

LU-24-027 IN-PERSON TESTIMONY SUBMITTAL COVER SHEET

Received From: Debbie Palmer ^{via} Ken Eklund

Date: 10.29.2025

Email: dwingp@gmail.com

Phone: —

Address: 37340 Moss Rock Dr

City, State, Zip: Corvallis OR 97330

FOR BOC OFFICE STAFF USE ONLY

BOC ID: BOC3

IDENTIFIER: T0707

This letter is in response to issues on the record of the Benton County Board of Commissioners' hearing on October 22 and 23, 2025.

Dear Commissioners Wyse, Malone and Shepherd,

I want to make sure that wires are not getting crossed between the County and the public. I know you know how important words and language are, and we all do our best to say what we intend as clearly as possible... but sometimes words or phrases spoken or written by someone coming from one context is heard/understood differently/wrongly by someone else who is not operating in that same context.

In particular, I know that Chair Wyse, being very protective of her staff (fairly so), was alarmed by what she perceived as insinuations being made that County Staff was perhaps being given money under the table or taking bribes or something from Republic Services to get this application to go in its favor. I wish to assure you all that this absolutely is not the case.

When any of us are talking about the County receiving money from Republic Services for this expansion application process - what we are referring to is the fact that the County's Land Use Application Fees for a Conditional Use Permit in a Landfill Site (LS) Zone (see attached screenshot) are "actual costs" — meaning that *the County is within its rights to spend whatever is needed to process this application properly, including any IT expenses, staff expenses, outside consultants, etc. Because Republic has to reimburse the County for all of it.*

THAT's what we mean when we say "the County is being paid" by Republic — not under the table, not a bribe. Perhaps it would be more accurately stated as "the County will be fully reimbursed by Republic for all expenses related to processing this application"... but that's a mouthful.

Debbie Palmer, 37340 Moss Rock Dr, Corvallis, OR 97330

				LAND USE APPLICATION FEES	COMBINED	
FEE DESCRIPTION	BOARD ADOPTED TOTAL FEES FROM WORKSHEET [2023]	PREVIOUS Base Application Fee [2023]	Base Processing/ Application Fee [2024]	TOTAL FEES [2024]	REASON FOR CHANGE / RECOMMENDATION [2024]	
OTHER LAND USE APPLICATIONS						
Administrative Review	\$ 730.00	\$ 615	\$ 646	\$ 767	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Agritourism: Single-event license, per ORS 215.283(4)(b)	\$ 380.00	\$ 380	\$ 399	\$ 399	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Agritourism: Single event/activity, per ORS 215.283(4)(a)	\$ 1,890.00	\$ 1,350	\$ 1,418	\$ 1,973	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Agritourism: Limited use permit, up to 6 events/activities, per ORS 215.283(4)	\$ 2,455.00	\$ 1,915	\$ 2,011	\$ 2,566	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Agritourism: Events permit, up to 18 events/activities, per ORS 215.283(4)(d)	\$ 2,755.00	\$ 2,215	\$ 2,326	\$ 2,881	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Conditional Use: Staff Decision or Greenway	\$ 1,890.00	\$ 1,350	\$ 1,418	\$ 1,973	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Conditional Use: Planning Commission Hearing	\$ 2,490.00	\$ 1,950	\$ 2,048	\$ 2,603	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Create a Tax Lot/Deed Release	\$ 175.00	\$ 175	\$ 184	\$ 267	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Floodplain, Land Development Activities (large projects)	\$ 480.00	\$ 365	\$ 600	\$ 721	Equivalent to 10 hours of Floodplain Manager's time	
Floodplain Minor Variance	\$ 350.00	\$ 350	\$ 368	\$ 368	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Home Occupation, excluding Exclusive Farm Use or Forest Conservation zones	\$ 380.00	\$ 380	\$ 399	\$ 399	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Hydrogeologic Proposal and Study - Review	Actual cost, \$1,500 deposit	Actual Cost	Actual Cost	Actual cost; \$1,500 deposit	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Interpretations of Code, Written	\$ 860.00	\$ 745	\$ 782	\$ 1,153	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Land Use application, including Conditional Use Permit, in Landfill Site (LS) Zone - Planning Commission Decision or Staff Decision	Actual Cost, \$10,000 deposit	Actual Cost	Actual Cost	Actual Cost; \$10,000 deposit	No change, actual cost	
Medical Hardship In Resource Zone (Exclusive Farm Use or Forest Conservation), Conditional Use Permit required	\$ 1,278.00	\$ 655	\$ 688	\$ 1,326	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Medical Hardship in Non-Resource Zone	\$ 573.00	\$ 490	\$ 515	\$ 598	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Medical Hardship (Transfer of/Addition to existing medical hardship approval)	\$ 370.00	\$ 287	\$ 301	\$ 384	5% base fee increase, other fee(s) parsed out for clarity and transparency	

