

From: [BECKY MERJA](#)
To: [Coffin Butte Landfill Appeals](#)
Subject: LU-24-027 Expansion of Coffin Butte landfill
Date: Monday, October 6, 2025 2:09:02 PM
Attachments: [2025 Emerson Vineyard BoC- Merja.pdf](#)

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Good Afternoon,
I would like this email and attached PDF to be submitted into the record of LU-24-027. I STRONGLY OPPOSE the expansion.
Thank you,
Becky Merja
27407 Writsman Crk Dr.
Corvallis OR
97330

September 10, 2025

To: Benton County Board of Commissioners

Re: LU-24-027, Conditional Use Permit application to expand Coffin Butte Landfill.

AREA OF IMPACT:

This application proposes to expand an operation that **seriously impacts the character of the area as well as neighboring communities and counties (BCC 53.215(1)).**

ODOR-

(BCC 53.215(1))

- **Seriously Interferes with Uses on Adjacent Properties**
- **Seriously Impacts the Character of the Area**

Landfill emissions produce an unbearable odor that significantly impacts the lives of nearby residents, preventing them from going outside, working their farms, engaging in normal outdoor enjoyment and *even tanking a land sale.*

Emerson Vineyard land sale fell through because of dump stench.

Emerson Vineyard is 4 miles North of the landfill. Below is an excerpt from a March 2, 2023 article in the *Polk County Itemizer-Observer* titled:

Ill wind sours plans to sell Emerson Vineyards

by David Hayes

... the Johns [Emerson Vineyard owners Tom & Jane Johns] put the entire property on the market as acreage and a vineyard, hoping to get a \$1.5 million offer. Two weeks ago, they had their buyers. A couple offered to buy the property but not the winery. The Johns accepted, decided to shut down and let all their employees go. Then a literal ill wind scuttled the deal.

“The day they decided to quit was the day a south wind blew up from the dump. He was allergic to it and got violent migraines. They cried about it, just couldn’t make it work,” Tom said, totally understanding, not wanting the potential buyers to discover the ailment after he and Jane were gone. “So, we’re back to square one.” (Link to the full article at the end.)

“Dump Days” are in direct conflict with Benton County’s 2040 Thriving Communities Core Values of:

- High Quality of Life
- High Environmental Quality
- Well-Being and Health
- Easy Access to the Outdoors
- Stimulating Local Business

This landfill was never planned or anticipated to grow to this scale. Please **deny LU-24-027**

Respectfully,

Rebecca Merja
27407 Writsman Creek Dr.
Corvallis, OR
97330

Emerson Article:

https://www.polkio.com/news/ill-wind-sours-plans-to-sell-emerson-vineyards/article_3224d8c4-b936-11ed-bb64-076dd08dd060.html