PLANNING COMMISSION
CITY OF SONORA

April 9, 2018

5:30 P.M.

A regular meeting of the Planning Commission of the City of Sonora was scheduled on this date at 5:30 p.m. in the Sonora City Hall Council Chambers.

The following members were present: Chair, Chris Garnin, Vice-Chair, John Richardson and Commissioners Kevin Anderson and Ron Jensen; Commissioner Gary Anderson was absent.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the March 12, 2018 Planning Commission Meeting, as mailed.

MOTION:	K. Anderson	**SECOND:**	Richardson
VOTE:	**AYES:**	K. Anderson, Richardson, Garnin and Jensen (4)	
	NOES:	None (0)	
	ABSTAIN:	None (0)	
	ABSENT:	G. Anderson (1)	

PUBLIC HEARING:

1) Application for a Text Amendment to Sonora Municipal Code Section 17.60.040, Uses Permitted in specific zones related to cannabis businesses ("Cannabis Zoning Ordinance").

Community Development Director, Rachelle Kellogg, presented the staff report and recommendation. She advised that the City Administrator, Tim Miller, was available to answer questions about the City's new cannabis policies, regulations and process.

City Administrator, Tim Miller, explained the cannabis regulations and procedures adopted by the City Council. He also explained the Planning Commission's role be in processing Cannabis Applications.

Chairman Garnin asked if a Use Permit for a cannabis facility would be reviewed for approval at the staff level, by the City Council or by the Planning Commission.

City Administrator, Tim Miller, stated that it would be considered by the Planning Commission under the same process as all other Use Permits.

Commissioner Richardson asked if the Planning Commission will receive direction from staff when a Use Permit for a cannabis facility comes to them for consideration.

City Administrator, Tim Miller, stated that staff would make a recommendation which will include conditions such as hours, and days of operation, renewal requirements, etc.

Chairman Garnin asked if the City has received any proposals under the Request for Proposal that was released.

City Administrator, Tim Miller, stated that they had received four proposals.

Commissioner Jensen asked if there can be more than one cannabis business operating in the City.

City Administrator, Tim Miller, stated that there may be more than one approved cannabis business, however, there are very few locations within the City that meet the criteria within the Cannabis Ordinance.

Commissioner Kevin Anderson stated that there are very few parcels zoned (ML), Limited Manufacturing within the City. City Administrator, Tim Miller, agreed.

Chairman Garnin opened the public hearing at 5:48 p.m.

David Peters stated that he is opposed to cannabis businesses operating within the City. He asked if the Planning Commission would have the option to deny an application and if the separation distance of 600 feet was always part of the regulations.

City Administrator, Tim Miller, stated that a Use Permit may be denied by the Planning Commission, and that the distance has always been 600 feet.

David Peters stated that he was concerned that the Cannabis Ordinance allowed the use of volatile chemicals for cannabis manufacturing facilities.

City Administrator, Tim Miller, stated that the use of volatile materials would be reviewed by the Fire Department at the time of submittal of an application.

The public hearing closed at 5:54 p.m.

MOTION: To recommend approval to the City Council, Resolution No. 04-09-2018-Approving a Text Amendment to Sonora Municipal Code Section 17.60.040, Uses Permitted in specific zones relating to cannabis businesses ("Cannabis Zoning Ordinance"), subject to the following findings:

MOTION:		Jensen	**SECOND:**	Richardson
VOTE:	**AYES:**	Jensen, Richardson, K. Anderson and Garnin (4)		
	NOES:	None (0)		
	ABSTAIN:	None (0)		
	ABSENT:	G. Anderson (1)		

Findings for Text Amendment:
Based on all of the preceding discussion; it can be found that the Text Amendment:

1. Is consistent with the objectives, policies, general land uses and programs specified in the General Plan;

2. Is in conformity with public convenience, general welfare and good land use practice;

3. Will not be detrimental to the health, safety and general welfare;

4. Will not adversely affect the orderly development of property or the preservation of property values; and

5. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

DISCUSSION ITEM:

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg stated that Ron Jensen's term on the Planning Commission will expire on July 1, 2018 and the City will be advertising for the position. She encouraged Commissioner Jensen to apply for re-appointment. She also stated that there would be a May Planning Commission meeting, as the City has received a Sign Exception Application for the Adventist Health Pavilion.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 5:59 p.m., to the next regular meeting on May 14, 2018.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director