



OREGON LIQUOR CONTROL COMMISSION REQUEST

Land Use Compatibility Statement

CITY/COUNTY USE ONLY
Date delivered by license applicant:

4-8-2022

Received by (print):

Brandon Pike

Initial:

BP

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 NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM.
- **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:	Loud N' Tasty	Phone:	385-628-9345
Mailing Address:	2805 Val Pak RD NE	Rm/Ste:	090
City:	Salem	State:	OR
		ZIP:	97301

☐ Site plan of the subject property and proposed development attached? (required)

Proposed Premises Address:	2805 Val Pak RD NE	Rm/Ste:	090
City:	Salem	County:	Marion
		ZIP:	97301
Tax Lot #*:	800	Range/Section*:	3w14
		Latitude:	44.964341
Township*:	7S	Map*:	073W14AD
		Longitude:	-123.012322

Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property):

☐ Producer ☐ Wholesaler ☒ Processor ☐ Retailer ☐ Laboratory ☐ Research Certificate
Note indoor or outdoor below List endorsements below

Details of proposed use (note any attachments):

Processing of Cannabis trim and flower into concentrates using solvents and non solventless methods
Cannabinoid concentrate processor
Cannabinoid extract processor

Section 2 – To be Completed by Local Jurisdiction

Site Location:

☒ Inside city limits ☒ Inside UGB ☐ Outside UGB

Name of Jurisdiction:

City of Salem

Property Zoning of
Proposed Premises:

IG (General Industrial)

- ☐ The proposed land use has been reviewed and is prohibited.
☒ 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:

Processing of cannabis approved via Conditional Use Permit and Site Plan Review Case No. CU-SPR19-06.

Name of Reviewing Local Official (print):

Brandon Pike

Title:

Planner I

Date:

Apr. 12, 2022

Email:

bpike@cityofsalem.net

Phone:

503-540-2326

Signature:



Check this box if there are attachments to this form:



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

COMMUNITY DEVELOPMENT DEPARTMENT

TO: OREGON LIQUOR AND CANNABIS COMMISSION (OLCC)
FROM: BRANDON PIKE, PLANNER I
DATE: APRIL 12, 2022
APPLICATION NO.: 22-107799-ZO
SUBJECT: LAND USE COMPATIBILITY STATEMENT FOR PROPOSED MARIJUANA
PROCESSOR (PROPERTY LOCATED AT 2805 VALPAK RD NE SUITE
090)

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:

- **Building Permit to Change Use/Occupancy of Building(s):** Depending on the current approved occupancy of the existing building(s) on the property, a building permit may be required to change the use/occupancy of the building(s) in order to allow them to be used for the proposed new use in conformance with the Building Code. To determine whether a building permit will be required to change the use/occupancy of the building in conjunction with the proposed new use, please contact the City's Building & Safety Division at 503-588-6256.
- **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 through the City's Permit Application Center (City Hall, Room 320).