



PLANNING DEPARTMENT  
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Milwaukie OR 97206

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# Application for Land Use Action

601-16-000090 PLNG

Master File #: DEV-2016-007

Review type\*:  I  II  III  IV  V

**☐ CHECK ALL APPLICATION TYPES THAT APPLY:**

- Amendment to Maps and/or Ordinances:
  - Comprehensive Plan Text Amendment
  - Comprehensive Plan Map Amendment
  - Zoning Text Amendment
  - Zoning Map Amendment
- Code Interpretation
- Community Service Use
- Conditional Use
- Development Review
- Director Determination
- Downtown Design Review
- Extension to Expiring Approval
- Historic Resource:
  - Alteration
  - Demolition
  - Status Designation
  - Status Deletion

- Land Division:
  - Final Plat
  - Lot Consolidation
  - Partition
  - Property Line Adjustment
  - Replat
  - Subdivision
- Miscellaneous:
  - Barbed Wire Fencing
  - Modification to Existing Approval
  - Natural Resource Review
  - Nonconforming Use Alteration
- Parking:
  - Quantity Determination
  - Quantity Modification
  - Shared Parking
  - Structured Parking
- Planned Development
- Preliminary Circulation Plan

- Residential Dwelling:
    - Accessory Dwelling Unit
    - Duplex
    - Manufactured Dwelling Park
    - Temporary Dwelling Unit
  - Sign Review
  - Transportation Facilities Review
  - Variance:
    - Building Height Variance
    - Use Exception
    - Variance
  - Willamette Greenway Review
  - Other: \_\_\_\_\_
- Use separate application forms for:**
- Annexation and/or Boundary Change
  - Compensation for Reduction in Property Value (Measure 37)
  - Daily Display Sign
  - Appeal

**RESPONSIBLE PARTIES:**

**APPLICANT** (owner or other eligible applicant—see reverse): DANK BROS. LLC  
 Mailing address: 1810 NE 70<sup>th</sup> AVE Zip: 97213  
 Phone(s): 503-358-8671 E-mail: RON@DONAVONCARDS.COM

**APPLICANT'S REPRESENTATIVE** (if different than above):  
 Mailing address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone(s): \_\_\_\_\_ E-mail: MICHAELPOWERS@HOTMAIL.COM

**SITE INFORMATION:**

Address: 1887 SE MILFORD Rd. Map & Tax Lot(s): 11E26AD / 11E26AD00501  
 Comprehensive Plan Designation: 19-3091 Zoning: M Size of property: 2.6 AC / 75K SF.

**PROPOSAL (describe briefly):** A CANNABIS CROW OPERATION ENTIRELY  
INDOORS WITHIN FULLY ENCLOSED, SECURE BLDG. MEETING  
BUILDING CODES ADOPTED BY CITY OF MILWAUKIE (665 ATTACHMENT)

**SIGNATURE:** Ronald A. Encl

**ATTEST:** I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.  
 Submitted by: Ronald A. Encl Date: 10-30-16

**IMPORTANT INFORMATION ON REVERSE SIDE**

\*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1

Application for Land Use Action (cont.)

And all other applicable state regulations.

Odor shall be managed through the installation of activated carbon filters on exhaust outlets to the building exterior from any rooms used for production, processing, testing, research and warehousing. Negative air pressure shall be maintained within the rooms. Exhaust outlets shall be a minimum of 25ft from the property line.

The mature cannabis growth canopy area will be less than 10k sf.

Off street parking shall be 4 or fewer spaces and meet parking standards and requirements.

Base zone standards will be met.

- 20% of the building use
- 24 parking spaces on site.

OFFICE

GROW SPACE

- 15,500 sq ft
  - 1,850 sq ft
  - Vacant Office
  - Common Areas
- TOTAL



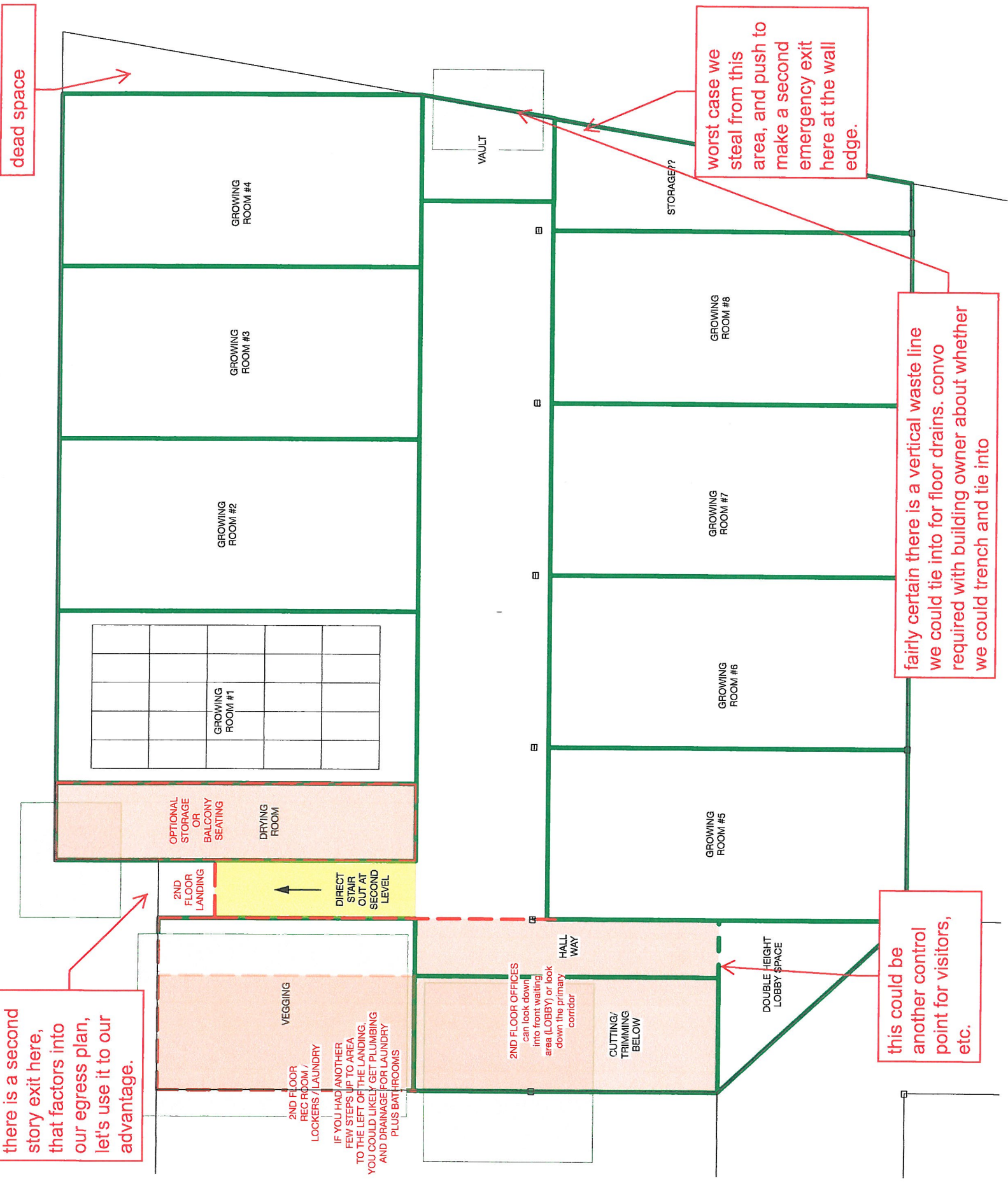
dead space

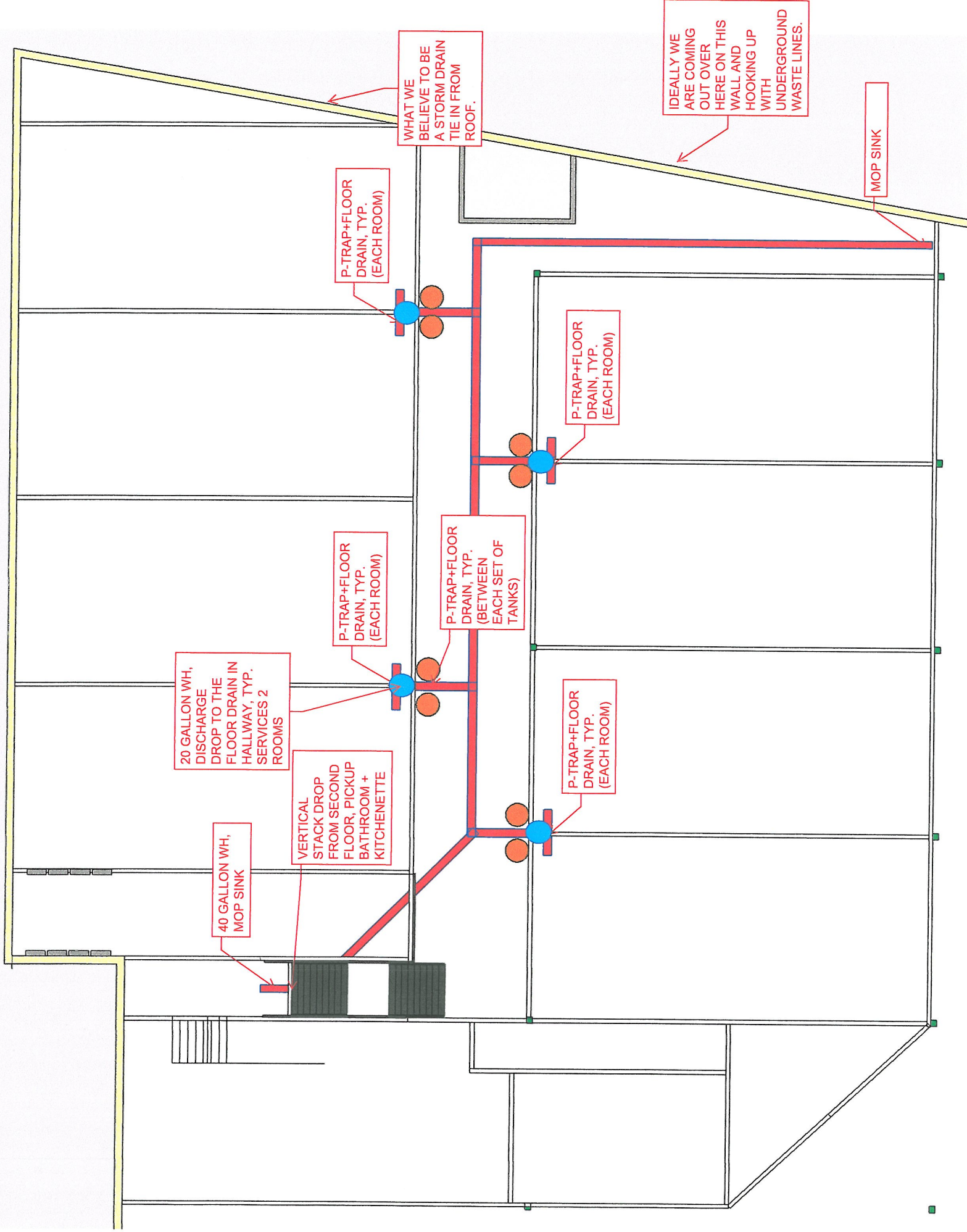
worst case we steal from this area, and push to make a second emergency exit here at the wall edge.

fairly certain there is a vertical waste line we could tie into for floor drains. convo required with building owner about whether we could trench and tie into

this could be another control point for visitors, etc.

there is a second story exit here, that factors into our egress plan, let's use it to our advantage.





WHAT WE BELIEVE TO BE A STORM DRAIN TIE IN FROM ROOF.

IDEALLY WE ARE COMING OUT OVER HERE ON THIS WALL AND HOOKING UP WITH UNDERGROUND WASTE LINES.

MOP SINK

P-TRAP+FLOOR DRAIN, TYP. (EACH ROOM)

P-TRAP+FLOOR DRAIN, TYP. (EACH ROOM)

P-TRAP+FLOOR DRAIN, TYP. (EACH ROOM)

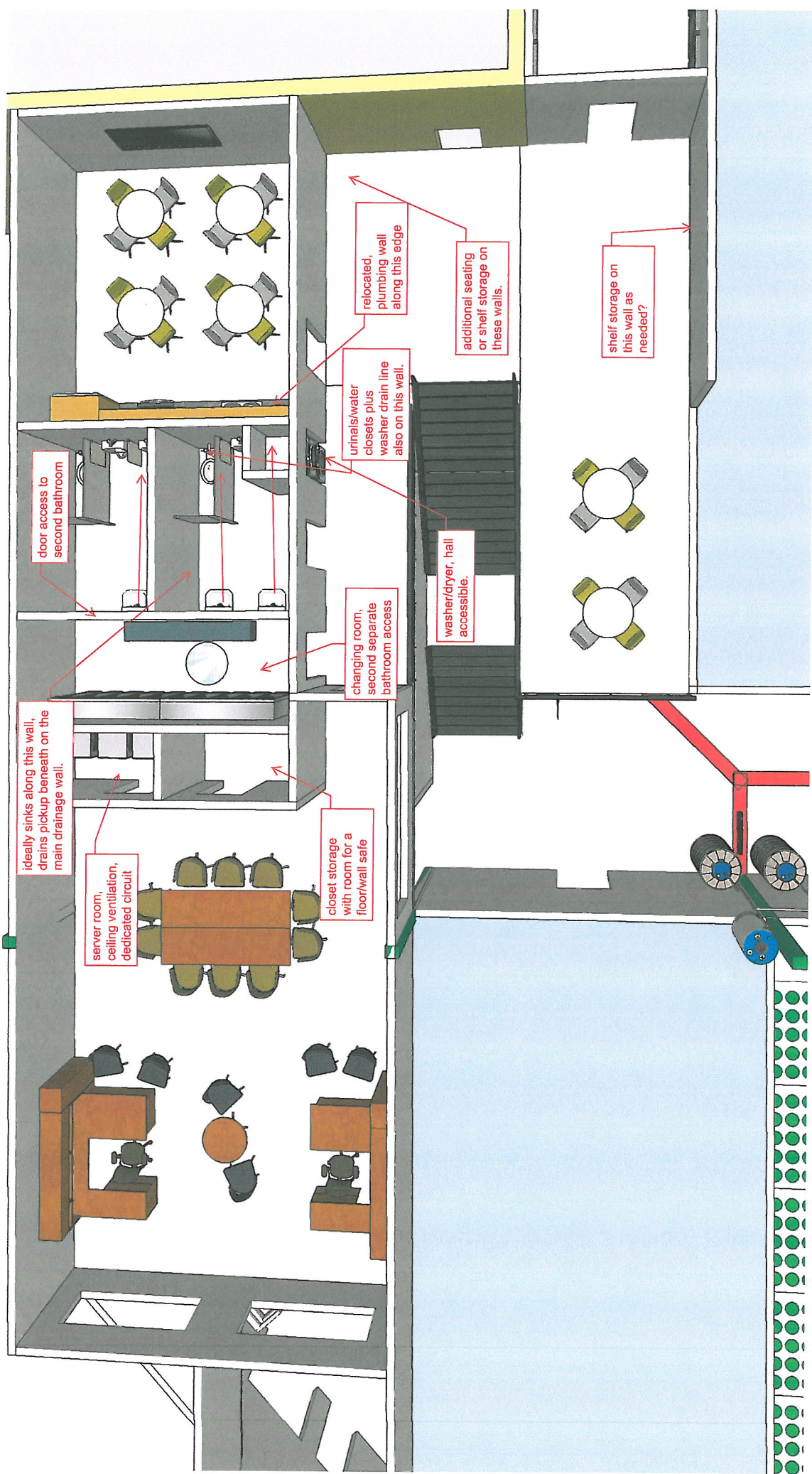
P-TRAP+FLOOR DRAIN, TYP. (BETWEEN EACH SET OF TANKS)

20 GALLON WH, DISCHARGE DROP TO THE FLOOR DRAIN IN HALLWAY, TYP. SERVICES 2 ROOMS

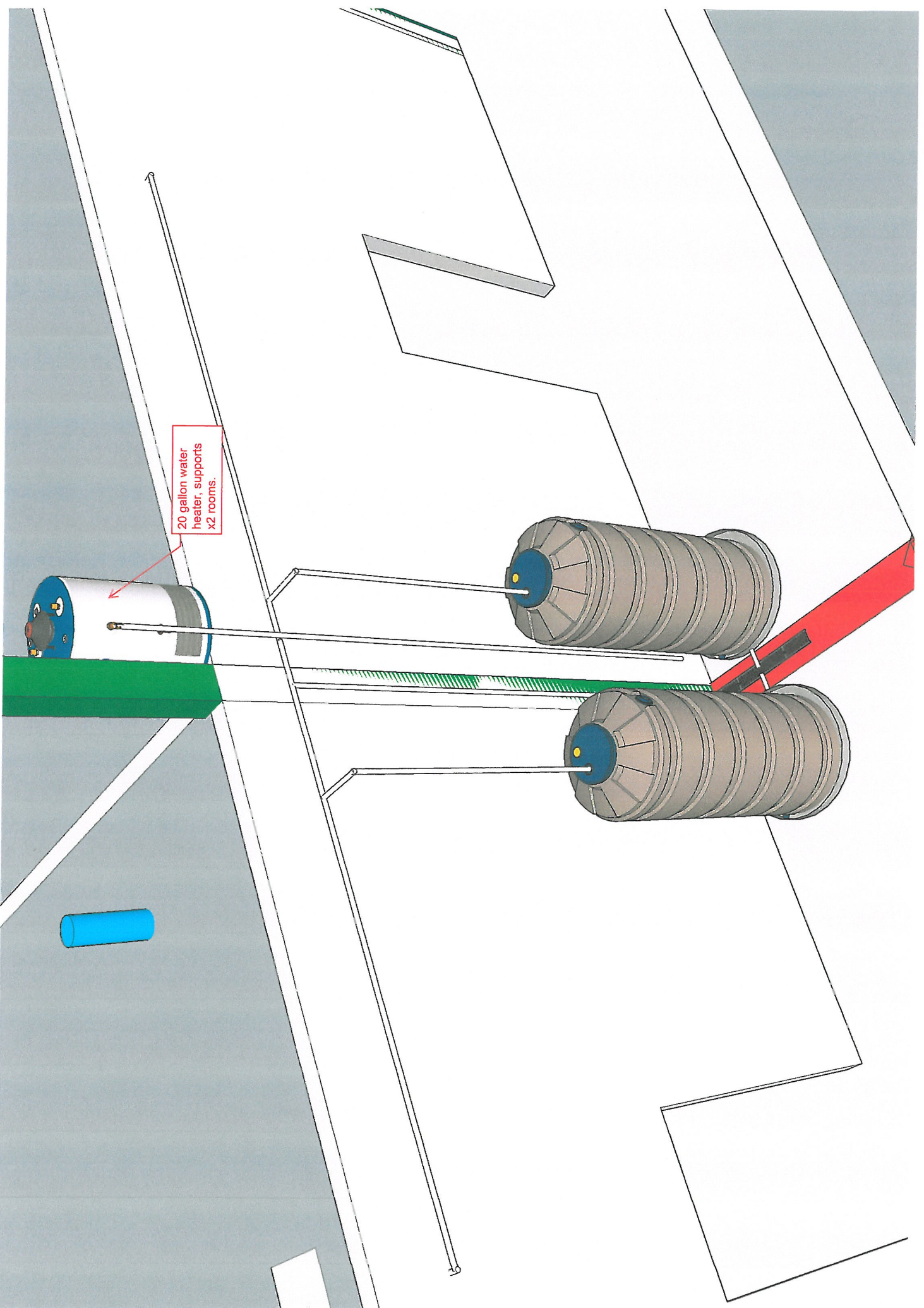
VERTICAL STACK DROP FROM SECOND FLOOR, PICKUP BATHROOM + KITCHENETTE

40 GALLON WH, MOP SINK

P-TRAP+FLOOR DRAIN, TYP. (EACH ROOM)



20 gallon water heater, supports x2 rooms.



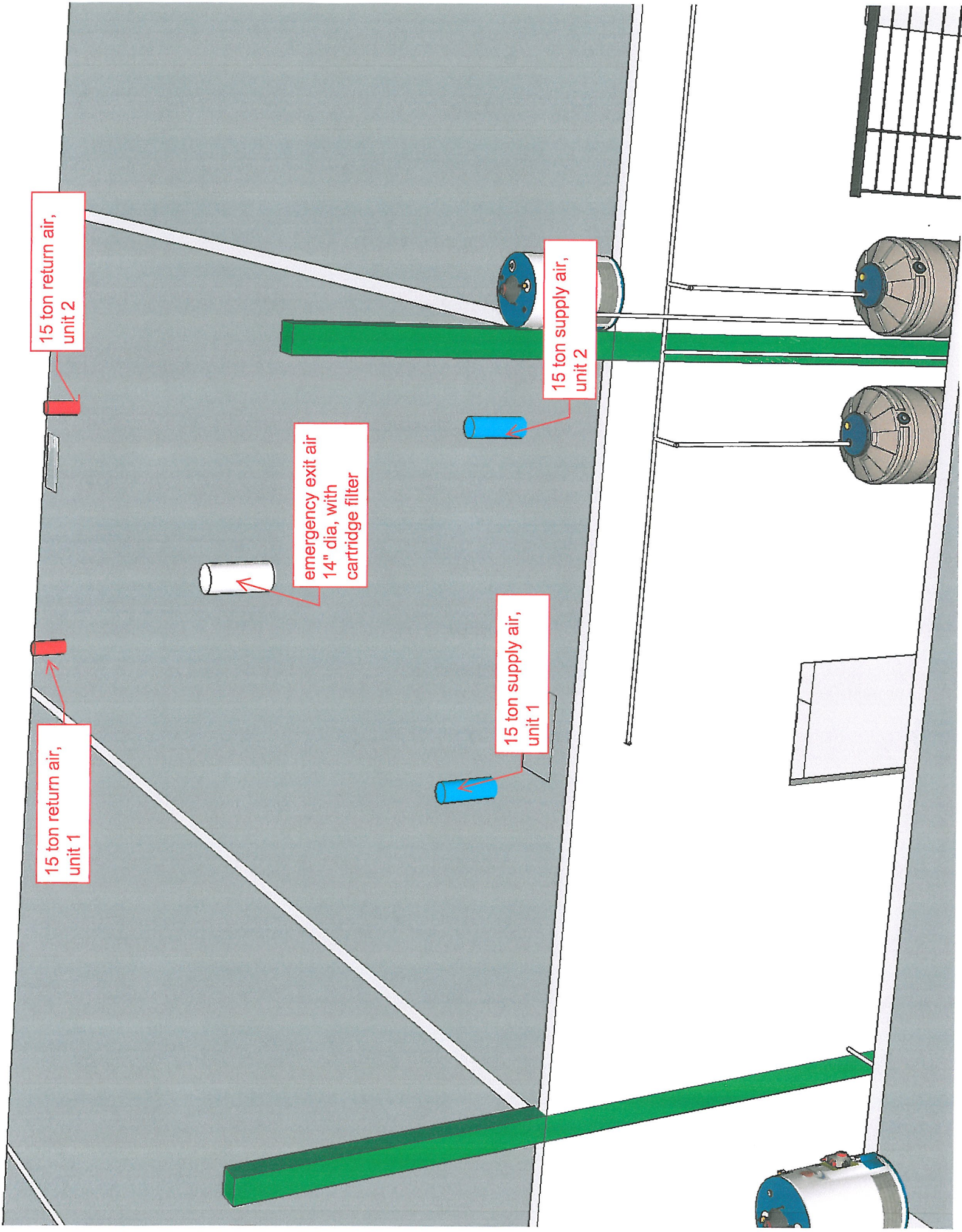
15 ton return air,  
unit 2

15 ton return air,  
unit 1

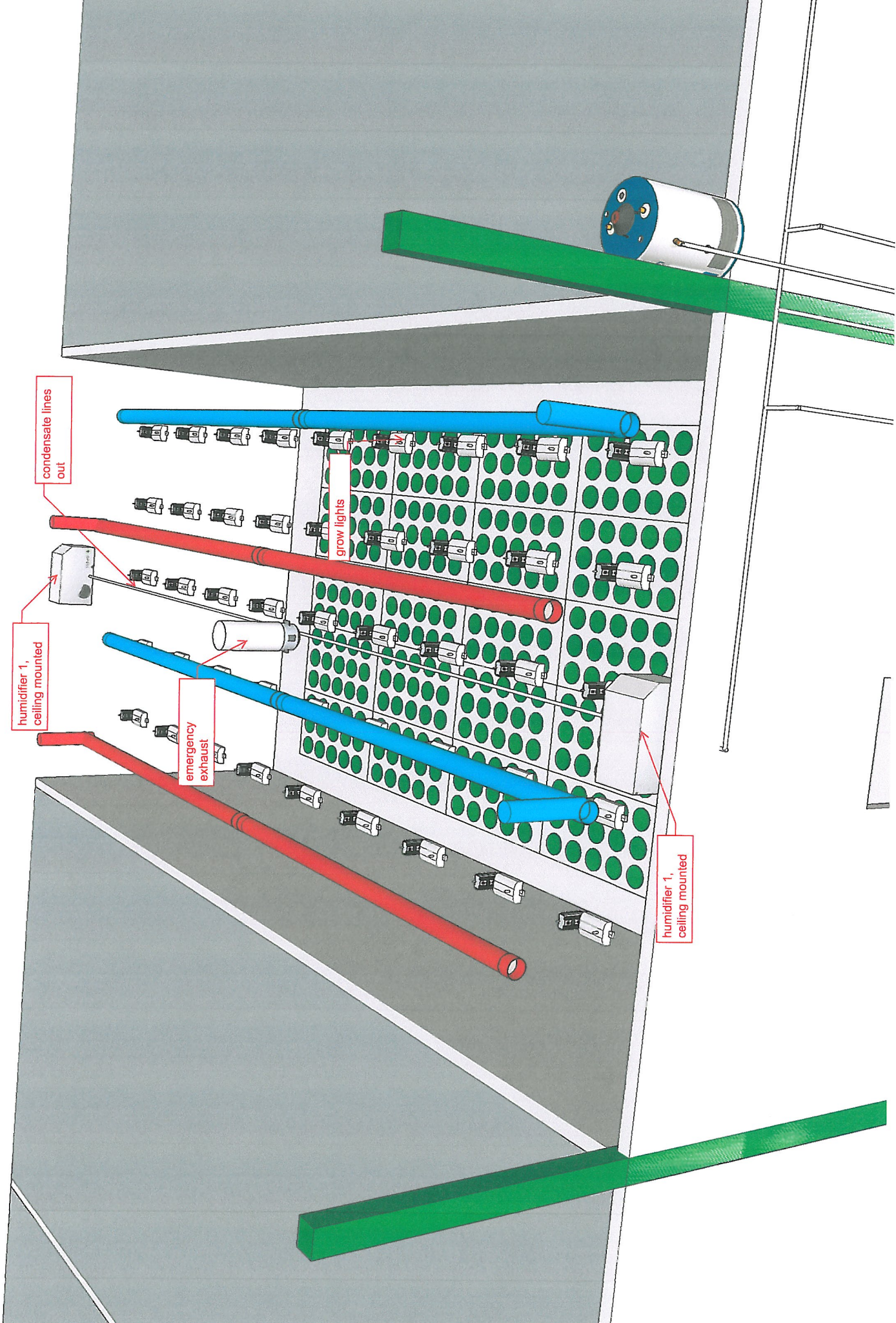
emergency exit air  
14" dia, with  
cartridge filter

15 ton supply air,  
unit 1

15 ton supply air,  
unit 2







condensate lines out

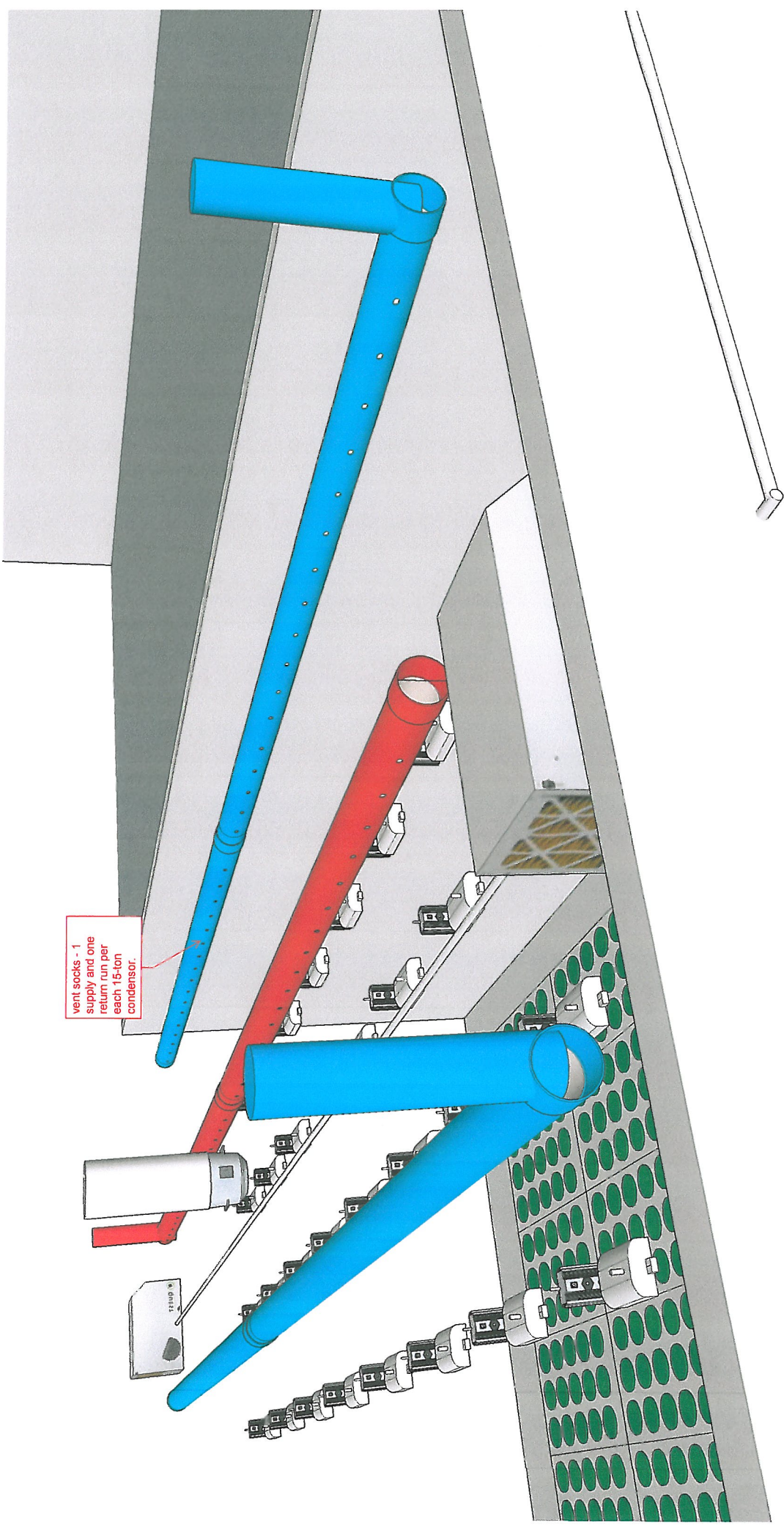
humidifier 1, ceiling mounted

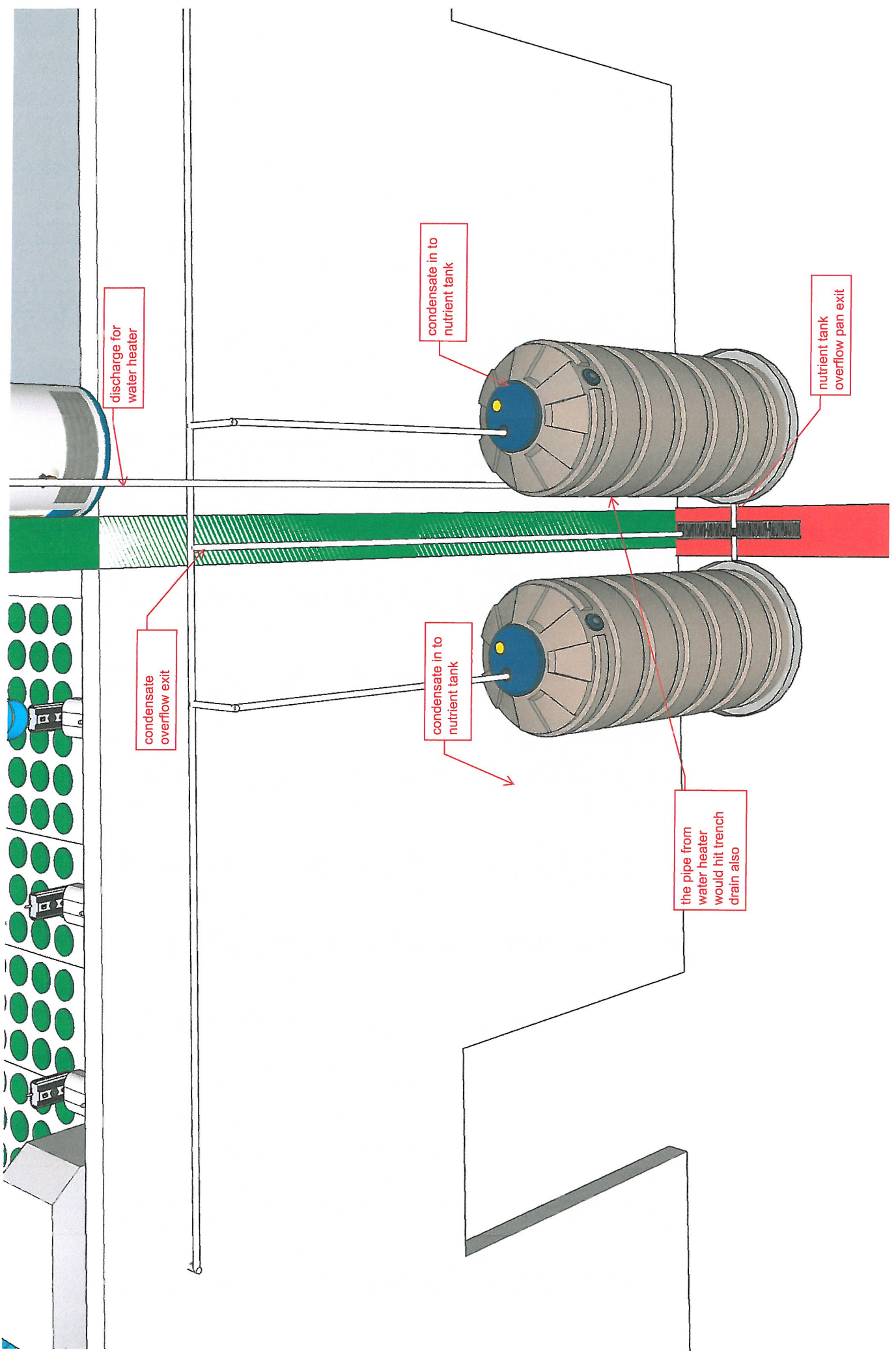
emergency exhaust

grow lights

humidifier 1, ceiling mounted

vent socks - 1  
supply and one  
return run per  
each 15-ton  
condensor.





discharge for water heater

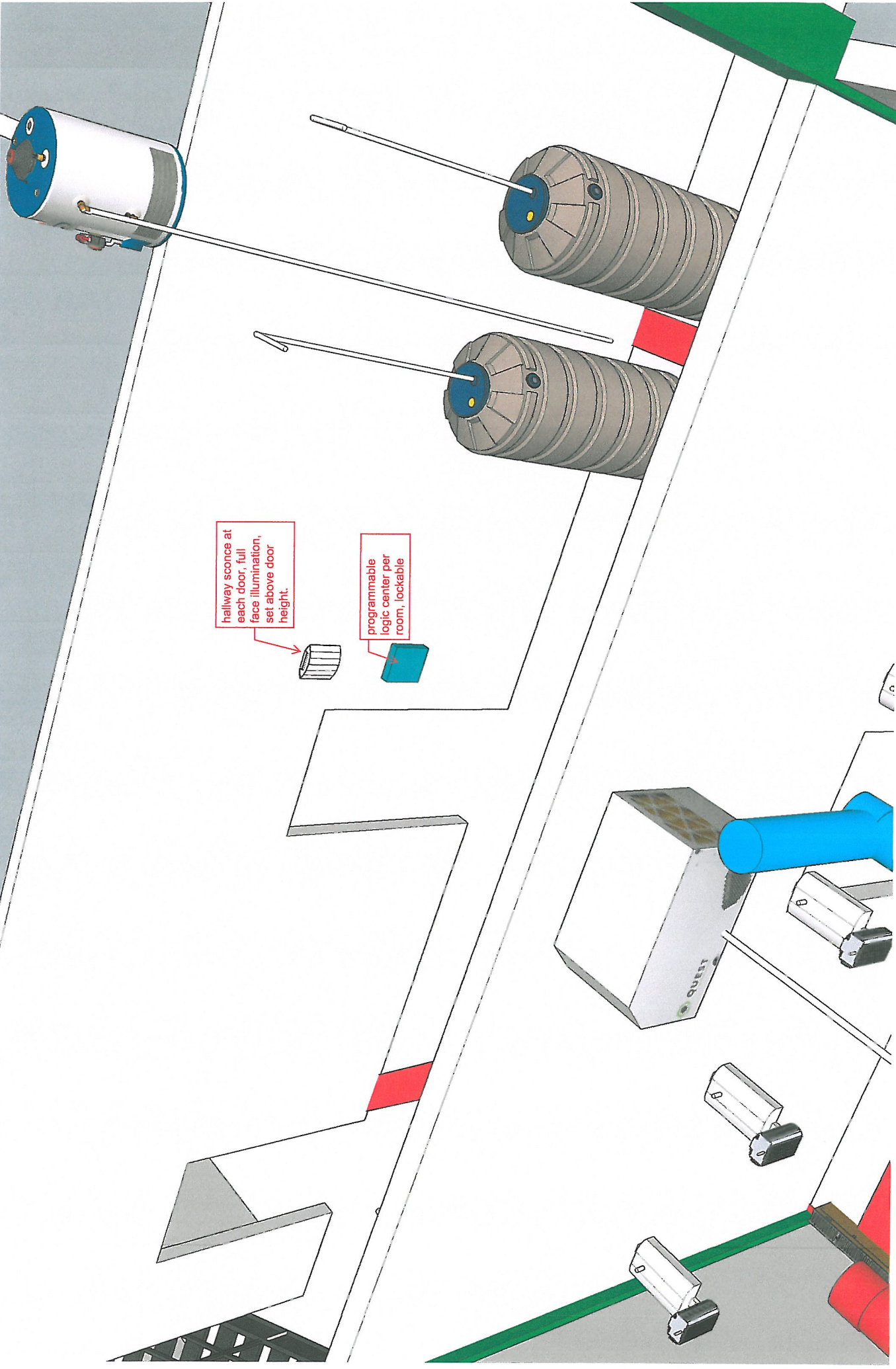
condensate in to nutrient tank

nutrient tank overflow pan exit

condensate overflow exit

condensate in to nutrient tank

the pipe from water heater would hit trench drain also



hallway sconce at each door, full face illumination, set above door height.

programmable logic center per room, lockable



# OREGON LIQUOR CONTROL COMMISSION REQUEST Land Use Compatibility Statement

**CITY/COUNTY USE ONLY**  
 Date delivered by license applicant: \_\_\_\_\_  
  
 Received by (print): \_\_\_\_\_  
  
 Initial: \_\_\_\_\_

**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:  Phone:

Mailing Address:  Rm/Ste:

City:  State:  ZIP:

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

Proposed Premises Address:  Rm/Ste:

City:  County:  ZIP:

Tax Lot #\*:  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):  
 Tier 2 Marijuana Production Operation. 10k sq ft Flowering Canopy. 15,500 sq. ft. total occupancy area.

Section 2 – To be Completed by Local Jurisdiction

Site Location:

- Inside city limits     Inside UGB     Outside UGB

Name of Jurisdiction:

Property Zoning of  
Proposed Premises:

- 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:

Name of Reviewing Local Official (print):

Title:

Date:

Email:

Phone:

Signature:

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**

