



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Conditional Use Case No. CU19-07
HEARING INFORMATION:	<u>Hearings Officer, Wednesday, December 4, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	4055 Turner Rd SE, Salem OR 97317
SUMMARY:	A proposal to add a cannabis concentrate processing operation to an existing marijuana production facility.
CASE MANAGER:	Brandon Pike, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2326; E-mail: bpike@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website: www.cityofsalem.net/notice
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter 240.005(d). Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Jon Beilstein and Sally Beilstein
APPLICANT:	Rundy Hudnall
PROPOSAL REQUEST:	A conditional use application to add a cannabis concentrate processing operation, classified as a heavy manufacturing use, to an existing marijuana production facility. The subject property is zoned IG (General Industrial), and located at 4055 Turner Road SE (Marion County Assessor map and tax lot 082W07B / 02100).
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://splash.cityofsalem.net/ . Just enter the permit number(s) listed here: 19-120574-ZO
NOTICE MAILING DATE:	November 14, 2019

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

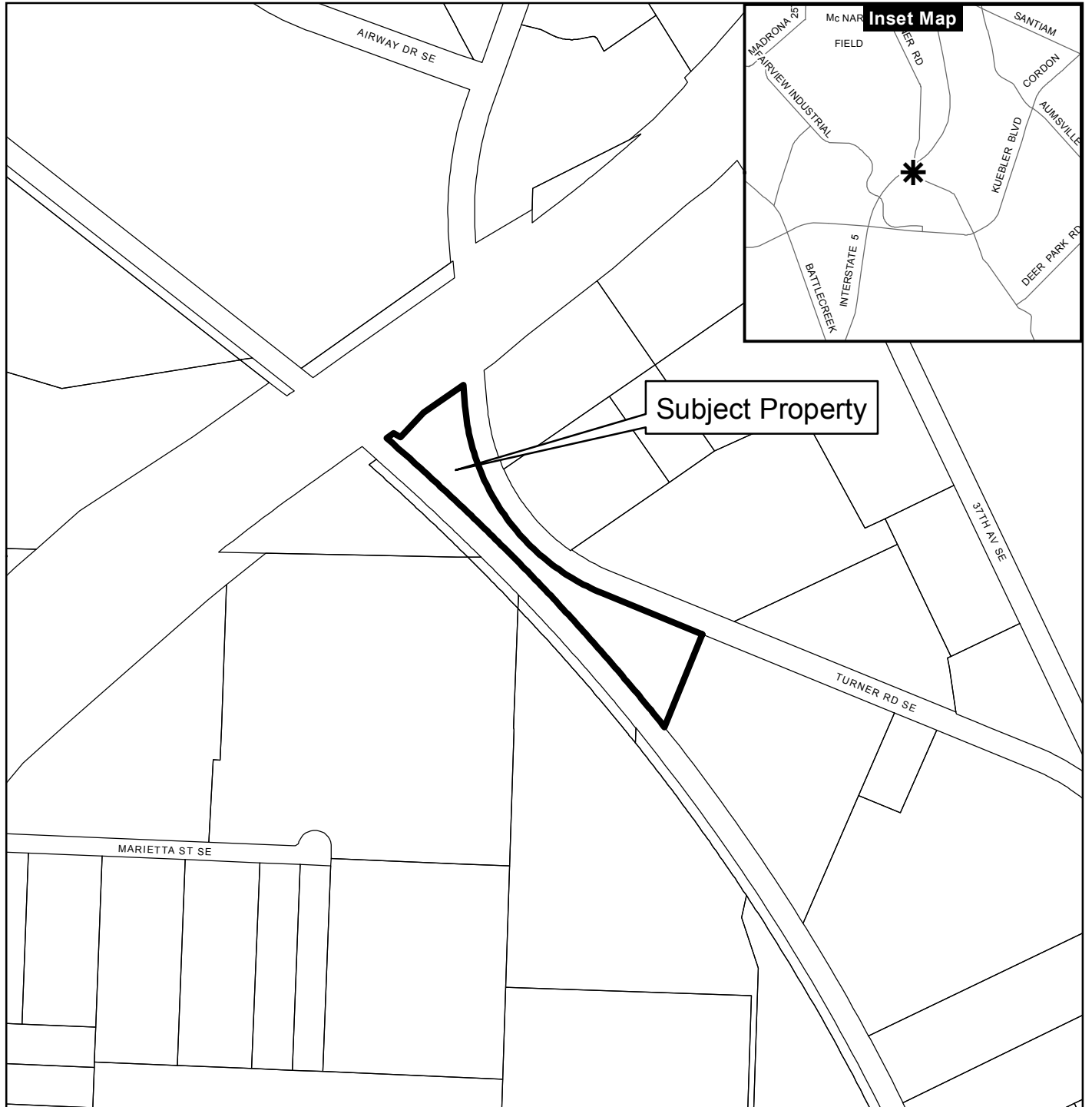
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community








Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map 4055 Turner Road SE



Legend

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


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.













0 100 200 400 Feet

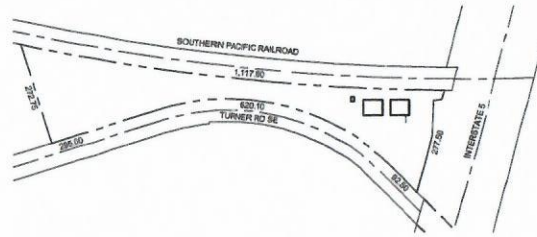


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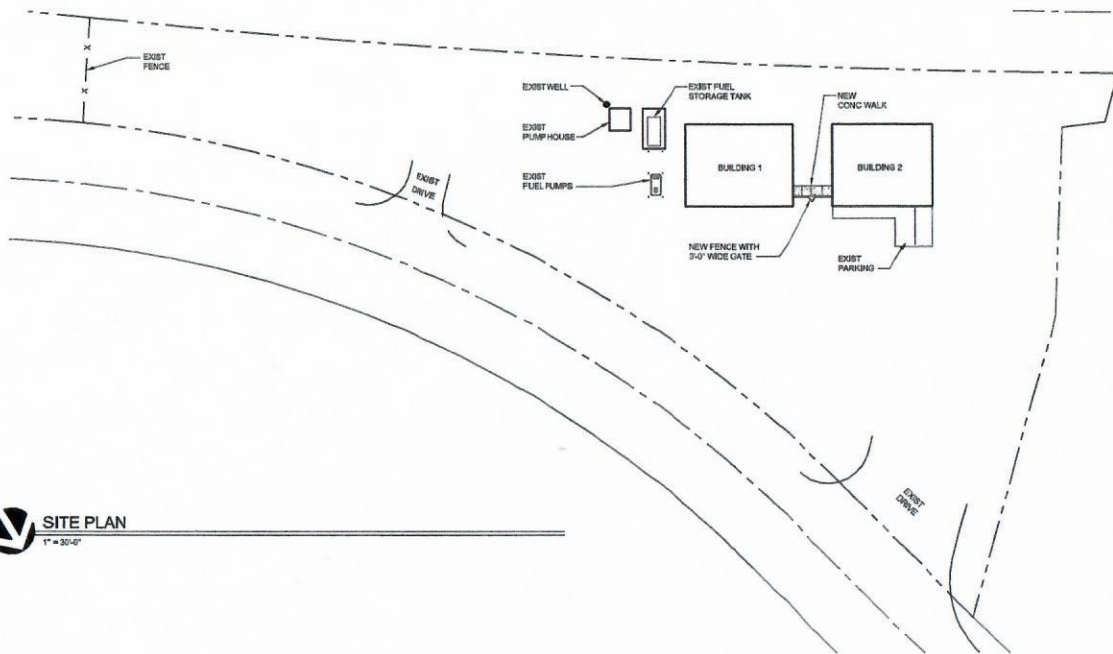
PTR INVESTMENTS TENANT IMPROVEMENT

SYMBOLS / LEGEND

	EXISTING WALL		ROOM FINISH SYMBOL
	NEW WOOD STUD WALL		ROOM NAME SYMBOL
	TO BE REMOVED		DETAIL NUMBER
	NEW DOOR & DOOR MARK		DETAIL CUT SUBBLE
	EXISTING DOOR TO REMAIN		SHEET NO. WHERE DRAWN
	EXISTING DOOR TO BE REMOVED		REVISION TAG & REVISION CLOUD



KEY PLAN
NTS



SITE PLAN
1" = 30'-0"

CODE SUMMARY

GOVERNING BUILDING CODE:
OSBC 2014 (IBC 2012)

THIS PROJECT COMPRISES A TENANT IMPROVEMENT FOR A MEDICAL MARIJUANA PRODUCTION FACILITY IN TWO EXISTING BUILDINGS.

ZONING CODE	IS
PLANNING ZONE	IS
PARKING (GENERAL MANUFACTURING)	
TOTAL REQUIRED (0.75 SPACE / EMPLOYEE x 2 EMPLOYEES):	2
TOTAL PROVIDED:	2

BUILDING CODE (BUILDING 1)	F-1
OCCUPANCY GROUP	V-B (NO SPRINKLERS)
CONSTRUCTION TYPE	

ALLOWABLE BUILDING AREA	= 8,500 SF
BASIC ALLOWABLE FOR TYPE F-1, V-B	= 2,250 SF
FRONTAGE INCREASE (F = 0.27)	= 10,250 SF
ALLOWABLE BUILDING AREA	= 1,850 SF
ACTUAL AREA	

OCCUPANT LOAD	
AGRICULTURAL: 1.751 SF / 300 SF OCC	= 6 OCCUPANTS

MEANS OF EGRESS	
EXITS REQUIRED	= 1
EXITS PROVIDED	= 1
EXT WIDTH REQUIRED: 0.2 x 6 TOTAL OCC	= 1.2 IN
EXT WIDTH PROVIDED	= 36 IN

EGRESS TRAVEL DISTANCE	
PATH OF EGRESS ALLOWED	= 75'-0"
MAX PATH OF EGRESS PROVIDED	= 69'-10"

BUILDING CODE (BUILDING 2)	F-1
OCCUPANCY GROUP	V-B (NO SPRINKLERS)
CONSTRUCTION TYPE	

ALLOWABLE BUILDING AREA	= 8,500 SF
BASIC ALLOWABLE FOR TYPE F-1, V-B	= 1,875 SF
FRONTAGE INCREASE (F = 0.22)	= 10,375 SF
ALLOWABLE BUILDING AREA	= 2,325 SF
ACTUAL AREA	

OCCUPANT LOAD	
AGRICULTURAL: 2.148 SF / 300 SF OCC	= 7 OCCUPANTS

MEANS OF EGRESS	
EXITS REQUIRED	= 2
EXITS PROVIDED	= 2
EXT WIDTH REQUIRED: 0.2 x 20 TOTAL OCC	= 1.4 IN
EXT WIDTH PROVIDED	= 72 IN

EGRESS TRAVEL DISTANCE	
PATH OF EGRESS ALLOWED	= 78'-0"
MAX PATH OF EGRESS PROVIDED	= 61'-0"

PLUMBING FIXTURES	
PLUMBING FIXTURE REQUIREMENTS	
TOTAL OCCUPANTS (BLDG 1 + BLDG 2) = 13	= 1 FIXTURE
WC: (1) FIXTURE / 100 OCC	= 1 FIXTURE
LAV: (1) FIXTURE / 100 OCC	= 1 FIXTURE
SEPARATE FACILITIES NOT REQUIRED PER CBCO 2303.2 (2)	

PLUMBING FIXTURES PROVIDED	
WC FIXTURES	= 2 FIXTURES
LAV FIXTURES	= 2 FIXTURES

INDEX OF DRAWINGS

G-001	TITLE SHEET
A-101	FLOOR PLANS
A-102	REFLECTED CEILING PLANS

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REGISTERED ARCHITECTS
SALEM, OREGON
STATE OF OREGON

PROJECT: PTR INVESTMENTS - OMMP
4005 TURNER RD SE
SALEM, OREGON
www.carlsonveit.com

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PROJECT: 02216
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CHECKED BY: MJ
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TITLE SHEET AND SITE PLAN

SHEET: **G-001**
OF: 1