

SALEM HEARINGS OFFICER MINUTES
August 14, 2019

Hearings Officer
Jim Brewer

Staff Present
Hayley Feightner, Planner I
Aaron Panko, 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, Aaron Panko – Planner III, and Kirsten Straus – Recorder.

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

- **CU-SPR19-04 for property located at 3625 Portland Rd NE; 19-112993-ZO & 19-113179-RP**

Request: A Conditional Use Permit and Class 3 Site Plan Review for a change of use within an existing building from a medical marijuana production facility to a proposed recreational marijuana production facility, for property approximately 1.61 acres in size, zoned IC (Industrial Commercial), within the Portland Fairgrounds Overlay zone, and located at 3625 Portland Road NE – 97301 (Marion County Assessors Map and Tax Lot Number: 073W12CC / 00200).

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 class 3 site plan review for a recreational marijuana production facility within an existing building on property located at 3625 Portland Road NE, 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.

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

PERSONS TESTIFYING:

Applicant: Kelly Bence, KSB Holdings, 5896 West Lake Lp, Keizer, Representative

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

Neighborhood Association: None

Support:

- Erick Scholtes, ESDE Building and Construction, 1887 SE Milport Rd, Milwaukie
- Steve Bence, 13520 SE Hiteon Ct, Beaverton

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: None

Rebuttal: None

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

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 5:51p.m.

The Hearings Officer adjourned the meeting at 5:52 p.m.

Prepared by: Kirsten Straus, August 14, 2019

Approved: August 15, 2019

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