

ORDINANCE NO. 2018-9
Amended 3/14/2019

AN ORDINANCE OF THE CITY OF HARRAH, OKLAHOMA, AMENDING THE CITY OF HARRAH CODE OF ORDINANCES PART 9, ADDING CHAPTER 10 MEDICAL MARIJUANA, BUSINESS REGULATIONS AND LICENSING, ESTABLISHING REGULATIONS FOR RETAIL MEDICAL MARIJUANA ESTABLISHMENTS, COMMERCIAL MARIJUANA GROWING FACILITIES, WHOLESALE MARIJUANA FACILITIES, MARIJUANA STORAGE FACILITIES; DECLARING REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HARRAH, OKLAHOMA:

SECTION I. That Part 9 shall be amended by adding Chapter 10 to the Harrah City Code which shall read as follows, to wit:

CHAPTER 10: MEDICAL MARIJUANA

SECTION 8-1001 Definitions

The following terms are defined as set forth for use in this article:

- (1) Medical Marijuana Dispensary is defined as an entity that is licensed by the Oklahoma State Department of Health pursuant to Title 63 O.S. § 421A which allows the entity to purchase medical marijuana from a Commercial Grower or Processor and sell medical marijuana only to qualified patients and caregivers.
- (2) Commercial Grower is defined as an entity that is licensed by the Oklahoma State Department of Health pursuant to Title 63 O.S. § 422A, which allows the entity to grow, harvest, and package medical marijuana for the purpose of selling medical marijuana to a dispensary, processor or researcher.
- (3) Marijuana Processor is defined as an entity that is licensed by the Oklahoma State Department of Health pursuant to Title 63 O.S. § 423A which allows the entity to purchase marijuana from a commercial grower; prepare, manufacture, package, sell to and deliver medical marijuana products to a dispensary licensee or other processor licensee; and may process marijuana received from a qualified patient into a medical marijuana concentrate, for a fee.
- (4) Qualified Patient means a person that has been issued a medical marijuana license pursuant to 63 O.S. § 420A *et seq.*
- (5) Caregiver means a person that has been issued a medical marijuana license pursuant to 63 O.S. § 420A *et seq.*
- (6) Commercial Establishment License means a license issued to a Medical Marijuana Dispensary, Commercial Grower or Processor by the Oklahoma State

Department of Health pursuant to 63 O.S. § 420A *et seq.*

- (7) Permit means a current and valid Permit for a Medical Marijuana Dispensary, Commercial Grower or Marijuana Processor issued under this Ordinance, which shall be granted to a Permit Holder only for and limited to a specific Permitted Premises and specific Permitted Property.
- (8) Permit Holder means the person that holds a current and valid Permit issued under this Ordinance.
- (9) Permitted Premises means the particular building or buildings within which the Permit Holder will be authorized to conduct the Facility's activities pursuant to the Permit. Permitted Property means the real property comprised of a lot, parcel or other designated unit of real property upon which the Permitted Premises is situated.

SECTION 8-1002 Permit Required; General Provisions.

- A. No person shall operate a Medical Marijuana Dispensary, Commercial Grower or Marijuana Processor at any time or at any location within the City of Harrah unless a currently effective Permit for that Person at that location has been issued under this Ordinance.
- B. A Medical Marijuana Dispensary, Commercial Grower or Marijuana Processor shall operate only as allowed under this Ordinance.
- C. The requirements set forth in this Ordinance shall be in addition to, and not in lieu of, any other licensing or permitting requirements imposed by applicable federal, state or local laws, regulations, codes or ordinances.
- D. A Permit and Renewal Permit shall not confer any vested rights or reasonable expectation of subsequent renewal on the Applicant or Permit Holder, and shall remain valid only until the July 1st immediately following its approval.
- E. It is the sole and exclusive responsibility of each Permit Holder or Person applying to be a Permit Holder to immediately provide the City of Harrah with all material changes in any information submitted on an Application and any other changes that may materially affect any Commercial Establishment License or City of Harrah Permit.
- F. No Permit issued under this Ordinance may be assigned or transferred to any Person unless the assignee or transferee has submitted an Application and all required fees under this Ordinance and has been granted a Permit by the City of Harrah. No Permit issued under this Ordinance is transferrable to any other location except for the Permitted Premises.
- G. The original Permit issued under this Ordinance shall be prominently displayed at

the Permitted Premises in a location where it can be easily viewed by the public, law enforcement and administrative authorities.

- H. No Permit shall be granted or renewed for a Medical Marijuana Dispensary, Commercial Grower or Marijuana Processor in a residence.

SECTION 8-1003 Medical Marijuana Dispensary Requirements.

- A. **State Licensing Requirement.** All operators of a Medical Marijuana Dispensary within the City of Harrah must maintain a valid commercial establishment license from the Oklahoma Department of Health. Each person operating a Medical Marijuana Dispensary within the City of Harrah shall provide the City with a copy of their commercial establishment license issued by the Oklahoma Department of Health prior to commencing operation and shall further provide the City with a copy of any renewal of the commercial establishment license not later than July 1st of each calendar year.
- B. **City Permit Requirement.** All operators of a Medical Marijuana Dispensary within the City of Harrah must obtain a Medical Marijuana Dispensary permit from Development Services prior to commencing operation.
 - 1. Prior to issuance of a Medical Marijuana Dispensary permit, the physical address of the proposed Medical Marijuana Dispensary will be subject to a property inspection by an authorized City Inspector to insure compliance with all City Codes. The property inspection will occur at a time scheduled and approved by both the applicant and City Inspector. The applicant is required to be present during the inspection. All structures, equipment and apparatuses shall comply with all building and fire codes adopted by the State of Oklahoma and City of Harrah.
- C. **Applications for Medical Marijuana Dispensary permit.** Any person seeking to obtain a Medical Marijuana Dispensary permit shall submit a written application to the City Clerk on a City prescribed form to include, at a minimum, the following:
 - 1. The name of the establishment;
 - 2. Physical address of the establishment;
 - 3. Phone number of the establishment;
 - 4. Operating hours of the establishment;
 - 5. The applicant's first name, middle name, last name and suffix if applicable;
 - 6. The applicant's residence address and mailing address;
 - 7. The applicant's date of birth;
 - 8. The applicant's preferred telephone number and email address;
 - 9. An attestation that the information provided by the applicant is true and

correct;

10. An application submitted on behalf of a business organization shall include an attestation that the applicant is authorized to make application on behalf of the business organization, full name of the business organization, type of business organization, mailing address for the business organization;
 11. One copy of all of the following:
 - a. All documentation showing the proposed Permit Holder's valid tenancy, ownership or other legal interest in the proposed Permitted Premises. If the Applicant is not the owner of the proposed Permitted Premises, a statement from the owner of such property authorizing the use of the property for a Medical Marijuana Dispensary.
 - b. A valid, unexpired driver's license or state issued ID for all owners, directors, officers and managers of the proposed Facility.
 - c. Evidence of a valid sales tax license for the business.
 - d. Application for Sign Permit, if any sign is proposed.
 - e. Any other information reasonably requested by the City of Harrah to be relevant to the processing or consideration of the Application.
- D. **Application Fees.** Application processing fees for a Medical Marijuana Dispensary permit shall be as set forth in the Schedule of Fees adopted by the Harrah City Council. The fee shall be used to offset municipal expenses covering costs related to licensing, inspection, administration and enforcement of Medical Marijuana Dispensary establishments.
- E. **Renewal Fees.** Annual renewal fees of any Medical Marijuana Dispensary permit shall be as set forth in the Schedule of Fees. The fee shall be used to offset municipal expenses covering costs related to licensing, inspection, administration and enforcement of Medical Marijuana Dispensary establishments.
- F. Application fees and annual renewal fees are non-refundable. The application fees shall be paid at the time of the submission of an application for a license and are not prorated.
- G. **Location Restrictions for Medical Marijuana Dispensary.**
1. A Medical Marijuana Dispensary permit will not be granted to any applicant where the proposed location would be located within one thousand (1,000) feet from any public or private school entrance, or such other location or establishment as may be limited by subsequent revision to Oklahoma Statutes. The distance specified shall be measured from any entrance of the school to the nearest property point of the dispensary.
 2. A Medical Marijuana Dispensary Permit will not be granted to any applicant where the proposed location is not allowed by the Harrah Zoning Ordinance.

SECTION 8-1004 Commercial Grower Requirements.

- A. State Licensing Requirement.** All operators of a Commercial Grower within the City of Harrah must maintain a valid commercial establishment license from the Oklahoma Department of Health. Each person operating a Commercial Grower within the City of Harrah shall provide the City with a copy of their commercial establishment license issued by the Oklahoma Department of Health prior to commencing operation and shall further provide the City with a copy of any renewal of the commercial establishment license not later than July 1st of each calendar year.

- B. City Permit Requirement.** All operators of a Commercial Grower within the City of Harrah must obtain a Commercial Grower permit from Development Services prior to commencing operation.
 - 1. Prior to issuance of a Commercial Grower permit, the physical address of the proposed Commercial Grower will be subject to a property inspection by an authorized City Inspector to insure compliance with all City Codes. The property inspection will occur at a time scheduled and approved by both the applicant and City Inspector. The applicant is required to be present during the inspection. All structures, equipment and apparatuses shall comply with all building and fire codes adopted by the State of Oklahoma and City of Harrah.

- C. Applications for a Commercial Grower permit.** Any person seeking to obtain a Commercial Grower permit shall submit a written application to the City Clerk on a City prescribed form to include, at a minimum, the following:
 - 1. The name of the establishment;
 - 2. Physical address of the establishment;
 - 3. Phone number of the establishment;
 - 4. Operating hours of the establishment;
 - 5. The applicant's first name, middle name, last name and suffix if applicable;
 - 6. The applicant's residence address and mailing address;
 - 7. The applicant's date of birth;
 - 8. The applicant's preferred telephone number and email address;
 - 9. An attestation that the information provided by the applicant is true and correct;
 - 10. An application submitted on behalf of a business organization shall include an attestation that the applicant is authorized to make application on behalf business organization, mailing address for the business organization;
 - 11. One copy of all of the following:

- a. All documentation showing the proposed Permit Holder's valid tenancy, ownership or other legal interest in the proposed Permitted Premises. If the Applicant is not the owner of the proposed Permitted Premises, a statement from the owner of such property authorizing the use of the property for a Medical Marijuana Dispensary.
 - b. A valid, unexpired driver's license or state issued ID for all owners, directors, officers and managers of the proposed Facility.
 - c. Evidence of a valid sales tax license for the business.
 - d. Application for Sign Permit, if any sign is proposed.
 - e. Any other information reasonably requested by the City of Harrah to be relevant to the processing or consideration of the Application.
- D. **Application Fees.** Application processing fees for a Commercial Grower permit shall be as set forth in the Schedule of Fees adopted by the Harrah City Council. The fee shall be used to offset municipal expenses covering costs related to licensing, inspection, administration and enforcement of Commercial Grower establishments.
- E. **Renewal Fees.** Annual renewal fees of any Commercial Grower permit shall be as set forth in the Schedule of Fees. The fee shall be used to offset municipal expenses covering costs related to licensing, inspection, administration and enforcement of Commercial Grower establishments.
- F. **Application fees and annual renewal fees are non-refundable.** The application fees shall be paid at the time of the submission of an application for a license and are not prorated.
- G. **Location Restrictions for Commercial Grower.**
1. A Commercial Grower permit will not be granted to any applicant where the proposed location would be located within one thousand (1,000) feet from any public or private school entrance, or such other location or establishment as may be limited by subsequent revision to Oklahoma Statutes. The distance specified shall be measure from any entrance of the school to the nearest property point of the dispensary.
 2. A Commercial Grower Permit will not be granted to any applicant where the proposed location is not allowed by the Harrah Zoning Ordinance.
- H. **Conditions of Operation for Commercial Grower.**
1. All Commercial Grower facilities shall be located within an entirely enclosed and secured structure.
 2. All Commercial Grower facilities must be constructed in such a manner that the growing of the medical marijuana plants cannot be seen by the public from the public right of way.

3. All Commercial Grower facilities shall comply with all building and fire codes adopted by the State of Oklahoma and the City of Harrah.
4. All Commercial Grower facilities must be properly vented so as to not create humidity, mold or other related health problems.
5. All Commercial Grower facilities shall be conducted in a manner that does not constitute a public nuisance. A public nuisance may be deemed to exist if growing marijuana produces light, glare, heat, noise, odor or vibration that is detrimental to public health, safety or welfare or interferes with the reasonable enjoyment of life and property.

SECTION 8-1005 Marijuana Processor Requirements.

- A. **State Licensing Requirement.** All operators of a Marijuana Processor within the City of Harrah must maintain a valid commercial establishment license from the Oklahoma Department of Health. Each person operating a Marijuana Processor within the City of Harrah shall provide the City with a copy of their commercial establishment license issued by the Oklahoma Department of Health prior to commencing operation and shall further provide the City with a copy of any renewal of the commercial establishment license not later than July 1st of each calendar year.
- B. **City Permit Requirement.** All operators of a Marijuana Processor within the City of Harrah must obtain a Marijuana Processor permit from Development Services prior to commencing operation.
 1. Prior to issuance of a Marijuana Processor permit, the physical address of the proposed Marijuana Processor will be subject to a property inspection by an authorized City Inspector to insure compliance with all City Codes. The property inspection will occur at a time scheduled and approved by both the applicant and City Inspector. The applicant is required to be present during the inspection. All structures, equipment and apparatuses shall comply with all building and fire codes adopted by the State of Oklahoma and City of Harrah.
- C. **Applications for a Marijuana Processor permit.** Any person seeking to obtain a Marijuana Processor permit shall submit a written application to the Development Services Department on a City prescribed form to include, at a minimum, the following:
 1. The name of the establishment;
 2. Physical address of the establishment;
 3. Phone number of the establishment;
 4. Operating hours of the establishment;
 5. The applicant's first name, middle name, last name and suffix if applicable;

6. The applicant's residence address and mailing address;
 7. The applicant's date of birth;
 8. The applicant's preferred telephone number and email address;
 9. An attestation that the information provided by the applicant is true and correct;
 10. An application submitted on behalf of a business organization shall include an attestation that the applicant is authorized to make application on behalf of the business organization, full name of the business organization, type of business organization, mailing address for the business organization;
 11. One copy of all of the following:
 - a. All documentation showing the proposed Permit Holder's valid tenancy, ownership or other legal interest in the proposed Permitted Premises. If the Applicant is not the owner of the proposed Permitted Premises, a statement from the owner of such property authorizing the use of the property for a Medical Marijuana Dispensary.
 - b. A valid, unexpired driver's license or state issued ID for all owners, directors, officers and managers of the proposed Facility.
 - c. Evidence of a valid sales tax license for the business.
 - d. Application for Sign Permit, if any sign is proposed.
 - e. Any other information reasonably requested by the City of Harrah to be relevant to the processing or consideration of the Application.
- D. **Application Fees.** Application processing fees for a Marijuana Processor permit shall be as set forth in the Schedule of Fees adopted by the Harrah City Council. The fee shall be used to offset municipal expenses covering costs related to licensing, inspection, administration and enforcement of Marijuana Processor establishments.
- E. **Renewal Fees.** Annual renewal fees of any Marijuana Processor permit shall be as set forth in the Schedule of Fees. The fee shall be used to offset municipal expenses covering costs related to licensing, inspection, administration and enforcement of Marijuana Processor establishments.
- F. **Application fees and annual renewal fees are non-refundable.** The application fees shall be paid at the time of the submission of an application for a license and are not prorated.
- G. **Location Restrictions for Marijuana Processor.**
1. A Commercial Grower permit will not be granted to any applicant where the proposed location would be located within one thousand (1,000) feet from any public or private school entrance, or such other location or establishment as may be limited by subsequent revision to Oklahoma Statutes. The distance specified shall be measure from any entrance of the school to the nearest

property point of the dispensary.

2. A Marijuana Processor Permit will not be granted to any applicant where the proposed location is not allowed by the Harrah Zoning Ordinance.

H. Conditions of Operation for Commercial Grower.

1. All Marijuana Processor facilities must be constructed in such a manner that the processing of the medical marijuana cannot be seen by the public from the public right of way.
2. All Marijuana Processor facilities shall be located within an entirely enclosed and secure structure.
3. All Marijuana Processor facilities shall comply with all building and fire codes adopted by the State of Oklahoma and the City of Harrah.
4. All Marijuana Processor facilities must be properly vented so as to not create humidity, mold or other related health problems.
5. All Marijuana Processor facilities shall be conducted in a manner that does not constitute a public nuisance. A public nuisance may be deemed to exist if growing marijuana produces light, glare, heat, noise, odor or vibration that is detrimental to public health, safety or welfare or interferes with the reasonable enjoyment of life and property.

SECTION 8-1006 Approval, Issuance, Denial and Appeal.

- A. All inspections, review and process of any Application under this Ordinance shall be completed within fourteen (14) days of receipt of a complete Application and all required fees. The City Manager shall approve or deny the Permit within thirty (30) days of receipt of the completed Application and fees. The processing time may be extended upon written notice by the City Manager for good cause, and any failure to meet the required processing times shall not result in the automatic grant of the Permit. Any denial must be in writing and must state the reason(s) for denial. Any final denial of a Permit may be appealed to a court of competent jurisdiction; provided that the pendency of an appeal shall not stay or extend the expiration of any Permit. The City of Harrah has no obligation to process or approve any incomplete Application, and any times provided under this Ordinance shall not begin to run until the City of Harrah receives a complete Application as determined by City Clerk. A determination of a complete Application shall not prohibit the Township from requiring supplemental information.
- B. Renewal Applications shall require approval by Development Services and shall be submitted to and received by Development Services not less than sixty (60) days prior to the expiration of the annual Permit. A Permit Holder whose Permit expires and for which a complete Renewal Application has not been received by the expiration date shall be deemed to have forfeited the Permit under this Ordinance. The City of Harrah will not accept Renewal Applications after the expiration date

of the Permit. The same requirements that apply to all new Applications for a Permit apply to all Renewal Applications.

SECTION 8-1007 Operational and Business Plan Requirements for Medical Marijuana Dispensary, Commercial Grower and Marijuana Processor Permit Holders.

- A. **Business and Operation Plan.** All Applicants for a Medical Marijuana Dispensary Permit, Commercial Grower Permit and/or Marijuana Processor Permit shall submit a business and operations plan with their Application showing in detail the Medical Marijuana Dispensary's, Commercial Grower's and/or Marijuana Processor's proposed plan of operation, including without limitation, the following:
1. A description of the type of Facility proposed and the anticipated or actual number of employees.
 2. A description by category of all products to be sold.
 3. A list of Material Safety Data Sheets for all nutrients, pesticides and other chemicals proposed for use in the Facility.
 4. A description and plan of all equipment and methods that will be employed to stop any impact to adjacent uses, including enforceable assurances that no odor will be detectable from outside of the Permitted Premises.
 5. A plan for the disposal of Marijuana and related byproducts that will be used in the Facility.
 6. A security plan which shall include a general description of the security systems and confirmation that those systems will meet State requirements and be approved by the State prior to commencing operations.
- B. **Operational Requirements.** All Permit Holders shall at all times comply with the following operational requirements, which the City of Harrah may review and amend from time to time as it determines reasonable.
1. All Permitted Premises shall comply with all respective applicable codes of the local zoning, building and health departments. The Facility must hold a valid local Permit and Commercial Establishment License for the type of Facility intended to be carried out on the Permitted Property. The Facility operator, owner or Licensee must have documentation available that local and State sales tax requirements, including holding any licenses, if applicable, are satisfied.
 2. No Permit Holder shall be permitted to operate from a moveable, mobile or transitory location except as allowed under the Oklahoma State Department of Health rules that authorize and license the transportation of medical marijuana. No person under the age of eighteen (18) shall be allowed to enter into the Permitted Premises without a parent or legal guardian.
 3. All activities of a Medical Marijuana Dispensary, Commercial Grower and

Marijuana Processor, including without limitation, distribution, growth, cultivation, or the sale of Marijuana and all other related activity permitted under the Permit Holder's License or Permit must occur indoors. The Facility's operation and design shall minimize any impact to adjacent uses, including the control of any odor by maintaining and operating an air filtration system so that no odor is detectable outside the Permitted Premises.

4. Waste Disposal. The Permit Holder, owner and operator of the Facility shall use lawful methods in controlling waste or by-products from any activities allowed under the Permit.
5. The City of Harrah may impose such reasonable terms and conditions on a Medical Marijuana Dispensary, Commercial Grower and Marijuana Processor as may be necessary to protect the public health, safety and welfare, and to obtain compliance with the requirements of this Ordinance and applicable law.

SECTION 8-1008 Medical Marijuana Growing Facilities for Personal Use.

- A. All medical marijuana grown at home by a Qualified Patient or Caregiver patient medical marijuana license holders can only be grown on residential real property owned by the patient license holder or on rented real property for which the patient license holder has the property owner's written permission to grow medical marijuana on the property.
- B. All homegrown medical marijuana plants must be grown so that the marijuana is not accessible to a member of the general public and is only accessible to the patient or caregiver. If grown outdoors, it must be grown behind an opaque fence that is at least six (6) feet in height. The marijuana plants must be completely enclosed by the fence and the fence must be secured with a lock and key. No marijuana plants may be visible from any street adjacent to the property. No more than six (6) mature plants and six (6) seedlings shall be grown.
- C. Growing medical marijuana shall not be conducted in a manner that constitutes a public nuisance. A public nuisance may be deemed to exist if growing marijuana produces light, glare, heat, noise, odor or vibration that is detrimental to public health, safety or welfare or interferes with the reasonable enjoyment of life and property.

SECTION 8-1009 Additional Regulations:

1. The smell of noxious odor emitted from smoking or consumption of medical marijuana by a person possessing a valid state issued medical marijuana license shall constitute a public nuisance.
2. Smoking and vaping marijuana shall be prohibited on all city property including vehicles, buildings, parks or other facilities.

3. Revocation or suspension of Municipal issued marijuana license; hearing.
 - a. The City Manager or designee shall revoke or suspend a license issued under this Article on any of the following grounds:
 - i. Violation of City ordinance, State law or Department of Health regulations governing medical marijuana.
 - ii. The license was procured by fraudulent conduct or false statement of a material fact or a fact concerning the applicant was not disclosed at the time of the application, and such fact would have constituted just cause for refusal to issue the license.
 - b. Prior to suspension or revocation the permittee shall be given notice of the proposed action to be taken and shall have an opportunity to be heard before the City Manager or designee. If an employee has been designated by the City Manager, such designee shall make a report to the City Manager together with a recommendation as to whether the license should be suspended or revoked.
 - c. Revocation of any Department of Health Marijuana License shall result in the immediate revocation of any City issued permit under this Article.
4. Any person or entity applying for or issued a Permit by the City of Harrah under this Article shall comply with all State law and Department of Health rules and regulations.
5. All provisions of Title 63, Chapter 15 of Ordinance Statutes are incorporated herein by reference, together with Title 310, Chapter 611, Medical Marijuana Control Program, issued by the Oklahoma State Department of Health.

SECTION II. Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

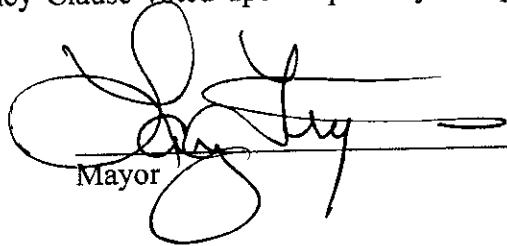
SECTION III. An emergency exists for the preservation of the public health; peace and safety and therefore this ordinance shall become effective from time of its passage and approval.

SECTION IV. Nothing in this Ordinance is intended to permit or assist in the violation of either the Federal Controlled Substances Act or Oklahoma's Uniform Controlled Dangerous Substances Act. Furthermore, nothing in this Ordinance is intended to prevent or frustrate Federal and State enforcement of any laws or regulations applicable to the possession, use or distribution of marijuana or act as a defense to the commission of any act prohibited by Federal or State law.

SECTION V. If any provisions of this Ordinance, or of its application to any person or

circumstance is declared invalid or unenforceable, as determined by a court of competent jurisdiction, the invalidity or unenforceability shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or circumstance, and to this end, the provisions of this Ordinance are severable.

PASSED BY, APPROVED and the Emergency Clause voted upon separately and passed and approved, this 14th day of March 2019.



Mayor

ATTEST:



CITY CLERK

APPROVED as to form this 14th day of March, 2019.



ROBERT C. THOMPSON, City Attorney