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**MEETING MINUTES**  
**Benton County Planning Commission**  
**May 8<sup>th</sup>, 2025 Public Hearing**  
**6:00-9:00 P.M.**

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**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, May 1, and May 6, 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 a full quorum of the Commission.

**Benton County Planning Commissioners**

Nick Fowler, Chair  
Catherine Biscoe  
Sara Cash (*remote*)  
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

**Absent**

Greg Hamann, Vice Chair

**II. APPROVE MINUTES**

Prior meeting minutes were not reviewed or approved.

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

**PUBLIC TESTIMONY PROCEDURE**

Chair Fowler reviewed the quasi-judicial hearing procedures, applicable criteria, and public testimony rules. This session continued hearing testimony from individuals opposed to the application, followed by the applicant's rebuttal. Time limits of 3 minutes per speaker were enforced, with allowances for time-ceding. Speakers were called in numerical order with an on-deck system to facilitate flow. Written materials were accepted for inclusion in the record.

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

## **SUMMARY OF PUBLIC TESTIMONY**

Testimony focused primarily on opposition to the proposed landfill expansion. Speakers raised concerns about public safety, fire risk, traffic impacts, environmental contamination, PFAS in leachate, odor, noise, wildlife impacts, and the county's historic record of enforcing conditions of approval.

Several participants presented data from local fire department logs, FOIA requests, and county transportation plans. Others cited prior Benton County reports and personal experience to argue that operational and environmental impacts would be significant and inadequately mitigated. Points raised included the inadequacy of the applicant's traffic impact analysis, potential functional closure of Coffin Butte Road, and broader land use compatibility issues.

Many urged the Planning Commission to deny the application outright; others requested additional time for public review and comment.

## **REQUESTS & PROCEDURAL NOTES**

Multiple participants requested that the public record remain open for an additional 14 days for written submissions.

Some speakers asked that testimony from prior related applications be incorporated into the current record.

## **DECISIONS**

- No deliberations or decisions were made at this session.
- Public hearing to continue at the next scheduled meeting, with the applicant's rebuttal to follow completion of public testimony.

## **IV. NEXT MEETING**

June 16, 2025 at 6:00 PM

## **V. PUBLIC HEARING RECESSED**

Adjourned at 9:00 pm by Chair Fowler