
MEETING MINUTES
Benton County Planning Commission
May 1st, 2025 Public Hearing
6:00-9:00 P.M.

I. CALL TO ORDER | ROLL CALL

Chair Fowler

Benton County Planning Commission Chair Fowler called the meeting to order at 6:00 pm. This meeting was a **continuation of the April 29th, 2025, public hearing for LU-24-027**, the Coffin Butte Landfill Expansion Conditional Use Permit application. The meeting was open to the public in person and via a published Zoom link.

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

Prior meeting minutes were not reviewed or approved.

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

APPLICANT PRESENTATION

Lead counsel Jeff Condit introduced the Valley Landfills/Republic Services team and consultants, including representatives for operations, environmental management, noise analysis, odor modeling, traffic engineering, and wildlife/biology. Applicant outlined project differences from the 2021 proposal, including reduced footprint, lower final grade, retention of Coffin Butte Road, and extensive community engagement.

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.

Applicant emphasized regional waste capacity, economic contributions, and infrastructure improvements. Requested a 14-day extension beyond public comment closure to address noise and odor concerns.

TECHNICAL TESTIMONY

- Noise Study (Adam Jenkins, Greenbusch Group): Reviewed Oregon Administrative Rule noise limits and updated ambient condition analysis. Found predicted sound levels below existing ambient conditions; recommended ambient-sensing backup alarms. Noted site design changes lowered noise impacts vs. 2021 proposal.
- Odor Analysis (Jeff Ledford, SCS Engineers): Reviewed DEQ odor complaints (2022–2024); modeled 2023 and projected 2052 full build-out scenarios. Identified most likely odor sources as hydrogen sulfide, dimethyl sulfide, and diesel emissions. Observed seasonal and meteorological patterns influencing odor dispersion.
- Wildlife & Habitat (Stephanie James): Determined one rookery abandoned, one active but protected by wetland easement; no significant migratory pathways impacted; no eagle nesting impacts.
- Environmental Topics
 - Addressed PFAS as an emerging issue without current regulatory thresholds
 - Discussed medical waste protocols (autoclaving) and post-closure assurance mechanisms
- Operational Clarifications
 - Expansion shifts operations south of Coffin Butte Road without increasing operational scope
 - Hours of operation clarified
 - Maintenance building location corrected on site plan

COMMISSIONER QUESTIONS & DISCUSSION

- Tonnage cap provisions in franchise agreement and potential implications for infrastructure capacity.
- Enforcement authority for conditions of approval versus franchise agreement terms.
- PFAS mitigation strategies and coordination with wastewater treatment partners.
- Noise and odor measurement methodologies and relevance to CUP approval criteria.
- Wildlife and habitat impacts, with focus on rookeries, migratory pathways, and mitigation easements.
- Data quality and collection challenges in odor complaint tracking; potential improvements for correlation with wind and operations data.

ACTIONS & CONTINUANCE

- No public testimony was heard at this session.
- Applicant reiterated request for a 14-day extension of public comment period (to be considered later).
- No votes on the application were taken at this meeting.

IV. NEXT MEETING

Tuesday, May 6, 2025, at 6:00 pm for public testimony

V. PUBLIC HEARING RECESSED

Adjourned at 9:35 pm by Chair Fowler