
PUBLIC MEETING AGENDA

Benton County Planning Commission

January 16, 2023

5:30 pm

Kalapuya Building, 4500 SW Research Way, Corvallis

1st floor Meeting Room

or virtual

<https://us06web.zoom.us/j/82408116441?pwd=a1Z6cVg4N2wvUTJIRU4wV25OaEdYQT09>

Meeting ID: 824 0811 6441

Passcode: 668580

- I. **CALL TO ORDER AND ROLL CALL**
- II. **INTRODUCTION AND WELCOME: Sara Cash, New Planning Commission Member**
- III. **INTRODUCTION AND WELCOME: Petra Schuetz, New County Planning Official**
- IV. **ELECTION OF 2024 OFFICERS**
- V. **APPROVAL OF PAST MEETING MINUTES:**
 - **JULY 18, 2023**
 - **AUGUST 29, 2023**
 - **SEPTEMBER 19, 2023**
- VI. **DISCUSSION OF 2024 PLANNING COMMISSION ACTIVITIES**
- VII. **ADJOURN**

***DRAFT* MEETING MINUTES**
Benton County Planning Commission
July 18, 2023

The Benton County Planning Commission Chair Fowler called the meeting to order at 7:00 pm. The meeting was open to the public in-person and virtually via Zoom.

COMMISSION MEMBERS

Nicholas Fowler, *Chair*
Greg Hamann, *Vice Chair*
Catherine Biscoe
Elizabeth Irish
Andrew Struthers
Evelyn Lee

STAFF

Darren Nichols, *Director*
Patrick Depa, *Small Cities Planner*
Inga Williams, *Associate Planner*
Linda Ray, *Recorder*
Shannon Bush, *Interim Deputy
Director*

Excused: Ed Fulford

MINUTES

Commissioner Hamann **MOVED** to **APPROVE** the Minutes with the following edits:

- Meeting logistics needs to include the virtual meeting option.
- Page 1 correction – Koon Road should read “Coon” Road.

Commissioner Struthers seconded the **MOTION**. **MOTION** was **APPROVED** as amended 6-0.

PUBLIC HEARING LU-23-029; LEGISLATIVE AMENDMENT TO ADAIR VILLAGE UGB

Planner Pat Depa gave an update on a recent approval by the Planning Commission and Board of Commissioners for an amendment to the Adair Village Urban Growth Boundary (UGB). Hearings took place last December to adopt an additional 55 acres into the UGB. Through the process, a small section of land owned by Oregon Department of Fish & Wildlife was inadvertently left out of the proposal, which requires a second legislative process with the County Planning Commission and Board of Commissioners, as well as the City of Adair Village. Planner Depa explained there are no additional changes to the amendment, but the boundary needs to be adjusted to include the land that was inadvertently left off the UGB map.

The public hearing closed at 7:16pm.

DELIBERATION

Commissioner Struthers **MOVED** to **RECOMMEND APPROVAL** to the Benton County Board of Commissioners the Comprehensive Plan/ Zoning Map Amendment proposed in legislative file number PC23-04, and LU-23-029 with the following specifications:

- Inclusion of 0.12 acres within the UGB and a zone change from EFU to UR-50.

Commissioner Hamann seconded the MOTION. **MOTION** was **APPROVED** 6-0.

PUBLIC HEARING; LU-23-020; CUP IN EFU; OREGON STATE UNIVERSITY/BENTON COUNTY

EX PARTE CONTACT: Commissioner Struthers declared ex parte contact prior to the public hearing. Struthers is employed by Oregon State University but does not see any conflict with his participation in the public hearing and application for LU-23-020.

Inga Williams presented the staff report. A small roadway will be constructed on the OSU "Sheep Farm" property to help with an egress option in case of an emergency. The property is zoned Exclusive Farm Use. The proposed road will be used for emergency public evacuation and allow OSU staff to access the sheep farm. A new gate will be constructed on Ponderosa Avenue and will include a lock box with a key that the sheriff or police office will have access to in an emergency. There will be no impact to the existing use of the property which consists of sheep pasture and a barn. The road will be constructed with gravel and will not make any impacts to the area. No new traffic patterns will be involved, and the road can be used for two-way traffic. County staff recommends approval of the application with conditions.

QUESTIONS FROM THE PLANNING COMMISSIONERS

- A commissioner expressed concern about overlay zones and Fenders Blue Butterfly (FBB) protection. Williams stated that the survey is being conducted. Public Works staff later reported that the survey was completed, and they were awaiting results. Construction will not begin until survey results are complete and reviewed by a planner.
- A Fenders Blue Butterfly (FBB) mitigation bank is available to the property owners.
- Impacts will qualify for certificate of inclusion and there would only be an attempt to move lupine if nothing is left in the bank.

APPLICANT PRESENTATION

Ian McGuire, Benton County Engineer Associate gave a background of the area and proposed project. The area residents have been instrumental in encouraging this project due to the unique geography and limited emergency access points in the Oak Creek Valley. An evaluation was also conducted by the state. The project will include:

- 12" gravel over textile fabric
- Turnouts to allow for better flow of traffic.
- The road may require maintenance after use.
- The road (including turnouts) is designed to make a minimal footprint on the property.

Addressing a concern about any existing lupine plants on the property that could be impacted by the road development, staff explained that the plant itself is toxic to the sheep, so it is not in the best interest of OSU to have it on the property. As a result, lupine has likely been sprayed out or exists only on the perimeter of the property away from the proposed road construction. McGuire introduced Oregon State University representatives Bob Richardson and Selby Boerman.

Richardson stated that appropriate signage will be posted on the property informing the public that access is prohibited. Borman confirmed there is no observation of lupine on the property.

PUBLIC TESTIMONIES:

- Dick Powell, 81108 Oak Creek Drive, Corvallis. Mr. Powell is in favor of the evacuation route but expressed concerns about the substantial cost involved in the construction of the road. In his experience, the road could be constructed for a fraction of the cost.
- Anne Eissinger, 7445 NW Oak Creek Drive, Corvallis. Ms. Eissinger has been an active neighbor concerned about limited evacuation routes presently available to residents in the Oak Creek area. Ms. Eissinger presented an evacuation map (**Exhibit A**) to highlight the minimal egress options in the area available to their neighbors. She encouraged the commission to approve the application, noting that there will be minimal impact to the zone and its easy access for residents on Oak Creek Road and Ponderosa Road.
- John Taylor, 9030 NW Fir Ridge Place, Corvallis. Mr. Taylor is in support of the application and shared his concerns about the community members that frequent the area for recreation and the need for more options if those people are present in the event of an evacuation. He stated that the proposed road is the cleanest, shortest, easiest additional route.
- Heidi Hagler, 8873 NW Chapel Drive, Corvallis. Ms. Hagler is also part of the Oak Creek Valley Safety Action Group. She assisted in a neighborhood survey which provided information reflecting that 80% of the residents expressed that limited egress is their highest concern. Ms. Hagler is in support of the application and road construction.
- Robert Biscoe, 510 N 13th St, Philomath. Mr. Biscoe is a member of the road commission and would like confirmation that the weight expectation for fire department vehicles will be met if an evacuation occurs.

APPLICANT'S REBUTTAL

McGuire stated that bids have already been received for this project and the contract is contingent upon approval from the Planning Commission. If approved, the road will be built this summer. McGuire explained that construction of the road will consist of a finer mix of rock and is designed to withstand a higher level of use due to the need for emergency use. It will be able to handle loads and weight associated with emergency vehicles. McGuire clarified that funds have already been attained from the state and restriction of those funds calls for them to be used for County rights-of-way.

The hearing closed at 8:28 pm.

DELIBERATIONS:

Commissioner Struthers MOVED to APPROVE the Conditional Use Permit with the following amendment to the conditions of approval stated in the staff report:

- Change the posted signage to read "Road closed to the public except for OSU personnel in the event of an emergency evacuation."

The MOTION was SECONDED by Commissioner Biscoe. **MOTION APPROVED 6-0.**

WORK SESSION: "BENTON COUNTY TALKS TRASH" PLANNING COMMISSION LIASON SUMMARY

Three planning commissioners served as liaisons to the Benton County Talks Trash Workgroup (BCTT). Each member was given time to share feedback on the experience and key takeaways.

Commissioner Biscoe was part of the "Past Land Use Conditions" subcommittee. This group met to research the history of the Coffin Butte landfill, its pasts approvals and information on

compliance. She stated that this group also shared a crossover of information between other subcommittee workgroups. Commissioner Biscoe prepared a report (**EXHIBIT B**) which details her experience serving on BCTT.

Feedback from planning commissioners:

- The county is hiring a new code compliance officer – will their role involve enforcement on landfill issues. Nichols stated that department staff will be discussing this position with the Board of Commissioners to get more feedback on how this position will serve the community and if that involves enforcement of issues at Coffin Butte landfill.
- A commissioner suggested comparing the BCTT report with the Benton County Development code and seek county counsel for guidance.
- A commissioner cautioned changing terms in the code that are ambiguous and how it could potentially affect other CUP applications that do not pertain to the landfill.
- A commissioner suggested looking at the recommendations and findings and focus on the clear and objective standards.
- A commissioner noted that the Sustainable Materials Management Plan (SMMP) that is in the developing stage and it will also impact the landfill.
- Nichols responded to the discussion about updating the county code emphasizing that it is overdue and a substantial work task. Chair Fowler suggested looking at other county codes (i.e. Wasco county) to get a perspective on how they made changes to their code. This could be a topic for a future work session.
- A commissioner expressed concern about the timing on updating the code and the potential for another conditional use permit application for the landfill.

Commissioner Irish served on the Legal subcommittee work group for BCTT. Those efforts were focused on the current rules and regulations for landfills. She gave an update on the work they accomplished and the work ahead for potential conditional use permit (CUP) applications for the landfill. Commissioner Irish noted the need to address the process of conditions on CUPs and the need for information to be clear and concise for potential applicants. She emphasized that looking back at the history of the landfill there is a great need to improve the process. A commissioner emphasized the need for county counsel to be present at the next discussion to help with legal questions that arise. Commissioner Irish encouraged other members to view the subcommittee recordings to get a better understanding of the work and recommendations.

Next Steps

- Suggestion to start the planning commission meetings earlier in the evening so they do not run so late.
- Request to staff for a copy of the minutes and recordings of the 2021 Coffin Butte Landfill CUP hearings.
- A Doodle poll will be sent out by staff to assist in scheduling future work session.
- Request an update and/or summary of the Sustainable Materials Management Plan.
- Planning commissioners were encouraged to send ideas and work session suggestions to Nichols to help with structuring the next agenda.
- A commissioner would like an update on the Community Advisory Committees (CAC), noting that several are inactive.

ITEMS FROM STAFF:

- The Board of Commissioners recently appointed a temporary committee to help refine the Request for Proposal (RFP) for the SMMP process. The RFP will be available on September 5th.
- Community Development is hiring five new positions. Nichols extended an invitation to the planning commissioners once the interview process begins for the Building Official, Planning Manager and Community Solutions positions.

ITEMS FROM PLANNING COMMISSIONERS:

- Commissioner Lee expressed interest in several important issues she would like discussed in a future meeting.
- Future listening sessions will be scheduled with Benton County communities, likely starting with Monroe. The planning commissioners will meet for a work session to discuss the scope and next steps on this endeavor.

The meeting adjourned at 10:02 pm.

EXHIBIT A

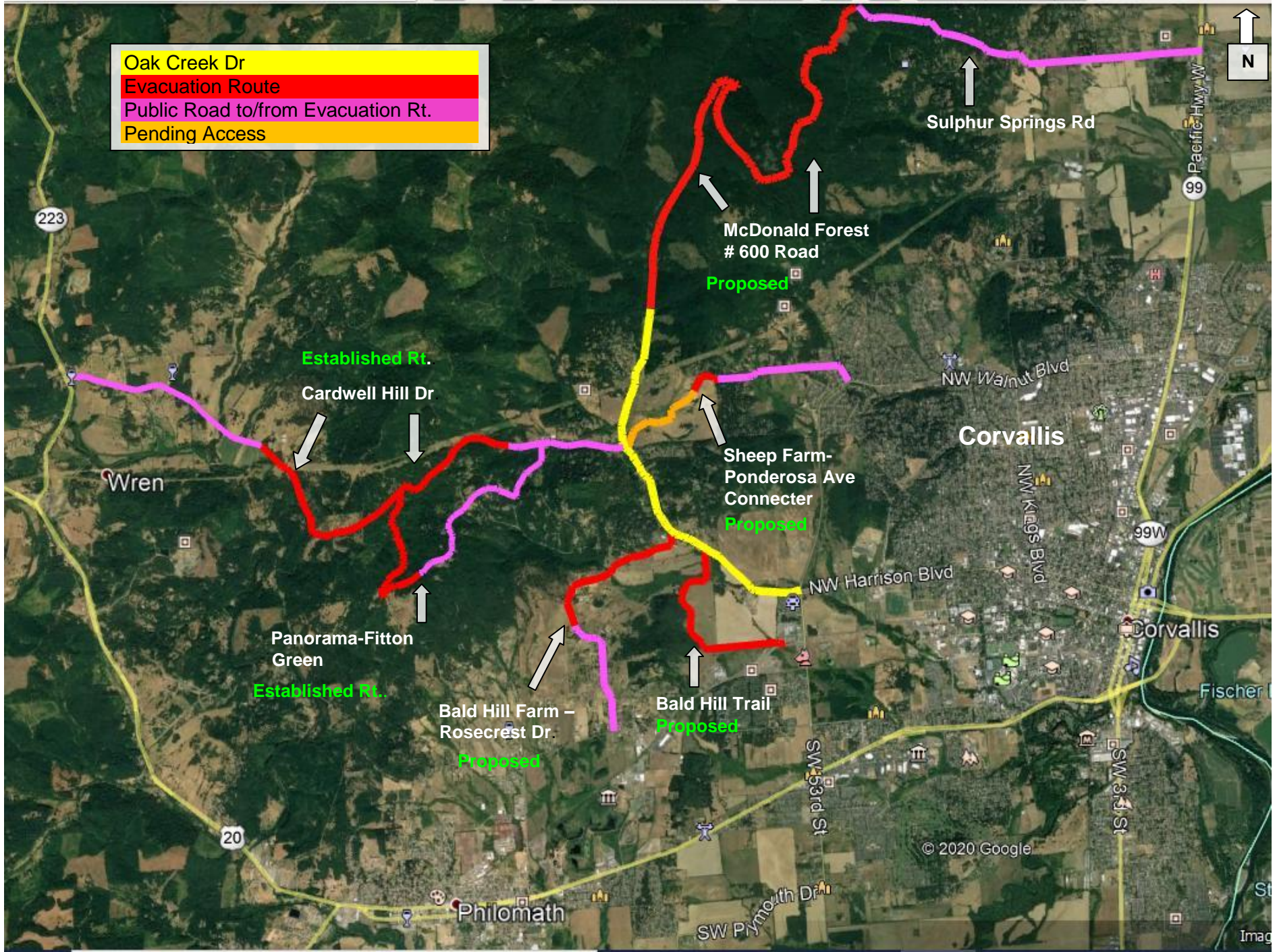


EXHIBIT B

July 18, 2023

Benton County Planning Commission

RE: Past Land Use Application Conditions Subcommittee Summary

Submitted by BCTT Work Group and subcommittee member, Catherine Biscoe

Subcommittee Charge:

Subcommittee work dates: October 2022-April 2023

A chronological history of key Coffin Butte Landfill topics

A) Conditions of past land use approvals;

B) Compliance with prior land use approvals and SWMP

The Past Land Use Application Conditions Subcommittee's report was intended to provide an overview of the near 50-year available record of Coffin Butte related historical documents, starting in 1974, with an emphasis on compliance of Conditional Use Permit (CUP) conditions of approval. The historical record included documents provided to the subcommittee by Benton County as well as a review of DEQ records provided by the agency office in Eugene, Oregon. The subcommittee report provides the context needed to better understand how Benton County got to where it is now regarding the Coffin Butte Landfill and offers a summary of subcommittee's conclusions of the compliance/non-compliance as evidenced by available record. Today's report to the Benton County Planning Commission is intended to highlight areas of compliance that may be important to be familiar with regarding code updates and conditional use permit criteria and conditions of approval. For planning official's purposes, the embedded links in this report to member statements, the subcommittee findings and recommendations summary and the subcommittee webpage containing supporting documentation are essential to consider for deeper understanding of the compliance evaluation and interpretation of this subcommittee.

The importance of the perspectives of subcommittee members cannot be overstated in helping understand the nuances of complex land use decisions, landfill operations and reporting requirements and conditions of approval and how they may impact future land use language and actions. Member statements were provided by three of the subcommittee members and can be found in the Final Report.

Subcommittee Members

Ed Pitera – Benton County Public Member, **Member Statement, Page 130-134**

Mark Yeager – Benton County Public Member, **Member Statement, Page 120-129**

Catherine Biscoe – Benton County Public Member, **Member Statement, Page 155-156**

Inga Williams – Benton County Staff

Jeff Condit - Republic Services

Key Subcommittee Findings & Recommendations

What the subcommittee concluded after review of over the near 50-year history of the landfill, was an inconsistency in compliance with land use application conditions of approval, and an inconsistency in landfill management of both documented or intended conditions leading to today's differing interpretations of what "compliance" means, how it has been managed by the landfill and how it has impacted public expectations regarding the landfill. The disparity is evident, and supports at a minimum a review and as-needed updates to Benton County code language, compliance management, and records management where appropriate to ensure public expectations, public safety and environmental safety are at the forefront of the counties land use policies and actions.

The Past Land Use Application Conditions Subcommittee concluded with a total of **33 unique Findings and 25 unique Recommendations**, which can be found beginning on Page 98 of the Final Report. These findings and recommendations are used as the basis for this report to the Benton County Planning Commission and are cited for easy reference in the content following.

**Note: Each of five subcommittees generated their own report with content (found within the Final Report) which may differ from the Final Report version that was reviewed and sometimes revised in the final BCTT work group process. Both reports for the Past Land Use Application Conditions Subcommittee are referenced below and offer valuable content, along with extensive supporting documentation found on the subcommittee web page.*

Additional subcommittee findings, meetings, minutes, recommendations, and supporting documentation can be found here:

Final Report summary, page 96: [bctt_final_report_4-11-2023.pdf \(benton.or.us\)](#)

Subcommittee Report, page 747: [bctt_final_report_4-11-2023.pdf \(benton.or.us\)](#)

Subcommittee Webpage with supporting documents: [BCTT Subcommittee - A.2. Past Land Use Application Conditions | Benton County Oregon](#)

Helpful notes regarding acronyms and identifiers found within the report

BCTT – Benton County Talks Trash (Workgroup)

LSCL – Landfill Size/Capacity/Longevity (Subcommittee)

SMMP – Sustainable Materials Management Plan (Subcommittee)

LLU – Legal and Land Use (Subcommittee)

CUP – Past Land Use Application Conditions (Subcommittee)

F-XX – identifiers assigned to subcommittee findings. "F" standing for findings and numbers assigned in sequence and listed in each subcommittee report. Findings and recommendation numbers should correlate with each other.

R-XX – identifiers assigned to subcommittee recommendations, "R" standing for findings and numbers assigned in sequence and listed in each subcommittee report. Findings and recommendation numbers should correlate with each other.

Broad recommendations from this subcommittee

1) County Record Keeping

Comprehensive updates to the overall record-keeping of land use, specifically Coffin Butte Landfill related files appropriate to be held by the county. This includes, but is not limited to land use files, reporting requirements to outside authorities such as DEQ, complaint records with resolutions, and improvements to the accessibility of these documents and records for public benefit preventing things such as passcodes to large files (such as the working BCTT files) that may act as unintended barriers to public participation and review. (CUP F-9, CUP F-11, CUP F-32, CUP R-5, CUP R-6)

2) Administrative, land use, and regulatory process improvement

This includes clarification of staff authority to draft documents such as MOU's that may alter requirements (up to 53 conditions in this case) of conditions of approval, or compliance expectations, as MOU's cannot add, modify, supersede, nor interpret a Planning Commission Condition of Approval without formal and public Board of Commissioners and Planning Commission review and approval, (CUP F-19, CUP R-10), or to accept agreements such as Land Use Compatability Statements (LUCS) as granting land use authority that is not accepted, as the LUCS is not evidence of proof of compliance with county codes (CUP F-20, CUP R-19, CUP F-27). Further recommendation is that Conditions of Approval are clearly written and legally sound for both conditions for final approval of a land use application as well as ongoing use of the land conditions of approval (CUP F-13, CUP F-26, CUP R-18)

3) Compliance Management

It was generally accepted that at the conclusion of the BCTT Work Group process that little oversight of land use conditions of approval has occurred by Benton County and/or is able to be found in past records, impacting the records but also the nature of compliance in some cases. This is in part due to limits of county resources and improvements in oversight is recommended (CUP F-2, CUP F-9, CUP F-11, CUP F-12,

4) Address Public Concerns

The subcommittees review of the land use conditions of approval revealed that residential concerns are not able to be efficiently addressed due to an incomplete or hard to access complaint process. Reporting indicates that the mechanisms for complaints on noise and odor, as an example, are ineffective as residents report more complaints filed than official reporting reflects and non-responsiveness in regards to their complaints. Beyond reporting inefficiencies, odor control and noise abatement plans and mechanisms for corrective action remain absent, impacting the quality of life and outdoor enjoyment of local property owners and guests. (CUP F-3, CUP F-5, CUP F-10, CUP F-29, CUP R-4, CUP R-17)

Access to or improved transparency of land use actions (CUP F-15)

Public Expectations regarding the landfill (CUP F-16)

5) Emergency Response / Community Preparedness

The subcommittee recommends improvements in emergency response planning and firefighting resources, including developing a plan that builds on Republic Services/Coffin Butte Landfill own plans with other public entities like fire departments and neighborhood response teams. This should include those in the region who could be impacted by a fire incident at the facility. (CUP R-16, page 133 of Pitera statement)

6) Land Reclamation

A greater evaluation of Conditions of Approval in the historical record and in particular the Land Use file PC 83-07 is needed to resolve differing opinions regarding compliance with landfill screening, and public expectations of condition of land when a cell is closed vs when the whole landfill is closed that are a part of this land use file. This along with public expectations of the limits of size, impact, and height of the landfill remain in dispute, contributing to issues that are interpreted by some as undue burden, character of the area, and seriously interfere, which are likely to arise with any proposed expansion through new application for conditional use permit. (CUP F-7, CUP F-17, CUP F-18, CUP F-20, CUP F-28, R-6, CUP R-8

Legal Enforceability of Conditions of Approval

The Past Land Use Application Conditions Subcommittee's charge of concluding compliance or non-compliance of landfill conditions of approval over the history of the landfill operations was complicated by the legal enforceability of past land use decisions of which differing opinions exist between subcommittee members, other subcommittees or the greater BCTT workgroup members. These differing interpretation regarding compliance are documented in part in the Subcommittee Report.

As a result of legal enforceability, some key compliance issues the subcommittee identified may no longer be enforceable, but which remain relevant. These include:

- Limitations on the geographical area sending solid wastes to Coffin Butte (1974 CP-74-01) due to legal precedents;
- Screening the landfill from view from County roads, plus how the site is to appear and be used after solid waste disposal operations stop (1983 PC-83-07 / L-83-07) due to how the County decision was structured;
- A 2002 County/Republic Memorandum of Understanding which provides "evidence" that Conditions of Approval prior to 2002 have been met.(CUP F-19)

Intersecting BCTT Subcommittees Findings and Recommendations

The subcommittee evaluation of past conditions of approval made it clear that it was important and appropriate to recognize that the collective work of the five subcommittees often intersected with one another, identifying similar or crossover findings and recommendations within the Final Report, reinforcing important topics for future consideration by planning officials.

It is then reasonable to view the Past Land Use Application Conditions subcommittee's report as an introduction rather than a comprehensive conclusion of findings related to Coffin Butte Landfill compliance with conditions of approval and to recognize other similar subcommittee recommendations.

*Note: A number of subcommittee findings and recommendations may potentially be addressed through code revisions or updates. It is not yet clear which of these gaps fall within the purview of this PC to consider.

Reflected in other subcommittees is not only that compliance with conditions of approval of land use decisions (since the designation as a landfill in 1974; a "regional" landfill designation in 1993) has been

inconsistent, but a number of other factors appear to have influenced compliance over time These additional factors can be seen in other subcommittee findings and include, but are not limited to;

- The 2020 Franchise Agreement (also see LSCL F-29, LSCL F-30, LSCL R-4)
- The 2016 MOU regarding waste diverted from the Riverbend Landfill to the Coffin Butte Landfill (see also LSCL F-36), and
- The 2002 MOU a Benton County staff generated document that has been proposed as a statement of compliance of all relevant pre-2002 conditions of approval that were established through the public process in part through land use applications before the authority of the Benton County Planning Commission. (CUP F-19, also see LSCL F-39, LSCL F-40, LSCL F-26) It is the specific language written in this document defining its purpose and the nature of the authority of the document that contributes to the differing opinions of its meaning.

Other compliance-related issues identified by the subcommittee

**includes references to other subcommittee findings and recommendations included*

Waste Volumes

A number of potential non-compliance factors within the historical land use conditions of approval, appear to have been impacted by changing waste volumes resulting in alteration in the End of Life projections of the landfill. The evolution of these projections, cited in 2003 as approximately 2074, now in 2023 being cited as soon as 2037-2039 per the Landfill Size/Capacity/Longevity Subcommittee, (LSCL F-4, Page 58) The inconsistency of compliance with conditions of approval or other influence of other agreements has resulted in changing intake volumes, in some occasions from unexpected waste generating events such as the diversion of waste from Riverbend Landfill to the Coffin Butte Landfill authorized by a 2016 MOU and the wildfires of 2020. (CUP F-14, CUP F-30, see also LSCL F-18 through LSCL F-22)

Landfill Tonnage Cap

"Under the 2020 Franchise Agreement, the 1.1M tonnage cap (annual) is eliminated upon Benton County's approval of a CUP (expansion)." thus significantly (and as shown historically) altering the projected capacity of the landfill. (LSCL F-5)

[valley-landfills-landfill-franchise-agrmt-2020.pdf \(benton.or.us\)](https://www.benton.or.us/valley-landfills-landfill-franchise-agrmt-2020.pdf)

Approval of Cell 6 / Quarry

"The County should clarify when formal approval of Cell 6 as a disposal area was granted. LLU F-23 provides information on this issue." (LSCL R-6)

LLU F-23. Land Use File PC-83-7 has been interpreted by Benton County, including in the 2002 MOU, as authorizing landfilling of the area known as Cell 6, the current quarry. The record in PC-83-07 does not clearly specify that the portion of the property containing the current quarry is authorized for landfilling. However, the Board of Commissioners' findings in PC-83-7 state that 194 acres are approved for 681 landfilling on the property north of Coffin Butte Road; that the total area of the property in the LS zone is approximately 266 acres; and that 59.23 acres of the LS zone are located south of Coffin Butte Road. That leaves approximately 207 acres north of Coffin Butte Road. Given that several areas are clearly shown on the 1983 site plan as being designated open space/buffer, there is no possible configuration of 194 acres

out of the 207 acres total that does not include the current quarry area. Based on this analysis, this subcommittee concludes that quarry area was included in the area approved for landfills by PC-83-7.

(See also, page 131, #6 of Pitera Member Statement)

PC 83-07 Interpretation of Expectations and Compliance

The land use file, PC 83-07, is significant in a number of ways, including the implied expectations through the proposed site plan, (thought to be legally unenforceable), the public expectations established in the record, and the nature of conditions that still are still enforceable to the Coffin Butte Landfill today as a result of this land use application.

The discrepancies with the legal language of the record, and the enforceability as such of certain conditions as well as meeting public expectations from this land use application record should form a basis for the County, landfill owner/operator, DEQ and the public to come to a set of reasonable expectations moving forward for landfill appearance, compliance, management of operations, and long-term use and closure of the landfill facility. (LLU F-22A, page 82)

Ambiguity of Terms

The wide latitude and deference given to the county to interpret the following terms should not prevent the county from considering that a land use conditional use permit allowing for industrial/commercial operations of a approx. 200-acre waste facility is hardly the same as the citing of a church in a residential area when it comes to “seriously interfere,” “character of the area,” “undue burden,” and “purpose of the zone. The county may benefit from evaluating current criteria to determine if it is adequate to address such disparity of proposed land uses through a conditional use permit?

- “seriously interfere,” (see LLU F-9a, page 677)
- “character of the area,” (see LLU F-9b, page 677)
- “purpose of the zone,”
- “undue burden,” (see LLU F-9c, page 677)
- “any additional criteria which may be required for the specific use of this code.” (see LLU report page 674, LLU F-9d, and subsequent LLU findings and recommendations)

Additional Topics Needing Review

The subcommittee identified numerous topics which were not fully vetted by the committee due to time constraints or available data to review but worth noting by planning officials:

- Landfill gasses / greenhouse gas reporting and impacts (LSCL F-12, LSCL F-13)
- Groundwater contamination risks and historical/current testing practices and record-keeping
- Surface water and soil contamination risks
- Odor emissions from landfill (CUP F-25, CUP F-29)

Comment on previous three topics from subcommittee report, public members states:

“Landfill not in compliance with June surface emission methane monitoring required by DEQ; Benton County should obtain an independent assessment of overall methane emissions, arsenic levels in monitoring wells are high, odor: per public records requests, odor complaints to DEQ are not documented/investigated/logged to the extent that testimony has been given that residents have given up on making complaints to DEQ, annual report to DEQ: for many years, the reports required by Benton County DSAC to DEQ “documenting local citizens’ concerns and the

manner in which the owner or operator [of the landfill] is addressing those concerns” (ORS 459.325) have not been completed and submitted as required by Oregon statute. even now, there is no DSAC meeting dedicated to this required activity. as a result, DEQ has not been informed of many of the problems that citizens experience at coffin butte landfill. contamination: domestic wells have been contaminated.” (Page 857, Final Report) While these may be DEQ reporting requirements and not County, they are legitimate concerns related to conditions of approval.

- Leachate impacts to Environmental and infrastructure: Historical and current management practices, including leachate hauling offsite, Corvallis water treatment plant, current standards of treatment, PFAS content/effluent impact to the Willamette River and downstream municipalities. Last year 20.1 million gallons of contaminated leachate was hauled offsite for treatment before discharge. (CUP F-22)
- Buffer lands acquisition for the landfill and impacts to Rural Residential, Exclusive Farm Use and Forest Conservation adjacent lands. Review of consistency with core values of Benton Counties 2040 Thriving Communities Initiative. (CUP F-23) [2040 Thriving Communities Initiative | Benton County Oregon](#)
- Environmental risks to Benton County of “forever chemicals” or PFAS (Per- and Poly-Fluoroalkyl Substances) which increase with size/expansion of landfill
- Hazardous materials management known to enter the landfill, either incrementally through improperly disposed of waste (ex: fluorescent lightbulbs, household batteries) or through hazardous materials events such as the Feb 2023 Toledo Oregon diesel spill resulting in contaminated soil being disposed of at Coffin Butte Landfill (CUP F-31, see LSCL F-28)
- Review of LSCL F-26 regarding “adverse effects to the County’s infrastructure and environmental conditions”
- Review of LSCL R-3 regarding impacts of current intake levels at Coffin Butte Landfill (page 66) *“Benton County should contract for an updated Baseline Study to evaluate the impact of the current intake level at Coffin Butte. As with the 2001 Baseline Study stipulated in the 2000 Landfill Franchise Agreement, this new study should determine and measure adverse effects, including but not limited to: traffic, soil conditions and contamination levels, air quality, surface and ground water conditions and contamination levels, noise, odor, visual screenings, litter, hours of operation, solid waste control systems and compliance with all solid waste Permits. This baseline study could help inform Benton County in decision making and financial choices regarding how to use the income from the landfill.”*
- What, if any, responsibility of the planning commission is there regarding Benton County environmental risks, how does this responsibility intersect with DEQ oversight, the Franchise Agreement (2020), post-closure requirements, environmental protections, and the environment trust fund (see also LLU f-3c). There are generally known risks of which appear to be unmeasured at this time, but the subcommittee generally understand to exist and are anticipated to rise with increased capacity or intake of waste at Coffin Butte Landfill and ultimate degradation of cell liners within the landfill.

Conclusion

For planning officials, the subcommittee review and report provides a detailed interpretation of past and in-effect land use conditions of approval and status of compliance (Pages 747-892). The subcommittee

through this review recognizes that compliance or non-compliance of past conditional use permit requirements (both application conditions of approval and ongoing conditions of approval) *do not and cannot be enforced with regards to a new conditional use permit application*. However, compliance or non-compliance is permitted to be considered when developing new conditions of approval for a conditional use permit application.

It is certain that Coffin Butte Landfill will remain a permanent fixture within Benton County, no matter the status of operations as seen today or post-closure with site management needs in the future. Finding a balance that can accommodate the relationship between the two will best serve Benton County residents. In considering this responsibility, the subcommittee emphasizes the environmental reality that, “There is no such thing as a safe landfill” and “all landfills leak.” These statements are not intended to be adversarial but to recognize reality and the many concerns expressed by members of the public (through testimony) and certain members of this subcommittee. The most important outcome of the Past Land Use Application Conditions Subcommittee historical review of landfill operations is identifying the need for sufficient code, comprehensive conditions of approval for conditional use permits related to landfill operations, and assurances of compliance oversight by all regulatory authorities to protect the health, safety and well being of Benton County residents, both those present today, but also those of the future. Many environmental impacts of landfills are known and include leaching of harmful chemicals into ground and water supply, soil contamination, and emission of greenhouse gasses (one of the largest contributors globally), but many risk factors remain unknown such as the emergence recognition of the dangers of PFAS to humans. The waste industry recognizes that landfill liners will ultimately fail, making the long-term environmental risk to Benton County a present concern but also a future concern. Unlined cells of Coffin Butte presently allow contaminated leachate into our local environment from landfill areas closed decades ago. These realities present the urgency of finding a deliberate and thoughtfully considered balance to a good faith and lifetime partnership between Benton County and Coffin Butte Landfill and Republic Services. (CUP F-33)

Additional references can be found here:

Benton County Talks Trash Solid Waste Process Workgroup Final Report, April, 2023
[bctt_final_report_4-11-2023.pdf \(benton.or.us\)](#)

Sustainable Materials Management Plan (SMMP) Subcommittee

Final Report summary: page 47 of report: [bctt_final_report_4-11-2023.pdf \(benton.or.us\)](#)

Subcommittee’s Report: page 575 of Appendix C1: [bctt_final_report_4-11-2023.pdf \(benton.or.us\)](#)

Subcommittee Webpage Link: meetings, minutes and supporting documents: [BCTT Subcommittee - C.1. Sustainable Materials Management Plan \(SMMP\) | Benton County Oregon](#)

Landfill Size/Capacity/Longevity (LSCL) Subcommittee

Final Report summary, page 56 of report: [bctt_final_report_4-11-2023.pdf \(benton.or.us\)](#)

Subcommittee’s Report: page 604 of report: [bctt_final_report_4-11-2023.pdf \(benton.or.us\)](#)

Webpage Link including supporting documents: [BCTT Subcommittee - A.1. Landfill Size/Capacity/Longevity | Benton County Oregon](#)

Legal Issues and Land Use Review (LLU)

Final Report summary, page 70 of report: [bctt_final_report_4-11-2023.pdf \(benton.or.us\)](#)

Subcommittee Report: page 673 of report: [bctt_final_report_4-11-2023.pdf \(benton.or.us\)](#)

Webpage link including supporting documents: [BCTT Subcommittee - A.3. Legal Issues and B.1. Land Use Review | Benton County Oregon](#)

***DRAFT* MEETING MINUTES**
Benton County Planning Commission
August 29, 2023

Benton County Planning Commission Chair Fowler called the meeting to order at 6:05 pm. The meeting was open to the public in-person and virtually via Zoom.

COMMISSION MEMBERS

Nicholas Fowler, *Chair*
Greg Hamann, *Vice Chair*
Catherine Biscoe
Ed Fulford
Elizabeth Irish
Evelyn Lee
Andrew Struthers
John Wilson

STAFF

Darren Nichols, *Director*
Shannon Bush, *Interim Deputy Director*
Daniel Redick, *Solid Waste Program Coordinator*
Linda Ray, *Recorder*

WORK SESSION

Chair Fowler opened the meeting by introducing the newest member of the planning commission, John Wilson. The commissioners took a few minutes to introduce themselves.

Department Updates. Director Nichols began the work session by giving a brief update on department staffing.

- Alyssa Thompson was recently hired as the new Administrative Specialist and will serve as a receptionist for the department.
- Two recruitments are still active: Building Official and Planning Official. Both are new positions within the department. The recruitment closes on September 11th and Nichols encouraged the commissioners to help get the word out. When candidates are chosen, Nichols invited interested commissioners to be part of the interview process.
- Once the Building Official and Planning Official positions are filled, the recruitment for a Community Solutions Coordinator will start.
- Nichols invited feedback on what Community Solutions Coordinator position will entail and welcomed a recommendation from the commissioners to pass along to the Board of Commissioners. There are a few ways to approach this position: code enforcement, community engagement, or a blend of both.
- There is still a need for inhouse staffing expertise in long-range planning.
- The department is working towards a webpage overhaul which will offer a better platform to engage with the community and answer questions. The new website will also allow more capacity to take on electronic permit proposals and electronic review of permits.

- Conversations have begun with the City of Corvallis and some of the smaller jurisdictions on the potential to develop a county-wide permitting system. This opportunity may provide some cost savings as well.
- The next quarterly BOC/PC work session on September 26th will include several topics of discussion, including the potential for a periodic review work plan with DLCD, City of Corvallis and other partners. The work plan will address a long-range planning strategy.
- Department staff have begun conversations partners around an Outdoor Planning concept. Preliminary discussions have included partners from the City of Corvallis, Greenbelt Land Trust, and Oregon State University. Staff hope to work with these partners to develop a strategy for a shared vision on making improvements along with coordinating the different kind of land uses. The department will bring this topic back to the commissioners.

Sustainable Materials Management Plan Update. Daniel Redick, Solid Waste and Water Quality Program Coordinator gave a brief overview of the Request for Proposal that will be brought to the Board of Commissioners on September 5th to gain feedback on issuing the RFP.

- The RFP will be posted September 13, 2023.
- The county will host a pre-proposal meeting for prospective RFP applicants. This would provide an opportunity for interested parties to ask questions and learn more about the project.
- RFP applications will be due November 7, 2023.
- An ad hoc committee (appointed by the BOC) will review the submitted applications and narrow the candidates down to three.
- Those three candidates will participate in a public Q&A forum interviewed by the ad hoc committee.
- The ad hoc committee would then make recommendations to the BOC on choosing a consultant for the project.

Redick shared the scope of the project and explained how it varies from a typical solid waste management plan since it is outside typical geographic or regulatory boundaries. Redick shared that the impacts associated with the complete life cycle of materials often do not happen neatly within the county's regulatory control. The plan will involve more collaborative influence with partners outside the county. Part of the development process will include extensive outreach and community engagement. Consultants will be asked to look at the complete life cycle of materials and provide recommendations on how to reduce those impacts. The consultant will also be asked to recommend funding and administrative tools to accomplish recommendations.

Feedback from the planning commissioners and response from staff:

- The ad hoc committee appointed by the board would include a regional perspective.
- High level regional partners have already started in the conversation and will be valuable for future collaboration. Many other counties rely on Coffin Butte, so this is an opportunity to work together.
- Community Development Department does not have the staff capacity to take on the position of project management for the SMMP. Key staff (Darren Nichols, Daniel Redick and Sean McGuire) will be involved at the start.
- Of the 28 counties that contribute to Coffin Butte, all of them have some role in their regulatory control of waste management, mostly through hauling contracts. Smaller

cities within those counties will also be part of the collaboration since they have control over their contribution to the waste stream.

- There is a negative response from some of the community about BCTT and costs involved. In approaching this project some commissioners emphasized the need for outreach and education. Suggestions were:
 - To clearly communicate to our community members that this is not a Coffin Butte plan but a Sustainable Materials Management Plan
 - Include concrete objectives that resonate to establish metrics for the consultant.
 - Communicate with other counties that they can develop their own SMMP and join Benton County in the goal of reducing waste by 44%.
- The SMMP will clearly reflect what the county can and cannot do when it comes to waste reduction. The process is complex and the purpose of BCTT was to get Benton County to this point to start the conversation and move regionally to reduce waste.
- The SMMP is aspirational, but the county still needs to deal with Coffin Butte landfill.
- Nichols shared how the process involved with BCTT enabled the county to get to a point to have a conversation about the plan. He also emphasized the need to approach this plan carefully. The size and scope is a bit unknown until the county can explore the willingness of other partners to join the effort.
- Redick suggested asking the consultant to evaluate the life cycle impacts of materials and recommend how to prioritize those.

Questions for the Planning Commissioners

The planning commission discussed a potential application for Coffin Butte landfill and their role in the process. Chair Fowler cautioned the commissioners to ask questions but to be conscious of anything that would affect their objective evaluation of a future application.

- What will the county do about current concerns and current conditions at the landfill that are causing valid concern from neighbors of the landfill (see also attached notes from Evelyn Lee).
 - How will the county address concerns and complaints and get that answer out to the community?
 - Concern about the enforcement of conditions of approval on a potential application. (A commissioner clarified that both those questions are answered in the BCTT report.)
- A commissioner suggested including a staff memo as a part of the application process to address previous questions. Having that information as part of the record will help with the discussion and allow the public to see all the evidence the commission is reviewing to make their decision.
- A commissioner also suggested explaining the difference between public record evidence and conditions of approval so the public can better understand the difference between the two.
 - Nichols responded by suggesting that in the process of an application, the planning official can ask for additional information from the applicant to address questions or historical evidence of previous land use applications.
- A commissioner suggested building the cost of a compliance officer into the agreement to ensure that conditions of approval are met.
- A commissioner requested updates on current contamination data and where water is moving in and around the landfill.

- A commissioner requested a summary of complaints the county has received regarding Coffin Butte landfill and how they've been responded to.
- Are there impacts of leachate from Coffin Butte and how does that relate to the city of Corvallis?
- What are the different ways the message can be sent out about the landfill and potential applications?
- A commissioner requested information on existing water monitoring around the subject property of the landfill.
- Have there been any historic zoning changes in the area around the subject property?
- Are we moving wetland credits in the area?

Nichols shared the opportunity for planning commission members to be involved on the SMMP ad hoc committee reviewing the RFP process and reporting back to the BOC. The ad hoc committee would also serve in the place of SWAC for the next few years since the BOC recently dissolved the previous format of the SWAC. DSAC will continue to fulfill Benton County's statutory requirements as a state-permitted regional landfill.

The meeting adjourned at 8:07 pm.

EXHIBIT A

September 5, 2023

Evelyn Lee, Planning Commissioner

Planning Commission Discussion Items for September 14 Work Session regarding BCTT:

1. Public input and county transparency in future land use applications.

LLU-R5 states: ‘... the Board could amend the code to require that the Planning Official conduct a “preapplication conference” with the applicant to discuss the information that is required. It could also require a “neighborhood meeting” before the application is filed that requires the applicant to present its proposal to the public and allow the applicant to obtain more information about the proposal.’

Is a code change necessary for either a preapplication conference or neighborhood meeting to be part of the county’s response to an application?

If code change is not required, what triggers the Planning Official to take these steps? Does CDD provide a policy or procedure to guide Planning Official decisions regarding using these steps? If so, what is the policy? If not, should there be? Why were these steps not taken for LU 21 043?

2. County enforcement of BCC 77.405 Review of material submitted to DEQ.

BCC 77.405 states: “Copies of materials submitted to the Oregon Department of Environmental Quality as part of any permit process shall be submitted to the Planning Official. If at any time the Planning Official determines that permit application materials or conditions of DEQ permit are judged to merit public review, a Public Hearing before the Planning Commission shall be scheduled. [Ord 261, Ord 90-0069]”

What issues trigger a determination that a public review is merited? Does CDD provide a policy or procedure to guide Planning Official decisions regarding what merits public review? If so, what is the policy? If not, should there be?

3. Enforcement and money

What are the consequences of COA non-compliance for the applicant? What are disincentives for non-compliance?

What are the consequences of non-enforcement for Benton County government and residents?

In the past, did Benton County use Coffin Butte surcharge fees for monitoring/enforcement activities? Should surcharge fees be moved out of the General Fund to a dedicated fund available for monitoring and enforcement?

September 7, 2023
Evelyn Lee, Planning Commission

Darren asked the Planning Commission to respond to this “homework”:
“Please send your “goal” for the next “solid waste work session” to me and Linda – we will incorporate those into a structured working agenda for the next session.”

My Goal: Answer the question posed by Greg Hamann: “What happened in the past that you want to change.” With three examples, below.

- A. The Planning Commission in LU 21 047 unanimously voted to deny the Republic Services application for expansion. The decision cited numerous findings specific to Benton County Code criteria and public testimony.

The fact that SWAC and county staff previously recommended approval of the application causes concern.

What changes would strengthen the county’s negotiations with an applicant to assure that an acceptable application meets the needs of county citizens?

- B. In past, valid citizen concerns and complaints about the landfill have been ignored. I agree that the SMMP is a terrific outcome of the BCTT process, but it is not enough of a response to concerns about current conditions at the landfill. What will the county do about current concerns? In the future, how will the county address valid citizen concerns and complaints?
- C. In the past, land use decisions at the landfill have been approved, but with conditions of approval that were not enforced and were later found not to be met. In the future, how can a Planning Commissioner vote to approve an application that requires conditions of approval to make it acceptable and have confidence that the conditions will be honored by the applicant and the county?

***DRAFT* MEETING MINUTES**
Benton County Planning Commission
September 19, 2023

Benton County Planning Commission Chair Fowler called the meeting to order at 6:02 pm. The meeting was open to the public in-person and virtually via Zoom.

COMMISSION MEMBERS

Nicholas Fowler, *Chair*
Greg Hamann, *Vice Chair*
Catherine Biscoe
Elizabeth Irish
John Wilson
Evelyn Lee

STAFF

Darren Nichols, *Director*
Inga Williams, *Associate Planner*
Daniel Redick, *Solid Waste &
Water Quality Program Coordinator*
Linda Ray, *Recorder*
Alyssa Thompson, *Recorder*

Excused: Ed Fulford, Andrew Struthers
Chair noted a **QUORUM** was reached.

MINUTES

Commissioner Hamann **MOVED** to **APPROVE** the Minutes with the following edits:

- Page 6 line 1-2 edited to read: Commissioner Bisco prepared a report on the work of the BCTT past LU application conditions subcommittee providing the overview of the 33 unique findings and the 25 recommendations presented to the BCTT workgroup.
- Page 5, Work Session Subheading; Line 1 edited to read: Two commissioners served as liaisons to the Benton County Talks Trash Workgroup. Commissioner Biscoe served as a public member of the Workgroup.
- Page 5 Subheading Testimony Provided edited to read: Robert Biscoe is a member of the North F Road District.

Commissioner Biscoe: **SECOND.**
APPROVED as amended 6-0.

PUBLIC HEARING LU-23-034; STOKES; CUP IN FC

Inga Williams presented the Staff Report. Staff recommends approval with six conditions of approval, including the five in the staff report and one additional condition requiring the applicant to record a declaratory statement to read:

“The additional condition for the applicant to submit a signed declaratory statement to the Community Development Department as required by Benton County Code 60.220.2 upon submittal of the first notice to the family burial ground.”

Applicant requests 3 burial sites, with burial ground to be sized 10’X70’ (700 square feet), applicant will be able to use 700 square feet for as many burials as will fit.

Benton County Code Chapters 91 - private family burial ground 53 & 60 outline the relevant CUP criteria. The application meets applicable criteria of chapter 91 in that the owner is the applicant, and the proposed location meets all set back requirements from drinking water, waterways, and property lines. Applicant must record notice of disposition once there is a burial on the property. Chapter 53 outlines the general criteria and reviews impacts to the neighboring properties and the county. Chapter 60 outlines criteria for impacts to the adjacent farm and forestry uses.

Neighboring forestry property provided a letter of support for the proposed use.

COMMENTS/QUESTIONS FROM THE PLANNING COMMISSION

Condition 5 of approval indicates interment method, but no min/max depth of burial.

- Commission recommends the addition of minimum (4 foot) to maximum (6 foot) depth of burial to be added to Condition 5.
- Correction to Staff Report page 14; from “26 acres” to state “27 acres”

APPLICANT PRESENTATION

Katherine Stokes requests the ability to bury herself and family on her property.

PUBLIC TESTIMONIES:

No additional testimony.

The hearing closed at 6:21 pm.

DELIBERATIONS:

Commissioner Biscoe **MOVED** to **APPROVE** the Conditional Use Permit for creation of a family burial ground, based on the evidence in the record and findings in the staff report, the findings of the Planning Commission, and the conditions of approval contained in the staff report. Conditions of approval to include Condition 6 verbally provided by staff and include burial depth guidelines provided by the staff.

Commissioner Wilson **SECOND**.

APPROVED as amended 6-0.

Hearing closed at 6:24

WORK SESSION: “BENTON COUNTY TALKS TRASH” PLANNING COMMISSION DISCUSSION FOLLOW UP

COMMISSION DISCUSSION

Commissioner Questions:

- Regarding LU-21-047: What will strengthen the county’s negotiations with permit applicants to ensure that the application meets the needs of county residents? County and planning commission more aligned.
- How will the county address complaints and concerns brought by citizens? What are the policies and procedures of the county in response to complaints?
- In the future how can a Planning Commissioner vote to approve application with conditions of approval to make it acceptable and have confidence that the conditions will be met by the applicant and the county?

- BCTT LLRU-5 request clarification from the county. Is a code change necessary for a pre-application meeting or a neighborhood meeting to take place? If not required, what triggers the planning official to take these steps? Policy and procedure? Threshold? What are the guidelines? What are the disincentives or consequences for non-compliance?

It is the Planning Commission's responsibility to apply the law and the code. Commissioners must hold the county accountable, the public needs to hold the county accountable. Commissioners cannot take past decisions and actions into account when making decisions on approval for new applications.

There was further discussion on the evolution of Coffin Butte Landfill from a county resource to a regional resource, and what those ramifications are with land degradation. How far is acceptable for the degradation to extend, if at all? What it would look like to build a regional resource plan for Coffin Butte Landfill. What would enforcement action look like, and steps for non-compliance with conditions of approval?

STAFF RESPONSE

Nichols outlined the current process for new land use applications including site consultation meetings, pre-application conferences with inter-jurisdictional partners, and potential neighborhood meetings for complex applications. Current County Code provides authority and flexibility to respond to many of the concerns presented.

Nichols shared that discussion regarding enforcement action by a code compliance officer is something that he would like feedback from the Planning Commission before going to the Board of Commissioners regarding what enforcement should look like in Benton County. Staff will be seeking BOC input on the job description.

The Board of Commissioners has separated the Solid Waste Advisory Council functions from the Disposal Site Advisory Committee, and has established a different structure for SWAC functions within an ad hoc advisory committee that will advise the BOC through the duration of the SMMP. DSAC will continue to function according to its bylaws. The ad hoc committee will most likely include a more robust and diverse group of perspectives, including other counties, tribes, state agencies, possibly governor's office, and legislators.

Redick noted that SWAC and DSAC are not charged to address complaints; instead, they provide a forum for community members to voice complaints and concerns. Community members should reach out to county staff to lodge complaints by phone or email; more information is available online on Community Development website. Redick is also working on a media release to be provided in the next couple of weeks with a FAQ for the community.

NEW ITEMS

Chair Fowler: The BOC has asked the planning commission for 2 liaisons for the ad hoc committee. The chair appointed Commissioner Biscoe and Vice Chair Hamann as our two PC Liaisons that will go to the BOC for ratification. As part of the work session, the chair shared four charters for the liaisons:

1. Actively participate as informed and intelligent community member. Be engaged broadly.

2. Champion the comprehensive plan. The comprehensive plan is the best context we can bring into these committees.
3. Provide guardrails. Keep the ad hoc committee focused on what can happen, don't get too far off topic.
4. Come back to this group to host work sessions with Planning Commission.

Planning commissioners received a letter from Ms. Merja and Ms. Clapp. Our roles as planning commissioners fall into a quasi-judicial or a quasi-legislative role, both of which have process for gathering input from the public. This letter arrives outside of any established process to incorporate into a work session. The Planning Commission will not discuss the contents of the letter due to it not fitting within a hearing process. In the future, when inputs do fit into a formal hearing process, those will be invited to participate. The Planning Commission has no role in this letter. It doesn't fit into the mechanisms into which we allow public testimony.

Chair closed work session at 7:33pm

ITEMS FROM STAFF:

Staffing update: Building and Planning official. Front Desk – Alyssa hired. Community Development Tech - Great response, interviews in the coming weeks.

Recruitments for Building and Planning Officials brought in 3 applications total. Will reevaluate and reopen for recruitment, hopefully by the end of this month.

ITEMS FROM PLANNING COMMISSIONERS: NONE

Agenda Item: September 26th BOC/PC JOINT MEETING 1st event – Oregon Silver Jackets and Governor's Solution Team.

Training and workshop surrounding mapping tools available through FEMA and Army Corps of Engineers (ACE) 9am-4p. PC invited to join event in the afternoon.

Governor Kotek's Regional Solutions Team would like to learn more about solid waste and sustainable materials to engage the State of Oregon. Commissioners Biscoe and Hamann invited to join the conversation. Group will visit the landfill, receive BCTT report, and other facts. What role they could play and how they could help Benton County.

BOC and PC will meet from 8:30-11:30 for quarterly meeting.

Commissioner Biscoe requests that virtual information/recordings be made available to PC for the floodplain afternoon sessions.

Staff shared a Draft Agenda for 9/26 with the PC.

The meeting adjourned at 7:52 pm