

Susanville Planning Commission Minutes
Special meeting
April 18, 2022

Meeting called to order at 6:30 p.m.

Roll Call: Commissioner DeBoer, Commissioner Robinette, Commissioner Sturgeon, Vice Chair Westbrook and Chair Jambois.

1. PLEDGE:

2. APPROVAL OF THE AGENDA: Motion by Commissioner DeBoer, second by Commissioner Sturgeon to approve the agenda. Motion carries: Ayes: DeBoer, Sturgeon, Robinette, Vice Chair Westbrook and Chair Jambois.

3. BUSINESS FROM THE FLOOR: None

4. CONSENT ITEMS: None

5. PUBLIC HEARING:

A Resolution of the Planning Commission of the City of Susanville recommending to the City Council the repeal and replacement of Ordinance no. 19-1017, Ordinance No. 15-100d, Ordinance No. 05-919 and approval of ordinance no. 22-1033 amending municipal code title 17 (zoning) to add chapter 17.150 to regulate the cultivation, distribution, dispensary/collective, manufacturing, nursery, testing, licensing, fees, and transport of commercial cannabis within the City of Susanville zoning districts and establishing standards for their use.

Mr. Mumper explained staff included a robust ad-hoc committee report, which was presented at a community outreach/joint study session with the Planning Commission and City Council.

City staff prepared a detailed report regarding the legal cannabis industry and how the various types of cannabis activities may look if implemented in the City of Susanville. An analysis was also included of the regulatory framework appropriate for the City if the Council elects to move forward with providing legal cannabis operations to establish businesses within the City limits.

Mr. Mumper presented two zoning and buffer maps showing 200-foot and 600-foot radiuses, explaining state law requirements don't allow certain types of uses within certain distances of libraries, schools, public parks, and legally established day cares.

Manufacturing, testing, and distribution could occur outside of a 200-foot buffer map. Indoor cultivation and cannabis dispensaries would only happen outside of a 600-foot buffer. Mr. Mumper clarified any proposed use would take place indoors.

Commissioner Robinette asked if there is an established business testing marijuana, and a resident moves into the adjacent area and wants to open a daycare, would that person be allowed due to the preexisting ordinance.

Mr. Mumper responded the daycare would have to find an alternate location.

He continued that the C-2 zoning district allows dispensaries as proposed in the ordinance, however, it is not proposing indoor growing in C-2, or along Main St. Potentially grows would pop up in Commercial-Light Industrial (CM) and heavy industrial zoning districts. However, the dog park puts out a significant buffer. Until the City expands and increases zoning stock, there is a limited area where you would see dispensaries, especially indoor grows.

There was discussion regarding the Uptown Business District, with the Headstart preschool program throwing out a significant buffer. Mr. Mumper stated the ordinance is written to cap dispensaries at one in the Uptown Business District.

Commissioner Robinette asked how much the City of Shasta Lake generates in revenues.

Mr. Mumper responded the City has one dispensary that allows for testing and hemp grows. The first year's revenue was \$700,00 and it snow \$1.5 million into the general fund, and it has allowed them to hire more police officers, office staff and code enforcement.

Public hearing opened at 6:52 p.m.

Curtis Bortle, who owns the dispensary in the County, commented that commercial cannabis has been proven to generate revenue for municipalities and counties in the State. It has also been proven to be safe enough given the statistical information from the Department of Justice showing there hasn't been a significant crime in those areas. In addition, the National Institution of Drug Research recently reported there hasn't been an increase in teen and adolescent usage in states that have legalized it. He said those are reasons he believes this is a safe enough approach.

He added the county generates \$120,000 from his store in a full 12-month cycle.

Commissioner Robinette asked how many employees he has.

Mr. Bortle responded he has 12 employees and three managers.

Commissioner Sturgeon asked about people hanging around his store.

Mr. Bortle responded the State requires bonded security guards, so every security person he employs has a guard card.

Commissioner DeBoer stated he drives by the store quite often and it isn't a hang-out, people aren't standing around smoking.

Bill Feirabend, commented he has always said legalize, regulate, and tax. He said the community can use the revenue and you can't regulate something that is not legal.

Benny Morrow said he believed this did not fall within the community's mission statement. He continued this isn't what Susanville wants and added this wasn't the way to go about generating income.

Jolene Bruce spoke against the item stating she did not want a dispensary in her back yard, or her beloved City. She concluded that she agreed with everything Mr. Morrow said.

Public hearing closed at 7:06 p.m.

Motion by Commissioner DeBoer, second by Vice Chair Westbrook to approve Resolution 22-1093. Vote poll: DeBoer - aye, Robinette - aye, Sturgeon - aye, Vice Chair Westbrook – aye, and Chair Jambois - aye.

Mr. Mumper provided a brief summary of the Commission's decision.

Chair Jambois stated he appreciated the input from those in attendance.

6. NEW BUSINESS: There was no new business, but Mr. Mumper took that time to explain the Commission expressed interest in changing the meeting time from 6:30 p.m. to 5:30 p.m. Staff will be bringing forth a resolution, however, due to the volume of code enforcement cases, which are already scheduled. Staff will be bringing the item back at the time of reappointment as there are several seats available.
7. CORRESPONDENCE: None
8. COUNTY REFERRALS: None
9. ADJOURNMENT: Motion by Commissioner Robinette, second by to adjourn at 7:10 p.m.

Signed, Chair Wayne Jambois

Respectfully submitted by,

Ruth McElrath, Building Permit Technician

Heidi Whitlock, City Clerk

Approved On: