

**CITY OF PAGE PLANNING AND ZONING COMMISSION**  
**CITIZEN REVIEW SESSION NOTICE**

Pursuant to ARS 9-462.03, **NOTICE** is hereby given of a proposed change in the standards governing land uses in the City of Page. The City of Page will consider a proposed amendment to permit retail marijuana dispensaries in the Service Commercial zoning district with a Conditional Use Permit and accompanying regulations as further described below. Further, **NOTICE** is hereby given to the Planning & Zoning Commission, and to the general public that the City of Page Planning & Zoning Commission will hold a citizen review session during a public meeting on **June 15, 2021 at 5:30 PM**, in the Council Chambers located at City Hall, 697 Vista Avenue, Page, AZ.

Those interested in commenting may appear in person as outlined below, however interested parties may also submit written comments prior to the public meeting that will be read into the record. Written comments can be dropped off to the City of Page Community Development Department, ATTN: TXT 21-001, 697 Vista Ave, Page, AZ 86040 or via email to [planning@pageaz.gov](mailto:planning@pageaz.gov) with TXT 21-001 in the subject line.

The purpose of the citizen review session is to gather information from the public regarding the following:

**Amendment to the Zoning Code: TXT 21-001**

The City of Page is proposing an amendment to § 152.028 Business and Industrial Districts, section C, Table 2.4-1: Table of Allowed Uses for Business and Industrial Districts. The amendment would allow for the operation of retail marijuana dispensaries with a Conditional Use Permit and add the Supplemental Use Regulations in § 152.045(DD) below.

<i>Table 2.4-1: Table of Allowed Uses for Business and Industrial Districts</i>					
<i>Use Category</i>	<i>Specific Use Type</i>	<i>P = Permitted Use C = Conditional Use NP = Not Permitted</i>			
		<i>Business and Industrial Zoning Districts</i>			
		<i>BP</i>	<i>SC</i>	<i>IP</i>	<i>Supplemental Use Regulations</i>
	Medical <b>and/or Recreational</b> Marijuana Dispensary, Operation or Cultivation	NP	C	NP	§ 152.045(O) and <b>152.045 (DD)</b>

§ 152.045 (DD) RETAIL MARIJUANA DISPENSARY (“MARIJUANA ESTABLISHMENT”)

(1) THE DEFINITIONS SET FORTH IN § 95.02 SHALL APPLY IN THIS SECTION UNLESS, CLEARLY FROM THE CONTEXT, A DIFFERENT MEANING IS INTENDED. WORDS USED IN THE PRESENT TENSE INCLUDE THE FUTURE TENSE, WORDS IN THE PLURAL NUMBER INCLUDE THE SINGULAR NUMBER, AND WORDS IN THE SINGULAR NUMBER INCLUDE THE PLURAL NUMBER.

(2) IT SHALL BE UNLAWFUL FOR A PERSON TO OPERATE A MARIJUANA ESTABLISHMENT AT ANY LOCATION WITHIN THE CITY WITHOUT OBTAINING A CONDITIONAL USE PERMIT FROM THE CITY.

(3) TO OBTAIN A CONDITIONAL USE PERMIT, THE MARIJUANA ESTABLISHMENT LOCATION SHALL NOT BE CLOSER THAN 1,200 FEET FROM THE BOUNDARIES OF A

RESIDENTIAL ZONING DISTRICT OR USE, THE PROPERTY LINES OF ANY PUBLIC OR PRIVATE SCHOOL, PUBLIC PARK OR PLAYGROUND, OR CHURCH OR NON-COMMERCIAL ESTABLISHMENT OWNED OR OPERATED BY A BONA FIDE RELIGIOUS ORGANIZATION.

(4) IN ADDITION, THE MARIJUANA ESTABLISHMENT SHALL NOT BE LOCATED WITHIN 2,000 FEET OF ANY ADULT ENTERTAINMENT BUSINESS, MARIJUANA ESTABLISHMENT, MEDICAL MARIJUANA DISPENSARY OR MEDICAL MARIJUANA CULTIVATION LOCATION AND SHALL DISPLAY NO SIGN VISIBLE FROM THE EXTERIOR EXCEPT FOR A SIGN IDENTIFYING THE BUSINESS AS A MARIJUANA ESTABLISHMENT LOCATION. ALL SIGNAGE SHALL ALSO ADHERE TO THE REQUIREMENTS OF § 152.058. THE MARIJUANA ESTABLISHMENT SHALL EXCLUDE PERSONS LESS THAN 18 YEARS OF AGE FROM ITS PREMISES. NO MATERIALS DEPICTING MARIJUANA PLANTS OR MARIJUANA USE SHALL BE VISIBLE FROM THE EXTERIOR OF THE MARIJUANA ESTABLISHMENT.

(5) ALL DISTANCES SHALL BE MEASURED IN A STRAIGHT LINE, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS, FROM THE PROPERTY LINE OF THE BUSINESS TO THE NEAREST PROPERTY LINE OF ANOTHER ADULT ENTERTAINMENT BUSINESS, MARIJUANA ESTABLISHMENT, MEDICAL MARIJUANA DISPENSARY, MEDICAL MARIJUANA CULTIVATION LOCATION, SCHOOL, CHURCH, PUBLIC FACILITY, RESIDENTIAL DISTRICT OR USE OR OTHER USE SPECIFIED IN THIS REGULATION.

(6) *RETAIL MARIJUANA SITE.* ON-SITE AND DRIVE THROUGH SERVICES ARE PROHIBITED. APPLICANTS SEEKING A CONDITIONAL USE PERMIT SHALL PROVIDE THE NAME AND LOCATION OF THE OFF-SITE CULTIVATION LOCATION OR SOURCE, PROCEDURES FOR PROPER DISPOSAL OF MARIJUANA REMNANTS OR BY-PRODUCTS (NOT TO BE THE MARIJUANA ESTABLISHMENT'S EXTERIOR REFUSE CONTAINER), A SECURITY PLAN, AND A PLAN TO PROHIBIT THE EMISSION OF ODORS FROM THE MARIJUANA ESTABLISHMENT INTO THE ENVIRONMENT. THE MARIJUANA ESTABLISHMENT MUST BE A PERMANENT BUILDING (NOT A HABITABLE TRAILER, CARGO CONTAINER OR MOTOR VEHICLE) WITH A MAXIMUM AREA NOT TO EXCEED 1,000 SQUARE FEET. OPERATING HOURS SHALL NOT BE EARLIER THAN 8:00 A.M. AND NOT LATER THAN 8:00 P.M. MARIJUANA SHALL NOT BE CONSUMED ON THE PREMISES OF THE MARIJUANA ESTABLISHMENT, INCLUDING ANY ACCESSORY STRUCTURES, PARKING LOT OR PARKING AREAS.

(7) WITH REGARD TO A RETAIL MARIJUANA ESTABLISHMENT IDENTIFIED IN § 95.02(N)(2) OR (3), APPLICANTS SEEKING A CONDITIONAL USE PERMIT SHALL PROVIDE THE NAME AND LOCATION OF THE OFF-SITE DISPENSARY, PROCEDURES FOR PROPER DISPOSAL OF MARIJUANA REMNANTS OR BY-PRODUCTS (NOT TO BE THE ESTABLISHMENT'S EXTERIOR REFUSE CONTAINER), A SECURITY PLAN, AND A PLAN TO PROHIBIT THE EMISSION OF ODORS FROM THE ESTABLISHMENT INTO THE ENVIRONMENT. THE CULTIVATION LOCATION MUST BE A PERMANENT BUILDING (NOT A HABITABLE TRAILER, CARGO CONTAINER OR MOTOR VEHICLE) WITH A MAXIMUM AREA NOT TO EXCEED 2,000 SQUARE FEET UNLESS OTHERWISE SHOWN BY THE APPLICANT AND APPROVED THROUGH THE CONDITIONAL USE PERMIT PROCESS THAT ADDITIONAL AREA IS NEEDED. THE CULTIVATION LOCATION SHALL NOT BE OPEN TO THE PUBLIC AND RETAIL SALES AT THE CULTIVATION SITE ARE PROHIBITED. MARIJUANA SHALL NOT BE CONSUMED ON THE PREMISES, INCLUDING ANY ACCESSORY STRUCTURES, PARKING LOT OR PARKING AREAS.

(8) MARIJUANA ESTABLISHMENTS SHALL COMPLY WITH APPLICABLE LAWS TO SAFELY AND SECURELY ENGAGE IN EXTRACTION PROCESSES.

Upon request, accommodations will be provided to allow individuals with disabilities to attend public meetings. For more information, please contact the City Clerk at 928-645-4221.

Dated this 24th day of May 2021.

**Maryam Moeinian,**  
Planner, City of Page