

MINUTES
SALEM HEARINGS OFFICER MEETING
April 25, 2018

Hearings Officer
Jim Brewer

Staff Present
Britany Randall, Planner II
Pamela Cole, Planner II
Sally Long, Recorder

Hearings Officer Jim Brewer called the meeting to order at 5:36 p.m. City of Salem staff members present were Britany Randall, Planner II, Pamela Cole, Planner II and Sally Long, Recorder.

1. PUBLIC HEARING ON A CONDITIONAL USE CASE

• **CU18-02 for 2465 Salem Dallas Highway NW**

Summary: A conditional use application to add a recreational marijuana growing operation to an existing medical marijuana growing operation.

Request: A conditional use application to add a recreational marijuana growing operation to an existing medical marijuana grow operation in the IC (Industrial Commercial) zone and located at 2465 Salem Dallas Highway NW - 97304 (Polk County Assessor Map and Tax Lot 073W29DB 03000.

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:40 p.m.

Case Manager, Britany Randall, entered the staff report, presentation and all attachments into the record and proceeded with her presentation.

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a conditional use permit to allow a recreational marijuana production facility within an existing building on property located at 2465 Salem Dallas Highway NW, subject to the following conditions of approval:

Condition 1: Marijuana production shall be conducted indoors.

Condition 2: The marijuana production facility shall utilize an air filtration system to ensure that odor impacts upon neighboring properties are minimized.

PERSONS TESTIFYING:

Applicant:

- Robyn Clipfell, Representative for the Applicant, 1163 24th St NE, Salem

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 5:50 p.m. The applicant waived the additional 7 day period for written argument.

2. PUBLIC HEARING ON A CONDITIONAL USE / SITE PLAN REVIEW CASE

- **CU-SPR18-03 for 2979-2999 19th Street SE**

Summary: Conditional use and site plan review for a facility processing cannabis concentrates and extracts and growing cannabis.

Request: Conditional Use and Class 3 Site Plan Review to change 375 square feet of an existing 14,250-square foot building to a Heavy Manufacturing use for processing cannabis concentrates and extracts, change the remainder of the building to recreational marijuana growing, and modify the parking lot striping, all on a 0.94-acre property located in the IG (General Industrial) zone at 2979-2999 19th Street SE 97302 (Marion County Assessor Map and Tax Lot 083W02BA00300).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:56 p.m.

Case Manager, Pamela Cole, entered the staff report, presentation and all attachments into the record and proceeded with her presentation.

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a consolidated conditional use and site

plan review to change 375 square feet of an existing 14,250-square foot building to a Heavy Manufacturing use for processing cannabis concentrates and extracts, change the remainder of the building to recreational marijuana growing, and modify the parking lot striping at 2979-2999 19th Street SE subject to the following conditions of approval:

Condition 1: The extraction process shall be performed as described in the applicant's written statement included as Attachment C.

Condition 2: The applicant shall install a security barrier at least 8 feet tall along the rear property line but outside of the abutting railroad-owned property (Tax Lot 073W35CD01400) and fences or walls at least 6 feet tall enclosing the north and south side yards.

Condition 3: The proposed development shall be in substantial conformance with the approved site plan included as Attachment B, as modified by the conditions of approval.

Condition 4: If the cost of tenant improvements compared to the value of the original building constitutes a substantial improvement, as defined in SRC 601.005, the building must be brought into compliance with the requirements of SRC Chapter 601.

Condition 5: The applicant shall either (1) shift the ADA space and the striped area on the passenger side to the north so that a drive aisle at least 24 feet wide is maintained between the striped area and the nearest landscape area or (2) provide pavement markings and signage to indicate that the southern driveway is a one-way exit.

Condition 6: Provide 4 bicycle parking spaces meeting the standards of SRC 806.060.

PERSONS TESTIFYING:

Applicant:

- Eric Buckner, Applicant, Medirec DBA Albion Farms, 2999 19th St SE, Salem

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 6:14 p.m. The applicant waived the additional 7 day period for written argument.

Prepared by: Sally Long, April 25, 2018

Approved: April 26, 2018

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