



4500 SW Research Way
Corvallis, OR 97333-1192
(541) 766-6819

AGENDA

Benton County Planning Commission Regular Session February 4, 2025, 6:00-8:00 P.M.

Kalapuya Building, 4500 SW Research Way, Corvallis
1st floor Meeting Room

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

Meeting ID: 824 0811 6441

Passcode: 668580

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|---|---|
| I. CALL TO ORDER ROLL CALL | Chair Fowler |
| II. MINUTES
Approval of January 21, 2025 Planning Commission Minutes | Chair Fowler |
| III. GOAL-SETTING AND PRIORITIES | Chair Fowler |
| IV. PROJECT UPDATES | Petra Schuetz |
| V. PLANNING COMMISSIONER STAFF UPDATES
A. Disposal Site Advisory Committee Updates on Solid Waste Initiatives
B. Planning Commission Vacancy
C. Subcommittee Discussion Follow-up | Bailey Payne
Petra Schuetz
Chair Fowler |
| VI. QUESTION & ANSWER SESSION
A. Regarding Benton County Comprehensive Plan Outreach Training
Held January 30, 2025 | Shannon Bush |
| VII. ADJOURN
Next Meeting: March 4, 2025, 6:00 PM | Chair Fowler |

Benton County will make reasonable accommodations for all alterable participants. Please notify Amanda.Makepeace@bentoncounty.gov 72 hours before the meeting. All Planning Commission meetings are recorded and retained as required by ORS 166-200-0235.



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DRAFT MEETING MINUTES
Benton County Planning Commission
January 21, 2025 Work Session
6:00-8:00 P.M.

I. CALL TO ORDER | ROLL CALL

Benton County Planning Commission Chair Fowler called the meeting to order at 6:01 P.M. The meeting was open to the public virtually via a published Zoom link. Chair Fowler confirmed a full quorum of the Commission. Commissioner Cash joined the meeting virtually at 6:08 P.M.

Benton County Planning Commissioners

Nick Fowler, Chair
Greg Hamann, Vice Chair
Catherine Biscoe (virtual)
Sara Cash (virtual)
Ed Fulford
Evelyn Lee
Andrew Struthers
John Wilson (virtual)

Benton County Staff

Petra Schuetz, Interim Director and Planning Official
Amanda Makepeace, Recorder

II. APPROVE MINUTES FROM DECEMBER 3, 2024 JOINT MEETING WITH CITY OF CORVALLIS

Commissioner Struthers moved to approve the Minutes; Commissioner Wilson seconded. The **motion passed, 8-0.** (@03:56)

III. OFFICER ELECTIONS

The members voted to elect the Chair and Vice-Chair of the Planning Commission for 2025. Commissioner Lee made a motion to continue current slate of positions; Commissioner Struthers seconded. The **motion passed, 8-0.** (@04:37)

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IV. SUBCOMMITTEE DIALOG (@06:01)

The Housing Subcommittee discussed its ongoing efforts to address regional housing challenges. Members highlighted the need for transparency, inclusiveness, and adherence to public meeting guidelines, with discussion about decision-making processes and jurisdictional boundaries. Emphasis was placed on balancing housing initiatives with rural considerations such as water availability and wildfire risks, as well as the importance of reconciling development codes to support diverse housing solutions. The subcommittee acknowledged the opportunity for improved communication with the Planning Commission.

The Comprehensive Plan Subcommittee discussion centered on ensuring broad community engagement and alignment with statewide planning goals as part of the comprehensive plan update. Commission members emphasized the importance of inclusiveness by involving rural areas. Plans include forming an advisory group, hosting a kickoff meeting, and providing training for commissioners to enhance participation and understanding of the update process. The subcommittee aims to use these efforts as a foundation for shaping a long-term vision for the county.

V. PLANNING COMMISSIONER | STAFF UPDATES (@1:56:19)

Planning Commissioners will participate in a community engagement training on January 30, 2025, related to Benton County's Comprehensive Plan. Value statements and livability concepts will be solicited from communities and used as a foundation for the future form of the Comprehensive Plan.

Upcoming Planning Commission meetings include a work session on February 4, 2025, to revisit goals and a public hearing or hearings in March for the Republic Services proposal.

The Benton County code will be updated to match the changes to federal and state codes; this is a complex process that will likely take some time over several phases.

VI. ADJOURN

Next meeting will be held February 4, 2025.

Chair Fowler adjourned the meeting at 8:03 P.M.

Documents shared at the meeting:

- Exhibit 1 - Regional Housing Subcommittee Update - January 2025 - Fulford
- Exhibit 2 - Commissioners' Priorities of 2040 Initiative - 5 Five priorities - 2025-ReferenceGuide
- Exhibit 3 - 2025-27 Budget Priorities
- Exhibit 4 - 2024-25 County Administrator Goals

History of Coffin Butte Landfill

Bailey Payne
Solid Waste Program Coordinator
2025



Early 1900's and Before



Page 6 of 19
Native Kalapuyans inhabit Coffin Butte / Soap Creek area for over 14,000 years

Early 1700's

European fur trappers are active in the area

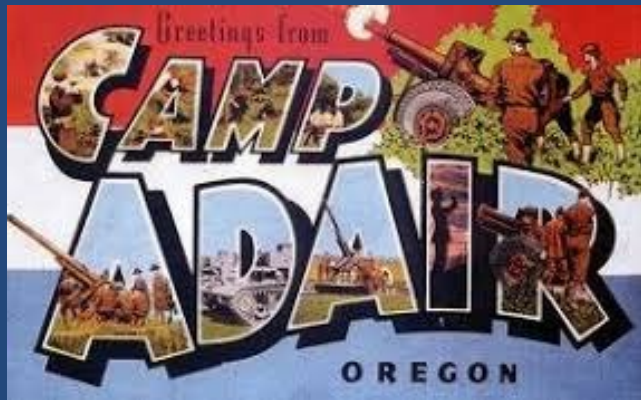
Mid-1800's

Pioneers settle in the area

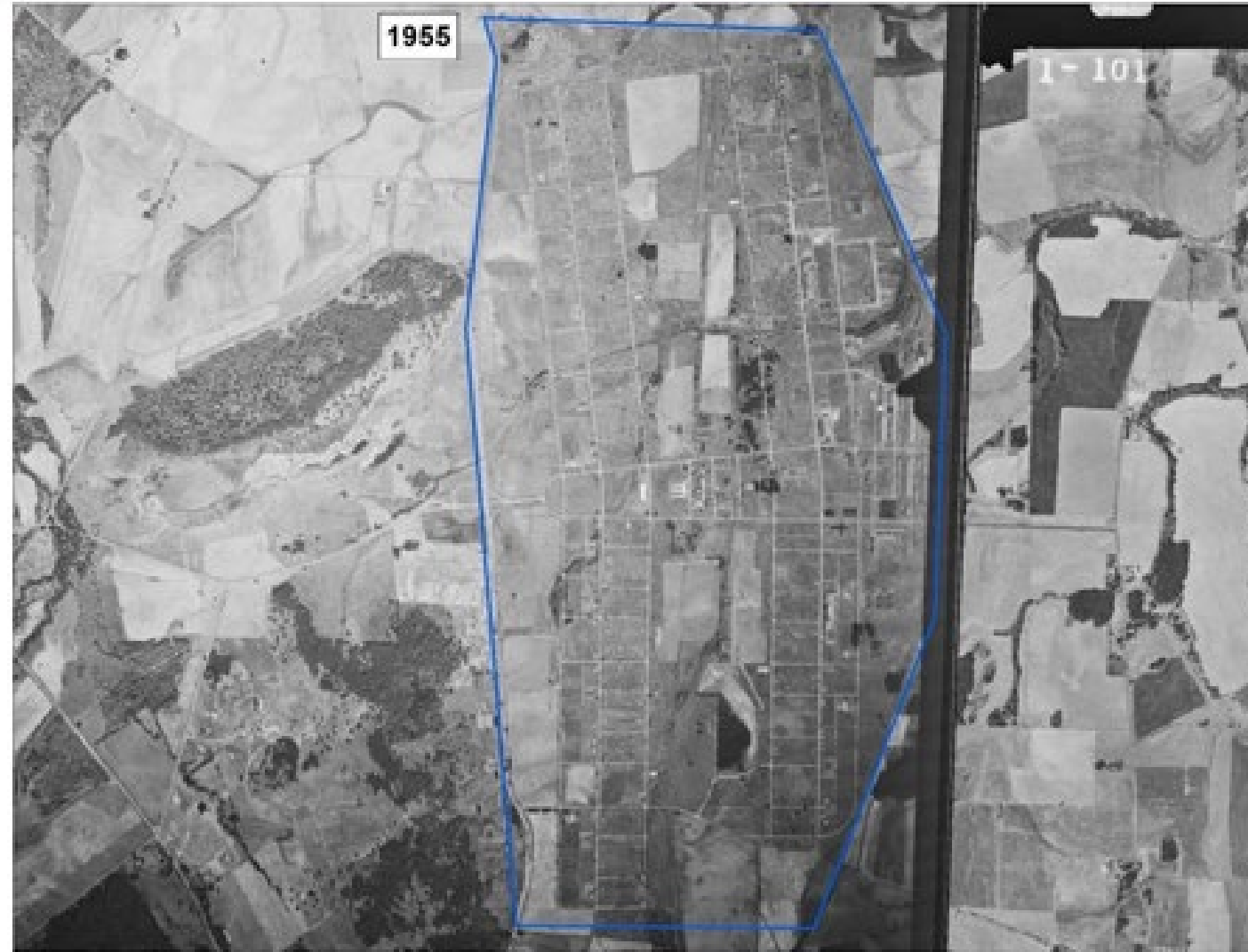
Early 1900's

Farming beings; roads built to transport produce to markets

1940's → 1960's



1955 Page 7 of 19



1970's



Page 8 of 19
1970's

DEQ notes challenges with water and soil conditions. Recommends CBL closure

1972-73

Chemeketa Region looks for regional disposal site. CBL emerges as preferred location, despite local residents' opposition

1974

Benton County Planning Commission approves CUP allowing for expansion; decision upheld by Benton County Commissioners

1975

Valley Landfills Inc. purchases the Coffin Butte site

1977

The old burn dump located within the CBL closes

1980's and 1990's



1983 Page 10 of 19

Benton County alters Comprehensive Plan and creates "Landfill Zone" at Valley Landfill's request.

Planning Commission agrees to waste intake from three additional counties; Landfill expands to 194 acres north of Coffin Butte Road

1992

DEQ begins investigating groundwater contamination from Teledyne Wah Chang dumping in the 1970s

1994

CUP granted for 2.2 megawatt power generation facility

Benton County BOC unanimously denies Valley Landfills, Inc. expansion request

1997

CUP granted to expand gas-to-energy facility

1999

"Hot load" spurs large CBL fire

2000's



2000
Allied Waste acquires Valley Landfills, Inc.

Benton County landfill franchise agreement extended to 2020

2002

Benton County and Landfill owners sign MOU requiring prior approval to use land south of Coffin Butte Rd. for waste disposal

2005

DEQ issues record of decision on Coffin Butte groundwater mediation; site in compliance

2007

Expansion of gas-to-energy facility complete

2008

CBL acquired by Republic Services

2017 onward



2017

Intake tonnage increases from 553,000 tons in 2016 to 941,000 tons

2019

Burn dump waste relocation begins

2020

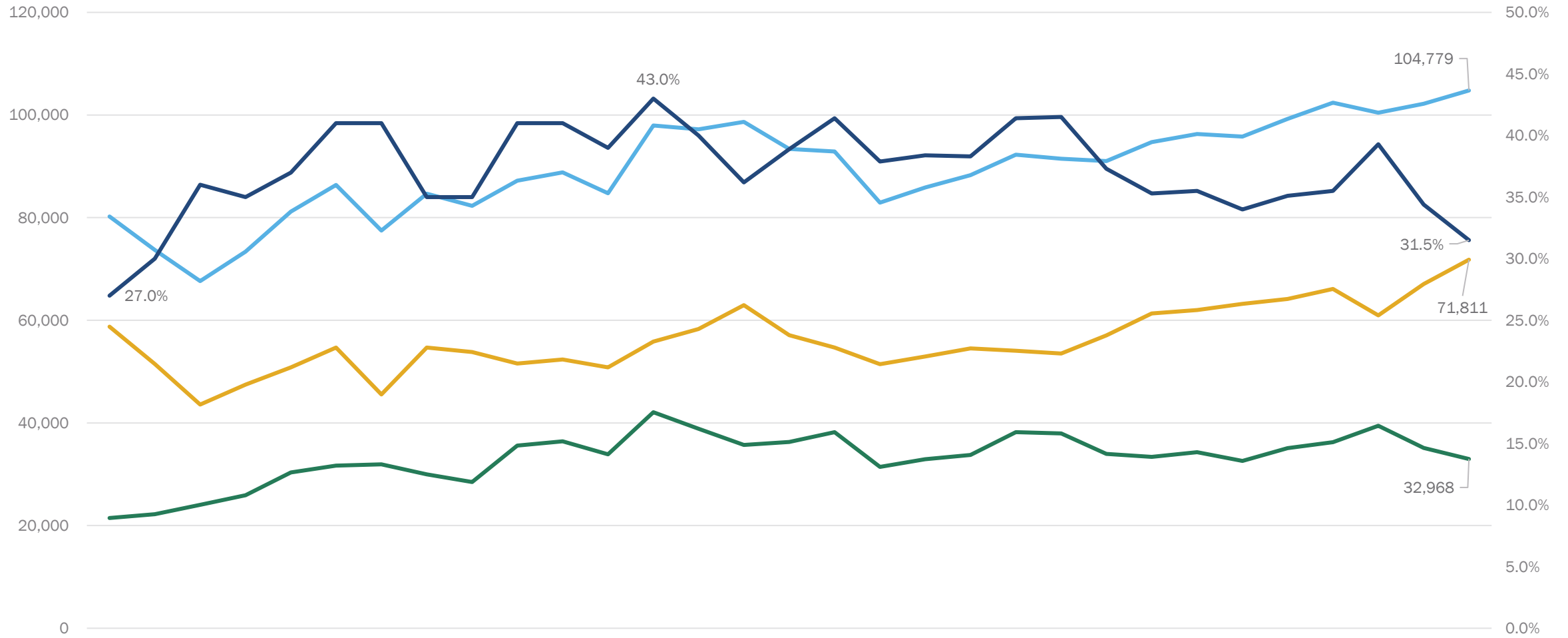
Benton County renews landfill franchise agreement through 2040. Clause includes removal of 1.1 million tonnage cap upon next CUP approved expansion

2021

Wildfire debris causes tonnage to increase again. Annual tonnage continues to be just under cap.

Republic Services files CUP seeking approval to place waste south of Coffin Butte Rd. Expansion request recommended by Solid Waste Advisory Council, then denied by Planning Commission

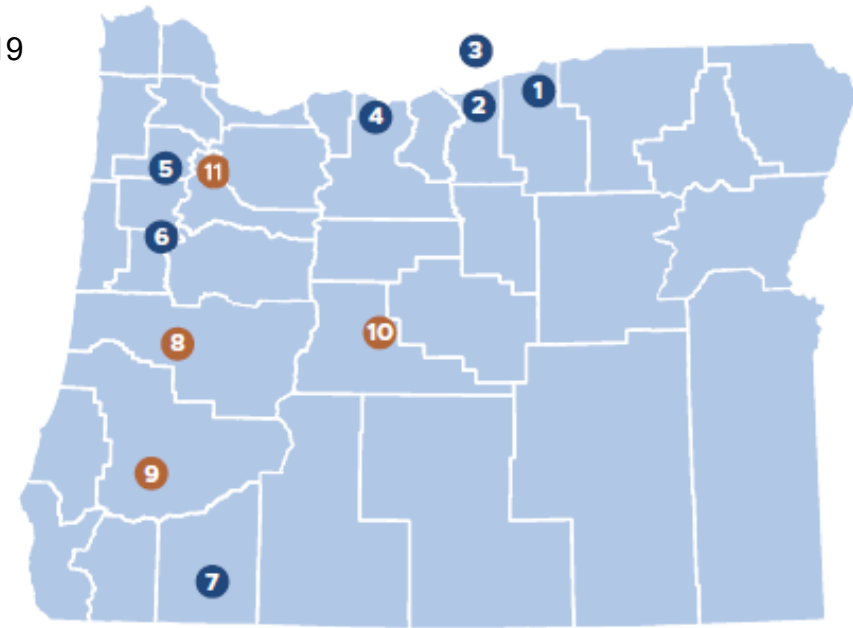
Benton County Waste Generation & Recovery Rate



BC Tons Disposed BC Tons Recovered BC Tons Generated Benton County Recovery Rate (w/out credits)

Coffin Butte Landfill is a regional landfill

A regional landfill is defined as accepting 75,000 tons/year from outside its immediate area. Coffin Butte has been a regional landfill since records were officially kept in 1992.



Oregon Major Disposal Sites

REGIONAL

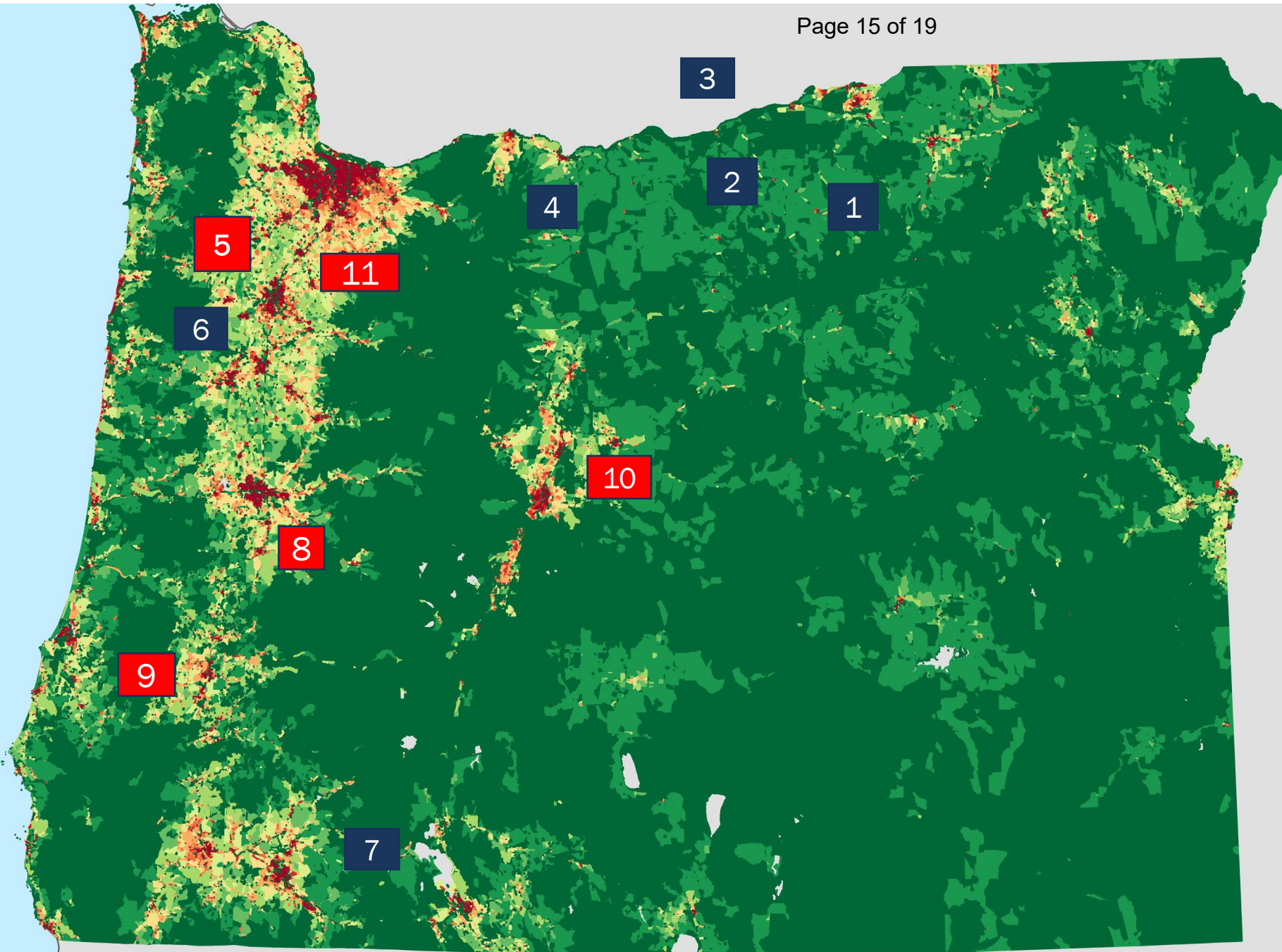
1. Finley Buttes Regional, *Waste Connections*
2. Columbia Ridge Regional, *Waste Management*
3. Roosevelt (WA) Regional, *Republic Services*
4. Wasco County Regional, *Waste Connections*
5. Riverbend Regional, *Waste Management (closing in 2 years)*
6. Coffin Butte Regional, *Republic Services*
7. Dry Creek Regional, *Rogue Disposal*

IN-COUNTY

8. Short Mountain, Lane County
9. Roseburg, Douglas County
10. Knott, Deschutes County *(closing in 5 years)*
11. Reworld Marion, Covanta Holding Corp

Oregon Major Disposal Sites

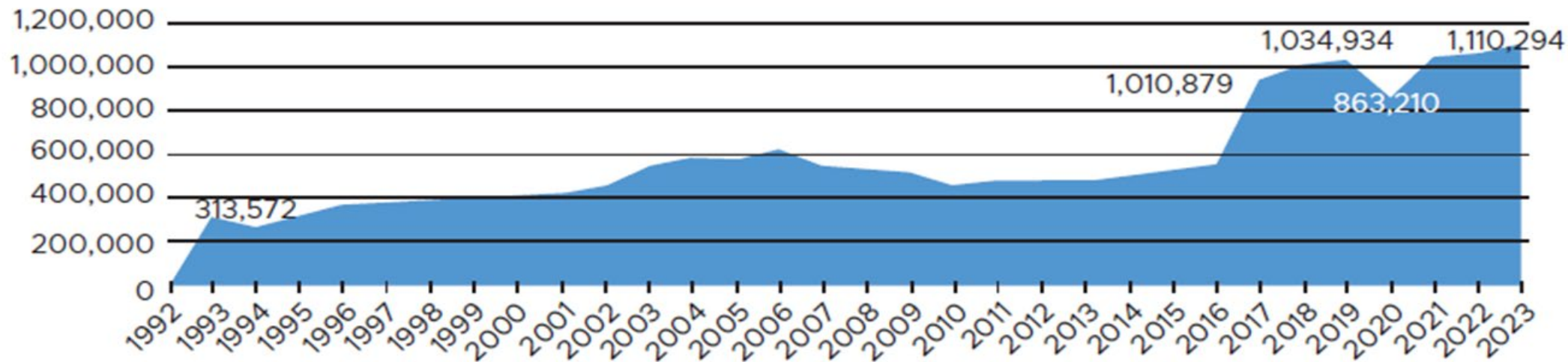
Regional In-County



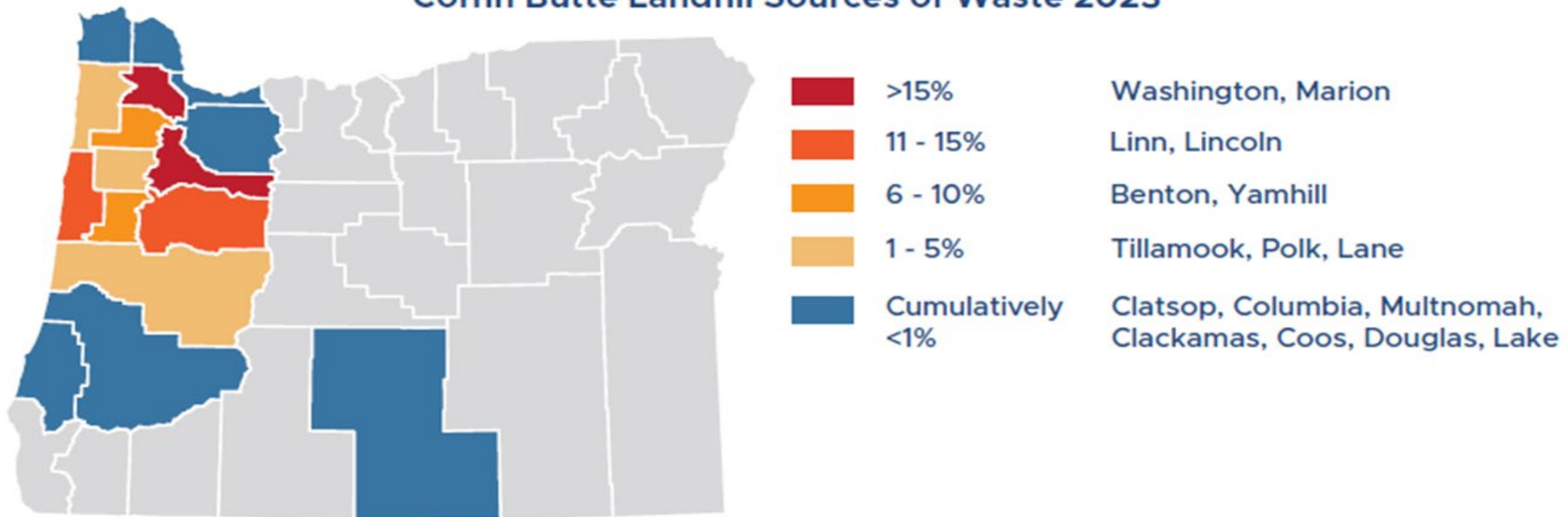
1. Finley Buttes Regional, Waste Connections (2217+)
2. Columbia Ridge Regional, Waste Management (2138)
3. Roosevelt (WA) Regional, Republic Services (2117)
4. Wasco County Regional, Waste Connections (2117)
5. Riverbend Regional, Waste Management (2021)
6. Coffin Butte Regional, Republic Services (2039+)
7. Dry Creek Regional, Rogue Disposal (2099+)
8. Short Mountain, Lane County (2158)
9. Roseburg, Douglas County (2029+)
10. Knott, Deschutes County (2029)
11. Covanta Marion, Covanta Holding Corp.(ReWorld)

Coffin Butte Annual Tons (from all sources)

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Coffin Butte Landfill Sources of Waste 2023



Questions?





Bailey Payne

Solid Waste Program Coordinator

(541) 224-1339

Bailey.Payne@BentonCountyOR.gov



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every day.



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Benton County