

## Chapter 77

### Landfill Site (LS)

**77.005 Purpose.** The Landfill Site Zone shall establish a specific landfill area in Benton County. [Ord 26I, Ord 90-0069]

**77.010 Application.** The Landfill Site Zone recognizes the existing site in the Coffin Butte area, and allows for its continued use pursuant to Oregon Department of Environmental Quality (DEQ) permits, Benton County Code Chapter 23, and an approved Site Development Plan. [Ord 26I, Ord 90-0069]

**77.105 Permitted Uses.** The following uses are allowed in the Landfill Site Zone:

- (1) Municipal solid waste disposal, in accordance with a Solid Waste Disposal Franchise and an approved Site Development Plan.
- (2) Recycling facilities.
- (3) Forestry and agricultural use as a conversion factor leading to reclamation of the site in the future.
- (4) Aggregate and mineral resource use in accordance with Oregon Department of Geology and Mineral Industry Permits.
- (5) Structures normally associated with the operation of a landfill.
- (6) Operation of equipment in conjunction with landfill operations.
- (7) Installation and operation of monitoring devices as required by DEQ such as leachate sample equipment, leachate treatment facilities, and vector control systems.
- (8) Landfill gas monitoring and recovery systems. [Ord 26I, Ord 90-0069]

**77.205 Prohibited Uses.** The following uses are prohibited in the Landfill Site Zone:

- (1) Hazardous waste disposal.
- (2) Disposal of materials prohibited by the Solid Waste Disposal Franchise. [Ord 26I, Ord 90-0069]

**77.305 Conditional Uses Approved by the Planning Commission.** Any proposal to expand the area approved for a landfill within the Landfill Site Zone is allowed by conditional use permit approved by the Planning Commission. The Benton County Environmental Health Division and the Solid Waste Advisory Council shall review and make recommendations through the Planning Official to the Planning Commission regarding the Site Development Plan Map and narrative. The Oregon Department of Environmental Quality shall be given an opportunity to review and comment on any proposal which may affect this site. [Ord 26I, Ord 90-0069]

**77.310 Conditional Use Review.** (1) The applicant for a conditional use permit shall provide a narrative which describes:

- (a) Adjacent land use and impacts upon adjacent uses;
- (b) Future use of site as reclaimed, and impacts of that reclamation on adjacent uses;
- (c) Provisions for screening of the site from public roads and adjacent property;
- (d) Egress and ingress; and
- (e) Other information as required by the Planning Official.

(2) A site plan map shall accompany a conditional use permit application. The map shall contain at least a scale, north arrow, assessor map numbers, location of existing landfill, access, proposed alteration, leachate treatment or monitoring areas surface water systems, and existing and proposed screening (location and types of materials). A statement shall be placed on the map that the site plan map and narrative together are considered as the Site Development Plan. A signature block shall be included for the date the approval is given and the signature of the Planning Official indicating approval.

(3) A conditional use permit application shall contain a reclamation plan describing present efforts and future reclamation plans related to the site.

(4) The following environmental and operational considerations shall be reviewed prior to changes in the documents referenced above:

- (a) Geology;
- (b) Groundwater and surface water;
- (c) Soil depth and classification, and erosion control factors;
- (d) Slope; and
- (e) Cover material availability, transportation, and use. [Ord 26I, Ord 90-0069]

**77.405 Review of DEQ Permits.** Copies of materials submitted to the Oregon Department of Environmental Quality as a part of any permit process shall be submitted to the Planning Official. If at any time the Planning Official determines that permit application materials or conditions of DEQ permit are judged to merit public review, a Public Hearing before the Planning Commission shall be scheduled. [Ord 26I, Ord 90-0069]