



**STEELE COUNTY**  
**PLANNING COMMISSION AGENDA**  
**Steele County Administration Center – 630 Florence - Owatonna, MN 55060**

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**Monday, July 7<sup>th</sup>, 2025, at 7:00 p.m. – Steele County Boardroom**

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1. Call to Order:
2. Pledge of Allegiance
3. Approve Agenda:
4. Approve Minutes: (June 2<sup>nd</sup>, 2025)
5. Review Building Permits
6. Public Hearing: IUP 2020-03 (MS&G- Hanson Pit Renewal 2025)
7. Public Hearing: CUP #442 Urban Farms LLC (Cannabis Facility)
8. Adjourn



## STEELE COUNTY PLANNING COMMISSION MINUTES

Steele County Administration Center – 630 Florence - Owatonna, MN 55060

*Steele County's Mission:  
Driven to deliver quality services in a respectful and fiscally responsible way.*

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Monday, June 2, 2025, at 7:00 p.m. – Steele County Boardroom

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### **Call to Order:**

The meeting was called to order by Chair Lammers at 7:00 pm. Present were Smith, Lammers, Pool, Gillis, Spatenka, Queen, Cole, Commissioner Brady, and staff member Brooks.

### **Agenda:**

Motion by Spatenka, second by Queen to approve the agenda as submitted. Motion passed unanimously.

### **Minutes:**

Motion by Pool, second by Queen to approve the April 7<sup>th</sup>, 2025, minutes as submitted. Motion passed unanimously.

### **Building Permits:**

The building permits for April, and May were reviewed.

### **IUP 2025-02 (Lauver-2<sup>nd</sup> Dwelling)**

This request is from Loren Lauver to place a 2<sup>nd</sup> dwelling on his property located in the NW 1/4 of the NW 1/4, of Section 18, in Medford Township. The property address is 4051 66<sup>th</sup> Street NW.

Questions and comments of the commission.

There was also a discussion about having other family members live in the original house once the original owners no longer occupy the residence.

There was a discussion about the ordinance to dismantle the original dwelling with a 2<sup>nd</sup> dwelling on the Property.

The public hearing was opened.

Loren Lauver- Explained that his nephew would be inheriting the property and would like to keep as one parcel and not to split the property into multiple parcels. He would like to keep the property in the family.

As there were no more questions or comments, the public hearing was closed.

Discussion by the planning commission.

Motion by Queen, second by Gillis to recommend approval of IUP 2025-02 (Lauver-2<sup>nd</sup> Dwelling) with the following 6 conditions: (underlined is added, ~~strikethrough~~ is deleted)

1. Both homes must be occupied by family members.
2. The original home must be removed when Loren Lauver or Rita Lauver no longer occupies the existing dwelling.
3. The property cannot be subdivided so the homes are on different parcels.
4. The new home must be connected to a septic system compliant with the State of Minnesota Rules and Steele County Septic Ordinances.
5. The new home must obtain a building permit and meet the requirements of the State Building Code.
6. The occupants must utilize the existing primary drive as the access to the home.

Motion passed unanimously.

**Adjournment:**

Motion by Spatenka, second by Pool to adjourn at 8:15 pm. Motion passed.

## 6 Commissioner's Report

| This Page:                                   |               | Total Permits                |               |                               | 36                       |                                  |             |           |
|----------------------------------------------|---------------|------------------------------|---------------|-------------------------------|--------------------------|----------------------------------|-------------|-----------|
| Full:                                        | \$843,645.95  | June                         |               |                               |                          |                                  |             |           |
| Permit                                       | Permit Number | Name                         | Parcel Number | Building Type                 | Township                 | County Classification            | Valuation   | Date      |
| Residential Construction Application         | SCR-25,059    | FRUEHLING/SARA E             | 06-016-3201   | Pole Shed                     | Lemond TWP               | Garage/Storage                   | \$64,088.00 | 6/3/2025  |
| Residential Exterior Maintenance Application | SCR-25,082    | PETTIS/LYNN A & LINDA A      | 08-025-2101   | Roofing                       | Owatonna TWP             | Building Maintenance             | \$17,700.00 | 6/3/2025  |
| Residential Exterior Maintenance Application | MDR-25,016    | HENDRICKSON/LANCE B/&        | 16-117-0106   | Roofing                       | City of Medford          | Building Maintenance             | \$24,400.00 | 6/3/2025  |
| Residential Exterior Maintenance Application | SCR-25,088    | WILLIAMS/CLINT D & JESSICA L | 05-017-3301   | Roofing                       | Somerset TWP             | Building Maintenance             | \$2,300.00  | 6/3/2025  |
| Mechanical Application                       | BPR-25,045    | KINNY/DOUGLAS LAVERNE        | 14-104-0305   | Alteration / Remodel / Repair | City of Blooming Prairie | Misc (Decks, Fences, Pools, etc) | \$7,312.00  | 6/5/2025  |
| Residential Construction Application         | SCR-25,084    | ZIMMERMAN/PHILLIP JAMES EARL | 05-010-3301   | [36x40 Gathering Room]        | Somerset TWP             | Addition                         | \$50,000.00 | 6/5/2025  |
| Agricultural Building Permit Application     | AGR-25,005    | RAND/HERBERT S               | 09-035-3201   | Replacement                   | Meriden TWP              | Agricultural Bldg                | \$2,500.00  | 6/6/2025  |
| Residential Exterior Maintenance Application | SCR-25,089    | BELINA/PETER D & RENEE S     | 08-026-3101   | Roofing                       | Owatonna TWP             | Building Maintenance             | \$31,000.00 | 6/6/2025  |
| Plumbing Application                         | BPR-25,044    | SCHMELING/LAUREL A           | 14-107-0205   | Alternate / Remodel / Repair  | City of Blooming Prairie | Misc (Decks, Fences, Pools, etc) | \$5,040.00  | 6/8/2025  |
| Residential Construction Application         | BPR-25,043    | SCHMELING/LAUREL A           | 14-107-0205   | Bathroom Remodel              | City of Blooming Prairie | Remodeling                       | \$5,880.00  | 6/8/2025  |
| Residential Construction Application         | SCR-24,190    | HOFFMAN/JESSICA R            | 06-001-2205   | Addition                      | Lemond TWP               | Addition                         | \$80,000.00 | 6/9/2025  |
| Residential Exterior Maintenance Application | SCR-25,091    | LAZY U COMMUNITY LLC         | 11-007-3301   | Roofing                       | Medford TWP              | Building Maintenance             | \$3,000.00  | 6/9/2025  |
| Agricultural Building Permit Application     | AGR-25,006    | BUCK/DANIEL W & JENNIFER E   | 05-017-1200   | New Building                  | Somerset TWP             | Agricultural Bldg                | \$64,500.00 | 6/10/2025 |
| Residential Construction Application         | SCR-25,080    | KOPPERUD/DEREK M/&           | 06-018-3101   | Pole Shed                     | Lemond TWP               | Garage/Storage                   | \$48,000.00 | 6/10/2025 |
| Residential Construction Application         | EDR-25,008    | ANDERSON/DONALD G            | 15-100-1006   | Deck                          | City of Ellendale        | Misc (Decks, Fences, Pools, etc) | \$6,000.00  | 6/11/2025 |
| Residential Exterior Maintenance Application | BPR-25,047    | BUSSE/TODD M/&               | 14-100-1409   | Roofing                       | City of Blooming Prairie | Building Maintenance             | \$16,000.00 | 6/12/2025 |
| Residential Construction Application         | SCR-25,085    | TELLJOHN/CHRISTA A/&         | 08-028-1419   | Pole Shed                     | Owatonna TWP             | Garage/Storage                   | \$60,000.00 | 6/13/2025 |
| Residential Exterior Maintenance Application | SCR-25,090    | MULLENBACH/RICHARD DUANE     | 13-025-4401   | Roofing                       | Deerfield TWP            | Building Maintenance             | \$20,650.00 | 6/13/2025 |
| Residential Exterior Maintenance Application | SCR-25,093    | JENSEN/TREVOR D & VICKI L    | 08-028-1403   | Roofing                       | Owatonna TWP             | Building Maintenance             | \$12,000.00 | 6/13/2025 |
| Mechanical Application                       | SCR-25,095    | NAGEL/JAMES O                | 13-010-2301   | Replacement                   | Deerfield TWP            | Garage/Storage                   | \$3,063.00  | 6/16/2025 |
| Mechanical Application                       | BPR-25,048    | GARCIA/ASHLY & VALANCHIE M   | 14-101-0103   | Replacement                   | City of Blooming Prairie | Misc (Decks, Fences, Pools, etc) | \$8,118.00  | 6/16/2025 |





**Staff Report**  
for  
**2025 Review of Interim Use Permit #2020-03**  
**Medford Sand & Gravel**  
**Hanson Pit in Section 21 of Clinton Falls Township**

**Operator:** Medford Sand and Gravel LLC

**Owner(s):** Benjamin Hanson

**Legal Description:** Lots Two (2) and Three (3), all being in the Southwest Quarter (SW 1/4) of Section Twenty-one (21), in Township One Hundred and Eight (108) North of Range Twenty (20) West, as per the recorded Plat thereof on file and in the Office of the Registrar of Titles. Steele County, Minnesota.

**Zoning District:** Agricultural

**Permitted Uses:** The mining and stockpiling of sand and gravel material. Total permitted area is 14 acres. Mining is allowed down to an elevation of 1080 feet (about 20 feet deep).

**Permit History:** 2020 – IUP 2020-03 issued  
2022 – IUP 2022-03 review (prompted by bond cancelation)  
2024 – IUP 2024-03 transferred (from Medford Sand & Gravel to IMS Contracting LLC)  
2025 – IUP 2025-03 renewed

**Conditions:**

1. Mining and processing is limited to the areas identified in the application. Before excavation can begin the boundary of the area shall be clearly marked onsite at the corners and a minimum of every 500 feet along the west and north boundary.
2. Mining is limited to a bottom elevation of 1080 feet.
3. Before excavation can begin, the permittee or operator shall furnish bond or other financial surety as approved by the county, for potential haul road repair and for site restoration. The bond or other financial surety shall be in an amount of \$5,000 per permitted acre for a total amount of \$70,000 and remain in place for 6 years from the date of issuance of the permit.
4. Before excavation can begin the permittee shall obtain an access permit from the Steele County Highway Department and shall be required to comply with all conditions of that permit.
5. The excavation of material shall be setback a minimum of 30 feet from all property lines and 50 feet from the road right of way. Any erosion within this setback shall be immediately corrected by the permittee. Overburden may be stored within the setback area but cannot be done in a manner that directs water runoff or causes siltation onto the neighboring property. Or done in a manner that impedes the natural overland flow of water or backs water up onto neighboring properties.
6. The dewatering of the pit for mining purposes shall be prohibited.
7. Equipment shall only be operated between the hours of 6:00 AM and 7:00 PM. Monday thru Saturday.
8. The access shall be gated to deter unauthorized access.
9. Signage warning of truck traffic shall be located along County Road #9 if required by the County Highway Department. The size and placement of these signs shall be at the direction of Steele County Highway Department.
10. All trucks shall comply with the weight limits of County Road #9.
11. Trucks shall not track material from the pit onto the public road.
12. Trucks hauling material to and from this site shall not use “jake brakes”
13. Operator is responsible to maintain dust control in the pit and on the access road so it does not

- negatively affect neighboring properties or highway traffic.
14. Operator shall maintain the viability of any existing private drainage system at all times during the operation of the pit.
  15. The applicant shall follow their submitted reclamation plan. Final reclamation shall include grading slopes to a 4:1 slope or flatter and replacing topsoil.
  16. This permit remains valid during times when the owner/operator is current on all tax obligations including but not limited to aggregate taxes. In addition, if notified by the Auditor of a delinquency, the owner/operator is required to either pay the tax or file an appropriate challenge within 30 days or else the permit is null and void.
  17. Applicant is responsible to obtain and follow all other federal, state, and local permits and regulations including but not limited to NPDES permits, DNR Water Appropriation Permits, and Minnesota Wetland Conservation Act regulations.
  18. This permit expires on July 1<sup>st</sup>, 2025. All reclamation shall be completed or the permittee shall initiate the renewal of this permit before this date.
  19. Truck traffic shall only enter and exit the site from the north on County Road #9. Signage shall be placed in the pit directing all traffic to the north.

**Total Parcel Size:** 18 acres  
**Permitted Area:** 14 acres  
**Disturbed Area:** 3 acres

**Active Areas:** 3 acres  
**Reclaimed Area:** 0 acres

**Natural Elev:** 1100 - 1006  
**Permitted Elev:** 1080 feet  
**Mining Elev:** See Mining Elevations submittal

**Recyclable Amt:** None  
**Road Access:** County Road 9 – paved portion has 9 ton per axle weight limit.

**Material Removed:** Records indicated the following amount of material was removed the past 5 years.  
2023 – 30,375 TNS  
2022 – 16,159 TNS  
2021 – 369 TNS  
2020 – 30,375 TNS

**Other Permits:** MPCA NPDES Permit MNG490580

**Comments:** No recyclable material onsite.  
Gravel Tax has been paid.

#### **Reason for Interim Use Permit Application:**

Section 703.2 of the Steele County Zoning Ordinance lists mining and gravel extraction as Interim Uses in the Agricultural District.

#### **General Criteria for Issuing an Interim Use Permit:**

- a) **Burden on Existing Public Facilities and Utilities:** The planning commission found that the project would not have any effects on parks and schools. The proposed access will be onto County Road 9. This road only has a 7 ton per axel weight limit. It is paved from CSAH 45 to the railroad tracks but is gravel east of the tracks to Cedar Ave. Trucks need to continue to abide by the lower weight limit.

**b) Compatible, Separated, or Screened from Adjacent Agricultural or Residential Properties:**

A limit on hours of operation have been imposed to mitigate noise on neighboring residential properties. There have been no reported issues from neighboring residential properties concerning this pit.

**c) Appearance of Structures and Site and Effect on Adjacent Properties:**

The appearance is similar to other gravel pits in the area and setback 50 feet from the road right-of-way and screened to the nearest residential uses by vegetation.

**d) Relationship of Proposed Project to Existing Land Use:**

The existing land use is a permitted gravel pit and cropland. The final reclamation of the site will be a pond.

**e) Consistency with Zoning Ordinance and Zoning District:**

Gravel mining, crushing and the processing of aggregate materials is consistent with the Zoning Ordinance if approved as an Interim Use.

**f) Creation of Traffic Hazards or Congestion:**

Truck traffic accesses onto County Road 9. There have been no reported issues with truck traffic from these pits.

**g) Nuisance Effects on Nearby Business:**

There are no permitted businesses nearby.

**h) Adequacy of Utilities, Access Roads, Drainage and Other Facilities:**

- **Access road:** County Rd. 9
- **Wetland:** There is a created pond on the property. The operator shall be required to follow all wetland conservation act requirements concerning this pond.
- **Tile:** There are no known tile on the site.

**Staff Comments:**

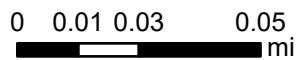
Since this permit is an Interim Use Permit and has an ending date, we are able to add conditions if we wish including the requirement for a bond. If the Planning Commission finds that this site meets the criteria to renew the permit, they may want to consider amending the following conditions. ~~Strike through~~ is deleted, underlined is added.

18. This permit expires on July 1<sup>st</sup>, ~~2025~~ 2030. All reclamation shall be completed or the permittee shall initiate the renewal of this permit before this date.



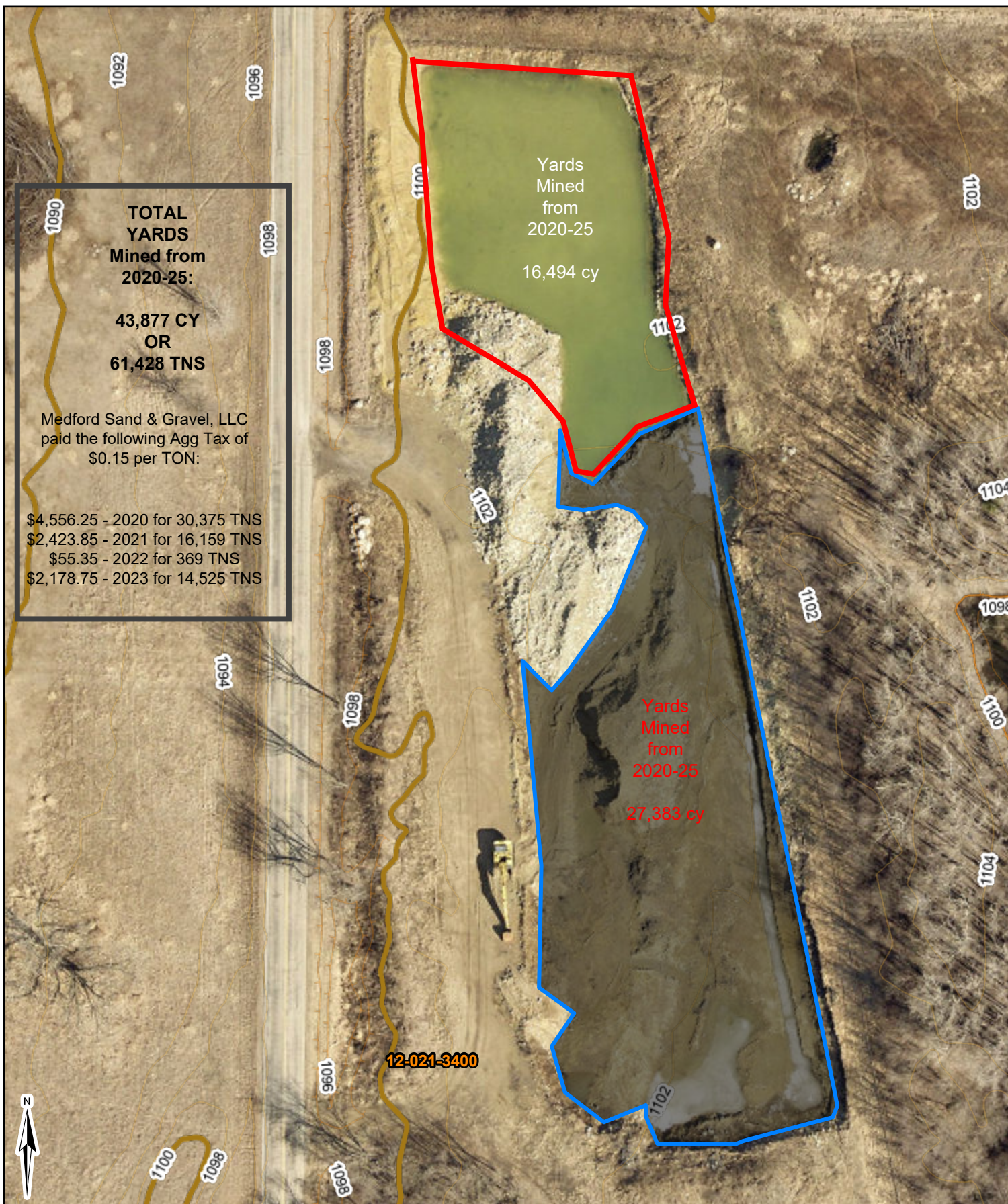
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# Hanson Pit |12-021-3400



June 23, 2025





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## Yards Mined from 2020-2025

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June 24, 2025





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## Hanson Pit | 12-021-3400

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June 23, 2025



**Staff Report**  
for  
**Conditional Use Permit Application #442**  
**Urban Farms LLC**

**I. Applicant:**  
Urban Farms LLC

**II. Property Owner(s):**  
Chris Hanke

**III. Property Address:**  
8060 Cabot Ave

**IV. Project Legal Description:**

All that part of the Northeast Quarter of Section 5, Township 108 North, Range 20 West, Steele County, Minnesota, described by:

Commencing at the Northeast corner of said Northeast Quarter; thence South 0°08'46" East, assumed bearing 1888.60 feet along the East line of said Northeast Quarter to the True Point of Beginning; thence South 89°29'15" West 689.85 feet along a line parallel with the North line of said Northeast Quarter to a point, last said point being 90 feet distant from, measured perpendicular to, the centerline of the Chicago, Milwaukee, St. Paul and the Pacific Railroad; thence South 8°10'08" East 740.68 feet along a line parallel with said railroad centerline to the South line of said Northeast Quarter; thence South 89°51'53" East 586.47 feet to the Southeast corner of said Northeast Quarter; thence North 0°08'46" West 740.72 feet to the said True Point of Beginning. Containing 10.80 acres, more or less. excepting therefrom:  
Parcel No. 13 from Steele County Highway Right of Way Plat No. 19, filed June 27, 2022 as Document No. A000443433

**V. Project Description:**

Urban Farms LLC requests to use an existing post-frame building currently located on property for a state-licensed cannabis operation that includes indoor cultivation, processing, and packaging. The facility will be used to grow cannabis plants in a secure, climate-controlled environment; process harvested plant material; and package finished cannabis products for distribution in accordance with all applicable local and state regulations. No retail sales or public access will occur on-site. The operation will implement strict security, odor control, and waste disposal measures to ensure compliance with municipal codes and to minimize impact on the surrounding area.

**VI. Reason for Conditional Use Permit Application:**

Section 704.1 of the Steele County Ordinance allows agricultural related businesses as a conditional use in the agricultural district.

**VII. General Criteria for Issuing Conditional Use Permit:**

**1) The use will not create a burden on parks, schools, streets, public facilities or utilities:**

The proposal will not affect parks or schools. Primary public facilities used by this proposal will be County Road 49. County Road 49 is a 10 ton per axel weight limit, paved road and is adequate to handle any expected traffic. The roads are adequate to handle the weight limits of the expected truck traffic. The traffic is not expected to be a burden on the existing road.

- 2) The use is compatible, separated, or screening from adjacent agricultural or residential land:**  
The property was previously a gravel pit surrounded by industrial to the east and south and agricultural to the north and west. The closest residence is approximately 975 feet to the west. The property is heavily screened to the west by trees and shrubs so the residence should not be affected visually. Cultivation and processing of the plants may cause odors and security issues. The Office of Cannabis Management (OCM) has strict regulations surrounding odors and security.
- 3) The appearance will not have an adverse effect on adjacent properties:**  
The appearance of the property will generally remain the same as it is today. All operations will be contained inside the current building onsite.
- 4) The use is related to the existing land use and the county needs of the county:**  
The land is zoned agricultural and was previously used as a gravel mine. A greenhouse for production would be an alternative form of crop production on the Agricultural land.
- 5) The use is consistence with the zoning ordinance and zoning district:**  
The property is located in the Agricultural Zoning District. The applicant is applying under Section 704.1 of the Zoning Ordinance as an agricultural related business. In the past we have allowed similar greenhouses including Revol Greens. Additionally, historically, we have been more open to use when they involve the re-use of existing structures or facilities.
- 6) The use will not creation a traffic hazards or congestion:**  
Additional traffic will be minimal. The applicants expect truck traffic to be two times a month once in production. The site access is through 8100 Cabot Ave via an easement and then onto County Road 49.
- 7) Existing businesses will not be adversely affected because of curtailment of customers trade:**  
The nearest existing businesses are Cemstone Concrete Materials, St. Marc Materials, and Twin City Concrete Products. No effect is expected on these businesses.
- 8) Adequate utilities, access roads, drainage and other facilities will be provided:**
  - Access:** The current access onto County Road 49 will be used.
  - Septic:** Sewage is to be treated through an individual subsurface sewage treatment system for the office. There will need to be an additional holding tank installed to accommodate the water used in the growing process as that is considered an industrial by-product and would not be allowed to go through the septic system.
  - Electrical:** Electricity is provided by Steele-Waseca Power Cooperative. Applicants are aware that they will need to upgrade the transformer to get to full production.
  - Water:** Water is provided by a private well. The applicants do not expect to exceed 10,000 gallons a day. If the facility exceeds 10,000 gallons a day or 1,000,000 gallons a year of water usage, the applicant must obtain an appropriation permit through the Department of Natural Resources.
  - Drainage:** The drainage should remain the same as it currently is.

## **VIII. Staff Comments:**

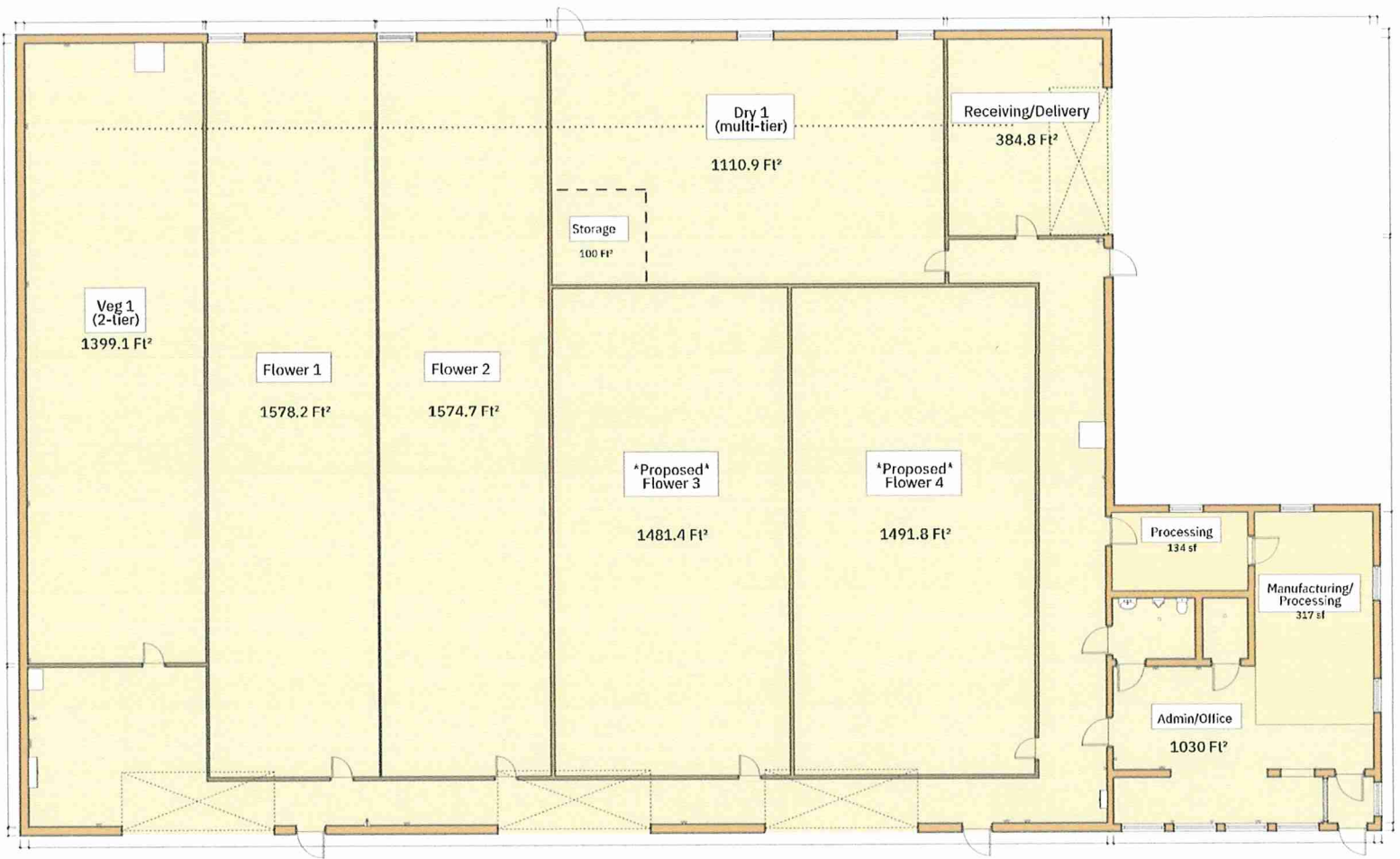
If the Planning Commission recommends approval of this application, they may wish to consider the following conditions:

1. This permit allows for a state licensed cannabis operation that includes indoor cultivation, processing, and packaging. Any changes in the use of this facility may require additional action by Steele County.
2. The site must be operated in a manner that does not create offensive odors to the neighboring residential used properties.

3. The site must be rodent free at all times.
4. Operations must comply with all requirements of the Office of Cannabis Management.
5. Before operation can begin, the building must be evaluated by a licensed professional and any improvements permitted and inspected by Steele County Building officials.
6. A holding tank must be installed to contain water used in the growing process per MPCA regulations.
7. If the facility exceeds 10,000 gallons a day or 1,000,000 gallons a year of water usage, the applicant must obtain an appropriation permit through the Department of Natural Resources.
8. Business hours, including trucks entering and exiting, shall only be between the hours of 10:00 AM and 9:00 PM. Monday thru Sunday.
9. Current screening from residential property must be maintained.
10. Parking must comply with Section 1501 of the Steele County Zoning Ordinance required one parking space for each two employees on maximum shift or one space for each 500 sq. ft. of gross floor area, whichever is largest.
11. All lighting and signage must comply with Section 1514 of the Steele County Zoning Ordinance.
12. Once issued, this CUP may be revoked, following notice and hearing, and upon finding(s) established by the Planning Commission that the Subject Property and/or use is not in compliance with the Conditions of Approval as stated herein.

# EXHIBIT B

## FLOORPLAN



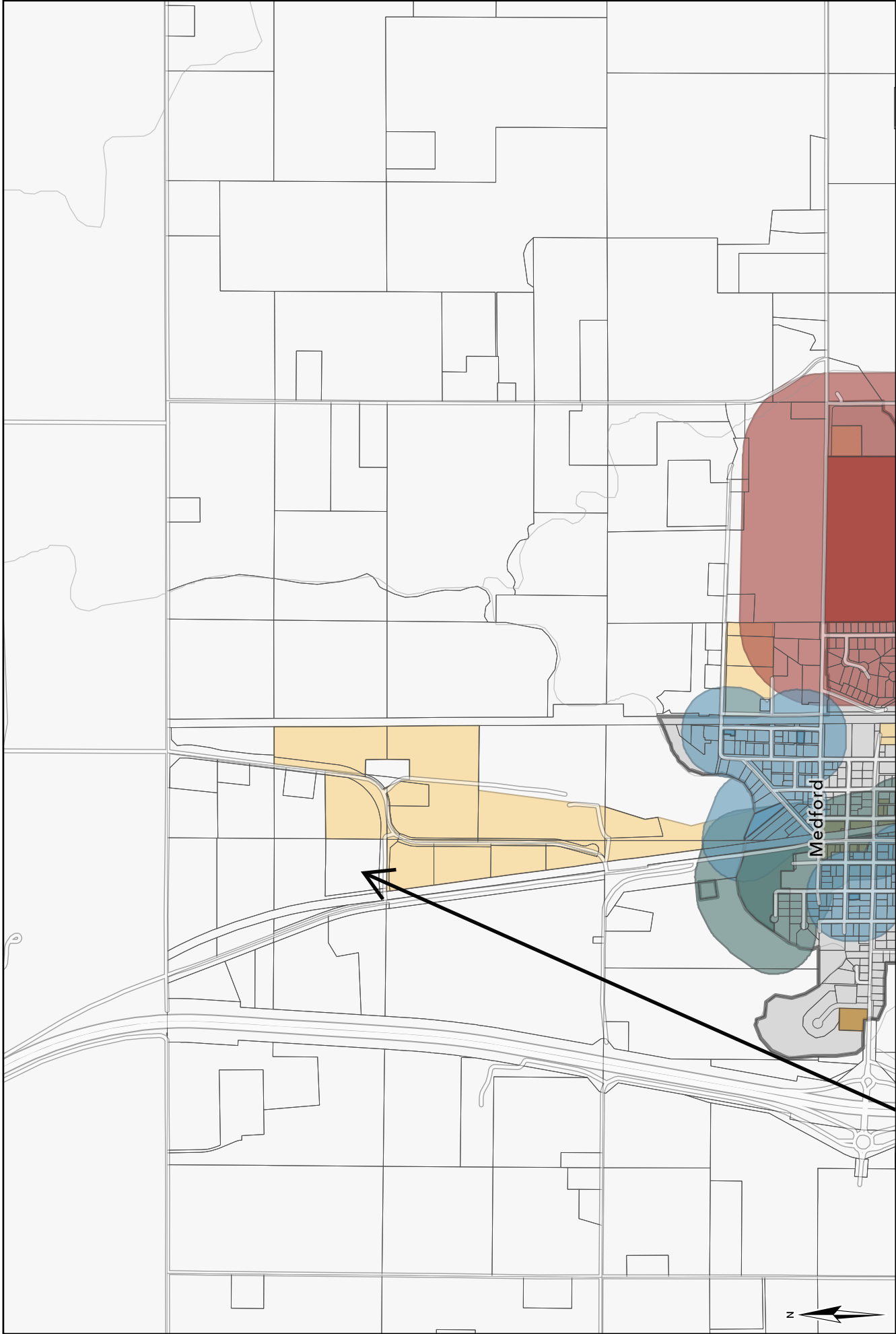


Steele County  
GIS

July 01, 2025

**Urban Farms LLC**  
Proposed CUP Location

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Proposed CUP Location

## Cannabis Ordinance Map



June 30, 2025

