

SALEM HEARINGS OFFICER MINUTES
October 23, 2019

Hearings Officer
Jim Brewer

Staff Present
Brandon Pike, Planner I
Aaron Panko, Planner III
Kirsten Straus, Recorder
J.R. Ryan, Staff Assistant

Hearings Officer Jim Brewer called the meeting to order at 5:30 p.m. City of Salem staff members present were Brandon Pike, Planner I, Aaron Panko, Planner III, J.R. Ryan – Recorder, and Kirsten Straus – Staff Assistant.

1. PUBLIC HEARING ON A CONDITIONAL USE AND CLASS 3 SITE PLAN REVIEW

- **CASE NO. CU-SPR19-05; 4662 Ridge Dr NE – 97303**

Request: A Conditional Use Permit and Class 3 Site Plan Review for a change of use within an existing building from a Warehousing and Distribution use to a Heavy Manufacturing use for a proposed cannabis oil extraction and processing facility, for property approximately 1.71 acres in size, zoned IG (General Industrial), and located at 4662 Ridge Drive NE Portland Road NE (Marion County Assessor map and tax lot number: 073W01C / 00300). The conditional use application is required for the heavy manufacturing use.

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:34p.m.

Case Manager Brandon Pike entered the staff report, all attachments, and the presentation into the record and proceeded with the 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 and site plan review application to change the use of a building to a cannabis oil extraction and processing facility for property located at 4662 Ridge Drive NE subject to the following conditions of approval:

CONDITIONAL USE:

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

Condition 2: The proposed development shall be in substantial conformance with the approved site plan included as **Attachment B**.

SITE PLAN REVIEW:

Condition 3: Prior to beginning business operations at the subject property, obtain necessary change of occupancy permits for the proposed development.

~~**Condition 4:** Provide a minimum 19 off-street parking spaces at the subject property in substantial conformance with site plan review case no. 17-124528-RP, or obtain approval of a modification to site plan review case no. 17-124528-RP.~~

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: Jeff Tross, Tross Consulting, Inc. 1720 Liberty St SE

At this time, the Hearings Officer had no questions for the applicant.

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

At this time the applicant waived the additional 7-day period for written argument.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 5:47p.m.

The Hearings Officer adjourned the meeting at 5:47 p.m.

Prepared by: JR Rae-Ryan October 23, 2019

Approved: October 24, 2019

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