

SALEM HEARINGS OFFICER MINUTES
December 4, 2019

Hearings Officer
Jim Brewer

Staff Present
Brandon Pike, Planner I
JR Ryan, Recorder

Hearings Officer Jim Brewer called the meeting to order at 5:30 p.m. City of Salem staff members present were Brandon Pike, Planner I, and JR Ryan, Recorder.

1. PUBLIC HEARING ON A CONDITIONAL USE

- **CASE NO. CU-SPR19-07; 4055 Turner Road SE**

Request: A conditional use application to add a cannabis concentrate processing operation, classified as a heavy manufacturing use, to an existing marijuana production facility. The subject property is zoned IG (General Industrial), and located at 4055 Turner Road SE (Marion County Assessor map and tax lot number: 082W07B / 02100).

Mr. Brewer read the applicable criteria into the record. No objection to jurisdiction was raised and the public hearing was opened at 5:33 p.m.

Case Manager Brandon Pike entered the staff report, all attachments, and the presentation into the record and proceeded with the presentation.

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer APPROVE the request for a conditional use and site plan review application Review to allow a marijuana extraction use, classified as heavy manufacturing, within an existing building, for property located at 4055 Turner Road SE subject to the following conditions of approval:

- Condition 1:** The cannabis concentrate processing shall be performed as described in the applicant's written statement included as **Attachment C**.
- Condition 2:** Provide an updated waste management and disposal plan, in accordance with SRC 74.210.
- Condition 3:** The cannabis processing facility shall utilize an air filtration system to ensure that odor impacts upon neighboring properties are minimized.

At this time the Hearings Officer had questions for Staff.

PERSONS TESTIFYING:

Applicant: Randy Hudnall, 4055 Turner Road SE

At this time, the Hearings Officer had questions for the applicant.

Neighborhood Association: None

Support: None

Oppose: None

Neutral: None

Evidence Received From:

Support: None

Oppose: None

Neutral: Steve Ward 6998 Schakarum Lane

Rebuttal: Randy Hudnall, 4055 Turner Road SE

At this time the applicant waived the additional 7-day period for written argument.

With no further questions or testimony to present, the Hearings Officer closed the public hearing at 5:54 p.m.

At this time the Hearings Officer had questions for Staff.

The Hearings Officer adjourned the meeting at 5:59 p.m.

Prepared by: JR Ryan, December 4, 2019

Approved: December 5, 2019

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