

BEFORE THE BOARD OF STEVENS COUNTY COMMISSIONERS

IN THE MATTER OF INITIATIVE 502
and the LEGALIZATION OF
MARIJUANA PRODUCTION,
PROCESSING and RETAIL SALES

Resolution No. 38-2015

ADOPTING INTERIM ZONING CONTROL
FOR THE SITING and DEVELOPMENT OF
MARIJUANA PRODUCTION FACILITIES,
MARIJUANA PROCESSING FACILITIES and
MARIJUANA RETAIL SALES FACILITIES
WITHIN CERTAIN ZONES IN THE
UNINCORPORATED BOUNDARIES OF
STEVENS COUNTY and
REPEALING RESOLUTION 57-2014

WHEREAS, the Board finds that Initiative 502 was passed into law by the voters in the 2012 November general election; and

WHEREAS, the Board finds this measure removes state-law prohibitions against producing, processing, and selling marijuana, subject to licensing and regulation by the liquor control board; allows limited possession of marijuana by persons aged twenty-one and over; and imposes 25% excise taxes on wholesale and retail sales of marijuana, earmarking revenue for purposes that include substance-abuse prevention, research, education, and healthcare; and

WHEREAS, the Board finds the Washington State Liquor Control Board has adopted rules which allow for the siting and development of marijuana production facilities, marijuana processing facilities and marijuana retail sales facilities in Stevens County; and

WHEREAS, the Board finds the Washington State Liquor Control Board is proposing a series of I-502 rules revisions to address issues that have come to light regarding Washington's recreational marijuana system; and

WHEREAS, the Board finds land use regulations and official controls currently in effect in unincorporated Stevens County do not provide sufficient definitive criteria with which the County can address the concerns of County residents and properly evaluate appropriate locations for the development of marijuana production facilities, marijuana processing facilities and marijuana retail sales facilities; and

WHEREAS, the Board finds it necessary to study and develop a work plan for the siting and development of marijuana production facilities, marijuana processing facilities and marijuana retail sales facilities in unincorporated Stevens County; and

WHEREAS, the Board finds Washington State's permissive vested rights doctrine allows many land uses to vest to land use regulations and official controls which are in effect early in the land use and development process which could enable siting and development of such facilities to vest in inadequate land use controls while the County studies and develops appropriate land use controls, undermining effective County planning for these facilities; and

WHEREAS, the Board finds that interim zoning control for siting and developing such facilities is necessary while the County studies and develops appropriate land use controls; and

WHEREAS, the Board finds that RCW 36.70.795 and RCW 36.70A.390 provide for interim zoning control as a mechanism for preserving the status quo so that new controls and regulations will not be rendered moot by intervening development; and

WHEREAS, the Board finds notice of a public hearing was advertised on April 2, 2015 and April 9, 2015 in the county official newspaper, the Chewelah Independent, and pursuant to said notice a public hearing was conducted on April 13, 2015 and on this date and testimony and comment was taken, heard and discussed; and

WHEREAS, the Board finds that it has always intended to restrict marijuana production and/or processing facility to rural areas with larger parcel sizes and the parcels with less than 5 acres lend themselves to a more residential character; and

WHEREAS, the Board adopts the above as its findings of fact justifying its adoption of this resolution; and

WHEREAS, the Board finds that the interim zoning control adopted by this resolution is necessary for the protection of the public health, safety property or peace; and

WHEREAS, RCW 82.04.213 approved in the 2014 legislative session was an act clarifying that marijuana, useable marijuana, and marijuana-infused products are not agricultural products; and

WHEREAS, the Board finds the prior moratorium adopted on October 20, 2014 pursuant to Resolution 57-2014 which imposed a temporary moratorium on the siting and development of marijuana production facilities, processing facilities and retail sales facilities in all zones in the unincorporated boundaries of Stevens County should be repealed to prohibit these activities in specified zones within the county;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED

1. Interim Zoning Control Imposed.

Interim Zoning Control is imposed for the siting and development of marijuana production facilities, marijuana processing facilities and marijuana retail sales facilities within certain zones in the unincorporated boundaries of Stevens County as described below.

- **Marijuana production**, as licensed by Washington State Liquor Control Board, shall be under the interim zoning control and temporarily prohibited in the following zoning classifications: Urban Residential (R-1 or R-2), Crossroad Areas, Small Resort (Type II LAMIRD), Master Planned Resort (MPR), or Fully Contained Community (FCC);
- **Marijuana production**, as licensed by Washington State Liquor Control Board, shall be under interim zoning control and temporarily prohibited on parcels containing less than five (5) acres in the following zones: Rural Area 5 (RA-5), Rural Area 10 (RA-10), Rural Area 20 (RA-20), Rural Agriculture (AR-10), Agriculture (A), Forest (F), and Industrial (I).
- **Marijuana processing**, as licensed by Washington State Liquor Control Board, shall be under the interim zoning control and temporarily prohibited in the following zoning classifications: Urban Residential (R-1 or R-2), Crossroad Areas, Small Resort (Type II LAMIRD), Master Planned Resort (MPR), or Fully Contained Community (FCC).

Marijuana processing, as licensed by Washington State Liquor Control Board, shall be under interim zoning control and temporarily prohibited on parcels containing less than five (5) acres in the following zones: Rural Area 5 (RA-5), Rural Area 10 (RA-10), Rural Area 20 (RA-20), Rural Agriculture (AR-10), Agriculture (A), Forest (F), and Industrial (I).

Marijuana retail, as licensed by Washington State Liquor Control Board, shall be under the interim zoning control and temporarily prohibited, except in existing retail business properties, in the following zoning classifications: Agricultural (A), Forest (F), Mineral (M), Rural Area (RA-5, RA-10, RA-20), Urban Residential (R-1 or R-2), Industrial (I), Rural Agricultural (AR), Crossroad Areas, Small Resort (Type II LAMIRD), Master Planned Resort (MPR), Fully Contained Community (FCC), or Major Industrial Development.

2. Revision to Land Use Code.

The Land Services Department, in consultation with other County departments and other agencies, will study and develop proposed regulations and/or official controls governing the placement and development of facilities described in Section 1 within the Land Services Development Regulations (Title 3).

3. Time Period of Interim Zoning Control.

The interim zoning control shall be for a maximum of six months from the effective date of this resolution. This interim zoning control may be renewed for additional six month periods pursuant to RCW 36.70.795 and RCW 36.70A.390.

4. Severability.

If any provision of this resolution or its application to any person, entity or circumstance is for any reason held invalid, the remainder of the resolution, or the application of the provisions to other persons, entities or circumstances is not affected.

5. Effective Immediately.


This resolution is necessary for the protection of the public health, public safety, public property, or public peace, shall be effective immediately upon its passage.

6. Resolution No. 57-2014 is hereby repealed.

Passed by the Board of Stevens County Commissioners meeting in regular session at Colville, Washington, by the following vote, then signed by its membership and attested to by its Clerk in authorization of such passage the 20th day of April, 2015.

3 YEA; 0 NAY; 0 ABSTAIN; and 0 ABSENT


BOARD OF COUNTY COMMISSIONERS
OF STEVENS COUNTY, WASHINGTON


Chairman Steve Parker


Commissioner Don Dashiell


Commissioner Wes McCart

Attest:


Polly Coleman
Clerk of the Board