

From: [Joseph Crockett](#)
To: [Benton Public Comment](#)
Subject: LU-24-027
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Attachments: [1983 planning commission document.rtf](#)

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On the April 29th landfill public meeting, there was a question from the Commission about when the landfill became a regional landfill. This is from the 1983 planning commission staff report:

STAFF REPORT

File NO: PC-83-7

Staff Contact: C. Plemons

Appendix 1, page 9

The Coffin Butte site be designated as a regional landfill serving a geographic area including Benton and parts of Linn and Polk counties.

The Benton County Planning Commission and Board of Commissioners should not allow any new expansion of the present Coffin Butte Disposal site service area (Benton County and portions of southern Polk County and western Linn County).

The original document is a scanned document (PC-83-07-C(2) pg 11-29 STAFF REPORT - 5.1MB file). Attached is a full transcript of the document. Either one or both should be allowed into the record.

Joe Crockett
37609 Soap Creek Rd
Corvallis, 97330

STAFF REPORT

File NO: PC-83-7

Staff Contact: C. Plemons

NATURE OF REQUEST:

To amend the Benton County Comprehensive Plan regarding certain policies relating to the Coffin Butte Landfill, change the Comprehensive Plan Map for the area to Landfill Site, and to change the Zone Designation to Landfill Site zone, for approximately 266 acres.

PROPERTY LOCATION:

To the west of Highway 99N, north of Coffin Butte T10S, R4N, Section 18, Tax Lot 301, 1106, and 1107: T10S, R5M, Section 13, Tax Lot 1000.

PROPERTY OWNER:

Valley Landfills, Inc., P. O. Box 807, Corvallis, OR 97339

ZONE DESIGNATION:

Forest Conservation - 40 acre minimum (FC-40)

COMP. PLAN DESIGNATION:

Forest Conservation

CAC PLANMING AREA:

North Benton

HISTORICAL NARRATIVE

The Coffin Butte Landfill was first zoned as Suburban Residential

-

Agricultural in 1970. In 1974, the western portion of the existing

landfill
area was zoned Agriculture-Forestry, and the eastern portion (or
that
bordering Highway 99W) was zoned Rural Residential. All of the
property
was re-zoned to Forest Conservation in 1979.

Page 1
P2361/7 - Valley Landfills, Inc.

In 1974 a Conditional Use Permit was requested by Corvallis
Disposal Company
(operator of Coffin Butte at that time) to expand the existing
landfill
site. The Benton County Planning Commission held public
hearings on February
19, 1974 and March 5, 1974 and approved the request subject, to
certain
conditions.

The approval by the Planning Commission was appealed to the
Benton County
Board of Commissioners. On May 15, 1974, the Board of
Commissioners upheld
the decision of the Planning Commission, and amended the
Conditions of
Approval to require that a "Solid Waste Management Plan for
Benton County" be
submitted for review by the Planning Commission. March 29,
1977, this plan
was reviewed and the landfill has operated since then under the
ownership of
Valley Landfills, Inc.

SITE CHARACTERISTICS

Surrounding Land Use

The site is located between the Oregon State Department of Fish and Wildlife

Game Farm and Highway 9W to the East, Wiles Road to the West, Coffin Butte to the North, and Poison Ivy Hill and Coffin Butte Road to the South.

There are several residences south of the landfill. Two residences and a

duplex are located southeast of the junction of Sulphur Springs and Coffin

Butte roads. A residence is located east of the junction of Coffin Butte and

Wiles Roads, and several are located south of Coffin Butte Road between

Sulphur Springs and Wiles Road.

Land uses to the east of the landfill site are primarily associated with the

State Game Farm. North of the site are a number of residences, with forestry

occurring on the face of the butte and agriculture on the flat lands to the

north of the butte face. West of the butte is primarily agricultural.

South

of the landfill, between Wiles Road and Sulphur Springs roads, is agricultural. Between Sulphur Springs road and Highway 99N, are forest

uses. The applicant owns approximately 59 acres south of Coffin Butte and

currently leases the acreage to a Christmas tree grower.

Implementing Ordinances

The siting, expansion and monitoring of the landfill is supervised by a number of County, State and Federal agencies. Benton County's Solid Waste Management Ordinance, Number 23, adopted in December 1980, governs the franchising of the landfill operator and requires submittal of an application and factual information:

“Upon the basis of the application, evidence submitted, and the results of investigation, the Department shall make a finding on the qualifications of the applicant and whether or not additional service, land, equipment or facilities should be provided and what conditions of service should be imposed including, without limitation, whether the site should be opened to the public and under what conditions, whether or not certain types of wastes, solid wastes or hazardous wastes should be excluded from the site or types of wastes solid wastes or hazardous wastes should be excluded from the site or types of wastes which should be required to be accepted at the site, and shall make a finding as to whether or not the site is economically feasible, whether or not the site may be integrated with existing private or

County-owned or operated sites, and further, that the sites complies with all rules and regulations adopted pursuant to this ordinance or ORS Chapter 459. The Board may impose conditions deemed necessary to carry out the purposes and policy of this ordinance.”

The Benton County Comprehensive Plan and Zoning Ordinance governs uses of the site and the size and location of the service area.

Oregon Revised Statutes 459 and the National Resource Conservation and Recovery Act of 1976 also governs municipal solid waste, leachates, and other actors relating to landfill operations.

STAFF COMMENTS:

On March 8, 1983, the Planning Commission held a Study Session on this issue.

A summary of the concerns that developed are presented and discussed below.

Benton County Solid Waste Advisory Council recommended approval of the requests subject to two conditions:

1. No landfill be allowed on north face of Coffin Butte.
2. No landfill be allowed on property south of Coffin Butte Road.

These two conditions were also requested by the North Benton Citizens Advisory Committee (CAC) and they recommended approval of the

requests.

Staff concurs with these conditions. The property on the North face of Coffin

Butte (approximately 30 acres) should remain under the Comprehensive Plan

Designation of Forestry Conservation (FC), from the crest of the butte North.

The other issue concerning the property south of Coffin Butte Road can be

resolved through Conditions of Development placed on any approval of the site

plan by the Planning Commission. The proposed zone allows no additional

landfill activities unless approved by the Planning Commission at a public

hearing. Therefore, the Commission may limit expansion into any area that is

not appropriate for a landfill.

Page 3

P2361/7 - Valley Landfills, Inc.

SUMMARY OF REQUESTS

REQUEST NO. 1 . Amend certain Benton County Comprehensive Plan policies

related to Solid Waste. (Refer to Appendix 1 for those policies)

REQUEST NO. 2. Amend the Comprehensive Plan Map to change the Plan

designation on the property from Forest Conservation (FC) to Landfill Site (LS).

REQUEST NO. 3. Amend the Benton County Zoning Ordinance to include a Landfill Site Zone.

REQUEST NO. 4. Amend the Zoning Map to change the zoning to Landfill Site from Forest Conservation.

REQUEST NO. 5. Approval of a Site Development Plan to enlarge the area approved for use as a landfill.

Discussion on Comprehensive Plan Text Amendments

The three Comprehensive Plan policies proposed by the applicant for amendment are, in part, a direct result of the Conditions of Approval placed on the landfill in 1974.

That permit limited the service area of the landfill to portions of Western Linn County and Southern Polk County. Therefore, any proposal to amend the Conditions of Approval regarding the service area must also be accompanied by an Amendment to the Benton County Comprehensive Plan text.

The applicants have included evidence relative to this Plan text amendment on Page 2 and 3 of their submittal information. This material is in conformance with the requirements in Chapter IV.A.3.b (page 82) of the Benton County Comprehensive Plan.

Deletion of these policies would remove the requirement to limit the landfill service area. The applicant states that if these policies are deleted, approximately 19,500 additional tons per year of solid waste from Polk and Linn Counties will be deposited in the Coffin Butte Landfill. This is estimated to shorten the existing life of the landfill by 10 years. However, the applicants have noted, if the proposal to allow the expansion of the landfill is approved, the life of the site will be 50 years.

Staff Recommendation

Staff recommends approval of the following motion:

That based on the request and discussion contained in the Staff Report, and on the criteria, discussion and conclusions found in the Goals Analysis section of the Appendix, the Planning Commission recommend to the Board of

Page 4
P2361/7 - Valley Landfills, Inc.

Commissioners that the Comprehensive Plan policies 24, 25, and 26 relating to Solid waste in the Public Facilities and Services element be deleted: and that new policies in the Environmental Quality element be added as follows:

25. Benton County shall coordinate its solid waste actions,

programs, and
Policies with those of the Chemeketa Solid Waste Management
Plan or Its
successor.

26. The Solid Waste Advisory Council as established by the Solid
Waste
Ordinance shall continue to advise the Benton County Board of
Commissioners on all solid waste matters.

27. The Coffin Butte site shall have a landfill site designation and
shall
serve as a regional landfill servicing a geographic area including
Linn,
Polk and Benton Counties.

28. A designated percentage of the annual County franchise fee
should be used
for educational and promotional programs on waste reduction and
recycling,
emphasizing methods in which individuals and businesses can
reduce,
or utilize recoverable materials whose present destination is
the landfill.

29. Recycling facilities, public or private, should be located at rural
sites
for the convenience of County citizens.

Discussion on Plan Map Amendment

The proposed Comprehensive Plan Map Amendment to Landfill
Site (LS) from
Forestry (FC) allows the rezoning of the site to Landfill Site Zone,
and implements

comprehensive plan policy 27 as discussed above. This Plan Map designation is intended to be site specific and is to apply to the property such time as the site is properly reclaimed to a resource use, and the re-designation of the site is approved.

Staff Recommendation

Staff recommends approval of the following motion:

That the Planning Commission recommend to the Board of Commissioners that based on implementing Comprehensive Plan Policy 27, and the Criteria, Discussion and Conclusions found in the Goals Analysis section of the Staff Report:

1. Based on the recommendation of the North Benton CAC and the Solid Waste Advisory Council, amend the request to remove the property from the crest of Coffin Butte northward from any change in Plan Map Designation: and
2. Approval of the amended request to change the Comprehensive Plan designation from Forestry to Landfill Sites (LS) as outlined in the Site Plan, for approximately 266 acres located from the crest of Coffin Butte south to Coffin Butte Road and Including 59.23 acres owned by the applicant south of Coffin Butte Road.

Discussion on Zoning Ordinance Text Amendment

This is a proposed addition to the Zoning Ordinance, creating a Landfill Site

Zone that is site specific, and is applied to property under the ownership or control of the landfill operator. The draft of this zone can be found in the appendix. This zone is also intended to implement the Comprehensive Plan policies as proposed in this report.

This zone coordinates the permitting process now placed in three agencies - the Benton County Environmental Health Department, the County Development Department, and the Oregon Department of Environmental Quality. intended to eliminate duplication of effort by providing a Public Hearing Review Process.

Activities normally associated with a landfill operation are allowed as permitted uses in the zone, but it should be noted that all activities associated with disposal of solid waste are guided by both the Site Development Plan and the Solid Waste Franchise.

Once the landfill area is completely filled, the operators of the site are required by both County and State law to reclaim the area in accordance with

an approved plan. The land then reverts to a resource use as determined by the Planning Commission at a later date.

Staff Recommendations

Staff Recommends approval of the following motion:
That the Planning Commission recommend to the Board of Commissioners amending of Benton County Zoning Ordinance to include the Landfill Site (LS) Zone as Article XXX.

Zoning Map Amendment Discussion

As discussed earlier in this report, this zone is intended to be a site specific zone to be placed in the property owned or under the control of Valley Landfills. The placement of this zone on the property implements certain policies in the Comprehensive Plan. While this zone designation is site specific, it does not allow the placement of solid waste except in accordance with the approved site Development Plan and the Solid Waste Franchise.

Staff Recommendation

Staff recommends approval of the following motion:
That the Planning Commission recommend that the Board of Commissioners amend Benton County Zoning Map to place the Landfill Site (LS) zone on

the subject
property from the Crest of Coffin Butte southward to Coffin Butte
Road, and
including the 59.23 acre parcel south of Coffin Butte Road, and
that the
northern 30 acres from the Crest of Coffin Butte north be retained
in the
Forest Conservation (FC) zone.

Page 6
P2361/7 - Valley Landfills, Inc.

Staff Comments

Valley Landfills, Inc. has submitted a Site Plan Map and Narrative,
as
required by the draft Landfill Site Zone, for approximately 266
acres of land
proposed to be designated as Landfill Site.

As discussed in the staff report on the Plan Amendment and Zone
Change
requests, approximately 184 acres were approved in 1974 for
landfill use. The
Site Development Plan, as finally approved, will replace that
previous permit.

This request proposes to expand the area approved for landfills
by
approximately 10 acres for a total of 194 acres. The remaining 72
acres would
be left in open space or utilized for leachate irrigation and tree
farm.

The Development Plan narrative and the Staff Report on the Amendment request discusses impacts on surrounding land uses. The narrative also briefly discusses site screening, access and reclamation of completed landfill areas.

The Development Plan Map locates future, existing and completed landfill areas, the leachate collection system, location of landscaping, and drainageways. The location of the tree farm and leachate irrigation area south of Coffin Butte Road are also shown.

The Plan Map also contains a statement regarding the amount and type of materials to be used for the final covering of completed landfill areas.

Findings

1. The proposed Site Development Plan Implements Policy 27 of the Environmental Quality Element in the Benton County Comprehensive Plan.

2. The proposed uses of the property are permitted uses in the Landfill Site Zone.

3. The Site Development Plan sets forth the future development of the property owned by Valley Landfills, Inc., as a municipal solid waste

disposal site in accordance with the provisions of the Landfill Site Zone.

Staff Recommendation

Staff recommends approval of the following motion:
That the Planning Commission recommend to the Board of Commissioners approval of the Coffin Butte Landfill Site Development Plan based on the findings

Page 7
P2361/7 - Valley Landfills, Inc.

contained in the staff report and subject to the following
Conditions of
Development.

1. Cross reference the narrative and the map in both documents.
2. Expand the narrative statement, Section (1.a.11), on reclamation include the physical configuration of the completed landfill areas and method of maintenance of the proposed pasture uses. Include a statement regarding the effects of methane and internal heat generation on the long term maintenance of the pasture, and include irrigation plans if proposed.
3. Describe in more detail in the narrative, the method of screening:
include a description of the location, height, width, depth and

physical
composition of the berm; and include the type and location of
vegetative
screening; and include a statement regarding the long term
maintenance of
and vegetative screens.

4. Include in the narrative the anticipated chemical composition of
any
leachate material to be used for Irrigation south of Coffin Butte
Road;
and include documentation that the material to be utilized as
irrigation
meet federal and state standards for any run-off that may leave
the
property lines.

5. Include i n the narrative a review of the Environmental and
Operational
Factors in Art.XXX.05.A.1.(f) for the approximately 10 acres
proposed for
addition to the landfill area.

6. Provide a detailed reclamation plan that sets form the
anticipated
physical characteristics of the "terracing" including an average
height
and width of the terracing, provide documentation that the site is
physically available to be reclaimed in this manner.

7. Submit for review by the Development Director a plan detailing
the
proposed method Valley Landfills shall use to protect the small
ponds
found on the Northeast corner of the property.

ACKNOWLEDGMENT OF CONDITIONS

By placing my signature below, I am the Manager of the above-named Valley Landfills, Inc. and hereby understand and agree to the conditions placed on this land use action by Benton County. (This copy must be signed and returned to the Development Department before any permits are issued.

Applicant	Date
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Planning Official Date

Page 8
P2361/7 - Valley Landfills, Inc.

APPENDIX 1.

EXISTING COMPREHENSIVE PLAN POLICIES RELATIVE TO
SOLID WASTE
(Those Policies the Applicant Proposes for Amendment are
Marked with an "*")

Public Facilities and Services:

24. Benton County shall participate in the update of the regional solid waste management plan (now known as the "Chemeketa Plan").

25. Benton County shall coordinate its solid waste plans and policies with the regional plan.

26. In updating the Chemeketa Plan strong consideration shall be given to the following policies as adopted by the Planning Commission, April 4, 1978.

* a. The Coffin Butte site be designated as a regional landfill serving a geographic area including Benton and parts of Linn and Polk counties.

* b. The sanitary landfill franchise operator continue to work toward a resource recovery system and submit an annual plan or status report

c. Periodic reports of compliance with all state and local standards be referred to the Planning Commission. The North Benton CAC shall be notified regarding time and place of said reports.

d. The land area adjacent to the southeastern and southwestern parts of Coffin Butte should be considered in appropriate for residential use.

*e. The Benton County Planning Commission and Board of Commissioners should not allow any new expansion of the present Coffin Butte Disposal site service area (Benton County and portions of southern Polk County and western Linn County).

f. A portion of the annual County franchise fee should be used for

educational and promotional programs on waste reduction, methods which individuals and businesses can reduce, redirect, or utilize the recoverable materials whose present destination is the Recycling facilities should be located at the Coffin Butte disposal site.

Environmental Quality

25. Benton County shall coordinate its solid waste actions, programs, and policies with those of the Chemeketa Solid Waste Management Program or its successors.

26. Benton County shall update or replace the Chemeketa Plan via the creation of a Solid Waste Advisory Council. This council will soon be established through the County Solid Waste Ordinance revision, The Council shall include a cross-section of participants including representatives from Cities within the County and the County at large. Staff members from Environmental Health, Public Works and Planning Department shall assist but shall not be voting members of a solid Waste Advisory Council.

Page 9
P2361/7 - Valley Landfills, Inc.

27. The Coffin Butte site shall be designated as a regional landfill

serving a
geographic area including Linn, Polk and Benton Counties.

28. The Benton County Planning Commission and Board of Commissioners shall not

* allow any new expansion of the present Coffin Butte landfill service area.

(See Figure H-1).

29. Valley Landfill, Inc., Corvallis Disposal Company and all waste related

service providers should submit an annual plan or status report and

continue to work toward a waste reduction and recovery system through education.

30. A designated percentage of the annual County franchise fee should be used

for educational and promotional programs on waste reduction and recycling

emphasizing methods in which individuals and businesses can reduce,

or utilize recoverable materials whose present destination is the landfill.

31. Recycling facilities, public or private should be located at rural sites

for the convenience of County citizens,

32. Periodic public agency or private industry reports shall be made to the

Board of Commissioners reviewing Coffin Butte and the Corvallis demolition

landfill environmental conditions. The Planning Commission and

the North

Benton CAC shall be notified of time and place of the presentation of the reports.

Page 10

P2361/7 - Valley Landfills, Inc.

APPENDIX II

CITIZEN ADVISORY COMMITTEE, AGENCY AND CITIZEN COMMENTS

Comments from the local citizen group, various agencies and citizens are summarized below:

North Benton Citizen Advisory Committee:

The North Benton CAC voted unanimously to recommend approval of the requests subject to these conditions: (1) The land on the north side of Coffin Butte remain in Forest Conservation (FC) and be subject to separation from the parent parcel; and (2) No disposal of municipal solid waste on the 59.23 acre parcel south of Coffin Butte Road.

Oregon State Highway Division:

"The existing left turn channelization onto Coffin Butte provides good access and traffic flow to the development area. This should

continue as the access to this development. There is an existing field access to this property just north of Coffin Butte Road. This should not be used for any other purpose and no additional access to Highway 99W would be granted.

"The quarry belonging to Oregon State Highway Division just north of the subject location is presently being developed and used. Plans are to continue the use for an indefinite period. We would not object to this development, but we would not want rules imposed on this development that would also restrict the use of the quarry."

Benton County Solid Waste Advisory Council (SMAC):

The SWAC recommended approval of the zone change and plan amendments subject to the same conditions as North Benton CAC requested.

Mauno and Marte Martignoni:

Nauro and Marie Martignoni own property bordering Highway 99W and are opposed to the requested Plan and Zone Amendments as they purchased their land based on the Forestry designation and feel that expansion of the landfill across Coffin Butte Road would decrease the value of their land.

David and Debra Hackleman:

David and Debra Hackleman are adjacent property owners and are in favor of the request if the property on the north of Coffin Butte remains under Forestry Conservation (FC) zone.

Page 11

P2361/7 - Valley Landfills, Inc.

APPENDIX III

GOALS ANALYSIS FOR COMPLIANCE REVIEW

Since the Benton County Comprehensive Plan has not been acknowledged by the State Land Conservation and Development Commission (LCDC), this requested Plan must be found to comply with the Statewide Planning Goals. Under each goal the Plan policies and pertinent "in order to comply" statements from LCDC are listed.

GOAL 1 . CITIZENS INVOLVEMENT: To develop a citizens involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Criteria

LCDC has concluded that Benton County does not comply with

Goal 1, because the county "...has failed to provide adequate opportunity for review and comment on proposed plan revisions for CAC's..." and that in order to comply the county must "...ensure that adequate opportunity for citizen involvement in accordance with plan policy is provided." Benton County Comprehensive Plan Policy A.1.d states that the County shall provide " ...ample mechanisms for citizen input to County decisions...".*

Discussion

Benton County has altered its normal hearings process to allow ample opportunity for public input. The County scheduled a study session before the Planning Commission to receive public testimony prior to the actual hearing. The local newspapers have placed articles on the proposed landfill in their "community sections". The Citizens Advisory Committee was notified and held an advertised public meeting to discuss the proposal. Property owners within the affected area were notified by mail.

Conclusion

Benton County has met the requirements for Goal 1.

GOAL 2. LAND USE PLANNING: To establish a land use planning process and policy framework as a basis for all decision and actions

**related to use of
land and to assure an adequate factual base for such
decisions and actions.**

Criteria

LCDC has determined that Benton County complies with Goal 2. The applicant has submitted material in conformance with the procedures outlined in the Comprehensive Plan. The county scheduled the request for Public Hearing in Conformance with the Plan. Therefore, the request complies with Goal 2. Portions of the site have been reclaimed and seeded to pasture grasses.

Page 12

P2361/7 - Valey Landfills, Inc.

GOAL 3. AGRICULTURAL LANDS:

This site is designated as Forestry on the Comprehensive Plan Map. Therefore, the resource use of this site will be considered under Goal 4.

GOAL 4. FOREST LANDS:

Criteria

Benton County does not comply with Goal 4, however none of the "in order to comply" statements are relevant to siting of landfills. The site has Douglas Fir Site Classes of III and IV so the request must be analyzed for

Goal 4 and Plan Compliance. The following Comprehensive Plan policies are relevant to this proposal:

Policy L.6 (page 77) states that lands designated "Forestry" on the Comprehensive Plan Map shall be conserved and protected for forest uses.

Policy L.9 (page 78) states that non-forestry uses shall be prohibited or regulated so as to mitigate any possible conflicts.

An exception to Goal 4 is not needed since the applicants are required to submit a reclamation plan, and return the land to a resource use.

Discussion

Approximately 184 acres out of the total 333 acres had prior DEQ and County approval for a landfill, and thus, the forestry uses are limited. Of the remaining 119 Acres, 59 acres located south of Coffin Butte Road are currently in forestry use. The remaining 60 acres are located on Coffin Butte itself which has a Douglas Fir Site Class of IV. The south face is currently in grassland, the north primarily in Oak with some Douglas Fir. Any forestry operations that would occur on that 60 acre parcel would occur on the north face of the Butte due to the shallow soils on the south face, which make

reforestation difficult.

Staff has recommended that the north face of Coffin Butte be removed from consideration and kept as Forestry. The property south of Coffin Butte Road cannot be utilized for landfill unless approval is granted by the Planning Commission at a Public Hearing.

Two of the Plan policies also discuss reduction of conflicts with resource

Most of the resource uses occurring in the Coffin Butte area are crops and livestock, and occur south of Coffin Butte Road and west of Sulphur

Other resource uses include field crops north of Military Road and west of Wyles Road. The north face of Coffin Butte contains a mixture of

non-resource residences and small woodlot uses. These resource and non-resource

uses have co-existed with the landfill since it's inception in the late 1940's.

Page 13

P2361/7 - Valley Landfills, Inc.

Conclusion

The discussion above points out that there will be very few conflicts with surrounding resource uses. Portions of the subject property not currently in use as a landfill are in pasture, as are the portions already reclaimed. The

area proposed for expansion, will not remove land from resource use on a permanent basis as it will be reclaimed to a resource use when landfilling have been completed.

Therefore, based on the above discussions and also based on the fact that the Landfill must be reclaimed to a resource use, the requested amendment complies with Goal 4.

GOAL 5. OPEN SPACES, SCENIC AND HISTORIC AREAS, NATURAL AREAS AND NATURAL RESOURCES: To conserve open space and protect natural and scenic resources.

Criteria

LCDC has determined that Benton County does not comply with Goal 5.

four (4) quarries located in or adjacent to the site. Three quarries are owned by the Oregon State Highway Division and are on land designated as

The remaining site is found within the landfill site itself. All of these sites are designated as "3C" sites, meaning that they are adequately protected by the plan and zoning designations of Forestry. Policy 12 in the Natural Resources

and Hazards of the Comprehensive Plan, and Article X Zoning Ordinance, specify the standards for determining on a case-by-case basis

what types of mitigation may be necessary if there are impacts on the site.

Policy C.12 (p. 9) reads: Benton County shall establish performance standards or specific criteria for the review of mineral extraction applications. These should include the following: proper maintenance of air and water quality, fish and wildlife habitat, erosion control, visual quality, noise standards and access requirements, the efficient use of the resource reclamation of the site once the resource has been exhausted, and determination of the subsequent use of the site. If a mineral extraction Conditional Use Permit is applied for, the applicant shall provide to the County staff a copy of the DOGAMI application which includes pertinent information regarding extraction, reclamation and subsequent use of the extraction site.

The County has other policies relating to Rock Materials in the Comprehensive Plan; Element C - Natural Resources and Hazards (pp 8 and 9) :

C.8 Benton County recognizes that it is necessary to maintain rock material resource land sufficient to supply an adequate quantity of rock materials for the needs of the County. The County shall protect aggregate resources through the use of appropriate zoning techniques, with particular emphasis immediately

directed at existing and potential production and processing sites near urbanizing or rural residential zones of the County.

Page 14

P2361/7 - Valley Landfills, Inc. 21

C.9 Benton County shall appropriately zone mineral resource areas or provide for mining operations by designating them as a Conditional Use within a zoning district, which will allow for the efficient utilization of mineral resources with minimum conflicts with adjacent lands and/or consider natural resource use conversions.

C.10 Benton County shall encourage the efficient utilization of rock materials after extraction.

C.11 Benton County will cooperate with State regulatory agencies in requiring timely reclamation or restoration of all lands used for quarrying, extraction, or site mining to mitigate environmental impacts created by such operations, and guarantee the suitability of mineral lands for other beneficial uses.

C.13 Secondary or tertiary land uses of approved rock and gravel sites shall be determined by the Planning Commission when an extraction permit application

Operation and reclamation plans shall be provided by the applicant to show how they are commensurate with the intended subsequent site

C.14 County staff shall work with landowners, aggregate operators, and State agencies to coordinate site reclamation operations.

C.15 For other than dumpstone (riprap) quarries Conditional Use review shall be required for either the expansion or activation of any of the aggregate listed in the Natural Resources and Hazards Background Report as 3C

Discussion

The Natural Area that exists on the site has been disturbed by the existence

of the landfill and Benton County removed the site from the inventory for this

The location of the three Highway Department quarries will not conflict with the landfill, nor will the landfill conflict with the

The quarries were in existence at the time of the original permit in 1974, and were not an item of discussion at that time. The County will

work with the Highway Division on reclamation plans that will be coordinated

with the reclamation plans for the landfill itself.

The quarry located within the landfill site has been in existence for many years.

Although it is a pre-existing non-conforming use presently, its status

under the new zone will become permitted, in accordance with

approved

Department of Geology and Mineral Industries (DOGAMI) permits.

the site will be coordinated with the overall reclamation of the landfill

The LCDC Goal 5 in order to comply statements discuss sites and areas that do

not relate to the Coffin Butte landfill. The site was discussed in the LCDC

staff report but shown to have satisfactorily met the Goal 5 requirements.

Conclusion

Based on the above information, this request complies with Goal 5.

Page 15

P2361/7 - Valley Landfills, Inc.

GOAL 6 . AIR, WATER, AND LAND RESOURCES QUALITY:

To maintain and improve the quality of the air, water, and land resources of the state.

GOAL 7 . AREAS SUBJECT TO NATURAL DISASTERS AND

HAZARDS: To protect life and property from natural disasters and hazards.

Criteria

These two goals are considered together in this report. L.C.D.C has

determined that Benton County complies with both planning goals.

Comprehensive Plan contains several policies relating to these two goals.

Since two elements of the Comprehensive Plan contain policies directly

addressing the landfill site, and are subject to amendment with this request,

staff has separated those policies for consideration in the section of the

staff report entitled "Comprehensive Plan Text Amendment Discussion".

Policies addressing Goals 6 and 7 relative to this request are found in the

Environmental Quality Element and are as follows:

H. 1. Benton County shall manage its air, water and land resource qualities

in cooperation with appropriate agencies to insure their protection, conservation and improvement.

H. 2. Benton County land use actions shall consider the threshold of the

County's air, water and land resource qualities within the parameters

set by statewide implementation plans and, when needed, more stringent parameters when local impacts are involved.

H.3. Benton County shall designate areas suitable for establishment,

control and management of the following: municipal waste water recycling plants or land application sites. solid waste disposal and recycling

sites, sludge disposal and industrial zones.

H.4. Benton County shall buffer or separate those land uses which create

or lead to conflicting requirements and impacts upon the air, water and land resources to the County.

Discussion

Both the Environmental Health and Planning Departments have cooperated with the Department of Environmental Quality in their efforts to protect groundwater in the area of the landfill as Policy H.1. and have not yet discovered any degradation of water below the required minimum in the monitor wells periodically tested.

The establishment of landfill sites and plan designation implements policy H.5, by separating the landfill from resource uses and removing it from the The applicant has attempted to buffer the landfill surrounding uses by placing a berm between the landfill and Coffin Butte Road.

Page 16

P2361/7 - Valley Landfills, Inc.

The applicant has stated in the submittal material that a leachate control system is installed and is functional. The applicant is not allowed to receive hazardous waste. The materials placed in the landfill are residential, commercial and non-hazardous industrial. The leachate control system, (and daily covering with soil) treat any solid waste effluent that may

flow out of the landfill.

Conclusion

Based on the above discussion, the requested amendment complies with Goals 6 and 7.

GOAL 8. RECREATIONAL NEEDS: To satisfy the recreational needs of the citizens of the state and visitors.

Criteria

L.C.D.C. has concluded that the Benton County Comprehensive Plan complies with Goal 8. Therefore, if the requested Plan amendment complies with the applicable Plan policies, it is consistent with Goal 8. Benton County Comprehensive Plan policies do not specifically address the Coffin Butte site.

Conclusion

There are no Plan policies directly relating to the proposed amendment and the use of the site and adjacent quarries are not encouraged nor allowed, therefore the request complies with Goal 8.

GOAL 9. ECONOMY OF THE STATE: To diversify and improve the economy of the state.

Criteria

LCDC has determined that Benton County complies with Goal. Therefore, if the request complies with Plan policies it complies with Goal 9.

Plan Policy B.6. (page 6) states that the County shall protect the economic viability of agriculture and timber resources by continuing the following preservation of resource land, and b) reduction or elimination of conflicts with resource use.

Discussion

The potential conflicts with resource use are discussed in the Goal 4 section of this report as is the preservation of resource land.

The location of the landfill does not impact the economy of Benton County in a negative way. The landfill provides an economical and efficient location the placement of waste from commercial and industrial plants in the County.

Page 17

P2361/7 - Valley Landfills, Inc.

Conclusion

Based on the discussion above and in the Goal 4 Section of this report, this request complies with Goal 9.

GOAL 10. HOUSING: To provide for the housing needs of Citizens of the State.

Criteria

L.C.D.C. has concluded that Benton County complies with Goal 10. Therefore, if the request complies with the applicable Plan policies, it is consistent with Goal 10. Benton County Comprehensive Plan policies in the Housing Element do not specifically address the relationship of housing to the landfill site .

Conclusion

Based on the above, this request complies with the Benton County Comprehensive Plan and therefore, complies with Goal 10.

GOAL 11, PUBLIC FACILITIES AND SERVICES: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Criteria

L.C.D.C. has determined that Benton County complies with Goal 11. if the requested Plan amendment complies with the applicable Plan policies, it is consistent with Goal 11.

This Goal is addressed in the "Comprehensive Plan Text Amendment Discussion" section.

GOAL 12. TRANSPORTATION: To provide and encourage a safe, convenient and economic transportation system.

Criteria

L.C.D.C. has determined that Benton County complies with Goal 12. This request does not involve a change in the Transportation element Comprehensive Plan, therefore, this request complies with Goal 12.

Page 18
P2361/7 - Valley Landfills, Inc.

GOAL 13. ENERGY CONSERVATION: To conserve energy.

Criteria

LCDC has determined that Benton County complies with Goal 13. There are no Energy Plan Policies relating to the amendment and the request does not involve a change in the Energy Element, therefore, this request complies with Goal 13.

GOALS 14 AND 15. URBANIZATION AND GREENAY:

These goals are not applicable to this request.

Page 19

P2361/7 - Valley Landfills, Inc.