

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

MARIJUANA AND PSILOCYBIN OPERATION LAND USE PERMIT APPLICATION

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

APPLICANT: Name: _____

Mailing address: _____

Phone No.: Office _____ Home _____

Email Address: _____

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

PROPERTY OWNER: _____ same as above, OR:

Name: _____

Mailing Address: _____

Phone No.: Office _____ Home _____

Email Address: _____

PROPERTY ADDRESS (if assigned): _____

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

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

PROPOSED USES:

Number of Employees: _____

WATERER SUPPLY: _____ Private well _____ Community system _____ Other

Name of community water system: _____

WASTE WATER DISPOSAL SYSTEM: _____

CONTIGUOUS PROPERTY: List all other properties under the same ownership 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: _____

+++++

Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____
 Administrative: _____
 Receipt No.: _____ Check #: _____ Cash Credit
 Zoning: _____ Staff Member: _____

OLCC License Number: _____ Expiration Date: _____

OHA Registration Number: _____ Expiration Date: _____

**MARIJUANA AND PSILOCYBIN LAND USE PERMIT APPLICATIONS
MAY REQUIRE THE FOLLOWING:**

Completed Land Use Permit Application Form - Information about the applicant and land involved in the application. This application will indicate which specific type of Marijuana and/or Psilocybin 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 and Psilocybin Land Use Permit and/or Conditional Use Permit Application(s).
2. 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 (M-1) Zones.
3. Answer the attached questions related to how the proposed marijuana or psilocybin 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
4. **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.
5. Proof of current ownership (Recorded Deed) of subject property confirming ownership of the property upon which the Growing/Producing operation will occur
6. Fees for Administrative Permit, Conditional Use Permit, and/or Site Design Review Permit, as applicable.
7. Supplemental Information

A.. **Proposed Wastewater Disposal Plan** - Describe the growing process used for this marijuana operation including an estimation of wastewater that will be produced from this process, how that wastewater will be disposed of (reuse, recycle, and/or land application). Your plan must state “All wastewater generated shall not be disposed of in any existing septic system and this disposal will not impact any surface waters.”

B. Proposed water source and the purveyor’s approval of this new use of their water.

B. For a Marijuana or Psilocybin 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. 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.
3. 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
4. **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.
5. Proof of current ownership (Recorded Deed) of subject property confirming ownership of the property upon which the Processing/Wholesaling operation will occur
6. Fees for both the Administrative Permit and Site Design Review Permit Applications.
7. Supplemental Information
 - A.. **Proposed Wastewater Disposal Plan** - Describe the growing process used for this operation including an estimation of wastewater that will be produced from this process, how that wastewater will be disposed of (reuse, recycle, and/or land application). Your plan must state "All wastewater generated shall not be disposed of in any existing septic system and this disposal will not impact any surface waters."
 - B. Proposed water source and the purveyor's approval of this new use of their water.

C. For a Marijuana Dispensary and Retailing Operation or Psilocybin Service Center,
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. Please review CCZO Section 1803 and 1804 for specific standards.
2. A Site Design Review Permit .
3. 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
4. **Plot Plan drawn to scale on 8.5” x 11” or 11” x 17” 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.
5. Proof of current ownership (Recorded Deed) of subject property confirming ownership of the property upon which the Dispensary/Retailing operation will occur
6. Fees for the Administrative Permit, Conditional Use Permit and/or Site Design Review Permit, as applicable.
7. 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 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 an 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.