

Please consider for insertion in “**Compliance with Past Land Use Approvals**”
Document

**DRAFT EXAMPLE OF INFORMATION DESIRED UNDER
“REQUEST” IN COMPILATION OF LAND USE COMMON
UNDERSTANDINGS EXAMPLE CP-74-01**

FROM RECENT (MOST RECENT??) WORKGROUP VERSION.

Designating Coffin Butte Landfill as a regional sanitary landfill site as
recommended in the Chemeketa Regional Solid Waste Program Report¹
and Sanitary Landfill expansion.

**CONCEPT DRAFT OF CONTENT FOR SUBCOMMITTEE TO
CONSIDER 10/26/22**

Exact text from source document (see abbreviated version on
page 3)

**SUMMARY OF PLANNING COMMISSION DECISION
COFFIN BUTTE SANITARY LANDFILL EXPANSION
CONDITIONAL USE REQUEST
March 5, 1974**

Chairman James Davenport suggested to the Commission that
the conclusion be documented into two separate motions:

(1) A decision of approval or denial designating the Coffin Butte
area as a regional landfill site and (2) A motion relative to the
specific conditional use application from Robert Bunn, et al.,
Corvallis Disposal Company, including any qualifications or
stipulations.

Dale Schrock moved and it was properly seconded that the Coffin
Butte area be approved as a regional sanitary landfill site as
recommended in the Chemeketa Regional Solid Waste Program

Report. The motion passed unanimously. (Commissioner Robert Adams abstaining.)

Mark McNabb moved and it was properly seconded that the Robert Bunn et al. Corvallis Disposal Company's conditional use request for sanitary landfill expansion as identified on the attached map be approved with the following conditions:

1. The service area to be served by the Coffin Butte Site should be defined and the approval should be confined to serving only areas MI, WS, VA, DA, KV, MI, CO; AL, LV, and MH, as defined on the enclosed map. Expanding Coffin Butte to serve additional areas should require re-review by the Planning Commission.
2. The site management activities conducted at Coffin Butte should be reviewed periodically by the County Sanitarian (ex-officio member of the Planning Commission). A report of compliance to all state and local standards should be made at least once annually to the Planning Commission by the Sanitarian.
3. Efficient leachate collection and treatment, including the old site, should be maintained by the applicant to insure against pollution of nearby waterways. In addition, wells should be established on the periphery of the solid waste site to monitor any potential seepage into underground aquifers (ground water pollution).
4. Wherever feasible the scars that erode the face of Coffin Butte should be filled and compacted to a condition permitting re-seeding and eventual visual reclamation of the area and including screening with natural vegetation that portion of the subject property abutting the county road.

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5. That by July 1, 1977, a plan including detailed elements on design, location, management, and financing of a solid waste resource recovery system be prepared and submitted to the Planning Commission for further consideration. Until such a plan is completed, the conditional use approval shall be limited to only the sanitary landfill method of waste disposal. Motion passed unanimously subject to conditions 1 through 5. (Robert Adams abstaining).

Signature not imported.

Notes:

- Source File: landfill_land_use_decisions.pdf
- Supporting documents mentioned but not supplied: Map of landfill
- Clarification Attachment: Extent of approved collection area is identified in Figure IV-7 of the Chemeketa Regional Solid Waste Program Technical Report 1974
(https://www.co.benton.or.us/sites/default/files/fileattachments/community_development/page/8136/1974_chemeketa_region_solid_waste_management_program_technical_report_volume_ii.pdf)

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Suggested Excerpt for CUP Document:

Key excerpts:

“approved as a regional sanitary landfill site as recommended in the Chemeketa Regional Solid Waste Program Report.”

“conditional use request for sanitary landfill expansion as identified on the attached map (map not in current file) be approved with the following conditions:

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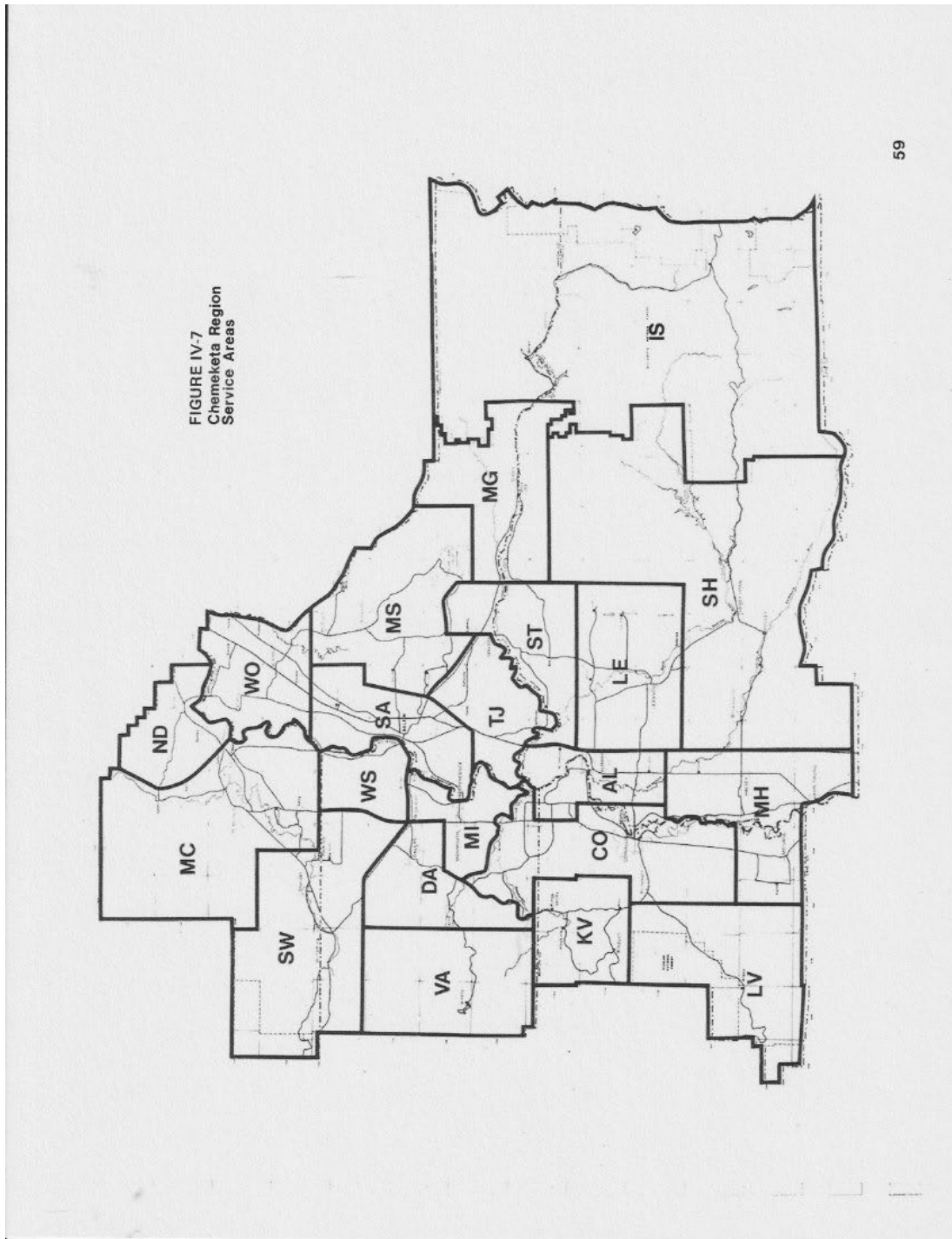


FIGURE IV-7
Chemeketa Region
Service Areas

The Chemeketa Regional Solid Waste Program Report labels specific Chemeketa Region Service Areas, including the general areas of Monmouth/Independence (MI), West Salem (WS), Dallas (DA), Kings Valley (KV), Corvallis (CO), Albany (AL), Lobster Valley (LV), and Monroe/Harrisburg/Halsey (MH), which are mapped and detailed on Figure IV-7 of the Report (Stevens, Thompson & Runyan, Inc., 1974b)

A geographical name for “VA” was not found in the referenced report.