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To: [Coffin Butte Landfill Appeals](#)
Subject: LU 24 027 ECONOMIC BENEFIT
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Attachments: [ECONOMIC BENEFIT GILLIAM V BENTON.pdf](#)

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Please see attached paper on ECONOMIC BENEFIT

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N J Whitcombe

WHITE PAPER ON ECONOMIC BENEFIT – GILLIAM COUNTY v. BENTON COUNTY
BCC CUP CRITERIA: 53.215(2) – IMPOSE AN UNDUE BURDEN ON ANY...PUBLIC SERVICES

GILLIAM COUNTY'S ECONOMIC BENEFIT FROM THE COLUMBIA RIDGE LANDFILL
v.

BENTON COUNTY'S ECONOMIC BENEFIT FROM THE COFFIN BUTTE LANDFILL

SUMMARY:

THE FRANCHISE FEE PAID TO GILLIAM COUNTY PROVIDES SIGNIFICANT ECONOMIC BENEFITS
THE FRANCHISE FEE PAID TO BENTON COUNTY PROVIDES INSIGNIFICANT ECONOMIC BENEFITS

DETAIL, GILLIAM COUNTY: WM (Waste Management) pays Gilliam County **\$5.2 million in host fees** per year. Per the census, Gilliam County has a population of 1,971. That's **\$2,638.25 per resident**, which allows Gilliam County to "punch above its weight providing services"ⁱ. As a result, Gilliam County, which is the middle of per-capita income in Oregon Counties, is able to keep property taxes low, fourth-lowest in Oregon, per the most recent ranking by Oregon Live in 2018, of **\$8.22 per \$1,000 Real Market Value**ⁱⁱ.

In Gilliam County the landfill provides employment for a large percentage – **16.46% -- of households**, 143 jobs for the 869 households in Gilliam County (per the 2023 Census). Because the landfill has 10,000 buffer acres, it does not depress property values and hence, revenues. Finally, since much of the waste arrives by rail, heavy truck road damage is minimized.

In Gilliam County, the landfill **was planned from the onset** to accept **large quantities of MSW**. As a result, it **currently** has an estimated capacity for **120 years**, and resultingly, does not burden that County with constant expansion applications.

DETAIL, BENTON COUNTY: Republic Services pays Benton County about \$3,773,000 (maximum) in host fees per year (\$3.43/ton in 2025 for 1,100,000 tons maximum). Per the census, Benton County has a population of 98,899. That works out to **\$38.80 per resident**, and as other WHITE PAPERS in this series will document, this money **does not defray present expenses** of hosting the landfill (not to mention potential future expenses), and consequently **imposes an undue burden on public services**. Benton County has the fourth HIGHEST property taxes in Oregon, **\$12.22 per \$1,000 of RMV**. The landfill provides employment to a negligible percentage – **0.26% -- of households**, 20-100ⁱⁱⁱ jobs for 38,286 households in Benton County (per the 2023 Census).

In Benton County, with no buffer acreage to speak of, the landfill results in **REDUCED TAX REVENUES, DECREASES FARM INCOME**, and **INCREASES EXPENSES DUE TO TRUCK TRAFFIC** (See, White Papers on Property Tax Revenue, Agriculture Impacts, and Truck Costs).

In Benton County, the burden of an **ill-planned landfill** has resulted in **multiple expansion applications** beginning in 1994, **consuming significant County resources**, both **economic resources** (staff & county volunteer time, BCTT & SMMP cash expenditures).

ENDNOTES LINKS TO CITED ARTICLES:

Gilliam County financial advantages derived from the landfill:

ⁱ <https://capitalpress.com/2023/12/29/cash-for-trash-columbia-ridge-landfill-benefits-gilliam-county/>

Gilliam County property taxes:

ⁱⁱ <https://www.oregonlive.com/news/erry-2018/10/7273fa75401636/property-tax-rates-in-oregons.html>

ⁱⁱⁱ It is unclear how many persons are employed at the landfill workings. There are 20 employee parking spaces, but the Applicant uses 100 jobs in PR materials. The Applicant's larger number has been used to calculate jobs per household. Both estimates round to zero percent at one significant figure.

WHITCOMBE BRIEF STATEMENT OF QUALIFICATIONS

(CV including publications & awards available on request)

Nancy Whitcombe is qualified to evaluate issues involving real estate, real estate development, public finance, land use, and urban planning. She has experience soliciting and assessing documentation produced in the entitlement process. For decades, she has been involved in the land use process, both as a Planning Commissioner and as an applicant for land use entitlements.

She obtained her BA in Architecture from Princeton University and her Master's Degree in Architecture and in Environmental Design with an Urban Planning concentration from the Architectural Association in London and the University of California at Berkeley. In 2014, she finished an accounting certification program at Austin Community College in Austin Texas. She was licensed as an architect in 1989, and as a registered LEED Green Building Professional by the US Green Building Council in 2009.

Since 2004 she has managed family-owned real estate holdings and has worked as an accounting professional specializing in issues involving real estate, estates, and trusts. From 1994 through 2004 she served as a Planning Commissioner in Colorado. Prior to that, as a partner in David Baker + Associates, she worked with developers to design, obtain entitlements for, and build thousands of affordable and market rate housing units in the Bay Area.