PLANNING COMMISSION

441 3rd Street, Mead
Wednesday, December 18, 2024

AGENDA

6:00 p.m.
REGULAR MEETING

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2aqr40JTBOoPZyNdtM0pA

1. **Call to Order – Roll Call**
   Chairman Ryan Sword
   Chair Pro Tem Karen Peterson
   Commissioner Gerald Abshier
   Commissioner Charles Gehringer
   Commissioner William Jorgensen
   Commissioner Alternate Chad Rademacher
   Commissioner Alternate Timothy Corliss
2. **Pledge of Allegiance to the Flag**
3. **Review and Approve Agenda**
4. **Informational Item**
   a. Clarify Article IV, Section 5 of the Planning Commission Procedures and Rules of Order, regarding Quorum
5. **Public Comment:** *3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.*
6. **Approval of Minutes**
   a. Approval of July 17, 2024 Meeting Minutes
7. **Public Hearing**
   a. **Public Hearing: Code Amendments Natural Medicine**
      i. **Resolution No. 04-PC-2024 -** A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval to the Board of Trustees of Certain Amendments to the *Mead Municipal Code* Establishing Development Standards for Natural Medicine Businesses.
8. **Adjournment**

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact the Town Clerk's Office at 970-805-4182 within 48 hours prior to the meeting in order to request such assistance.

Agenda Item Summary

MEETING DATE:	December 18, 2024
SUBJECT:	Clarify Article IV, Section 5 of the Planning Commission Procedures and Rules of Order, regarding Quorum
PRESENTED BY:	Silvia Buchenic, Assistant Town Attorney

SUMMARY

The Planning Commission adopted procedures and rules of order ("Rules") by resolution on October 17, 2018, as authorized by Section 2-7-40 of the Mead Municipal Code. The Rules were most recently amended to provide that a quorum is a majority of any of the Planning Commissioners in office (including alternates). The prior maximum possible number of Commissioners was six (6). Subsequently, the Mead Municipal Code was amended in 2023 to add an alternate Commissioner, for a total of five (5) regular and two (2) alternate Commissioners. Staff would like to clarify Article IV, Section 5 of the Rules that a quorum still requires that at least three (3) Commissioners be present.

LEGAL CONSIDERATIONS

The Planning Commission may amend the Rules by a vote of at least 4 Commission members, in accordance with Article VII of the Rules. Any proposed alterations must be submitted to the Planning Commission in writing at the regular meeting preceding their adoption. This Agenda Item constitutes a first submittal in writing in accordance with Article VII of the Rules.

STAFF RECOMMENDATIONS

No action is required at this time. A resolution to approve the proposed change to the Rules will be introduced at the subsequent meeting of the Planning Commission.

ATTACHMENTS

- Redline version of the Rules including the proposed change to Article IV, Section 5

TOWN OF MEAD PLANNING COMMISSION
PROCEDURES AND RULES OF ORDER

ARTICLE I – AUTHORITY

The Town of Mead Planning Commission (the "Planning Commission" or "Commission") has been established under the authority of Article VII of Chapter 2 of the ***Mead Municipal Code*** (the "Code"). Sec. 2-7-40 of the Code authorizes the Planning Commission to adopt procedural rules for the conduct and transaction of its business. The Commission hereby adopts these Procedures and Rules of Order (the "Rules" or the "Commission Procedures").

ARTICLE II – MEMBERS

SECTION 1. APPOINTMENT OF PLANNING COMMISSION MEMBERS AND TERMS

The Planning Commission shall consist of five (5) regular members and two (2) alternate members. All members shall be appointed by the Board of Trustees in accordance with Article VII of Chapter 2 of the Code. The terms of office of all Planning Commission members shall be as set forth in Sec. 2-7-30 of the Code.

SECTION 2. CONFLICTS OF INTEREST

Any Planning Commission member shall disclose a personal or financial conflict of interest in accordance with § 24-18-101, *et seq.*, C.R.S., as amended. As a general matter, Planning Commission members shall not disclose or use confidential information acquired in their official duties to further substantially their financial interests or accept gifts of substantial value which would tend to influence a reasonable person from departing from the faithful and impartial discharge of his or her public duties, or which is offered for the purpose of rewarding the member for an official action. Planning Commission members shall not perform official acts which may have a direct economic benefit on a business or other undertaking in which they have a direct or substantial financial interest.

Planning Commission members who have a personal or private (e.g., financial) interest in a matter pending before the Planning Commission shall disclose such interest to the Planning Commission, shall not vote on the matter, and shall not attempt to influence the decision of other Commission members. Commission members may request legal advice from the Town Attorney through the Town Manager in determining whether a personal or private interest would prevent the Commissioner from voting on a matter.

ARTICLE III – PLANNING COMMISSION OFFICERS

SECTION 1. OFFICERS

The Chairman and Chairman Pro Tem shall constitute the officers of the Planning Commission. The Chairman shall be the presiding officer of the Commission. In the absence of the Chairman, the Chairman Pro Tem shall be the presiding officer of the Planning Commission. A representative of the Planning and Zoning Department shall serve as the Secretary to the Planning Commission. The Commission, by majority vote, shall approve the minutes, and the Secretary is authorized to attest to the Planning Commission minutes as being accurate. In the absence of the Chairman, the Chairman Pro Tem may sign any documents

required to be signed by the Chairman. Commission officers shall perform such other duties as may be required or assigned by the Code or these Commission Procedures.

SECTION 2. ELECTION OF OFFICERS

At its first regular meeting of each calendar year, the Planning Commission will elect from its regular members a Chairman and a Chairman Pro Tem in accordance with Sec. 2-7-40 of the Code. This shall be the first order of business at that meeting. Any member may nominate any member, including themselves, and no second shall be required. Any nominee may decline the nomination. After nominations, each officer shall be elected by a majority vote of the Commission. Until one person has received the vote of a majority of all members of the Commission, successive votes will be taken. Once the officers are elected, they will preside in their respective positions over all Commission meetings. All duties of the Secretary, other than attesting to the minutes and other records of the Commission, are delegated to Town staff who shall serve as the "Recording Secretary".

SECTION 3. TEMPORARY PRESIDING OFFICER

In the case of the absence of the Chairman and Chairman Pro Tem, the Secretary, being a representative of the Planning and Zoning Department, shall call the Planning Commission to order and call the roll of the members. The Commission shall proceed to elect, by a majority vote of those present, a presiding officer of the meeting to act until the Chairman or Chairman Pro Tem appears.

ARTICLE IV – PLANNING COMMISSION MEETINGS

SECTION 1. REGULAR PLANNING COMMISSION MEETINGS

The Planning Commission shall meet in regular session at least once per month, in accordance with Sec. 2-7-40 of the Code provided there are scheduled cases and/or general business items for discussion. When a scheduled meeting falls on a holiday which is officially recognized by the Town of Mead or there is a conflict with a Board of Trustees meeting, the regular meeting shall be cancelled, and the Planning Commission may, at the Commission's discretion, reschedule the regular meeting for another date and time upon consultation with Town staff. Town staff will notify the Planning Commission of a cancelled meeting in the event there are no scheduled cases or other general business items. As necessary, additional special meetings of the Planning Commission may be called by the Chairman of the Commission or by any three (3) members of the Commission in order to accommodate timely consideration of cases or other matters pending before the Commission.

SECTION 2. CONTINUED MEETINGS/HEARINGS

Any meeting of the Planning Commission, including hearings, may be continued to a time and date certain, but no continuance shall be for a longer period than thirty (30) days, unless requested by the applicant. Any continued meeting shall be scheduled to occur prior to the Commission's next regular session. A hearing that is continued or tabled indefinitely shall not be permitted.

SECTION 3. EXECUTIVE SESSION

In accordance with the Colorado Open Meetings Law (§ 24-6-401 *et. seq*., C.R.S.), the Planning Commission may meet in executive session under the following rules of procedure: (a) an executive session

may be convened on a vote by two-thirds of a quorum present at either a regular or special meeting; (b) attendance at the executive session shall be limited to the members of the Commission and Staff members required for advice and information; (c) no formal action shall be taken on any matter under discussion; (d) the items which may be discussed are those dealing with: (1) the purchase, acquisition, lease, transfer, or sale of any property interest; or (2) conferences with the Commission's attorney for the purpose of receiving legal advice on specific legal issues; and (e) the executive session shall be recorded in the same manner its regular meetings are recorded. Other executive session topics, as enumerated in § 24-6-402(4), C.R.S., may be discussed by the Commission; however, it is the Commission's intent that the use of executive session be limited, to the maximum extent possible, to the specific topics identified above.

SECTION 4. MEETINGS TO BE PUBLIC

All regular meetings of the Planning Commission shall be open to the public as required by the Colorado Open Meetings Law. Meetings at which three or more Commission members are present, and during which any public business is discussed or any formal action may be taken, are considered open to the public and shall be noticed as such in conformance with the Colorado Open Meetings Law. Planning Commission members may use electronic mail to communicate with each other and Town Staff. Electronic mail, however, should not be used to discuss the merits of a pending application or to elicit members' reactions to a pending application because such correspondence might be deemed a "meeting" under the Colorado Open Meetings Law, thereby necessitating public notice and provision for public participation.

SECTION 5. QUORUM

Any three ~~majority~~ of the members of the Planning Commission in office at the time shall constitute a quorum for the transaction of business at all Commission meetings. In the absence of a quorum, a lesser number may adjourn a meeting or continue a meeting to a later time or date; and, in the absence of all members, the Secretary may adjourn a meeting or continue a meeting. In the event any meeting is continued to a later date, the Secretary shall prepare and cause to be delivered to each member of the Commission timely notice setting forth the date and hour to which such meeting has been continued.

SECTION 6. CANCELING MEETINGS

At a regularly scheduled meeting, Planning Commission members may vote to cancel a future meeting when it has been determined that there are no cases or business items scheduled.

ARTICLE V – CONDUCT OF MEETINGS

SECTION 1. DECORUM AND ORDER

The presiding officer shall preserve decorum and decide all questions of order, subject to appeal to the Commission. If a Planning Commission member transgresses the Rules, the presiding officer shall call the member to order, in which case they shall relinquish the floor unless permitted to explain.

SECTION 2. ORDER OF BUSINESS

The business of all regular meetings of the Planning Commission shall be transacted generally in the following order unless the Planning Commission by a vote of at least two-thirds of the members present shall suspend the Rules and change the order.

1. Call to order
2. Roll call of members
3. Pledge of Allegiance
4. Additions and/or amendments to the agenda*
5. Disclosure of conflicts of interest
6. Approval of minutes of preceding meeting(s)
7. Public forum (public comment, 3 minute time limit per speaker)
8. General Business
9. Public Hearing
10. Action Items
11. Staff Update
12. Adjournment

**No new application or other matter which requires a hearing in front of the Planning Commission may be added to the agenda. The agenda for all regular meetings of the Commission may be amended by the Commission, or items added thereto, that involve matters involving general commission business or items that are administrative in nature*.

SECTION 3. VOTING

A. Passage and Failure of Motions. A roll call vote of each member shall be taken by the Secretary upon all motions and entered upon the minutes of the Planning Commission proceedings. Each member, other than those members who have disclosed a conflict of interest in accordance with Article II of these Rules, shall vote on all motions pending before the Commission. Any member may explain his or her vote after the motion is made or after the vote is taken. A motion shall pass if it receives the affirmative votes of a majority of Planning Commission members present and voting. Any motion for approval or recommendation of approval failing to receive a majority vote shall result in denial or recommendation of denial as the case may be.

The alternate members shall sit with the Planning Commission and participate in discussions as though a regular member. The alternate members may only vote in the event a regular member is unable to vote.

B. Tie Votes. In the case of a tie in votes on any affirmative motion (e.g., a motion to recommend approval), the proposed action shall be declared by the presiding officer as denied. However, a tie in votes upon a negative motion (e.g., motion to recommend denial) shall not be construed to constitute approval and, in such event, a Commission member is encouraged to make an affirmative motion to resolve the matter.

C. Straw Poll Votes. Straw poll voting of Planning Commission members occurring outside the Commission meeting is prohibited. The Planning Commission may act only in the context of a duly noticed regular or special meeting.

SECTION 4. ATTENDANCE

A. Attendance Required. Planning Commission members are expected to attend all regular and special meetings. Three or more *unexcused* absences by a Commission member from regular meetings

in a particular year shall be considered unacceptable and shall be cause for further action as provided herein. A written report signed by the Commission Chairman and Secretary shall be sent to the Board of Trustees concerning any member of the Commission who has three or more *unexcused* absences from regular Commission meetings in a particular year, for a determination as to whether this should be cause for removal of that member from the Commission pursuant to Sec. 2-7-30(d) of the Code.

B. Excused from Attendance. In the event any member of the Planning Commission is unable to attend any meeting of the Commission, such member is requested to make a reasonable effort to so advise the Secretary or Chairman in advance of the meeting. The Chairman shall excuse an absence of any member where the Commission member contacted the Secretary or Chairman at least 24 hours in advance of the meeting regarding the reason for the absence or announced a scheduled absence at a previous meeting of the Commission.

C. Excused During Meeting. No member may leave a Commission meeting without permission from the presiding officer.

SECTION 5. HEARING PROCEDURES

A. General. Hearings required by the Code, including but not limited to hearings on proposed re-zonings, shall be conducted in general accordance with the procedures set forth in this Section. Deviations from these procedures that do not substantially affect the fairness and outcome of the hearing shall be permitted and shall not jeopardize or in any way nullify the hearing or the Planning Commission's decision.

B. Procedures. The presiding officer, in the order indicated, will:

1. Open the hearing and read the title of the item/application into the record.
2. Generally explain the hearing procedures.
3. Establish, when determined to be necessary, reasonable time limits for the hearing and reasonable time allocations to be established therein. As a general proposition, a three (3) minute time limit shall be the customary and appropriate time limit for individuals and a five (5) minute time limit shall be the customary and appropriate time limit for persons representing groups or organizations. An applicant whose property rights are the subject of a hearing shall not be subject to time limitations provided that the applicant avoids redundant and duplicative testimony or presentation of evidence.
4. Ask for an introductory presentation of the application by the Director of the Planning & Zoning Department or other Town staff.
5. Ask for the applicant's presentation, if any.
6. Provide opportunity for public presentation by those who are in favor and against the application.
7. Provide applicant with an opportunity to present rebuttal testimony and evidence.
8. Allow, throughout public testimony portion of hearing, Planning Commission members the opportunity to ask questions of the applicant, Town Staff and members of the public.
9. Following questions from Planning Commission members, the presiding officer will declare the public testimony portion of the hearing closed.

10. Upon the closure of the public testimony portion of the hearing, the Commission will avoid additional questioning of any hearing participant except as may be found necessary by the presiding officer to clarify a factual question or resolve a factual matter of dispute between members of the Commission. No additional, unsolicited testimony shall be entertained or accepted by the Commission. The public testimony portion of the hearing may be reopened only for good cause shown by a majority vote of the quorum present and only for the sole purpose of receiving specifically identified and focused testimony. In the event of reopening of the public testimony portion of the hearing, all persons in attendance shall be provided an opportunity to provide testimony regarding the specifically identified matter for which the hearing was reopened.
11. The presiding officer shall ask for discussion or a motion from the Planning Commission. Upon proper motion and second, the presiding officer shall ask for further discussion on the motion. Any Commission or Staff member may be recognized for comments on the motion. After all discussion has occurred, the presiding officer shall conduct a vote as provided in Section 3 of Article V of these Rules.

C. Quasi-Judicial Hearings. The nature of applications pending before the Planning Commission, including those matters requiring hearings where required by the Code, is considered quasi-judicial. Commission members are required to consider only such evidence and testimony that is presented during the hearing. Consequently, Commission members cannot consider evidence outside of the confines of the hearing and should not engage in conversations or communications about any application with an applicant, members of the public or other Commissioners before the hearing or during any recess from the hearing. The purpose of this restriction is to afford applicants due process in terms of a fair and unbiased process and to allow the Planning Commission to make an impartial and objective decision.

D. Planning Commission Decisions. The Planning Commission shall either approve, approve with conditions, deny, or shall vote to continue an application to a time and date certain. The Commission's recommendation or decision shall contain reasonable findings of fact to support its recommendation or decision, based on applicable criteria in the Code.

E. Attendance of Applicant Required. At any regular or special meeting where an applicant or party authorized in writing to represent the applicant is not present, the Planning Commission shall continue the application or hearing, as applicable, to the next following regular meeting of the Commission, or to an alternate time and date certain as determined by the Commission. A continuance necessitated by the absence of the applicant or applicant's representative shall be considered a request for continuance by the applicant and a waiver by the applicant of any applicable mandatory review period. No decision shall be made on any pending application unless the applicant or a party authorized to represent the applicant is present to answer questions that Commission members may have.

F. Record of Decision. The record of the Planning Commission's recommendation or decision shall be sufficiently detailed to: (1) inform the applicant of the Commission's basis of decision; and (2) inform the Town Board of Trustees of the Commission's recommendation or basis of decision.

SECTION 6. PARLIAMENTARY PROCEDURE

In the event a question of proper parliamentary procedure arises during a meeting, the Planning Commission may rely upon *Rosenberg's Rules of Order*, a copy of which is attached to these Rules and is incorporated herein by reference.

SECTION 7. RECESS

A recess may be called at any time either by the presiding officer or upon motion by a member and with the consent of the majority. The Commission shall not adjourn while in recess but must reconvene prior to adjournment of a meeting.

ARTICLE VI – SUSPENSION OF RULES

Any provision of these Rules not governed by the Code may be temporarily suspended at any meeting of the Planning Commission by a majority vote of all members of the Commission. Any rule may be suspended by general consent if presented by the presiding officer and if there are no objections from any member.

ARTICLE VII – AMENDMENT OF PROCEDURES AND RULES OF ORDER

These Rules may be amended or new Rules adopted by a vote of at least four (4) members of the Planning Commission. Any such alterations or amendments shall be submitted in writing at the regular meeting preceding their adoption. This requirement shall be waived only by unanimous consent with a recorded vote of all members.

Adopted by the Planning Commission on October 17, 2018, as amended on April 20, 2022 and September 21, 2022.

Attachment: Rosenberg's Rules of Order

PLANNING COMMISSION-

441 3rd Street, Mead
Wednesday, July 17, 2024

MINUTES

6:00 p.m.
REGULAR MEETING

Chair Pro Tem Karen Peterson called the regular meeting of the Planning Commission to order at 6:00 p.m.

1. **Call to Order – Roll Call**

PRESENT
Chair Pro Tem Karen Peterson
Commissioner Charles Gehringer
Commissioner Alternate Chad Rademacher

ABSENT
Chairman Ryan Sword - Excused
Commissioner Gerald Abshier - Excused
Commissioner Alternate William Jorgensen – Excused

Also Present: Community Development Director Jason Bradford; Town Planner Collin Mieras; Town Planner Kyle Estrada-Clarke & Town Attorney Silvia Fejka via remote access; Secretary Ana Bohl; Administrative Clerk Karla Motley.

2. **Pledge of Allegiance to the Flag**

All present pledged allegiance to the flag.

3. **Review and Approve Agenda**

Motion was made by Commissioner Gehringer, seconded by Alternate Commissioner Rademacher, to approve the agenda as written. Motion carried 3-0, on a roll call vote.

4. **Public Comment:** *3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.*

There was no public comment at this time.

5. **Approval of Minutes**

a. Approval of June 26, 2024 Meeting Minutes

Motion was made by Commissioner Gehringer, seconded by Alternate Commissioner Rademacher, to approve the minutes of the June 26th, 2024, Special Meeting of the Planning Commission. Motion carried 3-0, on a roll call vote.

6. **Public Hearing**

a. **Public Hearing: Renewable Energy Regulations** (continued from June 26, 2024)

Chair Pro Tem Peterson opened the public hearing at 6:04 p.m.

Community Development Director Jason Bradford presented the staff report regarding the proposed renewable energy facility regulations.

The Planning Commission discussed the proposed regulations, discussing the land use concerns, the current Renewable Energy market, and other items.

i. **Resolution 03-PC-2024** – A Resolution of the Planning Commission of the Town of Mead Colorado Recommending Approval to the Board of Trustees of Certain Amendments to the Mead Municipal Code Establishing Development Standards for Renewable Energy Facilities

Chair Pro Tem Peterson closed the public hearing at 6:30 p.m.

Motion was made by Commissioner Gehringer, seconded by Alternate Commissioner Rademacher, to adopt Resolution No. 03-PC-2024 - A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval to the Board of Trustees of Certain Amendments to the Mead Municipal Code Establishing Development Standards for Renewable Energy Facilities.

Motion carried 2-1 on a roll call vote

2 Voting Yea: Chair Pro Tem Peterson and Commissioner Gehringer

1 Voting Nay: Alternate Commissioner Rademacher

7. Planning Commission Members' update

Community Development Director Jason Bradford informed the Planning Commission members about Commissioner Diana Kure's resignation and possible next steps to fill open positions.

8. Adjournment

Motion was made by Commissioner Gehringer, seconded by Alternate Commissioner Rademacher, to adjourn the meeting. Motion carried 3-0, on a roll call vote.

The regular meeting of the Planning Commission for July 17, 2024, was adjourned at 6:34 p.m.

_____
Karen Peterson, Chair Pro Tem

ATTEST:

_____

Ana Bohl, Secretary

Agenda Item Summary

MEETING DATE:	December 18, 2024
SUBJECT:	**Resolution No. 04-PC-2024 -** A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval to the Board of Trustees of Certain Amendments to the *Mead Municipal Code* Establishing Development Standards for Natural Medicine Businesses.
PRESENTED BY:	Jason Bradford, AICP, Community Development Director

SUMMARY

In November of 2022, Colorado voters approved Proposition 122, which decriminalized limited use of certain psychedelic substances, or "natural medicine," as defined in the Proposition and codified in state statutes. The Colorado State Legislature then enacted Senate Bill 23-290 (C.R.S. 44-50-101, et seq.) to create a regulatory structure for the operation and licensing of "Natural Medicine Businesses" (as defined in state law), including the use, cultivation, manufacturing, and testing of natural medicines. State law prohibits local governments from banning Natural Medicine Businesses or limiting the use of natural medicines. The statutes do, however, provide the opportunity for local governments to regulate "time, place, and manner" of operation of Natural Medicine Businesses.

Town staff has prepared amendments to the Land Use Code, attached to this Agenda Item Summary ("AIS") as exhibits to Resolution No. 04-PC-2024 ("Amendments"), to establish reasonable land use regulations for Natural Medicine Businesses, as permitted by state law, including zoning and specific land use standards and requirements. Generally, the Amendments:

- Establish zone districts where Natural Medicine Businesses will be allowed
- Establish specific land use standards for Natural Medicine Businesses, including:
  - Security requirements and access by law enforcement
  - Screening, storage, and waste disposal requirements
  - Distance requirements
  - Licensing obligations
- Establish distance requirements from schools, child care centers, public parks, and residential zone districts

OVERVIEW

The Planning Commission shall recommend approval, approval with revisions, or denial of amendments to Article III of Chapter 16 of the Mead Municipal Code ("MMC") to the Board of Trustees in accordance with Mead Municipal Code ("MMC") Section 2-7-20(4). Town staff recommends that the Planning Commission recommends approval of the Amendments to the Board of Trustees, as further outlined in this AIS.

In preparing the Amendments, staff reviewed regulations adopted by the Towns of Frederick and Parker, some of the few jurisdictions that have adopted regulations to date. The State Department of Revenue, Division of Natural Medicine has issued a detailed rulemaking regarding Natural Medicine Businesses,

including detailed security requirements and licensing obligations. Town staff has reviewed the state rulemaking to ensure consistency with the proposed Amendments and avoid duplicative provisions.

The Amendments establish definitions related to Natural Medicine Business land uses, zone districts where the land uses would be allowed, distance requirements, and performance standards that address the unique and specific issues that are related to these land uses. A detailed overview of the proposed Amendments follows.

- Revisions to Section 16-3-40 – Use Regulations.

  Natural Medicine Businesses are broken into two (2) land use categories – "healing centers" and "Natural Medicine Businesses (other than Healing Centers)."
    - Healing centers are permitted in the same zone districts as counseling centers, which are allowed as a use-by-right in the following zone districts:
        - DMU – Downtown Mixed Use
        - HC – Highway Commercial
        - GC – General Commercial
        - LI – Light Industrial
    - Natural Medicine Businesses (other than Healing Centers) are allowed as a use-by-right in the LI – Light Industrial zone district only.

- Addition of Chapter 16, Article XVI - Development Standards for Natural Medicine Businesses.

Section 16-16-10 – Definitions. This section establishes definitions for terms associated with Natural Medicine Businesses and mirrors state statute where applicable.

Section 16-16-20 – Applicable Code Provisions. This section provides that Natural Medicine Businesses must comply with all applicable provisions of the MMC, including zone district standards, dimensional standards, lighting, signage, and architectural standards. This section also clarifies that all Natural Medicine Businesses must obtain a business license in accordance with Town requirements prior to commencing operations.

Section 16-16-30 – Zoning Limitations. This section incorporates applicable zoning standards in MMC Section 16-3-40.

Section 16-16-40 – Specific Use Standards. This section identifies specific regulations associated with Natural Medicine Businesses, including the following topics:

- Security: Requires a security plan for storage of natural medicine and products; installation of security bars on windows; security camera coverage of all windows and doors; requirement to keep security videos for a minimum of 60 days and provide recordings to the police when requested.
- Screening, storage, and waste disposal: Requires screening of all windows, doors, and entrances from the public realm; storage for natural medicine shall be within the principal building; disposal of natural medicine shall be secured.
- Air filtration and ventilation: These systems must be put in place to ensure that any odors are not detectable beyond property boundaries.

Section 16-16-50 – Distance Requirements. This section requires that all Natural Medicine Businesses maintain a 1,000-foot distance separation from child care centers; preschools; residential child care facilities; and elementary, middle, junior, and high schools. Natural Medicine Businesses shall also maintain a 1,000-foot distance separation from residential zone districts and public parks (with the exception of healing centers).

Section 16-16-60 – State Licenses. This section requires Natural Medicine Businesses to obtain all required licenses from the State of Colorado prior to operating in the Town.

REVIEW CRITERIA

The criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160 – Amendments, subsection (f), as follows:

"For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the text of this Article shall not be amended except:

(1) To correct a manifest error in the text of this Article; or
(2) To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff; or
(3) To accommodate innovations in land use and development practices that were not contemplated at the adoption of this Article; or
(4) To further the implementation of the goals and objectives of the Town Comprehensive Plan."

STAFF ANALYSIS

Only one of the review criteria listed above must be met for proposed amendments to be approved. However, Staff believes that the proposed Amendments meet the following criteria:

(2) To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff

(3) To accommodate innovations in land use and development practices that were not contemplated at the adoption of this Article

STAFF RECOMMENDATION/ACTION REQUIRED

Staff believes that the proposed revisions satisfactorily meet applicable criteria for approval as set forth in Section 16-3-160 of the Mead Municipal Code and requests that the Planning Commission recommend approval of the Amendments to the Board of Trustees by adopting the attached resolution.

Suggested Motion:

"I move to approve Resolution No. 04-PC-2024-Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval to the Board of Trustees of Certain Amendments to the *Mead Municipal Code* Establishing Development Standards for Natural Medicine Businesses."

ATTACHMENTS

- Resolution No. 04-PC-2024
  - Exhibit A: Amendments to Section 16-3-40 – Use regulations
  - Exhibit B: Adding to Chapter 16 a new Article XVI – Development Standards for Natural Medicine Businesses

TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 04-PC-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL TO THE BOARD OF TRUSTEES OF CERTAIN AMENDMENTS TO THE MEAD MUNICIPAL CODE ESTABLISHING DEVELOPMENT STANDARDS FOR NATURAL MEDICINE BUSINESSES

WHEREAS, Section 16-3-160(d) of the Town of Mead Municipal Code ("**MMC**") sets forth that any amendments to the text of Chapter 16 of the MMC ("**Land Use Code**") may be initiated by the Board of Trustees, the Planning Commission, Town Staff, or the written application of any property owner or resident of the Town, and certain of such text amendments shall be reviewed and considered by the Planning Commission, prior to consideration by the Board of Trustees for enactment by ordinance; and

WHEREAS, pursuant to Proposition 122, approved by Colorado voters at the November 2022 general election ("**Prop122**"), limited use of certain psychedelic substances, or "**natural medicine**," as that term is defined in Colorado statutes, is decriminalized; and

WHEREAS, the State legislature enacted Senate Bill 23-290 (§ 44-50-101, et seq., C.R.S.) ("**Colorado Natural Medicine Code**") to create a regulatory structure for the operation and licensing of facilities involved in natural medicine services as permitted by Prop122, including use, cultivation, manufacture, and testing of natural medicines; and

WHEREAS, the Colorado Natural Medicine Code, as well as Prop122, prohibits local governments from banning licensed facilities, services, and use of natural medicines permitted by Prop122, while allowing local governments to regulate the time, place, and manner of operation of licensed facilities; and

WHEREAS, Town Staff has prepared amendments to Chapter 16 of the MMC, including the addition of Article XVI – Development Standards for Natural Medicine Businesses, as detailed in **Exhibits A and B**, attached to this Resolution and incorporated herein ("**Amendments**"), to establish development standards for natural medicine businesses in the Town of Mead; and

WHEREAS, the criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160(f) of the MMC; and

WHEREAS, in accordance with applicable requirements of the MMC, the Town Clerk has caused a notice of the Planning Commission public hearing on the Amendments to be published no later than fifteen (15) days prior to the hearing in a newspaper of general circulation; and

WHEREAS, the Planning Commission conducted the duly noticed public hearing on December 18, 2024, to consider the Amendments; and

WHEREAS, the MMC requires the Planning Commission to make a recommendation to the Board of Trustees to approve, conditionally approve or deny any proposed text amendment; and

WHEREAS, based upon evidence set forth in the Agenda Item Summary that was presented to the Planning Commission and other evidence offered and accepted at the public hearing, the Planning Commission has determined that the Amendments satisfy the approval criterion set forth in Sec. 16-3-160(f)(2) and (3) of the MMC and, if approved by the Board of Trustees, will provide for changes in

administrative practices necessary to accommodate changing community needs, and assist with the accommodation of innovations in land use and development practices that were not contemplated at the adoption of the Town's existing Code.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. Recitals incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Planning Commission.

Section 2. Findings. The Planning Commission finds and determines that it reviewed the Amendments in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and that the public hearing on the Amendments was held, conducted, and concluded in accordance with Sec. 16-3-160 of the MMC.

Section 3. Recommendation. The Planning Commission recommends that the Board of Trustees approve the Amendments.

Section 4. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 18TH DAY OF DECEMBER, 2024.

ATTEST:

By: _____
Ana Bohl, Secretary

TOWN OF MEAD PLANNING COMMISSION:

By: _____
Ryan Sword, Planning Commission Chair

EXHIBIT A

Amendments to Mead Municipal Code
Section 16-3-40 – Use regulations.

[To begin on the next page. Additions are shown underlined and in red.]

Sec. 16-3-40. Use regulations.

The principal uses allowed within the Residential, Nonresidential and Agricultural zoning districts are identified in Table 3.1 of this Section.

(1) Use categories and specific uses. All of the use categories listed in the first column of Table 3.1 are defined in this code (Definitions and Terms). The first column of each of the use tables contains an abbreviated definition of the respective use category. If there is a conflict between the abbreviated definition and the full explanation contained in this code the provisions of full explanation will control. In some cases, "Specific Use Type" is listed in the second column of the table. If a Specific Use Type is listed in the table, that use type is allowed only within the districts that allow the broader use category.

(2) Allowed uses. An "A" indicates that the listed use is allowed by right within the respective zoning district. Allowed uses are subject to all other applicable standards of the land use code.

(3) Conditional uses. A "C" indicates that the listed use is allowed within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review procedures in this code. Conditional uses are subject to all other applicable standards of the land use code.

(4) Prohibited uses. A blank cell (one without an "A" or "C") indicates that the listed use type is not allowed within the respective zoning district, unless it is expressly allow by other regulation of this land use code.

(5) Uses subject to specific regulations. Many uses are subject to use-specific regulations (in addition to general regulations that apply to development in general). The last column of the use table contains references to applicable use-specific standards.

Table 3.1 Principal Uses Allowed

Use Category	***Specific Use Type***	***Residential***					***Nonresidential***				***T***	***Specified Use Standard (Reference No.)***
		RSF-E	***RSF-1***	***RSF-4***	***RMF-8***	***RMF-14***	***DMU***	***HC***	***GC***	***LI***	***AG***	
RESIDENTIAL												
Household Living	Accessory dwelling unit	A	A	C			A				A	
	Duplex				A	A	C	C				
	Manufactured housing park			C	C	A	C					
	Multi-family units				A	A	A	C	C			16-3 50(14)
	Rooming/boarding house				A	A	A					
	Single-family detached (include manufactured housing)	A	A	A	A	A	C				A	
	Townhomes				A	A	A	C	C			
	All other household living			A	A	A	A	C	C			
Group Living	Assisted living facility	C	C	C	C	C	C	C	C		C	16-3-50(9)
	Large group living facility				C	C	C	C	C	C		
	Small group living facility	C	C	C	C	C	C	C	C		C	
	Treatment facility	C	C	C	C	C	C	C	C	C	C	
INSTITUTIONAL AND CIVIC												

Colleges & Vocational Schools	Colleges & universities				C	C	C	A	A	C		
	Vocational/technical/trade schools						C	A	A	A		
	All other educational institutions						C	C	C	C		
Community Service	Community activity building	A	A	A	A	A	A	A	A		C	
	All other community services	C	C	C	C	C	C	A	A	C	C	
Cultural	Museums, art galleries, libraries						A	A	A	C	C	
Day Care	Child care center, large					C	C	A	A	C		
	Child care center, small	C	C	C	C	C	C	C	A	C		
	Family child care, home	A	A	A	A	A						
Detention Facilities	Jails, honor camps, reformatories									C		Vote by Trustees
	Law enforcement rehab centers									C		Vote by Trustees
Hospital/Clinic	Medical & dental clinics					C	A	A	A	A		
	Counseling centers (nonresidential) (including healing centers in accordance with Article XVI of this Chapter 16)						A	A	A	A		
	Hospital/mental hospital						C	A	C	A		
	Physical & mental rehab (residential)						C	A	C	A		
	All other						C	C	C	C		
Public Property	Cemetery	A	C	C	C	C	C	C	A	A	A	
	Golf course	A	A	C	C	A	C	C	A	A	A	
	Golf driving range	A	C	C	C	C	C	C	A	A	C	
	Parks	A	A	A	A	A	A	A	A	A	A	
	Lakes and Reservoirs	A	A	C	C	C	C	C	C	A	A	
	All other Define	A	A	A	A	A	A	A	A	A	A	
Religious Assembly	Churches, temples, synagogues & mosques	A	A	A	A	A	A	A	A	A	A	16-3 50(15)
Safety Services	Fire station, police station, all others	C	C	C	C	C	A	A	A	A	C	
Schools	Boarding school	C	C	C	C	A	A	A	A			
	Elementary schools	A	A	A	A	A	A	A	A		A	
	Secondary schools	A	A	A	A	A	A	A	A		A	
Utilities, Basic	Utility service facilities (underground)	A	A	A	A	A	A	A	A	A	A	
	All other basic utilities	C	C	C	C	C	C	C	A	A	C	

Utility Corridors	Transmission lines (aboveground)	C	C	C	C	C	C	C	C	A	C	16-3-50(5)
	Transmission lines (underground)						C	C	A	A	C	
	Utility treatment, production or service facility								C	C		
	All other	C	C	C	C	C	C	C	C	C	C	
COMMERCIAL												
Entertainment Event, Major	Indoor facilities						C	C	C	C	C	
	Outdoor facilities							C	C	C	C	
Lodging	Bed & breakfast (1—3 guest rooms)	A	A	A	A	A	A	A	A		A	16-3-50(2)
	Bed & breakfast (4—5 guest rooms)	C	C	C	C	C	A	A	A		A	
	Hotels and motels						A	A	A			
Mixed Use Building	Mixed use building						A	A	A			
Offices	General offices						C	A	A	A		
	Office with drive-through							A	A			
Parking, Commercial	Parking lots or structure						A	A	A	A		
Recreation & Entertainment, Outdoor	Amusement park							C	C	C		
	Campgrounds							A	A		A	16-3-50(4)
	Drive-in theater							C	C	C		
	Miniature golf								A	A		
	Riding academy or equestrian area										A	
	RV park									C		
	Shooting ranges										C	
	Swimming pools					A	A	A	A		A	
	Zoos							C	C		C	
	All other outdoor recreation							C	C	C	C	
Retail Sale & Services	Adult entertainment									C		Subject to site approval.
	Alcohol sales, retail						A	A	A	C		
	Alcohol sales, by the drink (primary use)						A	A	A	C		
	Animal care/boarding/sales, indoor	A						A	A	A	A	
	Animal care/boarding/sales, outdoor							C	C	C		

	Brew pub						A	A	A	C		As accessory to an allowed restaurant use only
	Contractors & trade shops, indoor operation & storage							A	A	A		
	Contractors & trade shops, indoor operation & outdoor storage (including heavy vehicles)								C	A	A	
	Contractors & trade shops, outdoor operation & outdoor storage							C	C	A		
	Deliver & dispatch service (vehicles on-site)							C	C	A		
	Drive-through uses							C	C	C		
	Farm implement/equipment sales & service							A	A	A	C	Site Plan Required, 16-4-100
	Farmer's market/flea market						A	A	A	A	A	Subject to Site Approval.
	Feed store								A	A	C	
	Food services, catering						A	A	A	A		
	Food services, restaurant (including alcohol sales)						A	A	A	A		
	Food services, restaurant with drive-through							C	C	C		
	Fuel sales, automotive/appliance							A	A	A		
	Fuel sales, heavy vehicle							A		A		
Retail Sale & Services, (cont'd>	General retail sales, indoor operations display & storage						A	A	A	A		
	General retail sales, outdoor							C	C	A		16-3 50(11)

	operations display & storage											16-3 50(16)
	Landscape material sales									A	A	
	Manufactured building sales, service & storage									A		
	Rental service, indoor display/storage							A	A	A		
	Rental service, outdoor display/storage							C	C	A		
	Repair, small appliance							A	A	A		
	Repair, large appliance								A	A		
	Personal services						A	A	A	A		
	All other retail sales & services						A	A	A	C		
Self-Service Storage	Mini-storage warehouse, self-service storage, open air storage facilities								A	A		16-3-50 (18), Site Plan Required, 16-4-100
Vehicle Repair	Auto & light truck mechanical repair							A	A	A		
	Body shop								A	A		
	Truck stop/travel plaza							C		A		
	Tire recapping & storage									A		
	All other vehicle repair								C	A		
	Car wash							C	C	A		
Vehicle Service, Limited	Gasoline service station							A	A	A		
	Quick lubrication							A	A	A		
	All other vehicle service, limited								A	A		
INDUSTRIAL												
Manufacturing & Production - Indoor Operation - Indoor Storage	Assembly									A		
	Brewery, distillery, winery (5,000 sq. ft. or less, with an on-site tasting room)						A	A	A	A	A	
	Brewery, distillery, winery (over 5,000 sq. ft. with an onsite tasting room)							A	A	A	A	
	Brewery, distillery, winery without an on-site tasting room									A		
	Hazardous materials									C		
	Food products									A		

	Manufacturing/processing									A		
Manufacturing & Production - indoor Operation - Outdoor Storage	Assembly									A		
	Hazardous materials									C		
	Food products									A		
	Manufacturing/processing									A		
Outdoor Operations & Storage	Assembly									A		
	Hazardous materials									C		
	Food products									A		
	Manufacturing/processing									A		
	All other industrial service									A		
Warehouse & Freight Movement	Indoor operation, storage & loading									A		
	Hazardous materials									C		
	Indoor operation, with outdoor loading docks									A		
	Outdoor storage or loading									A		
	Gas or petroleum storage									A		
	Sand or gravel storage									A		
	All other									A		
Waste-Related Activities	Nonhazardous waste transfer									C		
	Medical/hazardous waste transfer station									C		
	Recycling collection									A	A	
	All other waste related									A	A	
Wholesale Sales	Wholesale business (no highly flammable materials/liquids)								C	A		
	Hazardous waste									C		
	Agricultural products								A	A		
	All other wholesale uses								C	A		
OTHER												
Agricultural	Animal confinement	A								C	A	16-3-50(6)
	Beekeeping	A	A	A							A	
	Hazardous materials									C	C	
	Dairy										A	

	Confined animal feeding operation, feedlot	C									C	16-3-50(6)
	Pasture	A									A	
	All other agriculture	C									A	
Aviation or Surface Passenger Terminal	Airports/heliports										C	
	Hazardous materials										C	
	Bus/commuter stops	A	A	A	A	A	A	A	A	A	A	
	Bus/railroad depot								C	C	A	
	All other aviation or surface passenger terminal								C	C	C	
Mining	Oil and gas drilling	C	C	C	C	C	C	C	C	C	C	16-3 50(19)
	Hazardous materials										C	
	Sand or gravel extraction or processing										C	16-3 50(13)
	All other mining										C	
Telecom Facilities	Telecommunication support structures							C	C	C	C	Ch. 16, Art. IX
	Telecommunications facilities						C	C	C	C	C	Ch. 16, Art. IX
Parks, Open Space, Public Buildings, Publicly Owned Maintenance Facilities, Water And Sewer Facilities		A	A	A	A	A	A	A	A	A	A	
Natural Medicine Businesses (other than healing centers)										A		Chap. 16, Art. XVI
Renewable Energy Facilities	Alternative Power Generation Facilities									C	C	Chap. 16, Art. XV
	Solar Energy Facilities, Small									A	A	Chap. 16, Art. XV
	Solar Energy Facilities, Medium (without Battery Storage System and/or High Voltage Overhead Power Lines)									A	A	Chap. 16, Art. XV
	Solar Energy Facilities, Medium (with Battery Storage System									C	A	Chap. 16, Art. XV

	and/or High Voltage Overhead Power Lines)											
	Solar Energy Facilities, Large									C	C	Chap. 16, Art. XV

EXHIBIT B

Amendments to Mead Municipal Code Chapter 16, Articles

[Article XVI shown underlined as an addition to Chapter 16.]

CHAPTER 16 – Land Use Code

ARTICLE XVI – Development Standards for Natural Medicine Businesses.

Sec. 16-16-10. – Definitions.

The following definitions apply for purposes of Chapter 16 of this Code.

"Facilitator" means a natural person who is twenty-one years of age or older, has the necessary qualifications, training, experience, and knowledge to perform and supervise natural medicine services for a participant, and is licensed to engage in the practice of facilitation by the director of the division of professions and occupations in the department of regulatory agencies pursuant to Article 170 of Title 12 of the Colorado Revised Statutes.

"Healing center" means a facility licensed by the NMD pursuant to the Natural Medicine Code where a facilitator can provide and supervise natural medicine services for a participant.

"Natural medicine" means psilocybin, psilocin, or any other substances included as part of that term as provided in the Natural Medicine Code.

"Natural medicine business" means any entity licensed by the NMD pursuant to the Natural Medicine Code, and includes natural medicine healing centers, natural medicine cultivation facilities, natural medicine products manufacturers, and natural medicine testing facilities.

"Natural Medicine Code" means the Colorado Natural Medicine Code, codified at Article 50 of Title 44 of the Colorado Revised Statutes, as may be amended from time to time.

"Natural medicine product" means a product infused with natural medicine that is intended for consumption as provided by the Natural Medicine Code.

"Natural medicine services" means a preparation session, administration session, and integration session provided pursuant to Article 170 of Title 12 of the Colorado Revised Statutes.

"NMD" means the Natural Medicine Division of the Colorado Department of Revenue.

"Participant" means a person who is twenty-one years of age or older and who receives natural medicine services performed by and under the supervision of a facilitator, as provided by the Natural Medicine Code.

Sec. 16-16-20. –Applicable Code provisions.

(a) All approvals required pursuant to this Code, including Article IV of Chapter 16, shall be obtained to establish a natural medicine business.

(b) All natural medicine businesses shall obtain a business license from the Town in conformance with Chapter 6 of this Code prior to commencing operations.

(c) Except as otherwise provided in this Article XVI, applicable standards for the underlying zone district shall apply, including but not limited to:
1. Dimensional standards including height limitations (Section 16-3-80)
2. Lighting (Section 16-2-250)
3. Signage (Chapter 16, Article VII)
4. Architectural standards (Section 16-2-190)

Sec. 16-16-30. – Zoning limitations.

(a) As long as the distance requirements and all other standards in this Article XVI are met, healing centers shall be permitted in all zone districts where counseling centers are permitted in accordance with Section 16-3-40 – Table 3.1.

(b) As long as the distance requirements and all other standards in this Article XVI are met, all natural medicine businesses other than healing centers shall be permitted in the Light Industrial (LI) zone district, in accordance with Section 16-3-40 – Table 3.1

Sec. 16-16-40. – Specific use standards.

The following requirements shall apply to natural medicine businesses.

(a) Security.
- (i) All natural medicine businesses shall have a security plan for the secure storage of natural medicine and natural medicine products approved by the State of Colorado and shall provide the plan to the Town prior to Town's issuance of a Certificate of Occupancy, and shall provide any updated plan(s) to the Town within ten (10) business days of approval by the State.
- (ii) Window bars are required for all external windows in a natural medicine business, except for healing centers.
- (iii) All natural medicine businesses shall have a video surveillance system that provides coverage of all facility entrances and exits.
- (iv) All surveillance recordings shall be retained for a minimum of sixty (60) days and shall be in a digital format that can be easily accessed for viewing and that ensures authentication of the recording as being legitimately captured without alterations.
- (v) In addition to maintaining surveillance recordings in a locked area on the licensed premises, a copy of the surveillance recordings must be stored at a secure off-site location or through a network "cloud" service that provides on-demand access to the recordings. The off-site location or network service provider shall be included in the security plan submitted to the Town and updated within seventy-two hours of any change to the location of cameras or provider.
- (vi) Video surveillance records must be made available immediately upon request of the State or the Town Police Department.

(b) Screening, storage, secure waste disposal, and odor control.

(i) All doorways, windows, and other building openings shall be located, covered, or screened in such a manner to prevent a view into the interior from any exterior public or semipublic area.

(ii) All storage for natural medicine businesses shall be located within a permanent building and may not be located within a trailer, tent, or motor vehicle.

(iii) Natural medicine businesses shall provide secure disposal of natural medicine and natural medicine products, inclusive of natural medicine product remnants or by-products. Natural medicine and natural medicine products, inclusive of natural medicine product remnants or by-products, shall not be placed within the facility's exterior refuse container.

(iv) Natural medicine businesses shall use an air filtration and ventilation system designed to ensure that any odors from natural medicine and natural medicine products are confined to the premises and are not detectable beyond the property boundaries on which the facility is located.

Sec. 16-16-50. – Distance requirements.

(a) No natural medicine businesses shall be established within one thousand (1,000) feet of a child care center; preschool; elementary, middle, junior, or high school; or a residential child care facility, as provided in Section 44-50-302 of the Natural Medicine Code.

(b) No natural medicine businesses shall be established within one thousand (1,000) feet of any residential zoning district or public park, except that healing centers are exempt from this limitation.

(c) Distances referred to in this Section 16-16-50 shall be computed from the nearest property line of the land used for a school or other facility as contemplated in subsection (a) or zoned residential or used as a public park as contemplated in subsection (b). The distance shall be measured to the nearest portion of the building in which natural medicine services are provided, using a route of direct pedestrian access.

Sec. 16-16-60. – State license(s).

(a) Natural medicine businesses shall provide the Town with all required licenses, approved by and obtained from the State of Colorado, prior to Town's issuance of Certificate of Occupancy in accordance with the International Building Code, as adopted and amended by the Town.

(b) Natural medicine businesses shall notify the Town within five (5) days of revocation or suspension of any State-issued license.