



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. CU-SPR19-06
HEARING INFORMATION:	<u>Hearings Officer, Wednesday, November 6, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	2805 Valpak Rd NE / 97301
SUMMARY:	A request for a Conditional Use Permit and Site Plan Review to allow a marijuana extraction use, classified as heavy manufacturing, within an existing building.
CASE MANAGER:	Hayley Feightner, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2315; E-mail: hfeightner@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> Northgate Neighborhood Association, Frank Pack, Chair; Phone: 503-364-7353; Email: frankpack@gmail.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) Chapters 240.0005(d) and 220.005(f)(3) 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/APPLICANT:	State Investments, LLC (B-D Legacy, LLC; Chris Smith; Bruce Douglas; Sharon Douglas; Christine Smith; Larry Duckett; Michael Shea; Kelly Douglas; A. Lee Sjothun)
REPRESENTATIVE:	Jim Toporek, Studio3 Architecture
PROPOSAL REQUEST:	Description: Conditional Use and Class 3 Site Plan Review for a proposed industrial hemp and marijuana extraction facility, a heavy manufacturing use, within an existing building located on a 1.43-acre property at 2805 Valpak Road NE (Marion County Assessor Map and Tax Lot 073W14AD / 00800) that is zoned IG (General Industrial). The conditional use application is required for the heavy manufacturing use.
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: 19-117499-ZO.
NOTICE MAILING DATE:	October 17, 2019

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

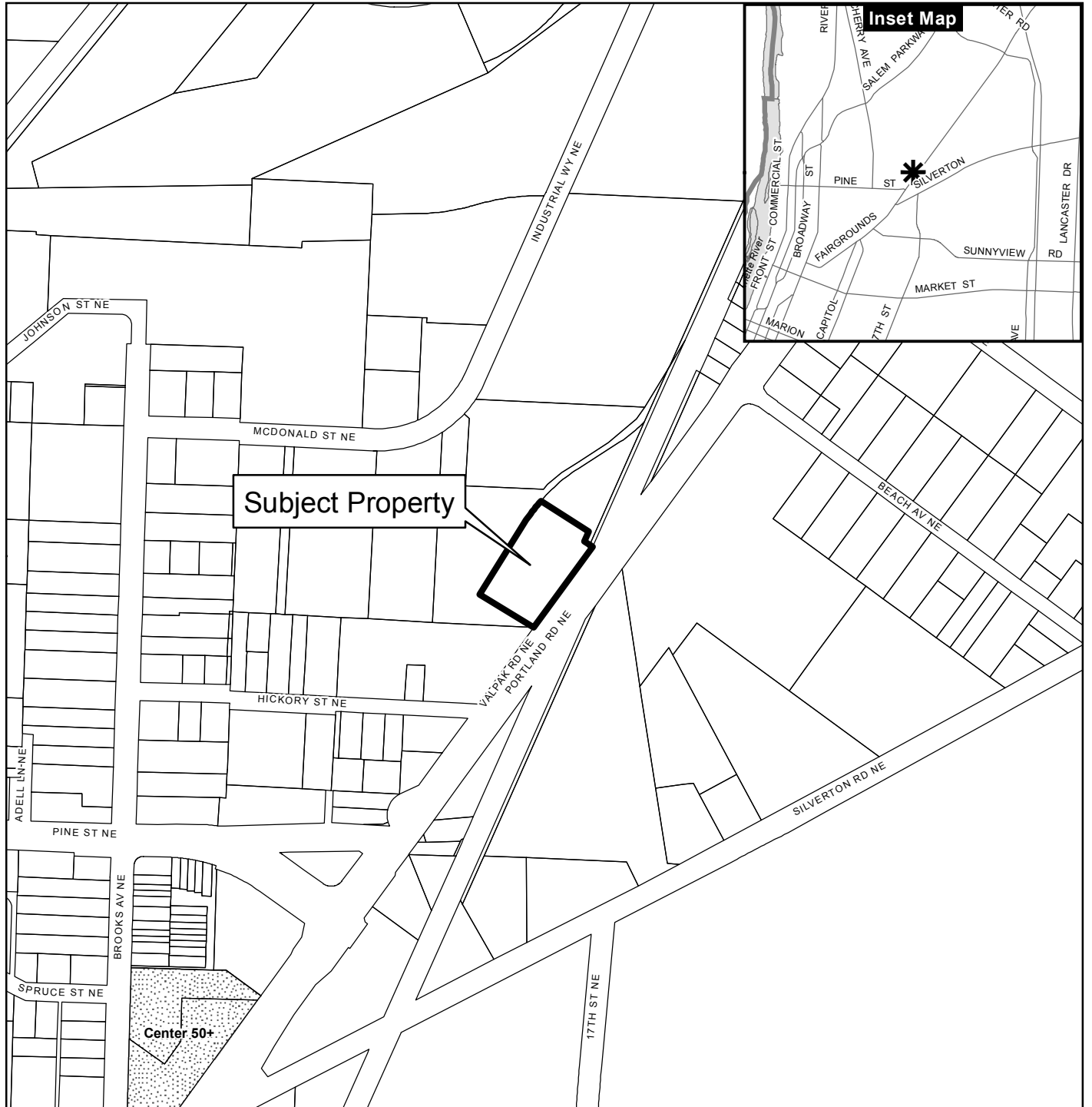
For more information about Planning in Salem:

<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 2805 Valpack Road 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



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2019-66
 DATE: 6/14/2019

REVISIONS

TENANT IMPROVEMENT FOR:
2805 VALPAK ROAD NE
 SALEM, OREGON 97301

SITE PLAN PROPOSED:

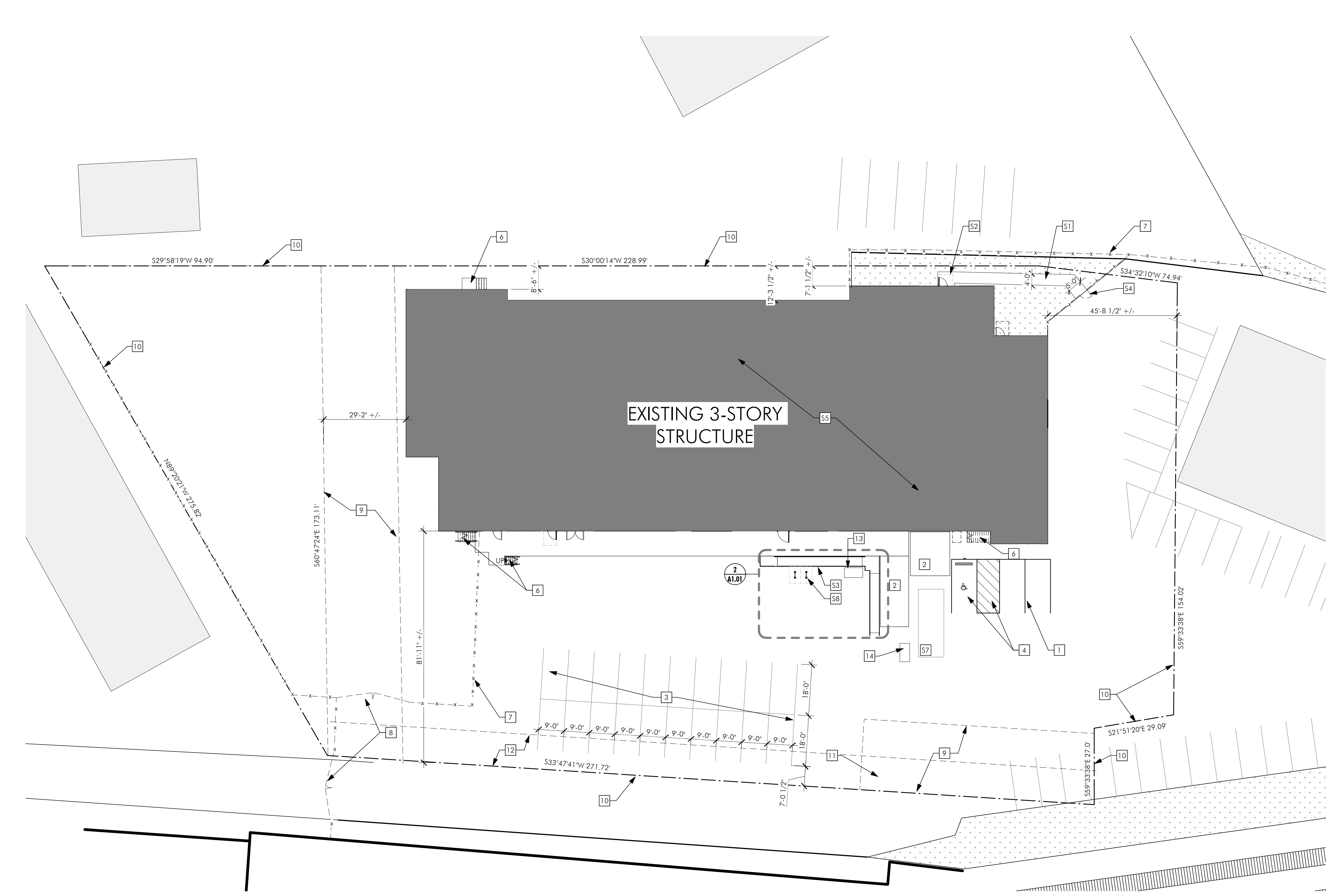
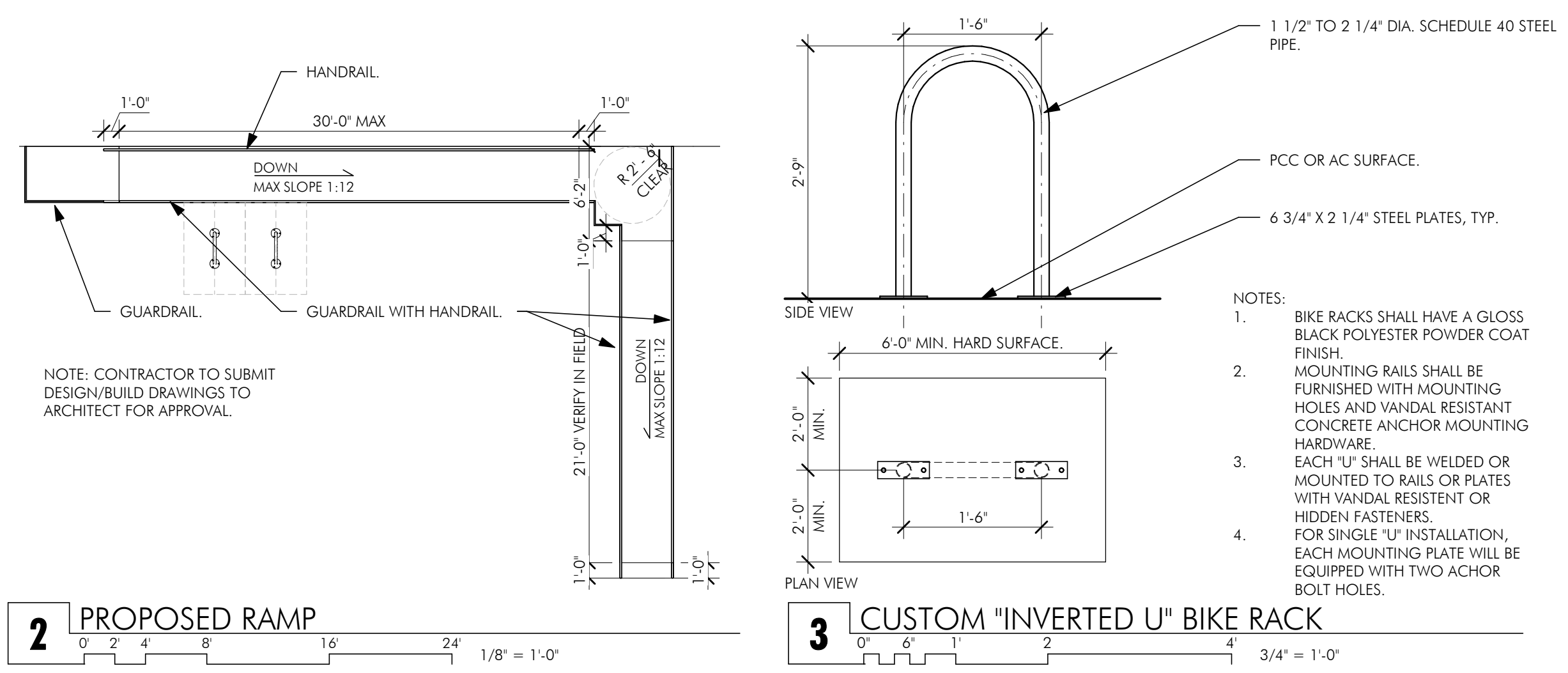
- 1 EXISTING STRIPED PARKING STALLS.
- 2 EXISTING RAMP.
- 3 EXISTING PARKING AREA. CAN ACCOMMODATE UP TO 20 PARKING SPACES. STRIPING MUST BE PROVIDED FOR 141 SPACES.
- 4 EXISTING ACCESSIBLE PARKING WITH REQUIRED STRIPING AND SIGNAGE.
- 5 ACCESSIBLE PATH TO BUILDING.
- 6 EXISTING STAIR.
- 7 EXISTING CHAINLINK FENCE.
- 8 EXISTING VEHICLE GATE.
- 9 27' WIDE ROADWAY EASMENT.
- 10 EXISTING PROPERTY LINE.
- 11 NOT USED.
- 12 12' WIDE EASEMENT FOR PACIFIC TELEPHONE AND TELEGRAPH COMPANY.
- 13 LOCATION OF EXISTING 4 YARD TRASH BIN FOR CURRENT TENANT.
- 14 LOCATION OF EXISTING 4 YARD RECYCLING BIN FOR CURRENT TENANT.
- 51 PROPOSED CONCRETE WALK, LESS THAN 1:20 SLOPE WHERE REQUIRED.
- 52 PROPOSED 6X6' CONCRETE PAD, ACCESSIBLE. NO STEP PERMITTED AT DOOR.
- 53 NEW ALUMINUM ACCESSIBLE RAMP. DESIGN BUILD. SEE PLAN FOR REQUIREMENTS.
- 54 NEW GATE. PROVIDE PUSH BAR AT INSIDE.
- 55 NEW TRASH/RECYCLING RECEPTACLES TO BE LOCATED WITHIN SUITES.
- 56 NOT USED.
- 57 LOADING ZONE, NO STRIPING PROPOSED.
- 58 4 BIKE PARKING SPACES PROPOSED.

SITE PLAN LEGEND:

- BUILDING AREA
- BUILDING OVERHANG ABOVE
- LANDSCAPING
- EXISTING PAVING.

SUMMARY TABLE

ZONING DESIGNATION	IG (General Industrial)
TOTAL SITE AREA	54,052 SF
GFA: SUITE 010 (EXISTING)	9,412 SF Agriculture - Recreational Marijuana production
GFA: SUITE 150 (EXISTING)	6,094 SF Agriculture - Recreational Marijuana production
GFA: PROPOSED SUITE A	509 SF Heavy manufacturing
GFA: PROPOSED SUITE B	510 SF Heavy manufacturing
GFA: PROPOSED SUITE C	12,550 SF Heavy manufacturing/storage
BUILDING HEIGHT	APPROX 40'
PARKING STALLS TOTAL	23 SPACES
COMPACT	0 PROPOSED
FULL SIZE	22 SPACES
ACCESSIBLE	1 SPACES
PARKING REQUIRED	6.75 SPACES
HEAVY MANUFACTURING	6.75 SPACES FOR 9 EMPLOYEES (3 PER PROPOSED SUITE)
AGRICULTURE	0 SPACES REQUIRED
LOT COVERAGE PROPOSED	52%
BUILDING AREA	18,502 SF
PAVED AREA	34,750 SF
WASTE	PROVIDED INSIDE BUILDING FOR NEW SUITES



1 SITE PLAN-PROPOSED