

From: [Mark Yeager](#)
To: [Coffin Butte Landfill Appeals](#)
Subject: Testimony in Opposition - History Exposed
Date: Friday, October 17, 2025 3:34:34 PM

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Commissioners Wyse, Malone and Shepherd:

DUMP EXPANSION FORFEITS COUNTY'S CONTROL OVER NORTH BENTON COUNTY

In 1983, when the Coffin Butte landfill area was re-zoned from forest to landfill, the approval included the condition that NO LANDFILL BE ALLOWED SOUTH OF COFFIN BUTTE ROAD (see attached excerpt).

One justification for re-zoning the property was that USE OF THE LAND south of Coffin Butte Road AS A TREE FARM would not change (see attached excerpt).

Ten years later, in 1994 (PC-94-10 and PC-94-11), Valley Landfills applied for a conditional use permit to DUMP TRASH ON THE SOUTH SIDE OF COFFIN BUTTE ROAD and requested a ZONE CHANGE to convert 26.5 acres of Rural Residential property into landfill property (see attached map). This 1994 proposed dump expansion would have mounded trash on both sides of Coffin Butte Road, intruding ever closer into rural neighborhoods.

Perhaps more problematic, the proposed 1994 expansion included the inevitable closure of Coffin Butte Road:

“Filling on the Landfill Site zoned land to the south of Coffin Butte Road would EVENTUALLY REQUIRE VACATING COFFIN BUTTE ROAD as a through road and using it only for access to the landfill” (see attached excerpt).

Coffin Butte Road is the EMERGENCY EVACUATION ROUTE for hundreds of residents in North Benton County. After public outrage over this proposal, the 1994 plan to expand the dump south of Coffin Butte Road and re-zone rural residential property was denied by the County Commissioners.

In 2021, Republic Services AGAIN PROPOSED TO EXPAND THE DUMP south of Coffin Butte Road and close the emergency evacuation route. Public outrage surfaced again. Request unanimously denied.

Republic Services came back in 2024 with another request to expand south of Coffin Butte Road. This request was also unanimously denied by the County Planning Commission in August 2025.

After unanimous denials by two different County Planning Commissions, Republic Services has now appealed to the Board of Commissioners to reconsider their expansion request.

If the 2025 Planning Commission decision is overturned, UNLIMITED AMOUNTS OF GARBAGE CAN BE TRUCKED INTO THE COFFIN BUTTE LANDFILL, as outlined in the 2020 Franchise Agreement. This would make Coffin Butte the largest dump in western Oregon.

Also, if this appeal is granted, Republic Services would be free to continue dump expansions without any further County approval or conditional use permits. Coffin Butte Road could (and likely will) be vacated by the County, the road closed and filled with trash without any public hearing process.

The feasibility of unlimited expansion by lifting the cap on incoming garbage is clarified in this October 2024 email exchange between Republic Services and Benton County Attorney Vance Croney:

From: CRONEY Vance M <Vance.M.CRONEY@Co.Benton.OR.US>

Sent: Wed Oct 14 11:51:33 PDT 2020

To: 'Jackson, Julie'

Subject: RE: landfill life

Hmm. Republic has a chunk of land south of Coffin Butte that is already zoned Landfill which only requires conditional use approval to begin use as a landfill cell. It also has many acres of EFU-zoned land that certainly can be used for additional cells, but would require rezoning.

Are we both talking about the Landfill zoned acreage as creating an additional 15-20 years of life?

Sorry for the questions but I want to be sure I'm correct when I discuss with the BOC ramifications of lifting a tonnage cap.

Thanks. Vance.

From: Jackson, Julie <JJackson6@republicservices.com>

Sent: Wednesday, October 14, 2020 11:47 AM

To: CRONEY Vance M <Vance.M.CRONEY@Co.Benton.OR.US>

Subject: RE: landfill life

Vance,

This is just the estimate for the cell area we are asking to rezone. We have many acres that could hold waste and that will likely be a future discussion with the County.

Julie

Julie Jackson | Municipal Manager | BU 401, Western Oregon

The landfill expansion south of Coffin Butte Road is not needed now and not needed for Benton County. The dump will not close anytime soon if the expansion is denied. Republic Services is obligated to keep the landfill open for Benton County until 2040.

THIS EXPANSION IS ABOUT BENTON COUNTY GOVERNMENT LOSING ITS LAST SHRED OF CONTROL OVER THE FUTURE OF NORTH BENTON COUNTY.

The current County Commissioners have inherited 80 years of expanding problems at Coffin Butte. The site has grown from a tiny military burn dump in 1942 to a 23-county, 2-state landfill receiving more than 1.1 million tons of garbage each year. These expansions must stop before Republic Services' landfill consumes the future health,

reputation, and economic prosperity of Benton County.

submitted by,

Mark Yeager

This entire landfill property is currently designated Forest Conservation by Beaton County. None of the landfill property north of Coffin Butte Road, which includes all of the past, active or planned disposal areas, is currently used for forest or forest-related purposes. The landfill property south of Coffin Butte Road is used as a tree farm to grow screening plants for the landfill. Land uses past, present and proposed within the landfill property are shown on the site development plan. There will be no change in the existing or proposed land uses as result of the proposed change in land use designations.

STAFF COMMENTS:

On March 8, 1983, the Planning Commission held a Study Session on this issue. A summary of the concerns that developed are presented and discussed below.

Benton County Solid Waste Advisory Council recommended approval of the requests subject to two conditions:

1. No landfill be allowed on north face of Coffin Butte.
2. No landfill be allowed on property south of Coffin Butte Road.

These two conditions were also requested by the North Benton Citizens Advisory Committee (CAC) and they recommended approval of the requests.

Staff concurs with these conditions. The property on the North face of Coffin Butte (approximately 30 acres) should remain under the Comprehensive Plan Designation of Forestry Conservation (FC), from the crest of the butte North.

IV. Egress and Ingress.

Access to the landfill will continue to be from Coffin Butte Road, an improved county road.

V. Site Development Plan Map.

The attached "Site Development Plan Map" shows the location of existing landfill access, leachate treatment and surface water monitoring areas, existing and proposed screening, and landfill cell locations. The map shows an expanded landfill area to the south of Coffin Butte Road. This area is currently zoned Landfill Site and is used to produce hay that is irrigated using leachate from the landfill. Leachate irrigation is currently being applied on VLI owned farm land south of Coffin Butte Road immediately to the east and west of the landfill. The leachate irrigation is monitored by the Department of Environmental Quality. Converting the Landfill Site zoned land on the south side of Coffin Butte Road to a landfill cell would require additional leachate irrigation on VLI owned land shown on the map.

Filling on the Landfill Site zoned land to the south of Coffin Butte Road would eventually require vacating Coffin Butte Road as a through road and using it only for access to the landfill. This is consistent with the County's long-term plans for the area as discussed in the letter from the County Engineer that accompanies the Development Plan Map. Based on the judgment of the Board of Directors, the Advisory Committee and the County Engineer, the County is not planning to rebuild the bridge on Coffin Butte Road at Soap Creek. Adjacent roads will be improved to provide access to properties in the area.

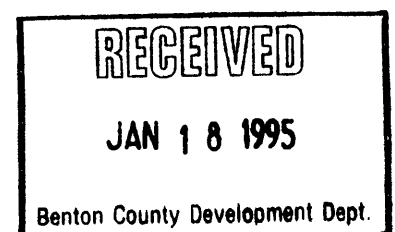
VI. Reclamation Plan describing present efforts and future reclamation plans related to the site.

The landfill will be reclaimed for agriculture, forestry, and open space uses as described in Item II. Reclamation will occur as landfill cells are completed.

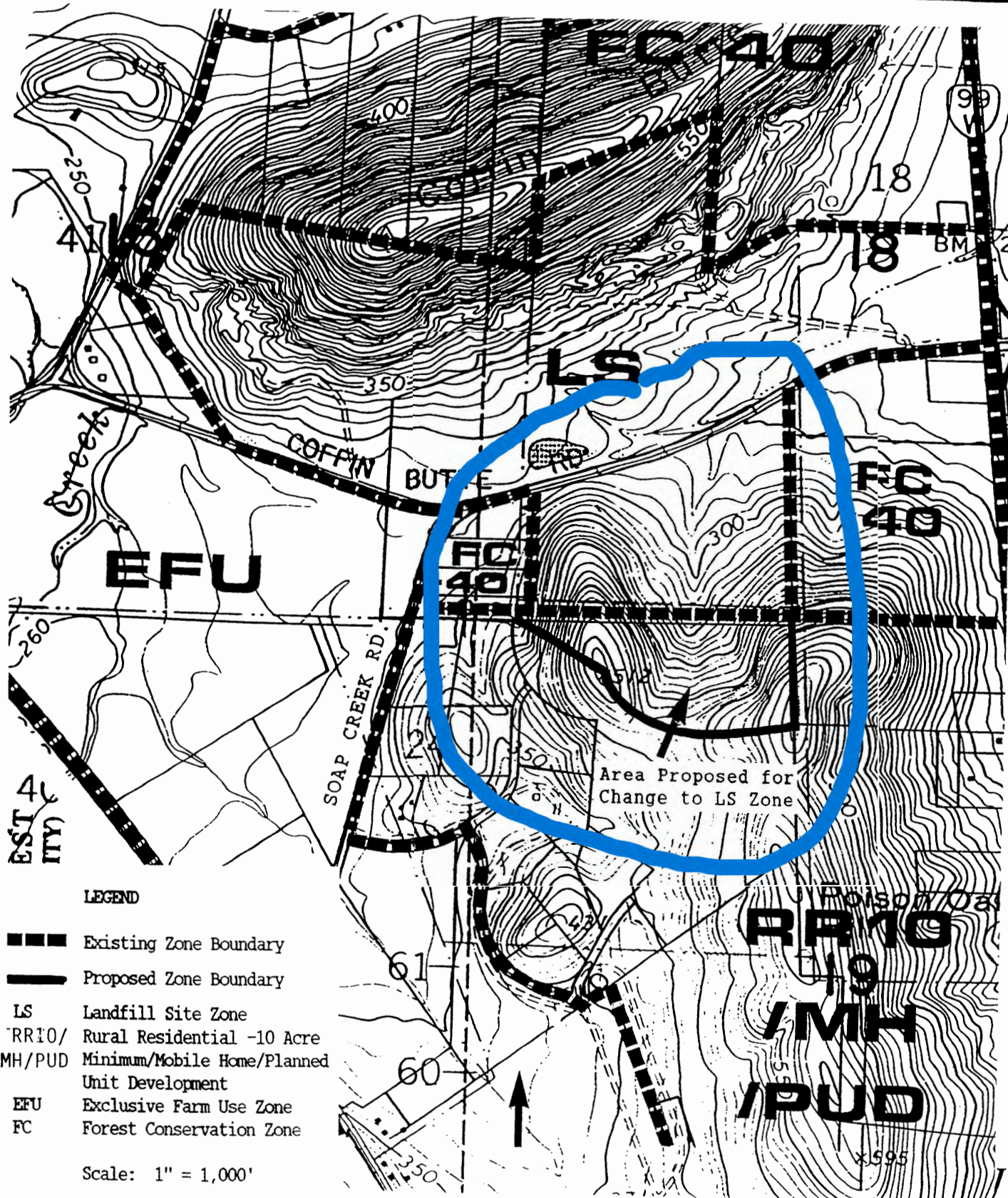
VII. The following environmental and operational considerations shall be reviewed prior to changes in the documents referenced above.

- **Geology**
- **Groundwater and surface water**
- **Soil depth and classification and erosion control factors**
- **Slope**
- **Cover material available, transportation, and use**

These factors are reviewed in the attached technical reports.



SITE MAP



LEGEND

- Existing Zone Boundary
- Proposed Zone Boundary
- LS Landfill Site Zone
- RR10/ Rural Residential -10 Acre
- MH/PUD Minimum/Mobile Home/Planned Unit Development
- EFU Exclusive Farm Use Zone
- FC Forest Conservation Zone

Scale: 1" = 1,000'