

SECTION A: Landfill Size/Capacity/Longevity

Introduction:

The following is a complete list of findings and recommendations put forth by individual members of the subcommittee. They have not been vetted and approved by the full subcommittee, and the majority and minority opinions have not been noted. The subcommittee will continue to work to refined these elements further.

Key Findings:

A) Size

1. 194 acres zoned landfill site. An additional 56-acre parcel south of Coffin Butte Road, while zoned LS, would not be used for disposal of solid waste unless approved by a conditional use permit and Department of Environmental Quality permit for solid waste landfill use.
2. 23 tax lots associated with the landfill. Five tax lots include landfill cell disposal area. The most recent tax lots associated with the landfill were purchased in 2001 (non-disposal areas).
3. Historical permitted capacity benchmarks
4. Reported remaining airspace increased by over 6,000,000 Cubic Yards between 2003 and 2004. Since 2004, reported remaining airspace has decreased gradually, while total permitted airspace has remaining somewhat constant. As of end 2021 approximately 44% of permitted capacity remained unused.
5. Near-term (circa 2025) capacity adjustments for 5-year operating plan
6. Due to an expected additional influx of tonnage in 2017 (approximately 70% year-over-year increase in CY2016-2017 was due to redirected flow from Riverbend to Coffin Butte), in December 2016 the franchisee and Benton County executed a MOU agreeing to an expected increase in Coffin Butte intake volume “for a term of 1-2 years.” The slow downward trend in intake volume in the 2006-2010 period is explained by the franchisee as resulting from the economic downturn of 2008. The decreased intake volume in 2020 is attributed to the Covid-19 outbreak.
7. Washington County waste tonnage accepted at the landfill increased by over 400% between 2016-2017, with the increased tonnage continuing through 2019.

B) Specific locations

1. Map of the landfill shows current and planned cells (G-03)
2. The overview map included in the [Benton County & Valley Landfills MOU Relating to Land Use Issues \(2002\)](#) document, included here as Figure 6, clarifies the zoning boundaries. Of these 266 acres, 194 acres, all on the north side of Coffin Butte Road, were approved for waste disposal.

C) Assumptions (e.g. when will the landfill close?)

1. The most recent estimates from Republic Services project the site life of the landfill to be between 14.54-15.99 years, with two scenarios of accepting either 1,000,000 tons/year or 1,100,000 tons/year, each at a 2022 3-year Density

Average of 0.999 Tons/CY, which assumes the quarry area will be fully excavated by the time the current cell disposal areas are full.

2. The quarry

Key Recommendations:

- A) Size
- B) Specific locations
- C) Assumptions (e.g. when will the landfill close?)

Additional Information:

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- The full Subcommittees Report can be found [here](#).

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