

**BOARD OF COUNTY COMMISSIONERS**  
**Grant County, Washington**

**ORDINANCE RELATING TO  
ESTABLISHING ZONING  
REGULATIONS FOR MARIJUANA  
USES AND ESTABLISHING  
REGULATIONS FOR MINOR  
AMENDMENTS TO APPROVED  
CONDITIONAL USE PERMITS**

ORDINANCE No. 17- 026 -CC

**WHEREAS**, "Initiative 502" (I-502) was adopted by the voters of Washington State in 2012; and

**WHEREAS**, the State of Washington, through its legislative processes, has adopted amendments and related statutes since the passage of I-502; and

**WHEREAS**, the State Liquor and Cannabis Board (LCB) has adopted rules implementing the laws relating to recreational marijuana and have established a state licensing program; and

**WHEREAS**, the LCB began accepting, reviewing and issuing license applications for marijuana uses throughout Grant County without regard to zoning limitations; and

**WHEREAS**, by and through an Attorney General Opinion issued in 2014, the Office of the State Attorney General advised local governments that the passage of I-502 did not preempt local governments from establishing land use, zoning, or building code rules relating to marijuana uses, including the ability to prohibit said uses outright; and

**WHEREAS**, marijuana is not defined as an agricultural product by the State of Washington, which licenses marijuana-related activities. Marijuana cannot be treated the same as agriculture unless and until the State modifies its definition; and

**WHEREAS**, the Grant County Planning Commission conducted two public workshops to discuss marijuana regulations on December 7, 2016 and January 4, 2017; and

**WHEREAS**, the Grant County Planning Commission conducted an open-record public hearing on January 25, 2017 to consider the proposed Unified Development Code amendments and to accept public testimony regarding the proposed amendments; and

**WHEREAS**, the Grant County Planning Commission forwarded a unanimous recommendation of approval to the Board of County Commissioners for the proposed regulations as amended and revised during the January 25, 2017 open-record public hearing; and

**WHEREAS**, the Board of County Commissioners finds that adequate accommodations have been made for agencies, individuals and interest groups to be heard and that the Planning Commission thoroughly considered the testimony in the record; and

**WHEREAS**, the Board of County Commissioners finds that the proposed amendments as recommended and revised by the Planning Commission are consistent with the adopted Comprehensive Plan goals, objectives and policies, and do not create adverse impacts to offsite properties, and do promote flexibility of property use; and

**WHEREAS**, the Board of County Commissioners finds that the proposed amendments do conform to and general intent and purposes of the Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners finds that the public interest will be served by the proposed amendments; and

**WHEREAS**, the Board of County Commissioners finds that appropriate notice has been given to the Washington State Department of Commerce Growth Management Services in accordance with RCW 36.70A.106; and

**WHEREAS**, the Board of County Commissioners finds that the County initiated the 60-day review period with the Washington State Department of Commerce pursuant to RCW 36.70A on December 21, 2016; and

**WHEREAS**, the Board of County Commissioners finds that the proposed amendments are consistent with the applicable portions of RCW 36.70B; and

**WHEREAS**, the Board of County Commissioners finds that a Determination of Non-Significance was issued on January 13, 2017; and

**WHEREAS**, the Board of County Commissioners advertised the open-record public hearing for the February 22, 2017 public hearing during two consecutive weeks on February 7, 2017 and February 14, 2017; and

**WHEREAS**, the Board of County Commissioners conducted an open-record public hearing on February 22, 2017 to consider the Planning Commission's unanimous recommendation of approval for the proposed Unified Development Code Amendments; and

**WHEREAS**, the Board of County Commissioners accepted public testimony during the open-record public hearing on February 22, 2017, and then continued the hearing until March 7, 2017; and

**WHEREAS**, the Board of County Commissioners resumed the public hearing on March 7, 2017; and

**WHEREAS**, the Board of County Commissioners intend that the adopted regulations relevant to odor control for marijuana uses be consistent with other regulated uses in the same zones that might generate odor; and

**WHEREAS**, the Board of County Commissioners modified the Planning Commission recommendation by eliminating proposed GCC 23.08.246(a)(4), and reducing the buffer in GCC 23.08.245(a)(5)(a.) to 500-yards.

**NOW, THEREFORE, BE IT HEREBY ORDAINED THAT the Grant County Board of Commissioners, ADOPT amendments to GCC 23.04, 23.08 (as amended by the BOCC), 25.02 relating to marijuana production, processing, and retail sales; as well as amendments to GCC 25.08 for administrative amendments to approved conditional uses; and**

**BE IT FURTHER ORDAINED that the Administrative Official's interpretation for Marijuana Production, Processing, and Retail Sales issued under Planning Department file number 13-5868 be hereby repealed in its entirety and replaced with these amendments to the Grant County Code; and**

**BE IT ALSO FURTHER ORDAINED** that the effective time and date for these amendments shall be 5:00 p.m. on the date of BOCC signature.

DATED this 7<sup>th</sup> day of March, 2017.

**BOARD OF COUNTY  
COMMISSIONERS  
GRANT COUNTY, WASHINGTON**

Yea    Nay    Abstain

      

Cindy Carter  
Cindy Carter, Chair

      

Richard Stevens  
Richard Stevens, Member

      

Tom Taylor  
Tom Taylor, Member

ATTEST:

Barbara J. Vasquez  
Barbara J. Vasquez  
Clerk of the Board

**Attachment A**

Revisions to GCC 23.04

1 care of a terminally ill relative except that the Building Official may extend this period for additional  
2 six month terms. The medical condition must be documented by a physician or osteopath that the  
3 relative is in hospice care and prognosis is terminal;

4 (4) Temporary manufactured home. A temporary manufactured home accessory to a farm dwelling unit  
5 on property meeting the definition of a farm in RCW 84.34.020 to accommodate agricultural workers  
6 and their families employed on the premises, as provided:

7 (A) The property must meet the definition of a farm in RCW 84.34.020 (Open Space Taxation).

8 (B) Demonstrate compliance with the temporary worker standards in Washington State Law  
9 including RCW 19.27, RCW 70.114a, RCW 49.17, RCW 43.22, and RCW 43.70;

10 (5) Temporary farm labor camps. Temporary farm labor camps or housing other than manufactured  
11 homes accessory to a farm dwelling unit on property meeting the definition of a farm in RCW  
12 84.34.020 to accommodate agricultural workers and their families employed on the premises, as  
13 provided:

14 (A) The property must meet the definition of a farm in RCW 84.34.020 (Open Space Taxation).

15 (B) Demonstrate compliance with the temporary worker standards in Washington State Law  
16 including RCW 19.27, RCW 70.114a, RCW 49.17, RCW 43.22, and RCW 43.70;

17 (C) The camps shall be occupied no more than eight (8) months in any twelve (12)-month period.

18 (D) Use shall be subject to site plan review and approval pursuant to Section § 23.04.140;

19 (E) Use shall be subject to conditional use permit pursuant to GCC § 25.08, an open record public  
20 hearing conducted by the Hearings Examiner, and approval of the following:

21 (i) Department of Community Development;

22 (ii) Health Official;

23 (iii) County Engineer;

24 (iv) Fire Marshall;

25 (v) Building Official; and

26 (vi) Other local, state and federal officials having jurisdiction;

27 (F) The term of any conditional use permit shall be for one (1) year;

28 (G) Complaints received pertaining to sanitation, disposal of waste materials, or if the conduct of  
29 the camp creates extraordinary requirement for public services, including services of the  
30 building, sanitation, planning, or sheriff departments, shall be sufficient cause to revoke or  
31 suspend the conditional use permit or to require additional conditions, subject to an open public  
32 hearing and decision by the Hearing Examiner;

33 (6) Temporary outdoor events pursuant to GCC § 23.08.400;

34 (7) Temporary Wireless Communication Facilities pursuant to GCC § 23.08.450; and

35 (8) Other mobile or temporary uses not requiring a building permit if allowed within the zoning district,  
36 subject to review for adequacy of such factors as access, traffic, noise, land use compatibility, public  
37 health and safety. Such permits shall expire one (1) year from issuance, and may be renewed  
38 annually for an additional period of one (1) year.

39  
40 (b) All temporary structures, except for construction pads and foundations intended to support subsequent  
41 seasonal temporary structures, shall be removed upon termination of a temporary permit, and the site  
42 shall be restored to existing conditions prior to occupancy of the temporary use.

#### 44 **23.04.140 Site Plan Review**

45  
46 (a) Purpose: This section provides for a comprehensive site plan review and approval process for:

47 (1) Commercial developments;

48 (2) Industrial developments;

49 (3) Multi-family, condominium and townhouse developments with more than four (4) dwelling units;

50 (4) Mobile/manufactured home parks; and

- 1 (5) Farmworker accommodations pursuant to GCC § 23.08.190.  
2
- 3 (b) Site plan review shall be required prior to the issuance of building and/or development permits. If no  
4 building permit and/or development permit is required, Site Plan Review shall be required.  
5
- 6 (c) Applicability: This section applies within the following zoning districts and uses:  
7 (1) Urban Residential 2 (UR2);  
8 (2) Urban Residential 3 (UR3);  
9 (3) Urban Residential 4 (UR4);  
10 (4) Urban Commercial 1 (UC1);  
11 (5) Urban Commercial 2 (UC2);  
12 (6) Urban Light Industrial (ULI);  
13 (7) Urban Heavy Industrial (UHI);  
14 (8) Rural Residential 3 (RR3);  
15 (9) Rural Village Residential 1 (RVR1);  
16 (10) Rural Village Residential 2 (RVR2);  
17 (11) Rural Village Commercial (RVC);  
18 (12) Rural Village Industrial (RVI);  
19 (13) Rural Community (RC);  
20 (14) Agricultural Service Center (ASC);  
21 (15) Recreational Development (RD);  
22 (16) Rural General Commercial (RGC);  
23 (17) Rural Neighborhood Commercial (RNC);  
24 (18) Rural Freeway Commercial (RFC);  
25 (19) Rural Recreational Commercial (RRC);  
26 (20) Rural Light Industrial (RLI);  
27 (21) Rural Heavy Industrial (RHI);  
28 (22) Master Planned Resort (MPR);  
29 (23) Master Planned Industrial (MPI);  
30 (24) Marijuana Production, processing, and retail operations  
31
- 32 (d) Land division reviewed under GCC § 22.04, mobile/manufactured home parks reviewed under GCC  
33 § 23.08, binding site plans reviewed under GCC § 22.04 Article VII, and planned unit developments  
34 reviewed under GCC § 23.04.800 shall not be required to obtain site plan approval under this section,  
35 as these types of development require separate review processes.  
36
- 37 (e) Pre-Application Review Conference: Prior to submitting a site plan application, the applicant shall be  
38 subject to a pre-application review conference as specified in GCC § 25.04.130, unless waived by the  
39 Administrative Official with the concurrence of the applicant.  
40
- 41 (f) Application Requirements: An applicant shall submit ten (10) copies of all application materials,  
42 which at a minimum shall include the following. The Administrative Official may waive specific  
43 submittal requirements determined to be unnecessary for review of the application.  
44 (1) Those documents and accompanying data specified in GCC § 25.04.140, including:  
45 (A) Completed application form signed by the owner(s) of the property;  
46 (B) A verified statement by the applicant that the property affected by the application is in the  
47 exclusive ownership of the applicant or that the applicant has submitted the application with the  
48 consent of all owners of the affected property;  
49 (C) Identification of a single contact person or entity to receive determinations and notices required  
50 by this chapter;

Table 3  
Allowable Land Uses for Unincorporated Portions of Urban Growth Area Zoning Districts 1, 2, 3, 4, 5

Land Use	Urban Zoning District <sup>6</sup>											
	Residential				Commercial			Industrial			Other	
	UR1	UR2	UR3	UR4	UC1	UC2	UHI	ULI	AP	OSR	PF	UR
<b>Commercial Uses (Continued)</b>												
Drinking Establishment	P	P	P	P	A	A	D <sup>24</sup>	D <sup>24</sup>		P	P	P
Eating Establishment	P	P	P	P	A	A	C <sup>24</sup>	D <sup>24</sup>		P	C	P
Electric Vehicle Charging/Battery Exchange Station <sup>34</sup>	P		P	P	A <sup>34</sup>	A <sup>34</sup>	A <sup>34</sup>	A <sup>34</sup>		P	A <sup>34</sup>	P
Flea Market	P	P	P	P	C	C	P	P		P	P	P
Indoor Entertainment Facilities	P	P	P	P	A	A	C	C		P	P	P
Marijuana Retail	P	P	P	P	A	A	P	P		P	P	P
Nursery, Retail	C	C	C	C	A	D	P	D		P	P	P
Overnight Lodging Facility	P	P	P	P	A	A	P	A		P	P	P
Personal & Professional Services	P	P	P	P	A	A	D <sup>24</sup>	D <sup>24</sup>		P	P	P
Residential Care Facilities <sup>11</sup>	C	C	C	A	D	D	P	P		P	P	C
Resorts, New	P	P	P	P	P	P	P	P		P	P	P
Resorts, Expansion of Existing Uses	P	P	P	P	D	D	P	P		P	P	P
Mini Storage Facilities	P	P	P	C	D	D	P	P		P	P	P
Retail Sales and Services	P	P	P	P	A	A	D <sup>24</sup>	D <sup>24</sup>		P	P	P
Storage and Sale of Fertilizer, Pesticides, Herbicides & Soil Sterilants	P	P	P	P	D	D	D	D		P	P	P
Un-named Commercial Uses	P	P	P	P	C	C	C <sup>24</sup>	C <sup>24</sup>		P	P	P
<b>Industrial Uses</b>												
Asphalt and Concrete Batch Plants, Permanent	P	P	P	P	P	P	A	P		P	P	P
Asphalt and Concrete Batch Plants, Temporary	P	P	P	P	P	P	A	C		P	P	P
Bulk Fuel Storage Facilities	P	P	P	P	P	P	A	A		P	P	P
Construction Yards	P	P	P	P	P	P	A	A		P	P	P
Fuel Production & Processing Facilities	P	P	P	P	P	P	D	P		P	P	P
Heavy Construction Equipment Storage, Sales & Rental Services	P	P	P	P	P	C	A	C		P	P	P
Heavy Industrial Uses	P	P	P	P	P	P	A	P		P	P	P
Light Industrial Uses	P	P	P	P	P	P	A	A		P	P	P

See Airport Land Use Plan<sup>21</sup>

See Airport Land Use Plan<sup>21</sup>

Table 3  
Allowable Land Uses for Unincorporated Portions of Urban Growth Area Zoning Districts<sup>1,2,3,4,5</sup>

Land Use	Urban Zoning District <sup>6</sup>												
	Residential					Commercial			Industrial			Other	
	UR1	UR2	UR3	UR4	UC1	UC2	UHI	UII	AP	OSR	PF	UR	
<b>Industrial Uses (Continued)</b>													
Agriculturally-Related Industrial Uses	P	P	P	P	P	P	A	A		P	P	P	
Light Manufacturing	P	P	P	P	P	P	A	A		P	P	P	
Marijuana Production and Processing	P	P	P	P	P	P	A	A		P	P	P	
Mining & Mineral Extraction <sup>8, 30</sup>	P	P	P	P	P	P	C	P		P	P	P	
Mineral Processing Accessory to Extraction Operations <sup>8</sup>	P	P	P	P	P	P	C	P		P	P	P	
Outdoor Storage Yards	P	P	P	P	P	P	D	C		P	P	P	
Reclamation of Mineral Extraction Sites <sup>8</sup>	D	D	D	D	D	D	D	D		D	D	D	
Recycling Center	P	P	P	P	P	P	A	A		P	P	P	
Slaughter, Packing & Rendering Facilities	P	P	P	P	P	P	C	C		P	P	P	
Storage & Treatment of Sewage Sludge and Septage	P	P	P	P	P	P	C	P		P	P	P	
Wrecking & Salvage Yards, Automobile	P	P	P	P	P	P	A	P		P	P	P	
Onsite Storage & Treatment of Hazardous or Dangerous Waste	P	P	P	P	P	P	C	C		P	P	P	
Veterinary Clinic, Hospital	P	P	P	P	P	P	C	A		P	P	P	
Warehouse Facilities	P	P	P	P	P	P	A	A		P	P	P	
Wholesale Distribution Outlet	P	P	P	P	P	P	C	A		P	P	P	
Un-named Industrial Uses	P	P	P	P	P	P	C	C		P	P	P	
<b>Institutional Uses</b>													
Art Galleries & Museums	C	C	C	C	A	A	P	P		P	P	P	
Assembly Facilities	D	D	D	D	D	D	P	P		P	D	D	
Colleges and Technical Schools	P	P	P	P	A	A	C	C		P	A	P	
Detention Facilities	P	P	P	P	P	P	C	P		P	C	P	
Emergency Service Facilities	A	A	A	A	A	A	A	A		C	A	A	
County Fairgrounds	P	P	P	P	P	P	P	P		P	A	P	
Government Offices	A	A	A	A	A	A	A	A		P	A	A	
Health Care Facilities	P	P	P	P	A	A	P	P		P	P	P	



Table 4  
Allowable Land Uses for Rural Lands, Special and Overlay Districts, & Resource Lands Zoning Districts<sup>1,2,3,4,5</sup>

Land Use	Zoning District <sup>6</sup>												
	Rural Lands					Special/Overlay Districts						Resource Lands	
	RR1	RR2	RR3	RRem	RUR	POS	OSC	MPR <sup>7</sup>	MPI	MRO	ASO	AO	AG
<b>Commercial Uses (Continued)</b>													
Drinking Establishment	P	P	P	P	P	P	P	D	D <sup>22</sup>				P
Eating Establishment	P	P	P	P	P	P	P	D	D <sup>22</sup>				C
Electric Vehicle Charging/Battery Exchange Station <sup>34</sup>	P	P	P	P	P	P	P	PA	A <sup>34</sup>				P
Flea Market	P	P	P	P	P	P	P	P	P				P
Indoor Recreation & Entertainment Facilities	P	P	P	P	P	P	P	D	D				P
Marijuana Retail	P	P	P	P	P	P	P	PA	P				P
Nursery, Retail	P	P	P	P	P	P	P	PA	P				D
Overnight Lodging Facility	P	P	P	P	P	P	P	PA	P				P
Personal & Professional Services	P	P	P	P	P	P	P	D	D				P
Residential-Care Facilities <sup>11</sup>	C	C	C	C	C	C	C	C	C				C
Resorts, New	P	P	P	P	P	P	P	PA	P				P
Resorts, Expansion of Existing Uses	D	D	D	D	D	D	D	PA	P				D
Mini Storage Facilities	P	P	P	P	P	P	P	PA	P				P
Retail Sales and Services	P	P	P	P	P	P	P	PA	P				P
Storage and Sale of Fertilizer, Pesticides, Herbicides & Soil Sterilants	P	P	P	P	P	P	P	P	P				C
Un-named Commercial Uses	P	P	P	P	P	P	P	PA	P				P
<b>Industrial Uses</b>													
Asphalt and Concrete Batch Plants, Permanent <sup>16</sup>	P	P	P	C	P	P	P	P	P	C			P
Asphalt and Concrete Batch Plants, Temporary <sup>16</sup>	P	P	P	C	P	P	C	P	P	C			C
Bulk Fuel Storage Facilities	P	P	P	P	P	P	P	P	P	D			P
Construction Yards	P	P	P	P	P	P	P	P	P	D			P
Fuel Production & Processing Facilities	P	P	P	P	P	P	P	P	P	D			P
Heavy Construction Equipment Storage, Sales & Rental Services	P	P	P	P	P	P	P	P	P	D			P
Heavy Industrial Uses	P	P	P	P	P	P	P	P	P	C			P <sup>14</sup>

Table 4  
Allowable Land Uses for Rural Lands, Special and Overlay Districts, & Resource Lands Zoning Districts<sup>1,2,3,4,5</sup>

Land Use	Zoning District <sup>6</sup>												
	Rural Lands					Special/Overlay Districts						Resource Lands	
	RR1	RR2	RR3	RRem	RUR	POS	OSC	MPR <sup>7</sup>	MP1	MRO	ASO	AO	AG
<b>Industrial Uses<sup>8</sup> (Continued)</b>													
Agriculturally-Related Industrial Uses	P	P	P	C	P	P	P	P	D				D
Light Industrial Uses	P	P	P	P	P	P	P	P	D				P <sup>14</sup>
Light Manufacturing	P	P	P	P	P	P	P	P	D				P <sup>14</sup>
Marijuana Production and Processing	P	P	P	A	P	P	P	P	P				A
Mining & Mineral Extraction <sup>8, 30</sup>	C <sup>33</sup>	C <sup>33</sup>	C <sup>33</sup>	C	P	P	P	P	C				C <sup>20</sup>
Mineral Processing Accessory to Extractions <sup>8</sup>	P	P	P	C	P	C	C	P	C				C <sup>20</sup>
Outdoor Storage Yards	P	P	P	C	P	P	P	PA	C				C
Reclamation of Mineral Extraction Sites <sup>8</sup>	D	D	D	A	D	D	D	P	D				C <sup>20</sup>
Recycling Center	P	P	P	C	P	P	P	P	D				P
Slaughter, Packing & Rendering Facilities	P	P	P	P	P	P	P	P	C				C
Storage & Treatment of Sewage Sludge and Septage	P	P	P	P	P	P	P	P	C				C
Onsite Storage & Treatment of Hazardous or Dangerous Waste	P	P	P	P	P	P	P	P	D				D
Veterinary Clinic, Hospital	C	C	C	C	P	P	P	P	P				D
Warehouse Facilities	P	P	P	P	P	P	P	P	D				P
Wholesale Distribution Outlet	P	P	P	P	P	P	P	P	D				P
Wrecking & Salvage Yards, Automobile	P	P	P	P	P	P	P	P	D				P
Un-named Industrial Uses	P	P	P	P	P	P	P	PA	C				P
Oil and Gas Operations <sup>32</sup>	P	P	P	C	P	P	P	P	P				C
<b>Insitutional Uses</b>													
Art Galleries & Museums	P	P	P	P	P	P	P	P	P				P
Assembly Facilities	C	D	D	C	C	P	P	D	P				A
Colleges and Technical Schools	P	P	P	P	P	P	P	PA	P				P
Detention Facilities	P	P	P	P	P	P	P	P	C				P
Emergency Service Facilities	A	A	A	A	D	D	D	D	A				D
County Fairgrounds	C	P	P	C	P	P	P	PA	P				A
Government Offices	P	P	P	P	P	P	P	PA	P				A

Table 5  
Allowable Land Uses for Rural Activity Center Zoning Districts<sup>1,2,3,4,5</sup>  
Zoning District<sup>6</sup>

Land Use	Rural Activity Centers																		
	RVRI	RVR2	RVOSC	RVC	RVI	RC	ASC	RD	SD1	SD2	SD3	SD4	RGC	RNC	RFC	RHI	RLI	RRC	
<b>Commercial Uses (Continued)</b>																			
Drinking Establishment	P	P	P	A	P	A	A	C	P	P	P	P	A	C	A	A <sup>24</sup>	A <sup>24</sup>	C	
Eating Establishment	P	P	P	A	P	A	A	C	P	P	P	P	A	A	A	A <sup>24</sup>	A <sup>24</sup>	C	
Electric Vehicle Charging/Battery Exchange Station <sup>34</sup>	P	P	P	A <sup>34</sup>	A <sup>34</sup>	A <sup>34</sup>	A <sup>34</sup>	A <sup>34</sup>	P	P	P	P	A <sup>34</sup>	A <sup>34</sup>	A <sup>34</sup>	A <sup>34</sup>	A <sup>34</sup>	A <sup>34</sup>	
Flea Market	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P	P	P	
Indoor Recreation & Entertainment Facilities	P	P	P	C	C	C	C	C	P	P	P	P	A	C	P	P	P	A	
Marijuana Retail	P	P	P	A	P	P	P	P	P	P	P	P	A	P	A	P	P	P	
Nursery, Retail	P	P	P	A	A	C	A	P	P	P	P	P	C	C	P	P	P	P	
Overnight Lodging Facility	P	P	P	A	P	C	C	A	P	P	P	P	A	C	A	P	P	A	
Personal & Professional Services	P	P	P	A	P	A	A	P	P	P	P	P	A	A	C	A <sup>24</sup>	A <sup>24</sup>	P	
Residential Care Facilities <sup>11</sup>	C	C	P	D	P	D	P	C	C	C	C	C	D	C	P	P	P	C	
Resorts, New	P	P	P	C	P	C	P	A	P	P	P	P	A	P	P	P	P	A	
Resorts, Expansion of Existing Uses	D	D	P	D	D	D	D	A	D	D	D	D	D	D	D	P	P	A	
Mini Storage Facilities	P	P	P	C	D	C	D	C	C	C	C	C	D	D	D	D	D	D	
Retail Sales and Services	P	P	P	D	C	C	C	C	P	P	P	P	A	A	D	A <sup>24</sup>	A <sup>24</sup>	C	
Storage and Sale of Fertilizer, Pesticides, Herbicides & Soil Sterilants	P	P	P	C	C	C	D	P	P	P	P	P	P	P	P	D	D	P	
Un-named Commercial Uses	P	P	P	C	C	C	C	P	P	P	P	P	C	C	C	C	C	P	
<b>Industrial Uses</b>																			
Asphalt and Concrete Batch Plants, Permanent	P	P	P	P	C	P	C	P	P	P	P	P	P	P	P	D	C	P	
Asphalt and Concrete Batch Plants, Temporary	P	P	P	P	C	P	C	P	P	P	P	P	P	P	P	D	C	P	
Bulk Fuel Storage Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	P	
Construction Yards	P	P	P	P	D	C	C	P	P	P	P	P	P	P	P	D	D	P	
Fuel Production & Processing Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	P	
Heavy Construction Equipment Storage, Sales & Rental Services	P	P	P	P	C	P	D	P	P	P	P	P	C	P	C	D	D	P	
Heavy Industrial Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D <sup>17</sup>	P	P	

Table 5  
Allowable Land Uses for Rural Activity Center Zoning Districts<sup>1,2,3,4,5</sup>

Land Use	Zoning District <sup>6</sup>																	
	RVR1	RVR2	RVOsc	RVC	RVI	RC	ASC	RD	SD1	SD2	SD3	SD4	RGC	RNC	RFC	RHI	RLI	RRC
<b>Industrial Uses (Continued)</b>																		
Agriculturally-Related Industrial Uses	P	P	P	P	C	P	D	P <sup>30</sup>	P	P	P	P	P	P	P	A	A	P
Light Industrial Uses	P	P	P	P	D	P	D	P	P	P	P	P	P	P	P	A <sup>17</sup>	A <sup>18</sup>	P
Light Manufacturing	P	P	P	C	D	P	D	P	P	P	P	P	P	P	P	D	D	P
Marijuana Production and Processing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	P
Mining & Mineral Extraction <sup>8, 30</sup>	P	P	C	P	P	P	P	P	P	P	P	P	P	P	C <sup>9</sup>	C <sup>9</sup>	P	P
Mineral Processing Accessory to Extraction Operations <sup>8</sup>	P	P	C	P	P	P	P	P	P	P	P	P	P	P	P	C <sup>9</sup>	C <sup>9</sup>	P
Outdoor Storage Yards	P	P	P	P	D	C	D	P	P	P	P	P	P	P	P	D	C	P
Reclamation of Mineral Extraction Sites <sup>8</sup>	D	D	P	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Recycling Center	P	P	P	C	D	C	C	P	P	P	P	P	C	P	P	D	D	P
Slaughter, Packing & Rendering Facilities	P	P	P	C	C	P	D	P	P	P	P	P	P	P	P	D	P	P
Storage & Treatment of Sewage Sludge and Septage	P	P	P	C	P	C	P	P	P	P	P	P	P	P	P	C	P	P
Onsite Storage & Treatment of Hazardous or Dangerous Waste	P	P	P	P	C	P	D	P	P	P	P	P	C	P	P	D	D	P
Veterinary Clinic, Hospital	P	P	P	C	D	C	A	P	P	P	P	P	C	C	P	C	D	P
Warehouse Facilities	P	P	P	P	D	C	C	P	P	P	P	P	P	P	P	D	D	P
Wholesale Distribution Outlet	P	P	P	P	A	C	D	P	P	P	P	P	P	P	P	C	D	P
Wrecking & Salvage Yards, Automobile	P	P	P	P	C	P	P	P	P	P	P	P	P	P	P	D	P	P
Un-named Industrial Uses	P	P	P	P	C	C	C	P	P	P	P	P	P	P	P	C	C	P
<b>Institutional Uses</b>																		
Art Galleries & Museums	P	P	P	A	P	D	P	P	P	P	P	P	A	A	P	P	P	P
Assembly Facilities	C	C	P	D	P	D	C	D	C	C	C	C	A	A	P	P	P	A
Colleges and Technical Schools	P	P	P	C	C	C	C	P	P	P	P	P	A	A	P	P	P	P
Detention Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P
Emergency Service Facilities	C	C	P	A	D	D	D	D	D	D	D	D	A	A	A	A	A	C
County Fairgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government Offices	P	P	P	A	P	C	C	P	P	P	P	P	A	A	P	P	P	P
Health Care Facilities	P	P	P	A	P	A	P	P	P	P	P	P	A	D	D	P	P	P

**Attachment B**

Revisions to GCC 23.08

- 1 (8) Construction: Structures shall be subject to all applicable building and constructions provisions  
2 of the GCC.
- 3 (9) Location: The accessory dwelling unit may be attached to, included within the principal unit of  
4 the single-family dwelling, or located in a detached structure.
- 5 (10) Entrances: The principal unit of the single-family dwelling containing the accessory dwelling  
6 unit shall have only one obvious entrance visible to the street except where more than one  
7 entrance existed on or before adoption of this section.
- 8 (11) Additions: Additions to an existing structure or newly constructed detached structures created  
9 for developing an accessory dwelling unit shall be designed consistent with the existing roof  
10 pitch, siding and windows of the principal dwelling unit.
- 11 (12) Parking: The number of parking spaces shall be as specified in GCC § 23.12, Table 5. All  
12 parking spaces shall meet the standards of GCC § 23.12.130.
- 13 (13) Changed Conditions: If any of the above conditions change such that the requirements of this  
14 section cannot be met, one of the either the primary or accessory dwelling unit shall be  
15 converted to another permitted use or shall be removed within ninety (90) days.
- 16 (14) Density Calculations: Accessory dwelling units shall not be included in density calculations.  
17 (Ord. 2001-179-CC, 11/01; Ord. 02-192-CC, (part) 12/02)

18  
19 (d) Outdoor Residential Storage. This subsection shall apply only to outdoor storage accessory to  
20 residential uses. Outdoor storage other than accessory uses subordinate to a primary residential use  
21 may be permitted only in those zoning districts where specified as an Permitted Use in Tables 3, 4  
22 and 5 in GCC § 23.04, and shall meet the requirements of GCC § 23.08.280.

- 23 (1) Outdoor residential storage shall be maintained in an orderly manner and shall create no fire,  
24 safety, health or sanitary hazard;
- 25 (2) Required front yards shall not be used for outdoor storage, except for firewood;
- 26 (3) Not more than two (2) unlicensed or inoperable vehicles, except for agriculturally related  
27 equipment, shall be stored on any lot; such vehicles shall be screened from view of neighboring  
28 dwellings and rights-of-way. Such screening shall meet all applicable performance and  
29 development standards specific to the zoning district in which the storage is kept, and shall be in  
30 keeping with the character of the area. Screening shall meet the requirements of GCC §  
31 23.12.180. Storage of more than two (2) unlicensed or inoperable vehicles is prohibited except in  
32 those zoning districts where specified as an Permitted Use in Tables 3, 4 and 5 in GCC § 23.04,  
33 and such storage shall meet the requirements of GCC § 23.08.090;
- 34 (4) Temporary placement of a trailer, mobile home, manufactured home, or recreational vehicle or  
35 buildings moved from other sites may only be stored on a parcel subject to obtaining a  
36 temporary use permit in accordance with the requirements of GCC § 23.04.120.

37  
38 (e) Antenna Structures and Satellite Dishes. Antenna structures and satellite dishes shall not be located  
39 within ten (10) feet of any property line.

40  
41 (f) Fences and Similar Enclosures. Fences, walls, hedges and similar enclosures not exceeding forty-  
42 eight (48) inches in height shall be permitted in any front yard. Fences, walls, hedges and similar  
43 enclosures not exceeding seven (7) feet in height shall be permitted in any side or rear yard, except on  
44 corner lots. On corner lots any fence exceeding four feet shall not extend closer to either street than  
45 the required building setback line. Fences greater than seven (7) feet in height may be permitted for  
46 agricultural buffering or required site screening as a variance in accordance with the requirements of  
47 GCC § 25.08. Fences for marijuana production operations shall be consistent with GCC 23.08.245.  
48  
49  
50

1 with the requirements of this section and any other terms and conditions of approval.  
2

3 **23.08.240 Livestock Maintenance**  
4

5 (a) Livestock maintenance may be permitted as specified in Tables 3, 4 and 5 on GCC § 23.04; provided  
6 that:

- 7 (1) Animal runways or buildings are not less than two hundred (200) feet from the nearest existing  
8 dwellings other than a dwelling located on the same premises;
- 9 (2) Farm oriented feed lots shall be located a distance of not less than five hundred (500) feet from  
10 any dwelling, other than a dwelling located on the same premises;
- 11 (3) Feed racks, bunks, or troughs shall be located not less than ten (10) feet from the right-of-way of  
12 any public road or highway; and
- 13 (4) No more than twenty (20) mature head of hogs may be kept; more than twenty (20) mature head  
14 shall be deemed to constitute a hog ranch. A hog ranch may be permitted only in the Agriculture  
15 (AG) zoning district, and is subject to a conditional use permit and the performance standards  
16 specified in GCC § 23.08.200.  
17

18 **23.08.245 Marijuana Production, Processing and Retail**  
19

20 (a) Marijuana production and processing and retail may be permitted as specified in Tables 3, 4, and 5 of  
21 GCC 23.04; provided that:

22 \_\_\_\_\_ (1) Marijuana production and processing and retail operations are subject to the requirements of  
23 Site Plan Review found in GCC 23.04.140 regardless of the zoning district in which they are located.

24 \_\_\_\_\_ (2) Marijuana producers, processors and retailers shall be subject to the development standards  
25 of the underlying zoning district, the Grant County Code, and all other local and state laws except as  
26 modified in this chapter.

27 \_\_\_\_\_ (3) No marijuana producer, processor, or retailer shall be permitted within a dwelling unit or  
28 within a building physically attached to a dwelling unit.  
29

30 \_\_\_\_\_ (4) Marijuana production, processing and retail sales in all zones, where allowed, shall be within  
31 an entirely enclosed building or rigid greenhouse(reference WAC 314-55-075(1)(b)), except that outdoor  
32 production may be permitted in the Agriculture, Rural Remote and Urban Heavy Industrial zoning  
33 districts subject to the following buffers:

34 a. At least 500-yards from the following: any urban growth area boundary, the property  
35 lines of any off-premise residence (excluding residences owned or controlled by the  
36 producer/processor or the underlying land owner), any residential zoning district, any  
37 shoreline development district, the Rural Community zoning district, the Recreational  
38 Development zoning district, as well as the park facilities listed in GCC 23.08.245(6).  
39 The buffer in this section does not apply to outdoor production operations in the Urban  
40 Heavy Industrial Zone.

41 b. The enclosure in which the outdoor production operation is located shall be at least  
42 one hundred (100) feet from any property line of the parcel on which the marijuana  
43 production or processing use is located. This requirement does not apply to the Urban  
44 Heavy Industrial Zone.

45 c. Non-rigid greenhouses shall be considered outdoor production operations.  
46

47 \_\_\_\_\_ (5) In addition to the siting requirements in WAC 314-55-050, all production, processing and  
48 retail operations shall be located no less than one-thousand (1,000) feet from a parcel containing public  
49 park owned and/or operated by a city, county, special purpose or utility district, state agency or federal  
50

1 agency. The distance shall be measured as the shortest straight line distance from the property line of the  
2 proposed production, processing, retail operation to the property line of the public park.

3 (6) Lighting for marijuana production, processing and retail operations, including any required  
4 security lighting, shall be designed, installed, and maintained so as to eliminate light directly projecting  
5 across property lines. Indoor production operations shall limit total building façade and roof fenestration  
6 to no more than 10-percent. The fenestration requirement does not apply to the Urban Heavy Industrial  
7 Zone.

8 (7) Land Use and/or Building permits for structures/properties to be used in marijuana  
9 production, processing, and retail sales must be accompanied by documentation that defines the legal  
10 source of water for the operation.

11 (8) Fences, when ancillary to an indoor marijuana production, processing, or retail operation,  
12 must comply with applicable setback requirements of the underlying zoning designation.

13  
14 (b) Existing indoor and out outdoor production operations, processing operations, and retail operations  
15 lawfully established and operating prior to (insert effective date of this provision) may continue as is,  
16 where is within the terms of any previous approvals granted. Existing fencing and security infrastructure  
17 that does not meet the requirements of this or any other applicable provision of the UDC may be  
18 maintained with ordinary care. Any expansion of an existing marijuana operation must comply with all  
19 applicable UDC provisions.

20  
21 (c) A Washington State Liquor and Cannabis Board (LCB) license does not vest marijuana producer,  
22 processor, or retailer to the provisions of the Grant County Unified Development Code. Marijuana  
23 producers, processor, and retailers can apply for Site Plan Review at any time during their licensing  
24 process with the LCB.

### 25 26 **23.08.250 Mobile/Manufactured Home Parks and Subdivisions**

27  
28 (a) The following standards apply to all non-transient mobile/manufactured home parks and subdivisions,  
29 except for temporary placement to provide temporary housing as specified in GCC § 23.04.120:

- 30 (1) Park density shall not exceed the underlying density standard of that of the zoning district in  
31 which it is proposed;
- 32 (2) Mobile/manufactured homes shall:
- 33 (A) Have permanent steps or inclined planes affixed to all entrances;
  - 34 (B) Maintain a minimum of eighteen (18) inch crawl space under the entire unit;
  - 35 (C) Have permanent skirting, sidewalls or decks installed to enclose all areas between the lower  
36 edge of the outside walls and the ground and to obscure chassis prior to occupancy;
  - 37 (D) Be placed and anchored in accordance with the manufacturer's installation instructions or  
38 the design of a Professional Engineer or architect licensed in the State of Washington; and
  - 39 (E) Have the tow tongue and axles removed.
- 40 (3) Mobile/manufactured home parks placed within flood hazard zones shall comply with the  
41 requirements of GCC § 24.16.180 and 24.16.190;
- 42 (4) At least twenty (20) percent of the total area of a mobile/manufactured home trailer park shall be  
43 developed for recreation or maintained in open space;
- 44 (5) Mobile/manufactured homes shall be separated by a minimum of ten (10) feet;
- 45 (6) Mobile/manufactured home parks shall be site-screened with a six-foot high, view-obscuring  
46 fence;
- 47 (7) To enhance appearance and provide open space, a ten (10) foot wide landscape strip shall be  
48 provided on all sides and rear yards surrounding the mobile/manufactured home park or  
49 subdivision and shall consist of a combination of shrubs, trees and ground cover.
- 50 (8) A common storage area shall be provided at a ratio of fifty (50) square feet per dwelling unit;



**Attachment C**

Revisions to GCC 25.02

1 **Abandon:** to terminate or remove a structure by an affirmative act, such as changing to a new use; or to  
2 cease, terminate, or vacate a use or structure through nonaction.

3 **Accessory Structure:** a structure detached from a principal building located on the same lot and which is  
4 incidental and secondary to the principal building.  
5

6 **Acre:** a unit of measure of land area, which consists of 43,560 square feet.

7 **Adequate:** acceptable but not excessive.  
8

9 **Administrative Official:** the duly appointed Director or his/her designated representative of the  
10 jurisdictional department of Grant County, including the Director of Community Development, the Fire  
11 Marshal/ Building Official, or the County Engineer.

12 **Adverse:** Contrary to one's interest or welfare; harmful or unfavorable circumstances.

13 **Adverse Impacts:** a condition that creates, imposes, aggravates, or leads to inadequate, impractical,  
14 unsafe, or unhealthy conditions on a site proposed for development or on off-site property or facilities.  
15

16 **Aerospace:** related to the design, construction, launch, retrieval, and operation of aircraft and spacecraft,  
17 including, but not limited to, space shuttles, satellites, rocket engines, and associated electronic guidance,  
18 navigation, and safety systems.  
19

20 **Aerospace Area:** an area designated for aerospace industry.

21 **Aerospace Overlay Zone:** an overlay district that governs use of land adjoining an Aerospace Area and  
22 protects public safety in the area.  
23

24 **Agency with Jurisdiction:** any agency with authority to approve, deny, or condition all or part of any  
25 project permit application as defined by this UDC.

26 **Agriculture:** the science, art, and business of producing crops, or raising livestock; farming. The use of  
27 land for commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or  
28 animal products, or of berries, grain, hay, straw, turf, seed, Christmas trees (not subject to excise tax  
29 imposed by RCW 84.33.100 through 84.33.140), or livestock, including those activities directly  
30 pertaining to the production of crops or livestock including but not limited to cultivation, harvest, grazing,  
31 animal waste storage and disposal, fertilization, the operation and maintenance of farm and stock ponds,  
32 drainage ditches, irrigation systems, and canals, and normal maintenance, operation and repair of existing  
33 serviceable structures, facilities, or improved areas. Activities that bring an area into agricultural use are  
34 not considered agricultural activities. Agriculture does not include marijuana production, processing, or  
35 retail sales.  
36

37 **Agricultural Activities:** land preparation for agricultural purposes, such as clearing, grading, contouring,  
38 ditching, fencing, plowing, tilling, planting, cultivating, fertilizing, weed pest and disease control,  
39 spraying, pruning, trimming, harvesting, processing, packing, sales, and construction of farmland stock  
40 ponds, irrigation ditches and systems; livestock management, such as breeding, birthing, feeding and care  
41 of animals, birds, honey bees, and fish; the repair and maintenance of equipment, structures, and  
42 machinery used to perform agricultural or husbandry operations; the storage of machinery and  
43 agricultural products in, including but not limited to, farm related controlled atmosphere facilities, farm  
44 related onion and potato storage facilities, and farm related grain silos etc. Agricultural activities does not  
45 include marijuana production, processing, or retail sales.

46 **Agricultural, Existing and On-going:** Any agricultural activity conducted on lands defined in RCW  
47 84.34.020(2); agricultural use ceases when the area on which it is conducted is converted to a non-  
48 agricultural use.  
49

50 **Agricultural Processing Facility:** a facility which adds value to, refines, or processes raw agricultural

1 Normal maintenance and repair do not include maintenance and repair that causes substantial adverse  
2 effects to shoreline resources or environment (WAC 173-27-040).

3  
4 **Main Building:** a building used for the primary or predominant use to which the property is or may be  
5 devoted, and to which all other uses on the premises are accessory.

6 **Manufactured Home:** a single-family dwelling built according to the U.S. Department of Housing and  
7 Urban Development Manufactured Home Construction and Safety Standards Act, which is a national  
8 preemptive building code. A manufactured home also: (1) includes plumbing, heating, air conditioning, and  
9 electrical systems; (2) is built on a permanent chassis; and (3) can be transported in one or more sections with  
10 each section at least eight (8) feet wide and forty (40) feet long when transported, or when installed on the site  
11 is three hundred twenty (320) square feet or greater (RCW 59.20.030). A manufactured home bears an  
12 insignia issued by a state or federal regulatory agency indicating that the structure complies with all  
13 applicable construction standards of the definition of a manufactured home.

14 **Manufacturing:** the mechanical or chemical transformation of materials or substances into new products,  
15 including the assembling of component parts, the creation of products, and the blending of materials, such  
16 as lubricating oils, plastics, resins, or liquors.

17  
18 **Manure Lagoons:** lagoons for livestock and poultry waste which shall follow construction and  
19 management guidelines set forth by the Agricultural Advisory Board.

20 **Marijuana Production:** as defined in WAC 314-55-075 as now exists or may hereafter be amended.  
21 Marijuana production is not defined as an agricultural activity or use pursuant to RCW 82.04.213. For  
22 purposes of categorization for the Grant County Code, marijuana production facilities shall be considered  
23 an industrial use.

24  
25 **Marijuana Processing:** as defined in WAC 314-55-077 as now exists or may hereafter be amended.  
26 Marijuana processing is not defined as agricultural processing or as an agricultural use pursuant to RCW  
27 82.04.213. For purposes of categorization for the Grant County Code, marijuana processing facilities  
28 shall be considered an industrial use.

29 **Marijuana Retail:** as defined in WAC 314-55-079 as now exists or may hereafter be amended.  
30 Marijuana retail is not defined as retail sales of agricultural products or as an agricultural activity or use  
31 pursuant to RCW 82.04.213. For purposes of categorization for the Grant County Code, marijuana retail  
32 facilities shall be considered a commercial use.

33  
34 **Marina:** a facility that provides wet moorage or dry storage, supplies, and services for pleasure craft and  
35 some types of commercial craft. Boat-launching facilities may also be provided at a marina; a marina may  
36 be either open to the public or for private use.

37 **Master Planned Resort:** a self contained and fully integrated planned unit development in a setting of  
38 significant natural amenities, with primary focus on destination resort facilities consisting of short-term  
39 visitor accommodations associated with a range of on-site indoor or outdoor recreational facilities.

40  
41 **Microcell:** a wireless communication facility consisting of an antenna that is either: (1) Four feet in  
42 height and with an area not more than five hundred eighty square inches; of (2) if a tubular antenna, no  
43 more than four inches in diameter and no more than six feet in length.

44 **Mine Hazard Areas:** Those areas that fall within one hundred (100) horizontal feet of a mine opening at  
45 the surface or an area designated as a mine hazard area by the Washington State Department of Natural  
46 Resources.

47  
48 **Minerals:** clay, coal, gravel, industrial minerals, valuable metallic substances, peat, sand, stone, topsoil,  
49 and any other similar solid materials or substances to be excavated from natural deposits on or in the earth  
50 for commercial, industrial, or construction use.

**Attachment D**

Revisions to GCC 25.08

1 of permit approval or the permit shall become null and void. An extension of up to one year may be  
2 granted by the Decision Maker if the permittee demonstrates good cause for an extension.  
3

4 **25.08.075 Revisions to Approved Variances and Conditional Use Permits**  
5

6 (a) Minor revisions to an approved conditional use permit may be approved by the Administrative  
7 Official, when processed as a Type I ministerial approval. Minor revisions shall be limited to changes to  
8 the following:

9 1. Changes that do not introduce new uses that would require approval of a new conditional use  
10 permit; and,

11 2. Changes that do not expand the approved footprint by more than 25 percent; provided  
12 however, that the expansion shall not encroach on any buffer required in the original conditional use  
13 permit approval and does not violate any of the adopted performance and development standards  
14 applicable to the conditional use.  
15

16 (b) Requests for revisions determined by the Administrative Official not to be minor in nature shall  
17 be processed as a new conditional use permit application pursuant to GCC 25.04 and this chapter. At the  
18 Administrative Official's sole discretion, proposed revisions that technically meet the limitations of GCC  
19 25.08.075(a) but are likely to generate additional impacts as a result of the nature of the use, may be  
20 required to be reviewed as a Type III permit application.  
21

22 (c) Requests for minor revisions to approved conditional use permits shall comply with the  
23 requirements of SEPA when applicable, and may result in new threshold determinations being necessary.  
24

25 **25.08.080 Appeals**  
26

27 (a) Decisions may be appealed in accordance with the procedures specified in GCC § 25.04 Article X.  
28

29 **25.08.090 Findings of Variance**  
30

31 (a) The Decision Maker shall make findings whether:

- 32 (1) The reasons set forth in the application satisfy the criteria for approval specified in GCC §  
33 25.08.060 and with any relevant criteria found in other sections of Grant County Code.
- 34 (2) The conditional use or variance is the minimum that will make possible the reasonable use of  
35 land, building or structure.
- 36 (3) The granting of the conditional use or variance will be in harmony with the general purpose and  
37 intent of GCC Titles 22, 23 and 24 and other applicable provisions of the Grant County Code,  
38 and will not be injurious to the neighborhood, or otherwise detrimental to public welfare.  
39

40 **25.08.100 General Conditions**  
41

42 (a) In granting any conditional use or variance, the Decision Maker may prescribe such conditions and  
43 safeguards as are necessary to secure protection of critical areas from adverse impacts.  
44

45 (b) Any conditional use or variance approved by the County, which contain conditions to be imposed on  
46 the property even after it has been sold, shall be recorded with the Auditor and shall include the  
47 following information:

- 48 (1) Owner's name;
- 49 (2) Parcel number;
- 50 (3) Property address;