
MEETING MINUTES
Benton County Planning Commission
May 6th, 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 29 and May 1, 2025 public hearing for LU-24-027, Coffin Butte Landfill Expansion**. The meeting was open to the public in person and via a published Zoom link. Chair Fowler confirmed quorum of the Commission.

Benton County Planning Commissioners

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

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

DISCLOSURES

Commissioner Biscoe disclosed an ex parte contact on May 4, 2025, with applicant representatives regarding EPA consideration of PFAS; no application criteria were discussed. She affirmed her ability to remain unbiased. No rebuttal was offered by participants.

PUBLIC TESTIMONY PROCEDURE

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.

Chair Fowler outlined testimony order, time limits, and separation of proponents and opponents. Over 60 individuals registered to speak. Speakers were called by assigned numbers, with an on-deck system to streamline the process. Time-ceding between speakers was permitted.

SUMMARY OF PUBLIC TESTIMONY

Testimony was heard from both proponents and opponents of the landfill expansion.

Proponents generally emphasized regional waste capacity, reduced hauling distances and emissions, economic benefits to Benton County, and the ability to manage environmental and operational concerns under regulatory frameworks.

Opponents raised concerns about environmental impacts including odor, noise, leachate, and PFAS contamination; traffic safety and congestion; historic zoning restrictions; enforcement and compliance history; and potential impacts to community character and surrounding land uses.

Many participants referenced data, personal experience, or prior county reports to support their positions. Several speakers on both sides discussed the potential consequences of removing the tonnage cap and the broader regional waste management implications.

REQUESTS & PROCEDURAL NOTES

- Multiple parties (including the applicant and opponents) requested keeping the record open for an additional 14 days for written submittals.
- Chair Fowler reiterated that such requests would be addressed at the close of testimony or deliberations.

DECISIONS

- No deliberations or decisions were made at this session.
- Public hearing to continue at the next scheduled meeting, with further testimony and/or rebuttal.

IV. NEXT MEETING

Thursday, May 8, 2025, at 6:00 pm

V. PUBLIC HEARING RECESSED

Adjourned at 9:00 pm by Chair Fowler