



**MINUTES OF THE CITIZENS REVIEW
TOWN OF YOUNGTOWN, ARIZONA
12033 N. CLUBHOUSE SQUARE, COUNCIL CHAMBERS/TOWN CLUBHOUSE
TUESDAY, APRIL 9, 2024 – 1:30 P.M.**

Case Z2024-01 – Citizens’ review and initiation of an amendment to the Youngtown Town Code, Title 17 Zoning, Chapter 17.40 C-2 Commercial District, Section 17.40.110 Medical marijuana cultivation, infusion or manufacturing facility regulations and medical marijuana dispensary regulations. The applicant requests a revision to Section N, regarding business hours.

The Town Code currently allows medical marijuana dispensaries to be open for business between the hours of 8:00 a.m. and 8:00 p.m. on Sundays. The effect of this amendment would allow medical marijuana dispensaries to operate until 10:00 p.m. on Sundays.

Call to Order: Planning & Zoning Hearing Chairman Ray Jacobs called the hearing to order at 1:31 p.m.

A. Staff Report

Community Development Coordinator Nicole Smart reviewed the request. A Text Amendment initiated by Steve Cottrell, applicant for Curaleaf Youngtown, LLC. This application involves a request for a text amendment to the Youngtown Code Title 17 Zoning, Chapter 17.40 C-2 Commercial District, Section 17.40.110 related to increasing the hours of operation for medical marijuana dispensaries.

The applicant is requesting a Text Amendment from the Town of Youngtown Municipal Code Section 17.40.110 Medical Marijuana Cultivation, Infusion or Manufacturing Facility Regulations and Medical Marijuana Dispensary Regulations, Section N allowing medical marijuana dispensaries to operate until 10:00 p.m. on Sunday for business.

Community Development Coordinator Smart reviewed the history of the property.

- July 17, 2014, it was brought to the attention of staff that Swell Pharmacy (Curaleaf Youngtown, LLC), had obtained from the State of Arizona a “Retail Sales License” causing a conflict with the Town Code.
- A “Special Use Application” was submitted to the Town. The applicant is requesting a Zoning Code text amendment for retail sales of devices, equipment, product, and material. The application was approved but restricted Sunday Hours of operation per the Town’s Ordinance.
- March 16, 2017, approval to amend the Youngtown Municipal Code to allow the medical marijuana dispensary to operate on Sundays from noon to 8:00 p.m.
- December 5, 2019, approval to amend the Youngtown Municipal Code to allow the medical marijuana dispensaries to operate until 10:00 p.m. Monday through Saturday for business.

As of the writing of this staff report, no comments raising issues with the text amendment have been received.

B. Applicant Presentation

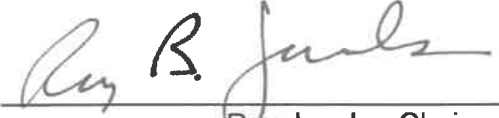
Andrew Holstein from Curaleaf stated most of the dispensary are open on Sundays for business. Lot of their customers do work late and since they close at 8:00 p.m., most of the customers are going to the different dispensary that are open until 10:00 p.m.

C. Citizen Review and Discussion of the Proposed Text Amendment

Chairman Jacobs stated that the Planning and Zoning Hearing will be held on April 16, 2024 at 1:30 p.m., and Council Hearing decision shall be rendered at a hearing on May 2, 2024 at 5:30 p.m.

Adjournment.

With no further discussion for this hearing, the hearing was adjourned at 1:47 p.m.



Ray Jacobs, Chairman

Attest:



Nicole Smart, Town Clerk