



Planning and Zoning
Department of Transportation and Development
 Development Services Building
 150 Beaver Creek Road | Oregon City, OR 97045
 503-742-4500 | zoninginfo@clackamas.us
 www.clackamas.us/planning

STAFF USE ONLY

Staff Initials: _____ File Number: _____

Request for Land Use Compatibility Statement (LUCS) Approval for:

**MARIJUANA PROCESSING,
 PRODUCTION, OR WHOLESALING
 In industrial zoning districts**

Fee: (None)

REQUESTOR INFORMATION

Contact person name (if other than requestor):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL

Brief description of proposal:

SITE INFORMATION

Site address and unit number:	Comprehensive Plan designation:	Zoning district:
All tax lots comprising subject lot of record (map and tax lot #):		Total land area:
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Adjacent properties under same ownership:		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		

I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Requestor signature: _____ Date: _____

A. Review applicable land use rules:

Marijuana processing, marijuana production, and marijuana wholesaling in industrial zoning districts are subject to the provisions of the [Clackamas County Zoning and Development Ordinance](#) (ZDO), including the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

B. Turn in all of the following:

- Complete request form:** Respond to all the questions in this request form.
- OLCC LUCS:** Include your Oregon Liquor Control Commission (OLCC) Land Use Compatibility Statement (LUCS), with your portions of the LUCS fully completed. After review of this request form, a LUCS signed by the County will be returned to you. The signing of the LUCS costs **\$270**.
- Plot plan:** Provide a plot plan (also called a site plan). A [Plot Plan Sample](#) is available from the Planning and Zoning website. The plot plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The plot plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All existing and proposed structures, each with identifying labels and dimensions;
 - Total square footage of all buildings (if a building is multi-story, include the total square footage of all floors of the building);
 - For buildings divided into tenant spaces, portrayal of interior walls/division of spaces, and the name of each existing business; and
 - The name, unit or tenant space number, and square footage of all existing marijuana businesses on the subject lot of record.
- Floor plans:** If your proposed marijuana business will occupy the entirety of a building, attached detailed, accurate, and to-scale floor plans of that building; if your proposed marijuana business will occupy only a portion of a building, such as a separate tenant space, attach detailed, accurate, and to-scale floor plans of that portion/tenant space. Label all rooms with their proposed use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.

C. Answer the following questions:

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. What marijuana activities will your business conduct?

- Marijuana processing
- Marijuana production
- Marijuana wholesaling

2. How many total square feet of building floor space will *your business* use for all of its activities associated with marijuana processing, marijuana production, and marijuana wholesaling on the subject lot of record (including employee restrooms, offices, hallways, storage areas, and customer lobbies)?

Total floor space for your marijuana-related activities: _____ square feet

3. How many total square feet of building floor space are *other businesses* using for all of their activities associated with marijuana processing, marijuana production, and marijuana wholesaling on the *same* lot of record (including employee restrooms, offices, hallways, storage areas, and customer lobbies)?

Total floor space for other businesses' marijuana-related activities: _____ square feet

4. In industrial zoning districts, all marijuana processing, marijuana production, and marijuana wholesaling *must* be located entirely within one or more completely enclosed buildings. Will your proposed marijuana activities comply with this requirement?

- YES NO

5. Will the proposed marijuana-related activities require any development, redevelopment, expansions, or improvements, including construction of new buildings or the modification of parking areas?

- NO
- YES, and I understand that separate Design Review approval is required.

FAQs

What are marijuana processing, marijuana production, and marijuana wholesaling?

Zoning and Development Ordinance (ZDO) [Section 202, Definitions](#) provides definitions of “marijuana processing”, “marijuana production”, and “marijuana wholesaling”.

What is a LUCS?

A Land Use Compatibility Statement (LUCS) is a State of Oregon form that may be required by the Oregon Liquor Control Commission (OLCC) as part of an application for State licensing for marijuana processing, production, or wholesaling. On the LUCS, the County affirms whether or not your proposed marijuana land use complies with applicable rules of the ZDO.

What is required before the County can sign a LUCS for marijuana land uses in industrial zoning districts?

Per the ZDO, a maximum of 20,000 square feet of building floor space may be used for *all* businesses' activities associated with marijuana processing, marijuana production, and marijuana wholesaling on a single lot of record in an industrial zoning district where such activities are permitted. Before the County can sign a LUCS, it must determine that prospective marijuana land uses can comply with this ZDO limitation. A LUCS Approval Request form must be completed in order for the County to make that determination. The County charges **\$270** to sign a LUCS.

How long will it take the County to process my request?

The County makes every effort to sign a LUCS within two weeks (14 days) of receiving a complete LUCS Approval Request form, associated documentation, and payment.

Who can help answer additional questions?

For questions about the County's land use regulations and this request form, contact Planning and Zoning at **503-742-4500** or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?