

Two Approaches for Planning Commission Consideration on Developing Land Use Controls for Marijuana Production, Processing, & Retailing

Alternative 1: Restrict Production and Processing to Industrial Districts, Allow Retailing in Specific Commercial Districts

This approach reflects the original criteria developed by the commission at their July 29, 2014 meeting. This alternative:

- 1. Establishes definitions for marijuana producers, processors, and retailers**
- 2. Allows marijuana producers & processors in Small Town Industrial District as a special use**
 - a. Option: Allow Rural Area Industrial District as special use**
- 3. Allows marijuana retailers in the Small Town Mixed Use, Small Town Industrial, Crossroad Commercial, and Freeway Commercial Districts as a special use**
- 4. Adopts special provisions**
 - a. Approved odor mgt plan¹**
 - b. Take place in indoor facility or in greenhouses behind an 8' high, site obscuring fence or wall¹**
 - c. Marijuana processing restricted to processing, packaging, and labeling useable marijuana for sale to marijuana retailers¹**
 - d. Connect to a public water or sewer service if within 1,000 LF of service line¹**
 - e. Reliance on generators prohibited¹**
 - f. Shield facilities from adjoining uses and rights-of-way¹**
 - g. Shield exterior lighting sources¹**
 - h. All structures conform to building and fire codes**
 - i. Include hospitals and daycares in the 1,000' exclusion zone**
 - j. Failure to obtain or maintain approved WSLCB license automatically revokes special use permit and county business license**

¹ Applies to marijuana producers and processors only

Alternative 2: Allow Greater Range of Districts for Production and Processing

This alternative expands the number of districts allowing marijuana production and processing to reflect the discussion of the commission at the October 28, 2014 meeting. Retailing would remain the same as Alternative 1. This alternative:

- 1. Establishes definitions for marijuana producers, processors, and retailers**
- 2. Allows Tier 1 and 2 marijuana production and processing in Rural Development 1-5, R1-10, and R1-20 Districts and Forest Resource Lands as special use**
- 3. Allows Tier 3 marijuana production and processing in Small Town Industrial and Rural Area Industrial Districts as special use**
- 4. Adopts special provisions**
 - a. Minimum parcel size is five acres in the Rural Development Districts and Forest Resource Lands²**
 - b. Marijuana production allowed indoors and outdoors in conformance with WAC 314-55²**
 - c. Production/processing facilities have minimum set back of 100 feet from all property lines²**
 - d. Marijuana processing restricted to processing, packaging, and labeling useable marijuana for sale to marijuana retailers²**
 - e. Approved odor mgt plan²**
 - f. Connect to a public water or sewer service if within 1,000 LF of service line²**
 - g. Reliance on generators prohibited²**
 - h. Shield facilities from adjoining uses and rights-of-way²**
 - i. Shield exterior lighting sources²**
 - j. All structures conform to building and fire codes**
 - k. Include hospitals and daycares in the 1,000' exclusion zone**
 - l. Failure to obtain or maintain approved WSLCB license automatically revokes special use permit & county business license**

² Applies to marijuana producers and processors only