

ORDINANCE NO. 41

Series 2013

AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 13 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE RESIDENTIAL GROWING OF MARIJUANA

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. Chapter 13 of Title 9 of the Breckenridge Town Code is repealed and readopted with changes so as to read in its entirety as follows:

CHAPTER 13

RESIDENTIAL GROWING OF MARIJUANA

SECTION:

- 9-13-1: SHORT TITLE
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9-13-1: SHORT TITLE: This Chapter is to be known and may be cited as the "2013 Town Of Breckenridge Residential Marijuana Ordinance."

9-13-2: FINDINGS: The Town Council adopts this Chapter based upon the following findings of fact:

- A. On November 7, 2000 the voters of the State of Colorado approved Amendment 20. Amendment 20 added Section 14 of Article XVIII to the Colorado Constitution, and created a limited exception from criminal liability under Colorado law (as opposed to federal law) for seriously ill persons who are in need of marijuana for specified medical purposes and who obtain and use medical marijuana under the limited circumstances described in Section 14 of Article XVIII of the Colorado Constitution.
- B. The Colorado legislature passed and the governor signed into law HB10-1284, entitled "An Act Concerning Regulation of Medical Marijuana, and Making an Appropriation Therefor." HB10-1284 adopted the "Colorado Medical Marijuana Code." HB10-1284 became effective July 1, 2010.
- C. On November 6, 2012 the voters of the State of Colorado approved Amendment 64. Amendment 64 added Section 16 of Article XVIII to the Colorado Constitution.
- D. Section 16(3)(b) of Article XVIII of the Colorado Constitution provides that it is not unlawful under Colorado law for a person twenty-one years of age or older to possess, grow, process, or transport not more than six marijuana plants, with three or fewer being mature, flowering plants, and to possess the marijuana produced by the plants on the premises where the plants were grown, provided that the growing takes place in an enclosed, locked space, is not conducted open or publicly, and is not made available for sale.
- E. The growing or processing of marijuana plants in a residential setting can affect the health, safety, and welfare of both the occupants of the residential structure within which the marijuana is grown, and persons occupying nearby structures.
- F. The Town's experience is that the unregulated residential growing or processing of marijuana results in a significant number of instances of non-compliance with the

RESIDENTIAL MARIJUANA ORDINANCE

Town's building and other technical codes. In addition to other potentially serious problems, non-compliance with the Town's building and other technical codes has the potential to result in a fire emanating from the residential structure within which the marijuana is grown or processed. Such a fire would affect the health, safety, and welfare of both the occupants of the residential structure within which the marijuana is grown or processed, and persons occupying nearby structures.

- G. Nothing in Section 14 or Section 16 of Article XVIII of the Colorado Constitution, or any other applicable law, immunizes persons who grow or process marijuana in a residential setting from local regulation.
- H. The Town is a home rule municipal corporation organized and existing under its Charter and Article XX, Section 6 of the Colorado Constitution. As such, the Town possesses all powers granted to home rule municipalities by Colorado law.
- I. This Chapter is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort, and convenience of the Town and the inhabitants thereof, and to reduce the number of public nuisances that exist within the Town.

9-13-3: PURPOSE: It is the purpose of this Chapter to require that persons growing or processing marijuana in a residential setting within the Town pursuant to Sections 14 or 16 of Article XVIII of the Colorado Constitution do so in a safe manner that does not endanger the public health, safety, and welfare, or create a public nuisance.

9-13-4: AUTHORITY: The Town Council finds, determines, and declares that it has the power to adopt this Chapter pursuant to:

- A. The Colorado Medical Marijuana Code, Article 43.3 of Title 12, C.R.S.;
- B. Section 16 of Article XVIII to the Colorado Constitution;
- C. The Local Government Land Use Control Enabling Act, Article 20 of Title 29, C.R.S.;
- D. Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal zoning powers);
- E. Section 31-15-103, C.R.S. (concerning municipal police powers);
- F. Section 31-15-401, C.R.S. (concerning municipal police powers, including, but not limited to, the power to declare what is a nuisance and to abate the same);
- G. The authority granted to home rule municipalities by Article XX, Section 6 of the Colorado Constitution; and
- H. The powers contained in the Breckenridge Town Charter.

9-13-5: DEFINITIONS:

- A. The definitions contained in Sections 14 and 16 of Article XVIII of the Colorado Constitution are incorporated into this Chapter by reference.
- B. As used in this Chapter the following words have the following meanings, unless the context clearly requires otherwise:

ENCLOSED AND LOCKED SPACE: Means the area within the residential structure where marijuana is cultivated pursuant to Sections 14 and 16 of Article XVIII of the Colorado Constitution, and that is secured at all points of ingress or egress with a locking mechanism such as a key or combination lock designed to limit access.

MARIJUANA: Has the same meaning as in Section 16(2)(f) of Article XVIII of the Colorado Constitution.

MULTI-UNIT RESIDENTIAL USE: Has the meaning provided in Section 9-1-5 of this Code.

OPENLY:	Means that the area within the residential structure where the marijuana is grown is not protected from unaided observation lawfully made from outside the perimeter of the residential structure not involving physical intrusion.
PERSON:	Has the meaning provided in Section 1-3-2 of this Code.
POLICE CHIEF:	The Police Chief of the Town, or the Police Chief's designee.
PUBLICLY:	Means that the area within the residential structure where the residential marijuana is grown is open to general access without restriction.
RESIDENTIAL STRUCTURE:	Means a structure devoted to a residential use.
RESIDENTIAL USE:	Has the meaning provided in Section 9-1-5 of this Code.
SINGLE-FAMILY RESIDENTIAL UNIT:	Has the meaning provided in Section 9-1-5 of this Code.
STRUCTURE:	Has the meaning provided in Section 9-1-5 of this Code.
THC:	Means tetrahydrocannabinol.
TOWN:	Has the meaning provided in Section 1-3-2 of this Code.

9-13-6: REGULATIONS FOR THE GROWING OF MARIJUANA IN A RESIDENTIAL STRUCTURE: Marijuana plants shall not be possessed, grown, processed, or transported in or around any residential structure within the Town except in compliance with the following regulations. It is unlawful and a misdemeanor offense for a person to violate any provision of this Section. In accordance with Section 1-4-1(B) of this Code, a person shall be guilty of a separate offense for each and every day during any portion of which any violation of the requirements of this section is committed, continued, or permitted by such person.

- A. The possession, growing, and transportation of marijuana plants within a residential structure shall be done in full compliance with all applicable provisions of Section 14 and Section 16 of Article XVIII of the Colorado Constitution.
- B. Marijuana may be possessed, grown, or processed within a residential structure only by a person twenty-one years of age or older.
- C. One person twenty-one years of age or older may not possess, grow, process, or transport more than six marijuana plants within a residential structure at any one time. Not more than three of the plants may be mature flowering plants.
- D. The owner of the marijuana plants described in Section C may lawfully possess the marijuana produced by the six marijuana plants described in Section C on the premises where the plants were grown.
- E. None of the marijuana plants or the marijuana described in Section C or D may be sold or offered for sale.
- F. Marijuana may not be grown openly or publicly, or in any area that is located outside of the exterior walls of a residential structure.
- G. If a person under twenty-one years of age lives at the residential structure, the cultivation area for the marijuana plants must be enclosed and locked.

- H. If no person under twenty-one years of age lives at the residential structure, the external locks of the residential structure constitute an enclosed and locked space but if a person under twenty-one years of age enters the residential structure, the person must ensure that access to the marijuana cultivation site is reasonably restricted for the duration of that person's presence in the residential structure.
- I. The possession, growing, processing, or transportation of marijuana plants shall be limited to the following areas within a residential structure:
  - 1. Within a detached single-family residential unit, marijuana may be grown, cultivated, or processed only within a defined and contiguous 150 square foot area;
  - 2. Within any residential structure other than a detached single-family residential unit, marijuana may be grown, cultivated, or processed only within a defined and contiguous 100 square feet area;
  - 3. Marijuana shall not be possessed, grown, processed, or transported within the common area of any real property that is devoted to a residential use; and
  - 4. Not more than twelve marijuana plants may be growing within a residential structure at any one time, regardless of the number of persons twenty-one years of age or older who then occupy the residential structure.
- J. The growing, cultivation, and processing of marijuana shall not be perceptible from the exterior of the residential structure where the plants are grown, including, but not limited to:
  - 1. Common visual observation;
  - 2. Light pollution, glare, or brightness that disturbs the repose of another;
  - 3. Undue vehicular or foot traffic, including unusually heavy parking in front of the residential structure; and
  - 4. Noise from an exhaust fan in excess of the maximum permissible noise level described in Section 5-8-5 of this Code.
- K. The smell or odor of marijuana growing within a residential structure shall not be capable of being detected by a person with a normal sense of smell from any adjoining lot, parcel, or tract of land not owned by the owner of the residential structure, or from any adjoining public right of way.
- L. The space within the residential structure where marijuana is grown, cultivated, or processed shall meet all applicable requirements of the Town's building and technical codes adopted in Chapter 1 of Title 8 of this Code.
- M. If a person grows, cultivates, or processes marijuana within a residential structure that he or she does not own, he or she shall obtain the written consent of the property owner before commencing to grow, cultivate or process marijuana on the property.
- N. No chemical shall be used to enhance or extract THC from marijuana that is grown in a residential structure.
- O. Compressed, flammable gas shall not be used in a residential structure as a solvent for the extraction of THC or other cannabinoids.

9-13-7: INSPECTION; INSPECTION WARRANT:

- A. Subject to the requirements and limitations of this section, the Police Chief shall have the right to enter upon any residential structure within the Town where marijuana is being grown, cultivated, or processed during reasonable hours for the purpose of conducting a physical inspection of the premises to determine if the premises comply with the requirements of this Chapter. However, no agent or employee of the Town shall enter upon any property to conduct such an inspection

without either the permission of the landowner or occupant, or without an inspection warrant issued pursuant to this section.

- B. If verbal permission to inspect the residential structure from the affected landowner or occupant is not obtained, or if the residential structure is locked and the Police Chief has been unable to obtain permission of the landowners or occupant, the Police Chief may request that an inspection warrant be issued by the municipal court judge pursuant to Rule 241 of the Colorado Municipal Court Rules of Procedure.
- C. In case of an emergency involving imminent danger to public health, safety, or welfare, the Police Chief may enter any residential structure within the Town to conduct an emergency inspection for the growing, cultivation, or processing of marijuana without a warrant and without complying with the requirements of section.
- D. The Town Council declares that this Chapter is an ordinance involving a serious threat to the public safety or order within the meaning of Rule 241(a)(1) of the Colorado Municipal Court Rules of Procedure.
- E. The municipal court judge may issue an inspection warrant authorizing the inspection of a residential structure for the growing, cultivation, or processing of marijuana in accordance with Rule 241(b) of the Colorado Municipal Court Rules of Procedure. Any inspection warrant issued pursuant to this section shall fully comply with the applicable provisions of Rule 241 of the Colorado Municipal Court Rules of Procedure.
- F. The municipal judge may impose such conditions on an inspection warrant as may be necessary in the judge's opinion to protect the private property rights of the landowner of the property to be inspected, or to otherwise make the warrant comply with applicable law.
- G. It shall be unlawful and a misdemeanor offense for any landowner or occupant to deny the Police Chief or other authorized person access to the property owned or occupied by such landowner or occupant if the Police Chief or other authorized person presents an inspection warrant issued pursuant to this Section.

9-13-8: APPLICABILITY OF NUISANCE ORDINANCE: The growing or processing of marijuana within a residential structure in the Town in any manner that is not in compliance with the requirements of Section 9-13-6 is declared to be a public nuisance, and may be abated in the manner provided in Chapter 1 of Title 5 of this Code. Section 5-1-12 of this Code concerning the non-exclusivity of the nuisance abatement procedure described in Chapter 1 of Title 5 of this code applies with respect to the enforcement of this Chapter as well.

9-13-9: CONDITION PRECEDENT TO CHALLENGE: It is a condition precedent to any legal challenge to any portion of this chapter, or the application of any portion of this chapter to any specific property, that the person initiating such challenge shall have first given the Town written notice of intent to bring such challenge not less than ninety days before filing any legal proceeding. Such notice shall be sent to the Town Council of the Town of Breckenridge by certified mail, return receipt requested, at P.O. Box 168, Breckenridge, Colorado 80424, and shall set forth: (i) the name and address of the claimant and the claimant's attorney, if any; and (ii) a concise statement of the factual and legal basis for the claimant's challenge to the this chapter, or the application of this chapter to the claimant's property. To the extent that the provisions of this section conflict with the notification requirements of section 24-10-109, C.R.S., or any other applicable law, the provisions of such statute or other applicable law shall control.

Section 2. Except as specifically amended by this ordinance, the Breckenridge Town Code, and the various secondary codes adopted by reference therein, continue in full force and effect.

Section 3. If any section, paragraph, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid or ineffective by the final, nonappealable order or judgment of any court of competent jurisdiction, such decision will not affect the validity or effectiveness of the remaining portions of this ordinance. The Town Council hereby declares that it would have adopted each section, paragraph, sentence, clause and phrase of this ordinance irrespective of the fact that any one or more sections, paragraphs, sentences, clauses or phrases may be declared unconstitutional, invalid or ineffective.

Section 4. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 24th day of September, 2013.

This ordinance was published in full on the Town of Breckenridge website on September 26, September 27, September 28, September 29 and September 30, 2013.

A public hearing on this ordinance was held on October 8, 2013.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE this 8th day of October, 2013. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST: TOWN OF BRECKENRIDGE

\_\_\_\_\_/s/\_\_\_\_\_  
Helen Cospolich, Town Clerk

\_\_\_\_\_/s/\_\_\_\_\_  
John G. Warner, Mayor

APPROVED IN FORM

\_\_\_\_\_/s/\_\_\_\_\_  
Town Attorney Date

This Ordinance was published on the Town of Breckenridge website on October 10, October 11, October 12, October 13 and October 14, 2013. This ordinance shall become effective on November 13, 2013.