



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

*Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173*

<b>CASE NUMBER:</b>	Conditional Use / Class 3 Site Plan Review Case No. CU-SPR19-05
<b>AMANDA APPLICATION NO:</b>	19-112884-ZO / 19-112885-RP
<b>HEARING INFORMATION:</b>	<u>Hearings Officer, Wednesday, October 23, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
<b>PROPERTY LOCATION:</b>	4662 Ridge Dr NE / 97301
<b>OWNER:</b>	Thomas G. Reti and Leta J. Reti Revocable Living Trust
<b>APPLICANT:</b>	Lee Gywnn, Lenity Architecture, on behalf of Tomas Reti
<b>CONTACT:</b>	Max Plukchi, Lenity Architecture; Jeff Tross
<b>DESCRIPTION OF REQUEST:</b>	<p>Summary: A proposed cannabis processing facility within an existing warehouse building.</p> <p>Request: A Conditional Use Permit and Class 3 Site Plan Review for a change of use within an existing building from a Warehousing and Distribution use to a Heavy Manufacturing use for a proposed cannabis processing facility, for property approximately 1.71 acres in size, zoned IG (General Industrial), and located at 4662 Ridge Drive NE Portland Road NE (Marion County Assessor map and tax lot number: 073W01C / 00300).</p>
<b>CRITERIA TO BE CONSIDERED:</b>	<p><b><u>CONDITIONAL USE</u></b> Pursuant to SRC 240.005(d), an application for a CONDITIONAL USE PERMIT shall be granted if the following criteria are met:</p> <ol style="list-style-type: none"><li>1. The proposed use is allowed as a conditional use in the zone;</li><li>2. The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and</li><li>3. The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.</li></ol> <p><b><u>CLASS 3 SITE PLAN REVIEW</u></b> Pursuant to SRC 220.005(f)(3), an application for a CLASS 3 SITE PLAN REVIEW shall be granted if:</p> <ol style="list-style-type: none"><li>A. The application meets all applicable standards of the UDC;</li><li>B. 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;</li><li>C. Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and</li><li>D. The proposed development will be adequately served with City water, sewer, storm water facilities, and other utilities appropriate to the nature of the development.</li></ol>
<b>HOW TO PROVIDE TESTIMONY:</b>	<p>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.</p>

**HEARING PROCEDURE:**

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. 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.

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.

**CASE MANAGER:**

**Brandon Pike, Planner I**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: [bpike@cityofsalem.net](mailto:bpike@cityofsalem.net).

**NEIGHBORHOOD ORGANIZATION:**

Northgate Neighborhood Association, Frank Pack, Chair; Phone: 503-364-7353; Email: [frankpack@gmail.com](mailto:frankpack@gmail.com).

**DOCUMENTATION AND STAFF REPORT:**

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

<https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx>

**ACCESS:**

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

**NOTICE MAILING DATE:**

October 3, 2019

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

**For more information about Planning in Salem:**

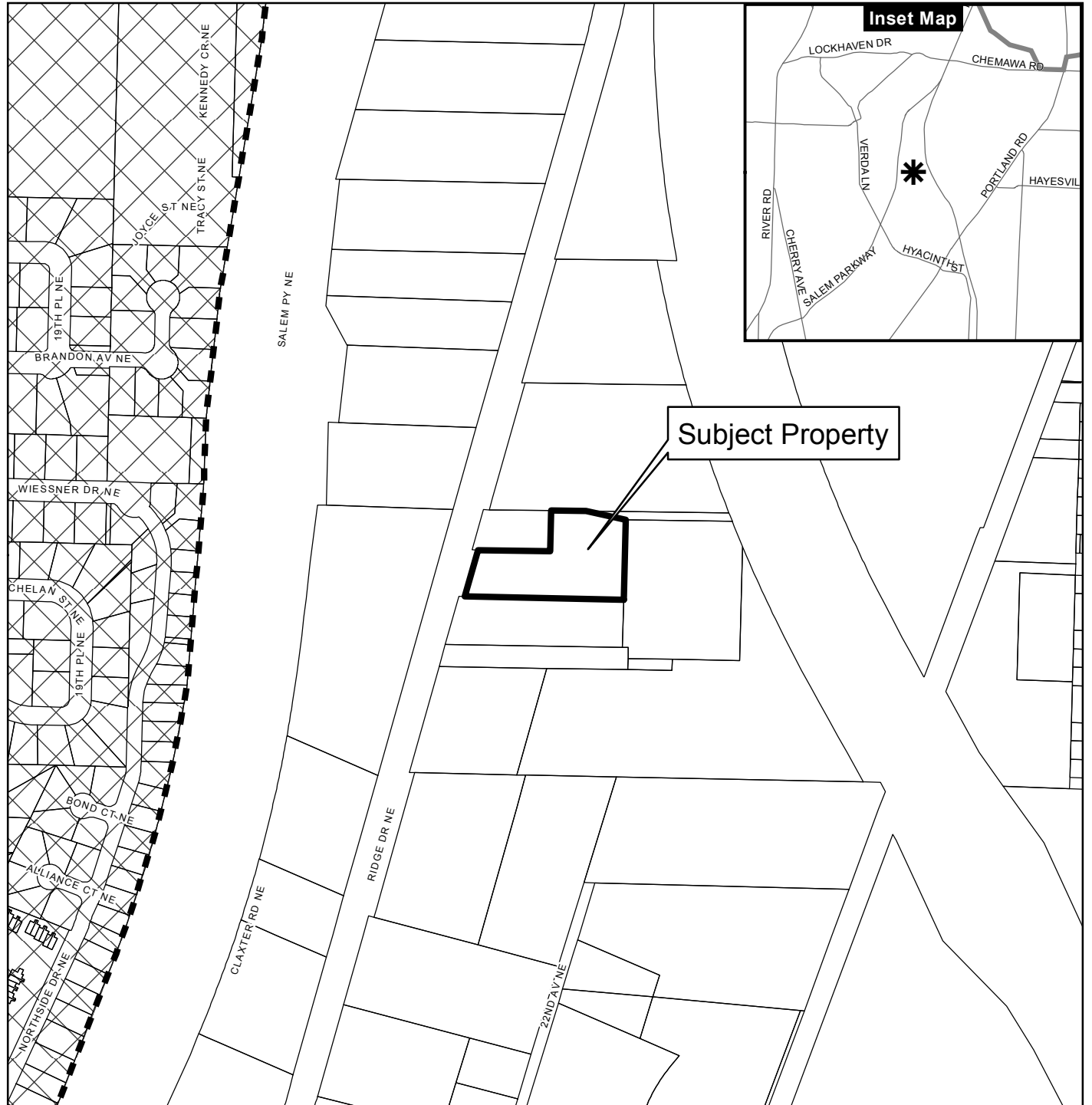
**<http://www.cityofsalem.net/planning>**

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*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 4662 Ridge Drive NE



Subject Property

## 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

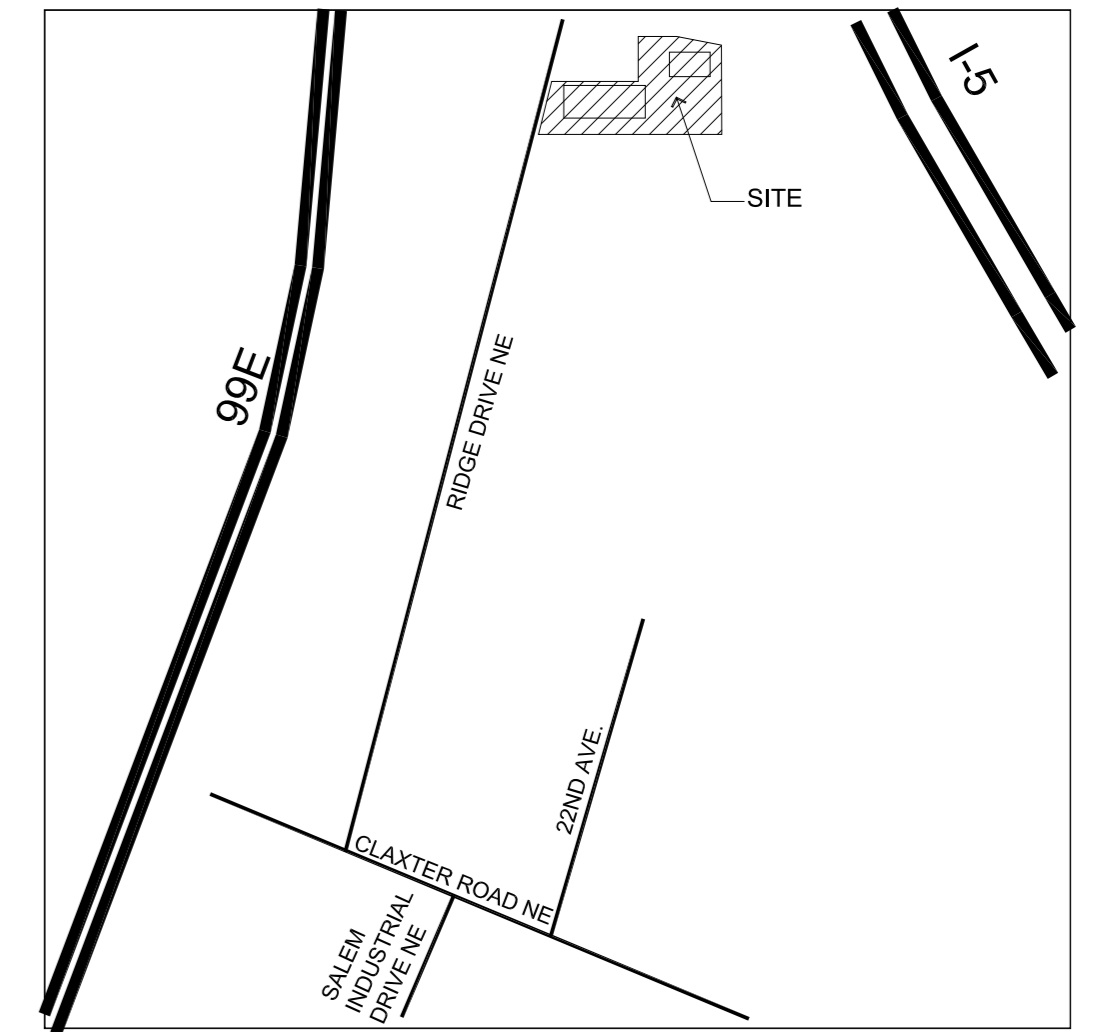


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# CLASS III SITE PLAN REVIEW/ CONDITIONAL USE PERMIT FOR:

4662 RIDGE DRIVE NE  
SALEM, OR 97301

Ridge Drive



VICINITY MAP  
NOT TO SCALE

**PROJECT TEAM:**

OWNER	ARCHITECT	LAND USE CONSULTANT
THOMAS G & LETA J RETI Architect, Lee Gwyn	Lenity Architecture 3150 Kettle Court SE Salem, OR 97302 503.399.1090 lee@lenityarchitecture.com	Tross Consulting, Inc Jeff Tross 1720 Liberty St SE Salem, OR 97302 503.370.8704 jefftross@msn.com

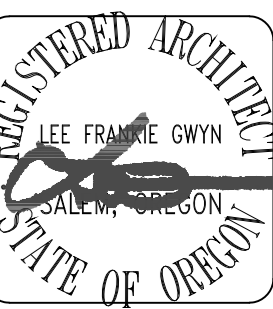
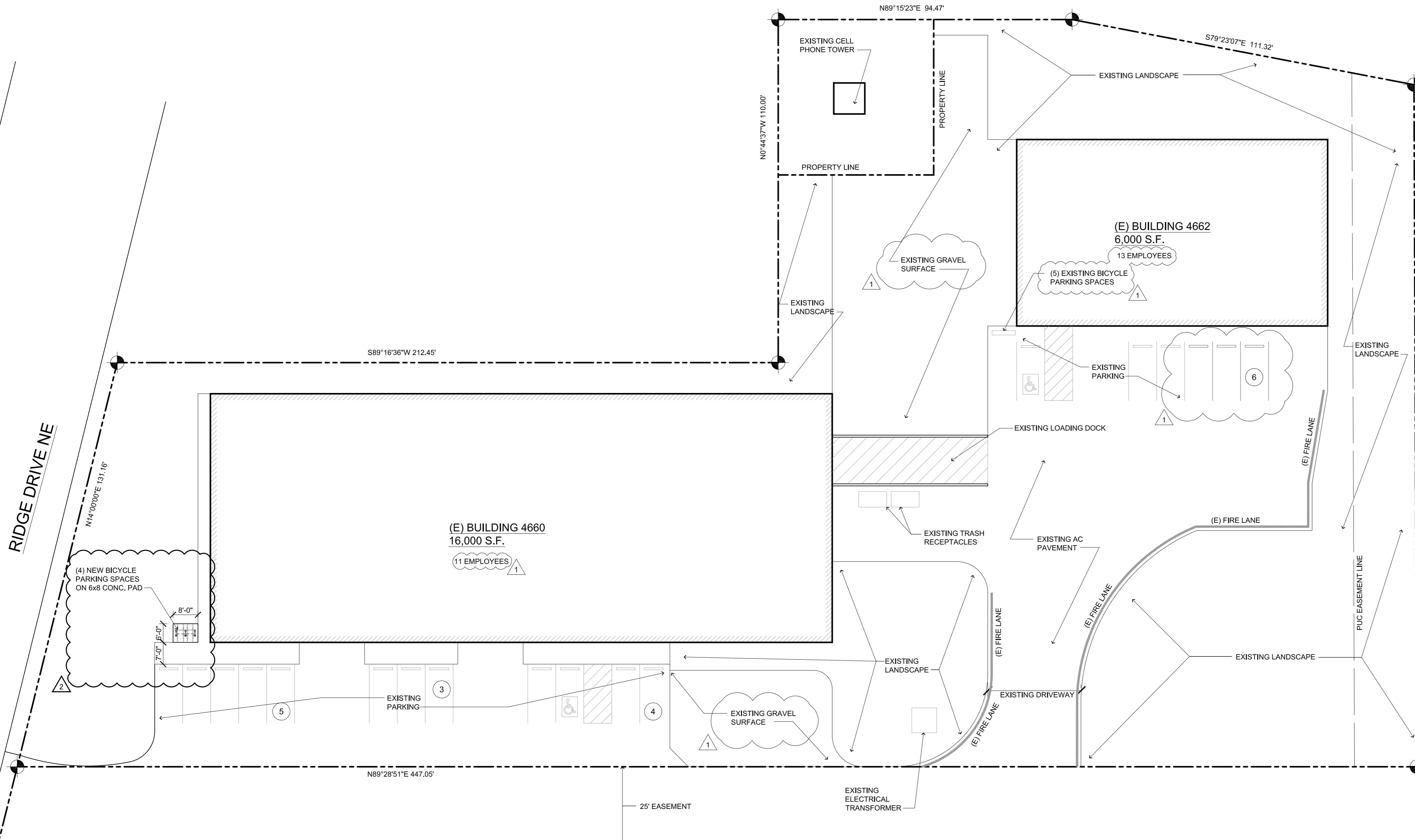
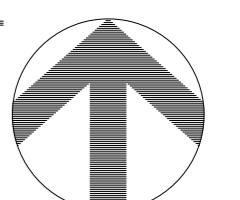
**PROJECT STATISTICS:**

A NEW CHANGE OF USE TO CONDITIONAL USE FOR RVR HOLDINGS LLC, 4662 RIDGE DRIVE NE SALEM, OR CITY OF SALEM, MARION COUNTY 073W01C/00300		IG - GENERAL INDUSTRIAL
ZONE:	USE:	INDUSTRIAL - WHOLESALE SALES, STORAGE AND DISTRIBUTION - WAREHOUSING AND DISTRIBUTION
EXISTING: BLDG 4660 & 4662:	PROPOSED: (CONDITIONAL) BLDG 4662 ONLY:	INDUSTRIAL - MANUFACTURING - HEAVY MANUFACTURING
BLDG. HEIGHT (7'0" MAX T.554-5); BLDG. SETBACK (T.554-3 & 554-4):		EXISTING - NO CHANGE EXISTING - NO CHANGE
PARKING, SETBACK (ZONE TO ZONE T554-4):		N/A
STREET:		5' (TYPE "A" LANDSCAPE)
FRONT:		5' (TYPE "A" LANDSCAPE)
SIDE:		5' (TYPE "A" LANDSCAPE)
REAR:		5' (TYPE "A" LANDSCAPE)
BUILDING:		5' (TYPE "A" LANDSCAPE)

SITE AREA:		1.71 AC (74,336 S.F.)
TOTAL IMPERVIOUS AREA:	EXISTING:	40,733 S.F. (55%)
BUILDING GROUND AREA:	BUILDING 4660	16,000 S.F. (EXISTING - NO CHANGE)
	BUILDING 4662	6,000 S.F. (EXISTING - NO CHANGE)
MAX LOT COVERAGE: (SEC 554.010 T554)		N/A
PARKING AREA: (SEC. 806.035 (d)(2))		7,791 S.F. (10% OF SITE AREA) EXISTING TO REMAIN - NO NEW PARKING PROPOSED
PARKING AREA LANDSCAPE: (T806-5)		7,791 S.F. * 0.05 = 390 S.F. EXISTING TO REMAIN - NO NEW PARKING PROPOSED
EXISTING LANDSCAPE AREA:		27,295 S.F. 37%
REQ'D PARKING MIN: (1 SP. PER 5,000 S.F. OR .75 SPACE PER EMPLOYEE)		(6,000 + 16,000) / 5,000 = 5 SP. 2 SPACES (EXISTING)
REQ'D BICYCLE SPACES: (GREATEST OF 2 SP. OR 1% (10,000 S.F. @ 50,000) BLDG 4662: BLDG 4660:		0,000 / 10,000 = 0 (4 SPACES) 16,000 / 10,000 = 1.6 (4 SPACES)
LOADING ZONE: (T.806-9)		1 SPACE (12'x40'x14')
PARKING (APPROVED UNDER 17-124528-RP):		25 SPACES (33 EMPLOYEE MAX)
STANDARD ACCESSIBLE: TOTAL EXISTING		16 SPACES (EXISTING) 2 SPACES (EXISTING) 18 SPACES (EXISTING)
LOADING SPACES:		1 SPACE (EXISTING)
BICYCLE SPACES:		9 SPACES (5 SPACES EXISTING)

**SITE PLAN**

DATE: 09/13/19  
30' = 1'-0"



**lenity**  
architecture, inc.  
3150 Kettle Court SE, Salem, Oregon 97302  
503.399.1090 P.503.399.6565 W.lenityarchitecture.com

**NEW CHANGE OF USE  
TO CONDITIONAL USE  
FOR 4662 RIDGE DR. NE  
4662 RIDGE DRIVE NE ST NE SALEM, OR 97301**

**SITE PLAN**

DATE  
05/10/2019

REVISED DATE  
08/30/2019  
09/13/2019

SHEET  
A1.1