

From: [Barb Fick](#)
To: [Benton Public Comment](#)
Subject: LU-24-027
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April 28, 2025

Chair Nicholas Fowler and Planning Commission Members

RE: Testimony in Opposition to LU-24-027

Via: publiccomment@bentoncountyor.gov

My name is Barbara Fick, and I live at 28984 Blaze Drive, Corvallis, 97330. I also own property at 28964 Blaze Drive, Corvallis, 97330.

My home is the closest residential property to the proposed landfill expansion, located due south of the expansion property.

I have several concerns about the proposed development and its direct effect upon my property. The impacts that affect my ability to use and manage my properties include noise, odor, groundwater contamination and dewatering, blowing trash, and property values.

Moving the landfill to the south side of Coffin Butte Road will bring the entire operation more than 2,000 feet closer to my home and will now be within 800 feet of where I live.

The **current operation on the north side of Coffin Butte Road seriously interferes with the use of my property** due to never-ending odor intrusions, constant noise from trucks and diesel engines, banging metal doors when trash trucks dump, backup alarms, flying paper and plastic, lights at night, fireworks used to deter scavenger birds, to name a few. The massive increase in the volume of trash coming to the existing dump in the last 8 years has been overwhelming. And if this expansion is approved, the annual trash tonnage limit will be removed thereby opening the door to yet more trash coming in every day. **Moving the proposed operation 2,000 feet closer to my home will exacerbate these impacts!**

Noise from the operation regularly begins at 4 a.m. in the summer and often continues until 8 or 9 pm six days a week. It is impossible to take advantage of my landscaped property during the best time of the year due to the noise and constant odors. And I understand that they now want to begin operations 7 days a week. Truly no peace from the constant noise. **The proposed expansion will seriously interfere with the uses on my property.**

The odors from the existing facility seriously interfere with the use of my property. When the odors occur, you must stay indoors and close your windows. We know

the landfill is leaking large amounts of methane, but with the methane come lots of other toxic landfill gases that are likely endangering our health. **Being essentially right next door to my house, the proposed expansion will seriously interfere with my use of my property.**

Groundwater contamination of my domestic drinking water well is a constant concern. All landfills leak leachate and other pollutants into the groundwater. Two landfill cells on the north side of Coffin Butte Road are unlined and were closed in the 1970s. The landfill operators are capturing 2 million gallons of leachate from those cells every year, but this is no estimate of how much pollution is going into the groundwater that is the source of my drinking water.

And while the new landfill will have a liner, those liners will eventually leak after being punctured by millions of pounds of trash that are compacted on top of the liner system. My drinking water supply is under further threat by the location of the new landfill.

The proposed excavation of 3.5 million cubic yards of material just to the north of my property to create the hole to put trash into threatens to disrupt the groundwater system and potentially dewater my well. This massive excavation will create a low spot in the vicinity of my property and may impact the availability of water from my well. If my well is impacted by the excavation, it will seriously interfere with the use of my property. The applicant and the County have done nothing to evaluate the threat from this proposed excavation.

When I bought my property in 1994, the amount trash coming to the dump was about 200,000 tons per year. Today, there are over 1 million tons of trash being dumped into this landfill and the impacts from this massive industrial operation will undoubtedly affect my ability to sell my property in the future.

Given all the documented impacts of landfill operations, the proposed expansion will seriously interfere with the use of my property in violation of BCC 53.215(1), and therefore I urge the Planning Commission to deny this application for a conditional use permit.

Respectfully submitted,

Barbara Fick

Sent from my iPhone