



OREGON LIQUOR & CANNABIS COMMISSION REQUEST Land Use Compatibility Statement

CITY/COUNTY USE ONLY

Date delivered by license applicant:

22-115879

Received by (print):

L. Olmsted

Initial:

LO

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: JCSF Holdings, LLC

Phone: 971-409-2905

Mailing Address: 14666 Mitchell Street SE

Rm/Ste:

City: Jefferson

State: OR

ZIP: 97352

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

Proposed Premises Address: 3625 Portland Road NE

Rm/Ste:

City: Salem

County: Marion

ZIP: 97301

Tax Lot #: 073W12CC 0280

Range/
Section*:

Latitude:

Township*:

Map*:

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

Details of proposed use (note any attachments):

Indoor Tier II producer with propagation endorsement.

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:

IC (Industrial Commercial)

- ☐ 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:

CU-SPR19-04 was approved on August 30, 2019 for a Conditional Use Permit and Class 3 Site Plan Review for a change of use within an existing building from a medical marijuana production facility to a proposed recreational marijuana production facility.

Name of Reviewing Local Official (print):

Liz Olmstead

Title:

Planner III

Date:

August 3, 2022

Email:

eolmstead@cityofsalem.net

Phone:

503-540-2363

Signature:

Elizabeth E. Olmstead

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