



# Cochise County

## Development Services

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### MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Daniel Coxworth, AICP, Development Services Director  
**SUBJECT:** Docket R-21-01 (Adult Use Marijuana)  
**DATE:** April 14, 2021

#### **I. BACKGROUND AND PROPOSED CHANGES**

Docket R-21-01 is a proposed amendment to the Cochise County Zoning Regulations to regulate the production, processing, retail sale, and testing of recreational marijuana. Arizona voters approved the Smart and Safe Act (Proposition 207) during the November 2020 election, which legalized the recreational use of marijuana by adults 21 years or older. Cochise County voters voted in favor of Proposition 207, 53.4% yes; 43.7% no.

At the February 16, 2021 Board of Supervisors Work Session, Staff presented options to amend the Zoning Regulations, seeking guidance from the Board before presenting to the Planning & Zoning Commission and the Board for final approval.

#### **II. SUMMARY AND RECOMMENDATION**

In summary, the main proposed changes to the Zoning Regulations to allow for recreational marijuana in unincorporated areas of Cochise County are as follows:

- Replace current Medical Marijuana definitions with definitions without the word "Medical."
- Remove unnecessary references to site development standards in Article 18.
- Allow by Special User Permit all marijuana uses in the following zoning districts: RU, GB, LI, HI.
- Site Development Standards
  - o Increase separation requirements for marijuana cultivation facilities and retail establishments to 1000 feet.
  - o Add Churches and Youth-Oriented facilities to separation requirements.

#### **Planning, Zoning and Building Safety**

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Sample Motion: *Mr. Chairman, I move to forward Docket R-21-01 with a recommendation of approval to the Board of Supervisors.*

**III. ATTACHMENTS**

Attachment A, Draft Ordinance with recommended changes of Cochise County Zoning Regulations.