

Nancy Whitcombe
37049 Moss Rock Drive
Corvallis, Oregon, 97330

To: **Chair Fowler** and Benton County **Planning Commission members**

CC: Anne Thwaites, Benton County Public Information Officer
Petra Schuetz, Benton County Community Development Department
Winterbrook Planning (incl. Maul Foster Alongi, Kellar Engineering)

Date: July 16, 2025

Re: LU-24-027 CUP application

Chair Fowler, Planning Commissioners,

You have read many documents with my signature on them, submitted on behalf of VNEQS.

This letter isn't from VNEQS. It's just from me. It's in response to Benton County's slide presentation from July 8, & the Republic Services slide deck presented July 8.

I'm going to talk about the Phillips property. Here is a photograph of the Phillips property from Applicant's January 15, 2025 submittal:

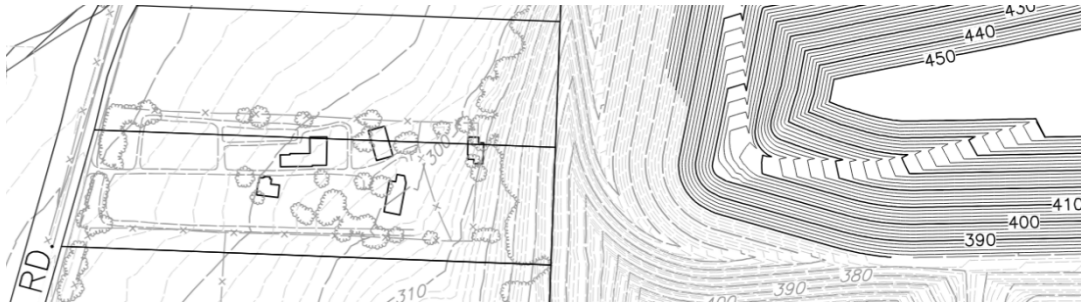
In back of the Phillips property, you see a heavily forested hillside. This hillside, and the trees you can see are, for the most part, all on the Applicant's property. In 1983, the County made a commitment never to dispose of waste on the 59-acre parcel that Applicant is asking to deposit waste on. This was to buffer landfill operations from residential uses. But if this application is approved, all of the trees that currently blanket the hillside will be gone.

The hillside will be gone. First it will be scraped, then it will be blasted, then it will be filled with garbage. The Phillips property is located on about the 300' contour line. As you can see, from this picture, it is fairly far down on the level portion of the parcel.

If this application is approved, instead of backing onto a forested hillside, the Phillips home will back onto a wall of tarp-covered trash



that rises to a maximum 450' elevation, 150' above the level of their home. There will be no screening to protect the Phillipses from this offensive view. The Phillipses will have no trees to buffer them from the noise of garbage trucks grinding their way to the summit (and remember, no noise conditions for garbage trucks hauling garbage). The Phillipses will have landfill stench rolling down the tarps whenever there is a temperature inversion, or a particularly offensive load of trash (animal carcasses, sewage sludge), or when the tarps tear.



That is the story this contour map tells. As you can see from the Google maps image below (almost the same scale), almost all of the trees are on the Applicant's property.

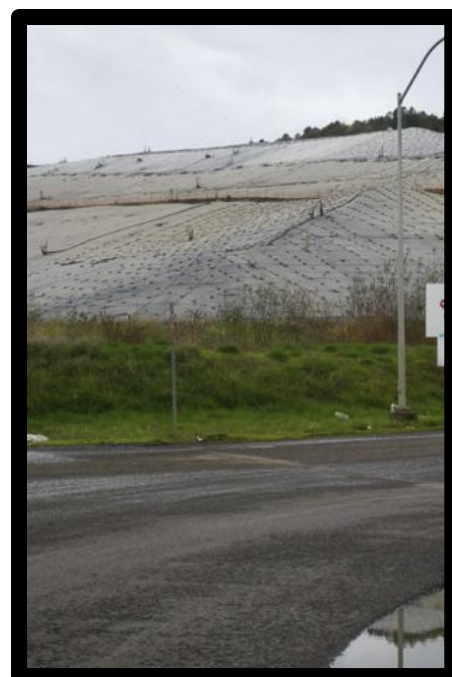


Can County staff, can Commissioners, really decide in good faith that replacing a forested hillside with a mountain of trash will not have serious adverse impacts for the elderly couple who live in a mobile home on this property?

Replacing this:



With this?



We have heard that the Phillipses are not willing to testify in opposition to this land use action, so I would like to submit testimony on their behalf. Asked what they would do, Cheryl Phillips is reported to have said that it would be their daughter's problem.

Maybe they think the game is rigged against them. Maybe they're just tired. Maybe they don't want to alienate the only remaining potential buyer of their property. I don't know.

If this is approved, the Phillipses, who currently live at the base of a forested hillside, will live at the bottom of a 150' tall pile of garbage. There will be no buffer between their property and the noise, odor, and visual blight of the landfill.

The Phillipses don't have to testify for you to know that to condemn this elderly couple to live out the rest of their lives under such conditions would be wrong. It would be immoral.

Thank you very much,

A handwritten signature in black ink that reads "Nancy Whitcombe". The script is cursive and fluid, with a small dot at the end of the line.

Nancy Whitcombe