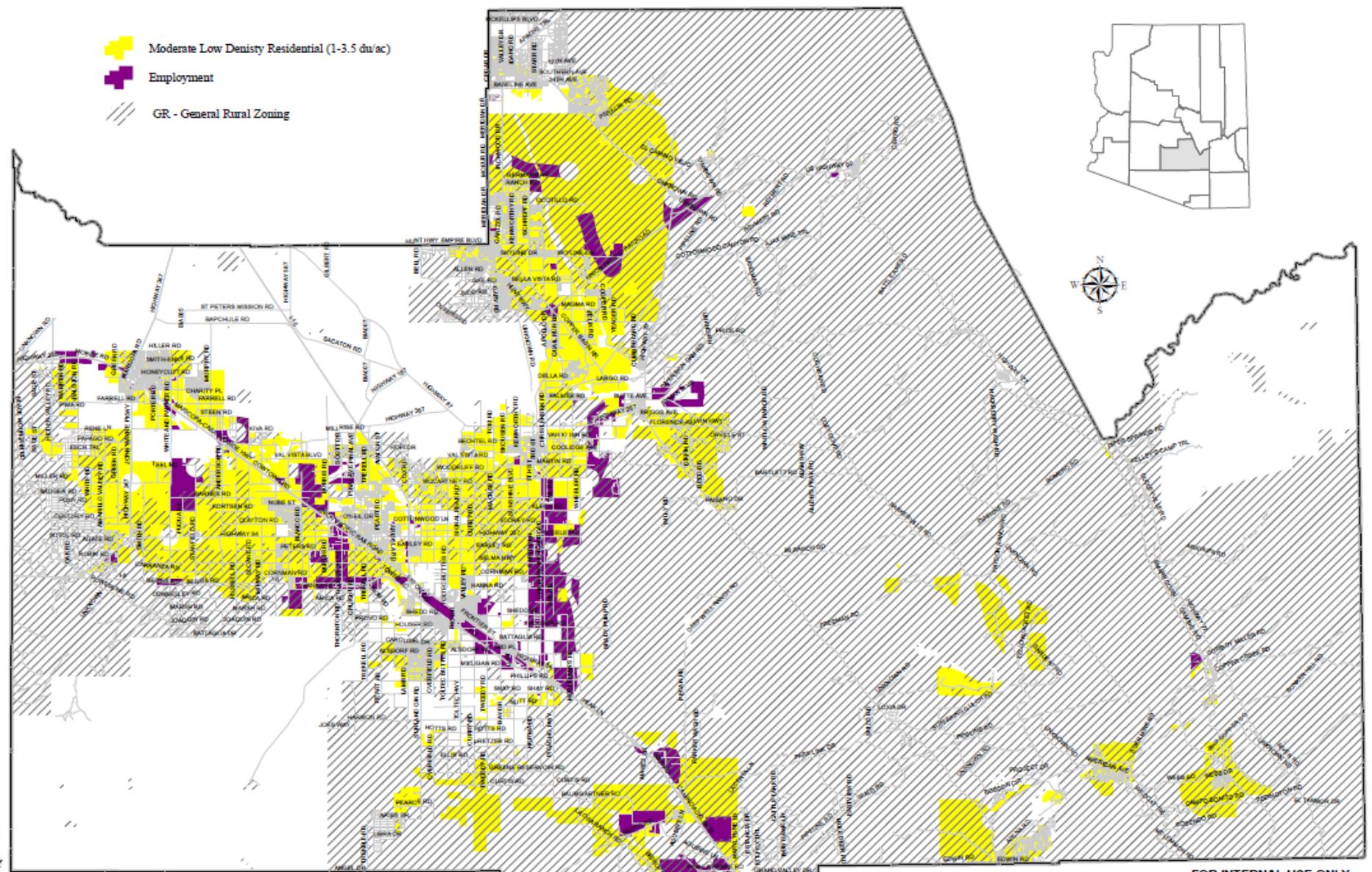


DISCUSSION OPTION 2

- Effect: expands the provision to allow Medical marijuana Cultivation as an employment use in the yellow areas on the comp plan, in addition to where the can already be located
 - Purple and more yellow
 - Alternative land use criteria



-  Moderate Low Density Residential (1-3.5 du/ac)
-  Employment
-  GR - General Rural Zoning



DISCUSSION OPTION 3

- New Commerce Use category *Farm Accessory Uses* (pg 81)
- **Farm Accessory involves non-traditional farming and ranching operations including agri-tourism, agri-business and medical marijuana off-site cultivation on land used for general agricultural purposes exempted under ARS § 11-812(A)(2) comprising 160 acres or more.**
- Completely new set of planning guidelines:



DISCUSSION OPTION 3

- Effect: not shown on the plan, allowed anywhere there is an active 160 acre ARS exempted agricultural use.



DISCUSSION: OPTIONS

- 60 day review is required for Major Amendment Cases (starts on Friday 6/26)
- Sliding scale
- Other/hybrid options?



