



	Committee Members:				
✓	Neil Baunsgard The Environmental Center	*	Brent Bybee City of La Pine	*	Jackson Dumanch Paul Bertagna, Alternate City of Sisters
	Luke Dynes Citizen at Large	*	John Nielsen City of Redmond	✓	Keith Kessarais Citizen at Large
✓	Cassie Lacy Chris Ogreen, Alternate City of Bend	✓	Erica Haitsma (Lindberg) Courtney Voss, Alternate Republic Services		Timm Schimke Citizen at Large
✓ ✓	Erwin Swetnam Michael Grove, Alternate Cascade Disposal	✓	Robin Vora Citizen at Large		
	Consultant(s):				
✓C	Dwight Miller Parametrix, Inc.	✓C	Ryan Rudnick Parametrix, Inc.	*C	Sabrina Robinson Parametrix, Inc.
	Staff:				
✓S	Susan Baker Solid Waste Manager	✓S	Tim Brownell Solid Waste Director	*S	Chad Centola SW Senior Advisor
*S	Angie Heffner Solid Waste Accounting	S	Jeff Merwin Solid Waste Manager	*S	Sue Monette SW Management Analyst
S	Kristie Bollinger County Property Manager	S	Shad Campbell IT Applications Manager	*S	Peter Gutowsky CDD Director
*S	Nick Lelack County Administrator	✓S	Stephanie Marshall Legal Counsel Assistant	*S	Lee Randall Facilities Director
S	Kimberly Riley Legal Counsel Assistant				
	Elected Official(s):				
E					
	Guest(s):	✓G	11	*G	15
✓	<i>Present at meeting</i>	*	<i>Videoconference</i>	C	<i>Consultant</i>
E	<i>Elected Official</i>	G	<i>Guest</i>	S	<i>Staff</i>

Decisions/Actions Taken by the Committee in Blue

Items Requiring Follow-up in Red

Call to Order: The meeting was called to order at 2:04 p.m. by Tim Brownell, Deschutes County Solid Waste Director.

1. Welcome: Tim Brownell

Tim Brownell welcomed the group and reviewed the list of Committee members in attendance.

- The meeting started with a rollcall and introductions.
- Tim Brownell outlined the agenda, including recent developments and next steps for the committee.
- Members shared their roles and experiences related to solid waste management and recycling.

2. Public Comment: Tim Brownell

Public comments are available in the meeting recording. Following is a list of individuals that provided verbal comments.

- Steve Payer
- Leroy Cabana

3. Overview of Landfill Siting Background, Process, and Recommendations: Tim Brownell, Dwight Miller

Tim Brownell provided a reminder about the committee's structure. He explained that every incorporated city in the county has a representative on the SWAC, as do the haulers, including a representative from Cascade Disposal and Republic Services for the recycling programs. Additionally, there are two citizen-at-large members and two general-at-large members. The committee's role is to evaluate candidate sites and then make a recommendation for what they feel is the best, most viable site, to the Board of County Commissioners (BOCC) who can then take action.

Dwight Miller provided information on the site selection screening process.

- Supplemental screening and evaluation of alternate SWMF sites with SWAC is where we are now.
- Initial areas identified by County were parcels in the county of a viable size around 500 acres (300 to 3,000 acres), then found exclusionary areas based on fatal flaws with the criteria, such as core sage grouse areas in the southern area, airport setbacks, Badlands Wilderness, and municipal boundaries. Combined, this resulted in broad screening areas of interest.
- Because of the federal process for acquisition, federal owned properties were generally screened out.
- Footprints were based on buffers and topography outside of exclusionary areas.
- Parcel-level information was analyzed using available GIS resources to score sites based on various criteria, including site characteristics, engineering, natural environment, and land use.
- Sites were scored according to the 30+ criteria that were developed and then sites that had fatal and practical flaws were eliminated. Sites with flaws such as unwilling sellers were eliminated.
- Sites without fatal or practical flaws were advanced to focus screening.
- Practical flaws included, among other considerations, urban haul routes, shallow groundwater, and travel distances.
- Sites within six miles of airports were excluded due to FAA funding mechanisms and other considerations.
- The focused screening process involved verifying acquisition potential and evaluating sites in greater detail, including residential proximity and cost comparisons.
- Two finalist sites were identified: Moon Pit and Roth East.
- Moon Pit was favored due to its proximity and fewer environmental issues, while Roth East had better soil, but was farther away and had more environmental concerns.
- The committee unanimously recommended Moon Pit, and the BOCC approved this recommendation in July of the previous year (7/10/24).
- For both sites, the Solid Waste Department (SWD) submitted solicitation letters to the sellers which the sellers responded to with a selling price.

4. Moon Pit Property Negotiation Update: Tim Brownell

Tim Brownell reviewed the SWAC recommendation to pursue a purchase sale agreement with Moon Pit for the development of a new 100-year landfill and meet environmental mitigation and enhanced mitigation.

- The county faced challenges in negotiating the purchase of the Moon Pit site, including issues with the timeline for closing, appraisal, and water rights.
- The county determined that a full Environmental Impact Statement (EIS) would be required for the right-of-way easement across BLM property (due to a change in use for the road), which could take approximately three years.
- Negotiations included discussions about structured agreements with earnest money released upon meeting milestones, but this option was not available.
- The Solid Waste Department (SWD) explored the possibility of a categorical exclusion for the EIS with the BLM, but determined it was not possible due to the project's scale and impact.
- The timeline for the EIS was estimated to be around three years, influenced by the establishment of the Badlands Wilderness and the timing of the initial right-of-way grant.
- Water rights were a significant issue in negotiations, with the property owner offering lease rights rather than full rights. The board directed the SWD to secure water rights, but this remained a challenge.

5. Board of County Commissioner Meeting and Direction: Tim Brownell

- The SWD regularly updated the board on negotiations and presented options in a March 2025 meeting.
- A study by J.R. Miller and Associates assessed alternative disposal methods, such as gasification, chemical recycling, and incineration, but found none to be technically or economically viable due to the county's low waste volume and technical difficulties.
- Out of county landfill transfers to landfills in the Columbia Gorge were also presented as options. The BOCC determined that they want a site within the County that the County manages responsibly.
- The board recommended reconvening the SWAC to re-evaluate any sites that had been removed and consider any changes in conditions.
- Commissioner Chang recommended having a letter of intent or an MOU outlining the terms and conditions of the sale before bringing any site back to the board.
- The SWAC is not expected to make any site recommendations immediately but will continue evaluating potential alternative sites.
- The Moon Pit site remains a possibility if negotiations can be successfully revisited.

6. Alternate SWMF Sites: Ryan Rudnick

- What has changed:
 - The county's solid waste growth has been slower than expected, extending the landfill's projected capacity to approximately 2031.
 - Changes in factors relevant to site selection, including updated sage grouse habitat maps and more precise golden eagle nest location data.
 - Increased willingness from some property owners to sell land has made previously screened-out sites more feasible.
 - Solid waste staff are open to considering smaller sites (approximately 250 acres) that can facilitate at least 80 years of disposal capacity, rather than the initial goal of 100 years.
- The SWD and Parametrix presented alternate sites for consideration, including variations of previously evaluated sites.
- Moon Pit remains at an impasse in negotiations, while Roth East is ready to move forward as a recommended site.
- Four new alternate sites were identified, including a site along Dodds Road (different site, but same owner as previous Bear Creek site), Moon Pit, Roth Northeast, Roth East, Horse Ridge, Golden Basin West
- Are the new Sage Grouse mitigation measures more or less stringent?

- That depends on the site location. Potential changes to mitigation requirements will be studied further. Based on initial review, changes appear to affect the mapped sage grouse zone boundaries. Core zone areas in the Millican Area have generally expanded to the northwest, and low-density areas have pulled back. The core area is closer to Bend by about three miles. The new boundary is only about 200 feet from Roth East property.
- Have airport rules changed?
 - The FAA updated its circulars to provide more recent data on bird strikes, refining the context for bird strike risk assessments. The recommendations still include a five-mile exclusion radius for landfill siting and a six-mile restriction for certain airports based on criteria such as the number of enplanements.
- Highway 97 site is still not a feasible option because of several issues:
 - Proximity to the airports and the high amount of rock on the site. Crushing rock to make dirt is difficult and expensive.
 - BLM Land acquisition.
 - Railway crossing coordination with BNSF.
 - Substantial opposition from nearby property owners.
 - Going against an FAA advisory recommendation could expose the county to risk, if there were to be a bird strike in the vicinity of the landfill site.
- Criteria used for site selection includes environmental, economic, social, hydrogeologic, and topographical factors. Proximity to population centers, geological stability, soil qualities, land availability, accessibility, environmental considerations, air quality, noise, visual impact, buffer zones, land-use compatibility, regulatory compliance, and community engagement are all important factors.

Roth East:

- The Roth East site was a finalist site studied and compared with Moon Pit.
- Located near the southeast extent of Millican Valley and Basin.
- Within a low-density sage grouse habitat area, with the core zone about half a mile southeast of the disposal area.
- Several recreational uses within the area, such as paragliding, hiking, shooting, and the observatory.
- Setback of about 1 mile from Pine Mountain Road and Hwy 20 and screened from view by topography.
- The site is located about 23-27 miles from the waste centroid.
- The site is expected to be cost-effective for excavation and operation due to its soil composition.
- Owners are looking to reduce the price, which could offset some short-term costs. The county would look at requirements for mitigation, enhancements, etc. to see if they would want to buy all 3,000 acres or not. Federal grazing rights are a use-it or lose-it processes when transferred so the County would need to keep the grazing permit active to retire for habitat mitigation.
- Mitigation for the Pine Mountain Observatory includes minimizing night lighting. Particulates in the air are more of an issue of concern for the observatory.

Roth Northeast:

- This site is an alternate disposal area located north of the Roth East site and within the same tax lot to avoid mapped Sage Grouse Mitigation route.
- The NE site is setback ¼ mile from Highway 20 (to the north) and would be visible from the road.
- Transmission lines run through the NE corner of the site.
- The site consists of a disposal area of about 185-acres and closer to 80-year disposal capacity.
- The Core Sage Grouse area is about 0.8 miles to the SE from the disposal area.
- A shorter access road would be needed compared to the Roth East site.

- Nearby well logs suggest 100-feet plus depth of sand, gravel, and clay. There have been some initial water rights discussions with nearby water rights holders, but nothing confirmed. Roth sites probably have just domestic water rights of 5,000 gallons per day. The landfill needs about 50,000 gallons/day during the summer months, so the question is whether the County could drill enough wells to supply adequate water for the site.

Horse Ridge:

- Horse Ridge was also examined in 1996 as one of the finalist sites, alongside Moon Pit.
- The site requires three property acquisitions from three separate owners (all have expressed willingness to discuss acquisition).
- About 391 acres combined, including existing County property.
- The site is located 13 miles from the waste centroid.
- Access to the site is from Highway 20 and Horse Ridge Frontage Road.
- ODOT still owns and maintains the right-of-way. The property owners include Horse Ridge Pit, LLC; ODOT; and Knife River, all of which include active permitted aggregate surface mines. Onsite soil consists of small, rounded cobbles, gravel, and sand above basalt bedrock.
- Nearby mountain biking and hiking trails route around the site and should not be impacted. Juniper screening on the site helps, but the landfill may become increasingly visible as it fills up, depending on the design and maximum height established.
- Three phase power is available within about seven miles.
- There are two or three dwellings located within one mile of the site.
- Road re-alignment or code variance may be required to address the ¼ mile road setback required by County code.
 - Subsequent review of County Code with CCD determined that the ¼-mile setback is not required because Horse Ridge Frontage Road is the site access road.
- The site is zoned surface mining and existing mining permits are beneficial.
- The Horse Ridge site is approximately 1.5 miles from a golden eagle nest. Consultation with the US Fish and Wildlife Service would be required to assess the impacts and determine necessary mitigation measures. This site falls within the low-density sage grouse habitat zone.
- It is believed that the site wasn't selected in 1996 because of size and water runoff concerns coming off the ridge – also because additional capacity was discovered at Knott Landfill. Some cultural resources evidence was found in 1996.

Golden Basin West:

- Two parcels are located west of the previously screened Golden Basin site.
- At the time of the focus screening, the seller was unwilling to sell. Golden Basin Ranch was recently listed for sale, including the two identified parcels. Currently no longer listed for sale. SWD is awaiting the owner's response.
- Very remote and well hidden from nearby viewpoints. Surrounded by BLM land but accessible by a 60-foot-wide right-of-way along Ford Road. The road would require improvements. NEPA compliance may be required.
- Golden eagle and big-eared bat nest points within a 1.5-mile radius. Located within low density sage grouse habitat area.
- No onsite water sources or water rights. However, stock water is delivered to the site via a pipeline connecting Golden Basin Ranch properties pumping from a well in the Millican Basin.

Dodds Road:

- Approximate 480-acre property owned by Central Oregon Irrigation District.

- The site is adjacent to the Badlands Wilderness, farms, and ranches.
- Shallow bedrock anticipated, based on well logs and visible basalt rock formations.
- Existing wells and residences nearby, including three within ½ mile and about 25 within 1 mile.
- It is estimated that the site could support approximately 80 years of disposal capacity.
- Acquisition potential is TBD.
- No known wells or water rights on site.
- Outside of sage grouse habitat, and all other wildlife overlay zones.

7. **SWAC Recommendation on Path Forward:** Tim Brownell

Potential recommendations before the SWAC:

- 1) County pursues acquisition of Roth East for the Landfill
 - Continue with Phase 3 Site permitting and design in 2025 Q3
- 2) Screen and evaluate alternate sites for comparison, along with Roth East.
 - Assuming Q2 2026 Site Selection
- 3) Other?

The SWAC decided to screen and evaluate additional sites.

- The Horse Ridge site and Dodd Road site were mentioned as potentially more attractive options for further evaluation.
- The Golden Basin site may be ruled out due to lack of response from the seller and potential challenges with BLM coordination.

Action: Dwight Miller and the consultants will prepare for the SWAC meeting in June with preliminary finding updates.

8. **Adjourn:** Tim Brownell

Next Committee Meeting: The next SWAC Advisory Group meeting is scheduled virtually or at the Deschutes County Road Department (61150 SE 27th St., Bend, OR 97702) on **June 17, 2025 9 a.m. – 11 a.m.**

Meeting Adjourned: 4:02 p.m.