

OREGON LIQUOR & CANNABIS COMMISSION REQUEST

What is a land use compatibility statement (LUCS)? The LUCS is a form used by a state agency and local government to determine whether a land use proposal is consistent with local government's comprehensive plan and land use regulations.

Why is a LUCS required? OLCC and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and to have a process for determining consistency. Section 34(4)(a) of 2015 Oregon Laws, Chapter 614, requires OLCC to request and obtain the LUCS and have a positive LUCS prior to issuing a license.

When is a LUCS required? A LUCS is required for all proposed marijuana facilities before an OLCC license can be obtained.

How to complete a LUCS:

- **Step 1: Applicant** completes Section 1 of this form and submits it to the appropriate city or county planning office. Applicant verifies with local jurisdiction whether additional forms, applications, or permits are required.
- **Step 2: Local jurisdiction** completes Section 2 of this form indicating whether the proposed use is compatible with the acknowledged comprehensive plan and land use regulations and returns signed and dated form to the applicant.
 - Applicant completes payment to local jurisdiction for processing application.
 - Local jurisdictions are <u>NOT required</u> to begin processing LUCS forms until <u>January 4, 2016 at 8:30 AM.</u>
- **Step 3: Applicant** submits this date-stamped form and any supporting information provided by the city or county to the OLCC with the license application. This form may be submitted while Section 2 is in process with the local governing body.

Section 1 – To be Completed by Applicant *Sections marked with an asterisk should be verified with the local planning department prior to submitting this form.								
Applicant Name:	Rongfa Co. LLC			Phone:	(929)420-4741			
Mailing Address:	1250Howard st. SE Rm/Ste:							
City:	Salem			State:	OR	ZIP:	97302	
Site plan of the subject property and proposed development attached? (required)								
Proposed Premises Address:	1250Howard st. SE					Rm/Ste:		
City:	Salem	County:	Marion			ZIP:	97302	
Tax Lot #*:		Range/ Section*:				Latitude:		
Township*:		Map*: ()73W35I	3B08100		Longitude:		
Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property):								
✓ Producer Note indoor or outdoor below	Wholesaler Processor List endorse- ments below	🗌 Retailer	[Labora	tory	Resear	ch Certificate	
Details of proposed use (note any attachments): Indoor production								

	CITY/COUNTY USE ONLY
	Date delivered by license applicant:
ency vern-	
	Received by (print):
that nd to 614, nse.	

Section 2 – To be Completed by Local Jurisdiction							
Site Location:							
🗴 Inside city lim	iits 🔲 Inside UGB	Outside UGB					
Name of Jurisdiction:	Salem						
Property Zoning of Proposed Premises: Industrial Commercial: IC		2					
The proposed land use has been reviewed and is prohibited.							
X The proposed land use has been reviewed and is not prohibited.							
If the proposed land use is allowable only as a conditional use, permits are required as noted below.							
Comments: See attached Memo							
Name of R	eviewing Local Official (print):	Arthur Graves					
	Title:	Planner III					
	Date:	January 03, 2025					
	Email:	agraves@cityofsalem.net					
	Phone:	503.540.2326					
	Signature:						
Check this box if there are attachments to this form:		X					

REMINDER: Local jurisdictions are <u>NOT</u> required to begin processing LUCS forms until <u>January 4, 2016 at 8:30 AM</u>



January 3, 2025

SUBJECT: 24-120931-PLN: Land Use Compatibility Statement for 1250 Howard St SE

Oregon Liquor & Cannabis Commission:

The applicant, Zuosi Chen, has proposed a marijuana production (cultivation/growing) facility use at 1250 Howard St SE (Marion County Tax Lot No.: 073W35BB08100). The Salem Area Comprehensive Plan Map designation and zoning for the property are as follows:

Comprehensive Plan Designation	IC (Industrial Commercial)		
Zoning	IC (Industrial Commercial)		
Overlay Zone	None		

Under the Salem Revised Code (SRC), marijuana production (cultivation/growing) is considered a *Farming, Forestry, and Animal Services / Agricultural use* (per SRC Table 551-1 and 400.120.a).

Pursuant to SRC 551.010, Table 551-1, *Farming, Forestry, and Animal Services / Agricultural / Marijuana Production* requires a Conditional Use permit in the IC zone.

A <u>Conditional Use</u> permit was approved for this use on February 07, 2017: **CU17-02**. (Subsequent Building Permits established the use: **19-108160 BP**)

Additional Requirements. Prior to establishing the proposed use on the property, the following additional requirements *may* be applicable depending on the nature of any proposed/required improvements to the property:

- The proposed marijuana production facility must be consistent with the approved Conditional Use permit: **CU17-02.**
- Proposed alterations to the conditions or operation outlined in the Decision of the Conditional Use Permit would require either a *Modification or new Conditional Use Approval* (SRC 240.010).

• Site Plan Review: If there will be any proposed and/or required improvements to the site or existing buildings/structures on the property which require a building permit, an application for Site Plan Review may also be required. To determine whether an application for Site Plan Review will be required, please contact the City's Permit Application Center Planner's Desk at 503-588-6213.

Marijuana Business Registration. In addition to the above requirements, marijuana businesses within the City must also be registered pursuant to SRC 31.015. A "marijuana business" is defined under SRC 31.005(d) as, "a person or entity that operates a business that transfers or sells marijuana, grows commercial marijuana, or manufactures marijuana items. Marijuana business does not include individual persons who grow marijuana for their own personal use in compliance with state law." Marijuana business registrations are processed via the instructions outlined at this link:

https://www.cityofsalem.net/business/business-resources/licenses/register-yourmarijuana-business

Feel free to let me know if you have any questions.

Thank you,



Arthur Graves, Planner III 503.540.2326 agraves@cityofsalem.net