# CITY OF BETHEL-Planning

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## CONDITIONAL USE PERMIT APPLICATION FOR MARIJUANA
## Bethel Municipal Code 5.10 & 18.60

☐ $500 Application Fee (new) ☐ $350 Renewal Application Fee Payment type:

*Please carefully read instruction and applicable City Code. Fill out forms completely. Attach all information as needed. Incomplete applications will create a delay in the review process. Please note: The City of Bethel will not communicate regarding the application with anyone other than applicant or his/her designated agent. If applicant will be represented by an agent or attorney, proof of consent for representation must be submitted with the application.*

| **I. APPLICANT** | **APPLICANT'S REPRESENTATIVE** (IF ANY) |
|---|---|
| NAME (Last Name, First Name) | NAME (Last Name, First Name) |
| Mailing Address | Mailing Address |
| Contact Phone (Day) | Contact Phone (Day) |
| Cell: | Cell: |
| Email: | Email: |

| **PROPERTY OWNER** | | | |
|---|---|---|---|
| Name of Property Owner (if different from Applicant): | | | |
| Phone Number(s) | Home | Work | Cell |
| Email Address | | | |
| Mailing Address | | | |

| II. PROPERTY INFORMATION | |
|---|---|
| Physical Address | |
| Current Legal Description:<br><br>Plat:_____ Survey_____ Lot_____ Block_____ Tract_____ | |
| Existing Zoning Designation | Existing Use |

| III. MARIJUANA LICENSE INFORMATION |
|---|
| 1. Type of License Being Applied for at the State level and for this conditional use permit.<br><br>A. ☐ Marijuana Retail Store<br>B. ☐ Marijuana Testing Facility<br>C. ☐ Marijuana Indoor Cultivation<br>D. ☐ Marijuana Outdoor Cultivation<br>E. ☐ Marijuana Standard Product Manufacturing Facility<br>F. ☐ Marijuana Concentrate Manufacturing Facility |
| 2. Is the proposed license: ☐ New ☐ Transfer of Location: AMCO License #:<br>Transfer License Location:<br>☐ Renewal |
| 3. Name under which business will be Operated: |
| 4. Are you currently operating a business at this location?<br>☐ Yes ☐ No<br><br>If yes, please indicate the name of the business, type of business, and the length of time you have been operating: |
| 5. If you are purchasing an existing business, please indicate the name and if they had a previous marijuana license: |

## IV. CONDITIONAL USE DESCRIPTION

1. Please provide a detailed description of the proposed conditional use in order to provide a thorough understanding of the project. (Additional sheets of paper may be attached if necessary).

| CONDITIONAL USE DESCRIPTION |
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| 2. Please comment on any potential project impacts on pedestrian and vehicular traffic circulation and safety on roads abutting the property. Discuss thoroughly, any proposed mitigation activities and show on your site map as well. |
| 3. Describe existing parking facilities and whether they can accommodate a reasonably expected increase in demand for parking created by issuing the permit. Include the number of regular and handicap parking spaces currently available and whether the applicant intends to any additional parking spaces to meet BMC 18.48.160 off street parking requirement. |
| 4. Describe existing and any planned access to and from the property. Will there be a safe and efficient flow of traffic to and from the property? |

| CONDITIONAL USE DESCIPTION |
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| 5. Describe water and sewer facilities and capacities on the property. Discuss existing drainage conditions and any planning improvements. |
| 6. Describe what measures and/or special features you propose to minimise potential negative impacts from the proposed Conditional Use in order to ensure the public health, safety, and welfare of nearby structures and residents. |
| 7. What are the dimensions of the structure within the proposed use? |
| 8. Will any building renovations, remodeling or repairs be completed prior to opening of business? If yes, please describe. |

| CONDITIONAL USE DESCRIPTION |
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| 9. What is the distance to the nearest residence from your planned business? |
| 10. Is the business located within 200 feet of a church, school, or public playground? |
| 11. What is the distance to other marijuana facilities? |
| 12. Is the proposed use compatible with the character of the neighborhood? How? |

| V. OPERATIONS PLAN |
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| 1. What is the gross square feet leasable floor space?<br><br>2. What is the facility occupant capacity?<br><br>3. How many restrooms are available/ ADA Assessable?<br><br>4. What are you planned hours of operation?<br><br>5. Describe your exterior lighting plan |

| OPERATIONS PLAN |
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| 6. Describe the security alarm system for the purposed premises.<br><br>7. Specify all means to be used for extracting, heating, washing, or otherwise changing the form of the marijuana plant or for testing any marijuana or marijuana product, including a verification that such plan is in compliance with all applicable federal, state, and local laws and regulations governing ventilation and safety measures for each such process (if applicable).<br><br>8. Describe of all toxic, flammable, or other materials regulated by a federal, state, or local government that will be used, kept, or created at the facility, the quantities and location of such materials, and the manner in which such materials will be stored. |

| OPERATIONS PLAN |
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| 9. Describe the processes that will be used to extract or distill marijuana derivatives from their source and the processes used to incorporate marijuana derivatives into all retail marijuana products produced, including a verification that such processes are in compliance with all applicable federal, state, or local laws or regulation.<br><br>10. Describe a plan for ventilation that will be used to prevent any odor of marijuana from dissipating into the area. For marijuana retail and cultivation facilities, such plan shall also include all ventilation systems used to control the environment for the plants and describe how such systems will operate to prevent any odor leaving the premises. [Ord. 16-18 § 2.] |

## VI. MAPPING

1. Provide a detailed map of the property drawn to **scale**. Please include the following:
   A. Name of property owner and date (in lower right hand corner)
   B. Map Scale (1 inch= xx feet)
   C. North arrow
   D. Property lines with dimensions
   E. Streets abutting the property with names
   F. Draw in locations of existing and planned building with dimensions and setbacks from property lines.
   G. Locations of water and sewer facilities, with capacities.
   H. Property driveways and vehicle parking areas showing the number of 9'x20' parking spaces
   I. Indicate access point to and from the property
   J. Show project mitigation improvements.

2. Provide a map or plat of the general area surrounding the parcel. The map must include street names and notation of the uses and structures that exist on the abutting and nearby lots. List all building and structures located within 600 feet of the property (whether or not owned by applicant):

3. Provide a detailed and scaled floor plan drawing of the interior building.

4. Provide a Google Earth image of property

## VII. OWNER'S STATEMENT

1. I hereby apply for approval for a conditional use permit on the above property as described in this application.
2. I understand that all activity must be conducted in compliance with all applicable standards of the Bethel Municipal Code, 5.10 and 18.60 and with all other applicable State or Federal Laws.
3. The information submitted in this application is accurate, and complete to the best of my knowledge.

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|---|
| Applicant's Signature: |
| Printed Name: |
| Date: |

If property is owned by someone else other than the applicant, the owner must consent to the application:

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|---|
| Owners Signature: |
| Printed Name of Owner: |
| Date: |
| Mailing address of Owner: |
| Contact number of Owner: |

| FOR OFFICAL USE ONLY | | |
|---|---|---|
| For answers that indicate a deficiency, a detailed explanation must be attached and explaining the deficiency and outlining the City's request to the applicant. | | |
| 1. Will the granting of the conditional use permit be harmful to the public health, safety, convenience, and welfare? | YES ☐ | NO ☐ |
| 2. Is there potential negative impact on to the street from which access to and from the land establishment is obtained? | YES ☐ | NO ☐ |
| 3. Are there adequate parking facilities to accommodate a reasonably expected increase in demand for parking created my issuing the permit? | YES ☐ | NO ☐ |
| 4. The conditional use conforms to the intent and purposes of the land use code that are set out in BMC 16.04.010; | YES ☐ | NO ☐ |
| 5. The use and structures proposed are of an appropriate character and scale for the neighborhood in which the project will be located, including parts of the neighborhood that may lie outside the land use district within which the parcel is located; | YES ☐ | NO ☐ |
| 6. The conditional use is in accordance with and furthers the goals and policies of the comprehensive plan; | YES ☐ | NO ☐ |
| 7. The proposed use will not subject surrounding properties nor vehicles and pedestrians using nearby streets and ways to hazardous or substantially increased traffic conditions; | YES ☐ | NO ☐ |
| 8. There is a demonstrated need for the conditional use limited primarily to the area proposed, or, if the use will generally serve a larger area, then a demonstration that the use is essential to the city generally, and because of a feature of the property, the general need can be met by the property, but cannot be met as a principal permitted use on other property in the city; | YES ☐ | NO ☐ |
| 9. The use, under the conditions proposed, will be compatible with existing and principal uses authorized and will not cause negative impacts on nearby property, including impacts from drainage, that exceed the impacts that would ordinarily be expected from principal permitted uses of the property that is the subject of the application; | YES ☐ | NO ☐ |
| 10. If any part of the project is located in a flood hazard area or in an area where the project may adversely affect drainage or floods in a flood hazard area, the conditions proposed adequately address the relevant matters and standards covered by BMC 15.08.160 through 15.08.180. [Ord. 01-05 § 8.] | YES ☐ | NO ☐ |