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DECISION OF THE HEARINGS OFFICER

CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW CASE NO. CU-SPR17-09

APPLICATION NO. : 17-110375-ZO & 17-110377-RP

NOTICE OF DECISION DATE: JULY 25, 2017

SUMMARY: An application to change part of an existing building to an industrial hemp processing facility and part to an industrial hemp extraction facility.

REQUEST: Conditional Use and Class 3 Site Plan Review for a proposed change of use of an existing 6,000 square foot building to a 4,305 square foot industrial hemp processing facility, a general manufacturing use, and a proposed 1,695 square foot industrial hemp extraction facility, a heavy manufacturing use, all located on a 0.51-acre property at 1125 Salem Industrial Drive NE 97301 (Marion County Assessor Map and Tax Lot 073W11DC01701) that is zoned IG (General Industrial). The conditional use application is required for the heavy manufacturing use.

APPLICANT: Richard Duncan for Lojco LLC (Paul Vettrus)

LOCATION: 1125 Salem Industrial Drive NE

CRITERIA: Conditional Use: SRC Chapter 240.005(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-SPR17-09 subject to the following conditions of approval:

Condition 1. Marijuana extraction is not permitted at this location, unless approved under a separate conditional use permit.

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

The rights granted by the attached decision for Conditional Use Case No. CU-SPR17-09 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-SPR17-09 must be exercised, or an extension granted, by **August 10, 2021** or this approval shall be null and void.

Application Deemed Complete:	<u>June 20, 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 18, 2017</u>

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


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., 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**

CONDITIONAL USE AND CLASS 3 SITE PLAN REVIEW FOR A PROPOSED CHANGE OF USE OF AN EXISTING 6,000 SQUARE FOOT BUILDING TO A 4,305 SQUARE FOOT INDUSTRIAL HEMP PROCESSING FACILITY, A GENERAL MANUFACTURING USE, AND A PROPOSED 1,695 SQUARE FOOT INDUSTRIAL HEMP EXTRACTION FACILITY, A HEAVY MANUFACTURING USE, ALL LOCATED ON A 0.51-ACRE PROPERTY AT 1125 SALEM INDUSTRIAL DRIVE NE 97301 (MARION COUNTY ASSESSOR MAP AND TAX LOT 073W11DC01701) THAT IS ZONED IG (GENERAL INDUSTRIAL). THE CONDITIONAL USE APPLICATION IS REQUIRED FOR THE HEAVY MANUFACTURING USE.	} CU-SPR17-09 } 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>	Pamela Cole, Planner II
<u>Neighborhood Association:</u>	N/A
<u>Proponents:</u>	Richard Duncan, Applicant; Jerry Norton, Industrial Hemp Analysis
<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 proposed change of use of an existing 6,000 square foot building to a 4,305-square foot industrial hemp processing facility, a general manufacturing use, and a proposed 1,695 square foot industrial hemp extraction facility, a heavy manufacturing use, located on a 0.51-acre property at 1125 Salem Industrial Drive NE, 97301.

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 proposed hemp and other botanical extraction use is classified as a heavy manufacturing use.

The zoning of surrounding properties includes:

North: IG (General Industrial)

South: IG (General Industrial)

East: IG (General Industrial)

West: Across Salem Industrial Drive NE, IG (General Industrial)

3. Site Analysis

The subject property is approximately 0.5 acres in size and is developed with an existing building approximately 6,000 square feet in size. The proposed heavy manufacturing use will occupy a space approximately 1,695 square feet, and the processing use will occupy the remainder of the building.

The subject property abuts Salem Industrial Drive NE to the south. This road is designated as a collector street within the Salem TSP (Transportation System Plan). Surrounding properties are all zoned IG (General Industrial).

4. Neighborhood and Citizen Comments

The subject property is located within the Northgate Neighborhood Association (Northgate). Notice was provided to Northgate and surrounding property owners within 250 feet of the subject property. The Hearings Officer notes that no comments or testimony was received from the neighborhood association or surrounding property owners.

5. City Department and Public Agency Comments

The Building and Safety Division reviewed the proposal and indicated there are no concerns with the site.

The Fire Department has no concerns with this request. Fire will have requirements at the time of permitting, such as access, water supply, and handling of hazardous materials.

The Public Works Department has reviewed the proposal and provided a memo that was included in the City 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.

The Hearings Officer notes that the extraction of botanicals is classified as a heavy manufacturing use. SRC Chapter 554, Table 554-1 provides that Heavy Manufacturing uses are allowed in the IG (General Industrial) zone with a conditional use permit. The Hearings Officer finds Criterion 1 is satisfied.

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's written statement addressing the conditional use approval criteria is included in the City Staff Report.

The Hearings Officer notes that the applicant proposes to occupy a space approximately 1,695 square feet in size within an existing building with an extraction facility that would produce essential oils, primarily from hemp, oregano, mint and other botanical sources. The applicant does not plan to use this facility for extraction of essential oils from marijuana. Industrial hemp is a different plant than marijuana. It is grown for its fiber, seeds, and oils, while marijuana plants are grown for medicinal and recreational purposes. Because of the additional impacts that may be associated with marijuana extraction, staff recommends and the Hearings Officer concurs with imposing a condition of approval prohibiting marijuana extraction at this location. A separate Conditional Use Permit would be required to allow marijuana extraction.

Condition 1: Marijuana extraction is not permitted at this location, unless approved under a separate conditional use permit.

Heavy manufacturing uses require a conditional use permit in order to evaluate the impact of a use on surrounding uses in the immediate area. Potential impacts from heavy manufacturing uses include noise, vibration, dust, smoke, fumes or noxious odors.

The Hearings Officer notes the applicant's statement describing the basic supercritical CO₂ (carbon dioxide) extraction processes involved in essential oil extraction for this facility. As described, the manufacturing process does not involve significant impacts on adjacent properties due to noise, vibration, dust, smoke, fumes or noxious odors, and is not dangerous or polluting. The solvent used in the extraction process is non-toxic, non-flammable CO₂. The machine noise is minimal, and the odor is also limited because the process is within a closed loop environment. The building is insulated and has a non-combustible steel frame.

The Hearings Officer finds that with Condition 1, the development, as proposed, minimizes reasonably likely adverse impacts of the use on the adjacent tenants and neighboring uses.

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 proposed extraction and processing facilities would be located in an existing building. The existing building has adequate loading spaces to accommodate delivery of raw materials. Botanical wastes similar to yard debris will be collected by a solid waste service hauler.

As proposed, the use will be reasonably compatible with the surrounding uses and will have minimal impact on the livability or development of surrounding property. To ensure the proposal is in substantial conformance with the use and development presented in the application materials, staff recommends and the Hearings Officer agrees with imposing the following condition of approval:

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

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 notes that the project includes a proposed change of use of an existing 6,000 square foot building for a 1,695-square foot hemp extraction facility, classified as a heavy manufacturing use, and a 4,305-square foot hemp processing facility, classified as a general manufacturing use.

The Hearings Officer finds that the development, as proposed and conditioned, meets all standards of the UDC.

Development Standards – IG (General Industrial) Zone:

SRC 554.005(a) - Uses:

Except as otherwise provided in Chapter 554, the permitted, special, conditional and prohibited uses in the IG zone are set forth in Table 554-1.

The Hearings Officer notes that the proposed use involves the extraction of essential oils from hemp and other botanical sources (i.e. oregano, mint, etc.). The proposed use does not include extraction of oils from marijuana. The oil extraction process is classified as a heavy manufacturing use in SRC Chapter 400.

Within the IG zone, heavy manufacturing is listed as a Conditional Use. Findings addressing the Conditional Use Permit criteria are above in Section 6 of this order.

The Hearings Officer finds that the Processing of industrial hemp and other botanicals is classified as general manufacturing and is a permitted use in the IG zone.

SRC 554.010(a) – IG Zone Lot Standards:

There are no minimum lot area or dimension requirements in the IG zone. All uses are required to have a minimum of 16 feet of street frontage.

The Hearings Officer notes that the subject property has approximately 150 feet of frontage along Salem Industrial Drive NE, which exceeds the minimum frontage requirement. The proposal satisfies this standard.

SRC 554.010(b) – IG Zone Setbacks:

North: Adjacent to the north is an IG (General Industrial) zone. There is no building setback required adjacent to an IG zone; vehicle use areas require a minimum 5- foot setback.

South: Adjacent to the south is the right-of-way for Salem Industrial Drive NE. Buildings require a minimum 5-foot setback, and vehicle use areas are required to be set back a minimum of 10 feet adjacent to a street.

East: Adjacent to the east is an IG (General Industrial) zone. There is no building setback required adjacent to an IG zone; vehicle use areas require a minimum 5-foot setback.

West: Adjacent to the west is an IG (General Industrial) zone. There is no building setback required adjacent to an IG zone; vehicle use areas require a minimum 5-foot setback.

The Hearings Officer notes that the proposed development includes an interior tenant improvement and change of use within an existing building. There is no proposed change to the existing site configuration, building

footprint, or existing parking lot, therefore, the Hearings Officer finds the proposed development complies with all applicable setbacks.

SRC 554.010(c) - Lot Coverage, Height:

There is no maximum lot coverage standard. The maximum height in the IG zone is 70 feet.

The Hearings Officer notes that the proposed development does not modify the lot coverage or height of the existing building. The Hearings Officer finds that the proposed development complies with the lot coverage and maximum height standards of the IG zone.

SRC 554.010(d) - Landscaping:

- (1) Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) Vehicle Use Areas. Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

The proposed development includes an interior tenant improvement and change of use within an existing building. Landscaping is not required for the proposed development.

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 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.

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.

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 is the greater of 0.75 spaces or 1 space per 5,000 square feet of floor area.

- 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 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 notes that the proposed heavy manufacturing use will have 3 employees, requiring a minimum of 2 off-street parking spaces ($3 \times 0.75 = 2.25$). A maximum of 5 parking spaces are allowed ($2 \times 2.5 = 5$). The existing off-street parking area has 6 spaces on the same development site as the uses they serve. None of the parking spaces are compact spaces. Carpool/vanpool spaces are not required for the proposed heavy manufacturing and general manufacturing use.

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:
 - 1. The development of new off-street parking and vehicle use areas.
 - 2. The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added.
 - 3. The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
 - 4. The paving of an un-paved area.

The Hearings Officer notes that the proposed development does not include changes to the existing off-street parking area, therefore this standard is not applicable.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for any change of use or activity, when such change of use or activity results in a bicycle parking ratio requiring a greater number of spaces than the previous use or activity.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 - Amount of Bicycle Parking.

Uses in the heavy manufacturing use category require the greater of 4 bicycle parking spaces or one space per 10,000 square feet of floor area.

The Hearings Officer notes that the proposed uses would occupy the existing building of 6,000 square feet, and that a minimum of 4 bicycle parking spaces are required for the proposed uses. The site plan indicates that 4 bicycle parking spaces are provided for the use inside the main entrance. The Hearings Officer finds this standard is satisfied.

SRC 806.060 – Bicycle Parking Development Standards

Unless otherwise provided under the UDC, 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 the proposed bicycle parking spaces for the building meet the requirements of SRC 806.060.

Off-Street Loading Area

SRC 806.065 - General Applicability.

Off-street loading areas shall be provided and maintained for any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity.

SRC 806.075 - Amount of Off-Street Loading.

A general manufacturing and heavy manufacturing use is required to have a minimum of one off-street loading space for building area between 5,000 to 100,000 square feet.

The Hearings Officer notes that the proposed change of use does not increase the floor area of the existing building, and does not result in a greater number of off-street loading spaces required for the existing building. The site plan includes an existing loading area on the south side of the building that meets the code requirements.

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.

The Hearings Officer notes that no protected trees have been identified on the site plan for removal.

SRC 809 - Wetlands: According to the Salem-Keizer Local Wetland Inventory (LWI), there are no mapped wetlands on the subject property.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. There are no mapped landslide areas on the property. The applicant's proposal does not alter the existing building foundation, and does not include a building addition, therefore no activity points are assigned to the proposed development. No geological assessment is required for the proposed development.

The Hearings Officer finds that the application satisfies the applicable standards from the UDC, therefore Criterion 1 is satisfied.

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 staff report indicates 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 notes that the existing driveway access onto Salem Industrial Drive NE provides for safe turning movements into and out of the property. The Hearings Officer finds the application satisfies Criterion 3.

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 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/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 the application satisfies Criterion 4.

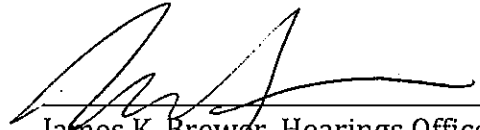
DECISION

The Hearings Officer APPROVES the request for a Consolidated Conditional Use and Site Plan Review to allow a hemp processing facility use, classified as general manufacturing, and a hemp extraction use, classified as heavy manufacturing, within an existing building for property located at 1125 Salem Industrial Drive NE, subject to the following two conditions of approval:

Condition 1: Marijuana extraction is not permitted at this location, unless approved under a separate conditional use permit.

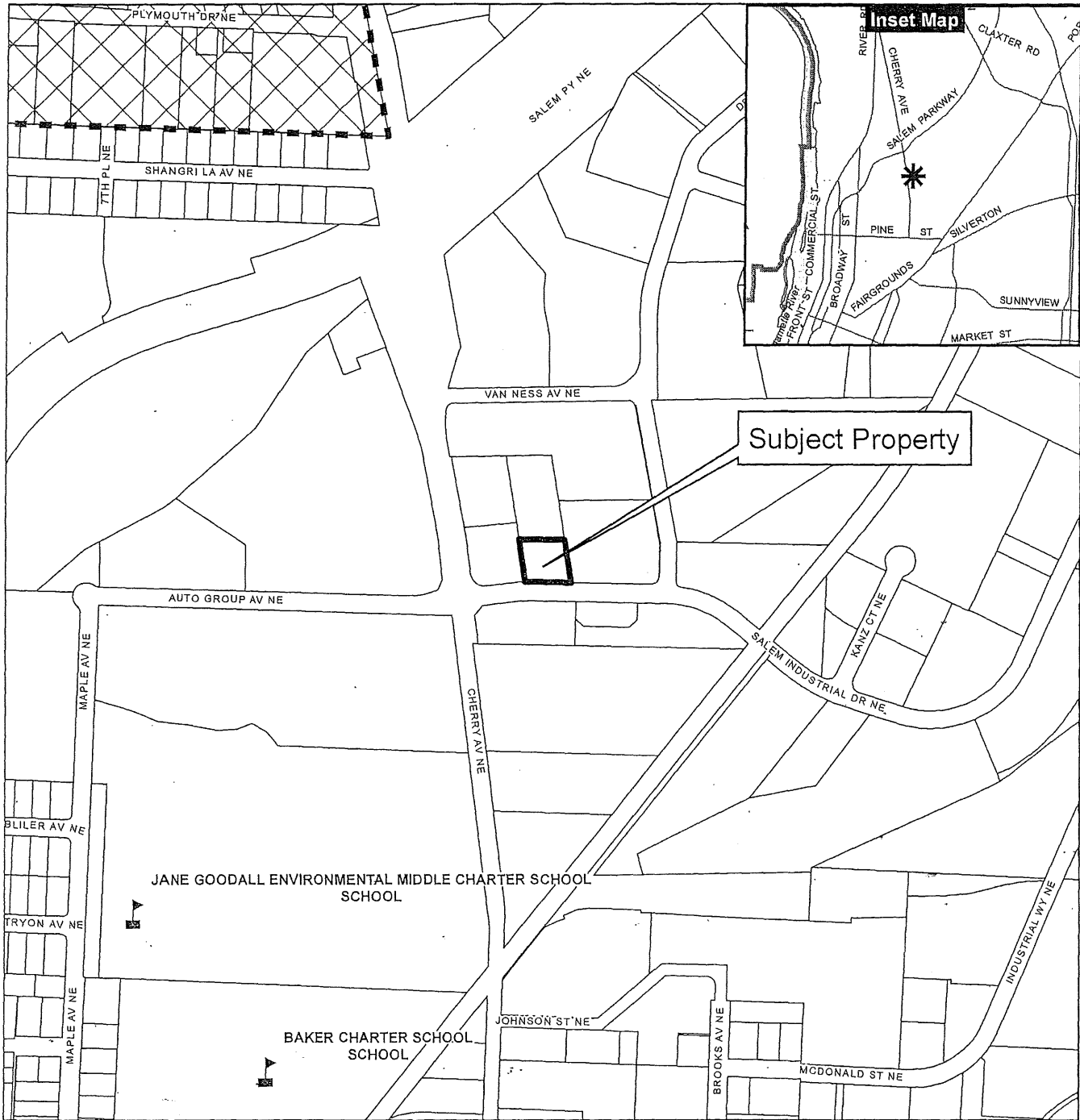
Condition 2: The proposed development shall be in substantial conformance with the approved site plan included as Attachment B in the City Staff Report.

DATED: July 25, 2017.


James K. Brewer, Hearings Officer

Vicinity Map

1125 Salem Industrial Drive 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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0 100 200 400 Feet



PRELIMINARY
DRAWINGS
DO NOT USE
FOR CONSTRUCTION

SCALE: 1" = 10'-0"

PROJECT:
T.I. FOR CANNASHIELD
A CBD PROCESSING
FACILITY
1125 SALEM INDUSTRIAL DR.
SALEM, OR

ARCHITECT:
PATRICK BICKLER, LLC
1313 MILL ST. SE, Ste. 201
Salem, Oregon 97301
503.588.7046
503.518.0455

PROJECT NO.:
17188
DRAWN:
CHECKED:

SHEET TITLE:

EXISTING
CONDITIONS

DATE: 2017.08.18
REVISIONS:

NOTICE:

all drawings and reports prepared by the architect are the property of the architect and shall not be reproduced, copied, or altered without the prior written consent of the architect.

SHEET:
OF:

KEY NOTES:

- ① EXISTING FENCE ON OR NEAR PROPERTY LINE
- ② EXISTING APPROACH WAY, DRIVEWAY AND PARKING AREA
- ③ EXISTING PUBLIC SIDE WALK
- ④ DRAINAGE DIRECTION - TYPICAL
- ⑤ APPROXIMATE AT GRADE ELEVATION

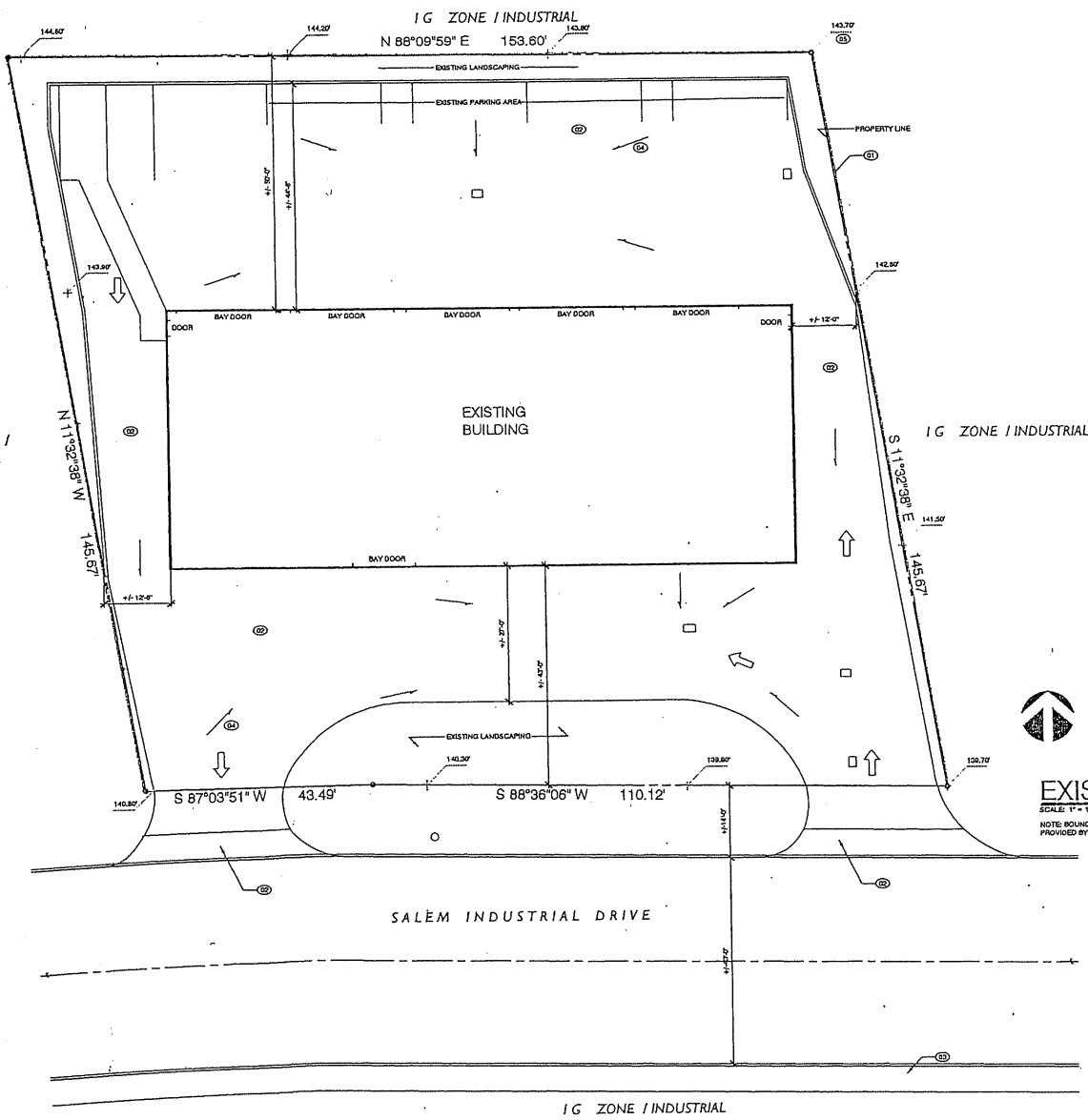


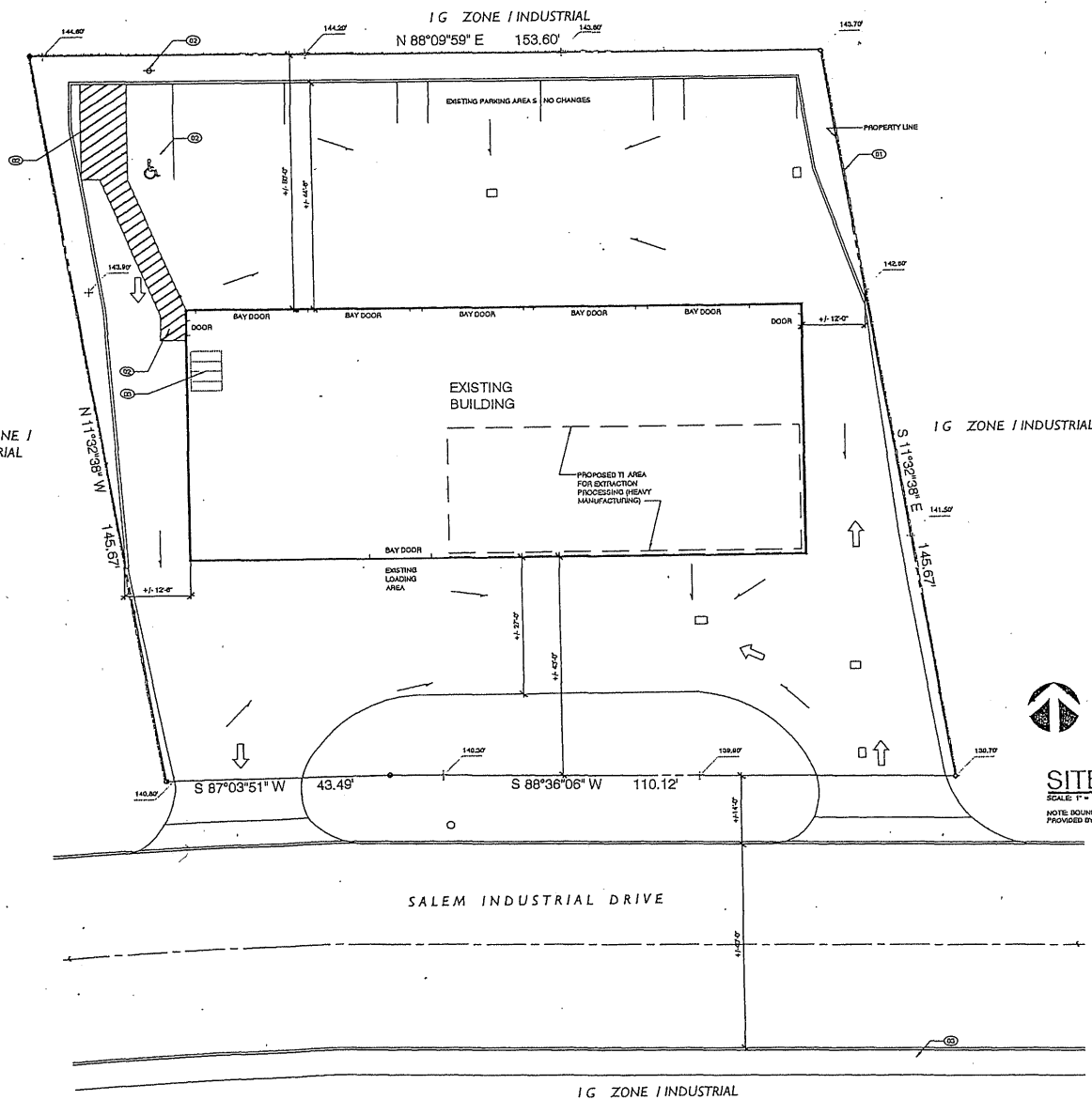
EXISTING CONDITIONS PLAN

SCALE: 1" = 10'-0" REFERENCE ONLY - NOT FOR CONSTRUCTION
NOTE: BOUNDARY, TOPOGRAPHIC & EXISTING CONDITIONS SHOWN BASED UPON INFORMATION PROVIDED BY CITY OF SALEM APPROVED SITE PLAN DATED 06/01/1993 BY SCOTTHRIGHT ENGINEERING

SITE SUMMARY TABLE:

EXISTING SITE ZONE: IG
(IG REQUIRED FOR EXTRACTION/HEAVY MANUFACTURING)
EXISTING SITE AREA: +/- .61 ACRE (22,301 sq ft)
EXISTING BUILDING GROSS FLOOR AREA: 8,900 sq ft
EXISTING BUILDING HEIGHT: 10'-7" (TOP OF ROOF)
EXISTING NUMBER OF PARKING STALLS: (5)
(1 - STALL FOR DISABLED PARKING, 4 - STANDARD STALLS)
TOTAL EXISTING LOT COVERAGE: +/- 19.13% (NO CHANGE PROPOSED)





KEY NOTES:

- (1) EXISTING FENCE ON OR NEAR PROPERTY LINE
- (2) NEW SIGN & STRIPING, SYMBOL PAINTING AT DESIGNATED PARKING STALL, SIDE ASLE AND ACCESS WAY FOR PERSONS WITH DISABILITIES
- (3) (a) NEW BIKE PARKING STALLS INSIDE BUILDING (WITHIN 60 FT. OF ENTRY AND A MINIMUM 4 FT. W. ACCESS AISLES)
(b) PAINT ON EXISTING FLOOR SLAB 2 FT. X 4 FT. STRIPING OUTLINE AS INDICATED. PROVIDE PERMANENT BIKE PARKING DESIGNATION SIGNAGE.



SITE PLAN

SCALE: 1" = 10'-0"
NOTE: BOUNDARY, TOPOGRAPHY & EXISTING CONDITIONS SHOWN BASED UPON INFORMATION PROVIDED BY CITY OF SALEM APPROVED SITE PLAN DATED 04/01/18 BY DAYWRIGHT ENGINEERING

SITE SUMMARY TABLE:

EXISTING SITE ZONE: 1G
(CU) REQUIRED FOR EXTRACTION (HEAVY MANUFACTURING)
EXISTING SITE AREA: +/- .51 ACRES (22,301sq)
EXISTING BUILDING GROSS FLOOR AREA: 8,000sf
GROSS FLOOR AREA FOR EXTRACTION PROCESS: 1,465,375sf
EXISTING BUILDING HEIGHT: 18'-7" (TOP OF RIDGE)
EXISTING NUMBER OF PARKING STALLS: (0)
(1) STALL FOR DISABLED PERSONS & 4 STANDARD STALLS)
NUMBER OF EMPLOYEES: (0)
TOTAL EXISTING LOT COVERAGE: +/- 18.12% (NO CHANGE PROPOSED)

PRELIMINARY
DRAWINGS
DO NOT USE
FOR CONSTRUCTION

ARCHITECT:
PATRICK BICKLER, LLC

PROJECT:

TI FOR CANNASHIELD
1A CBD PROCESSING
FACILITY

1125 SALEM INDUSTRIAL DR.
SALEM, OR



ARCHITECT:
PATRICK BICKLER, LLC
1313 MIKE SE, SE, 506, 201
Salem, Oregon 97301
503.556.7046
503.318.0455

PROJECT NO.:

17168

DRAWN:

CHECKED:

SHEET TITLE:

SITE
PLAN

DATE: 2017.08.18

REVISIONS:

NOTICE:

All drawings and reports are prepared according to the standards of the American Institute of Architects and are not to be used for any other purpose without the written consent of the architect.

SHEET:

OF:

