

City of Gold Bar

EST. 1910



107 – 5th Street, Gold Bar, WA 98251

NOTICE OF DECISION

July 29, 2015

RE: Conditional Use Permit – Application No. 00-15-03
17002 415th Ave SE A2, Gold Bar, WA 98251

The following information is provided in accordance with Gold Bar Municipal Code 19.05.080:

- A. An Open Record Public Hearing was held before the Hearing Examiner at City Hall, on July 22, 2015.
- B. Decision issued July 28, 2015.
- C. Decision. The Examiner **GRANTS** the requested Conditional Use Permit to use two buildings on a portion of the former Loth Lumber site for the production and processing of recreational marijuana **SUBJECT TO THE FOLLOWING CONDITIONS:**
 1. The Permittee shall comply with all permitting and licensing requirements of the City, permitting and licensing agencies. This permit authorizes a medical marijuana business to be established within Suites A2 and A3 as depicted on Exhibit 4-A.
 2. Prior to occupancy of either suite by the medical marijuana business, a minimum 20-foot wide fire lane, properly marked, shall be provided to the subject structure. The fire lane shall be kept clear to provide emergency access. Any gates installed on the fire lane must provide 20-feet of clearance in the open position. Gate standards are located in IFC, Section 503.3 and 503.6. The fire department can request the gates to open by “Opticom” or “Knox” key.
 3. This permit is valid as to the use of Suites A2 and A3 by a medical marijuana business only when the party occupying said Suites is currently licensed by the WSLCB (or other appropriate state agency) as a medical marijuana business and is in good standing under any such license. Should the WSLCB (or other appropriate state agency) suspend or revoke any such license, then this permit shall become null and void until such time, if ever, as the state permit is reinstated or a comparable, new state permit is issued.
 4. No vehicles associated in any way with the medical marijuana business shall use the southern entrance to the site. All vehicular access to the site for the medical marijuana business shall be via the middle and/or north entrances.
 5. All outstanding fees associated with Conditional Use Permit processing will be paid to the City prior to occupancy by a marijuana-related business.
- D. SEPA Threshold Determination. The proposed action is categorically exempt from threshold determination and EIS requirements under SEPA.
- E. Right of Reconsideration. This Decision is final, subject to the right of any party of record to file a written request for reconsideration within 7 calendar days of the date notice was mailed to the parties. See GBMC 2.26.125 for additional information and requirements regarding reconsideration.
- F. Right of Appeal. This Decision is final subject to the right of a party of record with standing, as provided in RCW 36.70C.060, to file a land use petition in Superior Court in accordance with the procedures of

GBMC 2.26.140 and 19.06.060. Any appeal must be filed within 21 days following the issuance of this Decision unless reconsideration has been requested. See GBMC 2.26.140 and 19.06.060 for additional information and requirements regarding judicial appeals.

- G. Provided in accordance with RCW 36.70B.130, the affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.
- H. The complete Decision is available to the public for review at City Hall.
- I. Notice of Decision was prepared by City's external planning consultant, BHC Consultants, LLC.
- J. Please contact John Light, Public Works Director, at (360) 793-1101, for more information.