

From: redpath@proaxis.com
To: [Benton Public Comment](#)
Subject: Application LU-24-027, Conditional Use Permit Application for Coffin Butte Landfill
Date: Saturday, April 19, 2025 7:34:05 PM
Attachments: [Landfill Letter.pdf](#)

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Hello Benton County Planning Commission,
Attached as a pfd is my testimony towards the land use application.
I hope you will read my heart felt letter.
Sincerely, Dale Draeger

Public Comment
Application LU-24-027. Conditional Use Permit
Application for Coffin Butte Landfill

I oppose the conditional use permit (CUP) application for the proposed use permit because it seriously interferes with the uses of adjacent properties. As I understand it, any approval of this land use application would have to come from your judgement that the expanded landfill would NOT seriously interfere with uses on adjacent property, with the character of the area or the purpose of the zone.

The Benton County Comprehensive Plan promoted a statewide goal to including, "to maintain and improve the quality of the air, water and land resources of the state; to protect people and property from natural hazards; to maintain and improve the variety of economic and social activities that are vital to the health, welfare, and prosperity of Oregon's citizens."

Our family moved down the road from the dump 26 years ago when the landfill wasn't fairly small. We bought a house with acreage and put much love, care and effort into making it our home over the years!. We restored the property, which had been logged and over grazed and covered with black berry vines. The house and little cow shed were unattractive. With constant effort, love and money we changed our beloved property from an ugly, logged, overgrazed pasture with a run down cow shed, to a restored wetland, bordering Soap Creek, a vibrant pasture and a barn with a new roof. We replanted acres of trees and established a yard and garden.

26 years ago, the house was dated and unfinished. It now has all new windows, roof, deck, floors, carpets, paint, skylights, doors, and more. It isn't a showplace. It is a HOME in the happiest sense of the word. Every change was lovingly thought out. Our daughter, who grew up here, would like to have her family grow up here when we move on.

But wait! The stench of the nearby landfill sometimes permeates the air! The leachate is poisonous to the air and land and water! Not only will our land be unsafe, and our ability to enjoy hiking, bicycling and horseback riding be unavailable, and also, the value of our house property will be much, much less! Our beautiful country home will mean very little.

The changes to the landfill are in violation to rules: BCC53.215 (1) Very little is monitored in its daily addition of poisonous and unnecessary waste.

Also, the statewide goals promoted in the Benton County Comprehensive Plan include "to maintain and improve the quality of the air, water and land resources of the state, to protect people and property from natural hazards, to maintain and improve the variety of economic and social activities that are vital to the health, welfare, and prosperity of Oregon's citizens."

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I realize that the city of Corvallis is given money from the Landfill, however, years from now, when that company has moved on and left Corvallis with the cost of cleaning up the garbage and toxic waste left behind, that money will be a fraction of the cleanup costs and the possible burden of lawsuits over the health hazards it creates.

I started out writing to you about our home. We are not the only family that could describe the love and care we have infused in our home and surrounding property. There are many of us with dreams of passing what we have created with hard work on to our children. We hope that this may still be a place they would want to live in the next few years. It is a place of profound beauty and sweet neighbors. I pray that it can stay that way.

I sometimes tell visitors staying overnight that the only sounds they will hear at night will be the hooting of the great horned owl. And in the morning, the call of so many birds and the screaming of the belted kingfisher as it flies down Soap Creek. However, now in the early hours of the morning we hear large trucks as they dump their loads at the landfill. The kingfisher hasn't been much of a presence lately.

Please help us change this.

Dale Draeger
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