



	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 Ogren, 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	Colton Kyro 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	Patti Adair County Commissioner				
	Guest(s):	✓G	21	*G	16
✓	<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 9:03 a.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.

2. Review/Approve June Meeting Minutes: Tim Brownell

Tim Brownell asked for comments on the minutes from the June 17, 2025 meeting.

Action: John Nielsen made the motion and Timm Schimke seconded to approve the minutes from the prior meeting. The committee unanimously approved the minutes as written.

3. Property Acquisition Updates: Tim Brownell

Tim Brownell provided updates on site negotiations.

Horse Ridge Site:

- The County met with Horse Ridge Pit, LLC on 4/17 and 7/14. Owners of Horse Ridge pit reiterated that they are still interested and will prepare a price offer.
- Met with Hap Taylor & Sons, LLC pit owner onsite 4/22.
- Met with ODOT on 7/9 regarding the 20-acre aggregate pit – open to selling and will initiate process through ODOT property management department if site is selected for further study.
- ODOT is willing to transfer ownership and maintenance responsibility of Horse Ridge Frontage Road to Deschutes County (about 5-mile frontage access road). That road would need some upgrades and ongoing maintenance from the County.
- All three property owners have expressed interest and willingness to work with the County.

Dodds Road Site:

- COID indicated initial preference for land lease agreement, over lump sum purchase.
- Around 200 acres and more like 85-year landfill life.
- COID received public comments in opposition to a potential Dodds site in their July board meeting.
- An official decision is expected at the COID board meeting in August.

Roth Sites:

- Seller remains motivated; all Roth properties (~3,000 acres) available for purchase.

4. Public Outreach Updates: Ryan Rudnick

Ongoing outreach to:

- Confederated Tribes of Warm Springs
- Central Oregon Trail Alliance (COTA)
- Oregon's Regional Solutions Team
- Central Oregon Conservation Network (COCN) and affiliated environmental organizations

Public comments are being compiled and reviewed by staff.

5. Additional Site Screening Information: Ryan Rudnick, Colton Kyro

Ryan Rudnick and Colton Kyro shared follow-up analysis on candidate landfill sites. Key Topics Reviewed:

- **Long-Haul vs. In-County Disposal:** Long-haul to the Gorge remains infeasible due to high cost, emissions, and risk.
- **Site Risks & Constraints:**
 - a. *Horse Ridge:* Complex acquisitions; near recreational areas; no water rights
 - b. *Dodds:* Proximity to 60+ homes; shallow bedrock; possible high-value farmland

- c. *Roth East/Northeast*: Sage-grouse mitigation required; permitting challenges
 - d. *Moon Pit*: Acquisition timing, water rights, NEPA implications
- **Hydrogeology & Water Supply**: Exempt wells and hauling strategies discussed; site-specific groundwater depth and well availability summarized.
- **Soil & Blasting Needs**: Roth East and Horse Ridge require less blasting; Dodds requires the most.
- **Landfill Height Limits by Zoning**: Reviewed structure height limits in EFU, LM, and SM zones.
- **FAA Guidance**: Sites within 5-mile airport buffer excluded per FAA advisory and prior BOCC/SWAC direction.
- **Habitat Mitigation (HQT) Results**:
 - **Roth Sites**: ~\$7.6M In-Lieu Fee (ILF) estimate; sage-grouse core area nearby
 - **Horse Ridge**: ~\$651k ILF estimate; outside core area
 - **Moon Pit**: ~4.6 functional acres impacted; lowest mitigation burden of all sites
 - Other mitigation options and incremental “pay-as-you-go” models discussed.
 - The In-Lieu Fee is paid when permits are applied for and would not be subject to 100-year inflation rate.
 - ILF can be paid in one lump sum, or pay as you go – what you impact that year is what you then pay that given in-lieu fee for that specific area. Paid incrementally as you disturb the landscape.
 - As each cell is opened up, is the amount reassessed? It would require further coordination with ODFW to determine what’s expected with payment of in lieu fee and expected size and disturbed area.
 - There are other options for mitigation other than just in lieu of fee which might affect (and lower) the mitigation dollar amounts.
 - Mitigation burden for Winter Range is less for Moon Pit because it has a higher current disturbance than Horse Ridge does.
- Robin Vora asked some questions and provided comments.
 - Is the Oregon Solutions Group a government, non-profit or private organization? Ryan clarified that the Oregon Solutions Group is coordinated out of the Governor’s office to help different state agencies and other federal representatives work together.
 - Is the legislative amendment standard procedure or will it require a special session with a bill? Tim outlined that there are two approaches within the County and legislative is done using a county-wide process versus a Board decision. It does not require legislative approval.
 - Any counter-offer or new negotiations from Moon Pit? Tim replied no.
 - Mountain bikers have many alternate sites if they don't like the view of a landfill from some trails. Some bike trails are inappropriately placed in a BLM Research Natural Area located on top of the ridge.
 - Is the SM zoning at Horse Ridge a problem? Ryan said it is similar to Moon Pit and requires a text amendment.
 - The Pine Mountain Road is a heavily used recreational road to the top of Pine Mountain. Is that in the landscape management (LM) zone, or just Highway 20? Ryan didn’t believe Pine Mountain Road is in the Landscape Management zone, just the highway. Tim noted it was not a filter we’ve used, but will check on it. Robin said the Forest Service may have some zoning associated with the Pine Mountain Road.
 - It sounds like water rights are problematic for all sites except possibly Moon Pit. Am I to understand that it’s not expected to kill the deal? Tim responded that yes, we have access to water including hauling which would have an added expense.
 - Impact of Division 140? Ryan and Colton clarified that site specific soils at Roth East could act as a requisite to show that this site works best for a landfill even though it’s in Sage Grouse habitat.
 - By looking at other sites as well, you show that you fully considered all sites outside of sage grouse habitat and that due to site considerations Roth is the best option.
 - Economics is also a part of the determination.

- Robin wanted to clarify that the Rickard Rd. site does not have enough land outside of the airport radius to provide a long enough landfill lifespan. Tim confirmed and Ryan added that well buffers further constrain the available space.
- Is rock blasting and soil requirements a fatal flaw for any one site? Rock blasting and soil required to cover at Dodds is higher, but it is still feasible. This would be considered a practical flaw for site operation but not a fatal flaw.
- Keith Kessar asked questions with answers provided by Ryan.
 - Which property would provide the fastest, easiest possible permitting path to success?
 - Every site would require a text amendment and conditional use permit.
 - NEPA (required for Moon Pit) would require the longest permitting process.
 - What about water rights timeline differences?
 - Securing water rights for Horse Ridge – generally it's better suited for potential water rights and hauling in water would cost less because of its shorter distance.
- Dwight Miller commented on overall permitting timeline.
 - Concerns with neighboring residences and road restrictions could lengthen the permitting process for the Dodds Road site.
 - Height restrictions placed on Dodds would also impact the value of the site to the County.
- Robin Vora commented that all but Horse Ridge seem to have a practical flaw. Dodds with height restriction, Roth East with sage grouse alternative site restriction.
- Lindsey Hardy, Environmental Center representative, asked questions.
 - About blasting and soil use. Tim responded that on site soil use for Dodds (such as for road cover) would require more crushing. Blasting is usually segmented. Larger blasts less frequently.
 - Why was the HQT change so big for Moon Pit? Colton clarified that ODFW said change was due to habitat change designations (good vs bad sage grouse habitats). The 2023 analysis was done by a different ODFW individual than the 2025 analysis.
- John Nielsen asked questions.
 - If we said go at any site today, when would we see the first drop off available to that site?
 - What other mitigation options are there to compare the sites rather than the In-Lieu Fee? And what would those costs look like?
 - Ryan responded that the Final Site Evaluation Report for Moon Pit and Roth East provided a more in-depth look at mitigation options.

6. Public Comment: Tim Brownell

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

- Curt Sellers
- Mary Fleischmann
- Steve Payer
- Karen Kelley
- Sarah Lillesve
- Laurel Collins
- Steve Wurst
- Patti Adair, Deschutes County Commissioner
- Allison White

7. SWAC Discussion and Deliberation:

The SWAC discussion is summarized below with additional details available in the meeting recording.

- Discussion Questions Posed to the SWAC:
 1. Do the analyses and information presented appear to be accurate and fair, for the purposes of comparing candidate sites?
 2. At this point, what site(s) do you think would best serve the County long-term, based on the presented analyses?
 3. Are there any sites you would recommend moving forward with?
 4. Are there any additional data or considerations to make a decision at this time?
 5. Other thoughts/questions?
- Cassie Lacy requested additional information on the other mitigation options for Roth to get a more realistic cost estimate.
- One member expressed interest in removing Dodds from the list, while others would like to keep it on the list for one more meeting.
- John Nielsen asked questions with responses provided by Tim. What are the actual costs for these sites to get a realistic cost estimate? And what are the ongoing costs going forward?
 - To obtain sticker price, the County needs to go through the final site evaluation (like what was done for Moon Pit). Need to obtain property acquisition costs first (which are in progress).
 - Would need to do a site assessment for Horse Ridge. Need SWAC direction on this since there are costs and a longer preparation time involved for this analysis.
- Longer haul cost for Roth East but lower purchase price.
- Schedule a site visit to Horse Ridge?
- John Nielsen asked if there have been any conversations around a multi-jurisdictional landfill per the commissioner's comment?
 - Tim responded that Klamath County said this is not an active process at this point. Would probably classify this as a long-haul option (similar to the Gorge) and would need to do an assessment on cost relative to other options. These are years down the road.
- Robin Vora and Lindsey Hardy had questions based on a public comment. Where is the Pinyon Jay located? How sensitive is it to disturbance? Where are the nest sites located?
- Roadmap timeline presented
 - If the SWAC decides to go forward with a final site evaluation for a different site, this would be about a 6-month process and the SWAC would only meet quarterly for updates instead of every month during this process.

Action: Consultants provide Pine Mountain Rd. zone clarification at the next meeting.

Action: Consultants to prepare financial and environmental costs and mitigation options for the next meeting.

Action: Consultants to gather information to answer the Pinyon Jay questions.

8. Next Steps: Tim Brownell

- Next meeting is August 19, 2025 from 9-11 a.m.: recommendation for final site evaluation or selection
- Public Input:
 - Public comment reviews and responses
 - Correspondence and meetings with interested parties
- Visit the County website for more information

9. 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 **August 19, 2025 9 a.m. – 11 a.m.**

Meeting Adjourned: 11:10 a.m.