

From: [Ian Finn](#)
To: [Coffin Butte Landfill Appeals](#)
Subject: Please deny Coffin Butte landfill expansion – serious interference with uses on adjacent property (BCC 53.215(1))
Date: Monday, October 20, 2025 12:57:31 PM
Attachments: [Fick Finn Property.pdf](#)
[Ian Finn Testimony.pdf](#)

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To: landfillappeals@bentoncountyor.gov

Subject: Please deny Coffin Butte landfill expansion – serious interference with uses on adjacent property (BCC 53.215(1))

Date: October 20, 2025

To: Commissioners Wyse, Malone and Shepherd

Benton County, Oregon

Dear Commissioners:

My name is **Ian Finn**. I was born and raised in this county and now live at **28984 Blaze Drive, Corvallis, OR 97330**. My home is the **closest residential property to the proposed expansion** of the Coffin Butte Landfill, situated directly **due south** of the expansion area. If approved, the landfill operation would shift **over 2,000 feet closer**, placing major industrial activities within **approximately 800 feet** of my home, see attached map.

I respectfully urge you to **deny** the conditional use permit for this expansion. Under **Benton County Code (BCC) 53.215(1)**, a conditional use may not be approved if it would “**seriously interfere with the uses on adjacent properties.**” My experiences with the existing facilities clearly demonstrate that bringing an expanded operation much closer to my property constitutes a serious interference with uses on adjacent property.

Key impacts to living on my property

1. **Noise** — Current operations often begin around **4 a.m.** and continue into the evening (8-9 p.m.) on many days. I understand the applicant seeks to add **Sunday operations**, resulting in non-stop disturbance. Audible impacts include diesel truck traffic, metal dump door slams, blasting for excavation, back-up alarms, and bird-deterrent explosives and fireworks. With the landfill moving significantly closer, the disturbance will only increase, eliminating any quiet enjoyment of my home and outdoor space.
2. **Odors & air emissions** — The existing facility already emits intrusive odors that force me indoors and to keep my windows closed. The proposal to bring the active area nearer will increase frequency and intensity of odor exposures and heighten risk from landfill-gas leaks (including methane and other toxic gases).
3. **Litter, visual intrusion & lighting** — Blowing trash (paper/plastic),

increased nighttime lighting, and the industrial view all hamper normal residential use. A closer operation magnifies these disruptive impacts.

4. **Groundwater contamination & well reliability** — My residence relies on a domestic well. Two older un-lined cells north of Coffin Butte Road (closed in the 1970s) reportedly generate ~2 million gallons of leachate annually, though no full estimate of groundwater migration is provided. Even modern lined cells are subject to eventual failure under heavy loading and puncture risk. Placing new cells closer to my well increases risk of contamination. Further, the proposal to excavate ~3.5 million cubic yards of material just north of my property will alter local hydrogeology, potentially **dewatering or reducing yield** of my well. Once impacted there can be no reasonable mitigation to repair the damage done to my water supply.

5. **Property value and marketability** — When I was born (1994) the landfill handled ~200,000 tons/year; currently the intake exceeds 1 million tons/year from around Oregon and adjacent states. Removing the annual tonnage cap through approval of this expansion opens the door to even greater volumes. The industrial scale and proximity of the proposed operation will unquestionably depress my property's market value and future sale prospects—a **serious interference with the character of the area in violation of BCC 53.215(1)**.

6. **Cumulative effect and proximity** — Because I live *so near* the proposed site, the combination of noise, odor, lighting, traffic, air emissions, water risk, and property-value loss, the proposed use will create an **increased persistent and pervasive burden** on my daily life that cannot be mitigated by any conditions of approval.

Conclusion & Request

For the reasons outlined above, and pursuant to BCC 53.215(1), you must **deny** the proposed expansion. The evidence shows the proposed expansion will *seriously interfere with* uses on adjacent property and character of the area - not only affecting my comfort and use, but also posing risks to water, health, finances, and well-being.

There are no conditions of approval adequate to eliminate the serious interferences caused by this proposed landfill expansion. Conditions of approval designed to monitor the impacts of the operation do not constitute prevention of the impacts. MONITORING IS NOT PREVENTION OR MITIGATION. Approval would clearly conflict with the requirements of BCC 53.215(1) and undermine the health, safety, and residential character of this community.

Thank you for your careful consideration and for your service to Benton County. I appreciate your role in protecting the quality of life for residents and safeguarding our environment and water resources.

Sincerely,

Ian Finn

28984 Blaze Drive

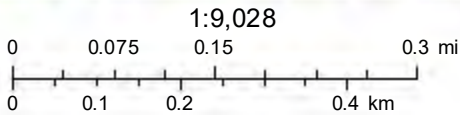
Corvallis, OR 97330

Fick Property



6/8/2025, 3:12:12 PM

- | | | | |
|----------------|---------------------|----------------------------|-----------------|
| Taxlots | Sectionlines | Roads | County Boundary |
| Override 1 | SEC-LINE | Structure_AddressCorvallis | County Parks |
| | TWP-LINE | Cities and Places | Buildings |



Benton County, Oregon
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

Benton County, Oregon
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To: landfillappeals@bentoncountyor.gov

Subject: Please deny Coffin Butte landfill expansion – serious interference with uses on adjacent property (BCC 53.215(1))

Date: October 19, 2025

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Sincerely,

Ian Finn

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Corvallis, OR 97330