



January 30, 2025

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Jamie Donaldson, Planner III
City of Salem Planning Division
555 Liberty Street SE
Room 305
Salem, OR 97301

RE: Response to Neighborhood Association Questions (No. 24-121452-PLN)
Our File No: 44568-00001

Dear Jamie:

This letter is in response to the email you sent to me on January 23, 2024, responding to questions you received from the Northgate Neighborhood Association (the "**Neighborhood Association Comments**"), regarding the Applicant's request for a Conditional Use Permit. In response, we provided an email letting you and the representatives of the Northgate Neighborhood Association ("the "**Neighborhood Association**") know that we would provide this response. This response to the Neighborhood Association Comments is intended to supplement the record for the reference number provided above. Each item raised by the Neighborhood Association is identified as set out in bold and italics with Applicant's response in plain text below. Terms capitalized, but not defined herein, shall have the same meaning as defined in the Application accepted by the City on October 18, 2024 and as supplemented by the Applicant's Response to Incomplete Letter dated December 12, 2024, for the reference number provided above (the "**Application**").

1. ***We understand that this station is to bring medical waste and toxic material from many counties. We were told Marion, Multnomah. Are there more? If so, which counties?***

The Applicant will only be accepting medical waste from Marion and Multnomah counties. Medical waste is not toxic material. The Applicant is already accumulating this medical waste which it delivers to the ReWorld incinerator in Brooks, Oregon for incineration. As the incinerator is closing, the Applicant is purchasing a treatment machine that will allow for the treatment of the medical waste, converting it into solid waste which is the type of waste typically produced by households. This solid waste will be reloaded into trucks outfitted with trash compactors, compacted and delivered to a landfill. Medical waste is already present on the Property under the existing use, the conditional use permit will allow for the addition of treatment and transfer components to an existing permitted use.

- 2. *Therefore with a small machine to be used, over time, with so much going on with repeated usage, what are the chances of leakage, spillage, the machine not working due to stress from overuse? It is only one machine to handle all this?***

This machine is designed to run continuously throughout a business day and will be appropriately serviced and maintained, including monthly calibration and quarterly scheduled maintenance. The machine has been reviewed and approved for the volume of waste that the Applicant is proposing to treat.

Prior to being loaded into the machine, the waste is contained in a closed container that is then connected directly to the machine, eliminating the chance of leakage or spillage. In the event there was an operational failure, any spillage would be cleaned up immediately, in accordance with applicable federal, state, and local rules governing this type of waste. The Applicant is proposing to operate fully within the building, meaning that, other than the movement of contained medical waste to the machine and contained solid waste from the machine, any potential leak or spillage would be located entirely within the building, further limiting any theoretical leakage or spillage.

- 3. *What are the chances of this machine's capacity not being enough that it is leaking into the air?***

There is no possibility of pollution leaking into the air. If there was a byproduct released from the machine, that byproduct would be ozone, which dissipates rapidly, converting into oxygen. Pathogens are not able to leak into the air in the manner theorized here. The operation of the machine has been reviewed and approved by DEQ, where these types of concerns were accounted for. Below are two links showing the treatment process and providing additional detail regarding the operation of the machine:

<https://www.cmsimaging.com/cleanwaste.html>

<https://www.cleanwastesystems.com/processing-systems#OMWMachines>

- 4. *As you know there are immediate workers in the area next to this station. How are you going to consider them if something happens to them due to this environmental issue?***

Adjacent property owners, tenants, residents, and workers in the area have already been approached and the process has been explained to them. Many of them have submitted letters in support of the Application, as noted above, the proposed use does not put them at an elevated risk, especially in comparison to the other manufactured uses in the industrial park, many of which utilize chemicals that present a higher level of risk to workers.

- 5. *There are residential single houses at the SW side? How are you going to compensate them should they get medical issues after the machine starts running?***

There is one property that is zoned residential that does back up to the Property. The Applicant approached that property owner to explain the Application and he has submitted a letter in support of the conditional use change we are seeking. There are no other residential properties sharing a property line with this location. As outlined above, the Proposed Use does not represent an environmental risk to the adjacent properties.

6. *Why can't this be placed outside of this area, away from the community, in a state owned property? That could be considered due to it being from more than one county, if not more than two.*

This type of use is permitted as a conditional use in the zone and the Applicant has demonstrated that it is able to operate on the Property without negatively impacting any of the neighboring properties. This is a private business that is being located on private property. As coverage of the closing of Covanta has demonstrated, the ability of Marion County and the State to locate this type of use outside of a City or on public land is limited and there is no indication that the public sector is pursuing that option at this time. Further, locating the treatment and transfer facility within the City of Salem on land that has been identified by the City of Salem for this type of use allows for disposal rates to remain lower than they might be if the operation was operated outside of the City of Salem, benefiting the citizens of Salem and providing a needed service in the region.

7. *After it's converted to solid waste, where does all that go? Why is Northgate always considered a "dumping ground?" We have quality people here too.*

After the Medical waste is converted into solid waste it will be transferred to an approved landfill for final disposal. There will not be a long-term accumulation of solid or medical waste on the Property.

The Applicant is committed to being a good neighbor and has worked to reach out to all of the adjacent property owners in order to discuss the Application and address any concerns they may have. Many of these neighbors have signed letters in support of the Application, which have been submitted into the record. Please feel free to reach out with any other questions or concerns. As I indicated in our original outreach to the Neighborhood Association on October 16, 2024 and reiterated in my email on January 27, 2025, the Applicant is happy to attend your Neighborhood Association meeting and answer any additional questions you may have.

Sincerely,



MARGARET Y. GANDER-VO
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Voice Message #374

MYG:bg
cc: Client (via email only)