



**Benton
County**

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Planning Division
Office: (541) 766-6819

4500 SW Research Way.
Corvallis, OR 97333
co.benton.or.us/cd

FILE No. LU-24-027

**NOTICE OF PLANNING COMMISSION DECISION
DENYING A CONDITIONAL USE PERMIT**

NATURE OF REQUEST:	Conditional Use Permit to expand Coffin Butte Landfill. Republic Services is proposing to expand existing landfill operations south of Coffin Butte Road, construct an 1,800 sq. ft. employee building with off-street parking, modify an access road, and relocate leachate activities, portions of a perimeter landfill road, an outbound scale, and construct a shop/maintenance area. The applicant is also proposing to modify access roads North of Coffin Butte Road.
APPLICABLE CODE CRITERIA:	Benton County Code (BCC) Section 51.505, Sections 51.705 through 51.840, Sections 53.205 through 53.235, Section 55.005, Section 60.005, Section 61.005, Section 63.005, Chapter 77, Sections 87.200 through 87.230, Chapter 99.
FILE NO.:	LU-24-027
PROJECT LOCATION:	29175 Coffin Butte Road; Township 10 S, Range 4 W, Section 18, Tax Lot 801 28972 Coffin Butte Road; Township 10 S, Range 4 W, Section 18, Tax Lot 1101 and Tax Lot 1108 29000 Coffin Butte Road; Township 10 S, Range 4 W, Section 18, Tax Lot 1107 29160 Coffin Butte Road; Township 10 S, Range 4 W, Section 18, Tax Lot 1200
APPLICANT:	Republic Services
PROPERTY OWNER:	Valley Landfills Inc.
ZONE DESIGNATION:	Landfill Site (LS), Forest Conservation (FC)
COMPREHENSIVE PLAN DESIGNATION:	Landfill Site, Forestry
CAC PLANNING AREA:	Not active
STAFF CONTACT:	Petra Schuetz, petra.schuetz@bentoncountyor.gov

NOTICE OF DECISION

On July 22, 2025, the Planning Commission deliberated and voted 7-0 to deny the Conditional Use Permit application. On July 29, 2025, the Planning Commission voted to adopt the final written decision and findings of fact and conclusions of law in support of its decision to deny the application. Copies of the Findings of Fact are available for inspection on the Community Development Department's website.

The Planning Commission's decision may be appealed. A person may appeal a decision of the Planning Commission to the Board of Commissioners if while the record was open the person provided written or oral testimony to the Planning Commission regarding the decision. An appeal of a decision of the Planning Commission shall be filed within 14 calendar days from the date of final decision. An appeal shall be filed with the Planning Official no later than 5:00 p.m. on the final day of the appeal period. The appeal must be filed in writing on the form provided by the Planning Official, and shall include: (1) A statement of the reasons for the appeal, citing the specific Comprehensive Plan or Development Code provisions which are alleged to be violated; (2) A statement of the standing to appeal; and (3) Payment of the filing fee established by order of the Board of Commissioners.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:

ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED 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.

Signed by: _____

Planning Official

Date: _____

30 July 2025

Date of Mailing of Notice of Decision: July 31, 2025