

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

Marijuana Operation Land Use Application

File No. _____

MARIJUANA OPERATION LAND USE PERMIT APPLICATION
CONDITIONAL USE AUTHORIZATION

TYPE OF PERMIT: _____ Growing Operation _____ Processing/Wholesaling Operation
_____ Dispensary/Retailing Operation

Oregon Health Authority (OHA) Registry No. _____ **Approval Date** _____

Oregon Liquor Control Comm. (OLCC) License No. _____ **Approval Date** _____

APPLICANT: Name: _____

Mailing address: _____

Phone No.: Office _____ Home _____

Are you the _____ property owner? _____ owner's agent?

PROPERTY OWNER: _____ same as above, OR:

Name: _____

Mailing Address: _____

Phone No.: Office _____ Home _____

PROPERTY ADDRESS (if assigned): _____

TAX ACCOUNT NO.: _____ **Acres:** _____ **Zoning:** _____

_____ **Acres:** _____ **Zoning:** _____

_____ **Acres:** _____ **Zoning:** _____

File No. _____

PRESENT USES: (farm, forest, bush, residential, etc.)

Use:

Approx. Acres

Total acres (must agree with above): _____

PROPOSED USES:

WATER SUPPLY: _____ Private well _____ Community system

Name of community water system: _____

SEWAGE DISPOSAL SYSTEM: _____ Subsurface Septic _____ Community

Is the property approved for a subsurface sewage disposal system?

Yes No Not Applicable

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: _____ Property Owner's Signature: _____

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Planning Department Use Only

Date Rec'd. _____

Hearing Date: _____

Receipt No.: _____

Administrative: _____

Check #: _____ Cash Credit

Zoning: _____

Staff Member: _____

**MARIJUANA LAND USE PERMIT APPLICATIONS
REQUIRE THE FOLLOWING:**

Completed Marijuana Operation Land Use Permit Application Form - Information about the applicant and land involved in the application. This application will indicate which specific type of Marijuana Operation is being proposed: (1) Growing/Producing Operation (2) Processing/Wholesaling Operation or (3) Dispensary/Retailing Operation.

A. For a Marijuana Growing/Producing Operation, all of the following must be completed and submitted for a complete application:

1. An Administrative Marijuana Land Use Permit and/or Conditional Use Permit Application(s).
2. Documentation of approval from OHA and/or OLCC including State License/Registration Numbers
3. A Site Design Review Permit for Growing/Producing Operations in the Rural Community (RC), Existing Commercial (EC), Highway Commercial (C-5), General Commercial (C-3), Industrial Park (M-3), Light Industrial (M-2) and Heavy Industrial (M01) Zones.
4. Answer the attached questions related to how the proposed marijuana growing/producing operation will comply with the Conditional Use Review Standards (Section 1503.5) and/or Special Use Standards (Section 1803.2) of the Columbia County Zoning Ordinance
5. **Plot Plan drawn to scale on 8.5" x 11" or 8.5" x 14" paper**, showing the property and location of the marijuana grow operation. Include all existing and proposed buildings, waste disposal areas, driveway, well, septic, wetlands, waterways, steep slopes, etc.. The site plan must demonstrate compliance with the applicable minimum Land Use Zoning standards as well as the minimum standards related to Marijuana Growing/Producing Operations identified in Section 1803.2 of the Zoning Ordinance.
6. Proof of current ownership (Recorded Deed) of subject property confirming ownership of the property upon which the Growing/Producing operation will occur
7. Fees for Administrative Permit, Conditional Use Permit, and/or Site Design Review Permit, as applicable.
8. Supplemental Information related to the site specific Growing/Producing Marijuana Operation on the subject property. It is important that all submitted information is clear and legible so that it can be copied and are clear and legible. All written information should be in pen or ink, on 8.5" x 11" or 8.5" x 14" paper.

B. For a Marijuana Processing/Wholesaling Operation, all of the following must be completed and submitted for a complete application:

1. An Administrative Marijuana Land Use Permit Application.
2. Documentation of approval from OHA and/or OLCC including State License/Registration Numbers
3. A Site Design Review Permit for the Processing/Wholesaling operation in the Industrial Park (M-3), Light Industrial (M-2) or Heavy Industrial (M-1) Zone.
4. Provide adequate documentation confirming that the proposed marijuana Processing/Wholesaling Operation will comply with the minimum standards in the Special Use Standards (Section 1803.3) of the Columbia County Zoning Ordinance
5. **Plot Plan drawn to scale on 8.5" x 11" or 8.5" x 14" paper**, showing the property and location of the Processing/Wholesaling operation. Include all existing and proposed buildings, waste disposal areas, driveway, well, septic, wetlands, waterways, steep slopes, etc.. The site plan must demonstrate compliance with the applicable minimum M-3, M-2 or M-1 Land Use Zoning standards as well as the minimum Special Use Standards identified in Section 1803.3 of the Zoning Ordinance.
6. Proof of current ownership (Recorded Deed) of subject property confirming ownership of the property upon which the Processing/Wholesaling operation will occur
7. Fees for both the Administrative Permit and Site Design Review Permit Applications.
8. Supplemental Information related to the site specific Processing/Wholesaling operation on the subject property. It is important that all submitted information is clear and legible so that it can be copied and are clear and legible. All written information should be in pen or ink, on 8.5" x 11" or 8.5" x 14" paper.

- C. **For a Marijuana Dispensary and Retailing Operation**, all of the following must be completed and submitted for a complete application:
1. An Administrative Marijuana Land Use Permit Application in the EC, C-5 or C-3 Zoning Districts or Conditional Use Permit Application in the RC, M-3, M-2 or M-1 Zoning Districts..
 2. Documentation of approval from OHA and/or OLCC including State License/Registration Numbers
 3. A Site Design Review Permit .
 4. Provide adequate documentation confirming that the proposed marijuana Dispensary and Retailing operation will comply with the minimum standards in the Special Use Standards (Section 1803.4) of the Columbia County Zoning Ordinance
 5. **Plot Plan drawn to scale on 8.5” x 11” or 8.5” x 14” paper**, showing the property and location of the Dispensary/Retailing operation. Include all existing and proposed buildings, waste disposal areas, driveway, well, septic, wetlands, waterways, steep slopes, etc.. The site plan must demonstrate compliance with the applicable minimum Land Use Zoning standards as well as the minimum Special Use Standards identified in Section 1803.4 of the Zoning Ordinance.
 6. Proof of current ownership (Recorded Deed) of subject property confirming ownership of the property upon which the Dispensary/Retailing operation will occur
 7. Fees for the Administrative Permit, Conditional Use Permit and/or Site Design Review Permit, as applicable.
 8. Supplemental Information related to the site specific Dispensary/Retailing operation on the subject property. It is important that all submitted information is clear and legible so that it can be copied and are clear and legible. All written information should be in pen or ink, on 8.5” x 11” or 8.5” x 14” paper.

Please address these issues individually and attach extra pages if necessary.

- 1. New Uses: What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

- 2. Suitability: Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

- 3. Compatibility: How will the use be compatible with and how will any potential detrimental impacts (noise, odor and allergens) on surrounding land uses be mitigated?

4. Impact: What impact will the proposed use have on the site's existing public facilities (roads, ground water, electrical utilities, sewage and solid waste disposal etc.), or the uses on any adjacent properties?

5. Hazards: Does the proposed use create any hazardous conditions or use any poisonous materials? Describe the proposed provisions that will be made for the appropriate disposal of waste water or solid waste products of the operation?

Please address these individual minimum requirements as applicable on separate pages.

- 1803.2. For proposed Marijuana Growing or Producing Uses, provide documentation confirming the following:
- A. Medical Grow operations are not on the same site as a dispensary;
 - B. Growing and Producing operations are within enclosed buildings in the RR-5, RC, M-3, M-2 and M-1 zoning districts.
 - C. Indoor Marijuana Grow Operations in the FA-80, PF-80 and RR-5 zoning districts the minimum, front, side and rear yard setbacks, shall be increased by 50 feet; and
 - D. In the RR-5 Zone, all growing and producing
 - 1. Shall be operated by a resident or an employee of the resident of the property on which the uses are located,
 - 2. Shall employ no more than five full time or part-time persons, and
 - 3. No more than one State issued growing or producing registration or license is allowed for each parcel of record.
- 1803.3. For Marijuana Processing and Wholesaling Uses provide documentation confirming the following:
- A. All processing and Wholesaling uses in the M-3, M-2 and M-1 zoning districts are within enclosed buildings and
 - B. Marijuana wholesaling and extract processing is prohibited in the RR-5 and RC zoning districts.
- 1803.4. For Marijuana Dispensary and Retailing Uses provide documentation confirming the following:
- A. The dispensary and retailing are not located within 1,000 feet of a public elementary or secondary school, private or parochial elementary or secondary school, public park or child care center,
 - B. There are no other Marijuana dispensary or retailing use located within 1,000 feet of the site, and
 - C. Marijuana dispensary and retailing uses are prohibited in the RC and RR-5 zoning districts.