
MEETING MINUTES
Benton County Planning Commission
July 8, 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 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 (virtual)
Sara Cash
Ed Fulford
Evelyn Lee
Andrew Struthers
John Wilson

Benton County Staff

Petra Schuetz, Planning Official
Melissa Ryan, Special Land Use Counsel
Jesse Winterrowd, Winter Brook Planning
Larissa Gladding, Winter Brook Planning

II. APPROVE MINUTES

Prior meeting minutes were not reviewed or approved

III. MEETING PURPOSE

Chair Fowler outlined the schedule for completing the hearing process. The Commission is expected to deliberate and decide on the Coffin Butte Landfill Expansion application (LU-24-027) on July 22, 2025. This session was dedicated to presentation of the revised Supplemental Staff Report, the applicant's presentation, and, if time permitted, public testimony. Additional public testimony was planned for July 9, 2025, to ensure the record could be closed in time for deliberations.

IV. SUPPLEMENTAL STAFF REPORT SUMMARY

Planning staff and third-party consultant, Winterbrook Planning, presented the revised Supplemental Staff Report. The revised report incorporated extensive new information received since the April 22, 2025 staff report, including public comments, adjacent property owner testimony, agency comments, and updated or new exhibits from the applicant. The report expanded the analysis to cover additional impact areas, such as litter, fire risk, wildlife, and air quality, in addition to noise, odor, traffic, visual impacts, and water quality.

Agency comments included recommendations for denial from the Adair Rural Fire District and the Natural Resources Advisory Committee (NRAC), and discussion of heron rookery impacts from ODFW. Public comments numbered nearly 2,000 submissions, with major themes focused on air and water quality, odor, noise, litter, methane emissions, and health impacts.

Key findings included a change in staff's recommendation from denial to approval with over 80 proposed conditions of approval. These conditions addressed operational limits (including height restrictions), enhanced monitoring and reporting, mitigation measures for noise and odor, best management practices, and requirements for third-party review. Staff concluded that, with these conditions, the proposal could meet applicable approval criteria.

V. APPLICANT PRESENTATION SUMMARY

The applicant, Republic Services/Valley Landfills, presented in support of the application, responding to staff findings and public concerns.

The presentation reviewed project changes, technical studies, and mitigation commitments. The applicant addressed prior areas of concern, including updated noise and odor modeling, operational controls to minimize off-site impacts, traffic management measures, and site design adjustments intended to reduce visual, environmental, and neighborhood impacts.

The applicant emphasized compliance with applicable code criteria and asserted that the proposed conditions of approval were acceptable and implementable. They also highlighted economic and service capacity benefits to the region, as well as the continuation of host fee contributions and infrastructure improvements.

VI. PUBLIC TESTIMONY

Due to time constraints, public testimony was limited at this session. Additional testimony from both proponents and opponents was scheduled for July 9, 2025.

VII. PROCEDURAL NOTES

- The Chair reminded participants of the procedures for submitting written materials and the rules for testimony.
- Commissioners were encouraged to hold most questions until the conclusion of presentations to maintain efficiency.
- The record remained open for further testimony and evidence until the scheduled close on July 9, 2025.

VIII. DECISIONS

- **No deliberations or final decisions were made at this session.**
- Deliberations and a decision are scheduled for July 22, 2025.

IX. NEXT MEETING

Public testimony will resume on July 9, 2025

X. ADJOURN

Adjourned 10.15 PM by Chair Fowler.