



Staff Report Presentation

Board of Commissioners Reconsideration Hearing

March 3, 2026

APPLICATION TYPE	Conditional Use Permit
LOCAL FILE NO.	LU-24-027
APPLICANT	Republic Services
PROPERTY OWNER	Valley Landfills, Inc.

NATURE OF REQUEST

Conditional Use Permit to expand Coffin Butte Landfill.

Republic Services is proposing to expand existing landfill operations south of Coffin Butte Road, construct an 1,800 sq. ft. employee building with off-street parking, modify an access road, and relocate leachate activities, portions of a perimeter landfill road, an outbound scale, and construct a shop/maintenance area. The applicant is also proposing to modify access roads North of Coffin Butte Road.

Context

Board of Commissioners Review

2025

- Oct. 7 Close of the open record
- Nov. 4 BOC deliberations and verbal decision (approve with conditions)
- Nov. 6 Applicant is publicly issued Pre-Enforcement Notice (PEN) from DEQ
Seven Class I violations relating to monitoring, gas control, and site operations

Context

BOC Withdrawal for Reconsideration

2025

Dec. 5 Opponents issue timely appeal of BOC decision to LUBA

Dec. 16 BOC withdraws decision from LUBA for reconsideration

2026

Jan. 20 BOC reopens the record, allows Planning Staff to submit the
November 2025 DEQ PEN

Feb. 10 Close of record

March 3 BOC deliberations for reconsideration

STAFF REPORT UPDATES

November 2025 DEQ PEN

Relationship to previous Staff findings & county third-party engineering consultant (MFA) comments

BCC Chapter 53 Conditional Use

- Continues to be the substantive focus
- Criterion (1)* odor impact findings
- Removal of previously-proposed Conditions of Approval

**53.215 Criteria. The decision to approve a conditional use permit shall be based on findings that:*

(1) The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone;

KEY FINDINGS - BCC Chapter 53.213(1) - ODOR

Previous MFA conclusions and Staff findings

- Based on Applicant Odor Study and Conditions of Approval
- Odor impacts would not constitute serious interference

Staff findings related to November 2025 DEQ PEN

- Applicant Odor Study input data and assumptions may not be supported by reliable evidence
- Staff and MFA findings are based on Applicant's submissions to DEQ, cited in the PEN

KEY FINDINGS - BCC Chapter 53.213(1) - ODOR

Staff findings related to November 2025 DEQ PEN

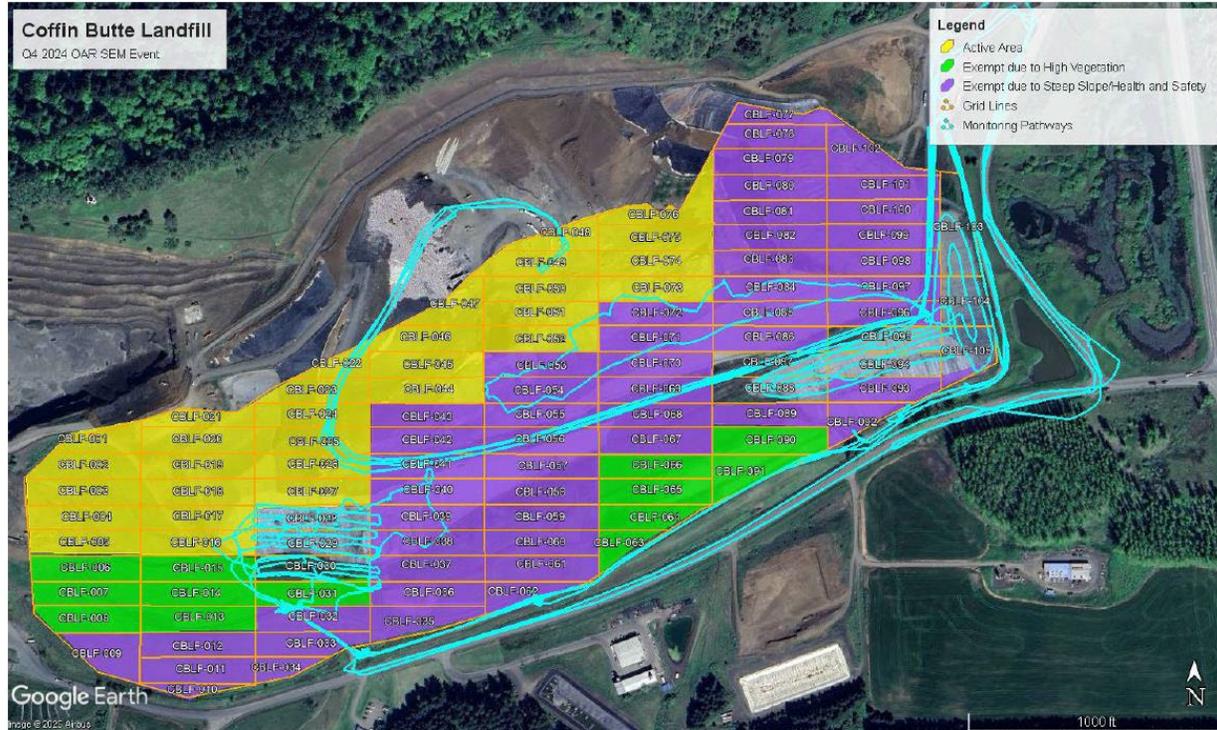
- Applicant's surface emissions monitoring (SEM) figures demonstrate large landfill sections were not surveyed as required

(November 2025 DEQ PEN, p. 3, Record ID. BOC4_BC0022)

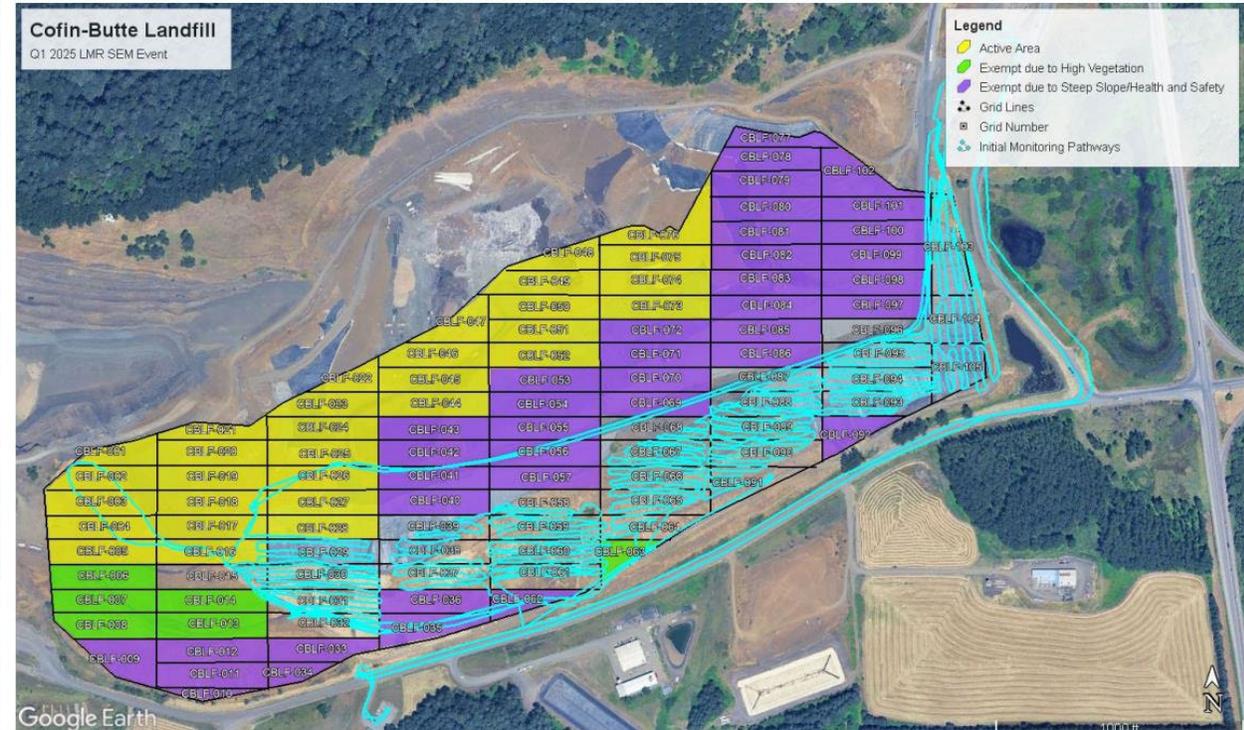
- A critical assumption of Applicant's Odor Study (evenly distributed landfill gas emissions) not supported by evidence
- Odor produced from current operations may not be appropriate to use as a base case for evaluation of existing area character

KEY FINDINGS - BCC Chapter 53.213(1) - ODOR

Images: November 2025 DEQ PEN, p. 3 (Record ID. BOC4_BC0022)



Fourth Quarter 2024
Initial Surface Emissions Monitoring Pathway
Coffin Butte Landfill, Corvallis, Oregon



First Quarter 2025
Initial Surface Emissions Monitoring Pathway
Coffin Butte Landfill, Corvallis, Oregon

KEY FINDINGS - BCC Chapter 53.213(1) - ODOR

Staff findings related to November 2025 DEQ PEN

- Applicant's final argument disputes PEN findings on gas collection efficiency, but failed to support the claims with evidence in the record
(Record ID. BOC4_A0011, p. 2)
- Applicant has not provided detailed analysis and expert testimony on adjacent uses and their sensitivity to odor impacts
- Previous adjacent resident or business-owner testimony about existing odor impacts may be supported by PEN issues and technical rationale

KEY FINDINGS - BCC Chapter 53.213(1) - ODOR

Conclusion

- Applicant has not met their burden of proof in relation to odor impacts on adjacent land uses and character of the area
- Staff cannot recommend conditions that would resolve the fundamental informational gap and evidentiary uncertainty

RECOMMENDATION

March 3, 2026 | LU-24-027

RECOMMENDATION

Based on findings in the Staff Report and information in the record, Staff concludes that odor analysis and evidence provided by the Applicant do not sufficiently demonstrate that the proposal will not “seriously interfere” with uses on adjacent properties, the character of the area, or the purpose of the Forest Conservation zone.

Therefore, **Staff recommends that on reconsideration, the Board of Commissioners deny the application.**