

Notice of Planning Commission Public Hearing

The Benton County Planning Commission will hold a Public Hearing on **Tuesday, April 29, 2025, 6:00-9:00 p.m.**, to consider a **Conditional Use Permit to expand the Coffin Butte Landfill**. Based on anticipated public interest, the Public Hearing *may* be continued to both **Thursday, May 1, 6:00-9:00 p.m.** and **Tuesday, May 6, 6:00-9:00 p.m.**

Ways to Attend the Public Hearing

In person: The meeting will be in the Holmes & Shipley Meeting Room on the first floor.
Benton County Kalapuya Building, 4500 SW Research Way, Corvallis.

Online: Refer to the information on page 2 for instructions.

If you need any physical or language accommodations, please notify Benton County Community Development, permitcheck@bentoncountyor.gov, at least 72 hours in advance of the hearing.

Proposed Action:	Planning Commission will consider a Conditional Use permit proposal to expand the Coffin Butte Landfill .
Review Criteria:	Benton County Development Code (BCC) Sections Planning Commission will evaluate this request based on relevant review criteria BCC 53.205-55.218, 77.010-77.405.
Property Location:	The property is located at 29175 Coffin Butte Road, Corvallis, Benton County, OR 97330.
Applicant(s):	Jeffrey G. Condit, Miller Nash LLP.
Property Owner(s):	Valley Landfills, Inc. (Republic Services)
Zone Designation:	Landfill Site (LF)
Comprehensive Plan Designation:	Landfill Site (LF)
CAC Planning Area:	North Benton (not active)
Staff Contact:	Petra Schuetz, Planning Director, petra.schuetz@bentoncountyor.gov
File Number:	LU-24-027

Do You Want to Comment on the Application?

Application materials

https://library.municode.com/or/benton_county/munidocs/munidocs?nodeId=7cbbda4667450

Written testimony may be submitted before the hearing by mail, email, or drop-off:

Benton County Community Development Department
4500 SW Research Way, Corvallis, OR 97333
PublicComment@bentoncountyor.gov

Written testimony must include the name and mailing address of the person commenting. Please also include the above-noted file number in all correspondence to make sure it is filed correctly.

Per BCC 51.615(1)(i), ... "written testimony" shall mean statements written or printed on paper, whether delivered in person, by mail, or by facsimile transmission. "Written testimony" shall also mean electronic mail (e-mail), provided the transmittal clearly states an intent for such testimony to be included in the record and the transmittal is received during the comment period by the staff contact listed on the notice of application.

Verbal testimony may be presented at the Hearing. To put your name on the list of people testifying, please email PublicComment@bentoncountyor.gov by **April 29, 2025, 5:00 p.m.** (the day of the hearing).

Do You Want More Information About the Applications?

Relevant application materials can be viewed on the Benton County website and at the Benton County Community Development Department.

The draft staff report will be available beginning **April 22, 2025, before 5:00 p.m.** Upon request, a paper copy of the application materials and draft staff report, when ready, are available for purchase.

Here’s How to Join the Meeting Online

This webpage will be supplied with online attendance information. Search for LU-24-027. There is also an option to submit testimony at the link:

<https://cd.bentoncountyor.gov/land-use-applications-in-review/>

What Should You Expect at a Planning Commission Hearing?

What happens?

The Planning Commission will evaluate this request based on applicable review criteria from the applicable Development Code (see page 1) and information submitted with the staff report and public testimony.

The public hearing will be conducted in a manner that allows for a county staff presentation, followed by testimony from members of the public and other governmental bodies and agencies. Before the close of the hearing, any person offering testimony may request that the record be held open for at least 7 days to provide additional testimony.

How do I know what the decision is?

The Planning Commission decision will be announced at the final hearing for this application. A notice of the Planning Commission decision will be mailed to Interested Parties and people who submitted public testimony.

What happens if I don’t comment on the application?

Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford Benton County the opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:

ORS 215 requires that, if you receive this notice, you must promptly forward it to the purchaser.

The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.



BENTON COUNTY ZONING MAP

Zone: LF Landfill Site (brown)

Proposed Expansion Area: Square, approximate (red)

