

From: [David Hackleman](#)
To: [Benton Public Comment](#)
Subject: LU-24-027
Date: Thursday, April 17, 2025 10:24:47 AM
Attachments: [Adjacent Landowner Comments DH 4.17.2025.pdf](#)

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Attached are my written testimony as an adjacent landowner. I have also mailed a physical copy with my signature to Benton County Community Development Department, 4500 SW Research Way, Corvallis, OR 97333 today.

Sorry I will be unable to attend in person, I am out of the country from 18 April through 3 May.

Sincerely, David Hackleman
39125 Military Road
Monmouth OR 97361

16 April 2025
David Hackleman (503.569.2504)
39125 Military Road
Monmouth, OR 97361

To:
Benton County Planning Commission
Benton County Community Development Department
4500 SW Research Way
Corvallis, OR 97333

Re: File Number LU-24-027
Comments regarding Conditional Use permit proposal to expand the Coffin Butte Landfill,

From my perspective, it is not in the best interest of Benton County nor my adjacent property to support the expansion proposal. The impact of the landfill on adjacent property uses and the overall character of the area has become more and more significant since the site was changed from local to regional. Dramatically increasing the annual intake of refuse is not the answer. In addition, an increasing burden is being imposed upon the local infrastructure, primarily regarding state and county roads and emergency services, but also including habitability of the local region for humans and wildlife. An expansion of the landfill will only exacerbate this situation.

My commentary in no way is to be construed as an affront to the talents and work performed by the operators of the landfill. They perform their work in a very professional manner. It is not their fault that this landfill is in an inappropriate location for expansion and actually should be capped and terminated. Having a major landfill in an area with significant rainfall - immediately upstream and adjacent to a wetland wildlife refuge for aquatic flora and fauna is not in the best interest of future generations. We can do far better!

The vastly increased intake of refuse has already negatively impacted the value of my property. Refuse is apparent on Hwy99W in increasing amounts from improperly secured transport vehicles. Odors that were uncommon for decades are on the increase and noise from the vehicular operations is heard more as the landfill height increases. In addition, the observation by passing motorists on Hwy99W is now one of sheets of plastic instead of grassy green slopes.

There is a great deal of inertia regarding refuse disposal. Work is underway to move us in the direction of less need for landfills, but at a minimum one could locate landfills in regions far superior to one which is adjacent to a wetland and has a moderate to high level of rainfall. Long ago, Oregon commenced development of a means to utilize a landfill located in an arid region of our State for refuse including the use of public funds to build transfer stations on railway systems. It is time we utilize this form of conveyance and also take steps to further encourage compost operations and reclaim. By not supporting an expansion of the existing landfill, the movement toward such a future would be encouraged.

Observations:

1. The air quality at my residence and all the others on the North side of the Butte seems to be increasingly affected by odors believed to be emanating from the landfill as it is now growing at a far greater rate than it was in prior years. It is suspected that this is due to the increased elevation and change of the location of the dumping sites, but may also be impacted by covering practices. This last year, I have noticed many days in which an odor is present, however I have been remiss in reporting each day of an odor event as they are so frequent. Once I am indoors, the filtering in my HVAC system reduces the intensity. I do not measure the composition of the emissions detected. These odors are those of decaying organic matter.
2. Airborne debris are being deposited on my property from the landfill at a rate that has been increasing during the last few years. I can supply photos of such material should these be necessary. The majority are plastic films such as bags and wrappers commonly discarded in refuse streams.
3. The view from the apex of the Butte is now being occluded by portions of the landfill. The ramifications are a lack of the ability to view Hwy99W at this time. The horizon view has not been occluded to date, however in the event the landfill and any structures reach a height approximately 50 feet below the location of the telecommunications systems, their presence will negatively impact the site viability for such operations.
4. In addition, the ambient audio noise at the hilltop due to the vehicular and equipment operations at the landfill during operating hours is significantly greater than it was when fewer vehicles were traversing the area and when the landfill dump site was not as elevated. This does reduce the quality of the conditions at the geodesic dome.
5. The noise floor (a technical term related to telecommunications) has increased from S1 as measured by radio apparatus in 1990 to S6 as measured this year. This represents an increase in the local electronic noise from radio sources of approximately 30dB, or a factor of 1000. This increase has reduced the quality of the site for telecommunications operations. It is unclear as to the source of this radio noise, it is under investigation. The noise floor at my residence on the North Side of the Butte has remained at S1 and not increased.
6. Property value estimations (Zillo) have been declining over the last few years. While uncertain of the precise reasons for such declines, the net result is that the absolute value of the property I and others on the North Side of the Butte own may be further at risk if expansion is supported.

Recommendations:

1. Monitoring and reporting of the air quality including both Greenhouse gas emissions (Carbon Monoxide, Carbon Dioxide, Methane, etc.) and known odor compounds (such as Sulfides and Non-methane organic compounds) with alert notifications to the public and any personnel that can take actions toward abatement if levels exceed either emission standards for public areas or significant odor detection levels. Monitors should be placed at the periphery of the landfill properties. A minimum of four such monitors downwind from the landfill in the top four prevailing wind directions.
2. A means to eliminate the airborne debris.

3. Public dissemination of the water quality of all test wells on a website that is easily accessible with appropriate comparison to similar regions beyond the local landfill area.
4. Testing and reporting of the water quality for all local residential drinking water wells performed at a minimum annually with comparison to Oregon standards for Drinking water.
5. Covering of all areas of the landfill deemed “filled” with an appropriate layer of local fill dirt and nurturing of appropriate grasses on this fill that will not penetrate the polymer layers below and provide a more pleasing view to motorists passing the landfill along Hwy99W. It is important not to import fill dirt that may contain invasive species seeds from remote locations.

Following are some details of the impacts I have experienced, many of which are increasingly interfering with my intended uses and can be construed as becoming a burden for the public as well.

I have owned and resided on 40 Acres of land on the north side of Coffin Butte since 1980. My property extends from Military Road Southward and over the crest of Coffin Butte and contains the summit. A portion of my property extends on the south face of Coffin Butte and adjoins the landfill properties. I chose this property based on its qualities for residence, agriculture, forestry and radio telecommunications. These uses have been identified in the legal documents I prepared regarding my land use. I have supplemented the forest through planting and maintained its integrity to the present day. I had a road constructed that reaches the top of the Butte. Along that road, there are several test wells. Water samples are drawn from these wells by Republic or its representatives on a periodic bases. Reports of the water quality have not been received by me so I am uncertain of even my own water well quality.

Radio Telecommunications:

The apex of Coffin Butte is one of the best sites for radio telecommunications in the local area. This is one of the primary reasons I selected the property. I have made significant capital improvements to the hilltop to enable the telecommunications:

- a 35-Foot geodesic dome
- three 50-foot self supporting towers
- two smaller self supporting towers
- a self-supporting 50 foot rotating mast
- Solar panels to harvest electric energy
- Storage batteries
- Radio Telecommunications electronic hardware
- Antennas for communications
- Remotely operated amateur radio communications equipment
- There is a well situated on the hill crest

Soap Creek valley is the secluded valley immediately West of Hwy99W and South of the Landfill area. My property is the site of an amateur radio emergency services radio relay (repeater) station for that valley as it is the ideal location for such a communications gateway. The repeater is powered via solar panels with battery storage and is fire hardened as it is buried below its antenna tower. It is in place to facilitate emergency communications to and within the Soap Creek valley. This emergency communications system is an adjunct of the Benton County Emergency Services network. It is owned

and maintained by the Soap Creek valley Amateur Radio community, a volunteer group composed of local citizens within the valley. They have also connected non-amateur radio citizens in the valley through the use of FRS (Family Radio Service) communications tools.

I am an amateur radio operator, having been first licensed in 1966 and continually hence. I am a member of the Amateur Radio Relay League and president of the Oregon Chapter 108 of the Quarter Century Wireless Association. While these are not professional employment activities (amateur radio operators and communications are stipulated by law to be non-commercial), they enable me to aid my fellow citizens in times of natural and other disasters when other forms of communication are not available or unreliable. I have been a Benton County Emergency Services volunteer since 1980.

The Quarter Century Wireless Association Oregon Chapter has installed a remote amateur radio transceiver system within the dome I own on the hilltop. It is powered by solar panels with battery storage. There is a wireless communications control link to this system to one of the Amateur Radio operators in Soap Creek Valley. These types of communications links operate in the 3 to 5 GHz region of the radio frequency spectrum and are considered "line of sight". This means if something blocks the path, communications are not possible.

As long as the landfill surface stays at a minimum 50 feet below my lower property line, it should not deleteriously affect signal transmissions to the site. At the present time, increased radio and audio interference is present for signal reception. At this point it is more of a nuisance than a major issue, however it does reduce my ability to utilize my property in the manner I have been using it since 1980. The earlier local (not regional) landfill was not increasing in size at a rate that would significantly alter my use for radio communications for the foreseeable future, but with the increase from 40KTons to 1MTons annual input, the time to potential interference was reduced by a factor of 25 to roughly 6 years instead of 150 years.

Forestry:

The property was purchased with timber remaining in 1980. Harvesting was performed prior to my purchase, but probably no later than in the 1940's. Trees spanning up to 40 – 50 years age were on the property. To improve the forest, I have planted hundreds of tree starts on the North side of the Butte. The trees on the North side now range in age up to at least 100 years and many exceed 100 feet in height. This year I am in the process of improving the forest further through the removal of invasive species and possibly some selective thinning. The trees do not seem to be affected by the proximity to the landfill, however significant quantities of plastic film-like materials have been found throughout the property. These were not present when I acquired the property in 1980 and are likely the result of a modest amount of material being lofted by wind from the landfill. As the height of the landfill operation level increases, more such material will be lofted and deposited on the North side of the hill. This type of deposit is primarily a nuisance. It does degrade the quality of the property from my perspective and for anyone that might be considering acquisition of it after me.

Agriculture:

The property at the top of the hill and at the bottom on the north side are suitable for pasture use. The land quality is adequate for fruit trees and berry bushes, but not very suitable for row crops. Currently, the hilltop has not been employed as pasture for livestock in part due to its remote location. Odors from the landfill will probably not affect use of this nature unless there are toxic elements to the emissions. It is unknown if toxic or otherwise dangerous emissions exist from the landfill as no monitoring of the emissions is evidently taking place. The odors detected by personal observation seem to be from the landfill, but the composition of these is unknown for the above mentioned reason.

Since some odors may stem from sulfides that could be toxic, it would be appreciated if monitoring were in place. Whether or not an expansion takes place, it is likely emissions will increase as the landfill active area is elevated and hence such monitoring is increasingly important to ensure safety both for personnel living near and utilizing or working at the landfill.

Residence:

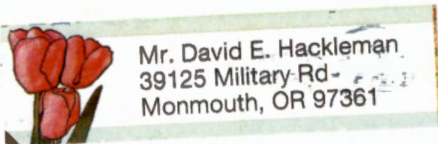
I have resided at 39125 Military road the majority of the time since 1980. While the landfill was a small county facility, I had a close and friendly relationship with Mr. Weber and his operations. I was well aware of the landfill and was of the understanding that it was to focus on local refuse. The rate of landfill deposition was far lower until the change to a regional landfill. While I am a local landholder, I was not aware of any opportunity to comment regarding the change to a regional landfill. That change has affected my quality of life, property use, and the character of the region. In spite of this, my relationship with Valley Landfills and Republic has been friendly. I have happily cooperated with access to the monitoring wells and other items. It is not them that are creating the issue, it is the location and geology of the site.

Odors and audio emissions from the landfill have been on the increase over the last several years. While odors have been present frequently, I have not sent in very many notes regarding odors or audio emissions. At this time, odors are present frequently, and do detract from the ambiance of my residence. Odors are present even during periods in which the landfill is closed. Noises (back-up beepers, etc.) are heard more often lately during the operations, disturbing the ambiance as well.

As the landfill increases in extent, the market potential for my property diminishes. Should the landfill be completed and closed, my property value will likely stop diminishing, odors and emissions will reduce and the view from the apex of the butte would be of green grass instead of black plastic. Due to our climate, rainfall permeates the landfill and enables materials to migrate through runoff beyond the confines of the landfill, either as surface water or even possibly penetrating and entering the aquifer.

No matter what takes place, I shall remain committed to my term of participation in the Benton County Disposal Site Advisory Committee. We have recently worked as a team and developed a plan towards increasing the preparedness of the site in the event of a wildfire entering or emerging during the fire season. Thanks go to Republic and the Adair Rural Fire Department on this matter!

Sincerely, Dr. David Hackleman



PORTLAND OR RPDC 972

17 APR 2025 PM



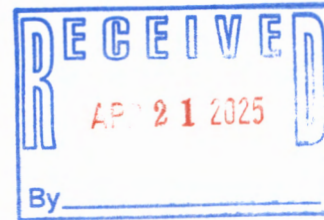
BENTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
4500 SW RESEARCH WAY
CORVALLIS OR 97333

RE LN-24-027

97333-109300



16 April 2025
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Monmouth, OR 97361



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Sincerely, Dr. David Hackleman

A handwritten signature in black ink, appearing to read 'David Hackleman', with a long, sweeping horizontal line extending to the right.