
MEETING MINUTES
Benton County Planning Commission
April 29th, 2025 Public Hearing
6:00-9:30 P.M.

I. CALL TO ORDER | ROLL CALL

Chair Fowler

Benton County Planning Commission Chair Fowler called the meeting to order at 6:00 P.M. The meeting was open to the public virtually via a published Zoom link. Chair Fowler confirmed a full quorum of the Commission.

Benton County Planning Commissioners

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

Benton County Staff

Petra Schuetz, Interim Director and Planning Official
Amanda Makepeace, Recorder
Gordon Kurtz, Engineer
Scott Kruger, Environmental Health Director
Melissa Ryan, Special Land Use Counsel

II. APPROVE MINUTES

Chair noted that prior meeting minutes [March] were not prepared for review. Approval of the previous minutes was postponed to the next regular meeting.

III. PUBLIC HEARING: Conditional Use Permit | Coffin Butte Landfill Expansion | LU-24-027

Chair Fowler read the quasi-judicial script and outlined hearing procedures, including ex parte declarations (none declared) and rules for testimony.

Staff report presented by Petra Schuetz, summarizing the proposal by Republic Services to expand the landfill on multiple tax lots, with associated infrastructure, road modifications, and wetland areas.

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.

Consultants from Winterbrook Planning, Maul Foster & Alongi, and Keller Engineering introduced themselves and their roles.

Staff report findings identified bases for potential denial related to noise and odor impacts, with traffic impacts deemed minimal, groundwater impacts regulated primarily by state/federal agencies, and visual impacts not significant. Agency and public comments summarized; majority in opposition citing leachate, odor, traffic, PFAS, and waste origin concerns.

Staff report findings identified basis for potential denial related to noise and odor impacts, with traffic impacts deemed minimal, groundwater impacts regulated primarily by state/federal agencies, and visual impacts not significant. Agency and public comments summarized; majority in opposition citing leachate, odor, traffic, PFAS, and waste origin concerns.

COMMISSIONER QUESTIONS & DISCUSSION

- Clarification on hazardous materials acceptance under the County Code.
- Definition of 'adjacent' properties and inclusion of nearby residential areas.
- Agency reporting requirements (NRAC, DSAC) and requests to add reports to the record.
- Committee for Citizen Involvement (CCI) role and public engagement in land use processes.
- Tonnage cap enforcement options if included as a condition of approval.
- Housing and land use projections within the landfill impact area.
- Quarry operations' traffic impacts and coordination with Knife River.
- Clarifications on reclamation bonds, post-closure maintenance funds.
- PFAS monitoring and mitigation in leachate treatment.
- Status of DEQ permits and methane reporting investigations.

ACTIONS & CONTINUANCE

- Chair Fowler confirmed additional staff report updates will be provided at least 7 days prior to deliberations.
- Commissioner request to add DSAC annual report to the record granted.
- Public hearing recessed to Thursday, May 1, 2025, at 6:00 pm for applicant presentation and further testimony.
- No votes on the application were taken at this meeting.

IV. NEXT MEETING

Meeting to resume on **May 1, 2025**, as part of continued proceedings for LU-24-027.

V. PUBLIC HEARING RECESSED

Adjourned at 9:30 pm by Chair Fowler