

# COFFIN BUTTE *Landfill*



**89**

EMPLOYEES

**\$135K**

NATIONAL NEIGHBORHOOD PROMISE  
AWARD TO LIVING SOUTHTOWN  
URBAN RENEWAL IN 2019

**70+**

YEARS SERVING  
THE COMMUNITY

**40**

ACRES OF  
WETLANDS

**4K**

HOMES POWERED  
THROUGH LANDFILL  
GAS TO ENERGY PROJECTS

**30**

CNG  
TRUCKS

**1,400**

DIRECT AND  
INDIRECT JOBS CREATED  
STATEWIDE\*

\*From 2017 annual economic impact study

**300+**

INSTALLED LANDFILL  
GAS WELLS

**\$115K**

SUPPORT FOR COMMUNITY  
PARTNERS AND LOCAL  
BUSINESS SINCE THE  
PANDEMIC BEGAN

**\$50K**

IN ANNUAL ROADSIDE  
CLEANUP COSTS

**556**

ACRES DEDICATED TO  
PRESERVATION AND  
NON-LANDFILL  
OPERATIONS

**150**

CUBIC YARDS OF COMPOST  
DONATED TO AREA  
COMMUNITY GARDENS THAT  
GROW LOCAL PRODUCE

**350**

TONS OF ELECTRONICS  
RECYCLED ANNUALLY  
THROUGH OREGON E-CYCLES

**140K**

TONS OF COMPOST  
PROCESSED AT PACIFIC  
REGION COMPOSTING  
EACH YEAR

## Awards & Recognition

At Republic Services, we take action to help make a difference where we work and live. We are making positive impacts every day, and earning noteworthy recognitions in the process.



Member of  
**Dow Jones  
Sustainability Indices**  
Powered by the S&P Global CSA

Sustainability Yearbook  
Member 2022  
**S&P Global**



Coffin Butte Landfill recently withdrew its Conditional Use Permit (CUP) application, which would have allowed it to continue to perform routine disposal operations in another zoned portion of the existing property. We made the decision to withdraw the application so we could do more listening and better understand community perspectives. As we engage with our neighbors and community, we are also taking the opportunity to address any misconceptions about Coffin Butte whenever possible.

## Myth vs. Fact

### How the proposed expansion at Coffin Butte will impact Wildlife and Natural Habitats

#### MYTH

A landfill expansion means more odor, litter and other nuisances, not to mention more environmental risks.

The expansion would negatively impact surrounding wildlife habitats, including the Blue Heron Rookery.

#### FACT

The CUP application was merely a regulatory step in the Benton County development code. Essentially, it was a bridge that would have allowed Coffin Butte in a few years to perform normal disposal operations on another zoned portion of the existing property, without interruption. **It did not constitute more tonnage coming onto the site or an increase in operations.**

**Coffin Butte devotes more than 550 acres to preservation, including 40 acres of dedicated wetlands.** We also take concerns from the community very seriously, and have hired a well-respected, third-party environmental consultant to conduct comprehensive studies of the Blue Heron Rookeries, Grassland Bird Habitats, Bald Eagle activity and deer and elk migratory patterns near the site.

While the original CUP application included expert technical study that found no impacts for the Blue Heron and other existing wildlife, Coffin Butte continues its commitment to wildlife and environmental protections.

The existing wildlife habitats and nesting areas for the Blue Heron would remain untouched. Further, the consulting firm's in-depth studies of these habits are ongoing and exceed requirements set forth by the Oregon Department of Forestry. **At this time, no mitigation efforts have been recommended by the consultant,** whose clients include the US Forest Service, the Bureau of Land Management and the US Fish and Wildlife Service.

## MYTH

The expansion would have negative impacts on historical sites, including pre-settlement archaeological sites and the Letitia Carson homestead site.

## FACT

Coffin Butte is working with a neutral-third party to conduct archaeological work and assessment on the site. **The archaeological work meets or exceeds all guidelines established by the Oregon State Historic Preservation Office (SHPO).** Once the assessment is complete, Coffin Butte has committed to working with the state preservation office, Benton County and other stakeholders on next steps and further monitoring, as needed.



Coffin Butte Landfill recently withdrew its Conditional Use Permit (CUP) application, which would have allowed it to continue to perform routine disposal operations in another zoned portion of the existing property. We made the decision to withdraw the application so we could do more listening and better understand community perspectives. As we engage with our neighbors and community, we are also taking the opportunity to address any misconceptions about Coffin Butte whenever possible.

## Myth vs. Fact

### How the proposed expansion at Coffin Butte will impact Roads & Transportation

#### MYTH

The proposed expansion at the Landfill would eliminate Coffin Butte Road.

A landfill expansion would increase traffic congestion, damage local roads and create hazardous conditions at major intersections.

#### FACT

The original CUP application, which was withdrawn in March 2022, envisioned the eventual closure of Coffin Butte Road. It also contemplated various enhancements to nearby roadways and traffic plans, based on expert technical study, which were intended to minimize impacts on the community. The Landfill team is actively listening to community feedback, including perspectives on Coffin Butte Road. We remain optimistic that – **together – we can find solutions to disposal permitting needs and transportation priorities that are acceptable to all stakeholders.**

The original CUP application has been pulled back in order to accommodate more community dialogue and stakeholder input. While the original traffic plan was reflective of considerable stakeholder feedback and based on expert analysis, the Landfill team is actively listening and welcomes additional perspectives.



Coffin Butte Landfill recently withdrew its Conditional Use Permit (CUP) application, which would have allowed it to continue to perform routine disposal operations in another zoned portion of the existing property. We made the decision to withdraw the application so we could do more listening and better understand community perspectives. As we engage with our neighbors and community, we are also taking the opportunity to address any misconceptions about Coffin Butte whenever possible.

## Myth vs. Fact

### How the proposed expansion at Coffin Butte will impact Odor & Groundwater

#### MYTH

Coffin Butte poses contamination risks to well water and groundwater.

#### FACT

**Groundwater monitoring at Coffin Butte has been in place since 1977, in coordination with the Oregon Department of Environmental Quality.** To protect groundwater resources, federal and state governments require state-of-the-art landfill liner systems. The design of the liner system limits the potential for offsite odor and prevents leachate from infiltrating to the groundwater through the base of the landfill.

**The Coffin Butte liner system, approved and regulated by the ODEQ, includes five key components** (listed below from bottom to top.)

- 1 A layer of sand, gravel or geosynthetic material, to prevent groundwater from impinging on the liner
- 2 A geomembrane of high-density polyethylene that serves as a barrier between groundwater and the upper layers of the liner system
- 3 A second layer of sand or gravel to provide for detection and secondary containment of possible leaks
- 4 Two or more additional flexible geomembrane liners to contain leachate and fluids produced within the landfill
- 5 An advanced leachate collection and removal system

Regulations require all system components and design to be approved by Oregon DEQ. Further, construction and monitoring of these systems is done in conjunction with ODEQ under a quality assurance and control plan.

## MYTH

The expansion will lead to increased odors at the landfill.

Methane leakage from the Landfill will increase under the expansion and further contribute to climate change.

## FACT

The CUP is a regulatory step that allows Coffin Butte to continue its daily operations on a different site within the existing property. It does not equate to more waste, more tonnage or increased odors. **The “working face” of the landfill – the area where waste is actively being disposed – is currently less than an acre and would remain the same size with the CUP.**

Coffin Butte utilizes a wide variety of highly engineered systems to limit the potential for offsite odor, including gas collection, leachate treatment, daily cover and groundwater monitoring.

Since 2019, Coffin Butte has invested \$3.75 million to enhance and upgrade its landfill gas collection system, including installation of 36 new vertical wells and 15,600 feet of horizontal gas collection piping. **Coffin Butte is investing an additional \$1 million in its gas collection infrastructure in 2022, including construction of 12 additional vertical wells and 3,600 feet of horizontal gas collection piping.**

Methane is produced by decomposing waste and organic material. The U.S. EPA, under President Joe Biden’s U.S. Methane Emissions Reduction Plan, sets tighter rules for landfills to capture and control their emissions. **Coffin Butte Landfill already meets or exceeds these federal requirements through two best-in-class initiatives.**

The first is the Coffin Butte Landfill Gas Generation Project, which began in 1995. **Coffin Butte’s 335 gas wells capture methane and convert it to electricity, providing 5.66 megawatts of power. That’s enough to provide electricity to around 4,000 homes.**

In addition, Coffin Butte processes 140,000 tons of organic material each year from Benton and surrounding counties at its Pacific Region Compost site. **In 2010, the PRC became the first Oregon compost facility to be approved for Type 3 organics composting, including proteins, dairy and food waste.** Food waste is the largest category of material sent to landfills, and one of the biggest contributors to landfill methane gas emissions, according to the EPA. But at Coffin Butte, this material is instead converted into a nutrient rich compost used for area agriculture, landscaping and gardening.



Coffin Butte Landfill recently withdrew its Conditional Use Permit (CUP) application, which would have allowed it to continue to perform routine disposal operations in another zoned portion of the existing property. We made the decision to withdraw the application so we could do more listening and better understand community perspectives. As we engage with our neighbors and community, we are also taking the opportunity to address any misconceptions about Coffin Butte whenever possible.

## Myth vs. Fact

### How the proposed expansion at Coffin Butte will impact Landfill Life

#### MYTH

Eliminating trash from outside Benton County would preserve air space and eliminate the need for an expansion.

#### FACT

There are two reasons why that's untenable. First, the legal and regulatory conflicts are incredibly cumbersome. The State of Oregon implemented and began permitting "regional landfills" in the 1970s, as a more environmentally responsible approach to solid waste management and disposal. **Coffin Butte was designated as a regional landfill under the 1974 Chemeketa Region Solid Waste Management Program, a cooperative effort between Benton, Linn, Marion, Yamhill and Polk Counties.** The plan noted that "individual communities will be unable to effectively solve the economic, social, scientific and technical problems of solid waste disposal" and that a "regional approach to solid waste disposal will be necessary," for the area's economy. Today, these counties all depend upon the landfill for responsible disposal through various contracts, requirements or other enforceable arrangements, which cannot be wished away.

Second, even if one could get past those conflicts, the economic burden that would shift to Benton County would be substantial. **Residents and businesses in Benton County have benefited from affordable disposal rates, in large part, because the other neighboring counties pay their fair share, effectively keeping costs lower for everyone.** If the financial contributions from those surrounding counties were to somehow go away, the costs for hauling and disposal in Benton County would skyrocket. And, in all likelihood, those added costs would be passed on to employers and residents alike. The reality is that responsible solid waste management is capital intensive. The State's use of regional landfills helps ensure safe and cost effective disposal, while providing considerable regulatory oversight.

## MYTH

The proposed expansion is not needed. Coffin Butte can continue to operate for at least 20 years if Republic Services utilizes the space already permitted in the site development plan.

The proposed expansion would have eliminated any tonnage caps at the landfill, effectively allowing Coffin Butte to accept as much waste as it wants.

## FACT

Coffin Butte has approximately **four years of life remaining** in the current disposal area. There are an additional 15 years of estimated capacity in the on-site quarry. However, there are active, ongoing quarry operations. In addition, the engineering and construction work needed to properly prepare the quarry for disposal operations is estimated to take roughly four years. **As a result – without the proposed expansion – Coffin Butte is at risk of running out of air space.** That would mean the County's waste would have no viable outlet, creating unprecedented disruptions and added costs for everyone – from businesses and schools to local governments and residents.

**The Landfill has no issue with the current tonnage cap, and would be comfortable continuing with the current policy.** The original CUP application, which the landfill withdrew in response to community questions, was a necessary regulatory step under the Benton County development code – to be able to perform routine landfill operations on another previously zoned portion of the existing property.



Coffin Butte Landfill recently withdrew its Conditional Use Permit (CUP) application, which would have allowed it to continue to perform routine disposal operations in another zoned portion of the existing property. We made the decision to withdraw the application so we could do more listening and better understand community perspectives. As we engage with our neighbors and community, we are also taking the opportunity to address any misconceptions about Coffin Butte whenever possible.

## Myth vs. Fact

### How the proposed expansion at Coffin Butte will impact Economics

#### MYTH

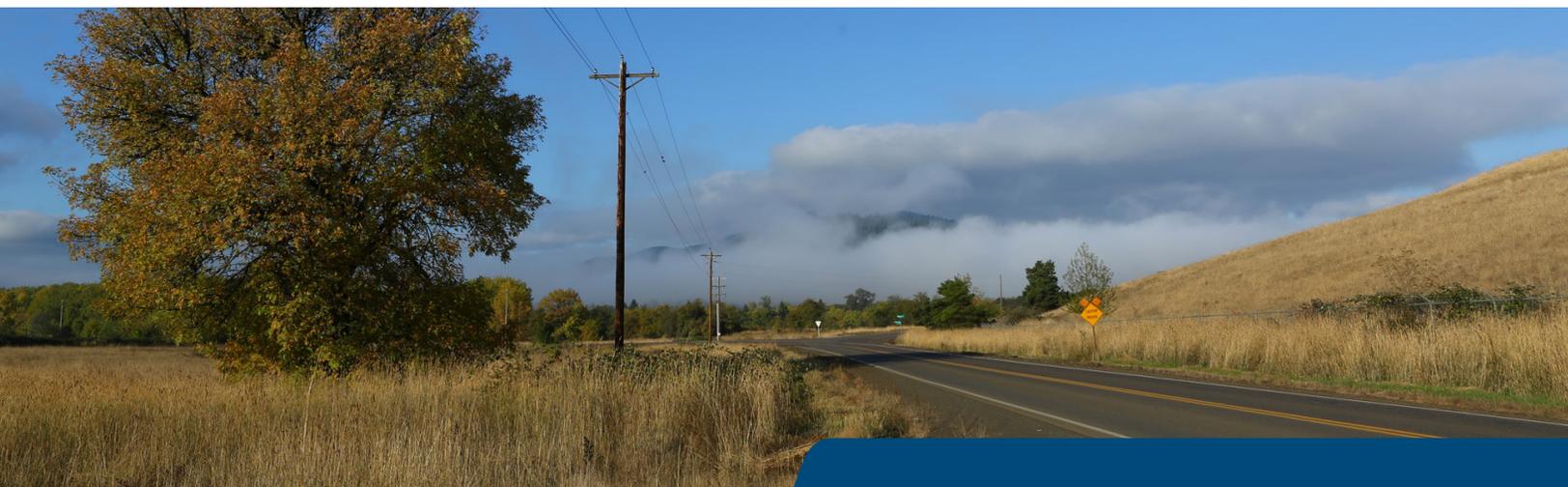
Denying a proposed expansion will not impact Benton County revenues.

The proposed expansion will have a negative impact on property values.

#### FACT

**Coffin Butte's operations provide the second largest source of discretionary revenue into Benton County's coffers, after property taxes, according to the 2021-2023 Biennium Budget.** In 2020, Benton County signed a 20-year franchise agreement that guarantees the County a minimum of at least \$2 million annually from landfill operations. That franchise fee increases to \$3.5 million in 2024.

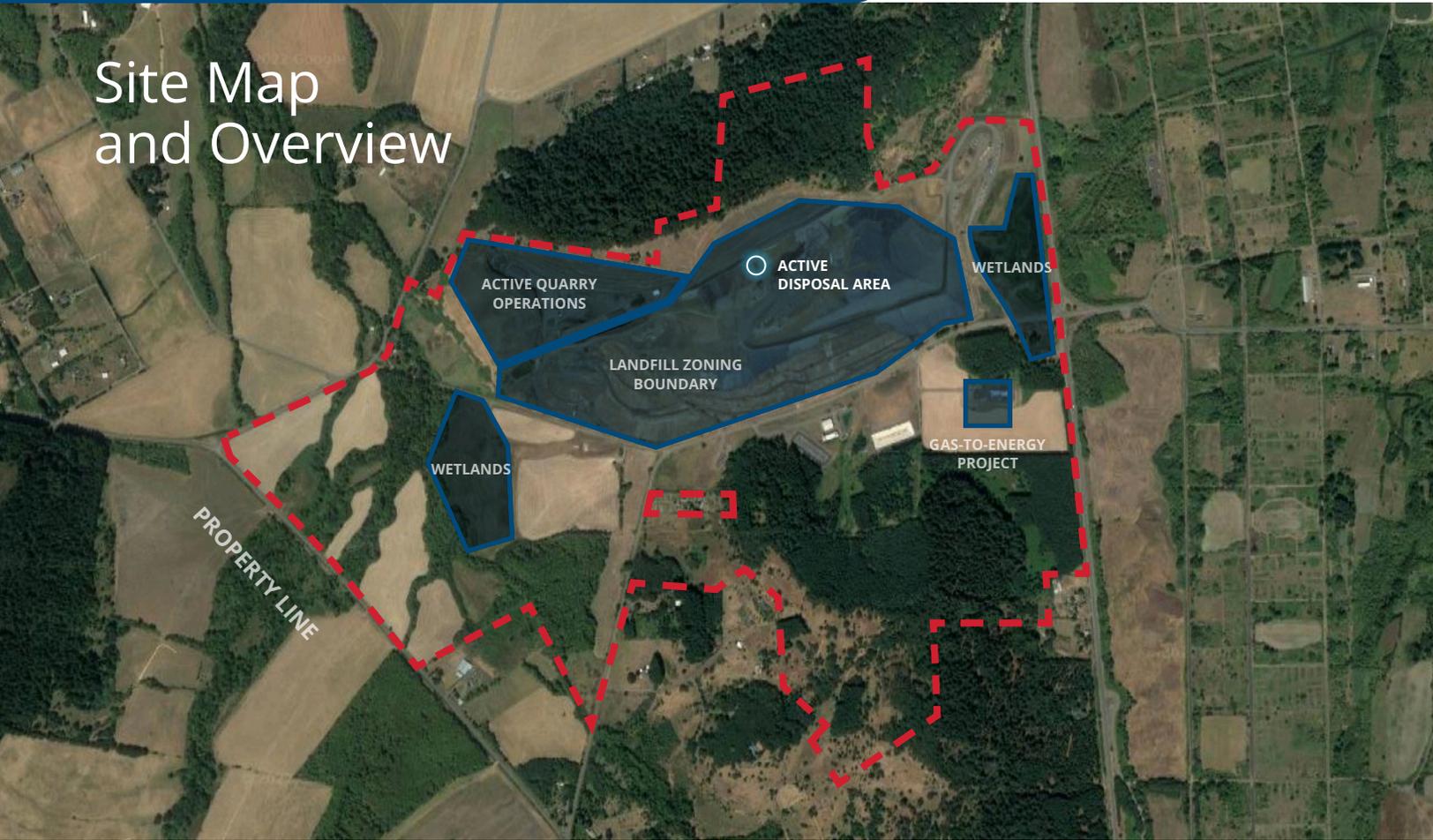
**The proposed expansion would not have increased disposal activity at the site; it merely assures continuity of operations.** Further, there is no conclusive data that suggests landfills have either a positive or negative impact on property values.



# COFFIN BUTTE *Landfill*



## Site Map and Overview



### By the numbers

**300+**

LANDFILL GAS WELLS

**556**

ACRES DEDICATED TO PRESERVATION AND NON-LANDFILL OPERATIONS

**4K**

HOMES CAN BE POWERED BY LANDFILL GAS-TO-ENERGY

**140K**

TONS OF COMPOST PROCESSED AT PACIFIC REGION COMPOSTING EACH YEAR

**38**

GROUNDWATER MONITORING WELLS

**40**

ACRES OF PROTECTED WETLANDS



Sign up for Coffin Butte updates at [CoffinButteLandfill.com](http://CoffinButteLandfill.com)

## What's Happening with the Proposed Expansion?

In October 2021, Coffin Butte Landfill applied for a conditional use permit (CUP) – a regulatory step required under Benton County's development code – to be able to perform routine landfill operations on another previously zoned portion of the existing property.

This new disposal area would have included all the environmental safeguards currently in place sitewide, such as a sophisticated composite liner system to protect groundwater, landfill gas collection and control systems, liquids management infrastructure and other advanced monitoring and management capabilities.

### Why is the CUP needed?

While there are 15 years of permitted disposal space at Coffin Butte Landfill, **the on-site quarry will not be ready to accept waste in time to ensure continuity of waste disposal services.** The CUP proposal would have allowed Coffin Butte to continue serving the community for an additional 12 years. Engineering and construction can take several years to properly prepare the quarry for disposal. Alternatively, **without the CUP, Coffin Butte could run out of air space in approximately four years. That would mean the County's waste would have no outlet, creating a multitude of challenges and added costs for residents and businesses alike.**

In response to concerns some members of the community raised about the initial CUP application, we made the decision to withdraw our proposal so that we can further engage the community, listen and better understand their perspectives. We are committed to providing space for open dialogue to hear what our neighbors have to say as we work to incorporate feedback into an updated CUP application, which we expect to file at the appropriate time.

### KEY FACTS



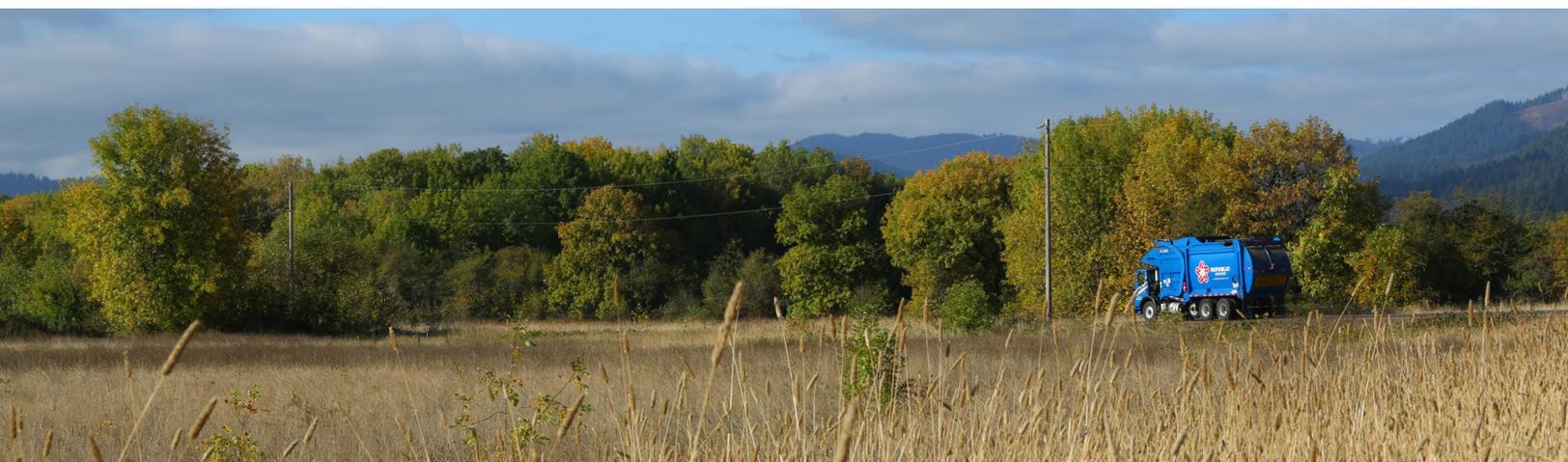
**CUP application withdrawn in March 2022**



**Participating in a community assessment process, organized by the County and led by an independent facilitator**



**Actively listening to neighbors and community leaders**



# Coffin Butte's Proposed Expansion: Learn the Facts

## ISSUE

## STATUS

**A landfill expansion is not necessary. There are other options.**

- Utilize the permitted quarry space
- Restrict out-of-county waste
- Reset the County's tonnage cap to preserve airspace

- Coffin Butte Landfill currently has approximately 4 years of remaining life.
- The permitted quarry space is an active quarry and will not be available for disposal for years.
- Restricting out-of-county waste is financially untenable. Combining out-of-county waste with Benton County's helps keep rates affordable.
- Coffin Butte Landfill is open to resetting the annual tonnage cap.

**Expanding Coffin Butte Landfill would require closure of Coffin Butte Road.**

- Residents were concerned that Coffin Butte Road would close with a CUP in place, and we heard them.
- We are committed to ongoing dialogue and exploring solutions with stakeholders.

**Expansion would bring more waste, which means more odor and increased traffic.**

- Additional landfill space would not mean more daily waste and associated concerns.
- Instead, additional landfill space would mean business as usual, and Coffin Butte could remain a community asset for years to come.
- We will continue operating the site to control the potential for off-site odors. This means continued investment in our landfill gas collection and control infrastructure, applying daily cover and conducting odor patrols in the community.
- Coffin Butte Landfill would continue to comply with the annual tonnage cap.

**A landfill expansion would raise concerns about wildlife habitats and environmental protections**

- The existing wildlife habitat neighboring the Landfill would remain in place and untouched by a landfill expansion.



Sign up for Coffin Butte updates at  
**CoffinButteLandfill.com**