



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: DEV-2016-0069

Review type*: I II III IV V

☐ CHECK ALL APPLICATION TYPES THAT APPLY:		
<input type="checkbox"/> Amendment to Maps and/or Ordinances: <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Community Service Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Downtown Design Review <input type="checkbox"/> Extension to Expiring Approval <input type="checkbox"/> Historic Resource: <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion	<input type="checkbox"/> Land Division: <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input type="checkbox"/> Subdivision <input type="checkbox"/> Miscellaneous: <input type="checkbox"/> Barbed Wire Fencing <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review <input type="checkbox"/> Nonconforming Use Alteration <input type="checkbox"/> Parking: <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking <input type="checkbox"/> Planned Development <input type="checkbox"/> Preliminary Circulation Plan	<input type="checkbox"/> Residential Dwelling: <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Duplex <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Temporary Dwelling Unit <input type="checkbox"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input type="checkbox"/> Variance: <input type="checkbox"/> Building Height Variance <input type="checkbox"/> Use Exception <input type="checkbox"/> Variance <input type="checkbox"/> Willamette Greenway Review <input type="checkbox"/> Other: _____ Use separate application forms for: <ul style="list-style-type: none"> • 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): Bella Caramella, LLC

Mailing address: 2100 SE Ochoco St. Zip: 97222

Phone(s): 310-508-3689 E-mail: maver8942@yahoo.com

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: _____ Zip: _____

Phone(s): _____ E-mail: _____

SITE INFORMATION:

Address: 2100 SE Ochoco St. Map & Tax Lot(s): 11E25BB06500

Comprehensive Plan Designation: _____ Zoning: M Size of property: 6,749 SF

PROPOSAL (describe briefly): change in primary use to recreational marijuana processing

SIGNATURE: [Signature]

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: Michelle Aver Date: 12/14/16

IMPORTANT INFORMATION ON REVERSE SIDE

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file		\$			\$	RECEIVED DEC 14 2016 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$		\$		
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:		RCD BY:	

Associated application file #s (appeals, modifications, previous approvals, etc.):

Neighborhood District Association(s):

Notes:

*After discount (if any)



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For all Land Use Applications
(except Annexations and Development Review)

Submittal Requirements

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.
Applications without the required application forms and fees will not be accepted.
2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.
Where written authorization is required, applications without written authorization will not be accepted.
3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.
Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary on-site "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.
4. **Detailed statement** that demonstrates how the proposal meets all applicable application-specific approval criteria (check with staff) and all applicable development standards (listed below):
 - a. **Base zone standards** in Chapter 19.300.
 - b. **Overlay zone standards** in Chapter 19.400.
 - c. **Supplementary development regulations** in Chapter 19.500.
 - d. **Off-street parking and loading standards and requirements** in Chapter 19.600.
 - e. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.
5. **Site plan(s), preliminary plat, or final plat** as appropriate.
See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.
6. **Copy of valid preapplication conference report**, when a conference was required.

APPLICATION PREPARATION REQUIREMENTS:

- Five hard copies of all application materials are required at the time of submittal (unless submitted electronically). Staff will determine how many additional hard copies are required, if any, once the application has been reviewed for completeness.
- All hard copy application materials larger than 8½ x 11 in. must be folded and be able to fit into a 10- x 13-in. or 12- x 16-in. mailing envelope.
- All hard copy application materials must be collated, including large format plans or graphics.

ADDITIONAL INFORMATION:

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: <http://www.milwaukieoregon.gov/communityservices/neighborhoods-program>.
- Submittal of a full or partial electronic copy of all application materials is strongly encouraged.

As the authorized applicant I, (print name) Michelle Aver, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

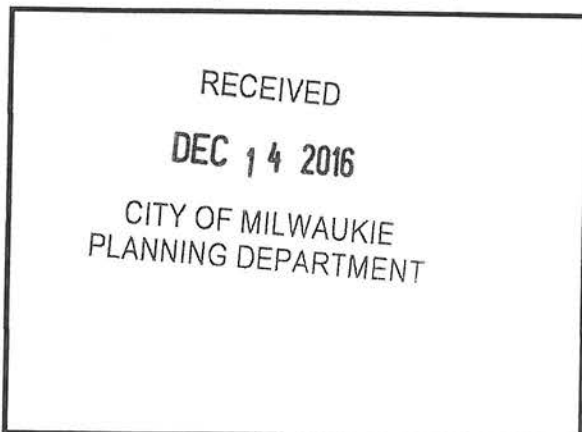
Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: 

Date: _____

Official Use Only

Date Received (date stamp below):





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Development Review Application Worksheet

This worksheet is intended to assist you in determining if a development review application is needed. If a Type I development review is required, this form can be used to complete the application. Not all information requested on this form may be needed for your project. Please discuss your project with Planning Department staff prior to completing this form.

Step 1: Review Type

Exempt from Development Review	Type I Development Review Excludes single-family structures/ accessory structures	Type II Development Review
<input type="checkbox"/> Single-family detached or attached structures (new or addition). <input type="checkbox"/> Single-family residential accessory structures. <input type="checkbox"/> Modifications to interior of existing buildings with no change of use.	<input type="checkbox"/> New development. <input type="checkbox"/> Expansions or modifications to structures. <input checked="" type="checkbox"/> Change in primary use (with or without development or expansion). <input type="checkbox"/> Parking area expansion/modification of 5 or more spaces.	<input type="checkbox"/> New construction in BI Zone >1,000 sq ft. <input type="checkbox"/> New construction in M Zone >1,000 sq ft AND within 120 ft of residential zone. <input type="checkbox"/> New development reviewed against discretionary criteria/standards. <input type="checkbox"/> Large-scale projects/approval criteria not appropriate for Type I review.
<i>Development review not required. Project can proceed to obtaining building permit.</i>	<i>Development review application required. Application can be made by completing a land use application form, along with this form, and submitting development permits for review.</i>	<i>Preapplication conference is required prior to submitting a development review permit. Please discuss the preapplication conference with Planning Department staff.</i>

Step 2: Information for Type I Development Review Application

If your project has already received land use approval, please indicate the file number: _____

Description of overall project

Site Address: 2100 SE Ochoco St.

Change in Primary use (vet clinic) to (recreational ms processing)	

Description of use(s): List characteristics of uses that are or will be present on-site. Relevant information will vary depending on zoning. Commonly required information includes good/services provided, items manufactured or stored, and number of employees. *M Zone uses: refer to Milwaukie Municipal Code (MMC). 19.309.1. BI Zone uses: refer to MMC 19.310.2-4.*

Processing
(a)

Processing marijuana into concentrates and extracts
Processing marijuana into edibles

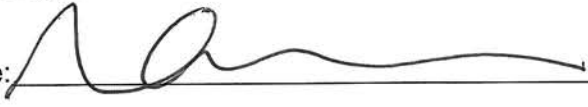
Floor areas: Floor areas are needed for evaluating parking ratios and the M Zone use standards in MMC 19.309.1.

Use	Existing Sq Ft	Proposed Sq Ft	Total Sq Ft
Office	500sqft	—	
Kitchen	1000sqft	—	
Production	1000sqft	—	

Other information: Use this space to provide other information that Planning Staff needs for review of the project. Examples: uses that base parking on something other than sq ft, zoning overlays, other existing uses on multitenant sites.


Parking has been updated
Parking curbs added and space line added

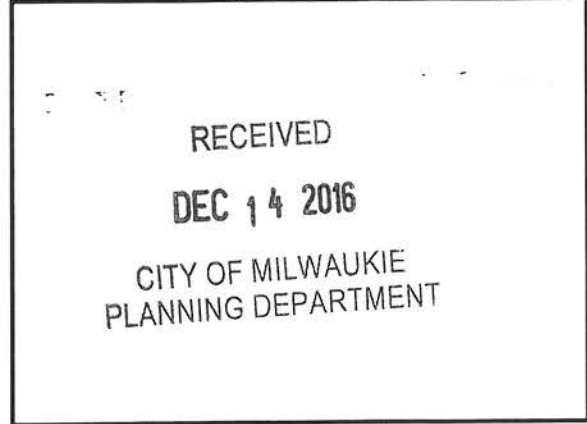
As the authorized applicant I, Michelle Aver (print name), attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Applicant Signature: 

Date: _____

Official Use Only Date Received (date stamp below):

Received by: 



19.309.1-We intend to promote clean, employee intensive cannabis processing (for concentrates, extracts, and edibles), serving no public entity however obtaining a license to wholesale products to other OLCC licensed establishments.

Proposed Use-Processing cannabis concentrates, extracts, and edibles for the recreational market.

Concentrates and extracts: Using a professional grade closed loop system, approved by the ODA, OSHA, and fire Marshall. We will use butane, dry ice, and isopropyl alcohol.

- Edibles: Each batch of gummies (1-5lb bag) makes roughly 155 gummies.
- We can combine batch numbers made on the same day with the same harvested cannabis.

- We add 1-1.15 grams of decarboxylated BHO to each batch.
- Each gummie should be roughly 4.90-5.05mg THC per serving.
- One gummie is one serving.

Hard Candy Ingredients

3 & ¾-Cups granulated sugar

1& ½-Cups light corn syrup

1-Cup Water

2 Teaspoons Flavoring

Hard Candy Recipe and Step by Step-Combine sugar, corn syrup and water in 2 qt. or larger saucepan. Stir over medium heat until sugar dissolves. Bring mixture to a boil without stirring. When syrup temperature reaches 260 degrees (F), add color & CANNABIS Extract. Do not stir! Remove from heat at 300 degrees (F). When boiling action, ceases stir in flavoring. Pour syrup into lightly canola oiled molds. When cool break into pieces and store in airtight container. NOT THE FRIDGE!!!!!!!

Gummie Ingredients-5 lb. bag Albanese Gummie Bears (Flavor Specific)

Gummie Recipe & Step by Step-Pour 5lb bag of Albanese gummie bears into a crock-pot. Meltdown gummie bears on high. Add color & CANNABIS Extract. Pour half of the gummie from crock-pot to the confectionary funnel. Pour gummie into lightly canola oiled molds from confectionary funnel. Pour the rest (other ½) of the crock-pot into funnel and finish pouring the gummie into the lightly canola oiled molds from the confectionary funnel. COOL & STORE IN FRIDGE.

Hours of Operation-9am-6pm Monday-Friday

Number of Employees-4

Expected Customer Activity-None. We will receive weekly shipments of raw product and will use the space between the city and our building (entering from Ochoco ONLY) 15min unloading truck space

RECEIVED

DEC 14 2016

CITY OF MILWAUKIE
PLANNING DEPARTMENT

Paint booth shall be vented to exterior.

Add 2 layers of 5/8 sheetrock to existing 1/2 sheetrock.

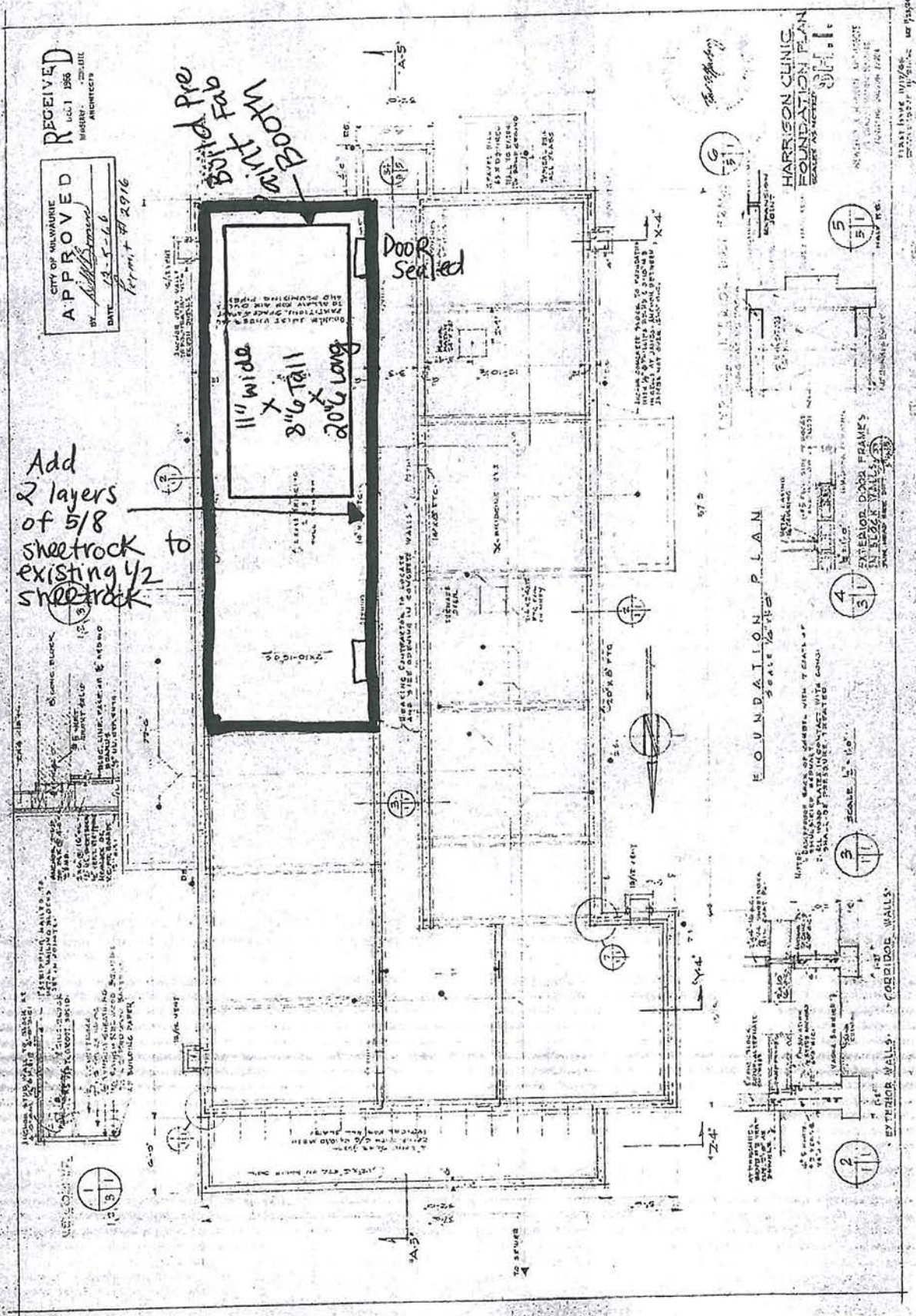
BOOTH
BOOTH
BOOTH

Door Sealed

11" wide
X
8" tall
X
20' long

RECEIVED
JUL 1 1986
HARRISON ARCHITECTS

CITY OF MINNAPOLIS
APPROVED
BY: *[Signature]*
DATE: 12-5-86
PROJECT # 2916



Proposed Floor Plan



www.milwaukieoregon.gov

Address: 2100 SE OCHOCO ST, MILWAUKIE, OR 97222
Parcel Number: 11E25BB06500

Transaction Receipt

Record Number: 601-16-000112-PLNG

Receipt Number: 12074

MILWAUKIE

6101 SE Johnson Creek Blvd

Milwaukie, OR 97206

Phone: 503-786-7613

building@milwaukieoregon.gov

Receipt Date: 12/14/16

Fee Items Paid

DESCRIPTION	ACCOUNT CODE	AMOUNT PAID
Development Review	110-000-4480-0000	\$200.00
		\$200.00

Payment Summary

PAYMENT METHOD	PAYER	COMMENTS	AMOUNT PAID
Check- Check Nbr: 1048	BELLA CAMELLA LLC 2100 SE OCHOCO ST	PAYOR IS BELLA CAMELLA LLC 2100 SE OCHOCO ST	\$200.00
			\$200.00