

## **Written Statement - CU**

The purpose of this conditional use permit application to convert the site located at 1290 12th St. SE to a licensed recreational marijuana production operation. The site is an existing warehouse structure (formerly with addresses of 1290 and 1292 12th St. SE), the exterior of which, including landscaping, parking, etc., will remain unchanged. The site is zoned IC, in which recreational marijuana production is a conditional use. (See Table 551-1). No overlay zones apply. The adjacent structure, 1215 Wilber St. SE, is also a licensed recreational marijuana production facility, having gone through a similar conditional use process.

The proposed use, being substantially similar to the existing use, will have no different impact on parking or traffic. Because this is not a retail location, but simply a producer, both foot and vehicle traffic will remain minimal. Additionally, there should be no adverse impact on the surrounding businesses. Despite the foregoing, if any adverse impact does exist, it can be mitigated via imposed conditions, if necessary, such as an odor filtration system. Security procedures will already be in place pursuant to OLCC requirements.

Finally, because of the foregoing, the proposed use should have minimal impact on livability or development of surrounding property. The nearest properties are also zoned either IC or CG, so their uses should be substantially similar to the proposed use of this site. Again, the neighboring facility is also a licensed recreational marijuana production facility. The nearest residential area is at least a block away. But because this is simply an indoor agricultural operation, it should have little (if any) impact on surrounding property.

### **- Class 3 SPR**

In addition to the foregoing, this site complies with the UDC. The IC zone generally allows “retail, office, heavy commercial, light manufacturing, and warehousing activities.” (See 551.001). Marijuana production is among the conditional uses listed for this zone. Lot standards, setbacks, lot coverage restrictions, landscaping, and other regulations on structures in this zone are not at issue because the existing structure will remain unchanged.

Transportation will be minimal. While this is a warehouse, the proposed use is essentially agricultural, but without heavy equipment. Commercial transportation will be limited to moving product for testing and sales purposes and will occur only during harvest seasons. Transportation will be subject to regulation by the OLCC, requiring among other things, a written manifest, security, and strict schedule. Negative impacts to the transportation system should be limited – even more so than other uses allowed in this zone.

Parking will remain unchanged, but is already designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians. On-site parking is already available (see existing site plan conditions). The proposed development will be served by the City of Salem for water sewer, storm drainage, and street lighting. Water usage should be equivalent to about 11,000 gallons per month, which is well within range of the current water consumption at this site and within a reasonable range of other allowed uses in the IC zone.