



**Board of Commissioners**

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**MINUTES OF THE MEETING  
BENTON COUNTY BOARD OF COMMISSIONERS  
MONDAY, NOVEMBER 17, 2025, 9:00 AM**

**Present:** Nancy Wyse, Chair; Pat Malone, Vice Chair, Gabe Shepherd, Commissioner; Vance Croney, County Counsel; Rachel McEneny, County Administrator; Rick Crager, Assistant County Administrator

**Elected Officials:** Ryan Joslin, District Attorney; Jef Van Arsdall, Sheriff

**Staff:** Julie Arena, April Holland, Rebecca Taylor, Health Services; Rachel Bulder, Maura Kwiatkowski, Board staff; Cory Grogan, Anne Thwaites, Public Information team; Erika Milo, Board Recorder; Petra Schuetz, Community Development; Gary Stockhoff, Public Works

**Guests:** Larissa Gladding, Jess Winterrowd, Winter Brook Planning; Melissa Ryan, Bateman Seidel

**1. Call to Order and Introductions**

Chair Wyse called the meeting to order at 9:00 AM.

**2. Review and Approve Agenda**

No changes were made to the agenda.

**3. Announcements**

No announcements were made.

**4. Continuation of Public Hearing Regarding Land Use File No. LU-24-027**

**4.1 Order No. D2025-071, In the Matter of Adopting Findings Approving a Conditional Use Permit for Landfill Expansion, Land Use Case No. LU-24-027** - Petra Schuetz, Planning Director, Community Development; Larissa Gladding, Jesse Winterrowd, Winter Brook Planning; Melissa Ryan, Special Counsel, Bateman Seidel

Chair Wyse read the hearing procedures aloud: this is the time and place for the continued Public Hearing in the matter of LU-24-027, an appeal of the Planning Commission's decision denying an application from Valley Landfills for a Conditional Use Permit to expand an existing landfill. This is a continuation of the quasi-judicial hearings before the Board of Commissioners, previously held on October 22, October 23, and November 3, 2025. The record was closed on October 29, 2025. At the November 4, 2025 continued Public Hearing, the Board voted 2-1 to approve the application with the proposed conditions, and additional conditions proposed by all Commissioners. The Public Hearing was continued until today in order for planning staff to prepare the final written decision, including findings of fact and conclusions of law and conditions. The purpose of this continued Public Hearing is for the Board of Commissioners to adopt the final written decision and findings of fact and conclusions of law that planning staff have prepared in support of the Board's decision. No additional public testimony can be taken.

Chair Wyse recessed the Board Meeting at 9:04 AM and reconvened at 9:11 AM.

Wyse asked if any Commissioner needed to declare any additional ex parte communications not already disclosed at the start of prior Public Hearings on the matter.

Malone declared receiving many emails regarding the landfill after the November 4, 2025 decision, some in favor, some against; Malone only skimmed the emails in order to sort them. After that meeting, Malone was asked to inform Representative Sarah Finger McDonald about the Board's decision. Malone also held a more in-depth conversation about the decision with Senator Sara Gelser-Blouin. Malone will continue that conversation after today. Malone attended the November 12, 2025 town hall event with Attorney General Rayfield, Finger McDonald, and Gelser-Blouin, and had short conversations with those officials afterward that may have mentioned the landfill issue.

Shepherd declared that between the November 4, 2025 Public Hearing and today, he received many emails and in-person communications thanking him for his vote, received a Department of Environmental Quality (DEQ) pre-enforcement letter pertaining to the landfill, and read many news articles about the events of the November 4, 2025 Board Meeting.

Wyse declared that since November 4, 2025, she also received many emails, but did not open or view them based on subject lines, because the record is closed. Two individuals sent Wyse screenshots from social media with related comments. Wyse read the Department of Environmental Quality (DEQ) report several days after receiving it.

Shepherd indicated that he had read the DEQ report.

Malone did not read the DEQ report, but the report was referenced in some of the emails he mentioned.

Wyse asked if anyone present wanted to rebut the substance of the ex parte communications.

No rebuttal was made.

**MOTION:** Malone moved to adopt Order #D2025-071, adopting findings, approving a Conditional Use Permit with modifications to the conditions as discussed for landfill expansion, land use case #LU-24-027. Wyse seconded the motion, which **carried 2-1 (Shepherd opposed)**.

Wyse announced that the findings of fact and conclusions of law and conditions were adopted. A decision of the Board of Commissioners becomes final on the date that the Board adopts written findings of fact and conclusions of law. The just-adopted written decision is the final written decision of the Board, adopted November 17, 2025. This final written decision of the Board may be appealed at the Land Use Board of Appeals. The hearing is adjourned, but the public meeting will continue.

Chair Wyse recessed the meeting at 9:12 AM and reconvened the meeting at 9:23 AM.

## **5. Consent Calendar**

- 5.1 Proclaiming November 2025 as Native American Heritage Month, Proclamation No. P2025-029**
- 5.2 Proclaiming November 2025 as National Rural Health Month, Proclamation No. P2025-030**
- 5.3 Application for New Outlet Off-Premises Sales Liquor License for American Fuel V LLC dba American Fuel Corvallis**
- 5.4 Approval of the October 14, 2025 Board of Commissioners Goal-setting Meeting Minutes**

**MOTION:** Malone moved to approve the Consent Calendar. Shepherd seconded the motion, which **carried 3-0**.

## **6. Old Business**

- 6.1 Home, Opportunity, Planning, and Engagement (HOPE) Advisory Board Bylaws Approval - Rebecca Taylor, Coordinated Homeless**

Response Office Manager; Julie Arena, Coordinated Homeless Response  
Office Coordinator; April Holland, Health Department Director

Arena reviewed that the last time staff presented the draft bylaws, the Board of Commissioners had feedback on language about membership, co-chairs, and term limits. Arena and Taylor brought that feedback to the HOPE Executive Committee for discussion. The Executive Committee made few changes from what Counsel advised and the Board of Commissioners requested.

Shepherd noted that all his earlier concerns and questions had been addressed; the result is much clearer and in line with other County by-laws.

Malone and Wyse concurred.

Counsel had no remaining concerns.

**MOTION:** Shepherd moved to approve the bylaws for the HOPE Executive Board. Malone seconded the motion, which **carried 3-0**.

**6.2 In the Matter of the Second Reading and Adoption of Ordinance No. 2025-0326, Modification to Chapter 25 (Public Land Corner Preservation) of the Benton County Code - Gary Stockhoff, Public Works Director**

Stockhoff explained that this Ordinance will enable the County to amend the fee collected for certain recordings that help preserve public land corners. The fee has not changed since the 1980s. This is only a text change.

**MOTION:** Malone moved to conduct the second reading and adopt Ordinance #2025-0326, modification to Chapter 25, Public Land Corner Preservation, of the Benton County Code. Shepherd seconded the motion, which **carried 3-0**.

Counsel read the Ordinance aloud (short title). Ordinance to take effect December 17, 2025.

**7. New Business**

**7.1 Approval of Transit Program Coordinator Position for Benton Area Transit - Gary Stockhoff, Public Works Director**

Stockhoff explained that through an Inter-Governmental Agreement, Benton County has paid for a Transit Coordinator that was employed by the City of Corvallis. When the position became vacant, staff re-evaluated the position and concluded that it now

makes sense to house the position in Benton County Public Works. This position is already funded by State Transportation Improvement Funds, so the change does not affect the budget. Human Resources will make this a full-time position and begin recruitment.

**MOTION:** Malone moved to approve establishment of a new Transit Program Coordinator for Benton Area Transit. Shepherd seconded the motion, which **carried 3-0**.

**8. Other**

No other business was discussed.

**9. Adjournment**

Chair Wyse adjourned the meeting at 9:34 AM.

  
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Nancy Wyse, 2025 Chair  
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Erika Milo, Recorder

\* NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.