

From: [Scott Raymond](#)
To: [Planning Clerk](#)
Subject: Proposed Changes to the CMMLUO
Date: Thursday, July 01, 2021 10:26:36 AM

55.4.6.4.4.1.2 Residences and Undeveloped Parcels. Three hundred (300) feet from any residence on an adjacent separately owned parcel, and two hundred seventy (270) feet from any adjacent undeveloped separately owned parcel.

I would like to request the commission take a look at this language regarding undeveloped parcels.

Most residential parcels in the county are surrounded by other similarly sized parcels. Residential parcels in the 5-10 acre and higher range usually situate the Residence at least 100 feet off the property line. So, effectively, in these neighborhoods, a cannabis cultivation site can be located between 100 to 200 feet off the property line because the amount that the neighboring home is already inset into its own parcel (often 100-200ft) counts towards the 300ft buffer.

With the way the adjacent undeveloped neighboring property line is written, there is no way to reduce this setback and a cultivation site must be a FULL 270 feet away from a VACANT parcel.

As a result, the way the ordinance is written, undeveloped and unoccupied parcels often have a FAR GREATER setback than developed and inhabited parcels. If 300 feet is sufficient for a setback from residences, what does the property line of an undeveloped parcel need all that setback for?

I imagine some of the intent must be to preserve these undeveloped parcels so that at sometime in the future they can be developed without having cannabis cultivation sites right on top of them, thus hampering the future value and desirability of the homesite?

But planning and developing has always come with a certain time variable. First in time and first in right, so to speak. If someone owns an undeveloped parcel in the city center, the zoning of all the parcels around that undeveloped parcel is not limited in height and density so as to preserve some hypothetical use and value in the future for the undeveloped lot. If you have a lot in a city center, you are expected to assume it will be impacted by the neighboring uses of the neighboring parcels to some degree.

I propose the neighboring undeveloped parcel setback be reduced to a much more reasonable 100ft.

I look forward to some discussion about this amongst the members of the Planning Commission - thanks!

Scott Raymond