

**From:** [Virginia Scott](#)  
**To:** [Coffin Butte Landfill Appeals](#)  
**Subject:** LU-24-027 - Coffin Butte Landfill Conditional Use Permit Application – Oppose - Fire New Evidence Rebuttal  
**Date:** Tuesday, October 7, 2025 2:37:20 PM  
**Attachments:** [Fire New Evidence Rebuttal to BoC.pdf](#)

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This is Fire New Evidence Rebuttal testimony in opposition to the expansion which was part of the Planning Commission's unanimous decision to Deny, which I believe the County Commissioners should consider.

Sincerely,

Virginia Scott

Virginia Scott • 37016 Soap Creek Rd • Corvallis, Oregon 97330

**October 7, 2025**

**To:** [landfillappeals@bentoncountyor.gov](mailto:landfillappeals@bentoncountyor.gov)

**Subject:** Uphold Planning Commission Denial of LU-24-027 – Fire New Evidence Rebuttal

Dear Benton County Commissioners Wyse, Malone and Shepherd,

My Credentials:

Soap Creek Valley Firewise Co-Chair  
Studied Fire with: Oregon State Fire Marshal (OSFM), Oregon Department of Forestry (ODF), OSU Extension, Oregon Emergency Management (OEM), Insurance Institute for Business and Home Safety (IHBS)  
Landfill Adjacent Homeowner Since Mid-90's  
Resides in the Odor "Shadow" of Coffin Butte  
Witness to Changing Ecosystem

I am writing because I strongly oppose any expansion of the Coffin Butte landfill and urge you to uphold your Planning Commission's unanimous denial of LU-24-027, Republic Services' application to expand the Coffin Butte Landfill. The Planning Commission carefully considered all evidence provided by the applicant, as well as considerable testimony, and concluded unanimously that the application did not meet the required Burden of Proof.

I appreciate the opportunity to comment on the future of the Coffin Butte Landfill, a decision of great concern to our community.

I am submitting this letter in response to information in two items in the in the "9. New Evidence from July 8-9 Hearings" folder on Munidocs:

- 1) Republic's slide deck ("25RS1067 Coffin Butte Deck\_FINAL")
- 2) County staff's slide deck ("Staff Slides to Planning Comm LU24027 July 8")

And for verification/support of statements I make below, I've provided links to items in Munidocs (as they relate to the above two items) so that you can quickly and easily refer to them, if needed. Please note that per the system County uses, any links in emails submitted to Munidocs are found in the "Attachments" section of the email's header, and must be double-clicked to open.)

**Topic: FIRE**

Below I will be referring to:

<> County staff's slide deck, pages 6, 7, 23, 25 and 28; and

<> Republic's slide deck, pages 17-19

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In County staff's slide deck, page 6, under "Agency Comments", under "Responded" Adair Rural Fire Protection District is listed as having "responded" on April 21, 2025.

This listing would seem to suggest that the County had reached out to Adair Rural Fire Protection District to solicit input.

Per Kate Harris in 07092025\_HARRIS\_Kate Page 4

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8287992bcb718](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8287992bcb718) she confirmed that Adair Rural Fire Protection District was never contacted by the County about the CUP.

On April 21, 2025 Adair Rural Fire Protection District Chief Arron Harris did submit public written testimony urging rejection of the CUP 1819\_04212025\_HARRIS\_Aaron

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81696ca0deb7](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81696ca0deb7).

> *The County never reached out to Adair Rural Fire Protection District for input.*

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In Republic's slide deck, page 19, Republic responds to the Comment that "*Coffin Butte does not record fires or keep incident logs of such events*" as follows:

- Coffin Butte Landfill pledges to maintain a log of fire incidents.
- Coffin Butte Landfill will provide a verbal report of fire events during Benton County Disposal Site Advisory Committee (DSAC) meetings.
- Coffin Butte Landfill will report each fire event to ODEQ.

> *Coffin Butte was already required to report all fires to ODEQ as part of their Title V Air Quality Permit.*

As documented in 070925\_SCOTT\_Virginia, page 3

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8287982fdddfd](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8287982fdddfd)

> *Despite the existing requirement to report all fires to ODEQ, Republic Services is not reporting them to ODEQ.*

Also see 2008\_07012025\_SCOTT\_Virginia01 attachment beginning on page 1 which documents the only 2 ODEQ fire reports since January 1, 2022 of the 13 known fires during that same period ([https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=826f5adc57ab5](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=826f5adc57ab5))

Republic Service “pledges” to maintain a log of fire incidents and report each fire event to ODEQ, and this is stated as a mitigating COA per [Staff slide deck](#) p. 23.

*> "Logging and report fires" after they occur does not mitigate a property owner losing their home, business, or the use of their land.*

*> As to fire prevention: Reporting of fire events is a reactive measure, it is not pro-active. I did not see mention of measures being taken to monitor the landfill for eruption of fire, monitor “extinguished” fires after hours to make sure that they do not reignite, nor a mention of notifying local fire departments upon the onset of an eruption of fire, only reporting after the fact. We are now in the “fire danger” period of our year and a small fire eruption can quickly move to a major wildfire.*

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In [Republic's slide deck](#), page 18, Republic states that “Coffin Butte Landfill met with Adair Fire in March 2025, with each pledging a cooperative relationship going forward.” and “No concerns about fire department support were expressed during that meeting.”

*> The meeting in March 2025 was initiated by Dr. David Hackleman, an adjacent property owner, to discuss what afterhours fire monitoring Republic Services could implement. Dr. Hackleman was concerned that there is no plan for afterhours monitoring either of fires that had started during the day that had been “treated”, but later flared after hours, or of new fires that ignited after closing, and the fact that Republic Services was relying on citizens passing by to report fires.*

*> Of particular note is that Dr. Hackleman hosts radio communications equipment on his property that among other things would be used for emergency communications between the Soap Creek Valley and the outside world if traditional communications were otherwise unavailable due to power outage, downed cell service, damaged landlines, etc. Fire damage to these communications resources is a significant undue burden. See page 4-5 of Dr. Hackleman’s testimony:*

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166f5dd2f495](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166f5dd2f495))

*> The meeting was not about “pledging cooperative relationships”, or about the “fire department’s concerns about being able to provide support”, which explains why that was not brought up at the meeting. The fact that it was not brought up in a completely unrelated discussion regarding after hours monitoring is not “proof” that there are no concerns.*

Please see 07082025\_HIGGINS\_Nancy ([https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=82879815d004a](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=82879815d004a)) for a description of a few of the concerns and undue burdens on the volunteers of Adair Rural Fire Protections District.

In County staff's slide deck, page 28, under "Key Findings", it lists the following:

BCC 60.405 Siting Standards.

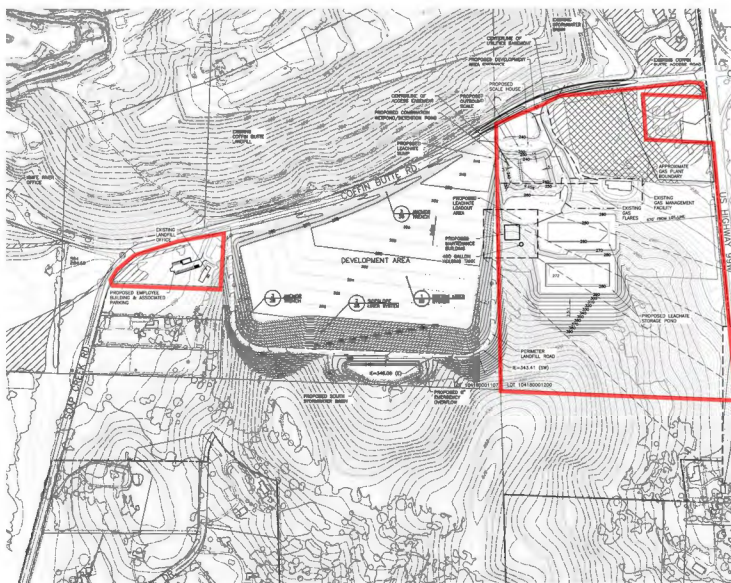
- Proper fire mitigation and minimize fire risks
- Least impact on forest operations and accepted farming practices
- Minimize use of forest lands

County then "Concur(s) with applicant and county engineers, no significant impact, impacts and uses are minimized" and claims "P2-4 (of Applicant's application) ensures consistency with FC zone fire break standards."

Here is what "P2-4" actually says:

Applicant shall maintain a **primary and secondary fuel-free fire-break surrounding each structure on land within the FC zone** that is owned or controlled by the owner, in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991 and published by the Oregon Department of Forestry (ODF).

And below is the Exhibit showing locations of the proposed fire breaks:



*Tax Lot location of proposed structures over the Applicant's Exhibit E2, Sheet 6 in Staff Report*

*> Placing fire breaks around the structures in the new development, as illustrated in the plans above (outlined in red), will in no way protect or mitigate the risk to the community from a landfill fire in the existing or the new proposed landfill.*

*> The changing climate is increasing instances of wind events with fire (Lahaina, LA, Paradise, Oregon's Labor Day fires) which are not mitigated by a fire break and especially a fire break that does not surround the primary area(s) of concern.*

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In **County staff's slide deck, page 23**, under "Key Findings", BCC 53.215 (1) Fire risk impacts vs. uses on adjacent properties and character of the area,

It states that those fire risks "Can be mitigated through COAs", specifically:

OP-11(F) and OP-12(A-C) **limit accepted waste**, maintain a working fire truck on site, monitor and log, and provide records relating to fires.

*> Approval of this application triggers removal of the intake cap, not only on the NEW SOUTH LANDFILL, but, per the 2020 Franchise Agreement, on the westward quarry expansion that the Applicant has already begun filling.*

*> No Conditions of Approval on the application before you would constrain the Applicant from disposing of as much waste as the Applicant wishes ("organic" or otherwise) in the 14,000,000 CUYD of airspace in existing landfill airspace, Staff has been very clear on that.*

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In County staff's slide deck, **page 3**, under "Public Comments", Staff shows no Fire or Fire Risk comments on the color wheel of comments.

*> To date, at least 74 records have been received by the county from at least 52 entities (people, services, organizations, and businesses) expressing concern regarding fire risk at the Coffin Butte Landfill. These risks cover volunteer firefighters, ODF responders, citizens, toxic fumes, wildlife, endangered species, property, businesses, emergency communications, forests, historical sites, emergency egress, homes, communities, utilities, services, character of the area, livestock, etc. Appendix A includes the links to these records.*

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With the approval of LU 24-027, the **existing intake cap** that **currently constrains the Applicant's** maximum yearly volumes **is removed**. The Applicant is then free to increase yearly volumes in the 14,000,000 CUYD of existing permitted landfill space with no constraints.

*No constraints include no constraints on flammable material.* Think of vape devices or lithium batteries coming in via garbage, and Republic trying to detect or screen for those, or find them in the giant mounds of garbage. These devices are susceptible to thermal runaway, which can be exacerbated by crushing or water, and can burn at extremely hot temperatures in the absence of oxygen.

All of these risks cannot be mitigated by the proposed conditions of approval. None of the conditions prevent a fire from starting, none detect a fire that has started, none monitor a fire that is allegedly extinguished after hours, and none of them will prevent a fire from spreading, and causing undue harm to our ARFPD volunteers, our forests, emergency radio equipment, our communities, our health, or the character of the area.

Please deny this Application for expansion.

Sincerely,

Virginia Scott  
37016 Soap Creek Road  
Corvallis, OR 97330

#### **Appendix A - Fire Records Received by County as of 7-16-25**

(In alphabetical order, retrieved using “fire” search in Munidocs)

Kimberly Bales:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166d0a11b0a0](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166d0a11b0a0)

Kathleen Bartee:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81696a303b0f5](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81696a303b0f5)

Beyond Toxics:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=828798b139dcf](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=828798b139dcf)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8287995ac191c](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8287995ac191c)

Mardi Bilsland:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=82b98b4921bce](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=82b98b4921bce)

Bit By Bit Board:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=828797ed725c2](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=828797ed725c2)

Erin Bradley:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166da5efd29c](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166da5efd29c)

McKenna Bradley:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8286bb1eb8929](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8286bb1eb8929)

Pamela Castle:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166a3145a68e](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166a3145a68e)

Bethany Dengler-Germain:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81696ae475d31](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81696ae475d31)

Kiko Denzer:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166a31a06b92](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166a31a06b92)

Paris Edwards:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166cd0a35e3e](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166cd0a35e3e)

Ken Eklund:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166ed1970b76](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166ed1970b76)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81c0e5432b82d](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81c0e5432b82d)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81670690c51c1](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81670690c51c1)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=82879933c31a5](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=82879933c31a5)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=816704617dddf](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=816704617dddf)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81670791773ef](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81670791773ef)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=816708dd58af3](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=816708dd58af3)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=826f5aa37393c](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=826f5aa37393c)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166fba5e5b22](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166fba5e5b22)

Kristina Fauste:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166cf7e2b971](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166cf7e2b971)

Ian Finn:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166ce60315e1](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166ce60315e1)

Rana Foster:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8287999900c21](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8287999900c21)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=816705b421ed7](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=816705b421ed7)

Joel Geier:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=82879a032c3b4](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=82879a032c3b4)

Shean Germain:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=816968a3f1998](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=816968a3f1998)

Victoria Gordon:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166a5b6616df](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166a5b6616df)

Pete Gruendike:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166cf7f8803c](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166cf7f8803c)

Abigail Haberman:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=816968e067d97](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=816968e067d97)

Dr. David Hackleman:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166f5dd2f495](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166f5dd2f495)

Stacy Hampton:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8169689cd4eb6](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8169689cd4eb6)

Aaron Harris:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81696ca0deb7f](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81696ca0deb7f)

Kate Harris:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8287992bcb718](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8287992bcb718)

Camille Hall:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81c0ddf2dc9e2](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81c0ddf2dc9e2)

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Mark Henkels:

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Nancy Higgins:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8292e331cebba](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8292e331cebba)

Duane Jager:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166cdae45a14](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166cdae45a14)

Richard Kipper:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166d91c41b5d](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166d91c41b5d)

Robert Kipper:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=816968ec12a76](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=816968ec12a76)

Jeff Kleinman:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=828799bb1830d](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=828799bb1830d)

Ken Kupperman:

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Melissa Livingston:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166d3db43dcd](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166d3db43dcd)

Lynne McAllister:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81c0c9f740b1d](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81c0c9f740b1d)

Carol McClelland-Fields PhD:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81697012db6d1](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81697012db6d1)

Lois Mellem:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166ebb89d966](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166ebb89d966)

Hilary Metz:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166c7274b054](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166c7274b054)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166c754fad9f](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166c754fad9f)

Eliza Murphy:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166d2a99b353](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166d2a99b353)

Debbie Palmer:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8292e334f8300](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8292e334f8300)

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=826f5a0427f12](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=826f5a0427f12)

David Patte:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81696b3b0cfcf](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81696b3b0cfcf)

Elizabeth Patte:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=81696b63dcf5d](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=81696b63dcf5d)

Marge Popp:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=82879996cb402](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=82879996cb402)

Ken Robertson:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166d346d0bee](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166d346d0bee)

Jenny Saarloos:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=828797e4c4f6e](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=828797e4c4f6e)

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Virginia Scott:

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Carol Searls:

[https://library.municode.com/or/benton\\_county/munidocs/munidocs?nodeId=8166d0bf1d05d](https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=8166d0bf1d05d)

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Joanne Patricia Stevenson:

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