

**SALEM HEARINGS OFFICER MINUTES**  
**July 10, 2019**

**Hearings Officer**  
Jim Brewer

**Staff Present**  
Hayley Feightner, Planner I  
Olivia Glantz, Planner III  
Kirsten Straus, Recorder

Hearings Officer Jim Brewer called the meeting to order at 5:30 p.m. City of Salem staff members present were Hayley Feightner – Planner I, Olivia Glantz – Planner III, and Kirsten Straus – Recorder.

**1. PUBLIC HEARING ON A CONDITONAL USE AND SITE PLAN REVIEW CASE**

- **CU-SPR19-03 for property located at 3850 Mainline Drive NE; 19-109246-ZO and 19-110133-RP.**

**Request:** Conditional Use and Class 3 Site Plan Review for a proposed change of use of an existing building to an industrial hemp and essential oil extraction facility, a heavy manufacturing use, located on a 0.63-acre property at 3850 Mainline Drive NE 97301 (Marion County Assessor Map and Tax Lot 073W12B / 4200) that is zoned IG (General Industrial). The conditional use application is required for the heavy manufacturing use.

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

Case Manager Hayley Feightner entered the staff report, all attachments, and the presentation into the record and proceeded with the presentation.

**RECOMMENDATION**

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a conditional use and site plan review application to change the use of a building to a hemp and essential oil extraction facility for property located at 3850 Mainline Drive NE subject to the following conditions of approval:

**CONDITIONAL USE:**

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

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

**SITE PLAN REVIEW:**

**Condition 3:** Provide 4 bicycle parking spaces meeting the standards of SRC 806.060.

**Condition 4:** If additional fire flow is needed for the proposed development, then the applicant shall connect to the nearest available adequate water main located in Hyacinth Street NE, pursuant to the Water System Master Plan.

At this time the Hearings Officer had no questions for Staff.

**PERSONS TESTIFYING:**

Applicant: Patrick Bicker, Architect, 1313 Mill St SE, Ste 201, Applicant's Representative

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

**Evidence Received From:**

Support: None

Oppose: None

Neutral: None

Rebuttal: None

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 5:41 p.m.

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

The Hearings Officer adjourned the meeting at 5:41 p.m.

*Prepared by: Kirsten Straus, July 10, 2019*

*Approved: July 11, 2019*

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