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503-588-6173*

DECISION OF THE HEARINGS OFFICER

CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW CASE NO. CU-SPR17-08

APPLICATION NO. : 17-111718-ZO & 17-111719-RP

NOTICE OF DECISION DATE: JULY 25, 2017

SUMMARY: A request for a Conditional Use Permit to allow the production of recreational marijuana, a conditional use in the IC (Industrial Commercial) zone.

REQUEST: Conditional Use and Class 3 Site Plan Review for a change of use for a marijuana production facility and retail sales within an existing building, on property approximately 0.9 acres in size, zoned IC (Industrial Commercial) and within the Portland Fairgrounds Overlay zone. The property is located at 3297 Portland Road NE (Marion County Assessors Map and Tax Lot number: 073W13BB / 4800)

APPLICANT: Aaron Mitchell

LOCATION: 3297 Portland Road NE / 97301

CRITERIA: Conditional Use: SRC Chapter 240.0005(d)
Class 3 Site Plan Review: SRC Chapter 220.005(f)(3)

FINDINGS: The findings are in the attached Order dated July 25, 2017.

DECISION: The Hearings Officer **APPROVED** Conditional Use / Class 3 Site Plan Review Case No. CU-SPR17-08 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.

The rights granted by the attached decision for Conditional Use Case No. CU-SPR17-08 must be exercised, or an extension granted, by **August 10, 2019** or this approval shall be null and void.

The rights granted by the attached decision for Class 3 Site Plan Review Case No. CU-SPR17-08 must be exercised, or an extension granted, by **August 10, 2021** or this approval shall be null and void.

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| Application Deemed Complete: | <u>June 16, 2017</u> |
| Public Hearing Date: | <u>July 12, 2017</u> |
| Notice of Decision Mailing Date: | <u>July 25, 2017</u> |
| Decision Effective Date: | <u>August 10, 2017</u> |
| State Mandate Date: | <u>October 14, 2017</u> |

Case Manager: Olivia Glantz, OGlantz@cityofsalem.net; 503.540.2343

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

CITY OF Salem
AT YOUR SERVICE

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., Wednesday, August 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, SRC Chapter(s) 240 & 220. 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>

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**CITY OF SALEM
BEFORE THE HEARINGS OFFICER**

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| CONDITIONAL USE AND CLASS 3 SITE PLAN REVIEW FOR A CHANGE OF USE FOR A MARIJUANA PRODUCTION FACILITY AND RETAIL SALES WITHIN AN EXISTING BUILDING, ON PROPERTY APPROXIMATELY 0.9 ACRES IN SIZE, ZONED IC (INDUSTRIAL COMMERCIAL) AND WITHIN THE PORTLAND FAIRGROUNDS ROAD OVERLAY, AND LOCATED AT 3297 PORTLAND ROAD NE (MARION COUNTY ASSESSORS MAY AND TAX LOT NUMBER: 073W13BB/4800). | } | CU-SPR17-08 FINDINGS OF FACT, CONCLUSIONS, AND DECISION |
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DATE AND PLACE OF HEARING:

July 12, 2017, Salem City Council Chambers, Room 240, Civic Center, 555
Liberty Street SE, Salem, Oregon.

APPEARANCES:

| | |
|----------------------------------|---------------------------|
| <u>Staff:</u> | Olivia Glantz, Planner II |
| <u>Neighborhood Association:</u> | N/A |
| <u>Proponents:</u> | Rosa Cazares, Applicant |
| <u>Opponents:</u> | N/A |

**SUMMARY OF THE APPLICATION AND HEARING
BACKGROUND**

The City of Salem held a duly authorized and noticed public hearing on July 12, 2017. The Applicant filed and the City accepted an application requesting a Conditional Use and Class 3 Site Plan Review for a change of use for a marijuana production facility and retail sales within an existing building, on property approximately 0.9 acres in size, zoned IC (Industrial Commercial) and within the Portland Fairgrounds Road Overlay, and located at 3297 Portland Road NE, Salem.

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 Commercial." 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 IC (Industrial Commercial) and within the Portland/Fairgrounds Road Overlay Zone. The zoning of surrounding properties is as follows:

North: IC (Industrial Commercial);

East: Across Portland Road - CR (Retail Commercial) & CO (Commercial Office);

South: IC (Industrial Commercial);

West: Across Railroad Right of Way - IG (General Industrial);

3. Site Analysis

The subject property consists of a rectangular lot, 100 feet wide and 400 feet deep, on the west side of Portland Road NE. The subject property has street frontage on Portland Road NE, which is developed with paved travel lanes and sidewalk.

The footprint of the existing building covers 12,748 square feet of the site. The remaining area, between the front of the building and the Portland Road right-of-way, is developed with a paved parking area and the rear of the property is paved for vehicle storage.

The properties to the north and south are designated "Industrial Commercial" on the Comprehensive Plan Map. On the east side of Portland Road, the Comprehensive Plan Map designates properties as "Commercial".

4. Neighborhood and Citizen Comments

The subject property is located within the Northgate Neighborhood Association. Notice was provided to Northgate Neighborhood Association and surrounding property owners within 250 feet of the subject property and the adjoining lot that is under common ownership.

The Hearing Officer notes that no comments were received from Northgate Neighborhood Association or surrounding property owners.

5. City Department and Public Agency Comments

The Salem Building and Safety Division reviewed the proposal and identified that a licensed Architect will be required to stamp the plans and provide a code summary to show how this structure meets building code requirements.

The Salem Fire Department reviewed the proposal and indicated no concern with the proposal.

The Public Works Department reviewed the proposal and provided a memo which was included with the Staff Report.

6. Analysis of Conditional Use Criteria

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.

SRC Chapter 551, Table 551-1 provides that Marijuana Production is allowed in the IC (Industrial Commercial) zone with a conditional use permit. The Hearings Officer finds that the proposal meets this criterion.

Criterion 2:

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

Several potential impacts on the immediate neighborhood could be generated by the proposal, including increased parking demand, odor, waste disposal, and criminal activity due to the high value of the end product and the prevalent use of cash in marijuana business transactions. The marijuana production process described in the applicant's operating plan does not describe the use of heavy machinery or provide other indications that noise impacts would result. The Hearings Officer notes that no comments were

received from adjacent property owners or the Northgate Neighborhood Association, and therefore no additional impacts have been raised as a concern by residents in the vicinity.

State law requires facilities for the commercial production of recreational marijuana to obtain a license from the Oregon Liquor Control Commission (OLCC) and meet specific standards for site security, record keeping, waste disposal, inventory control, access control, and other operational requirements which address potential site impacts at a greater level of detail than the land use process for granting a conditional use. The Hearings Officer notes that, as a consequence, the City Staff recommendations focus on mitigating the impact of the potential use on surrounding properties and ensuring implementation of OLCC requirements where they may overlap with conditional use approval criteria.

Marijuana production facilities in General Industrial and Exclusive Farm Use zones are subject to special use standards which reflect community concern for visual and odor impacts. These special use standards mandate that marijuana production in these zones take place indoors, with an air filtration system to mitigate odors, and also provide the basis for conditions to minimize these potential impacts in the IC (Industrial Commercial) zone. The applicant's written statement indicates that all marijuana production activities would be conducted indoors, and that carbon filters are in place to prevent odors from spreading beyond the premises. Staff recommends that the Hearings Officer impose conditions to ensure that these visual and odor control protocols are implemented by the present applicant and any subsequent operator of the proposed conditional use. The Hearings Officer concurs with this recommendation.

To ensure that visual and odor impacts from facility operations are minimized, staff recommends and the Hearings Officer imposes the following conditions:

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.

The Hearings Officer finds that with these conditions, the proposal meets this criterion.

Criterion 3:

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

The subject property was developed as an industrial building with retail sales several decades ago and is surrounded by several industrial developments. The proposed recreational marijuana production facility would be located within the existing buildings. The proposal will not significantly change the appearance of the property or significantly increase traffic.

Hearings Officer finds that the proposal meets 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 proposed development includes a change of use for a recreational marijuana production, wholesale and retail sales facility. The Hearings Officer finds that the proposed development complies with all applicable development standards of the Salem Revised Code.

Development Standards – IC Zone:

SRC 551.005(a) - Uses:

The permitted, special, conditional and prohibited uses in the IC zone are set forth in Table 551-1.

The proposed development includes a change of use for a recreational marijuana production facility. A recreational marijuana production facility use is classified as an Agriculture use and is allowed in the IC zone per SRC 551.005, Table 551-1 as a Conditional Use. Findings for the Conditional Use are included in Section 6 of the staff report. The Hearings Officer finds the proposed retail sales and wholesale uses are permitted in the IC zone per SRC 551.005, Table 551-1.

SRC 551.010(a) – Lot Standards:

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

The subject property has approximately 100 feet of frontage on Portland Road NE and complies with the applicable lot standards of the IC zone.

SRC 551.010(b) – Setbacks:

Abutting Street

West: Adjacent to the west is Portland Road NE. A minimum 5-foot setback is required for buildings and a minimum 6- to 10-foot setback is required for vehicle use areas.

Interior Front, Side and Rear

North: Abutting to the north is land zoned IC (Industrial Commercial).
Abutting the IC zone, no minimum setback of is required for buildings and a minimum setback of 5 feet is required for vehicle use areas.

South: Abutting to the south is land zoned IC (Industrial Commercial).
Abutting the IC zone, no minimum setback of is required for buildings and a minimum setback of 5 feet is required for vehicle use areas.

East: Abutting to the east is railroad right-of-way. There is no minimum setback adjacent to railroad right of way. SRC 806.035 provides that unless a greater setback is required, vehicle use areas are required to be a minimum of 5 feet from interior property line.

The proposed recreational marijuana production facility will be within an existing building, and the building setbacks are not changing. The parking spaces are existing and are located within an existing paved area that is adjacent to the building and which has been used for vehicle use and parking. No additional setbacks are required.

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

SRC 551.010(c) - Lot Coverage, Height:

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

The Hearings Officer notes the findings of the staff report that no changes were proposed to the height or footprint of the existing building. The Hearings Officer finds the proposed development complies with the maximum height standard.

SRC 551.010(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. Development site shall be provided.

The Hearings Officer notes that the existing building setback is not changing. Perimeter landscaping abutting Portland Road NE 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 the existing parking spaces are within an existing paved area. No perimeter landscaping is required.

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.

The Hearings Officer notes that the proposed recreational production of marijuana is classified as an Agriculture use. Agriculture uses require a minimum of 5 parking spaces when retail sales are involved. The proposed development includes conversion of an existing retail sales building into a marijuana production, wholesaling and retail sales use. The existing retail sales building is approximately 9,012 square feet in size. The applicant is proposing to use approximately 2,345 square feet for retail sales, which would require 9 spaces ($2,345/250=9.38$). The production portion of the building would include approximately 5,734 square feet, which would not require any parking spaces under the agriculture classification without retail sales. The remaining 933 square feet is proposed to be wholesale, which would require 1 spaces ($933/1,500 = 0.6$). The proposal would require a total of 10 spaces, the site plan indicates 12 existing parking spaces.

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.

The Hearings Officer notes the proposed recreational production of marijuana is classified as an Agriculture use. The applicant is proposing to use approximately 2,345 square feet for retail sales, which would require 4 bicycle spaces. The production portion of the building would include approximately 5,734 square feet, which would not require any bicycle parking spaces under the agriculture classification without retail sales. The remaining 933 square feet is proposed to be wholesale, which would not require any bicycle spaces ($933 / 15,000 = 0.06$). The previous use of the building was retail sales which would require 4 bicycle spaces, the proposed change of use to marijuana production, retail and wholesale does not increase the amount of bicycle spaces required, therefore no additional loading spaces are required.

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.

The Hearings Officer notes the proposed recreational production of marijuana is classified as an Agriculture use. Agriculture uses do require on loading space for buildings between 5,000 square feet and 60,000 square feet. The proposed development includes conversion of an existing retail sales building into a marijuana production, wholesaling and retail sales use. The existing retail sales building is approximately 9,012 square feet in size, which would have required one loading space. The proposed change of use to marijuana production requires the same amount of spaces than the previous retail use, therefore no additional loading spaces are required.

Portland Fairgrounds Road Overlay

SRC 603.020 Development Standards

Lot standards, density standards and setback standards for townhouses and/or single, two and multiple family uses are set forth in Table 603-2, Table 603-3 and Table 603-4.

The Hearings Officer notes that the proposal included conversion of an existing retail sales building into a marijuana production, wholesaling and retail sales use. Therefore, the lot density and setback standards are not applicable.

SRC 603.020(d) – Landscaping

Berms, mounds, raised beds and grade drops shall not be allowed as a landscaping treatment, unless a bioswale treatment system or approved landscaping exists to adequately collect water runoff and the berms, mounds, raised beds, and grade drops do not exceed a 3:1 slope.

The Hearings Officer notes that the proposal included conversion of an existing retail sales building into a marijuana production, wholesaling and retail sales use. The applicant is not proposing any change in landscaping, so this standard is not applicable.

SRC 603.020(f) - Off-Street Parking and Loading Areas.

- 1) Planter bays or islands shall have a minimum planting area of 50 square feet.
- 2) A minimum of 1 tree per 8 parking spaces is required, of which a maximum of 25 percent may be evergreen trees. Trees shall be planted within 20 feet of the parking lot perimeter. Trees within the public street right-of-way shall not count toward the tree planting requirements.
- 3) Off-street parking may be provided no more than 800 feet from the edge of the lot, or contiguous lots, upon which the main building is located.
- 4) Employee off-street parking may be provided no more than 2,000 feet from the edge of the lot, or contiguous lots, upon which the main building is located.
- 5) Parking lot light structures shall not exceed 25 feet in height.

The Hearings Officer notes that the proposal included conversion of an existing retail sales building into a marijuana production, wholesaling and retail sales use. The applicant is proposing interior remodeling that will not increase the square footage or height of the structure, or substantially alter the appearance of the structure. Since there is no exterior change or change to the existing parking area, this standard is not applicable.

SRC 603.020(g) - Screening.

- 1) Trash receptacles shall be screened from adjacent Household Living uses and streets by
- 2) a sight-obscuring fence, wall, or hedge.
- 3) Concertina or barbed wire fencing shall not be located within 60 feet of the street right-of-way, unless such fencing is obstructed by a building or structure.
- 4) Concertina or barbed wire fencing shall be screened from public view and adjacent property by sight-obscuring landscaping.

The Hearings Officer notes that the proposal included conversion of an existing retail sales building into a marijuana production, wholesaling and retail sales use. The applicant is proposing interior remodeling that will not increase the square footage or height of the structure, or substantially alter the appearance of the structure. Since there is no exterior change and the applicant is not proposing a fence or change to trash receptacles this standard is not applicable.

SRC 603.020(h) - Outdoor Storage.

- 1) Outdoor storage areas shall not be located within required setbacks.
- 2) Outdoor storage areas shall be enclosed by a minimum 6-foot-high sight-obscuring fence, wall, hedge, or berm; provided however, items more than 6 feet in height above grade shall be screened by sight-obscuring landscaping.
- 3) Items stored within outdoor storage areas shall not exceed a maximum height of 14 feet above grade.

The Hearings Officer notes that the proposal is to convert an existing retail sales building into a marijuana production, wholesaling and retail sales use. The applicant is proposing interior remodeling that will not increase the square footage or height of the structure, or substantially alter the appearance of the structure. Since there is no exterior change and outdoor storage is not proposed, this standard is not applicable.

SRC 603.020(i) - Pedestrian Access.

- 1) A pedestrian connection shall be provided from the public sidewalk to the primary building entrance.
- 2) A pedestrian connection through the parking area to the primary building entrance shall be provided when the parking area is greater than 60 feet in depth.
- 3) Within shopping centers, office complexes, and mixed-use developments, pedestrian connections shall be provided to connect the buildings. Pedestrian connections shall be the most practical, direct route.
- 4) Pedestrian connections shall be a minimum of 5 feet in width, and defined by visual contrast or tactile finish texture.
- 5) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

The Hearings Officer notes that the proposal is to convert an existing retail sales building into a marijuana production, wholesaling and retail sales use. The applicant is proposing interior remodeling that will not increase the square footage or height of the structure, or substantially alter the appearance of the structure. Since there is no exterior change and no proposed change to the vehicle use area, including existing pedestrian access to the abutting sidewalk, this standard is not applicable.

SRC 603.020(j) - Project Enhancements.

Development within the Portland/Fairgrounds Road Overlay Zone shall include four or more project enhancements.

The Hearings Officer notes that the proposal is to convert an existing retail sales building into a marijuana production, wholesaling and retail sales use. The applicant is proposing interior remodeling that will not increase the square footage or height of the structure, or substantially alter the appearance of the structure, thereby not meeting the definition of development in the zoning code. Since there is no development proposed project enhancements are not required.

SRC 603.025 & 030 - Design Review

Development within the Portland/Fairgrounds Road Overlay Zone requires design review pursuant to SRC 603.025 and 030.

The Hearings Officer notes the proposal is to convert an existing retail sales building into a marijuana production, wholesaling and retail sales use. The applicant is proposing interior remodeling that will not increase the square footage or height of the structure, or substantially alter the appearance of the structure, thereby not meeting the definition of "development" in the Salem Zoning Code. Since there is no development proposed, design review is not required.

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 notes that no landscaping is proposed or required, therefore this standard does not apply.

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.

The Hearings Officer finds that the proposal satisfies Criterion 1.

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 notes that the existing street system is adequate to serve the proposed development and the development is not proposing a building addition pursuant to 803.040(a); therefore, no right-of-way dedication or street improvements are required. The Hearings Officer finds Criterion 2 is satisfied.

Criterion 3:

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

The Hearings Officer find that the driveway access onto Portland Road NE provides for safe turning movements into and out of the property. The Hearings Officer finds Criterion 3 is satisfied.

Criterion 4:

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

The Hearing 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/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 finds that Criterion 4 is satisfied.

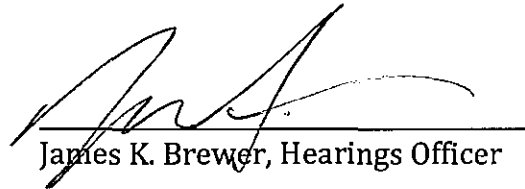
DECISION

The Hearings Officer APPROVES the application for a Conditional Use and Class 3 Site Plan review for a recreational marijuana production facility and retail sales within an existing building on property located at 3297 Portland Road NE, Salem, subject to the following two 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.

DATED: July 25, 2017.



James K. Brewer, Hearings Officer

Vicinity Map

3297 Portland Road NE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

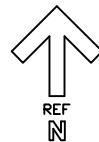
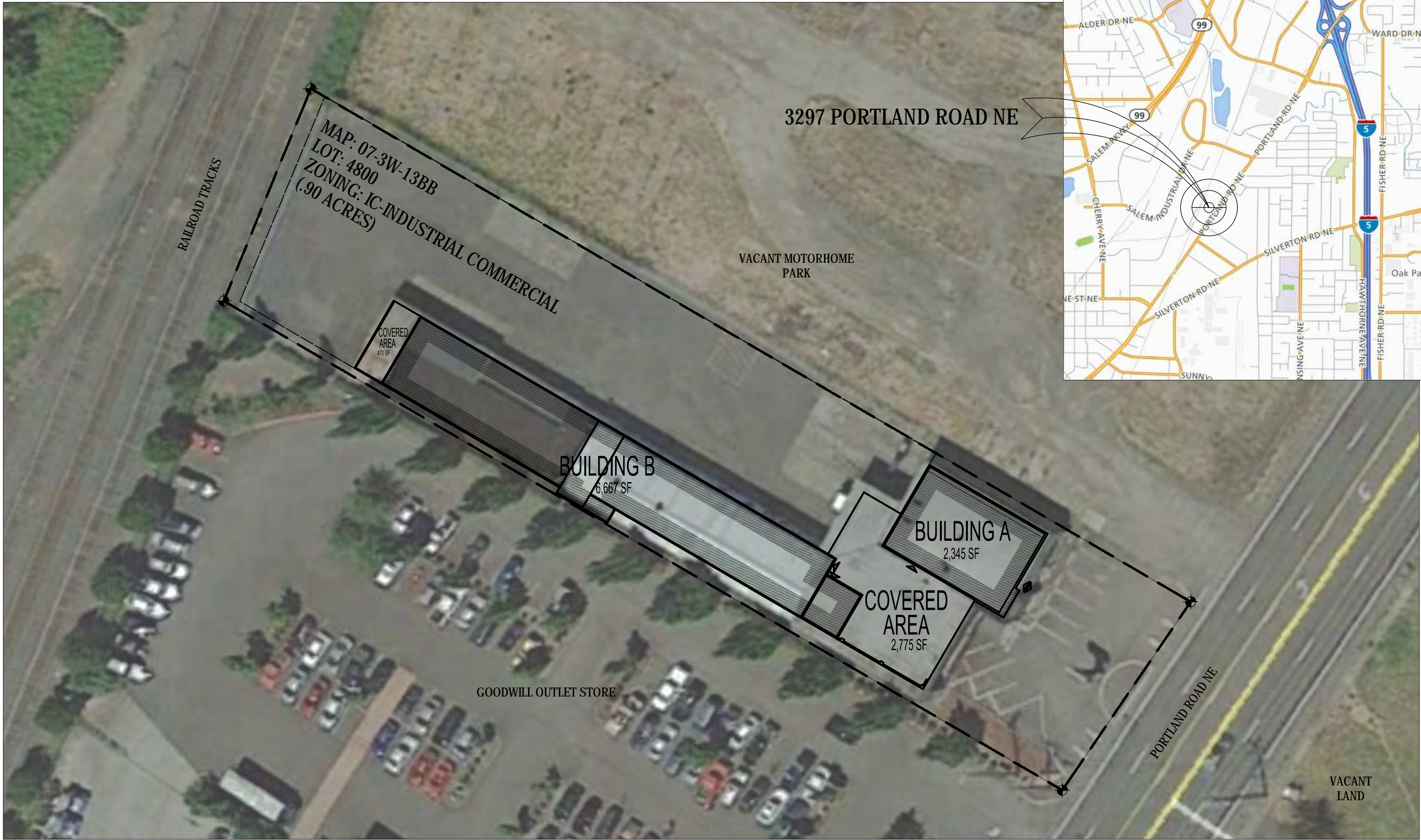
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

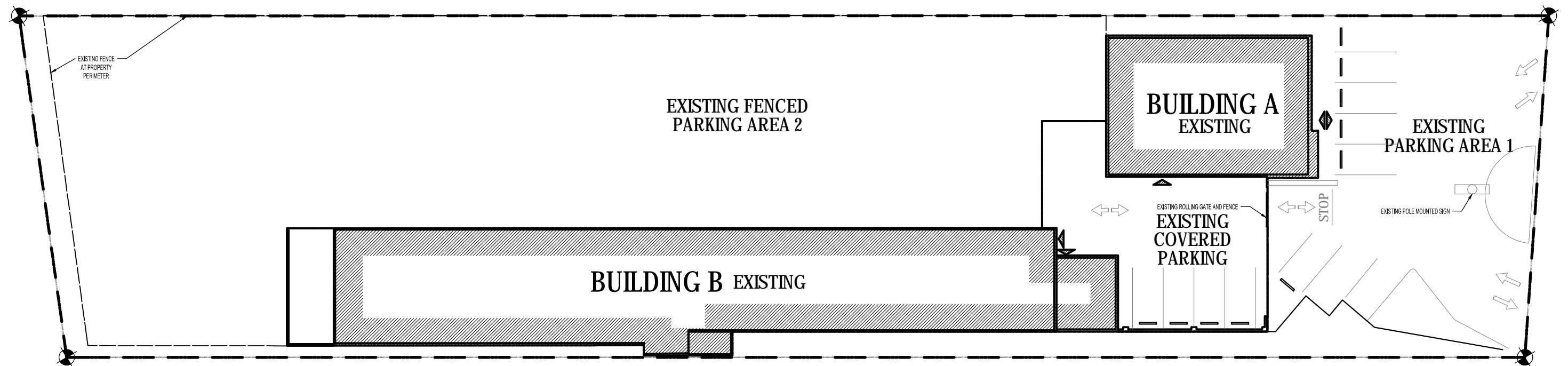
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| DR-1 | LA MOTA |
| 5-10-17 | 3297 PORTLAND ROAD NE SALEM, OREGON MAP: 07-3W-13BB LOT: 4800 |



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SITE PLAN
SCALE: 1" = 30'-0"

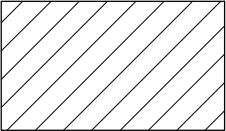
0' 15' 30' 60'

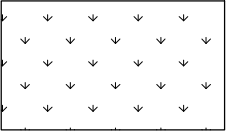
DR-2

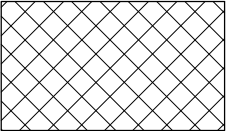
5-10-17

LA MOTA

3297 PORTLAND ROAD NE
SALEM, OREGON
MAP: 07-3W-13BB LOT: 4800

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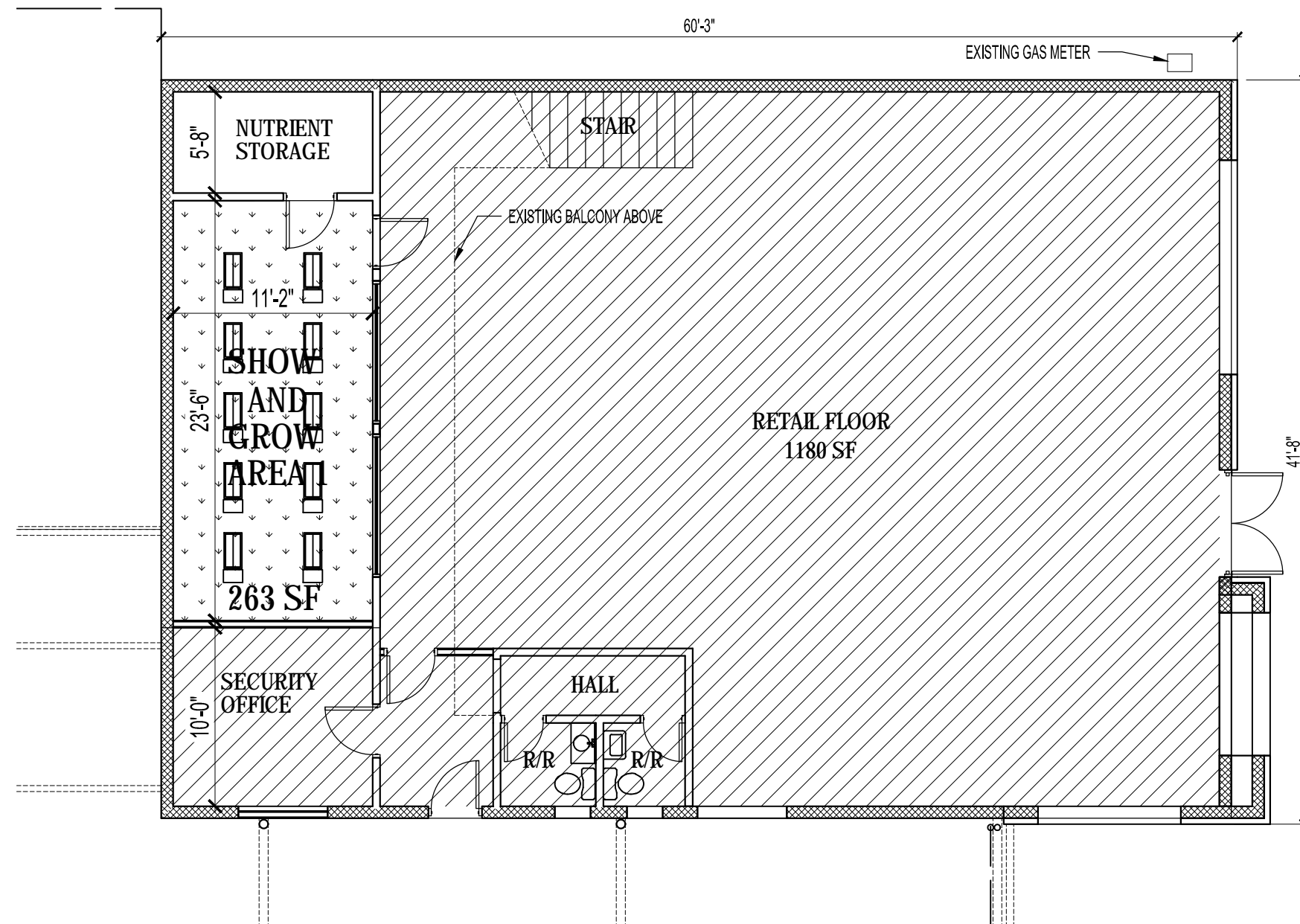
2100 SF
DISPENSARY
AREA OF LICENSE
- 

5000 SF
PRODUCER
AREA OF LICENSE
- 

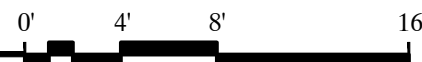
933 SF
WHOLESALER
AREA OF LICENSE

NOTES:

1. INTERIOR MODIFICATIONS SHALL NOT BEAR ON EXISTING STRUCTURE. EXISTING BUILDING TO BE MODIFIED ONLY AS NEEDED TO INSULATE AND SECURELY OPERATE PROPOSED USE. SUBJECT TO LIFE SAFETY FIELD INSPECTION.
2. THIS LAYOUT IS A USE/ AREA SCHEMATIC AND INTENDS TO SHOW OVERALL SPACE ALLOCATIONS WITHIN EXISTING BUILDING FOR THE PROPOSED LICENSED USES. FINAL LAYOUT SHALL DEMONSTRATE FULL COMPLIANCE WITH COMMISSION / REVIEW BODY/A.H.J. AND SUBJECT TO LIFE SAFETY FIELD INSPECTION.
3. SIGNAGE, SURVEILLANCE, ALARMS, AND OTHER INSTALLED SECURITY MEASURES TO BE APPLIED AS REQUIRED BY COMMISSION RULES AND ALLOWANCES OR AS APPROVED THRU LICENSE APPLICATION REVIEW PROCESS AND UNIQUE SITE CONSIDERATIONS AND INSPECTIONS.
4. AS THIS PROPERTY IS AN EXISTING INDUSTRIAL USE, AND UPON REVIEW OF, EXISTING UTILITIES, THE SERVICES AVAILABLE APPEAR ADEQUATE AND AMPLE TO SERVICE PROPOSED USE. PLANT GROWING TO OCCUR IN CLOSED SYSTEMS AND SHALL NOT CONNECT TO OR BE ALLOWED TO DRAIN INTO EXISTING SEWER OR STORM DRAINS.
5. AREAS SUBJECT TO CHANGE BASED ON COMMISSION REVIEW OF EACH SPACE AND ITS CLASSIFICATION OF USE. ALL ALLOWANCES AND RESTRICTIONS IN TERMS OF PERMITTED OPERATIONS TO BE COORDINATED AND APPROVED BY A.H.J.
6. EXISTING SITE HAS AMPLE PUBLIC PARKING TO SERVICE RETAIL FLOOR AND EMPLOYEE PARKING AREA IS FENCED IN. ACCESS TO NON PUBLIC AREAS TO BE MONITORED/ CONTROLLED/ SECURE. OCCUPANCY LOAD TO BE DETERMINED BY EMPLOYEE COUNTS AS DECLARED BY OPERATOR, AND MAY BE REDUCED FROM THOSE SHOWN IN OSSC.



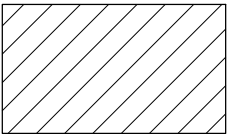
1 FLOOR PLAN BUILDING A
SCALE: 1/8" = 1'-0"



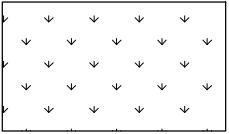
| | |
|---------|---|
| DR-3 | LA MOTA |
| 5-10-17 | 3297 PORTLAND ROAD NE SALEM, OREGON MAP: 07-3W-13BB LOT: 4800 |

NOTES:

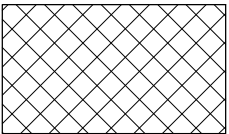
- 1. INTERIOR MODIFICATIONS SHALL NOT BEAR ON EXISTING STRUCTURE. EXISTING BUILDING TO BE MODIFIED ONLY AS NEEDED TO INSULATE AND SECURELY OPERATE PROPOSED USE. SUBJECT TO LIFE SAFETY FIELD INSPECTION.
- 2. THIS LAYOUT IS A USE/ AREA SCHEMATIC AND INTENDS TO SHOW OVERALL SPACE ALLOCATIONS WITHIN EXISTING BUILDING FOR THE PROPOSED LICENSED USES. FINAL LAYOUT SHALL DEMONSTRATE FULL COMPLIANCE WITH COMMISSION / REVIEW BODY/A.H.J. AND SUBJECT TO LIFE SAFETY FIELD INSPECTION.
- 3. SIGNAGE, SURVEILLANCE, ALARMS, AND OTHER INSTALLED SECURITY MEASURES TO BE APPLIED AS REQUIRED BY COMMISSION RULES AND ALLOWANCES OR AS APPROVED THRU LICENSE APPLICATION REVIEW PROCESS AND UNIQUE SITE CONSIDERATIONS AND INSPECTIONS.
- 4. AS THIS PROPERTY IS AN EXISTING INDUSTRIAL USE, AND UPON REVIEW OF, EXISTING UTILITIES, THE SERVICES AVAILABLE APPEAR ADEQUATE AND AMPLE TO SERVICE PROPOSED USE. PLANT GROWING TO OCCUR IN CLOSED SYSTEMS AND SHALL NOT CONNECT TO OR BE ALLOWED TO DRAIN INTO EXISTING SEWER OR STORM DRAINS.
- 5. AREAS SUBJECT TO CHANGE BASED ON COMMISSION REVIEW OF EACH SPACE AND ITS CLASSIFICATION OF USE. ALL ALLOWANCES AND RESTRICTIONS IN TERMS OF PERMITTED OPERATIONS TO BE COORDINATED AND APPROVED BY A.H.J.
- 6. EXISTING SITE HAS AMPLE PUBLIC PARKING TO SERVICE RETAIL FLOOR AND EMPLOYEE PARKING AREA IS FENCED IN. ACCESS TO NON PUBLIC AREAS TO BE MONITORED/ CONTROLLED/ SECURE. OCCUPANCY LOAD TO BE DETERMINED BY EMPLOYEE COUNTS AS DECLARED BY OPERATOR, AND MAY BE REDUCED FROM THOSE SHOWN IN OSSC.



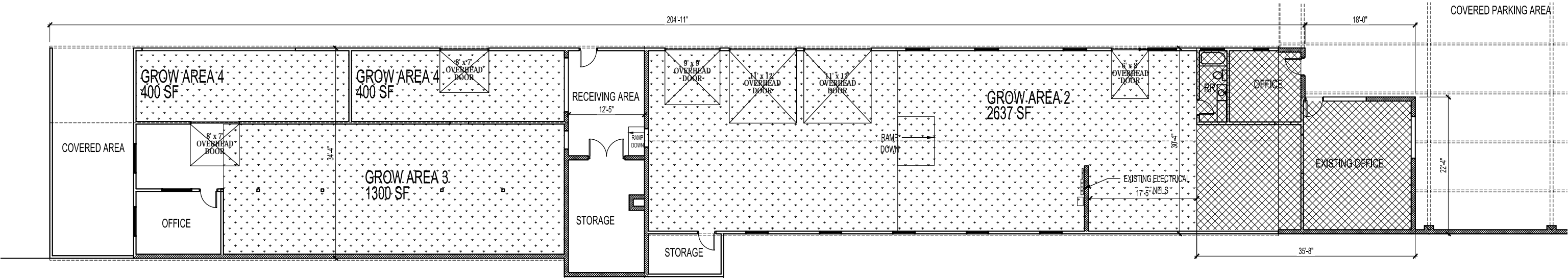
2100 SF
DISPENSARY
AREA OF LICENSE



5000 SF
PRODUCER
AREA OF LICENSE

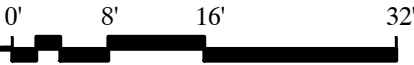


933 SF
WHOLESALE
AREA OF LICENSE



1

FLOOR PLAN BUILDING B
SCALE: 1/16" = 1'-0"

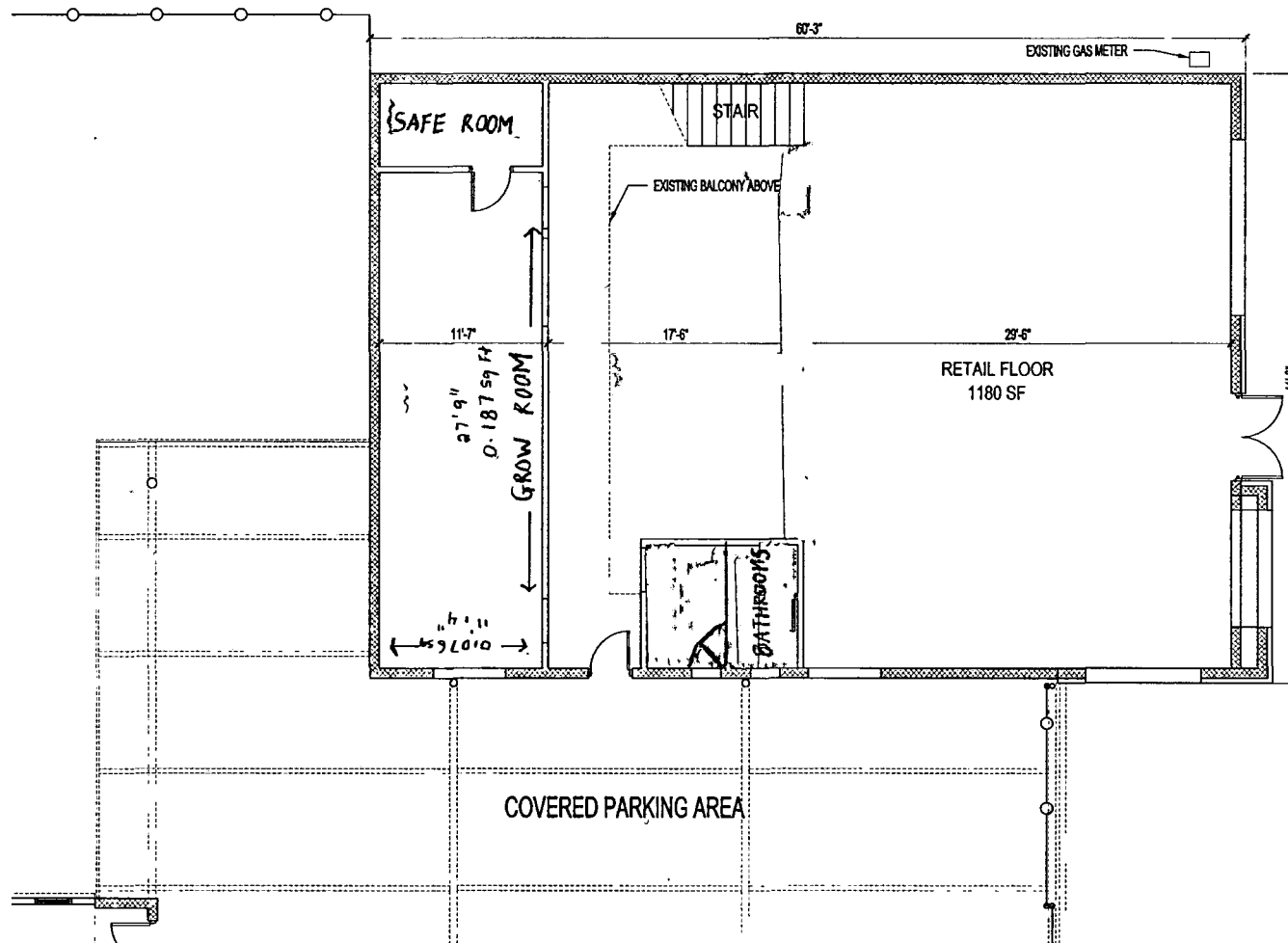


DR-4

5-10-17

LA MOTA

3297 PORTLAND ROAD NE
SALEM, OREGON
MAP: 07-3W-13BB LOT: 4800



1 FLOOR PLAN BUILDING A
SCALE: 1/8" = 1'-0"



| | |
|------------------------------------|---|
| AB-3 AS BUILT 1-11-16 | LA MOTA 3297 PORTLAND ROAD NE SALEM, OREGON MAP: 07-3W-138B LOT: 4800 |
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