



**Pacific County**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

BUILDING • ENVIRONMENTAL HEALTH • PLANNING

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**STAFF REPORT**

HEARING DATE: February 24, 2016

TO: Pacific County Board of Adjustment

FROM: Will Hamlin, Planner  
Department of Community Development

SUBJECT: Conditional Use Permit Number PLN16-00012, submitted by Marty Junge, applicant

TAX PARCEL NO.: 73009002004

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**GENERAL INFORMATION**

Request: The applicant is requesting a conditional use permit from the Pacific County Board of Adjustment in order to operate a Marijuana Production/Processing Plant within an Industrial Zoning District of Pacific County, WA. The application was accepted January 6, 2016, and deemed technically complete January 7, 2016.

Location: The subject property is located at 26 Stringtown Road, and is described as JOHNSONS SUB 0B 03; TRS 3, 4, 5 S/HWY, S/RD, LS SE CORNER TR 5; AKA: PARCEL B BLA SURVEY BK-26 PG-91; located within Section 28, Township 10 North, Range 11 West, 36 W.M., in Pacific County, Washington.

Public Notice: A Notice of Application and Hearing was published in the Chinook Observer on February 10, 2016, a Notice of Application and Hearing was mailed on February 10, 2016 to all recorded property owners within 300 feet of the subject property, and a Notice of Application and Hearing was also posted on site, at three (3) separate locations, on February 9, 2016.

**SITE INFORMATION**

Site Characteristics: The site is mostly flat and separated from the Columbia River by Stringtown Rd.

Adjacent Land Uses: The surrounding land uses consist of Industrial and Agricultural uses with some Residential properties to the west. The current use of the property is commercial and the adjoining properties are zoned Industrial. The property directly to the west separating the site from the residential uses is currently a wrecking yard and the property to the west is vacant. To

the north and west boundaries of the property are bordered by Stringtown Road to the south and State Route 101 to the north.

Comprehensive Plan: The site is located within the General Rural designation of Pacific County.

Zoning: The project site is located in an Industrial zoning district.

Shoreline Master Program: The project is not located within a shoreline area.

Critical Areas and Resource Lands: The project site is located within an Aquifer Recharge Area.

## **ANALYSIS**

The applicant is requesting a Conditional Use Permit in order to operate a marijuana production/processing facility. Pacific County Land Use Ordinance No. 162A indicates that this type of use requires a Conditional Use Permit from the Pacific County Board of Adjustment within an Industrial zoning district.

**In order to approve a Conditional Use Permit, the Board of Adjustment must conclude that the proposal meets all of the following criteria.**

1. The conditional use is designed in a manner, which is compatible with the character and appearance of an existing, or proposed development in the vicinity of the subject property;

It appears that the proposed conditional use is designed in a manner, which is compatible with the character and appearance of the existing and future development in the vicinity. The proposed development will utilize an existing commercial building.

2. The location, size and height of buildings, structures, walls, fences, and screening vegetation for the conditional use shall not hinder or discourage the permitted development or use of properties in the immediate vicinity of the conditional use;

The location, size and height of the proposed buildings will not hinder or discourage the permitted development or use of adjoining properties. The connecting properties are commercial uses or undeveloped land.

3. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;

The marijuana production/processing facility is consistent and compatible with the physical characteristics of the subject property.

4. Requested modification to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

The applicants are not requesting any modifications to the standards that must be met in order to obtain a conditional use permit from Pacific County.

5. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the adjacent area;

The proposed industrial use, should not have a substantial impact to vehicular or pedestrian traffic in the area.

6. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.

The proposed conditional use will not require additional public facilities or services than those, which already exist, or are available, at the site. The site is served by an approved well and an O&M verified septic system.

7. The conditional use is not in conflict with the health and safety of the community, nor detrimental to the public interest.

It does not appear that the proposed conditional use is in conflict with the health and safety of the community. The subject property is zoned Industrial (Ind) and the Operation of a marijuana production/processing facility is allowed with the issuance of a Conditional Use Permit from the Pacific County Board of Adjustment.

Recommendation:

The Department of Community Development does not offer a formal recommendation for approval or denial, instead, staff has provided the following motions, findings of fact, conclusions of law and conditions of approval for your consideration.

**MOTION FOR APPROVAL/DENIAL**

Based on staff analysis and comments received, staff offers the following motion and findings for your consideration.

The Pacific County Board of Adjustment moves to APPROVE/DENY Conditional Use Permit Application No. PLN1600012 submitted by Marty Junge, applicant. The applicant is proposing to operate a marijuana production/processing facility within an existing commercial building.

This recommendation is based upon the following findings:

### **SUGGESTED FINDINGS OF FACT**

1. The subject property is located at 26 Stringtown Road, and is described as JOHNSONS SUB 0B 03; TRS 3, 4, 5 S/HWY, S/RD, LS SE CORNER TR 5; AKA: PARCEL B BLA SURVEY BK-26 PG-91; located within Section 28, Township 10 North, Range 11 West, 36 W.M., in Pacific County, Washington.
2. A Notice of Application and Hearing was published in the Chinook Observer on February 10, 2016.
3. A Notice of Application and Hearing was posted on-site on February 10, 2016.
4. A Notice of Application and Hearing was mailed on February 10, 2016 to all recorded property owners within 300 feet of the subject property
5. Surrounding land uses consists of industrial, agricultural, and residential.
6. The Pacific County Comprehensive Plan designates the site as being within the General Rural designation.
7. The project site is served by an approved well and onsite septic system.
8. The site is not located within a FEMA flood zone.
9. The project is not located within the jurisdiction of the Pacific County Shoreline Master Program.
10. According to Pacific County's Land Use Ordinance #162A, marijuana producer/processors are required to receive a conditional use permit from the Board of Adjustment in the Industrial zoning district.
11. Pacific County Land Use Ordinance #162 establishes seven (7) criteria that must be met in order for the Board of Adjustment to issue a conditional use permit.

### **CONCLUSIONS OF LAW**

1. The proposed use (will/will not) substantially impact existing public facilities, including streets, roads, utilities, etc.
2. The proposed use (is/is not) consistent and compatible with existing and/or permitted uses in the same zone;
3. The proposed use (is/is not) detrimental to the public interest.

### **SUGGESTED CONDITIONS OF APPROVAL**

1. Adhere to all standard Pacific County planning and building conditions that apply to this type of development as well as all State and Federal regulations.