

NEIGHBORHOOD INFORMATION MEETING

Project: 5608 S College Ave Cultivation Facility

Date: 02/05/2015

Planner: Ryan Mounce

Applicant: David Schmidt

Started at 6:00 pm

City staff began by reviewing the agenda for the meeting and overview of the development review process. City staff explained why the neighborhood meeting was not required and that the project is currently under review by the city. City staff concluded with the next required steps moving forward before scheduling the public hearing.

The audience included 3 additional people not including city staff and the applicant's team. Applicant rearranged room for a more informal setting and then proceeded with an Introduction of the applicant's team.

Questions (Attendee): Is the name going to be 5601 S College

Response (Applicant):No, that is the address and the name of the development project. There will be no signage on the building.

Comment (Applicant):Typical meetings like these are for new buildings. This application is really for the change of use and minor upgrades for the site. We can explain what we plan. We are relocating the parking in the front and the rest of the exterior of the building will remain about the same. There will be some storm-water treatment on the back.

Question (Attendee):We have some storm-water issues because of Walmart. Where is Walmart relative to the site? I don't anticipate this business having an impact but every little bit helps

Response (Applicant): This project will help reduce the storm-water runoff by reducing parking and

Question (Attendee): As a neighbor next door, this is important to the neighborhood. A previous MJ facility was there in the building that was broken into and some of my tenant's vehicles were broken into. They stole a saw and went into the building and stole stuff. What protection are you doing to protect us as a neighbor?

Response (Applicant): The previous people were not doing using the building legally. We will follow the check list of security requirements and there will be eyes on the site 24x7.

Comment (Attendee): Well that is good.

Question (Attendee): Are you the building next door to them?

Response (Attendee): Yes, that is the concern I have that we do not have buildings broken into.

Response (Applicant): We will follow the guidelines but if someone wants in they will get in. The PD will know about the location. They will be responsive when they get a call

Comment (Attendee): I am not against this but I want to know that PD will be responsive

Response (Applicant): The check list is pretty intensive the lighting will meet code and security will have cameras.

Comment (Attendee): We have children in the building and we want to ensure people there will not be trouble.

Response (Applicant): I can't guarantee that there will not be trouble but the PD has stated to me they will be responsive.

Comment (Attendee): The people there before slept there.

Response (Applicant): We will not operate like the previous tenant we are going to meet the requirements. The people going in and out will be badged.

Question (Attendee): The other question on the tax issue. I am too old to think about all the things but I am worried about something like this getting into the area and will ruin our property values.

Response (Attendee): This will increase it, if you leased your property to MJ you will increase your rent

Response (Applicant): I have tried to improve the building.

Comment (Attendee): You have been straight forward. Our changing society has growing issues of vagrancy there are new issues in the area because of Redtail. It is not just Fort Collins, vagrancy all up and down the front range is increasing.

Response (Applicant): The PD as assured me they will respond. The State and City has the PD keeping track of these businesses. I am sensitive to the change so I have been straight forward.

Comment (Attendee): My father-in-law was very excited about this change.

Comment (Attendee): What is the same impact for liquor stores? Does the City require a higher level of security?

Response (Applicant): We are not advertising on our store so we are unlike a retail liquor store.

The liquor does not have the same process but they have a liquor license.

People will find out what is happening in the building. I will do my best that it does not get broken into. But I cannot guarantee that it will not. We are looking at the landscaping so it does not create places to hide.

Question (Attendee): There should be chairs for the employees to sit maybe on the back. Are you having a detention pond?

Response (Applicant): We are doing a small pond on the back; it is a little berm to regulate the low flows. We are only trying to produce a little water quality.

Question (Attendee): What do you own? And what is this

Response (Attendee): It is a building we were going to be built. But we were required to build to road and my brother in-law passed away and nothing has happen since then. John Mcoy owns this land between mine family's land and these buildings.

Comment (Attendee): When there was a flood the residents here parked in my lot and then walked

Question (Attendee): How bad was that flood in 97?

Comment (Attendee): That was the one that destroyed CSU and killed people.

Question (Attendee): How was that comparable to the 2013.

Response (Attendee): Nothing like it.

Question (Attendee): When did we get annexed into the City of Fort Collins

Response (Attendee): That was not a good time. They wanted us in for the money, Whoever higher up made the decision didn't talk to their departments.

Response (Applicant): I find that hard to believe.

Comment (Attendee): Well our streets are disintegrating and they City will not help out. They need to do a special tax district, which can be difficult. The city streets department has talked about compromise, but the city still does not have the resources to maintain it. That is why I say they didn't talk to the departments

Question (Attendee): How many homes in fossil creek?

Response (Attendee): 253 home owners in the Fossil Creek Subdivision.

Question (Attendee): What happens to you guys when CDOT increases the highway

Response (Applicant): We are already intending to improve the front with a lawn area CDOT does not want the frontage road, but we do not see that being realistic.

When I talk to CDOT 2025 is the target date of when CDOT would do some improvements You can see why the frontage rd. stopped because it would have required a massive amount of fill.

Question (Applicant): Larry are you still comfortable about our verbal agreement about the cross access?

Response (Attendee): Yes, I ok if you type it up but I do not want it recorded. You are OK with that?

Response (City Staff): Yes, because there is no requirement for parking

Question (Attendee): Who is to the east of those other buildings?

Response (Attendee): The Q-doba event center. And the a giant parcel that had proposal for residential but did not go forward.

Response (Attendee): I think there are drainage problems on that other site.

Question (Applicant): Larry anything else you want to address?

Response (Attendee): NO, they sent me a map already.

Question (Attendee): Are you against MJ?

Response (Attendee): Yes.

Question (Attendee): How about Alcohol?

Response (Attendee): Against it too. I am a native American and an odd ball because I am against all of it.

Comment (Attendee): The whole MJ I think will be a non-issue

Question (Attendee): Linda how long have you been in the process

Response (Applicant): We have owned the building since March 1 of last year

Question (Attendee): That is how long you been in the process

Response (Applicant): It has been.

Comment (Attendee): There are few places that allow a grow and dispensary. We are interested in the MIP

Comment (Applicant): We had a lab that was want to do the testing but they do not want that much room of the building

Question (Attendee): What are the credentials of the tenants?

Response (Applicant): They have a license issued from the city. Now the previous owner was growing for a dispensary somewhere else. The City only has 13 dispensaries I think. MMJ was in, then voted out, then voted back in, then the recreational MJ are allowed in the existing MMJ dispensaries.

Comment (Attendee): Their costs are a lot higher because they are a cash only business.

Comment (Applicant): This building is only a grow facility so there will not be large sums of cash. I started talking to Larry 6 months ago about the possibility, to be a good neighbor.

Comment (Attendee): Our relationship has been forthcoming and honest and up front, but my concern is when you are out of the picture.

Response (Attendee): Look at this way, because they have been involved with the City, the City will be watching.

Comment (City Staff): The next steps they will be another notice to a public hearing.

Question (Attendee): Are the license dates have an end date?

Response (Applicant): You have to renew it every year.

Comment (Attendee): So that is another check point.

Question (Attendee): Are the City codes different from the state?

Response (Applicant): Yes, each city has their own and Fort Collins has done a good job.

Comment (Attendee): I just want to say I wish them well.

Comment (Attendee): You had some good questions you should be on the HOA.

Response (Attendee): I am on the board

Question (Attendee): Has anyone contacted you?

Response (City Staff): No one has contacted me. We sent out about 113 notifications to the surrounding neighbors.

Response (Applicant): RAM trash does know. They called and discussed and then tried to get my business. He was familiar with how to dispose of things associated with the MJ business.

Meeting closed at 7:09pm