



## **NORTH BONNEVILLE PLANNING COMMISSION MEMBERS:**

Greg Hartnell, Chair  
Jim Goldring  
Jacob Meyer

Katie Califf, Vice Chair  
Steve Whitcomb

### **Meeting Minutes of Tuesday, March 7, 2017**

- Meeting was called to order at 6:00 pm

#### **Roll Call**

Present: Greg Hartnell (by phone conference), Katie Califf, Steve Whitcomb, Jim Goldring  
Staff: Tom Jermann  
Guests: Nameer Ramzan, Heather Ramzan, Pat Alba, Julie Sabo

#### **Public Hearing – Conditional Use Permit** Opened at 6:00 p.m.

Application for a Conditional Use Permit by Simply Growz WA LLP to grow marijuana to be processed on site. The site is located at 396 Evergreen Drive and is zoned Industrial / Business Park (I/BP). Section 19, Township 2 North, Range 7 East, Tax Lot 305.

- Introductions
- Chair stated purpose of hearing and polled members on appearance of fairness.
- Staff gave presentation on proposal, that it is a Type II permit application with staff recommendation and final approval by the Planning Commission with appeal to the City Council. He also stated how a conditional use permit decision works. It was also highlighted that this is a conditional use permit for the growing of the product not the processing or distribution as those uses are permitted outright in the IBP zone.
- Nameer Ramzan representing Simply Growz WA LLP gave a presentation outlining the proposal and how it will have to meet all the state guidelines relating to security, odors, workplace environment, documentation, screening the site, tracking of products and jobs created. Stated the company is dedicated to maintaining a quality facility that respects all aspects of the environment and its workers.
- Pat Alba from the Port of Skamania County gave input on the restrictions and safeguards that the Port will have in the lease regarding the use of their facility.
- Public testimony was opened. Julie Sabo of North Bonneville testified that she was against any uses relating to type 1 controlled substances and their production or sales. She also expressed concerns about what will happen if the federal government makes marijuana illegal again. She had questions about who the owners were and their backgrounds.
- The chair closed the public hearing at 6:15 pm

#### **Public Comment**

- None

#### **Planning Commission Minutes**

- Katie moved – 2<sup>nd</sup> by Jim to approve February 21, 2017 Minutes as corrected. **Passed: all in favor**

#### **Staff / Council / Commission Reports**

- None

#### **New Business**

- Conditional Use Permit by Simply Growz WA LLP.
- Tom presented the Staff Report to the Commission.
- Discussion by the commission with questions of staff, the applicant and the Port. Applicant gave names and background of the owners and that they had numerous locations in Washington growing and processing marijuana. The Port was asked if the lease addresses possible concerns and Pat stated how the lease addresses all aspects of the use. It was brought up again that the site and uses will be completely screened and there will be no signage.

Greg moved – 2<sup>nd</sup> by Steve to approve the Conditional Use Permit with the following conditions:

Conditions of Approval:

1. The proposal shall meet and maintain all the requirements of WAC 314-55 and any other laws of the state regulating the growing, processing and wholesaling of marijuana.
2. All other uses shall comply with permitted uses per NBMC Chapter 20.36 Industrial/Business Park (I/BP).
3. The conditional use shall be screened and will be conducted wholly within the existing structure on site.

**Passed: 3 for 1 against**

**Old Business**

- Ordinance amending Chapter 20 – parking, signs, design standards for all zones.
- Ordinance amending Chapter 20.55 PUD
- Comprehensive Plan Review/Update

tabled old business items until the next meeting.

**Adjournment:**

- 7:10 pm - Jim moved – 2<sup>nd</sup> by Steve to adjourn the meeting.

**Passed: all in favor**

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Chair