



City of Banks

Decision of the Planning Commission

File No.: CU 16-02. Periodic Edibles requests Conditional Use Permit and Site Plan Review to manufacture, package and distribute cannabis edible products to State licensed dispensaries in Oregon. No retail sales or storefront sales are proposed.

Findings and Reasons: As findings supporting its decision, the Planning Commission incorporates the April 26, 2016 Staff Report including Findings and Applicant's Submittal.

Additional Findings: The Planning Commission found that the Applicant's proposal met the Banks Zoning Code (BZO) applicable criteria as found in the Staff Report. The Planning Commission found public benefit to requiring the Applicant to install filters in the air exhaust system with the purpose of eliminating odors. The Applicant agreed to do so.

Conclusion: The Planning Commission concludes that CU 16-02 can meet all applicable criteria. The Application can be approved as **proposed** subject to the Applicant fulfilling the following conditions:

1. The Applicant shall obtain the necessary permits from the Washington County Department of Building Services and submit evidence to the City of Banks prior to commencement of work.
2. The Applicant shall obtain all required City, State and Federal permits and licensing prior to issuance of a Building Permit. The Applicant shall obtain a City Business License.
3. The Applicant shall be licensed, registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.
4. The Applicant shall make payment of all City permit fees as agreed upon in the signed City of Banks Land Use Application.

Description and Date of Final Decision: On April 26, 2016 the Planning Commission approved City File No. CU 16-02

How to Obtain More Information: The decision is available for review on the City of Banks website. A copy may be obtained at cost at the following address:

City Manager
City of Banks
City Hall
13680 NW Main Street
Banks, OR 97106
503-324-5112

Right to Appeal: This decision is effective the date of mailing, May 2, 2016. Within 14 days of the date of final decision by the Planning Commission, an appeal of the decision may be appeal to the City Council, consistent with BZO 151.176.

Appeals may be made by the applicant, the owner, or any other party **who has participated in the public hearing either in person or in writing, by submitting comments on the specific land use application, directed at the applicable criteria.**

Notice of the appeal shall be filed with the City Recorder along with the prescribed according to BZO 151.173. The notice of appeal must include the appellant's name, address, and phone number and relationship to the land use application, and a statement giving the reasons for the appeal.

The City Council shall schedule a public hearing on the appeal according to the procedural and notice requirements of BZO 151.171 through 151.174

A land use decision shall not become effective until the termination of any local appeal pending against it.

DATED this 2nd Day of May 2016


Gene Stout, Chair