

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE HEARINGS OFFICER

CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW CASE NO. CU-SPR16-12

APPLICATION NO. : 16-119950-ZO & 16-119951-RP

NOTICE OF DECISION DATE: JANUARY 25, 2017

SUMMARY: An application to change part of an existing building to a recreational marijuana extraction facility and stripe parking spaces in an existing paved parking lot.

REQUEST: Conditional Use and Class 3 Site Plan Review for a change of use and new parking spaces for a recreational marijuana extraction facility, a heavy manufacturing use, that will occupy approximately 725 square feet within an existing building located on a 0.75-acre property in the IG (General Industrial) zone at 2842 19th Street SE 97302 (Marion County Assessor Map and Tax Lot 073W35DC01200).

APPLICANT: OG Leasing LLC (Alan Robert Elkins, Douglas Paul Elkins, Joel Steven Taylor, Russell Dyer, Holly Audette Cagle)

LOCATION: 2842 19th Street SE

CRITERIA: Salem Revised Code Chapters 220 and 240

FINDINGS: The findings are in the attached Staff Report.

DECISION: The Hearings Officer **APPROVED** Conditional Use/Class 3 Site Plan Review Case No. CU-SPR16-12, subject to the following conditions of approval:

Condition 1: A new conditional use permit or modification of this conditional use permit will be required for any expansion of the recreational marijuana extraction facility beyond the area of approximately 725 square feet indicated in the proposed site plan and floor plan.

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

Condition 3: The extraction process shall be performed as described in the applicant's statement.

The rights granted by the attached decision must be exercised, or an extension granted, as follows or this approval shall be null and void:

Conditional Use: February 10, 2019
Site Plan Review: February 10, 2021

A copy of the decision is attached.

Application Deemed Complete: December 11, 2016
Public Hearing Date: January 11, 2016
Notice of Decision Mailing Date: January 25, 2017
Decision Effective Date: February 10, 2017
State Mandate Date: March 17, 2017

PC
Case Manager: Pamela Cole, PCole@cityofsalem.net, 503.540.2309

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than 5:00 p.m., Thursday, February 9, 2017.** Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section in SRC Chapters 220 and 240. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

**CITY OF SALEM
BEFORE THE HEARINGS OFFICER**

THIS IS A REQUEST FOR CONDITIONAL)	
USE AND CLASS 3 SITE PLAN REVIEW)	CU-SPR16-12
FOR A CHANGE OF USE AND NEW)	
PARKING SPACES FOR A)	FINDINGS OF FACT, CONCLUSIONS AND
RECREATIONAL MARIJUANA)	DECISION
EXTRACTION FACILITY, A HEAVY)	
MANUFACTURING USE, THAT WILL)	
OCCUPY APPROXIMATELY 725 SQUARE)	
FEET WITHIN AN EXISTING BUILDING)	
LOCATED ON A 0.75-ACRE PROPERTY)	
IN THE IG (GENERAL INDUSTRIAL))	
ZONE AT 2842 19TH STREET SE 97302)	
(MARION COUNTY ASSESSOR MAP AND)	
TAX LOT 073W35DC01200))	

DATE AND PLACE OF HEARING:

January 11, 2017, Salem City Council Chambers, 555 Liberty Street SE, Salem, Oregon.

APPEARANCES:

<u>Staff:</u>	Pamela Cole, Planner II, Sally Long, Recorder
<u>Owner/Applicant:</u>	Douglas Elkins, OG Leasing LLC
<u>Proponents:</u>	Michael Junge, Carlson Veit Architects PC Ray Bersin
<u>Opponents:</u>	None

SUMMARY OF THE APPLICATION AND HEARING

An application to change part of an existing building to a recreational marijuana extraction facility and stripe parking spaces in an existing paved parking lot.

This is a request for a Conditional Use and Class 3 Site Plan Review for change of use and new parking spaces for a recreational marijuana extraction facility, a heavy manufacturing use, that is proposed to occupy approximately 725 square feet within an existing building located on a .075 acre property in the IG (General Industrial) zone at 2842 19th Street SE 97302 (Marion County Assessor Map and Tax Lot 073W35DC01200).

The Hearings Officer opened the public hearing at 5:34. The staff report and power point presentation were accepted into the record. Ms. Cole presented the staff report. The applicant explained the manufacturing process. Mr. Bersin raised a number of issues concerning parking, and security. The applicant gave a brief explanation of the proposed operation, the number of employees, the security system. Mr. Bersin said he was satisfied with that information and the conditions met his concerns.

FINDINGS OF FACT AND CONCLUSIONS

Based on the staff report and the testimony at the hearing, the Hearings Officer makes the following findings of fact and conclusions:

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Industrial." The subject property is within the Urban Growth Boundary and the Urban Service Area.

2. Zoning and Surrounding Land Uses

The subject property is zoned IG (General Industrial). The existing building that would house the proposed recreational marijuana extraction facility space and the paved parking area that would be striped with parking spaces are within the IG zone. Recreational marijuana extraction uses are classified as Heavy Manufacturing and are Conditional Uses in the IG Zone.

The zoning of surrounding properties is as follows:

North:	IG (General Industrial)
South:	IG (General Industrial)
East:	IG (General Industrial)
West:	IG (General Industrial)

3. Site Analysis

The subject property is a flag lot approximately 0.75 acres in size, including a shared flag lot access way, and abuts 19th Street SE to the west. All abutting properties are zoned IG (General Industrial).

The subject property includes a 10,000-square-foot building constructed in the late 1970s. The applicant's site plan and floor plan indicate that the majority of the building will be used for growing and packing marijuana. Medical marijuana production is classified as Agriculture and is a Permitted use in the zone. Recreational marijuana production is classified as Marijuana Production and is a Special Use in the zone. The proposed recreational marijuana extraction facilities, a Heavy Manufacturing use in the zone, would include a butane extraction facility of approximately 225 square feet and a carbon dioxide extraction of approximately 500 square feet.

4. Neighborhood and Citizen Comments

The subject property is located within the Southeast Salem Neighborhood Association (SESNA). Notice was provided to SESNA and surrounding property owners within 250 feet of the subject property. SESNA did not comment on the application and no comments were received from neighbors other than Mr. Bersin.

5. City Department and Public Agency Comments

The Building and Safety Division reviewed the proposal and identified no site issues.

The Fire Department reviewed the proposal and commented that they have no concerns with the conditional use and site plan review applications; however, the Fire Department will have requirements on items such as hazardous materials and fire extinguishers when plans are submitted for building permits. The applicant addressed the Hearings Officer's concerns about the processes in the hearing.

The Public Works Department reviewed the proposal and provided a memo establishing that the application satisfied the relevant criteria for Public Works infrastructure.

PGE reviewed the proposal and commented, "Development cost per current tariff and service requirements." They also stated that the customer has completed their electrical upgrade and provided a construction drawing.

6. Analysis of Conditional Use Criteria

The Hearings Officer finds that Heavy Manufacturing uses, including recreational marijuana extraction, are Conditional Uses in the IG (General Industrial) zone.

SRC Chapter 240.005(a)(1) provides that:

No building, structure, or land shall be used or developed for any use which is designated as a conditional use in the UDC unless a conditional use permit has been granted pursuant to this Chapter.

SRC Chapter 240.005(d) establishes the following approval criteria for a conditional use permit:

Criterion 1:

The proposed use is allowed as a conditional use in the zone.

The Hearings Officer finds that SRC Chapter 554, Table 554-1 provides that Heavy Manufacturing uses are allowed in the IG (General Industrial) zone with a conditional use permit.

Criterion 2:

The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.

The Hearings Officer notes that the applicant is proposing to convert 725 square feet within an existing 10,000-square foot building into a recreational marijuana extraction facility that would produce oils from raw materials. The Hearings Officer finds that this is a small area of the facility and notes that the owner does not expect the extraction process to grow beyond 20% of the facility (2,000 square feet) in the future.

Future expansion of the extraction facility may increase the number of employees, parking requirements, vehicle traffic, and other reasonably likely adverse impacts. SRC 240.005(a)(2) states:

No use for which a conditional use permit has been granted shall be expanded, relocated, or changed to another conditional use, and no building or structure devoted to such use shall be structurally altered or enlarged, unless a new conditional use permit, or a modification of an existing conditional use permit, has been granted pursuant to this Chapter for such expansion, relocation, change, structural alteration, or enlargement; provided, however, a new conditional use permit, or modification of an existing conditional use permit, shall not be required for interior construction or tenant improvements that involve no change of use, or for alterations required to address a building code violation or to comply with the Americans with Disabilities Act.

Staff recommends the following condition to ensure that future expansions are submitted for review and approval:

Condition 1: A new conditional use permit or modification of this conditional use permit will be required for any expansion of the recreational marijuana extraction facility beyond the area of approximately 725 square feet indicated in the proposed site plan and floor plan.

With this condition, the Hearings Officer finds that the application satisfies this criterion.

The Hearings Officer notes that several potential impacts on the immediate neighborhood could be generated by the proposal, including parking, noise from equipment, odor, chemical disposal, and criminal activity. The applicant provided a written statement and gave testimony in the hearing describing the carbon dioxide and butane extraction processes, material storage and disposal practices, and flammables storage practices that would minimize these potential adverse impacts. Additional off-street parking for employees is proposed. All activity will be contained on the premises and the extraction process will occur within the building, reducing possible noise impacts. The extraction processes are closed-loop systems that will not release gases or fumes. Ventilation systems will include charcoal filters and fans to reduce odors. The extracts will be produced from materials grown in the cultivation facility, reducing the amount of traffic that would be needed to transport raw materials to the facility. By-products will be stored inside the building until disposed of via garbage service. Butane, isopropyl alcohol used for cleaning, and ethyl alcohol used for processing will be stored in an explosion proof cabinet.

The applicant did not directly address possible criminal activity. The recreational marijuana businesses will be subject to State requirements for security. The applicant provided testimony about the number of cameras for this operation.

Staff recommends the following conditions to ensure compliance with this criterion:

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

Condition 3: The extraction process shall be performed as described in the applicant's statement.

With the proposed conditions, the Hearings Officer finds that the application satisfies these criteria.

Criterion 3:

The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

The Hearings Officer notes that the subject property has been developed with a warehouse I light industrial building since 1979 and is surrounded by similar development. The proposed recreational marijuana processing facility would be located within the existing building, and the new striped parking spaces will be within an existing paved area that has been used for parking and vehicle use in the past. The proposal will not significantly change the appearance of the property or significantly increase traffic.

The Hearings Officer finds that the proposed development conforms to this criterion.

7. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) establishes the following approval criteria for a Class 3 Site Plan Review:

Criterion 1: The application meets all applicable standards of the UDC.

The Hearings Officer finds that the proposed development includes a change of use and parking space striping for a recreational marijuana extraction facility. The proposed development complies with all applicable development standards of the Salem Revised Code.

Development Standards - IG Zone:

SRC 554.005(a) - Uses:

The permitted, special, conditional and prohibited uses in the IG zone are set forth in Table 554-1.

The Hearings Officer finds that the proposed development includes a change of use and parking space striping for a recreational marijuana extraction facility. A recreational marijuana extraction facility use is a Heavy Manufacturing use and is

allowed in the IG zone per SRC 554.005, Table 554-1 as a Conditional Use. Findings for the Conditional Use are included in Section 6 of this report.

SRC 554.010(a) - Lot Standards:

In the IG zone, no minimum lot area, width, or depth is required and a minimum street frontage of 16 feet is required for Heavy Manufacturing.

The Hearings Officer finds that the subject property has 30 feet of frontage on 19th Street SE and complies with the applicable lot standards of the IG zone.

SRC 554.010(b) - Setbacks:

North, South, East, and West (interior): The abutting properties in all directions are zoned IG (General Industrial). Abutting the IG zone, a minimum setback of 0 feet is required for buildings and a minimum setback of 5 feet is required for vehicle use areas.

West (abutting street): Adjacent to the west is 19th Street SE. A minimum 5-foot setback is required for buildings and a minimum 6- to 10-foot setback is required for vehicle use areas.

The Hearings Officer finds that the proposed recreational marijuana extraction facility would be within an existing building, and the building setbacks are not changing. The proposed parking spaces would be located within an existing paved area that is adjacent to the building and which has been used for vehicle use and parking. The western one foot of the required 24-foot-wide drive aisle for the proposed standard parking spaces and ADA spaces is located within a shared drive aisle that crosses the western property boundary. The subject property and shared drive aisle are fully paved. No additional setbacks are required.

The Hearings Officer finds that the proposal complies with all applicable setback requirements of the IG zone.

SRC 554.010(c) - Lot Coverage, Height:

No maximum lot coverage standard is applicable. The maximum building height for is 70 feet.

The Hearings Officer finds that no changes are proposed to the height or footprint of the existing building. The proposed development complies with the maximum height standard.

SRC 554.010(d) - Landscaping:

Required setbacks shall be landscaped, and landscaping shall conform to the standards set forth in SRC Chapter 807. Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

The Hearings Officer finds that the existing building setback is not changing. Perimeter landscaping abutting 19th Street SE and abutting property lines would be required for the development of new off-street parking areas; expansion of existing off-street parking areas where additional paved surface is added; alteration of existing off-

street parking areas, where the existing paved surface is replaced with a new paved surface; and paving of an un-paved area. The applicant indicates that the proposed parking spaces are within an existing paved area. No perimeter landscaping is required for the proposed parking lot striping.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity; and for any intensification, expansion, or enlargement of a use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served. Required off-street parking shall be located on the same development site as the use or activity it serves; or, within the IG (General Industrial) zone, required off-street parking may be located within 500 feet of the development site containing the use or activity it serves.

SRC 806.015 - Amount of Off-Street Parking.

- a) Minimum Required Off-Street Parking. The minimum number of off-street parking spaces required for a Heavy Manufacturing use less than 50,000 square feet is the greater of 0.75 space per employee or 1 space per 5,000 square feet.
- b) Compact Parking. Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) Carpool and Vanpool/ Parking. New developments with 60 or more required off-street parking spaces, and falling with the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- d) Maximum Off-Street Parking. Unless otherwise provided in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2.

The Hearings Officer finds that the Heavy Manufacturing use is proposed for an area formerly occupied by a Manufacturing use and will have 4 employees, requiring a minimum of 3 off-street parking spaces ($0.75 \times 4 = 3$). The applicant indicates that the remainder of the building will be used for Marijuana Production, which is classified as Agriculture; the Hearings Officer notes no parking is required for Agriculture.

The maximum off-street parking allowance for the proposed Heavy Manufacturing use is 8 spaces ($3 \times 2.5 = 7.5$). Five spaces are proposed. No carpool or vanpool parking is required. Up to 2 of the 3 required spaces may be compact spaces, and 1 must be standard. Two of the proposed spaces are compact and three are standard or ADA-accessible. The proposed spaces meet these standards.

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than Single Family and Two Family shall be developed and maintained as provided in this section.

- a) General Applicability. The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas; the expansion of existing off-street parking and vehicle use areas, where additional paved surface is added; the alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and the paving of an un-paved area.
- b) Location. Off-street parking and vehicle use areas shall not be located within required setbacks.
- c) Perimeter Setbacks and Landscaping. Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.
- d) Interior Landscaping. Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For parking areas between 5,000 and 50,000 square feet in size a minimum of 5 percent of the interior parking area shall be landscaped. A minimum of one deciduous shade tree is required for every 12 parking spaces. The minimum planting area for a landscape island or planter bay is 25 square feet, with a minimum width of 5 feet.
- e) Off-Street Parking Area Dimensions. Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.
- f) Additional Off-Street Parking Development Standards 806.035(f)-(m).

The Hearings Officer finds that the the proposed parking spaces are within an existing paved area. Staff could find no previously approved parking lot configuration for this area in building permit records, but aerial photographs taken as early as 1981 indicate that the paved area has been used for vehicle parking, loading, and maneuvering. Therefore, the off-street parking and vehicle use area development standards of SRC 806.035, including perimeter setbacks, landscaping, interior landscaping, and dimensions, do not apply to the proposed development.

SRC 806.040 - Driveway Development Standards.

- a) Access. Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available or a loop to the single point of access.
- b) Location. Driveways shall not be located within required setbacks except where the driveway provides direct access to the street, alley, or abutting property or the driveway is a shared driveway located over the common lot line and providing access to two or more uses.
- c) Additional Development Standards 806.040(c)-(g).

Staff Response: No changes are proposed to the location or width of the existing driveway onto 19th Street SE or the interior driveway providing access to the parking and vehicle use area. The interior driveway is a shared driveway located over the west lot line and provides access to two or more uses. The existing two-way driveway from 19th Street SE into the proposed parking area has an adequate turnaround and conforms to the location, setbacks and landscaping, and dimensional requirements of SRC 806.040. The Hearings Officer finds that this criterion is satisfied.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity; and for any intensification, expansion, or enlargement of a use or activity.

SRC 806.055 - Amount of Bicycle Parking.

A Heavy Manufacturing use is required to have a minimum of the greater of 4 bicycle parking spaces or 1 per 10,000 square feet for the first 50,000 square feet.

SRC 806.060 - Bicycle Parking Development Standards.

Bicycle parking areas shall be developed and maintained as set forth in this section.

- a) Location. Bicycle parking areas shall be located within a convenient distance of, and shall be clearly visible from, the primary building entrance. In no event shall bicycle parking areas be located more than 50 feet from the primary building entrance.
- b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance.
- c) Dimensions. Bicycle parking spaces shall be a minimum of 6 feet by 2 feet, and shall be served by a minimum 4-foot-wide access aisle.
- d) Bicycle Racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall accommodate the bicyclist's own locking device.

The Hearings Officer finds that the proposed Heavy Manufacturing use is a change of use from the previous General Manufacturing use. The minimum bicycle parking requirement for the previous use and proposed use is 4 spaces. No bike parking is required for the proposed change of use.

Off-Street Loading Areas

SRC 806.065 - General Applicability. off-street loading shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity; and for any intensification, expansion, or enlargement of a use or activity.

SRC 806.075 - Amount of Off-Street Loading.

A Heavy Manufacturing use less than 5,000 square feet is not required to have a loading space.

The Hearings Officer finds that the proposed development does not require any additional off-street loading spaces required for the development site.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

The Hearings Officer finds that no landscaped setbacks are proposed or required.

Natural Resources

SRC 808 - Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045. No protected trees have been identified on the site plan for removal.

SRC 809 - Wetlands: The Salem-Keizer Local Wetland Inventory (LWI) does not show any wetland or hydric soil areas mapped on the property.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. The applicant's proposal does not disturb any portion of a mapped landslide hazard area; therefore, a geological assessment is not required.

The Hearings Officer finds that the proposed development would not cause removal of protected trees or vegetation and would not occur in wetlands or landslide hazard areas.

Criterion 2:

The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately.

The Hearings Officer finds that the existing street system is adequate to serve the proposed development and the development is not proposing a building addition pursuant to SRC 803.040(a); therefore, no right-of-way dedication or street improvements are required.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

The Hearings Officer finds that the driveway access onto 19th Street SE provides for safe turning movements into and out of the property.

Criterion 4:

The proposed development will be adequately served with City water, sewer, storm water facilities, and other utilities appropriate to the nature of the development.


The Hearings Officer notes that the Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets I areas and appear to be adequate to serve the proposed development. The applicant does not show any new connections to public infrastructure. The Hearings Officer find that the application satisfies this criterion.

DECISION

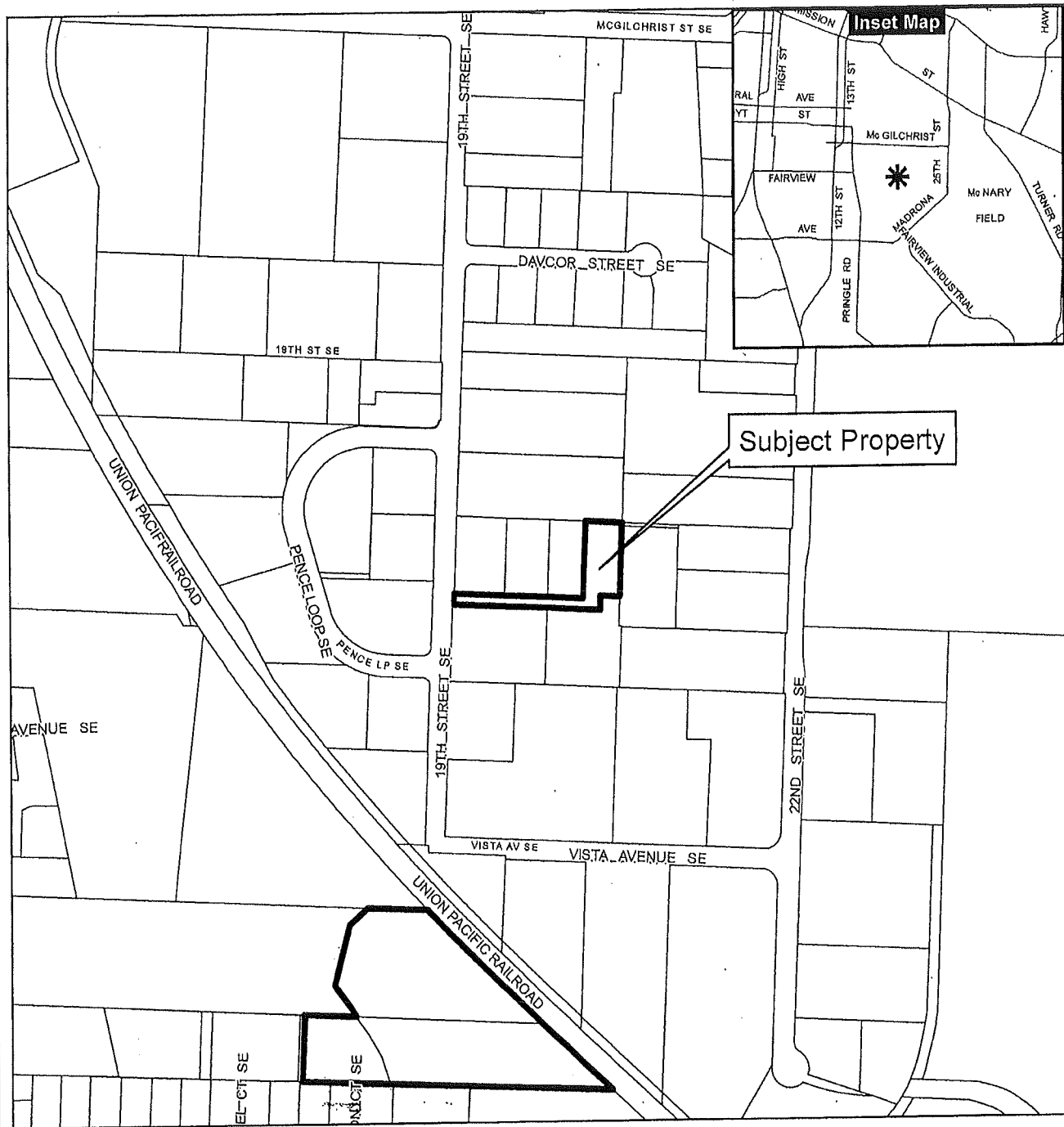
The Hearing Officer APPROVES, with the following three conditions, the request for a conditional use and class 3 site plan review for a change of use and new parking spaces for a recreational marijuana extraction facility, a heavy manufacturing use, that will occupy within an existing building located at 2842 19th street SE, Salem, OR 97302.

- Condition 1:** A new conditional use permit or modification of this conditional use permit will be required for any expansion of the recreational marijuana extraction facility beyond the area of approximately 725 square feet indicated in the proposed site plan and floor plan.
- Condition 2:** The proposed development shall be in substantial conformance with the approved site plan included as Attachment B.
- Condition 3:** The extraction process shall be performed as described in the applicant's statement.

DATED: January 25, 2017


James K. Brewer, Hearings Officer

Vicinity Map 2842 19th Street SE



Legend

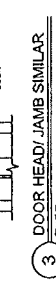
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

CITY OF *Salem*
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Community Development Dept.

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0 100 200 400 Feet





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|--|--|--------------------|
| | | TYPICAL DRILLING |
| | | NEW WOOD STUD WALL |