

**EXHIBIT A**

**DESCHUTES COUNTY PLANNING COMMISSION DELIBERATION WORKSHEET**

**PROPOSED MARIJUANA RELATED BUSINESSES – PERMITTED**

(This table identifies the zones where marijuana related uses proposed to be allowed.)

| Zone   | Processing | Production | Retail | Wholesale |                               |
|--|------------|------------|--------|-----------|-------------------------------|
| Permitted (P) Conditional Use (CU) Not Allowed (-)   |            |            |        |           |                               |
|  | Type 1     | Type 2     |        |           | P-office only<br>CU-w/storage |
| TITLE 18 – Deschutes County  |            |            |        |           |                               |
| 18.16 Exclusive Farm Use - EFU   | P          | P          | P      | -         | -                             |
| 18.32 Multiple Use Agricultural - MUA10  | CU         | CU         | CU     | -         | -                             |
| 18.36 Forest Use - F-1   | -          | -          | CU     | -         | -                             |
| 18.40 Forest Use - F-2   | -          | -          | CU     | -         | -                             |
| 18.52 Surface Mining - SM  | -          | -          | CU     | -         | -                             |
| 18.60 Rural Residential - RR-10  | -          | -          | CU     | -         | -                             |
|  |            |            |        |           |                               |
| 18.65 RURAL SERVICE CENTER - UC  |            |            |        |           |                               |
| 18.65.020 Commercial Mixed Use District<br>(Brothers, Hampton, Millican,<br>Whistlestop, Wildhunt) | -          | -          | CU     | CU        | P                             |
| 18.65.021 Commercial Mixed Use (Alfalfa)   | -          | -          | CU     | CU        | P                             |
| 18.65.022 Residential District (Alfalfa)   | -          | -          | CU     | -         | -                             |
|  |            |            |        |           |                               |
| 18.66 TERREBONNE RURAL COMMUNITY   |            |            |        |           |                               |
| 18.66.030 Residential 5-acre - TeR5  | -          | -          | CU     | -         | -                             |
| 18.66.040 Commercial - TeC   | CU         | CU         | -      | P         | P/CU                          |
| 18.66.050 Commercial Rural - TeCR  | CU         | CU         | -      | P         | P/CU                          |
|  |            |            |        |           |                               |
| 18.67 TUMALO RURAL COMMUNITY   |            |            |        |           |                               |
| 18.67.030 Residential 5-acre - TuR5  | -          | -          | CU     | -         | -                             |
| 18.67.040 Commercial - TuC   | CU         | CU         | -      | P         | P/CU                          |
| 18.67.060 Industrial - Tul   | P          | CU         | -      | CU        | -                             |
|  |            |            |        |           |                               |
| 18.74 RURAL COMMERCIAL   |            |            |        |           |                               |
| 18.74.020 Deschutes Junction and<br>Deschutes River Woods Store                                    | -          | -          | CU     | CU        | -                             |
| 18.74.025 Spring River   | -          | -          | -      | CU        | -                             |
| 18.74.027 Pine Forest and Rosland  | -          | -          | -      | CU        | P                             |
|  |            |            |        |           |                               |
| 18.100 Rural Industrial  | P/CU       | CU         | CU     | CU        | -                             |
|  |            |            |        |           |                               |
| 18.108 SUNRIVER UUC  |            |            |        |           |                               |
| 18.108.050 Commercial - SUC  | -          | -          | -      | CU        | P                             |
| 18.108.055 Town Center - TC  | -          | -          | -      | CU        | -                             |
| 18.108.110 Business Park - SUBP  | P          | CU         | -      | CU        | P/CU                          |
|  |            |            |        |           |                               |
| TITLE 19 - BEND  |            |            |        |           |                               |
| No Marijuana Related Businesses Allowed  |            |            |        |           |                               |
| TITLE 20 - REDMOND   |            |            |        |           |                               |
| No Marijuana Related Businesses Allowed  |            |            |        |           |                               |
| TITLE 21 - SISTERS   |            |            |        |           |                               |
| No Marijuana Related Businesses Allowed  |            |            |        |           |                               |

**DESCHUTES COUNTY PLANNING COMMISSION DELIBERATION WORKSHEET**  
**PROPOSED SPECIFIC USE STANDARDS FOR MARIJUANA RELATED BUSINESS**

|                                       | Marijuana Processing   | Marijuana Production   | Marijuana Retail | Marijuana Wholesaling | Recommendation<br>(Retain, Revise, or Remove) | Notes |
|---------------------------------------|--|--|------------------|-----------------------|---|-------|
|                                       |  |  |                  |                       |   |       |
| <b>Section 18.116.280</b>             |  |  |                  |                       |   |       |
| <b>Home Occupation</b>                | Prohibited   | Prohibited   | Prohibited       | Prohibited            |   |       |
|                                       |  |  |                  |                       |   |       |
| <b>Section 18.116.320</b>             |  |  |                  |                       |   |       |
| <b>Medical Marijuana Dispensaries</b> |  |  |                  |                       |   |       |
|                                       |  |  |                  |                       |   |       |
| <b>Section 18.116.330</b>             |  |  |                  |                       |   |       |
| <b>Yard Setback</b>                   | 100 feet   | 100 feet   |                  |                       |   |       |
| <b>Additional Setback</b>             | 300 feet from an existing dwelling unit not located on the same property   | 300 feet from an existing dwelling unit not located on the same property   |                  |                       |   |       |
| <b>Access</b>                         | <ul style="list-style-type: none"><li>Public road</li><li>Exclusive road or easement</li><li>If shared private road or easement, all other property owners who have access rights to the private road or easement must agree</li></ul>   | <ul style="list-style-type: none"><li>Public road</li><li>Exclusive road or easement</li><li>If shared private road or easement, all other property owners who have access rights to the private road or easement must agree</li></ul>   |                  |                       |   |       |
| <b>Odor</b>                           | <ul style="list-style-type: none"><li>Buildings and Greenhouses shall:<ul style="list-style-type: none"><li>Equipped with carbon Filtration system</li><li>Consist of 1 or more fans.</li><li>The fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three.</li></ul></li><li>The filter(s) shall be rated for the required CFM.</li></ul>                                  | <ul style="list-style-type: none"><li>Buildings and Greenhouses shall:<ul style="list-style-type: none"><li>Equipped with carbon Filtration system</li><li>Consist of 1 or more fans.</li><li>The fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three.</li></ul></li><li>The filter(s) shall be rated for the required CFM.</li></ul>                                  |                  |                       |   |       |
| <b>Lighting</b>                       | <ul style="list-style-type: none"><li>Light cast by light fixtures inside any building, including greenhouses, shall be screened or shielded from view outside the building to the maximum extent possible from sunset to sunrise the following day.</li><li>Outdoor marijuana grow lights shall not be illuminated from sunset to sunrise the following day.</li><li>Light cast by exterior light fixtures shall comply with the outdoor lighting standards of DCC 15.10.</li></ul> | <ul style="list-style-type: none"><li>Light cast by light fixtures inside any building, including greenhouses, shall be screened or shielded from view outside the building to the maximum extent possible from sunset to sunrise the following day.</li><li>Outdoor marijuana grow lights shall not be illuminated from sunset to sunrise the following day.</li><li>Light cast by exterior light fixtures shall comply with the outdoor lighting standards of DCC 15.10.</li></ul> |                  |                       |   |       |

|                  | Marijuana Processing  | Marijuana Production  | Marijuana Retail  | Marijuana Wholesaling   | Recommendation<br>(Retain, Revise, or Remove) | Notes |
|------------------|---|---|---|---|---|-------|
| Security Cameras | Shall be directed to record only the subject property and public rights-of-way.   | Shall be directed to record only the subject property and public rights-of-way.   |   |   |   |       |
| Secure Disposal  | <ul style="list-style-type: none"><li>Secure disposal of discarded marijuana items shall be provided</li><li>Marijuana items shall not be placed within exterior refuse containers on the subject property.</li></ul>   | <ul style="list-style-type: none"><li>Secure disposal of discarded marijuana items shall be provided</li><li>Marijuana items shall not be placed within exterior refuse containers on the subject property.</li></ul>   | <ul style="list-style-type: none"><li>Secure disposal of discarded marijuana items shall be provided</li><li>Marijuana items shall not be placed within exterior refuse containers on the subject property.</li></ul> | <ul style="list-style-type: none"><li>Secure disposal of discarded marijuana items shall be provided</li><li>Marijuana items shall not be placed within exterior refuse containers on the subject property.</li></ul> |   |       |
| Noise            | <ul style="list-style-type: none"><li>compliance with the Noise Control Standards of DCC 8.08</li><li>Noise from mechanical equipment used shall not produce sound that, when measured at any lot line of the subject property, exceed 50 dB(A) anytime between 10:00 p.m. and 7:00 a.m. the following day.</li></ul>   | <ul style="list-style-type: none"><li>compliance with the Noise Control Standards of DCC 8.08</li><li>Noise from mechanical equipment used shall not produce sound that, when measured at any lot line of the subject property, exceed 50 dB(A) anytime between 10:00 p.m. and 7:00 a.m. the following day.</li></ul>   |   |   |   |       |
| Screening        | <ul style="list-style-type: none"><li>Land area and buildings, including greenhouses, shall be screened in the following manner:<ul style="list-style-type: none"><li>a. A row of evergreen trees or shrubs along the outside perimeter of the land area and buildings, including greenhouses, shall be no less than 4 feet in height when planted, and spaced in such a way as to reduce the visual impacts of the land areas and buildings as viewed from roads, rivers, streams, and abutting private properties.</li><li>b. Vegetation shall be continuously maintained.</li><li>c. Combination of existing vegetation, berming, topography, wall, fence, or other can be used.</li><li>d. All materials used for buildings, structures, and fencing, excluding greenhouses shall be finished in muted earth tones that blend with and reduce contrast with the surrounding vegetation and landscape of the marijuana production and processing area.</li></ul></li></ul> | <ul style="list-style-type: none"><li>Land area and buildings, including greenhouses, shall be screened in the following manner:<ul style="list-style-type: none"><li>a. A row of evergreen trees or shrubs along the outside perimeter of the land area and buildings, including greenhouses, shall be no less than 4 feet in height when planted, and spaced in such a way as to reduce the visual impacts of the land areas and buildings as viewed from roads, rivers, streams, and abutting private properties.</li><li>b. Vegetation shall be continuously maintained.</li><li>c. Combination of existing vegetation, berming, topography, wall, fence, or other can be used.</li><li>d. All materials used for buildings, structures, and fencing, excluding greenhouses shall be finished in muted earth tones that blend with and reduce contrast with the surrounding vegetation and landscape of the marijuana production and processing area.</li></ul></li></ul> |   |   |   |       |

|                                      | Marijuana Processing  | Marijuana Production   | Marijuana Retail   | Marijuana Wholesaling  | Recommendation<br>(Retain, Revise, or Remove) | Notes |
|--------------------------------------|---|--|--|--|---|-------|
| Water                                | Proof of a water right for the proposed marijuana production or marijuana processing, or proof of access to a public or community water system.   | Proof of a water right for the proposed marijuana production or marijuana processing, or proof of access to a public or community water system.  |  |  |   |       |
| Minimum Separation Distances         | <ul style="list-style-type: none"><li>1000 from public/private elementary schools, licenses child care center, and licensed preschool</li><li>all distances shall be measured from the lot line of the affected property (e.g., a school) to the closest lot line of the subject property</li><li>Change of use (i.e. new school) shall not cause violation of this standard</li></ul>  | <ul style="list-style-type: none"><li>1000 from public/private elementary schools, licenses child care center, and licensed preschool</li><li>all distances shall be measured from the lot line of the affected property (e.g., a school) to the closest lot line of the subject property</li><li>Change of use (i.e. new school) shall not cause violation of this standard</li></ul>   | <ul style="list-style-type: none"><li>1000 from public/private elementary schools, licenses child care center, licensed preschool, and marijuana retailer</li><li>all distances shall be measured from the lot line of the affected property (e.g., a school) to the closest lot line of the subject property</li><li>Change of use (i.e. new school) shall not cause violation of this standard</li></ul> | <ul style="list-style-type: none"><li>1000 from public/private elementary schools, licenses child care center, and licensed preschool</li><li>all distances shall be measured from the lot line of the affected property (e.g., a school) to the closest lot line of the subject property</li><li>Change of use (i.e. new school) shall not cause violation of this standard</li></ul> |   |       |
|                                      | Marijuana Processing  | Marijuana Production   | Marijuana Retail   | Marijuana Wholesaling  | Recommendation<br>(Retain, Revise, or Remove) | Notes |
| In the RR-10, MUA-10, F-1, F-2 Zones | <ul style="list-style-type: none"><li>An owner of the subject property shall reside in a dwelling unit on the subject property.</li><li>The subject property minimum parcel size shall be:<ul style="list-style-type: none"><li>Processing, Type 1: 5 acres.</li><li>Processing, Type 2: 10 acres.</li></ul></li><li>Marijuana production and marijuana processing shall be located entirely within one or more completely enclosed buildings, including greenhouses.<ul style="list-style-type: none"><li>A maximum of 5,000 square feet of building space may be used for all activities associated with marijuana production on the subject property.</li></ul></li><li>A maximum of 3,000</li></ul> | <ul style="list-style-type: none"><li>An owner of the subject property shall reside in a dwelling unit on the subject property.</li><li>The subject property minimum parcel size shall be:<ul style="list-style-type: none"><li>Production: 5 acres.</li></ul></li><li>Marijuana production and marijuana processing shall be located entirely within one or more completely enclosed buildings, including greenhouses.<ul style="list-style-type: none"><li>A maximum of 5,000 square feet of building space may be used for all activities associated with marijuana production on the subject property.</li></ul></li><li>A maximum of 3,000 square feet of building space may be used for all activities associated with</li></ul> |  |  |   |       |

|                       |  |   |   |   |  |              |
|-----------------------|--|---|---|---|--|--------------|
|                       | <p>square feet of building space may be used for all activities associated with marijuana processing on the subject property.</p> <ul style="list-style-type: none"><li>If only a portion of a building is authorized for use in marijuana production or marijuana processing, a partition wall at least seven feet in height, or a height as required by the County Building Codes Division, whichever is greater, shall separate the marijuana production or marijuana processing space from the remainder of the building. A partition wall may include a door, capable of being closed, for ingress and egress between the marijuana production or marijuana processing space and the remainder of the building.</li><li>Marijuana processing, Type 2 shall only be permitted on properties located within the boundaries of a fire protection district.</li></ul> | <p>marijuana processing on the subject property.</p> <ul style="list-style-type: none"><li>If only a portion of a building is authorized for use in marijuana production or marijuana processing, a partition wall at least seven feet in height, or a height as required by the County Building Codes Division, whichever is greater, shall separate the marijuana production or marijuana processing space from the remainder of the building. A partition wall may include a door, capable of being closed, for ingress and egress between the marijuana production or marijuana processing space and the remainder of the building.</li><li>Marijuana processing, Type 2 shall only be permitted on properties located within the boundaries of a fire protection district.</li></ul> |   |   |  |              |
|                       | <b>Marijuana Processing</b>  | <b>Marijuana Production</b>   | <b>Marijuana Retail</b>   | <b>Marijuana Wholesaling</b>  | <b>Recommendation</b><br>(Retain, Revise, or Remove) | <b>Notes</b> |
| <b>Nonconformance</b> | Shall comply with odor, lighting, security camera, secure disposal, noise, and screening requirements by 12/31/16.   | Shall comply with odor, lighting, security camera, secure disposal, noise, and screening requirements by 12/31/16.  |   |   |  |              |
| <b>Hours</b>          |  |   | No earlier than 10:00 a.m. or later than 7:00 p.m.  |   |  |              |
| <b>Window Service</b> |  |   | Shall not have a walk-up window or drive-thru window service.   |   |  |              |
| <b>Minors</b>         |  |   | No minors allowed, unless accompanying a parent or guardian as allowed by state law   |   |  |              |
| <b>Co-Location</b>    |  |   | Shall not be co-located on the same lot of record or within the same building with any marijuana social club or marijuana smoking club. | Shall not be co-located on the same lot of record or within the same building with any marijuana social club or marijuana smoking club. |  |              |
| <b>Other</b>          |  |   |   |   |  |              |
|                       |  |   |   |   |  |              |