

From: [Rick Kipper](#)
To: [Coffin Butte Landfill Appeals](#)
Subject: Uphold Planning Commission denial of Republic Services' application LU-24-027
Date: Monday, October 6, 2025 4:04:45 PM

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To the Board of Commissioners:

My name is Richard Kipper. I am writing on behalf of my family's 80-acres located on the east slope of Tampico Ridge adjacent to Oregon highway 99W. This property has been in our family since the 1940's and is an important part of our family history going on four generations now. The property consists of mixed conifer/hardwood forest, oak woodland, and oak savannah. It also includes a persistent natural pond fed by hillside springs that is frequently visited by wildlife.

I am sending this letter to the Benton County Board of Commissioners in support of the Planning Commission denial of the Conditional Use Permit (CUP) LU-24-027 application submitted by Republic Services to expand Coffin Butte landfill on to Tampico Ridge south of Coffin Butte. As one of the most adjacent property owners I feel this expansion will irrevocably alter the use and viability of our property enjoyed by generations in our family. The decision of the Planning Commission to deny the expansion application was well debated and considered on many problems.

First among the problems I see is that our tax lot 314862 has its NW corner at the 570' summit of the northern portion of Tampico ridge that is proposed to be the basalt buttress for the new landfill cell. When filled it could rise an additional 130' above the ridge to a grand elevation of 700'. This would completely alter the character of our property forever.

Our Douglas fir timber forest continues from the corner down the slope to the east to 99W directly adjacent to the Republic Services' southern Coffin Butte Landfill buffer zone. Several year-round springs flow from the hillside that maintain our persistent pond used by wildlife as documented by our trail camera. Cougar, bobcat, black bear, deer, elk and all species identified in the applicant's wildlife report frequent this area on and between our property and the landfill's conservation zone. We also consider this persistent pond as potentially being used in a fire emergency. Our water right to the pond is recorded with the state water resources department under certificate number 70845 (HB-2153).

This then is the second even larger objection to the proposed expansion of landfill activities on to our ridge. The likely drying out of our year-round springs and loss of the persistent pond would forever alter the traditional use and character of our property. Republic Services' analysis of the hydrology of the water that flows through and out of this basalt ridge is inadequate to have any assurance this expansion on to Tampico Ridge will not destroy our water sources. It is not unreasonable to think the hard rock blasting and excavation of a deep hole necessary to prepare the proposed new cell, and the excavation of larger and deeper leachate retention pond on the north side will inevitably pull water toward these massive holes and away from our northeast side of the ridge, drying out our year-round springs. This I feel is a most unacceptable change to the use and character of our adjoining property [Benton County Code 53.215 (1)].

On behalf of my family and all the generations to come, I request the commissioners uphold the denial of the Conditional Use Permit (CUP) LU-24-027 application submitted by Republic Services to expand Coffin Butte Landfill operations on to Tampico Ridge.

Attached are several photo exhibits to accompany this request for denial:

Exhibit 1 -SpringsTopo.jpg

Exhibit 2 - Retention Pond.jpg

Exhibit 3 - Elk Herd at Pond Exiting Buffer Area.jpg

Exhibit 4 - Two Cougar headed from Pond to Buffer Area.jpg

Exhibit 5 - Buck Deer at Pond.jpg

Exhibit 6 – EagleScoutPondBench.JPG

Exhibit 7 – BitByBitHorseTherapy.JPG

Exhibit 8 – Pond WOU Amphibian Study.jpg

Thank you for your consideration in this matter.

Best Regards,

Richard C. Kipper
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Seasonal Springs

1 - Valley
Ponderosa 1992

2 - Planted 1990

3 - Harvest 1972

4 - Harvest 1989

5 - Grown
natural since
1948

Access Paths





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