
MEETING MINUTES
Benton County Planning Commission
July 22, 2025 Public Hearing
6:00-10:00 P.M.

I. CALL TO ORDER | ROLL CALL

Chair Fowler

Benton County Planning Commission Chair Fowler called the meeting to order at 6:05 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 (virtual)
Greg Hamann, Vice Chair
Catherine Biscoe
Ed Fulford
Evelyn Lee
Andrew Struthers
John Wilson

Benton County Staff

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

Absent

Sara Cash

II. APPROVE MINUTES

Prior meeting minutes were not reviewed or approved.

III. MEETING PURPOSE

Vice Chair Hamann explained that the session was dedicated to commissioner deliberations on the application for a conditional use permit to expand the Coffin Butte Landfill. The record included six previous hearing dates (April 29, May 1, May 6, May 8, July 8, and July 9, 2025) as well as written submissions and final arguments. No new evidence could be introduced; deliberations would be based solely on the record.

IV. SUMMARY OF DELIBERATIONS

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.

Commissioners discussed the application in detail, focusing on whether it met the applicable criteria under Benton County Code, particularly BCC 53.215 (adverse effects on adjacent property, character of the area, and purpose of the zone) and BCC 53.215(2) (undue burden on public improvements, facilities, utilities, or services).

DISCUSSION TOPICS

- The scope and duration of proposed operations, including preparatory blasting and overburden removal.
- Impacts on agricultural and residential neighbors, including noise, blasting effects on livestock, and debris.
- Odor impacts and whether modeled nuisance levels aligned with public testimony.
- PFAS contamination risks water quality and adequacy of proposed mitigation.
- Adequacy of proposed conditions of approval, particularly monitoring and enforcement resources.
- Balancing regional waste management needs with local environmental and quality-of-life impacts.

Commissioners expressed both support for approval with strong conditions and concerns that impacts could not be sufficiently mitigated.

V. MOTION AND VOTE

Following deliberations, a motion was made to approve LU-24-027 with the conditions of approval as recommended in the Supplemental Staff Report dated June 26, 2025 (over 80 conditions addressing operational limits, monitoring, odor and noise control, and environmental protections).

The motion was seconded and put to a vote.

VI. PRODECURAL NOTES

- No public testimony was taken at this session.
- Commissioners could request staff to reference record citations but could not introduce new information.
- The Chair emphasized that the decision must be based solely on evidence in the record and applicable code criteria.

VII. NEXT MEETING

July 29, 2025 6:00 P.M.

VIII. ADJOURN

Adjourned 10:17 PM by Chair Fowler