

City of Talent

Community Development Department - Planning



STAFF REPORT

Type III Land Use Application — Planning Commission

Date: March 17, 2016

Item: CUP 2016-001, Recreational cannabis wholesale business

Applicant: Highly Distributed LLC
215 Twin Oaks Rd.
Jacksonville, Oregon 97530

Property Owner: Dragonfly LLC
P.O. Box 3260
Jacksonville, Oregon 97530

Requested Action: Operation of a small-scale, state-regulated, OLCC-licensed recreational cannabis wholesale business.

Assessor's Map Number: 38-1W-25B, Tax Lot 2600

Site Location: 806 S. Pacific Hwy. Ste. D

Zoning: CH (Commercial Highway)

Deemed Complete: February 2, 2016
Notice Mailed: February 2, 2016

120-Day Limit: June 1, 2016

REQUEST

The request is for a Conditional Use Permit to operate a small-scale, state-regulated, OLCC licensed recreational cannabis wholesale business.



PROPERTY CHARACTERISTICS

The site is located on S. Pacific Hwy., south of the Arnos Rd. intersection. The subject parcel is roughly rectangular in shape with an area of approximately 21,780 square-feet (sq. ft.). The zoning designation is Commercial Highway, as are the adjacent properties to the northwest and southeast; the adjacent property to the southwest is zoned Single-Family Manufactured Housing. The subject parcel has one (1) 9,750 sq. ft. mixed use commercial/warehouse/office building with five (5) units, construction was completed in 2015 (See SPR 2014-003).

Based on the SPR-2014-003 Floor Plan, Suite D is estimated to have approximately 2,030 sq. ft. of gross floor area (g.f.a.). S. Pacific Hwy. provides sole vehicle and pedestrian access to the subject parcel. The site has a gentle downward slope towards S. Pacific Hwy.

Wastewater Service

Wastewater service is currently being provided to the subject parcel by Rogue Valley Sewer Service (RVSS).

Stormwater

Stormwater on the site is directed to a trench paralleling S. Pacific Hwy.

Water Service

Water service is currently being provided to the subject parcel by the City of Talent.

APPROVAL CRITERIA

8-3D.4 – Commercial Highway Zone

8-3L.1 – Site Development Plan

8-3L.2 – Conditional Use Permit

AGENCY COMMENTS

On February 8, 2016, Jackson County Fire District 5 (JCFD5) provided the following comment:

“...looking over the proposal for the marijuana facility on south pac we dont see anything at this time from the fire district to comment on? Any type of hash oil production we will want to watch for on any facilities. I dont see any indication of that here...”

On, March 15, 2016, JCFD 5 provided the following comment:

“...based on the additional information on potential for flammable storage, we would like to see a list of materials to be stored and quantity as well as reserve the right to conduct a fire and life safety inspection with our crews and possible with the cooperation of the State Fire Marshal Deputy...”

Condition 4 of the Proposed Final Order addresses this concern.

PUBLIC COMMENTS

As of the date of this staff report, no public comments have been received.

RECOMMENDATION

Based on the findings for the Conditional Use Permit stated in the Proposed Final Order, staff recommends **APPROVAL** of the Conditional Use Permit, with conditions outlined in the Proposed Final Orders.

ATTACHMENTS

The following information was submitted regarding this application:

- Applicant Statement
- Proposed Site Plan
- Proposed Final Order



Zac Moody, Community Development Director

3/17/2016

Date

Staff has recommended this proposal for approval, but it will require at least one public hearing before the Planning Commission for a decision. The Talent Zoning Code establishes procedures for quasi-judicial hearings in Section 8-3M.150.

A public hearing on the proposed action is scheduled before the Planning Commission on March 24, 2016 at 6:30 PM at the Talent Town Hall.

For copies of public documents or for more information related to this staff report, please contact the Community Development Director at 541-535-7401 or via e-mail at zmoody@cityoftalent.org.