

FROM: Jim Fairchild
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DATE: July 7, 2025

TO: Benton County Planning Commissioners, C/O
Benton County Development Department
4500 SW Research Way
Corvallis, OR 97333

RE: LU-24-027, Coffin Butte Landfill Expansion CUP Application

Dear Planning Commissioners,

Thank you for your continued attention to the potential expansion of the Coffin Butte landfill and its cumulative effects on the future and livability of Benton County. I urge you to reject recommendation of this conditional use permit(CUP) to the Board of Commissioners.

It has occurred to me and many others that County development staff have not reviewed or taken into consideration many Land Use law Comprehensive Plan policies in its recommendation to approve the CUP.

It is a staff responsibility to make certain that as many of these commitments are met as possible in their permit review. Clearly they have not even considered many, listed below, in regard to the Oregon E.E. Wilson Wildlife Area, adjacent to and downstream of much of the landfill ownership, and zoned as Open Space:

Policies

5.1.2 Benton County shall work to maintain and enhance ecological health of valued natural areas throughout the county by preserving and restoring natural habitats and maintaining the integrity and stability of these areas.

5.3.1 Benton County shall work with public and private organizations, landowners, and the general public to identify, record, and protect valued scenic and open space resources.

5.4.1 Benton County shall recognize the need for protection of open spaces, especially along natural drainage courses.

5.4.2 Benton County shall promote private land stewardship of farm and forest lands, respect private property rights, and work with non-profit groups and others to maintain

a comprehensive system of connected open spaces that will protect the most valued natural, scenic, and recreational areas of the county.

5.4.3 Benton County shall work to protect ecological and hydrological functions of open space, promoting best management practices and green infrastructure.

5.6.7 Benton County's riparian planning process shall place particular emphasis on identifying and protecting headwater areas from adverse impacts of development.

5.7.4 Benton County shall work with others to conserve and protect natural functions of the county's most important wetland habitats.

5.9.1 Benton County shall actively participate with appropriate local, state, and federal agencies to identify, conserve, and protect fish and wildlife habitat.

5.9.4 In making land use decisions, Benton County shall protect identified sensitive wildlife habitat types and wildlife corridors from adverse impacts.

5.9.5 Benton County shall notify the Oregon Department of Fish and Wildlife (ODFW) early in the review process and collaborate with that agency regarding zone and plan amendments, conditional use permits, and subdivision and series partition applications in areas that include habitat types identified by ODFW as Habitat Conservation Priorities: in-stream habitat, native prairie grasslands, oak woodlands and savannas, riparian floodplains and wetlands.

5.9.7 Benton County shall coordinate with Oregon Department of Fish and Wildlife to minimize conflicts between transportation infrastructure and wildlife migration routes.

In summary, County Development staff have not acted within the policy constraints and intent of the County Comprehensive Plan in making its recommendation.

Firstly, with the absence of a public record of staff communications or consideration of ANY of these Comprehensive Plan policies, I urge the Planning Commission to reject recommendation or any further consideration of this CUP.

Secondly, if there is any record of early communications or collaborative work with ODFW and E.E. Wilson management area staff regarding wetland, waterway, scenic or wildlife habitat, those must be immediately made public.

Finally, the Planning Commission itself should determine whether this CUP application adheres to or ignores Comprehensive Plan policies, in spite of staff failure to consider them.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joni Fairchild".