



# Wasco County Planning Department

*"Service, Sustainability & Solutions"*

2705 East Second St. • The Dalles, OR 97058  
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[www.co.wasco.or.us/planning](http://www.co.wasco.or.us/planning)

## NOTICE OF DECISION

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**FILE #:** PLASTS-16-07-0005

**DATE:** October 20, 2016

**APPEAL DEADLINE:** November 1, 2016

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**REQUEST:** The subject to standards request to allow secondary processing of marijuana in conjunction with an existing production site, and to construct a bridge over Eight Mile Creek for access.

**DECISION:** Approved, with **Conditions**

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### APPLICANT/OWNER INFORMATION:

**Applicant:** Groen LLC, 6208 Eight Mile Rd, The Dalles, OR 97058

**Owner:** SCM Properties LLC, 5933 Monforton School Rd, Bozeman, MT 59718

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### PROPERTY INFORMATION:

**Location:** The subject parcel is located South of Eight Mile Road, approximately 3.5 miles West of Highway 197, 8 miles South of the City of The Dalles, Oregon.; more specifically described as:

<u>Existing Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
1S 13E 21 300	15827	79.91

**Zoning:** A-1 (160), Exclusive Farm Use Zone

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### Attachments:

**Staff Reviewer:** Brent Bybee, Assistant Planner

- A. Conditions of Approval
- B. Time Limits & Appeal Information
- C. Maps
- D. Staff Report
- E. Lighting Standards

After recording, please return original to:  
Planning Department

Pursuant to Wasco County Land Use Development Ordinance, Chapter 2 – Development Approval Procedures, Section 2.120.A., Notice of a Decision by the Director, the following shall be recorded as conditions of approval and binding upon the owners, developers or assigns. Prior to issuance of zoning approval on a building permit application, items under A. shall be met.

**A. After the expiration of the 12-day appeal period and prior to any development, the owner(s) shall comply with the following condition:**

1. Farm Management Easement: Sign and record with the Wasco County Clerk a completed Farm Management Easement (Attachment F).
2. Access Standards: Bridge construction across Eight Mile Creek must be completed before the proposed secondary processing building begins secondary processing operations

**B. Miscellaneous Condition**

1. Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
2. The farm on which the processing facility is located must provide at least one-quarter of the farm crops processed at the facility.
3. Light cast by light fixtures inside any building used for marijuana production or marijuana processing shall not be visible outside the building from 7:00 p.m. to 7:00 a.m. the following day.
4. There shall be a secured onsite waste receptacle in possession and under the control of the licensee before secondary processing operations are to commence.
5. Secondary processing falls under an industrial use, which will require one parking space per employee, totaling a number of 23 parking spaces. All off street parking serving the secondary processing operation shall be located on the same parcel as the proposed secondary processing building. The storage of vehicles or materials, or the parking of trucks used in the secondary processing use is prohibited. Parking spaces shall be improved and available for use prior to the operation of the secondary processing use.

6. With a combined total of 23 employees, the owner will need to provide two (2) bicycle parking spaces. Parking spaces shall be a minimum of 8' wide x 18' long, with 24' required between rows
7. One off-street parking space shall be provided for off-street parking and loading, not to be used for employee parking during normal business hours.
8. Any disturbed areas around the existing processing building and newly constructed bridge shall be revegetated immediately upon completion of construction activities
9. Applicant shall obtain all necessary building permits/approvals to comply with state building codes for the secondary processing building.
10. Applicant will obtain road approach permit approval before secondary processing operations commence.

SIGNED THIS 20<sup>th</sup> day of October, 2016, at The Dalles, Oregon.

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Brent Bybee, Assistant Planner  
Wasco County Planning

State of Oregon  
County of Wasco

Signed or attested before me on October 20<sup>th</sup>, 2016, by Brent Bybee, Assistant Planner.

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Notary Public – State of Oregon

**NOTE: Any new land uses or structural development such as residences; garages, workshops or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review.**

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: Oregon Revised Statutes, Chapter 215, requires that if you receive this notice, it must promptly be forwarded to the purchaser.**

## ATTACHMENT B – TIME LIMITS AND APEAL INFORMATION

No development shall occur until the appeal period has expired, and conditions of approval are adhered to.

Per Section 2.125 of the Wasco County Land Use and Development Ordinance, this approval shall expire: (1) when development has not commenced within two (2) years of the date of approval, or (2) the use approved is discontinued for any reason for one (1) continuous year or more. If the approval expires, a new application shall be made.

### **Please Note!**

No guarantee of extension or subsequent approval either expressed or implied can be made by the Wasco County Planning Department. Please take care in implementing your proposal in a timely manner.

### **APPEAL PROCESS:**

The decision date for this land use review is **Thursday, October 20<sup>th</sup>, 2016**. The decision of the Director shall be final unless an appeal from an aggrieved party is received by the Director within twelve (12) days of the mailing date of this decision, **Tuesday, November 1, 2016, at 4:00 p.m.**, or unless the Planning Commission or Board of County Commissioners on its own motion orders review within twelve (12) days of the date of decision. A complete record of the matter is available for review upon request during regular business hours or copies can be ordered at a reasonable price at the Wasco County Planning Department. Notice of Appeal forms may also be obtained at the Wasco County Planning and Development Office. **The filing fee for an appeal is \$250.00. Fees are refunded if appellant prevails.**

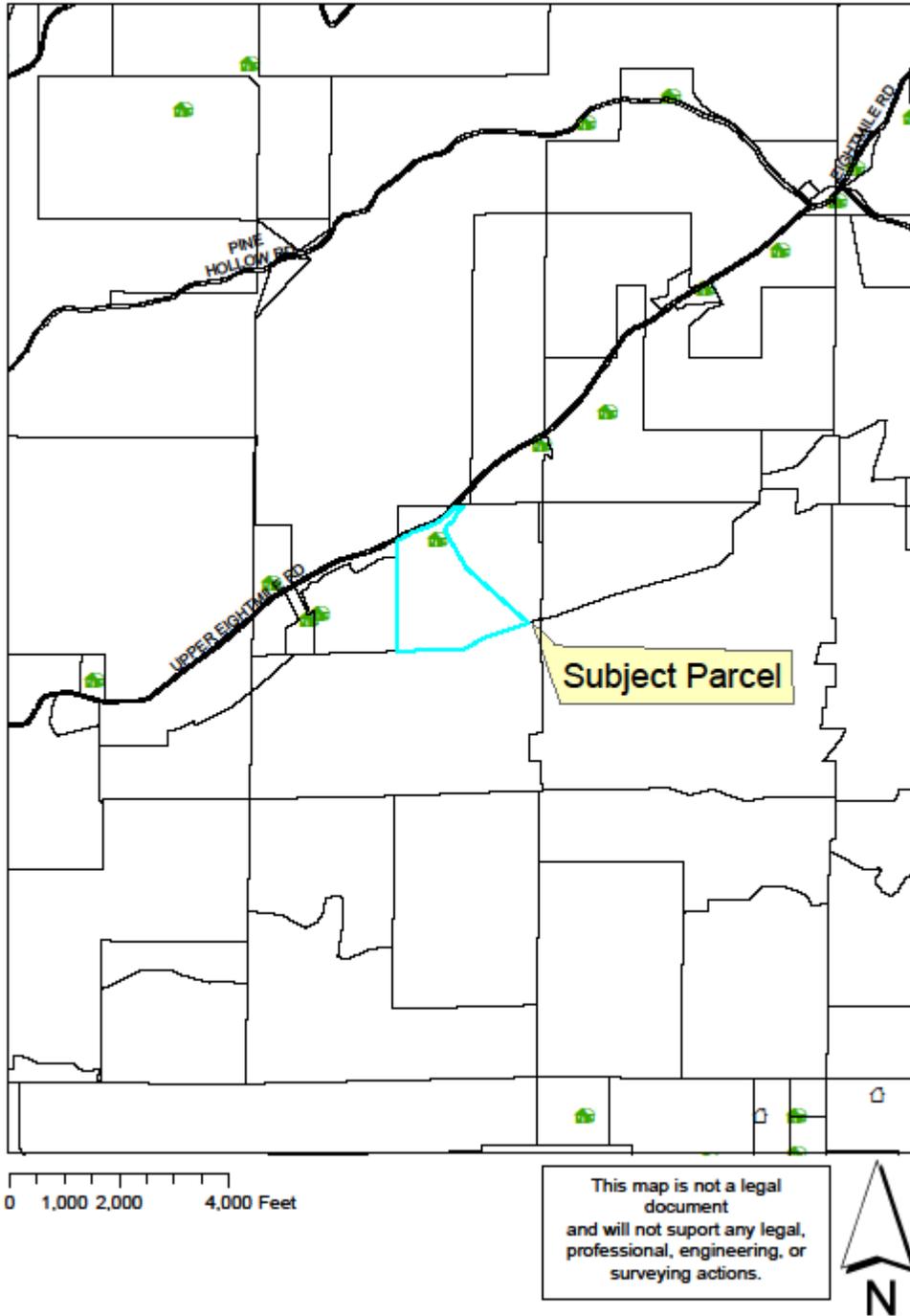
### **FINDINGS OF FACT:**

Findings of fact approving this request may be reviewed at the Wasco County Planning Department, 2705 East Second Street, The Dalles, Oregon, 97058, or are available for purchase at the cost of \$0.25 per page. These documents are also available online at: <http://co.wasco.or.us/planning/>. Click on Pending Land Use Actions The table is sorted alphabetically by the name of the applicant. The information will be available until the end of the appeal period.

# ATTACHMENT C – MAPS

Property Owner: SCM Properties LLC  
1S 13E 21, Tax Lot 300

## Location Map



# ATTACHMENT C – MAPS

Property Owner: SCM Properties LLC  
 1S 13E 21, Tax Lot 300

## Site Plan

