

**BEFORE THE BOARD OF COMMISSIONERS FOR
THE STATE OF OREGON, COUNTY OF BENTON**

In the Matter of Adopting Findings Approving	)	
a Conditional Use Permit for Landfill Expansion,	)	ORDER NO. D2025-071
Land Use Case No. LU-24-027	)	

WHEREAS, the Community Development Department received an application for a Conditional Use Permit for the expansion of Coffin Butte Landfill south of Coffin Butte Road and deemed it complete on January 15, 2025; and

The application was reviewed as a quasi-judicial matter by the Community Development Department, which initially issued a staff report on April 15, 2025 that recommended denial of the application; and

Thereafter, the applicant requested a 47-day extension of the 150-day deadline, and the County granted the extension; and

The Planning Commission held duly advertised public hearings on the application on April 29, May 1, May 6, and May 8, 2025, at which the Planning Commission heard staff presentation, public testimony, and applicant testimony; and at the conclusion of the May 8 hearing, determined further information was required and so continued the public hearing until July 8, 2025 and left the record open for submission of additional evidence and argument; and

The Community Development Department received new evidence and argument during the open record period and issued a Supplemental Staff Report recommending approval of the application with conditions; and

The Planning Commission held additional hearings on July 8 and July 9, 2025, at which the Planning Commission heard staff presentation, public testimony, and applicant testimony; and at the conclusion, held the written record open until July 16, 2025; and

On July 22, 2025, the Planning Commission reconvened for deliberations and voted to tentatively deny the application; and

On July 29, 2025, the Planning Commission reconvened and adopted written findings of fact and conclusions of law in support of its oral decision to deny the application; and

On August 12, 2025, the applicant filed a timely appeal of the Planning Commission's decision to the Board of Commissioners; and

On October 15, 2025, the Community Development Department issued a Staff Report recommending to the Board of Commissioners approval of the application with conditions; and

The Board of Commissioners held duly advertised public hearings on October 22 and October 23, 2025 and accepted written and verbal staff presentation, public testimony, and applicant testimony; and

At the conclusion of the October 23, 2025 hearing, the Board of Commissioners held the written record open until October 29, 2025; and

The Board of Commissioners reconvened on November 4, 2025 to deliberate; and in so doing, considered the entire record of the Planning Commission decision, as well as all evidence and argument submitted between August 12, 2025 and October 29, 2025; and

The Board of Commissioners voted 2 to 1 to approve the application with conditions of approval recommended in the October 15, 2025 Staff Report and additional conditions proposed by Chair Wyse and Vice Chair Malone; and at the conclusion of the hearing, continued the public hearing to November 17, 2025; and

On November 17, 2025, the Board of Commissioners reconvened to adopt written findings of fact and conclusions of law including conditions of approval.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF BENTON COUNTY ORDERS AS FOLLOWS:

A. The application for a Conditional Use Permit for the expansion of Coffin Butte Landfill south of Coffin Butte Road is hereby APPROVED subject to conditions;

B. The findings of fact and conclusions of law set forth in Exhibit A are incorporated herein and made a part of this Order;

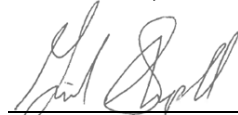
C. The Conditions of Approval set forth in Exhibit B are incorporated herein and made a part of this Order.

Adopted this 17th day of November, 2025.

BENTON COUNTY BOARD OF
COMMISSIONERS


Nancy Wyse, Chair


Pat Malone, Vice Chair


Gabe Shepherd, Commissioner

Approved as to form:


Vance M. Croney, County Counsel