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## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Oregon Liquor & Cannabis Control Commission

**FROM:** Abigail Pedersen Planner I

**DATE:** February 15, 2023

**APPLICATION NO.:** 23-103516-00-PLN

**SUBJECT:** Land Use Compatibility Statement for 1110 13TH STREET SE Suite 110 SALEM

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The applicant Spartacus Business Solutions LLC has proposed a cannabis wholesale business use at 1110 13TH ST SE (Marion Co. Tax Lot No.:073W35BB11800). The Salem Area Comprehensive Plan Map designation and zoning for the property are as follows:

<b>Comprehensive Plan Designation</b>	Industrial Commercial (IC)
<b>Zoning</b>	Industrial Commercial (IC)
<b>Overlay Zone</b>	None

Cannabis wholesale business is considered general wholesale.

Pursuant to [SRC Ch 551, Table 551-1](#), general wholesale is permitted use in the IC zone.

**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

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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/Pages/register-your-marijuana-business.aspx>

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

Thank you,



Abigail Pedersen, Planner 1  
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