Northside Church Support Signature Page

File #LU-25-067

We, the undersigned, are in support of the proposed Northside Church facility on 4500 Powers Avenue (Benton County File #LU-25-067).

We understand this signature is an expression of personal support for the project and may be submitted as part of the public record in the land use appeal process.

Clearly printed Name:	***Residential Address:***	***Signature***
Kevin Kropf	3875 Three Lakes Rd 116	
Joshua Bocunda	3033 NW White Oak Ave Albany	
Deanna Schmidt	917 NW Edgewood, A 97321	

From: DAVID and NANCY GRAMLICH
To: BOC Land Use Appeals
Subject: Powers Ave proposed land use LU-25-067
Date: Monday, June 22, 2026 4:15:29 PM

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Hello,
We are long-time (27 years) neighborhood residents (and voters) who live on an adjacent street. We moved to this area as we appreciated the semi-rural nature of the area, where we are surrounded by farmland and small residential neighborhoods of homes with large lots.

This area is outside the urban growth boundary and is generally quiet, with a low volume of traffic. We regularly walk and bike the neighborhood, using the sides of roads as there are no sidewalks. Many of our neighbors also walk, jog or bike the area. Deer and other wildlife run through the open fields. Eagles, hawks and other birds fly the skies and nest in the trees.

We were surprised to read about the proposed development of a large church, with a big, paved parking lot and storage building on a field off Powers Ave. This lot and all nearby lots are zoned as rural residential and/or farmland. This proposed use is incompatible with the zoned rural residential and farming nature of this area. It is incomprehensible that the county would even consider changing the zoning or otherwise allowing this proposed development to occur. Does zoning not mean anything? If we were to buy a nearby home or a farmer's field, could we build a convenience store?

Please do not allow this change. Do not ruin the character of our neighborhood. The proposed development would dramatically increase traffic, noise, light, and impermeable pavement on or adjacent to a wetland. It would strain the roads and infrastructure and pose a safety hazard due to the increased traffic. It is fundamentally incompatible with the current zoning of this entire area.
Thank you for your consideration.
Regards,
David and Nancy Gramlich

From: Sally Clark
To: BOC Land Use Appeals
Subject: File # LU-25-067
Date: Monday, June 22, 2026 4:17:19 PM
Attachments: Opposition to Northside Christian Church Construction_062026.docx

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Dear Commissioners,

My letter of opposition to the Northside Christian Church Conditional Use Permit (CUP) application is attached (**File # LU-25-067)**.

Please take the time to read my letter, as well as the others that are submitted.

Thank you,
Sally L Clark

Sally L. Clark
3203 NW Terrace Dr.
Albany, OR 97321
(530) 708-0042

June 20, 2026

Benton County Board of Commissioners
PO Box 3020
Corvallis, Or 97333
landuseappeals@bentoncountyor.gov

Action: File # LU-25-067 Appeal of the Planning Commission to deny the Northside Christian Church Conditional Use Permit (CUP) application

Dear Board of Commissioners,

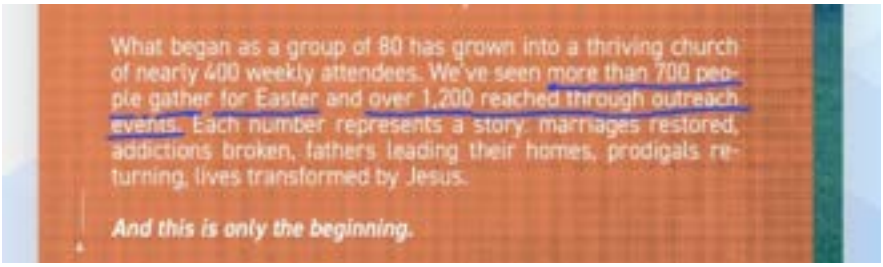
I am writing in opposition to the construction of the Northside Church (referred to as "the church") at 4500 Powers Ave NW, Albany, OR, which will be referred to as "the property", on land designated Rural Residential -2.

I have reviewed the Conditional Uses as specified in Benton County Code 53.215 – 53.220. The **criteria 53.215 (1) to approve a permit clearly states that "the proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone".**

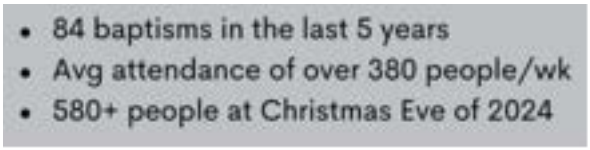
The gymnasium building is not in accordance with the purpose of the zone. According to the church's website, they have renamed the gymnasium a "multipurpose church building" and state that it is "designed primarily for worship and ministry" (a). This is the same building which is still listed in their architectural design plans as "the gymnasium building" (see screen captures below.) It is the same building that they stated in their planning commission hearing documents as a "18,902 square-foot gymnasium building which will temporarily serve as the primary worship space for up to 500 attendees." Members at the informational picnic held at the property on August 23, 2025, specifically stated it was a gymnasium, and that they hoped to host sporting events and concerts. Its function for worship services was to be temporary. It was not designed primarily for worship. There is absolutely no question that the construction of a gymnasium and parking lot interferes with the character of the area and the purpose of the zone.

The screen capture above shows the change in name and purpose of the gymnasium.

The parking lot needed for the church does not meet the conditional use requirements on multiple fronts. The number of attendees at the church has been downplayed in the church's presentations to the county and their current website information. Below is an April 4, 2026 screen capture from a page of their Cornerstone Project flipbook stating 700 attendees for the Easter service and 1,200 in outreach events.



The flipbook and this page have been removed. Why? Perhaps it contained true information of the numbers impacting our neighborhood. The information now available, as indicated in the screen capture below, references 2024 attendance, not the current reality.



Bald eagles and other wildlife use the property and are frequent in the area. Rural homes with a 2-acre minimum can still support wildlife. A large parking lot cannot. I have witnessed bald eagles mating ritual flight above my home on Terrace Drive NW. Bald eagles forage on the property. The activity created by the church would likely discourage bald eagle use, even in the wetland zone.

Bald Eagle on the property

Bald Eagle on NW Dumbeck

Mature and immature eagles on Palestine

In addition to criteria 53.215 (1), **criteria 53.215 (2) states the proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area**.

Part of the property is seasonal wetland and unsuitable for building or a septic system. The remaining property, that is not buildings or parking lot would need to support a huge septic system to accommodate the number of people using the church. The effect of downflow from such a system into neighboring properties and bodies of water has the potential of being severely impactful, especially in winter months when the soil in our neighborhood becomes quite saturated by rain.

Safety on Powers Ave NW is a major concern. The church has changed their application for a conditional use permit to apply for just one facility instead of two. This does not change the impact to the area, as the same number of people will still be attending. They will still need the same number of parking spaces. There will still be the same number of cars on the road.

Powers Ave NW is a narrow, rural road with no shoulder. It is actively used by people walking dogs, parents with strollers and bicyclists. Traffic is intermittent. It is not designed to accommodate hundreds of people driving on it at the same time. To safely pass a parent with a stroller, you need to slow and pull across the double yellow line. If another vehicle is coming in the opposite direction, you must stop completely to avoid hitting them. The same is true for bicyclists and dog walkers. School buses need to pull over the double line to let students off to avoid dropping them in the ditch.

The church's desire to only improve the road in front of their property does not address the safety of people on the road, as attendees to church and events use the entire road. Oak Grove Dr NW, a feeder road to Powers, also has no shoulder and is also used by people walking dogs, pushing strollers and bicycling. Not upgrading the entire road is a big, and I would say insurmountable problem. Should Benton County taxpayers be responsible for upgrading Powers, or Oak Grove for that matter, to accommodate the desires of a church to get a conditional use permit. Should residents have to succumb to eminent domain measures to create the necessary space to widen the road. Building the church does "impose an undue burden on any public improvements" necessary to accommodate the approval for a permit.

If you have not taken the time to drive down Powers Ave NW, please do so before the hearing.

Residents are upset by the potential of increased noise to a rural community. Hundreds of additional cars are one factor for increased noise. Another factor is the noise from amplifiers, especially during outdoor services and events. Church members at the informational picnic in August talked about plans for an amphitheater to worship outside and for concerts. They spoke about sitting outside for services and facing the beautiful grove of trees on the property. Even without an amphitheater, the church has plans to hold outdoor services (see screen capture below). Outdoor services with music and concerts entail amplifiers. The entire neighborhood will be affected. We moved here because it is rural, because it is quiet!

Conditions of Approval are listed in 53.220. Below are the criteria listed for approval and why the application for Northside Church should be denied.

(1) Size and location of site.

Both are not appropriate for the character of the area or the purpose of the zone RR-2.

(2) Road capacities in the area.

Existing roads are inadequate for the number of attendees at church and events and will present a safety issue.

(3) Number and location of road access points.

There is only a single access point to the property, creating a bottleneck which would back up traffic on Powers, disrupting normal traffic flow.

(4) Location and amount of off-street parking.

There is no off-street parking available.

(5) Internal traffic circulation.

(6) Fencing, screening and landscape separations.

Fencing or screening are not in character with the purpose of the zone. Screens block the natural view. (But a giant parking lot and building also block the natural view.)

(7) Height and square footage of a building.

The height and square footage are not appropriate for the character of the area or the purpose of the zone.

(8) Signs.

(9) Exterior lighting.

The amount of lighting needed for evening events and security is not appropriate for the character of the area or the purpose of the zone and will spoil the night sky.

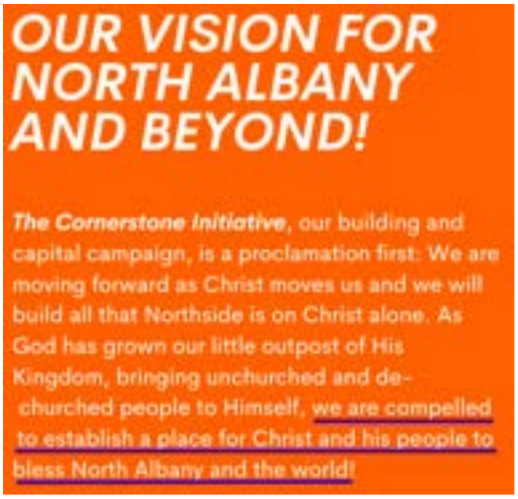
(10) Noise, vibration, air pollution, and other environmental influences.

The degree in the increase in noise from cars and amplifiers are not appropriate for the character of the area or the purpose of the zone

(11) Water supply and sewage disposal.

The property not suitable for the proposed use

A last note. I have no problem with churches. Many of us in the neighborhood already attend church. The issue is this church is a square peg being forced into a round hole. I cannot speak to the motives of Northside Church leadership. That is something they should ask themselves. I can, however, ask questions and make my own conclusions. Why build such a large church in a rural, residential neighborhood with inadequate access and no public sewer? Why establish a church so far away from the most needy and poor of Albany, who could really benefit from the services that a more centrally located church could provide? Why remove the Cornerstone Project flipbook from their website? Why remove evidence of large numbers of attendees for special services and events? Why change the name of the gymnasium to a multipurpose building and then specifically state it was designed for worship when worship was only meant to be a temporary use? My conclusion is that the actions of church leadership belie acting in good faith. Are they still planning on opening a daycare in the future? Are they still planning on the pickleball courts and soccer fields? Are they still planning on applying to build the sanctuary in the future, if they can get an initial foothold in the neighborhood? They state that they are compelled to build the church and bless North Albany - whether we want it or not. I am compelled to shine a light on why the conditional use permit should not be approved.



Sincerely,

Sally L Clark

References: https://northside-albany.com/cornerstone/

From: R E
To: BOC Land Use Appeals
Subject: Northside Church Testimony
Date: Monday, June 22, 2026 4:19:00 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
My name is Roxy Eaton and I have been attending Northside Church for over 5 years. I have attended churches off and on throughout my life, but none really fit the way Northside Church has. If you ever walk into Oak Grove Elementary on a Sunday morning, you will be greeted with smiling, friendly faces. People that genuinely want to get to know you, grow with you and support your journey rooted in faith. It has been a place where I have found encouragement, genuine friendships and a church family that will celebrate with you in the good times and pray so hard for you in the challenging seasons of life.

During my time at Northside Church, I made the amazing decision to be baptized and have had two beautiful children. The church has been instrumental in nurturing not only my own personal faith, but also my childrens. Though they are young, they are already growing in their own faith thanks to the Northside Church children's ministry and the community we have found. Watching children become excited to come to church and seeing families connect through various ministries has been an eye opener and proof that God is doing something special at Northside Church.

The first time I attended Northside Church there were maybe 50 people, now we are seeing I think around 200 people every Sunday which is just amazing. But with growth, comes challenges. I have the privilege of assisting with our children's ministry and running the mom's group. Within the children's ministry, we have seen exponential growth in attendance however our space is so limited in accommodating the growing number of families attending. Bottom line is we need a church building and dedicated space to nurture not only the adults' relationship with God, but also the growing minds and bodies of our youth. Having a dedicated children's ministry space shows our children that they matter and they have a safe space for them to learn, grow, ask questions, build relationships and grow not only in their faith, but in friendships and community as well. A church building is not about having something impressive—it's about creating a place where ministry can flourish. It's about having room for children to learn, for families to gather, for discipleship to deepen, and for people who are searching for hope to find community and hear God's word. It's about making space for the next family, the next child, and the next person God brings through our doors that may be in need of support and connection.

I believe this church is making an eternal impact, and having a church building would allow us to support that growth and continue investing in future generations. I know that there is concern of a church being built among a residential area however in the end, I know that this church would be a true blessing to the North Albany community. Church traffic would be primarily on Sundays or for special events such as our highly anticipated annual community Trunk or Treat and summer community outreach complete with bounce houses and treats for the kids! Northside church is not a mega church or a commercial business. The church strives to serve the community, the church family and provide a safe place for connection with God

and those in need of friendship and support. I know the church will do what it can to limit impact on the neighboring homes and has already made efforts to add within the plans items to support the community such as landscaping with lights on timers in consideration of light pollution concerns, walking paths, a playground and eventually a daycare center to further support local families. Northside Church also provides support beyond the Sunday gatherings such as youth programs, counseling, community service projects and support for families in need. Trully, if you knew what this church family has done for families in need, it would bring tears to your eyes. From meal trains for families with newborns, to racing up to a Portland hospital to pray with someone in their last moments of life and everything in between. Everyone goes through hard seasons, I'm blessed to be part of a church family that does not judge, just looks for ways to support.

I am forever grateful for what this church has meant to me and my family. I am proud to be a part of the Northside Church family and I am excited to see what God continues to do to expand and serve His kingdom within our community.

Thank you for your time and God Bless.
Roxy Eaton

From: Gina Burrese
To: BOC Land Use Appeals
Subject: #LU-25-067
Date: Monday, June 22, 2026 4:42:25 PM

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I have been a part of the Powers Avenue neighborhood since 1970. I grew up there as a child running and playing all over the surrounding country side. I live there now caring for my aged dad. I take regular walks and go for daily runs. Neighbors have come and gone over the years but the community is a close one. I absolutely love and enjoy this neighborhood and want the very best for it and for the people who call it home. It appears that many who live in this area are against a church being built here, and I don't want to be in opposition with my neighbors, but I have to say that I am very much in favor of the church being built on the Powers Avenue property. I don't attend Northside but I know people who do and they are people who can be respected and who are respectful. I've looked over the information on the proposed plans and see it as being very beneficial for our neighborhood. Their plans show such considerations on how they plan to reduce the impact of outdoor lighting and how they are taking extra care with the landscaping. I, like my neighbors, want my neighborhood to remain peaceful, and I see this community church as the best option. The field with its weathered barn has held a special place in my heart over the years and has been the object of at least a hundred of my photographs, but I believe it would be naïve of me to think that the property will always remain an open field. I am thinking of the future and if a housing development were to go in, it is going to break up that wide open space, bring ongoing construction, noise, and more traffic on a daily basis. The church will be a beautiful, landscaped building that will mainly bring traffic on just one day of the week. Northside is a church committed to supporting the community. Their focus is on loving their neighbor. I could see them as a resource for my dad and a place with activities that my grandchildren could enjoy when visiting their great papa. Therefore, I am in complete support of the application. Thank you for your consideration on this matter.

Gina (Jacob) Burrese
3890 NW Terra Lynda Dr
Albany, Oregon 97321

Sent from my iPhone

June 21, 2026

Benton County Planning Commission

RE: Opposition to Rezone Request for 19 Acres on Powers Road from Rural Residential for Northside Church

Dear Members of the Planning Commission,

I am writing to respectfully request that the Benton County Planning Commission deny the application to change the zoning of the 19-acre property on Powers Road from Rural Residential to allow the construction of Northside Church.

The residents of Powers Road and the surrounding area chose to live here because it is designated Rural Residential. Families have invested in their homes and properties with the expectation that the character of the area would remain rural, peaceful, and consistent with the existing zoning. Many residents have lived here for decades—some for 40 and 50 years. I have lived off Powers Road for 25 years and specifically purchased my property because of the quiet, country atmosphere and rural lifestyle that this area provides.

The proposed development would significantly alter the character of our neighborhood and create serious concerns for existing residents.

Traffic and Road Safety

Powers Road is not designed to accommodate the substantial increase in traffic that a large church facility would generate. Weekly services, special events, weddings, funerals, conferences, youth activities, and holiday gatherings could dramatically increase vehicle volumes. Increased traffic would create congestion, longer travel times, and safety concerns for residents entering and exiting their driveways, pedestrians, cyclists, children, farm equipment, and school buses that regularly use the road.

Emergency Access and Public Safety

Increased traffic and congestion could also impact emergency response times. Rural roads must remain accessible for fire, police, and medical services. Large gatherings and traffic backups could hinder emergency vehicles and create unnecessary public safety risks.

Loss of Rural Residential Character

Residents have relied on existing zoning regulations when making long-term decisions about where to live, raise families, and invest in their properties. The Rural Residential designation exists for a reason. The proposed rezoning would fundamentally change the nature of the area from a peaceful residential community to a destination that attracts large numbers of visitors

throughout the week. This change is incompatible with the established character of Powers Road and the surrounding neighborhood.

Noise Impacts

The church's activities would likely generate significant additional noise from vehicle traffic, outdoor events, public gatherings, music, loudspeaker systems, and increased activity levels. Residents who chose this area for its quiet rural environment would experience a substantial loss of peace and privacy.

Light Pollution

Parking lot lighting, security lighting, illuminated signs, and evening events would introduce light pollution into an area that currently enjoys dark rural skies. Increased lighting would negatively affect nearby homes, wildlife, and the overall rural atmosphere.

Property Values and Homeowner Investment

Many residents have made significant financial investments in their homes based on the area's Rural Residential zoning and character. Introducing a large institutional use into the neighborhood could negatively affect property values and diminish the appeal of the area to future homebuyers seeking a rural residential setting.

Environmental and Wildlife Concerns

Development of a 19-acre site for a large facility and parking areas could negatively impact local wildlife habitat, increase stormwater runoff, reduce open space, and alter the natural landscape that residents value. Rural areas provide important habitat for birds, deer, and other wildlife that may be displaced by intensive development.

Stormwater and Drainage Impacts

Large buildings, parking lots, and paved surfaces increase impervious coverage, which can lead to greater stormwater runoff, drainage problems, erosion, and impacts to neighboring properties. These concerns should be carefully evaluated before any rezoning is considered.

Road Maintenance and Infrastructure Costs

Increased traffic from a major church facility will place additional wear and tear on local roads and infrastructure. Residents are concerned that the public may ultimately bear the cost of road improvements, maintenance, and traffic control measures required to accommodate a development that is inconsistent with the area's current zoning.

Precedent for Future Development

Approving this rezoning would set a concerning precedent for future requests to convert Rural Residential land into more intensive uses. Such decisions gradually erode the rural character of the community and undermine the purpose of established zoning protections.

Residents have chosen to live in this area because it offers a peaceful, low-density, country lifestyle. The proposed rezoning is incompatible with that vision and would have lasting impacts on the quality of life of current residents.

For these reasons, I respectfully urge the Benton County Planning Commission to deny the request to rezone the 19-acre property on Powers Road and preserve the Rural Residential character of our community for current and future generations.

Thank you for your time and consideration of the concerns of the residents who call this area home.

Respectfully submitted,

Karin Heley

3608 NW Terrace Dr

Albany, OR 97321

Powers crossroad resident for 25 Years

June 22, 2026

Benton County Oregon Board of Commissioners

RE: LU-25-067 Northside Conditional Use Permit (CUP) at 4500 Powers Ave NW – Please DENY (again)

Dear Members of the Benton County Board of Commissioners,

My name is Diana Inch. In 2001, we moved to 3470 NW Knollwood Dr and have lived in the Powers Avenue area since 2001.

I respectfully request that the Board of Commissioners uphold the Planning Commission's 4-2 decision denying the Conditional Use Permit (CUP) application for LU-25-067.

If you have not yet visited the area, I encourage Commissioners to personally spend time on Powers Avenue and in the surrounding neighborhood before making a decision. The scale, road conditions, rural character, traffic patterns, wildlife habitat, and relationship between the proposed development and surrounding homes are difficult to fully understand from maps, engineering drawings, and site plans alone.

Although I will provide photographs and links to videos documenting existing conditions, there is no substitute for experiencing the area firsthand. Walking the road, observing the wildlife, listening to the quiet, and seeing how residents currently use and enjoy this rural landscape provides important context for understanding why so many neighbors have invested significant time and energy in this process.

The existing character of Powers Avenue is not merely a view or a backdrop. It is a living community defined by its rural setting, low traffic volumes, wildlife, dark skies, and peaceful environment. These qualities are the reason many residents chose to live here and why they believe they deserve careful consideration in this decision.

This testimony is based upon my personal observations, experience living in the area, review of the application materials, and the applicable Benton County land use standards. I will include some images in this letter, while making additional images, videos, and documentation available at the newly-created website:
https://savingpowers.com/

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1. EXISTING CHARACTER OF POWERS AVENUE

Relevant Code References:

BCC 53.215 – Conditional Use Review Criteria

Chapter 63 – Rural Residential (RR2)
https://cd.bentoncountyor.gov/documents/chapter-63-rural-residential-rr/

The character of Powers Avenue is not defined solely by what can be seen from the road. It is defined by how the area functions every day.

Today, Powers Avenue is characterized by:

- Rural residential living
- Low traffic volumes
- Open space and pasture
- Wildlife habitat
- Dark skies
- Quiet surroundings
- Walking and bicycling by residents
- Large lots consistent with RR2 expectations

Many residents—including myself—chose to live here specifically because of these characteristics.

[INSERT PERSONAL HISTORY]

[INSERT YEARS IN NEIGHBORHOOD]

[INSERT WHY YOU CHOSE THIS AREA]

[PHOTOS OF EXISTING CONDITIONS]

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2. EXPECTATIONS CREATED BY RR2 ZONING

When people purchase homes in an RR2 area, they make investments based upon reasonable expectations created by zoning and existing neighborhood character.

Several residents have shared that they specifically chose this area because it offered a rural lifestyle removed from higher traffic volumes, commercial activity, large parking lots, and institutional-scale development.

One resident recalls being informed before purchasing their property that a church might someday be built nearby and was comfortable with that possibility, assuming a small rural church consistent with the surrounding area. When the actual proposal was later presented, including an approximately 18,902-square-foot building and large parking facilities, they were surprised by the scale and intensity of the project.

Others have expressed that had they known a campus of this size was being proposed, they would have made different decisions regarding where to purchase a home.

We are still adding to this.

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3. THIS IS NOT ABOUT THE PRESENCE OF A CHURCH.
   IT IS ABOUT THE SCALE OF THE PROPOSED CAMPUS.

The issue before the Board is not whether churches are valuable institutions.

The issue is whether this particular proposal is compatible with this particular location.

The proposal includes:

- Approximately 18,902 square feet of building area
- A facility serving up to 500 attendees
- Large parking facilities
- Event-related activity
- Daycare operations
- Outdoor recreation areas
- Associated infrastructure

Many neighbors were not surprised by the possibility of a church. They were surprised by the scale.

This proposal represents a significantly different intensity of use than the surrounding rural residential area.

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4. TRAFFIC, VEHICLE DEPENDENCY, AND ROAD IMPACTS

Relevant Code References:

BCC 53.215

Chapter 91 Specific Use Standards

Chapter 99 General Development Standards

Traffic remains one of the most significant concerns associated with this proposal.

I have attached and/or linked supporting materials documenting:

- Current Sunday traffic conditions near Oak Grove Elementary School
- Current Sunday traffic conditions along Powers Avenue
- Existing roadway conditions
- Walking and bicycling activity
- Road width and shoulder conditions

Supporting Evidence:

Side-by-side video footage showing Powers Ave and Oak Grove after 11 am when the Northside service gets released: https://youtu.be/80GuUxGFIQI

During observations conducted on Father's Day 2026, the overwhelming majority of attendees arrived by vehicle. Only a small number of individuals were observed walking to services.

These observations suggest that the proposed campus would remain highly dependent upon automobile travel and would introduce significant new traffic activity to Powers Avenue.

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5. EMERGENCY ACCESS AND PUBLIC SAFETY

Concerns raised during the Planning Commission process included:

• Emergency vehicle access
• Evacuation concerns
• Increased traffic volumes
• Narrow roadway conditions
• Limited shoulders
• Pedestrian safety

These concerns remain unresolved.

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6. WILDLIFE, NATURAL RESOURCES, AND ENVIRONMENTAL CHARACTER

The site currently functions as active wildlife habitat.

Species observed include:

• Deer
• Eagles
• Hawks
• Songbirds
• Other wildlife

Supporting Materials:

The value of this landscape extends beyond aesthetics. It contributes to the ecological character of the area and the quality of life experienced by nearby residents.

Concerns also remain regarding:

• Increased impervious surface
• Stormwater runoff
• Light pollution
• Noise impacts
• Effects on wildlife movement and habitat

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7. LOSS OF RURAL QUIET AND COMMUNITY CHARACTER

Current conditions include:

• Quiet roads
• Low traffic volumes
• Dark night skies
• Minimal artificial lighting
• Natural sounds

The proposed campus would introduce:

• Parking lot lighting
• Vehicle headlights
• Increased traffic
• Event-related activity
• Additional noise
• Increased pavement and heat retention

For many residents, these changes would fundamentally alter the character of the area.

Some long-time residents have expressed concern that if the proposal is approved, the neighborhood they intentionally chose may no longer reflect the qualities that brought them here.

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8. COMMUNITY IMPACTS

Many residents already have established churches, spiritual practices, community organizations, and social networks that meet their needs.

This opposition is not based upon hostility toward religion.

Rather, it reflects concern regarding the permanent impacts of the proposed development.

Some residents have also expressed discomfort speaking publicly because they wish to avoid conflict with family members, friends, coworkers, or members of the congregation.

The concerns raised throughout this process are genuine and should not be dismissed simply because not every affected resident feels comfortable participating publicly.

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9. COMPATIBILITY REQUIRES MORE THAN GOOD INTENTIONS

Northside has stated that it values relationships and wishes to be a good neighbor.

However, compatibility is not determined by intentions alone.

Compatibility is determined by whether the proposed use fits the location and whether its impacts are appropriate for the surrounding area.

Northside is fully aware that many nearby residents have expressed concerns regarding traffic, safety, lighting, noise, environmental impacts, and neighborhood character.

While unanimous support is not required, the extent and consistency of these concerns should be considered when evaluating compatibility under the applicable review criteria.

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10. SUPPORTING MATERIALS

Saving Powers Website:
https://savingpowers.com/

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11. CONCLUSION

For the reasons stated above, I respectfully request that the Board of Commissioners uphold the Planning Commission's denial of LU-25-067.

This testimony is not offered in opposition to faith, worship, or religious practice. It is offered in support of maintaining the compatibility, character, safety, environmental quality, and livability of a rural residential community.

Throughout this process, one theme has emerged repeatedly among residents: people were not surprised by the possibility of a church. They were surprised by the scale of the proposed campus.

A small rural church and an approximately 18,902-square-foot multi-use facility serving hundreds of attendees, supported by extensive parking, traffic, lighting, and associated infrastructure, are not the same thing. The question before the Board is not whether churches are valuable institutions. The question is whether this particular proposal is compatible with this particular RR2 location.

After reviewing the application, observing existing conditions, and listening to the concerns of neighbors who have invested years and often decades in this community, I do not believe the proposal is compatible with the existing character and function of Powers Avenue.

I respectfully ask that the Board uphold the Planning Commission's decision and deny the appeal.

Respectfully submitted,

Diana Inch,

Librarian at Oregon State University & Chemeketa Community College

3470 NW Knollwood Dr Albany OR 97321

541-974-5338

Dear Commissioners,

I am writing in opposition of LU-25-067 Land use variance. Please see my comments below.

Before I go into the numerous reasons why I feel providing a CUP for Northside church is a horrendous idea, I would urge you all to take a drive out to the proposed property. I'm certain that once you see the location, the road, and the neighborhood, it will be as clear to yourselves as it is to all of us, that a church of this enormity does not belong as it does not fit the character of the area.

1) Chapter 63 was created in June 30, 2018- Well before mega churches were conceived. I do not feel a church proposed would have been approved in 2018. I respectfully request the board review sec 63 and provide more definition.
2) An 18,902 sq foot "Multi-Use Facility", storage structure, and parking for 189 vehicles is far outside the scope and will dangerously impact the health, safety, and culture of the community.
3) Powers is an extremely narrow road and occupied by hundreds of people with their pets weekly and will cause high risk to both vehicles as well as people and pets.
    a. See section --AA—
    b. Widening the road will eliminate most/all the trees, vegetation lining the road and ditches. When you visit the site, I urge you to look at all the trees, shrubs, and mailboxes on the south side of the road. All of these will be removed to widen the road if approved. SECTION –CC—
    c. The church put up "counters" on the road, which as I was told by James of Benton County, was unknown to them, I spoke to the company twice and was told that, indeed the church requested it, and that the counters did NOT include the number of people that walk the road with their pets every day. It is easily hundreds per week.
4) Sound reading. 4500 Powers (55db) vs "Summer Festival" (123db) held at Oak Grove 6-14-26
    a. See section –BB— Please note: Human perception of loudness doubles every 10 decibels 6, meaning this event was about 11 times louder on average, and 120 times louder at its peak. Not twice as loud, not even 5 times as loud, but *over 10 times as loud, on average.*
5) 29 Birds sighted at property- Noise and light pollution and well as destruction of habitat puts all of these at risk.

Canada Goose
Branta canadensis
Gods Country | US-OR
May 1, 2026

Red Junglefowl
Gallus gallus
Gods Country | US-OR
March 31, 2026

Tree Swallow
Tachycineta bicolor
Gods Country | US-OR
March 28, 2026

Ruby-crowned Kinglet
Corthylio calendula
Gods Country | US-OR
March 28, 2026

Red-breasted Sapsucker
Sphyrapicus ruber
Gods Country | US-OR
March 28, 2026

Northern Flicker
Colaptes auratus

Northern Flicker
Colaptes auratus
Gods Country | US-OR
March 28, 2026

White-crowned Sparrow
Zonotrichia leucophrys
Gods Country | US-CR
March 15, 2026

Red-winged Blackbird
Agelaius phoeniceus
Gods Country | US-OR
February 9, 2026

House Finch
Haemorhous mexicanus
Gods Country | US-OR
February 9, 2026

Anna's Hummingbird
Calypte anna
Gods Country | US-OR
February 9, 2026

California Quail
Callipepla californica
Gods Country | US-OR
December 28, 2025

Bewick's Wren
Thryomanes bewickii
Gods Country | US-OR
November 11, 2025

Hairy Woodpecker
Leuconotopicus villosus
Gods Country | US-OR
November 11, 2025

Black-capped Chickadee
Poecile atricapillus
Gods Country | US-OR
November 11, 2025

Red-tailed Hawk
Buteo jamaicensis
Gods Country | US-OR
August 16, 2025

Eurasian Collared-Dove
Streptopelia decaocto
Gods Country | US-OR
July 15, 2025

European Starling
Sturnus vulgaris
Gods Country | US-OR
July 8, 2025

American Goldfinch
Spinus tristis
Gods Country | US-OR
June 13, 2025

Western Wood-Pewee
Contopus sordidulus
Gods Country | US-OR
June 13, 2025

Spotted Towhee
Pipilo maculatus
Gods Country | US-OR
June 13, 2025

Acorn Woodpecker
Melanerpes formicivorus
Gods Country | US-OR
June 12, 2025

Cooper's Hawk
Astur cooperii
Gods Country | US-OR
June 12, 2025

Brown-headed Cowbird
Molothrus ater
Gods Country | US-OR
June 12, 2025

Brown-headed Cowbird
Molothrus ater
Gods Country | US-OR
June 12, 2025

Lesser Goldfinch
Spinus psaltria
Gods Country | US-OR
June 12, 2025

Purple Finch
Haemorhous purpureus
Gods Country | US-OR
June 12, 2025

House Sparrow
Passer domesticus
Gods Country | US-OR
June 12, 2025

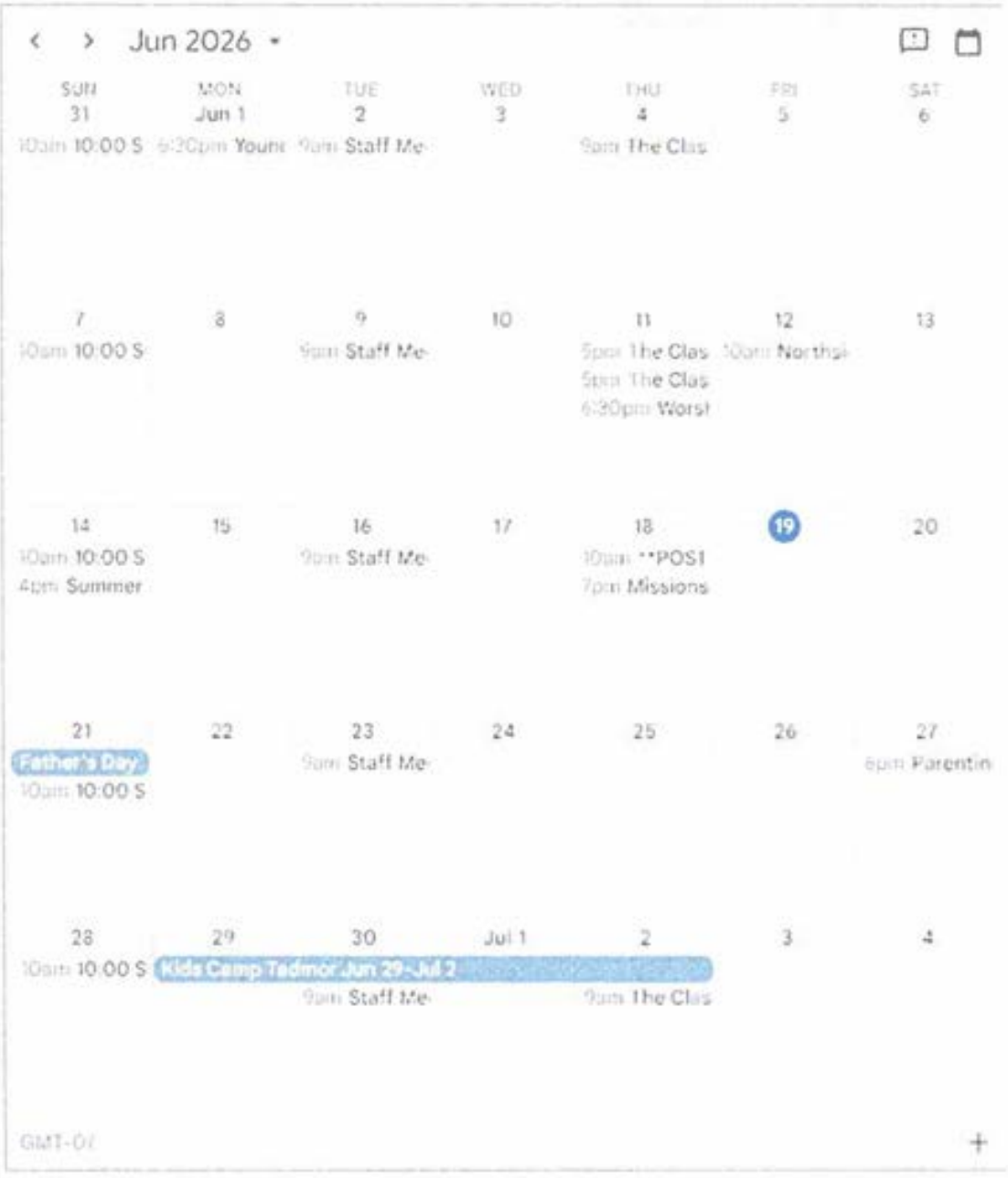
American Robin
Turdus migratorius
Gods Country | US-OR
June 12, 2025

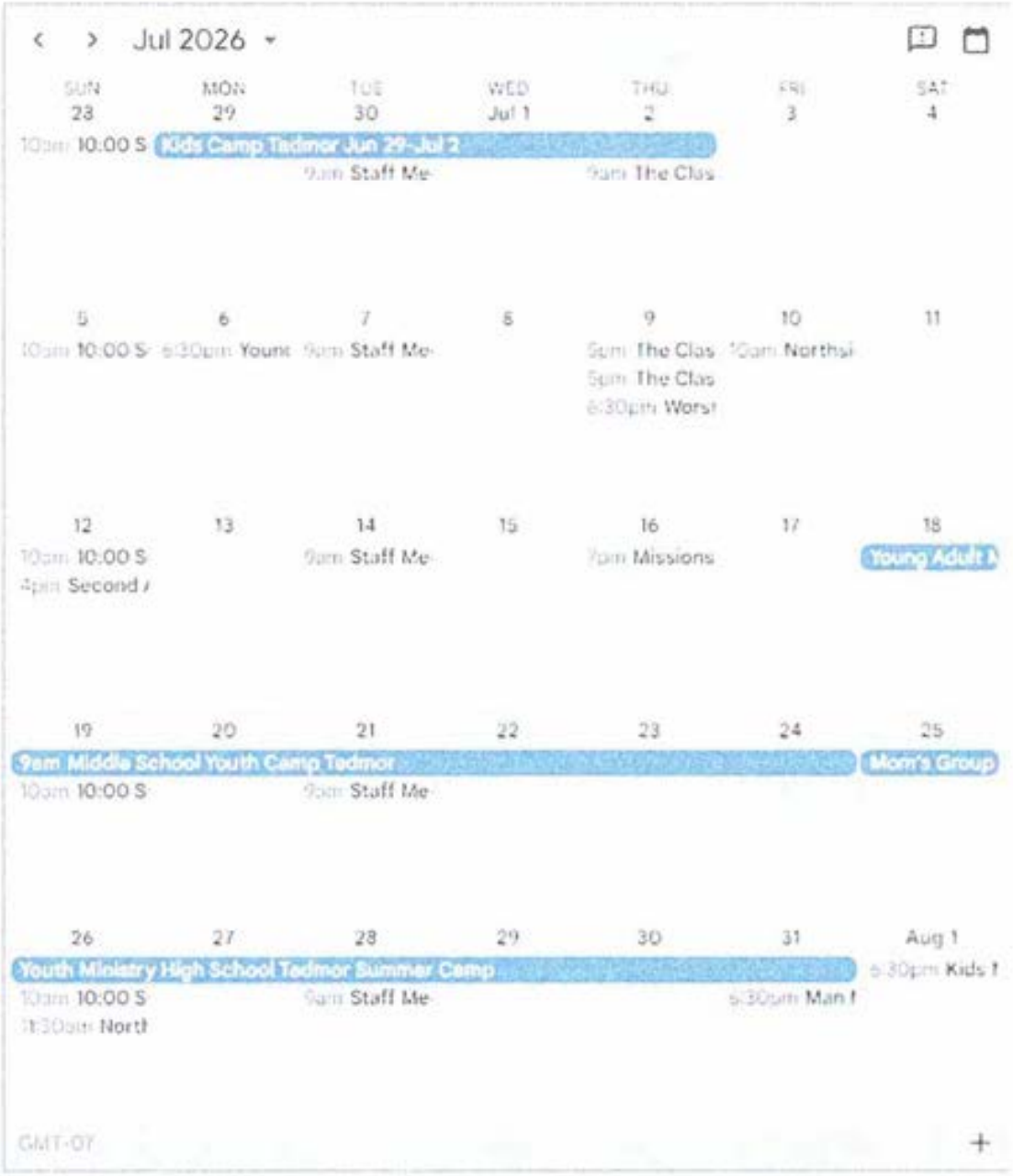
6) Other wildlife—Deer, Eagles, rabbits, racoons, fox, cougar, etc are also extemmly endangered.

7) Septic considerations- I'm certain DEQ did their due dillegence. My questions is did the church include all of its activities, such as:
    a. Full time day care
    b. 2 massses
    c. Weddings
    d. "Summer Festival" and other sie activities.
    e. Funerals
    f. Sporting events
8) As of 5-29-2026—12 events occurring.
    Of these, were the church built on powers – 6 could be held at the site, one charging $20 per couple. How is this not a business?

All events held on the same day and/or in succession? How was this calculated? Additional activities on calander which would be held on Powers, NOTE- Daily Daycare not shown.

Attachment C.171





9) **Church website still inticates main building and church.**

10) Conservative estimate for buildings, parking, sidewalks 2.5-3 acres
11) Water runnoff for this amount of "pavement" = 3.4 million gllons annually (42 inches of rainfall) – How will this be controlled?
12) 4500 Powers now vs possible changes should the church get approval..

Left – propery in question Right- "Summer Rodeo" held at Oak Grove Shool,

Left- church parking at Oak Grove School Right Powers road.

13) Church attendance is at, or near capacity. (380 average) Dec 2024 showed 560+ attendies, exceeding max allowance. They are nearly outgrowing their space now.

Following Christ as He builds His Church

Moses' cry to God—**"Unless Your Presence goes with us, we don't want to go"**—has been the heart posture of Northside's leaders since its planting in 2020. Since then, God has been leading us to **build** His Church, God's **people**.

Northside launched with 70 people and this amazing team persevered, by the grace of God, through Covid, fires, protests, and many other challenges. Through it all, **WE HAVE SEEN GOD** build His church:

- 84 baptisms in the last 5 years
- Avg attendance of over 380 people/wk
- 580+ people at Christmas Eve of 2024

We are seeing marriages restored, discipling of new and returning believers, and the community being served by the Church.

OUR VISION FOR NORTH ALBANY AND BEYOND!

PO Box 1488, #7321 NORTHSIDE CHURCH northside-albany.com

14) Prayer guide showing they knew of both traffic and noise issues would be a concern. Note "Day 4" prayers.

DAY 4 - THE POWERS NEIGHBORHOOD

We ask for humility and harmony in relationships with those living nearby. Please keep the noise and traffic concerns to a minimum so that they might continue to enjoy the place they've chosen to call home. Let us be authentic in hearing their concerns and working to alleviate them. May they be drawn to know You in the midst of this change.

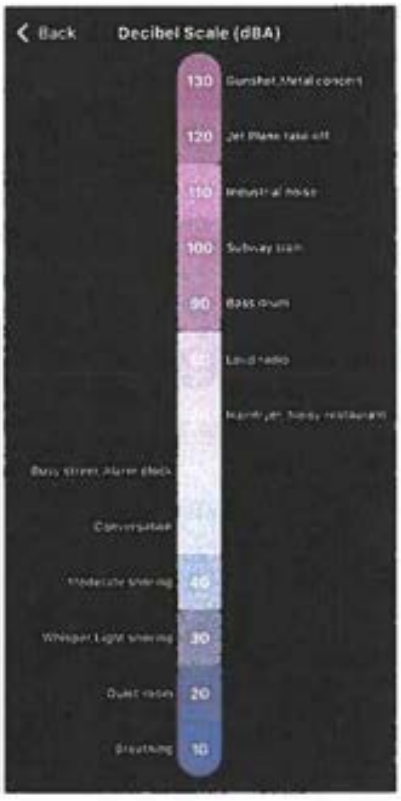
Philippians 2:3

Prayer-Guide.pdf

Section –AA—

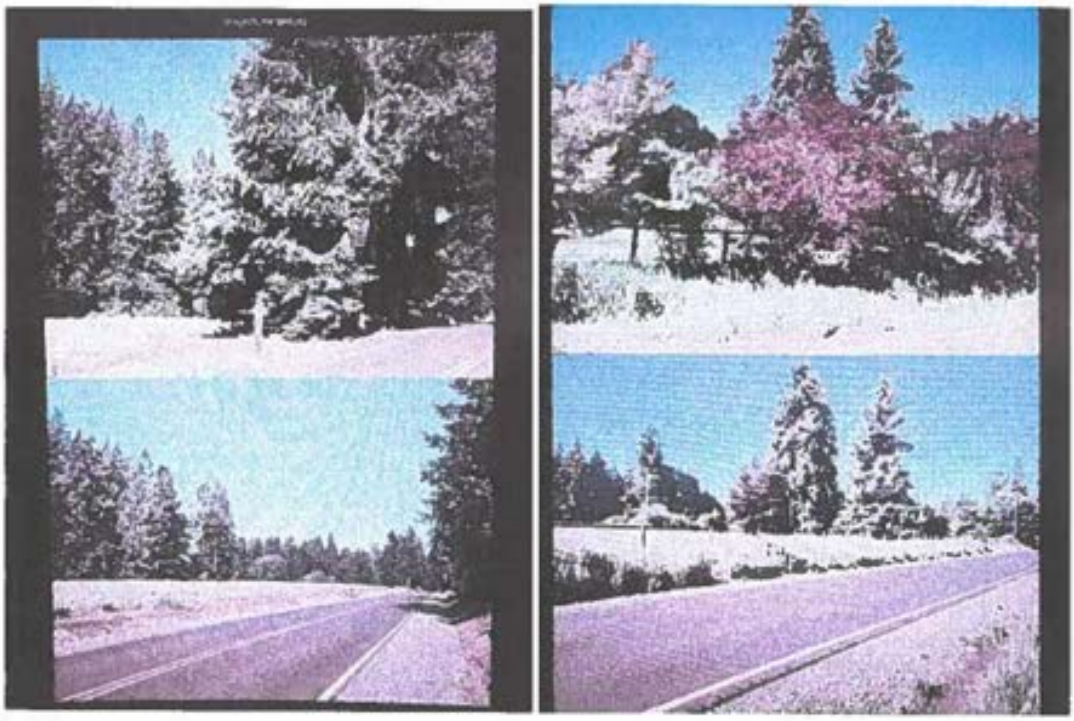
SECTION --BB—

Summer picnic levels



4500 Powers field levels--

SECTION --BB— (top pic- current, bottom with widened road)



Cary Holler
5218 NW Dumbeck Ave
Albany, OR 97321

From: John Norris
To: BOC Land Use Appeals
Subject: Regarding North Albany / Powers LU-25-067
Date: Monday, June 22, 2026 9:21:32 PM

You don't often get email from john@john-norris.net. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Benton County Planning Commission,

I would like to voice my objection to the proposed development by Northside Christian Church of the property at 4500 Powers Ave. NW.

1. The local roads, Power, Scenic, and Oak Grove Road, do not seem to me to be in any kind of shape or design to accommodate large amounts of traffic for the planned volume that would fill a ~190 car parking lot, or ~500 person building, that are being proposed. The current roads lack shoulders, need at least resurfacing (if not structural repair), and have intersections that do not seem to be meant to handle sudden, large volumes of traffic. The intersection of Oak Grove Road and Powers in particular has limited visibility. The roads may suffice for the current zoning, but I would think they (and the neighborhood) would be overwhelmed during events.

2. The neighborhood is currently its own unique community of those who enjoy, value and make an effort to live in a rural setting. They have also been involved in local schools, sports and community organizations in Albany and Benton County. From many of the comments I've read, this development is seen as antithetical to the spirit of this community.

3. I am concerned that a phased approach is just a way to make a larger (detrimental) change seem more palatable.

Thank you for your time.

John Norris
NW Sparks Ave

http://john-norris.net

Attachment C.180

From: Kyle Anderson
To: BOC Land Use Appeals
Subject: 25-067 opposition
Date: Tuesday, June 23, 2026 12:36:09 PM
Attachments: Anderson County Statement.docx

You don't often get email from kanderson455@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I apologize for the delay, I work very long hours and have just finished my opposition letter. Please take this into consideration. I was told tonight is the deadline

Thank you

Good day to all,

Thank you to the Benton County commissioners for taking the time to read our very valid concerns for a proposed church campus just east of our property (4696 NW Powers Ave).

I would like to start by saying we are absolutely against this proposal and even the idea of anything like it. I will be outlining our concerns and why we hope your vote is a complete no to the entire idea/project.

A mega church campus would ruin and devastate the country feel of the neighborhood and adjacent streets/businesses. We live outside of city limits and any urban growth boundary. We moved to the area nearly 9 years ago to escape the noise, traffic, and light pollution of a city. We found our home where we believed we were safe to raise our family, have our hobby farm, and escaped all the things listed. The thought of a mega church campus that is larger than a Coastal Farm store being developed on the property considered, and the supposition of it not ruining the "Country feel" is laughable. It would absolutely destroy the feeling and be an absolute eye sore, both the buildings and the huge (5+acre????) parking lot required to accommodate this large Mega Church Campus. None of these renderings or discussions of this campus keep the country feel intact.

Environmental impacts are another great concern. Beginning with light pollution. We moved to this area to escape various aspects of city life. To be able to wake up early or stay up late and look at the stars, or listen to wildlife, is one of the many reasons we worked hard to afford to move to this area. To look out at night and see a massive parking lot full of lights, increases the light pollution to our area, and would be devastating to us as the immediate neighbors. Now to address noise. The amount of traffic from this mega church campus alone would exponentially increase road noise, not just from a simple "Sunday service" that the church tried to pedal to you all during the meeting. With a potential daycare in the proposal and a 10-year construction plan, daily traffic volume and noise will obviously increase. Noise from the proposed amphitheater, playground, pickleball court, and services would also substantially increase noise in our little valley where sound echoes off the hills and trees. Now add all of this up and imagine the church peddling the idea that wildlife would not be affected by these changes to the natural environment. Anyone can realize that not only will we all be severely impacted, but our local wildlife will be scared away, driven out of the area and not able to use their normal routes to travel. Instead of a field, or even 8-10 homes on the property, they will be met with a Commercial size building larger than Coastal Farms, and a massive parking lot. What a shame it would be to them, as wildlife, if this gets approved.

Now to my passionate take on this. Road improvements to Powers Ave.

It is no secret that Powers Ave needs some improvements. As a resident and taxpayer of Benton County, I understand that Powers Ave is not a high priority to the County. Evidence of this comes from multiple calls I have made between 2018 and 2019 to have the county public works department clean out the ditches in front of our properties (myself and our neighbors). These ditches carry water year-round from the hills that surround us and carry the water down to the backside of the property concerning the proposal in question. Every winter these ditches flood over into the road and our driveways, due to the lack of maintenance and sediment build up. After multiple attempts to have this addressed in 2018 and 2019, I gave up on the county doing anything about it and we watch the ditch spill over into the road and on our driveways.

Now, the proposed road improvements in our opinion, should be covered financially, solely by the Church, regardless of the cost, as this roadway is adequate for residential purposes, but cannot in any reality funnel hundreds of cars, in addition to it's usual traffic and pedestrian use within less than four hours on a weekly basis. The proposal by the county, which I believe would be adequate, to accommodate the Mega church's increased traffic and safety problems is creative and addresses many issues. Let me be clear though, no taxpayer funding should be used to accommodate this proposal. Northside Church should have to pay for all road improvements and upgrades to ALL of Powers Ave. This Mega-Church (which is an appropriate assessment considering only two percent of Oregon churches are larger than Northside Church) is proposing bringing all of their demands with them, which include massive traffic increases and safety concerns, but not provide for necessary improvements of the infrastructure they will be using is laughable and has become the neighborhood joke in the short week since the public hearing. We as taxpayers should not bear the burden of the cost of upgrades Powers Ave for their use.

The idea discussed in the meeting, of the road needing improvements and significant widening, included discussion around the county having to go to property owners and that we may lose some of our property. I can say right now (and know the feelings of our neighbors on this issue as well), if the county comes to me asking for some of my road-front property, which is lined with mature fruit trees and our lovely, ornate mailbox and residence sign, the answer will be an absolute NO. My family will go as far as seeking legal council to fight and keep every inch of our property, the hand-built fence that lines it, and the fruit trees that feed us annually, which are a lovely cost saving measure against ever increasing food costs.

It is our hope that the county commissioners vote to overwhelmingly oppose both any and all revisions because this congregation is not welcome to build their project in our neighborhood. This is not just a simple, small church. This is a Mega Church Campus that

has a main building that is bigger than a Coastal Farm Store and larger than the Oak Grove Elementary gym (which we know as our children attend that school). Please take our concerns into consideration when you deliberate and vote on these matters

Respectfully,

Kyle & Kate Anderson

4696 NW Powers Ave

Albany, OR 97321

From: Mendy Gayler
To: BOC Land Use Appeals
Subject: Fwd: written testimony for LU-25-067
Date: Tuesday, June 23, 2026 4:58:26 PM

You don't often get email from mjkj_1@msn.com. Learn why this is important

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Sent before deadline yesterday only notified it was undeliverable this afternoon. Resending to be included in written testimony. Thank you
Sent from my iPhone

Begin forwarded message:

From: Mendy Gayler <mjkj_1@msn.com>
Date: June 22, 2026 at 4:07:24 PM PDT
To: landuseappeals@bentoncounty.gov
Subject: written testimony for LU-25-067

Mendy & Robert Gayler
3904 NW Scenic Dr
Albany, OR 97321

Subject: Written Testimony Opposing Proposed Northside Church Building at 4500 Powers Ave NW

To Benton County Board of Commissioners,

We are submitting this written testimony in opposition to the proposed Northside Church development at 4500 Powers Ave NW.

We respectfully ask Benton County to uphold the existing zoning regulations for this property due to significant **health and safety concerns**, and to honor the second approval criterion: **maintaining the character of the area and surrounding properties**.

Health and Safety Concerns

1. Inadequate Road Infrastructure
Even with the addition of paved and unpaved shoulders, the current road would not safely accommodate pedestrian traffic when the church exceeds parking capacity. At their current location at Oak Grove, they already exceed available parking and have resorted to illegally parking in bike lanes.

Additionally, despite conditional approval discussions regarding hybrid road improvements, the church has previously refused to commit to funding these

upgrades. This raises an important question: why should Benton County or nearby residents bear the cost of infrastructure improvements required solely due to this proposal? This places an undue burden on our neighborhood.

2. Lack of City Services (Water and Sewer)
As identified in prior hearings, the applicant's own materials indicate that their proposed septic system would reach near-capacity during standard Sunday services—even before accounting for future expansion or additional services.

This estimate does not include weddings, community events, or other large gatherings the church intends to host. The surrounding area already experiences drainage challenges, and overloading a septic system would present a serious public health risk.

Additionally, there have been concerns that drilling an additional well could negatively impact surrounding wells and potentially cause them to run dry.

3. Environmental Impact from Natural Spring
The property contains a natural spring, which creates a direct pathway for potential septic runoff to reach the nearby lake in the adjacent neighborhood. This introduces significant environmental and public health concerns for surrounding residents.

Character of the Area

The proposed development is inconsistent with the established character of the community. This area is zoned RR-2 and is primarily composed of residential homes and agricultural properties.

The proposal also includes features such as a pickleball court, a daycare center, and mentions of a garden center. These additions extend the scope of the project beyond what residents would reasonably consider a traditional church use and raise concerns about compatibility with the rural residential setting.

Conclusion

In conclusion, we urge Benton County to deny this proposal based on the clear health and safety risks and its inconsistency with the character and zoning of the area.

Thank you for your consideration.

Sincerely,
Mendy & Robert Gayler

June 20, 2026
File Number LU-25-067

Board of Commissioners
P.O. Box 3020
Corvallis, OR 97333

My wife Erma and I live at the address listed below and have owned this home since 1978. We certainly have no objections to proposed church location on Powers Avenue, We have seen the growth, development, and changes in North Albany over the years .We feel a church would be a benefit to this area.

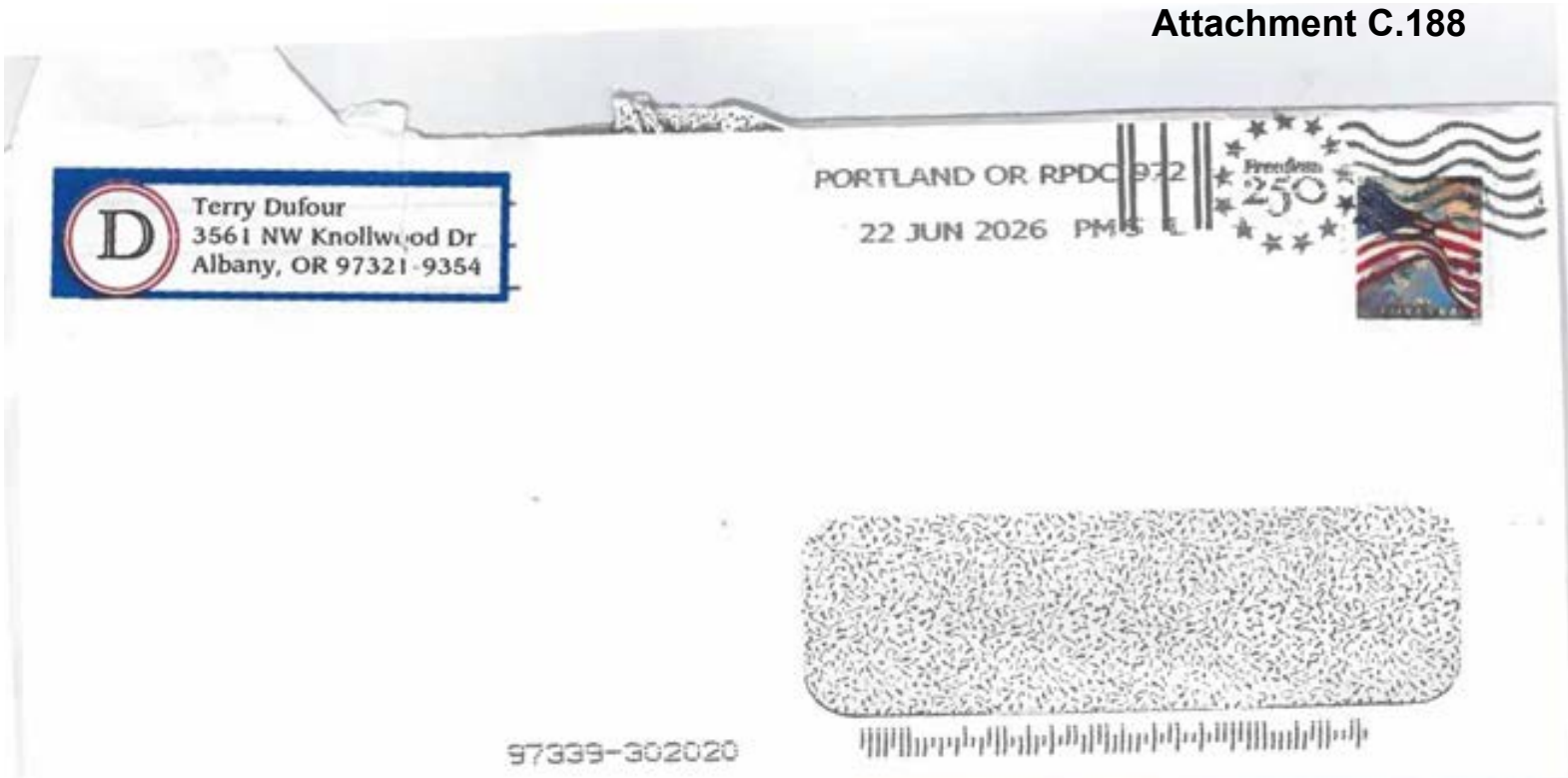
Thank You

Terry K Dufour

Erma & Terry Dufour
3561 Knollwood Drive NW
Albany, OR 97321

Board of Commissioners
P.O. Box 3020
Corvallis, OR 97333
File Number LU-25-067

Attachment C.188



From: Erika Wolters
To: BOC Land Use Appeals
Subject: Fwd: LU-25-067
Date: Tuesday, June 23, 2026 7:00:42 PM
Attachments: Church Appeal_LU-25-67.docx

You don't often get email from wolters6862@comcast.net. Learn why this is important

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I have tried sending this numerous times since yesterday and it keeps bouncing back. I hope you can still accept my letter. Thank you.

Kindest,

Erika

Begin forwarded message:

From: Erika Wolters <wolters6862@comcast.net>
Subject: LU-25-067
Date: June 22, 2026 at 2:58:35 PM PDT
To: WRIGHT James <james.wright@bentoncountyor.gov>

Hi James,

Please accept our letter in opposition to the CUP for the Northside Community Church on 4500 NW Powers Ave. I would also like to speak at the July 7th meeting. Thank you.

Kindest,

Erika Wolters
4859 NW Dumbeck Ave
Albany, OR 97321

June 21, 2026

RE: Appeal of the Planning Commission Denying Northside Christian Church Conditional Use Permit (CUP) application (**File #LU-25-067**)

Dear Board of Commissioners,

I am writing to you to request that you DENY the CUP for the Northside Christian Church (proposed on 4500 NW Powers Ave, Albany, OR). First, I would like to address the reason for the appeal. The appeal states the denial was not supported by "adequate findings," when, in fact, there were several issues the Northside Church were unwilling to do, the first of which was making road improvements to NW Powers Ave, a road currently best described as a true country road. There are no shoulders, limited width to navigate, and blind spots on the road. Most neighbors using the road recognize this and either drive slowly, or maneuver to the other lane to provide more space for walkers, bikers, dogs, etc. Second, the proposal was for a church campus, not a singular building. The requirements for a development that size translated to hundreds of parking spaces, which the church denied needing. Yet, by their own accounts (from their website) their events draw hundreds of people necessitating ample parking, as there is literally no parking on NW Powers. Additionally, by the church's own account, creating the legally required number of parking places would take away from the rural character of the area. I am not sure how, based on the original size of the campus, the parking would not be needed. Further, the expanse of the campus went well beyond any concept of rural character for RR2 zoning.

Northside Christian Church now proposes to construct an 18,902 square foot church building for up to 500 attendees (again, this is only counting traditional Sunday services, not special events). There are no other churches of this size anywhere in Benton County RR2 areas. There is ONLY one comparable and that is the St. Anne Orthodox Church, which is only 4000 square feet (roughly). Even when they have their annual Greek Food Festival, there is not near enough parking, having to utilize Mt. View Elementary School and parking on the road effectively blocking the road for two-way traffic. The idea that a facility roughly 90,000 square feet will need less parking or not interfere with the safety of neighbors who utilize NW Powers to walk, run, etc. is simply not true. Further, any special events will require more parking spaces. This is not speculative, but merely logical based on the Church's own attendance numbers.

While my previous letter(s) expressed my overall concerns, I would like to particularly address rural character in the RR2 zone. Rural character is arbitrary under Oregon Law, with the original report finding the first campus proposal fits in the rural character of the area (something many of us in the area outright reject). When defining rural character, it realistically is the residents in the area that understand what does/does not fit. We have lived in our house for 20 years, enjoying the natural rural environment where we were lucky enough to raise our children in. Of course, times change and the area changed, though nothing so significant as to lose the rural feel and character of the area. We still see deer, bald eagles, rabbits, foxes, coyotes, etc. regularly. We respect the quiet feel of the area, and when driving into town, drive a little slower, making sure to allow for the safety of people and wildlife. The revised proposal does nothing to address the concern of losing our rural character. There will be services on Sunday bringing hundreds of cars onto NW Powers and surrounding roads, as well as special events, and potentially evening meetings. This

is exactly the time that people recreate, that wildlife crosses the roads, etc. This is all to say that rural character is not a simple one off "yes, it fits the rural character," it is defined by those who live in the area, the ones that will experience the place disruption, and those that might feel a sense of loss or their place attachment. These are the people who define the character, and this is why we have codes to protect rural character. This development is not a rural development; it is a large project more suitable for an urban zone. If built, it will permanently alter the rural character of the area, as the majority of neighbors surrounding 4500 NW Powers have repeatedly stated.

Finally, I understand that rural character is subjective, that is clear. Yet, there are ways we can think broadly about rural character that speaks to the RR2 zone on NW Powers Avenue.

Rural character denotes a certain kind of sociability; an intimacy rooted in connection to place. In simple terms, rural character means seeing the night sky…knowing your neighbors, and valuing community.[1]

Or,

"Rural Character" includes a predominant visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with rural development and recreational opportunities.[2]

In both of these definitions it is clear that what does not fit is a large building requiring hundreds of parking places, impacting local roadways, and significantly altering the ability to enjoy the quiet night skies. For these reasons, I truly hope that you can understand the opposition, and instead of allowing for conditional use permit that will irrevocably erode the rural character to the area, respect that rural character is why all of us live in that area and to lose that would mean a loss to our sense of place.

Thank you for your consideration.

Kindest,

Erika and Ken Wolters
4859 NW Dumbeck Ave
Albany, OR 97321

[1] https://www.wyso.org/commentary/2018-08-16/commentary-defining-rural-character
[2] https://www.co.kittitas.wa.us/uploads/documents/cds/comp-plan/historical/2012/documents/Rural-Character-Definition-1.pdf

From: Stephanie Ball
To: BOC Land Use Appeals
Subject: North Albany and Powers Road
Date: Wednesday, June 24, 2026 7:27:37 AM

You don't often get email from ballmarchewkafamily@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I live in North Albany and would be directly impacted by the traffic heading to the church. The roads would need extensive overhaul to accommodate the traffic. Most mornings when I leave for work it would take upwards of an hour just to leave the neighborhood due to the amount of traffic going and coming. Adding the additional of the church with the school dropping off kids to the daycare and for people going to and from church would be miserable.

I am usually very pro church but we need more roads in and out of North Albany. We need more infrastructure to support more development. We need a route from North Albany to the freeway that does not go through downtown Albany. We are already fighting against middle housing adding a hundred units where only 20 should be. We get power outages that because the system is so overloaded when the power came back on it went off after a minute and it did this 15 times every time they turn it on it's surges and it blows everything. I've never had that happen before anywhere I've ever lived. It is clearly not been updated in accordance with law because it got bypassed because of middle-housing.

So until you're able to update the infrastructure to support the local area the sewers the roads the power everything that's needed to support a population I think we need to say to a facility that's going to take a ton of electricity and have hundreds of members driving in every single week. Not to mention the amount of sewer and drainage increase that's going to take. They would need to pay for the infrastructure rebuild for all North Albany because of again it has not been updated along with the growth of housing that is out here. It is so bad the majority of people are thinking of leaving the area which is sad cuz it's a nice area and it's been fun to live here for the last 13 years. But the growth that has happened is not beneficial without regulations being followed.

Please consider this when you meet on July 7th and discuss the appeal.

Stephanie Ball

From: Cynthia Petrovich
To: BOC Land Use Appeals
Subject: LU-25-067 Do NOT allow Northside Christian Church to build on Powers Ave
Date: Wednesday, June 24, 2026 8:23:57 AM

You don't often get email from cpetrovich@me.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Concerning LU-25-067---Please do NOT allow Northside Christian Church to build a campus on the 19-acre property they own at 4500 Powers Avenue NW. A development of this size and scope is not appropriate in a residential, rural neighborhood. Many other locations that have similar facilities in the area would be much more appropriate for this type of development.

Developments of this type in this setting would totally alter the quiet rural setting for the current residents, who bought in this area thinking this type of development would not occur near them. It would dramatically increase traffic, noise, and light pollution that would disrupt the neighbor's enjoyment of their own property, and it would also decimate the native wildlife population. The road cannot support the increased traffic. The development would be totally out of place, and I fear it would be a slippery slope for other inappropriate developments in the future in rural farm and residential areas. What is next? Large factories? Data centers? Please do not allow this development to take place.

Cynthia Petrovich

From: Cathy Coleman
To: BOC Land Use Appeals
Subject: LU-25-067
Date: Thursday, June 25, 2026 12:22:22 PM

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Once again, I'd like to add my voice to the opposition of the proposed use of the land on Powers Road. The gym that the church wants to build might only be the start of construction that could eventually destroy the peace and quiet of this beautiful rural parcel. The people (and the wildlife) deserve better. Surely another site can be found which would . E more appropriate and not be as negatively impacted.
Please do not allow this plan to go forward.
Thank you for your consideration,
Cathleen Coleman
Albany, Or
Sent from my iPad

Land Use + Concerns Response

Subject: Written Testimony for File #LU-25-067

Dear Benton County Board of Commissioners,

My name is Lon Young, and I reside at 1071 NW Skyline Dr., Albany, OR. I am writing in support of File #LU-25-067 regarding Northside Church's proposed facility on Powers Avenue.

I respectfully ask that you approve this application.

I understand that some have raised concerns about the size and intensity of the proposed development, it fits within RR-2 zoning, potential traffic impacts, and the overall change to the rural character of the area.

These concerns are understandable, and I appreciate the opportunity to consider them seriously. From my perspective, several important clarifications are worth noting.

First, the proposed church use is not a high-intensity, daily-use development. Church activity is concentrated around scheduled gatherings—primarily weekends and limited weekday events—rather than ongoing daily operations typical of residential, commercial or institutional facilities.

Second, while concerns have been raised about scale, the property could alternatively be developed under RR-2 zoning with multiple residential homes. A full residential buildout could include numerous houses with associated garages, outbuildings, driveways, wells, septic systems, and daily household activities spread across the entire property. Compared to that type of development, the church uses centralized activities in a smaller portion of the site with defined use patterns.

Third, concerns about lighting and visibility have been addressed through design adjustments, including reduced lighting impacts through timers and controls, as well as additional landscaping intended to soften the visual presence of the building within the surrounding rural landscape.

Finally, I believe it is important to recognize that churches serve a unique public role in rural communities, providing gathering space, community support, youth programs, and care for families in ways that extend well beyond their membership.

For these reasons, I believe this proposal is a reasonable and thoughtful use of the property and respectfully ask that you approve File #LU-25-067.

Thank you for your time and service.

Sincerely,

Lon Young

Personal Experience + Rebuttal

Subject: Written Testimony for File #LU-25-067

Dear Benton County Board of Commissioners,

My name is Connie Young, and I reside at 1071 NW Skyline Dr., Albany, OR. I am writing in support of File #LU-25-067 and Northside Church's proposed facility.

My support is based on both personal experience and what I believe is a fair understanding of the project being proposed.

I understand that some concerns have been raised about traffic, neighborhood impact, and whether the church fits appropriately within RR-2 zoning. I also understand concerns about the change to the rural character of the area.

From my experience with Northside Church, I have observed a consistent pattern of limited, predictable activity centered around scheduled services and events rather than ongoing daily operations. This is very different from residential, commercial or industrial uses that generate constant traffic and activity throughout the week.

I have also seen a strong effort to be a good neighbor, including thoughtful adjustments to design, landscaping, and site planning intended to reduce visual and lighting impacts on surrounding properties.

Public discussion does not always reflect the full picture of what I have personally experienced. What I have seen is a church that is intentional about serving people, acting responsibly, and contributing positively to the community.

I believe a permanent facility will allow Northside to continue that work in a stable and well-managed location, providing space for worship, youth programs, community support, and service.

For these reasons, I respectfully ask you to approve File #LU-25-067.

Thank you for your consideration.

Sincerely,

Connie E. Young

Connie Young

From:	David Hanson
To:	BOC Land Use Appeals; WRIGHT James
Cc:	Traci Hanson
Subject:	Opposition to Appeal - File Number LU-25-067
Date:	Tuesday, June 30, 2026 11:07:57 AM
Attachments:	Benton County Hearing - Appeal of Ruling against Conditional Use Permit.pdf

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Dear Mr. Wright and Members of the Board of Commissioners,

Please reference File Number LU-25-07 and the associated Notice of Public Hearing for an appeal to the Board of Commissioners, Tuesday, July 7, 2026, at 11 am.

Please confirm receipt of the attached letter and confirm it will be presented to the Board of Commissioners at the hearing.

Thank you for your time and assistance on this matter.

Kind Regards,
David Hanson
3140 NW Angelo Jay Drive
Albany, Oregon 97321
Mobile: 707-790-7660

June 30, 2026

Board of Commissioners Office
4500 SW Research Way
Corvallis, OR 97333

RE: Opposition to Conditional Use Permit Application File #LU-25-067 – Northside Christian Church

Dear Members of the Board of Commissioners:

I am sorry that I will not be able to attend this public hearing due to a work conflict. In lieu of my attendance to present verbal testimony, please present the following at the public hearing:

I am writing on behalf of my wife and I to formally express our strong opposition to the proposed Northside Christian Church development, Application #LU-25-067 on 4500 Powers Ave NW, Albany, OR 973231, and request that the Planning Commission's ruling to deny the conditional use permit be upheld.

While we respect the rights of religious organizations to assemble, this large-scale development is entirely inappropriate for a rural and agricultural area. We urge the members of the Board of Commissioners to uphold the denial of this application for the following land use and community reasons:

- **Direct Impact on Lakeview Estates Lake & Wetlands**: As stated in my prior letter to the Planning Commission dated February 26, 2026, we are homeowners in Lakeview Estates. The 19.43-acre parcel in question has the water supply running through it that directly feeds our neighborhood's lake and wetlands.

  We are very concerned about the environmental impact the construction would have on the water supply, the lake, wetlands, and the fish, plant, and animal species currently thriving in the lake and wetlands, along with any damage or obstruction that would occur to the water supply as a result of the permit being issued. Please reference the attached map.

- **Incompatibility with Rural Zoning:** The proposed project is located in a rural zone. Under Oregon land use planning goals, this area is designed to protect natural resources and low-density living. A large institutional campus fundamentally alters the rural character and violates the intent of our zoning ordinances.

- **Overburdened Infrastructure:** Rural roads, such as NW Powers Ave, are not built to handle the heavy traffic of a large congregation, multiple weekly services, and large-scale events. Furthermore, the existing rural well water and septic systems in this area were not designed to support an assembly building of this scale.

- **Public Safety and Accessibility:** The narrow rural roads surrounding the property lack adequate shoulders, sidewalks, or street lighting. Increased traffic from passenger vehicles and large buses will create severe safety hazards for local residents, pedestrians, cyclists, and farm machinery.

- **Environmental Impact:** The construction of massive parking lots, buildings, and outdoor gathering spaces will permanently remove productive land from farming use. It will also disrupt local wildlife habitats, increase storm-water runoff, and degrade the quiet, dark-sky nature of our rural neighborhood.

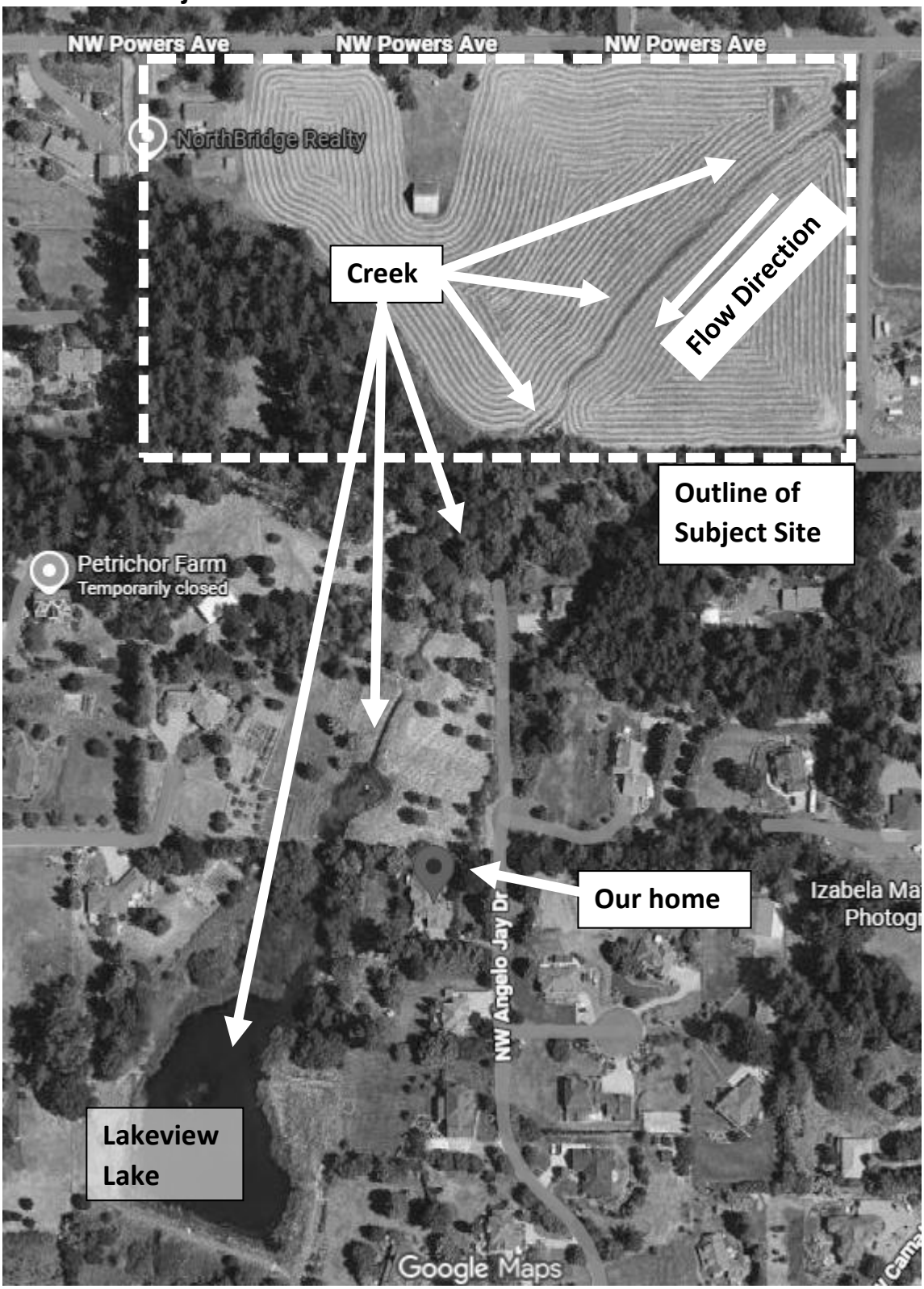
Because this proposal fails to meet the conditional use criteria required for this rural zone, we respectfully request that the Board of Commissioners to uphold the denial of this Conditional Use Permit Application.

Thank you for your time, your public service, and your thoughtful consideration of this matter.

Kind Regards,

David & Traci Hanson
3140 NW Angelo Jay Drive
Albany, OR 97321
Home (land-line): 707-766-8579
Mobile: 707-790-7660

Outline of Subject Site – Location of creek that feeds Lakeview Lake:



From: Mary Hood
To: BOC Land Use Appeals
Cc: Mary Hood
Subject: Appeal of LU-25-067 - Northside Christian Church Appeal
Date: Friday, July 3, 2026 11:53:17 AM

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COLB-PRIVATE

To the Benton County Board of Commissioners,

My name is Mary Hood. I have lived on Scenic Drive since purchasing my home and 2.39-acre property in 2007. My home is located very near the proposed Northside Christian Church development on Powers Avenue. I respectfully urge you to deny the appeal and uphold the Planning Commission's original decision denying this application.

The proposed project would fundamentally alter the rural character of our community and create impacts that our local infrastructure and environment are not equipped to handle.

My family chose to live in this area because of its rural nature. Our neighborhood is defined by open space, quiet roads, abundant wildlife habitat, and a pace of life that is increasingly rare. We regularly see deer wandering through fields and yards. A bald eagle—sometimes two—can be seen nearly every day soaring overhead, along with countless other critters that move freely throughout the area. This natural landscape is not simply scenery; it is part of what makes this place special and part of why we call it home. It is the reason my husband and I chose to move here and raise our family.

The proposed development would bring a level of activity and traffic that is incompatible with the character of this community. Powers Avenue, and the surrounding rural road network, were never designed to accommodate the volume of vehicles a facility of this size would generate. Powers Avenue is narrow, has limited sightlines in places, and lacks adequate shoulders for pedestrians, cyclists, and vehicles needing to pull safely off the roadway.

Scenic Drive serves as one of the primary routes to Powers Avenue and is heavily traveled by residents, school buses, walkers, cyclists, and local traffic. Wildlife regularly cross these roads as well. Introducing significantly increased traffic from church services, special events, and other gatherings would create serious safety concerns and negatively impact the quality of life that current residents enjoy.

Beyond the practical concerns, there is an emotional component that is difficult to quantify but important to acknowledge. Rural communities develop over time through a shared understanding of place. Those of us who live here accept longer drives and limited infrastructure because we value the peace, privacy, natural beauty, and connection to the land that rural living provides. Large-scale institutional development disrupts that balance.

Perhaps the greatest loss would be one that cannot be measured in a traffic study or engineering

report: the loss of peace and quiet. Many of us chose this area because we treasure the rare opportunity to step outside and hear the birds, the wind through the trees, and little else. On clear nights, we can look up and marvel at the brilliance of the stars and the Milky Way, unobscured by the noise and activity of more developed areas.

That quiet is not a luxury—it is part of our daily quality of life. It is where we raise our families, enjoy our properties, and connect with nature. The proposed development would bring increased traffic, noise, lighting, large gatherings, and ongoing activity into an area that has long been defined by its tranquility. Once the rural character of this community is lost, it cannot be restored.

My concerns also extend to the impact on local wildlife. Increased traffic, lighting, and human activity inevitably disrupt established habitats and migration patterns. The open spaces that make this area attractive for development are the very same spaces that support the wildlife that residents value and enjoy every day.

This appeal is not about opposition to religious worship or the work of any church. Faith communities play an important role in our society. Rather, it is about finding an appropriate location for a project of this scale. The proposed site is simply not suitable for the intensity of use associated with a church and its related facilities. A development that may be appropriate in an urban or suburban area can have disproportionate and irreversible impacts when placed in a rural setting with limited infrastructure.

The Planning Commission carefully reviewed this application and ultimately denied it. I respectfully ask the Board to uphold that decision and protect the rural character, public safety, environmental resources, and quality of life that make this area unique.

The residents who have built their lives here should not be asked to sacrifice the very qualities that drew them to this community in the first place. Future generations deserve the same opportunity to experience the peace, natural beauty, and rural lifestyle that have defined this area for decades.

Please deny the appeal and preserve the character of our rural neighborhood for current and future generations.

Thank you for your consideration.
Sincerely,
Mary Hood
3484 NW Scenic Drive
Albany, OR 97321
mtmhood@gmail.com or maryhood@columbiabank.com

This message, including any attachments, may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

From: SHARON BAUGH
To: BOC Land Use Appeals
Subject: Northside Church request in North Albany
Date: Sunday, July 5, 2026 9:59:28 AM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

I have lived in North Albany for the past 30 years and when I moved here at that time, there was less housing and more fields. At that time, more farmers were working the area but as they aged out, their families didn't want to continue with the land and sold it to developers who believe making housing a choice would be in the best interest in the land. I watched as new homes took over the hay field and horse area on Crocker Lane. I watched as Benton Woods became a neighborhood and most recently the farm to the west of Benton Woods, now a housing development. Progress is a part of life, but what I see is the short term thinking over long term results. North Albany has a traffic problem that should have been first thought through before all the housing. We can pretend that a major incident might never come and if it did, would people be able to exit the North Albany area safely? We don't know if that is true or not, but we need to consider the long term effects of continuing to build in this area.

As for the Northside Church building their church out on Powers, I am against that choice. If I had to choose between housing or a church, I would be more apt to consider housing as that wouid seem as more viable use of the land over a large church and a massive black asphalt parking lot. I am a Christian and a big beautiful church doesn't mean more non believers will be inticed to come to church. I know they have a nice size congregation and they try and do good things for the community. But to consistenly want to fight the community that does not want a big church built on that property, it would be in their best interest to live what the Bible says about working with your neighbors and love your neighbors. I could quote bible verses that would support the request to reconsider coming into a neighborhood that would prefer to not have a church built on that beautiful rich agricultural land. They indicate that the church would be active and a team member to the community, that it would not sit empty for most the days. That might be true, but what about having a church closer in town so that individuals that don't have the means to drive 2-3 miles out of town to attend?

I think their appeal to have their building request be denied and if that area has to be developed, I would rather see a well designed neigborhood or for it to be left as a field that might be able to be used for agricultural purposes. Please consider this decision carefully and prayerfully if you believe in working side by side with the community. There are plenty of empty buildings that could be restructored in town that would be a great setting for a church that wants to do what is good for their community. Or is that not the plan?

Sincerely,
Sharon Baugh
2765 Valley View Dr. NW
Albany, Oregon. 97321
541-619-7734

From: Chrissy Cooper
To: BOC Land Use Appeals
Subject: LU-25-067 / resent with testimony requirements
Date: Monday, July 6, 2026 10:40:47 AM

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In regards to the Powers appeal I respectfully request this application be denied.

When you buy your home you purposely buy in an environment you want to raise your family. My family and many neighbors bought our homes understanding this was a rural neighborhood outside city limits with zoning limitations. I feel it's very arrogant to purposely try to change /get around zoning rules for their own self gratification all the while causing chaos to all the homeowners around the area with no second thought of what they are asking.
They are asking to change the areas feel entirely. The road would need to be widened causing further destruction to the homeowners on Powers. Who is going to pay for that? Are we the tax payers going to pay for all these road updates? Of course not the tax exempt church. Which is what they Are asking. This is horrendous.
Also in regard to the land itself how is that going to work in a wetland area?
What about the wildlife in that area, deer, eagles among what I've personally seen. I'd much rather see homes with the rural zoning requirements on that property for the wildlife's sake.
I'm also concerned with septic issues in a wetland area. What capacity can a septic handle if they are talking a mass congregation along with daily day care and sports courts. Once you add a wedding, anniversary, holiday parties to that and the sheer amount of people and usage of that system is concerning.
I'd like to add not only is Powers themself effected, but all the other rule country roads will be effected with the sheer volume of traffic they are intending.
There is plenty of available property within city limits that has the infrastructure in place for what they are intending without upheaving the neighborhood around.
I am requesting that this request please be denied.

Thank you,
Hannah Cooper
4694 NW Scenic Dr
Albany Or 97321

Sent from my iPhone

From: Chrissy Cooper
To: BOC Land Use Appeals
Subject: LU-25-067
Date: Monday, July 6, 2026 9:38:05 AM

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There is plenty of available property within city limits that has the infrastructure in place for what they are intending without upheaving the neighborhood around.
I am requesting that this request please be denied.

Thank you,
Hannah Cooper

From: Christina Cooper
To: BOC Land Use Appeals
Subject: LU-25-067 / resent with address
Date: Monday, July 6, 2026 10:33:55 AM

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I am asking that the 19.43 acre proposed Northside Church on Powers Ave. be denied.
I am A neighbor on Scenic and not only would this church have a negative impact on Powers ave itself but also along Scenic with the proposed attendees which will of course grow in time.
How are our country roads to support the magnitude of what they are requesting and what will be required. Even with widening Powers which has been suggested and would be devastating to the family's along its path.
My understanding is Northside does not want to pay for road improvements, but expect the taxpayers to foot the bill.
At the same time they want to build a large to say the least facility for their congregation to come on Sunday's, daycare during the week, sports building for recreation. Not to mention the sheer volume of Holiday parties, weddings and other gatherings a congregation of this size will bring, surly over 500 Attendees all while being a tax exempt entity.
I would much rather see RR-2 tax paying housing put in.
The negative impact of large paved area in this spot due to the wildlife presence would be devastating. Housing would not have the same negative impact as this request.
What about the septic system for the magnitude of attendees adding a larger count for special occasions. This area is also a wetland area from my understanding, how does that work with the septic concerns?
I have nothing personal against this church, I just wish they would consider what they are doing to the neighborhood and to people who purposely purchased homes and pay taxes in an area which was zoned RR-2. They are negatively impacting everyone's life for self gratification. There is plenty of properly available within city limits which could accommodate this plan. Please deny this application. Thank you.

Regards,
Christina Cooper
4694 NW Scenic Dr
Albany Or 97321

Attachment C.208

From: Christina Cooper
To: BOC Land Use Appeals
Subject: LU-25-067
Date: Monday, July 6, 2026 10:25:39 AM

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I have nothing personal against this church, I just wish they would consider what they are doing to the neighborhood and to people who purposely purchased homes and pay taxes in an area which was zoned RR-2. They are negatively impacting everyone's life for self gratification. There is plenty of properly available within city limits which could accommodate this plan.

Regards,
Christina Cooper

Sent from my iPhone

From: Dogman200@comcast.net
To: BOC Land Use Appeals
Subject: FW: Comments on File # LU-25-067.
Date: Tuesday, July 7, 2026 10:18:33 PM

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In my opinion, the appeal by the Northside Christian Church to build a church and parking lot on Tax Lot T10S R4W Section 26B, Tax Lot 600 should be denied.

We simply have enough development all over Oregon. I believe we should not ruin this wonderful area by building a church that could be built somewhere that has already been developed.
The area now provides habitat for wildlife and a scenic area for people passing by. In addition, the development will surely increase traffic in the North Albany area. The amount of traffic we currently have is causing problems.

I currently live in North Albany and have experienced firsthand the effect of development in a previously rural area.

Please deny the appeal.

Lloyd Fenwick
1205 NW 21St Street
Albany, Oregon
97321

From: Carolyn Lepman
To: BOC Land Use Appeals
Subject: File number LU-25-067
Date: Wednesday, July 8, 2026 10:50:47 AM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is Carolyn Lepman, 3383 nw Southview drive Albany 97321. Myself and my husband Spencer Lepman are against the proposed mega church on powers nw. We don't believe that the rural area is the right place for the church.
I guess that while we were on vacation a petition was turned in from our neighborhood. We were listed as non committed, or something. We would like to change that to "against".
Thank you, Carolyn Lepman
Sent from my iPhone

Date Received
7/10/2026
RB

July 9, 2026

Benton County Community Development Department
4500 SW Research Way
Corvallis, OR 97333

Re: LU-25-067

It would be reasonable to state that I, like many of my neighbors, moved to this area for the peace and serenity. It was necessary for me to do so for health reasons. Instead, I would like to address some environmental issues.

First issue is the soil on this parcel of land. I have lived here for over 26 years and most of those years the parcel referenced in this proposal has flooded. During the more rainy years nearly half of the parcel has flooded and remained so for months. The USDA.gov/Web Soil Survey states that over 40 percent of the parcel floods. I recognize that amending the soil contours and adding fill would be a normal remediation method. However, that does not take into account the underground spring that runs the length of the parcel from east to west which is shown on the USDA Web Soil Survey. As we all know, water will always find a way to flow somewhere. What will amending the topography do to the surrounding properties? the Benton County infrastructure, including Powers and its culverts? And who will pay for these damages, hopefully not the Benton County taxpayer?

The second issue is the septic system required for a project of this size. Commercial septic systems for event venues such as this require dual systems with drainfield and a backup drainfield space of equal size. Requirements are that drainfields need to be 100 feet from on site wells, natural water ways or wet lands to protect groundwater. Restrictions include that parking lots, driveways or structures cannot be over drainfields. With the underground spring and these requirements, a commercial septic system may be difficult to achieve.

I have attached the USGA Web Soil Survey for your review. Their survey shows only half of the parcel is able to be built on.

Thank you for your considered attention to this matter.

Sincerely,

Dee Loomis

Dee Loomis
3463 NW South View Drive
Albany, OR 97321

Natural Resources Conservation Service

Web Soil Survey

Area of Interest (AOI) | Soil Map | Download Soils Data | Shopping Cart (Free)

View Soil Information By Use: All Uses

Printable Version | Add to Shopping Cart

Intro to Soils | Soil Properties and Qualities | Ecological Sites | Soil Reports

Open All | Close All

Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements
- Lawns, Landscaping, and Golf Fairways
- Local Roads and Streets
- Shallow Excavations

View Description | View Rating

View Options

Map ☑

Table ☑

☑ Component Breakdown and Rating Reasons

☑ Numeric Values

Description of Rating ☑

Rating Options

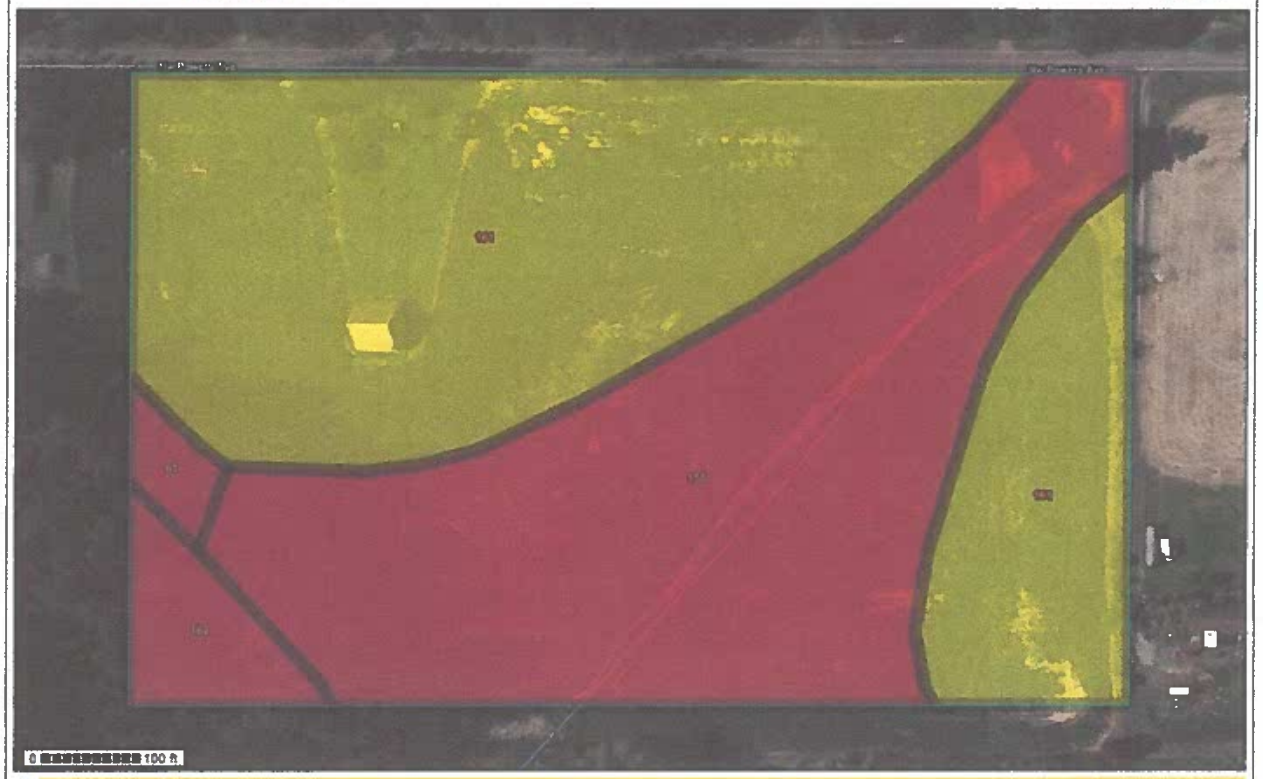
☐ Detailed Description

Advanced Options

View Description | View Rating

- Solar Arrays, Ballast Anchor Systems
- Solar Arrays, Soil-based Anchor Systems
- Unpaved Local Roads and Streets
- Construction Materials
- Disaster Recovery Planning
- Land Classifications
- Land Management
- Military Operations

Scale 1:1,080 ±1%



Warning: Soil Ratings Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:24,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

To see a description of the soil data available for a specific point on the map:

Attachment C.212

Recreational Development
Sanitary Facilities
Soil Health
Vegetative Productivity
Waste Management
Water Management

1. Click anywhere in the map. The soil data availability for that point will be shown here.
2. The point you clicked is marked with the identified point icon:
3. To see a map showing soil data availability for all locations in the U.S. and territories, click the **Soil Survey Status** link in the Navigation Bar above.

Tables — Small Commercial Buildings — Summary by Map Unit

Summary by Map Unit — Benton County, Oregon (OR003)

Summary by Map Unit — Benton County, Oregon (OR003)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
61	Dupee silt loam, 3 to 12 percent slopes	Very limited	Dupee (86%)	Depth to saturated zone (1.00)	0.2	1.4%
				Slope (1.00)		
				Shrink-swell (0.90)		
			Panther, hummocky (5%)	Depth to saturated zone (1.00)		
				Shrink-swell (1.00)		
				Slope (0.00)		
155	Waldo silty clay loam, 0 to 3 percent slopes	Very limited	Waldo (95%)	Ponding (1.00)	6.2	41.9%
				Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (1.00)		
161	Wellsdale-Willakenzie-Dupee complex, 2 to 12 percent slopes	Somewhat limited	Wellsdale (58%)	Slope (0.88)	7.8	52.9%
				Depth to saturated zone (0.39)		
			Willakenzie (29%)	Slope (0.88)		
162	Wellsdale-Willakenzie-Dupee complex, 12 to 20 percent north slopes	Very limited	Wellsdale, north slopes (60%)	Slope (1.00)	0.6	3.8%
				Depth to saturated zone (0.39)		
			Willakenzie, north slopes (27%)	Slope (1.00)		
			Dupee, north slopes (10%)	Slope (1.00)		
Totals for Area of Interest					**14.7**	**100.0%**

Summary by Map Unit — Benton County, Oregon (OR003)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to saturated zone (1.00)		
				Shrink-swell (0.90)		
			Panther, hummocky (1%)	Depth to saturated zone (1.00)		
				Shrink-swell (1.00)		
				Slope (1.00)		
Totals for Area of Interest					**14.7**	**100.0%**

Table — Small Commercial Buildings — Summary by Rating Value

Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Somewhat limited	7.8	52.9%
Very limited	6.9	47.1%
Totals for Area of Interest	**14.7**	**100.0%**

Description — Small Commercial Buildings

ENG - Engineering

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Name	Area Symbol	Data Availability	Version
Benton County, Oregon	OR003	Tabular and Spatial, complete	Survey Area: Version 24, Sep 9, 2025 Tabular: Version 22, Sep 9, 2025 Spatial: Version 6, Sep 9, 2025

FOIA | Accessibility Statement | Privacy Policy | Non-Discrimination Statement | Information Quality | USA.gov | White House

Attachment C.215

7/13/2026 Received by:
RB

Dear Commissioners,

I am writing in opposition of LU-25-067 Land use variance. Please see my comments below.

Before I go into the numerous reasons why I feel providing a CUP for Northside church is a horrendous idea, I would urge you all to take a drive out to the proposed property. I'm certain that once you see the location, the road, and the neighborhood, it will be as clear to yourselves as it is to all of us, that a church of this enormity does not belong as it does not fit the character of the area.

1) widening the road (2 feet on the north and 6 feet on the south) alone will cause:

   3 fences to be removed.

   67 mature trees to be removed.

   100 feet of 10-foot-tall hedges to be removed.

   Utility lines all along the south side will need to be relocated.

   18 mailboxes will need to be relocated.

   2 fire hydrants will need to be removed.

   2 power poles at a minimum will need to be moved on the south side and depending on the setbacks and right-of-way locations, all of the power poles on the north side will need to be moved.

2) I spoke with the firm (Kim with Sander Engineering) the church hired to do a traffic count. During the conversation, they informed me that they only tracked vehicles, and not pedestrians. We get well over a hundred people walking Powers every week. This is a huge "miss" by the firm.

   Speaking of vehicle tracking. I was told, during a meeting with James Wright that the church did not get permission from the county to post the counters, let alone put them on county signposts and power poles.

3) Chapter 63 was created on June 30, 2018- Well before mega churches were conceived. I do not feel a church proposed would have been approved in 2018. I respectfully request the board review sec 63 and provide more definition.
4) An 18,902 sq foot "Multi-Use Facility", storage structure, and parking for 189 vehicles is far outside the scope and will dangerously impact the health, safety, and culture of the community.
5) Powers Ave is an extremely narrow road and occupied by hundreds of people with their pets weekly and will cause high risk to both vehicles as well as people and pets.
    a. See section --AA—
    b. Widening the road will eliminate most/all the trees, vegetation lining the road and ditches. When you visit the site, I urge you to look at all the trees, shrubs, and mailboxes on the south side of the road. All of these will be removed to widen the road if approved. SECTION –CC—
    c. The church put up "counters" on the road, which as I was told by James of Benton County, was unknown to them, I spoke to the company twice and was told that, indeed the church requested it, and that the counters did NOT include the number of people that walk the road with their pets every day. It is easily hundreds per week.
6) Sound reading. 4500 Powers (55db) vs "Summer Festival" (123db) held at Oak Grove 6-14-26.
    d. See section –BB— Please note: Human perception of loudness doubles every 10 decibels 6, meaning this event was about 11 times louder on average, and 120 times louder at its peak. Not twice as loud, not even 5 times as loud, but *over 10 times as loud, on average.*
7) 29 Birds sighted at property- Noise and light pollution and well as destruction of habitat puts all of these at risk.

Canada Goose
Branta canadensis
Gods Country | US-OR
May 3, 2026

Red Junglefowl
Gallus gallus
Gods Country | US-OR
March 31, 2026

Tree Swallow
Tachycineta bicolor
Gods Country | US-OR
March 28, 2026

Ruby-crowned Kinglet
Corthylio calendula
Gods Country | US-OR
March 28, 2026

Red-breasted Sapsucker
Sphyrapicus ruber
Gods Country | US-OR
March 28, 2026

Northern Flicker
Colaptes auratus

Northern Flicker
Colaptes auratus
Gods Country | US-OR
March 28, 2026

White-crowned Sparrow
Zonotrichia leucophrys
Gods Country | US-OR
March 15, 2026

Red-winged Blackbird
Agelaius phoeniceus
Gods Country | US-OR
February 9, 2026

House Finch
Haemorhous mexicanus
Gods Country | US-OR
February 9, 2026

Anna's Hummingbird
Calypte anna
Gods Country | US-OR
February 9, 2026

California Quail
Callipepla californica
Gods Country | US-OR
December 26, 2025

Bewick's Wren
Thryomanes bewickii
Gods Country | US-OR
November 11, 2025

Hairy Woodpecker
Leuconotopicus villosus
Gods Country | US-OR
November 11, 2025

Black-capped Chickadee
Poecile atricapillus
Gods Country | US-OR
November 11, 2025

Red-tailed Hawk
Buteo jamaicensis
Gods Country | US-OR
August 15, 2025

Eurasian Collared-Dove
Streptopelia decaocto
Gods Country | US-OR
July 15, 2025

European Starling
Sturnus vulgaris
Gods Country | US-OR
July 8, 2025

American Goldfinch
Spinus tristis
Gods Country | US-OR
June 13, 2025

Western Wood-Pewee
Contopus sordidulus
Gods Country | US-OR
June 13, 2025

Spotted Towhee
Pipilo maculatus
Gods Country | US-OR
June 13, 2025

Acorn Woodpecker
Melanerpes formicivorus
Gods Country | US-OR
June 12, 2025

Cooper's Hawk
Astur cooperii
Gods Country | US-OR
June 12, 2025

Brown-headed Cowbird
Molothrus ater
Gods Country | US-OR
June 12, 2025

Brown-headed Cowbird
Molothrus ater
Gods Country | US-OR
June 12, 2025

Lesser Goldfinch
Spinus psaltria
Gods Country | US-OR
June 12, 2025

Purple Finch
Haemorhous purpureus
Gods Country | US-OR
June 12, 2025

House Sparrow
Passer domesticus
Gods Country | US-OR
June 12, 2025

American Robin
Turdus migratorius
Gods Country | US-OR
June 12, 2025

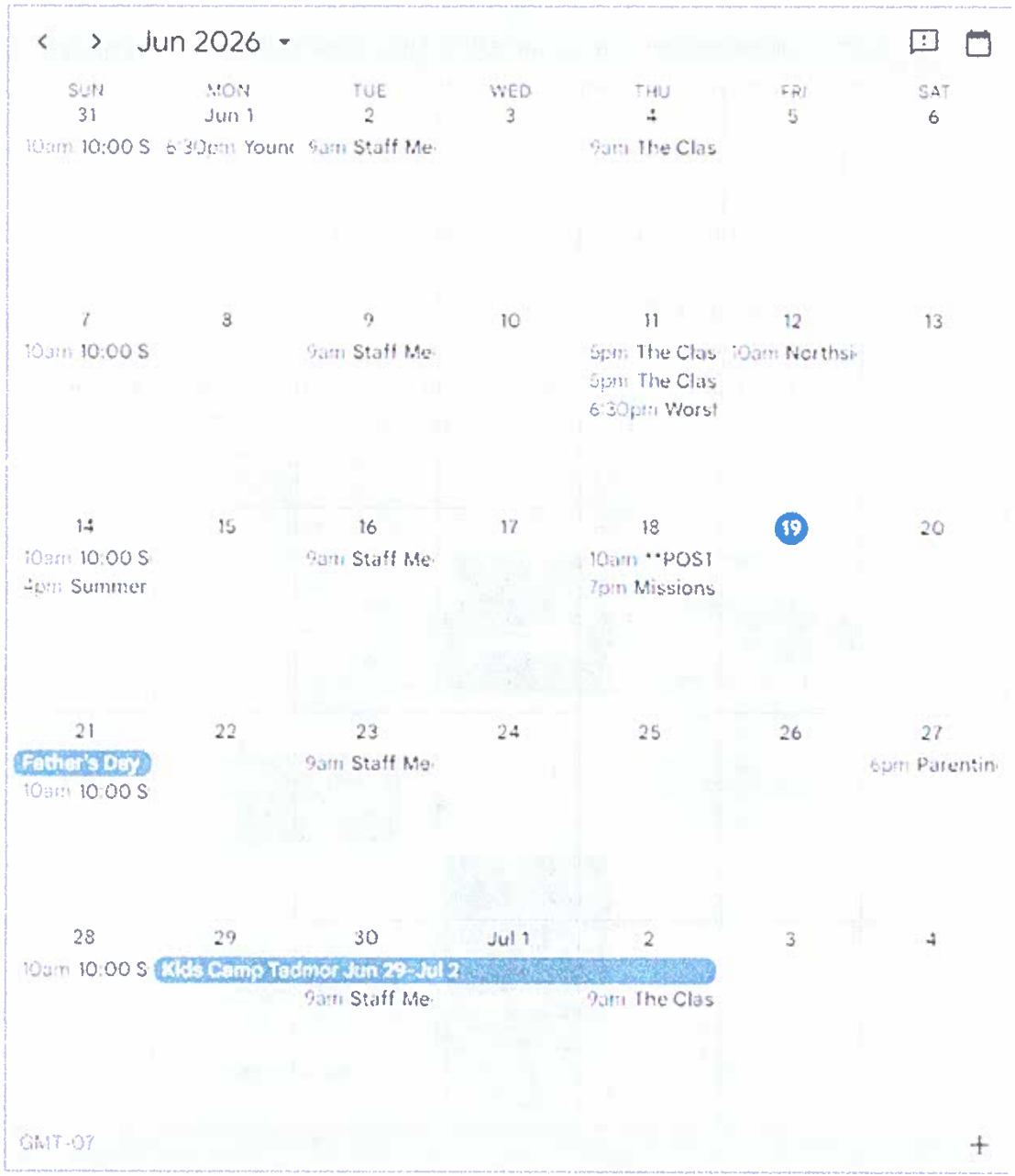
8) Other wildlife—Deer, Eagles, rabbits, racoons, fox, cougar, etc are also extemmly endangered.

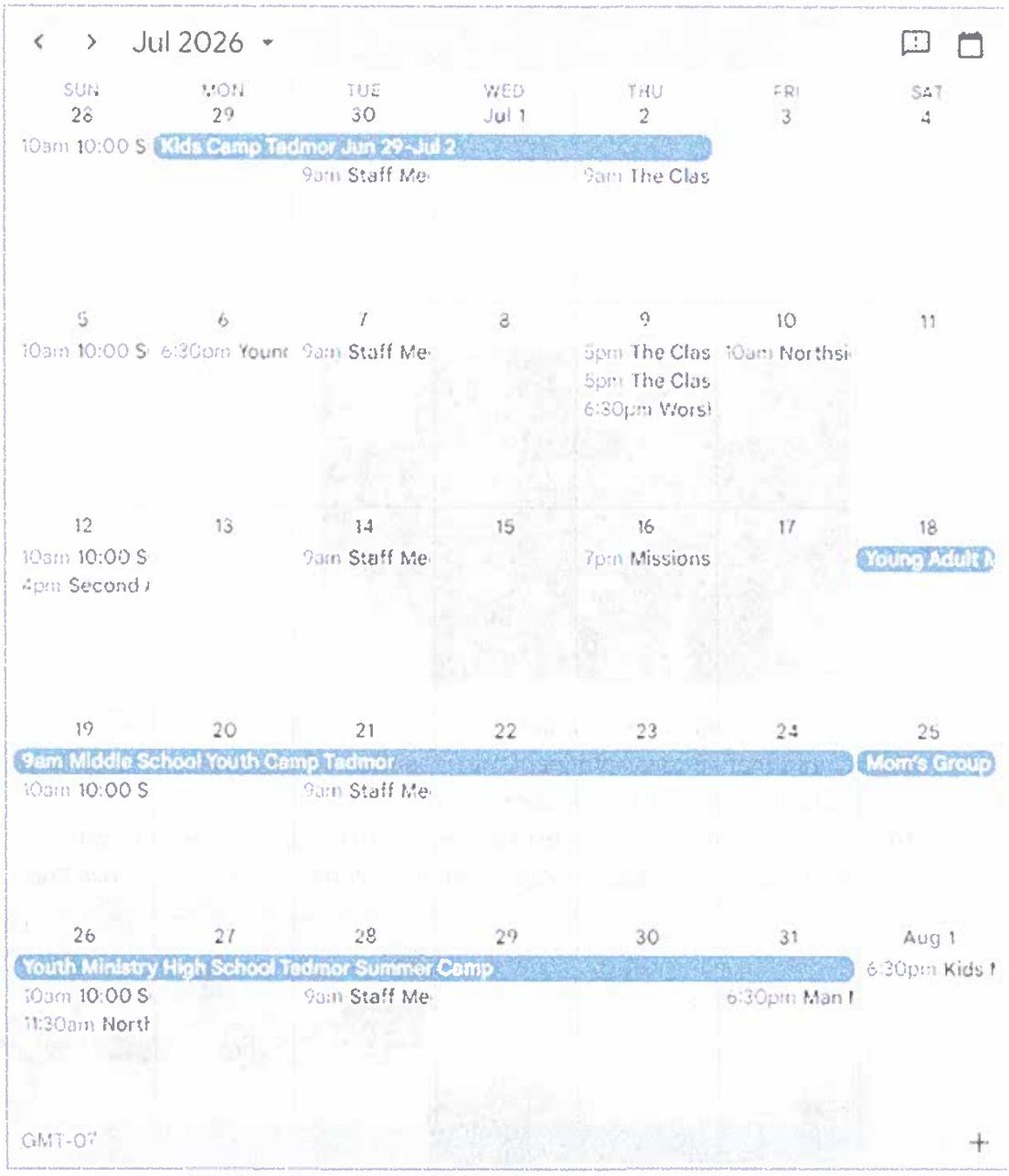
9) Septic considerations- I'm certain DEQ did their due dillegence. My questions is did the church include all of its activities, such as:
    e. Full time day care
    f. 2 massses
    g. Weddings
    h. "Summer Festival" and other sie activities.
    i. Funerals
    j. Sporting events
10) As of 5-29-2026—12 events occurring.

    Of these, were the church built on powers – 6 could be held at the site, one charging $20 per couple. How is this not a business?

All events held on the same day and/or in succession? How was this calculated? Additional activities on calander which would be held on Powers, NOTE- Daily Daycare not shown.

Attachment C.221





11) Church website still inticates main building and church.

12) Conservative estimate for buildings, parking, sidewalks 2.5-3 acres
13) Water runnoff for this amount of "pavement" = 3.4 million gllons annually (42 inches of rainfall) – How will this be controlled?
14) 4500 Powers now vs possible changes should the church get approval..
Left – propery in question Right- "Summer Rodeo" held at Oak Grove Shool,

Left- church parking at Oak Grove School Right Powers road.

15) Church attendance is at, or near capacity. (380 average) Dec 2024 showed 560+ attendies, exceeding max allowance. They are nearly outgrowing their space now.

16) Prayer guide showing they knew of both traffic and noise issues would be a concern. Note "Day 4" prayers.

DAY 4 - THE POWERS NEIGHBORHOOD

We ask for humility and harmony in relationships with those living nearby. Please keep the noise and traffic concerns to a minimum so that they might continue to enjoy the place they've chosen to call home. Let us be authentic in hearing their concerns and working to alleviate them. May they be drawn to know You in the midst of this change.

Philippians 2:3

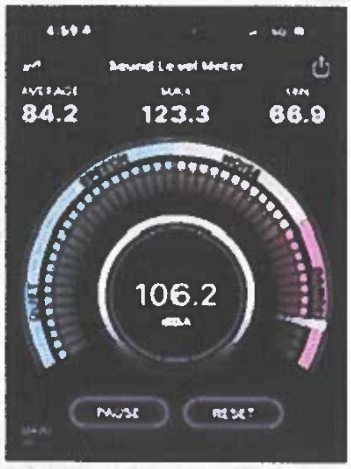
Prayer-Guide.pdf

Section -AA—

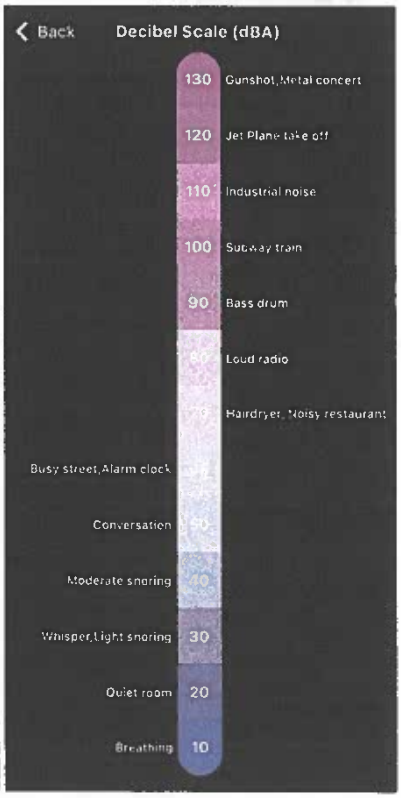
7-1 26

SECTION --BB—

Summer picnic levels



4500 Powers field levels--



SECTION --BB— (top pic- current, bottom with widened road)

Best regards

Cary Hoffer

5218 NW Dumbeck Ave

Albany, Oregon 97321

7-13-26

From: Kijrstin Minarsich
To: BOC Land Use Appeals
Subject: Re: LU-25-067 - Land Use Appeal 4500 NW Powers
Date: Tuesday, July 14, 2026 6:29:58 AM

You don't often get email from kijrstin@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Benton County Officials,

I am writing regarding LU-25-067, the appeal to use 4500 Powers Ave in North Albany as the new site for Northside Church. I live 1.5 miles away from this site in the neighborhood off Scenic Drive and 25th Ave; and while I understand Northside Church's desire to find a new home, as they currently operate out of Oak Grove Elementary School, I fear this proposed location would have an outsized negative impact on our community.

The church services draw a significant crowd on Sundays with cars lining either side of the road on Oak Grove. To funnel all of that traffic up Scenic Drive and onto a small rural road seems inappropriately disruptive, especially as I understand the proposed development to be a multi-use facility with events occuring throughout the week as well as on Sundays.

The residents of my neighborhood face a dangerous turn into traffic from 25th Ave onto Scenic Drive, as cars going south on Scenic frequently speed around that blind curve; the addition of a facility up the road with 180 parking spots and the capacity for up to 500 people would almost certainly increase our challenges there.

Those issue aside, I along with my family and neighbors support efforts to protect the quiet, peaceful character of North Albany as a safe haven for wildlife and a beautiful place to live.

Thank you for allowing me the opportunity to voice my concerns. While I recognize that some development of the rural pastures in our area is inevitable, I hope you will continue to hold your position that this particular use of land would not be in keeping with your zoning restrictions.

Sincerely,

Kijrstin Minarsich

From: Robert Honneffer
To: BOC Land Use Appeals
Subject: LU-25-067
Date: Tuesday, July 14, 2026 10:07:04 AM

You don't often get email from robert@honneffer.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing as a citizen concerned with the proposed construction of a church at 4500 Powers Ave. NW in Albany. I do not understand the basis for an appeal. I attended the May 2026 review of the proposal by the Benton County Planning Commission. I understood that they rejected it based primarily upon two factors:

1. The structure would be imbedded within a quiet residential neighborhood and the significant increase in traffic volume would represent a safety risk for the residents. Required mitigations were outlined by experts from within county government.
2. The use of a septic system to support the projected number of occupants of the facility represented a hazard to the ground water.

Despite the fact that the applicant has lowered the requested size of the facility, these issues remain valid. In addition, the current size of the congregation coupled with the historic and projected growth rates means that the facility would be at capacity when it was constructed. The congregation would be faced with the choice of exceeding safe occupancy limits or petitioning your council to approve construction of an expansion.

Robert Honneffer
2359 NW Violet Ave
Albany, OR

From: E Herro
To: BOC Land Use Appeals
Subject: LU-25-067
Date: Tuesday, July 14, 2026 12:20:26 PM

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Eleanor Herro Brannon
3420 NW Pineview Pl, Albany, OR 97321

I'm writing today to urge the BOC to deny the appeal for the conditional permit and for the rezoning of the property at 4500 Powers Avenue.
Approving the permit to build the facilities being proposed would greatly change the dynamic and character that is Powers Ave and the surrounding area. Traffic, a parking lot, and two large buildings are not aligned with the current state of the neighborhood.

Deny the appeal, deny the permit.
Love thy neighborhood, don't destroy it.

Board of Commissioners
Benton County
PO Box 3020
Corvallis, OR 97339

Re: Opposition to Northside Christian Church Appeal
File No. LU-25-067
Proposed Development at 4500 Powers Ave. NW, North Albany

Dear Benton County Commissioners,

I am writing to respectfully oppose the appeal by Northside Christian Church regarding the proposed development at 4500 Powers Ave. NW in rural North Albany.

This proposed development is not a good fit for this rural neighborhood. Even after the applicant scaled back the original proposal, the plan still includes an 18,000-square-foot gymnasium/worship space intended to serve up to 500 people. That level of use is far beyond what this area was designed to handle and would create significant impacts on surrounding residents, roads, traffic, parking, utilities, and the rural character of the neighborhood.

The Benton County Planning Commission already heard extensive public concern and voted 4-2 to deny the application. I believe that decision was appropriate. The concerns raised by residents are real and should not be dismissed as speculative. A facility capable of bringing hundreds of people into a rural residential area will predictably increase traffic, noise, congestion, and safety concerns on roads that were not built for that level of use.

I am especially concerned about traffic and road safety. A 500-person gathering space would bring a large number of vehicles into the area during services, events, youth activities, and other church-related functions. Rural roads in this neighborhood are not the same as city streets designed for high-volume institutional use. Increased traffic would affect residents, pedestrians, bicyclists, emergency access, and the general safety of everyone who lives nearby.

Parking is another major concern. A development of this size will require significant parking and vehicle circulation. If parking is inadequate or overflow parking occurs, the surrounding neighborhood will absorb the impacts. Even if parking is provided on-site, the scale of the parking area itself changes the character of the property and the surrounding rural setting.

I am also concerned about environmental impacts and septic capacity. A facility designed for hundreds of people creates wastewater, stormwater runoff, lighting, noise, and other impacts that are very different from normal rural residential or agricultural use. These issues need to be evaluated conservatively, not minimized.

The fact that the applicant removed the larger sanctuary building from the current application does not eliminate the broader concern. The proposed gymnasium would still function as the main worship space for up to 500 people, and future expansion pressure is a reasonable concern.

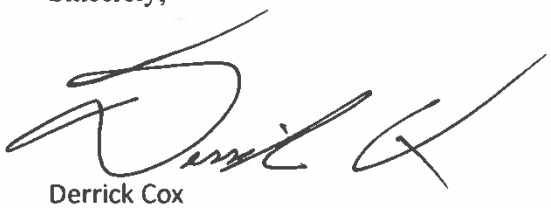
Once a large institutional use is approved in a rural neighborhood, the impacts are difficult to reverse.

This is not about opposing a church. It is about whether this specific location is appropriate for a large institutional facility. In my opinion, it is not. A project of this size belongs in an area with proper urban infrastructure, adequate roads, public services, and zoning designed to support large public gatherings.

I respectfully ask the Board of Commissioners to uphold the Planning Commission's denial of the application and reject the appeal.

Thank you for considering my comments.

Sincerely,



Derrick Cox
4866 NW Palestine Ave
Albany, OR 97321
541-990-3395
dercox@gmail.com

Attachment C.233

COX MANAGEMENT COMPANY
4866 NW PALESTINE AVE
ALBANY, OR 97321

PORTLAND OR RPDC 972
10 JUL 2026 PM 1 L

Board of Commissioners
Benton County
P.O. Box 3020
Corvallis, OR. 97339

97339-302020

From: Christina
To: BOC Land Use Appeals
Subject: LU-25-067
Date: Tuesday, July 14, 2026 5:21:14 PM

[You don't often get email from christina_christiansen04@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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To whom this concerns:

This is the first time I have ever written one of these letters. So I am not completely sure the format.

I have been active member of this Church since early this year 2026 (not long for being willing to write a letter in support) and I have lived in North Albany for close to 14 years. I have raised my two daughters in North Albany with my wonderful husband.

I am in support of the Church building be built in my community. This will give another place for our youth to be in a safe manner. A place that will hold values to our youth. A place that ongoing volunteers will help not just this Church but the community as a whole.

I have seen the ongoing posts on social media regarding individuals being against. Many of these people become aggressive or argumentive not in a helpful way if someone was in support of this church being built. Do I understand that it will change the community. Yes, yes I do. But it doesn't mean change is bad. They would also be upset if the area was zoned for another large amount of houses which is still possible if this Church being built doesn't happen.

I have a large forest area behind my house and I bought it because of it. But I was always aware that a new house or structure may be built on that land. Will I be disappointed, you betcha, but I won't take it out on those who build or those who end up living in that space.

Change is hard. It's always going to be hard. But the positives will be a community that wants to better themselves and those around them. It will take adjustment.

Thank you

Christina Stephens
-North Albany Resident

Sent from my iPhone

From: Nancy Yialouris
To: BOC Land Use Appeals
Subject: LU-25-067
Date: Wednesday, July 15, 2026 8:43:38 AM

[You don't often get email from yialouris@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Members of the Land Use Appeals Board:

My name is Nancy Yialouris and I reside at 2717 Quince St NW, Albany OR, 97321.

I am writing in opposition to the proposed Westside Church's desire to build a large facility at 4500 Powers Rd.

The neighborhood in which I live is only about 1 1/2 miles from the proposed site on which the Northside Church wishes to build a new facility. We are located within sight of the Oak Grove School which this church currently uses for its Sunday services. Cars fill the parking lot at that school and line Oak Grove road on both sides of the street each Sunday morning.
I am concerned because access to our neighborhood has only one entrance and exit point and that is where 25th "T's" into Scenic. This intersection is already hazardous due to the steep descent of traffic heading south on Scenic and the fact that there is a blind curve just before the intersection at 25th. Cars frequently speed around that corner, partly because of the slope of the road but also because 25th is hidden from view until the that blind corner is cleared.

The appeal for an exception to zoning for a facility of the size the church proposes will dramatically increase traffic on Scenic since Powers road is the next road north, and will increase the danger at the intersection of 25th and Scenic. The church proposes a multi-use permit, suggesting activities won't just be limited to Sunday morning services so this issue of increased traffic is of significant concern to many of us who live in this subdivision.

Beyond the traffic issue is the rural nature of the area, the wildlife that live there and use what land is still accessible as a breeding ground and foodresource.

Crowning the land over with asphalt, cement, and large buildings would be an encroachment on wildlife habitat as well as taking agricultural land unnecessarily out of service.

I am not against the wishes of the church members to establish a more suitable location for their services and activities but I am strongly opposed to the location they are seeking at 4500 Powers. Hopefully, they will be able to find a location within an area already zoned for such a facility.

For these reasons I hope the Land Use Appeals Board will hold firm and maintain the rural boundaries without exception.

Thank you for taking the time to consider the afore mentioned concerns.

Sincerely,

Nancy Yialouris
2717 Quince St NW
Albany, OR 97321

From: sara tyler
To: BOC Land Use Appeals
Subject: LU-25-067."
Date: Thursday, July 16, 2026 7:10:30 AM

You don't often get email from embracekindnessbodywork@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Anyone Willing to Read My Words,

I am writing in opposition to the proposed development of the Powers Road farmland and surrounding area. Having been born and raised in Albany, Oregon, I spent much of my childhood and teenage years on my family's farm and the farms of friends in North Albany. I cannot imagine seeing this beautiful farmland destroyed.

Some of my happiest memories were made there. I spent weekends caring for my horses, riding bikes with my cousins, learning to drive a stick shift, and watching the annual hot air balloons drift low over the fields before landing nearby. Those open spaces weren't just farmland—they were where my family gathered, where I learned responsibility, and where I developed a deep appreciation for nature. It breaks my heart to think that future generations may never have those same experiences.

I also remember what happened when the wetlands that are now Cascade Heights were developed. Before the million-dollar homes, that land was full of wildlife. As children, we picked blackberries, explored the trails, and played among the trees and native plants. The wetlands were alive with deer, skunks, opossums, porcupines, birds, and countless other animals that had lived there long before we did.

Then the land was cleared, covered with concrete, and replaced with houses.

What happened to all those animals? They didn't simply disappear. They fled as their homes were destroyed, desperately searching for somewhere safe. Many were struck and killed by cars. Others wandered into neighborhoods where they were viewed as pests or threats to pets or children and were trapped or killed. I remember a porcupine finding its way into our backyard after losing its habitat. My family safely trapped it and relocated it, hoping it could survive somewhere free from the destruction of its home.

For years after the development, it seemed there was always another story. Friends talked about deer wandering through neighborhoods looking for shelter. Dead wildlife became a common sight along the roads. Families who had never dealt with wild animals suddenly found themselves forced to. It was heartbreaking to witness the consequences of replacing

natural habitat with development.

Now, as I read about the proposed development near Powers Road, I fear history is about to repeat itself.

This land is more than open space. It is productive farmland, an important wildlife habitat, and home to families who have lived, worked, and raised generations there. Once it is developed, it can never be restored to what it was.

The impact on wildlife will be devastating. Animals will flee in search of new homes, but there are fewer and fewer places left for them to go. Many will end up crossing busy roads, increasing vehicle collisions and needless suffering. Others will move into nearby neighborhoods where families may feel forced to trap or kill them to protect their children, pets, or property. These animals are not choosing to become a nuisance—they are simply trying to survive after humans have destroyed the only homes they have ever known.

There are environmental concerns as well. Covering fertile farmland with roads, buildings, and pavement permanently removes valuable agricultural land. The additional weight and disruption to the soil can affect drainage, water movement, and neighboring farms that rely on healthy land to produce food and support local families.

Traffic is another serious concern. The roads in this area were never designed to handle the volume of vehicles that this type of development would bring. Residents already experience bottlenecks and congestion. Many of us chose to live in North Albany because of its peaceful rural character, open farmland, and connection to nature. We value being able to see wildlife in their natural habitat and raise our children where they can experience the beauty of Oregon's farmland instead of endless subdivisions.

Development may bring short-term financial gain, but once this farmland and wildlife habitat are gone, they are gone forever. We cannot recreate generations of fertile soil, established ecosystems, or the memories made on this land.

I ask you to carefully consider what will be lost before making a decision that cannot be undone. Please protect the Powers Road farmland, preserve the wildlife that depends on it, and safeguard the rural character that has made North Albany such a special place for so many families, including my own.

Sincerely,

A Concerned North Albany Resident

--
Sara Tyler
Embrace Kindness Bodywork

From: Anthony Knox
To: BOC Land Use Appeals
Subject: File #LU-25-067
Date: Thursday, July 16, 2026 7:33:15 AM

You don't often get email from anthony@knoxag.com. Learn why this is important

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Commissioners,
My family and I live in North Albany on White Oak and I would like to tell you that we are in favor of Northside Church building on the Powers property. This would be a great improvement and resource for our community. Please vote to let them move forward with this. Thank you

Anthony Knox, Owner
Certified Irrigation Designer
Knox Ag Irrigation, Inc.
541-510-1837
CCB #228389

BULDER Rachel

From: Cluskey, Mary Marshall <cluskeym@oregonstate.edu>
Sent: Sunday, July 19, 2026 11:04 AM
To: BOC Land Use Appeals
Subject: Reference # LU-25-067
Attachments: Benton Co. Planning Board of Commissioners Corvallis, Oregon Appeal LU-25-067 .pdf

You don't often get email from cluskeym@oregonstate.edu. Learn why this is important

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Attached letter addressing land use change for Northside Christian Church, Albany OR

Mary Cluskey
cluskeym@oregonstate.edu
1926 NW Crest Place
North Albany OR 97321

July 18, 2026

Benton County Planning Board of Commissioners
Corvallis, Oregon

RE: Appeal LU-25-067

Sirs:

I am writing to express my opposition to the Planning Board Appeal LU-25-067, submitted relative to the request for Northside Christian Church, in Albany, Oregon. My Noth Albany (NA) residential history serves to provide some perspective about land use, development and traffic in the area. In 1988, my husband and I purchased a house in Riverview Heights, a small subdivision between Gibson Hill and Crittendon Ave. There were some other houses along Gibson Hill, North Albany Road, Crocker Lane, Spring Hill, but nothing like the sprawl and exponential growth over that has taken place over those 35+ years.

In our Riverview Heights subdivision, we were connected to a leach field/septic system that we were informed by Benton County that it was failing. Consequently, in ~1989-90, all homesteads (~ 50+) in our subdivision were annexed by the city of Albany for the new sewer infrastructure and access ($3000.00+ each). But it was supporting that infrastructure, on the part of early NA residents that initiated the explosion of housing which now has changed the whole area. Dangerous biking and walking, traffic, as well as losses to natural areas, trees, birds, deer and other resultant environmental degradation are the consequences. During this process, we experienced the dual oversight between Benton County (and Corvallis) and the city of Albany. The conflicts continue as we see additional land use changes for NA (as part of Benton County) being requested to serve the interest of some people.

The proposal for the church on Powers and Scenic is such a challenge, necessitating consideration to the safety, privacy, biking/walking and traffic patterns for all of NA, but especially among the Powers/Scenic Roads neighborhoods. That does not to speak to the Powers and Scenic Road homeowners' likely property value loss. The mega church even acknowledges that the rural, peaceful setting is what attracted them to the site. Yet, if given approval to change the zoning and build multiple building and parking lot spaces, I predict that they will be emboldened to seek additional construction waivers. It will make it a much different rural area than it is now. Would this be allowed if this were a commercial or industrial entity seeking zoning change? Above all of this, as a church, they will not contribute to property and other taxation. I feel badly for those homeowners. You buy property with the awareness of the area and the zoning, only to have a group of individuals decide they would like to alter that tranquility, with little concern about that impact upon local residents.

I am also very curious about what the church is really planning to do with that much land, and how they achieved the means to pay for the land and to build such a large facility. And why they are pushing back on paying for the road widening. In their earlier descriptions of their plans, the described additional buildings, a day care center, gymnasium, and other ambitious, vaguely described endeavors (always risky...). Are they thinking of a private school??? Would their day-care center generate revenue; would they be regulated and/or pay tax on that?

This is not a long-standing church or religious affiliation for Albany, and they are not part of any other more established existing denominations. One must apply and sign a "contract" for church membership. They have expectations for members to contribute financially. I have no idea how they came to exist here, and their history is short termed. Only one or two have any previous residence to Oregon and none to North Albany. The elders have had or currently hold employment experience but none of them has real experience relative to faith based or community service, building/property development or even as religious elders.

Oregon is unique in being protective of their land and communities, and the effort of these applicants seems to be unaware of that. I am also surprised at their apparent, relentless effort by the church to downplay and be insensitive to the long-term impacts on the NA area, on their immediate neighbors, and their contribution to the spoilage of the serenity of the property.

They should at minimum be required to pay for road, water access and sewer changes. I understand that they will have lights that will be on 24 hr/day for safety, disturbing nocturnal activities of animals, and lighting up the entire area, an imposition on neighbors. If such protection is needed, that speaks for their need to build closer to the city. Will they be held financially accountable for any additional cost associated with their changing the land or surrounding area?

And, for those who are not imminently aware of the traffic problems in NA, this is not just traffic that will impact just Scenic/Powers and Spring Hill. It is Gibson Hill/North Albany Road, downtown Albany, the bridge traffic, the commuting to and from Corvallis. And, it is the overall continued NA growth into further reaching areas all contribute to this. Perhaps, one is considering that they will only impact Sunday traffic; I might agree, but that is not assured at all, given they did not need for such a large lot for a church. They must have other plans for the large lot they purchased as I am certain this group of church elders are not being forthcoming about all their ambitions for the property. Why would they have not investigated zoning and infrastructure requirements prior to their purchase? Did they assume that their interests would be innocuous given they are a religious organization? Are they being truly sincere about their interest in being part of the North Albany/Albany community outside their church? This group of five elders answer only to themselves, and that is concerning. None of them are from this immediate area, and I am hesitant to feel they have respect for all people, given some of their beliefs posted on their website.

I am asking for the Planning Commission to please reject the application for Northside Christian church to get approval allowing a zoning change for Powers Road property. There are many other spaces that would be more appropriate, accessible and less disturbing to the existing property owners and traffic in North Albany. The church could make more money selling off individual lots (which was not how it was originally listed) to get back their money back.

Thank you for the opportunity to provide you with perspective from a long-term North Albany resident.

Mary and Steve Cluskey
1926 NW Crest Place
Albany, OR 97321
cluskeym@oregonstate.edu

S Larry D. Stevens
4035 NW Terra Lynda Dr
Albany, OR 97321-9118

PORTLAND OR RPDC 972
19 JUL 2025 PM 5 L

BOARD OF COMMISSIONERS
4500 SW RESEARCH WAY
CORVALLIS OR 97333

HLU-25-067

97333-109300

July 16-25

COMMISSIONERS

AGainst the LU-25.067

this is my second letter OPPOSING the NORTH
Side Christian Church PROPOSEL to Build Such
A LARGE Building on POWERS,
this is acreage ~~ZONED~~ Residential NOT BUSINESS
which therefore have become AS THEIR WEALTH
INCREASES.
it will BRING more TRAFFIC, NOISE + TRASH
POWERS NOT Built to handle 3 TO 4 times
more TRIPS on A weekly BASIS.
Counted 25 Signs OPPOSING THIS
INTRUSION FROM this PROJECT.
WHO WILL REPAIR ALL the dust in the
LARGE PROJECT WILL BRING NOT ONLY TRUCKS
BUT SCENIDRIVE.
WHO WILL PAY FOR SECURITY PROVIDED TO
Building.
PLEASE KEEP POWERS RURAL.

I am
Steven

S Larry D. Stevens
4035 NW Terra Lynda Dr
Albany, OR 97321-9118

Clayton VandenBos
4878 Palestine Ave
Albany, Oregon 97321
503-740-9850

July 14th, 2027

Benton County Board of Commissioners
4500 SW Research Way
Corvallis, Oregon 97333

Re: Opposition to Northside Christian Church Development, Land Use Case LU-25-067

Dear Benton County Commissioners:

I am writing to strongly oppose the proposed Northside Christian Church development on the approximately 19-acre rural property in North Albany. I respectfully ask the Board of Commissioners to uphold the Benton County Planning Commission's decision to deny this application.

My concerns are based on the scale, intensity, and location of the proposed development—not on the religious nature of the applicant. A large church complex, gymnasium, parking area, and gathering facility designed to accommodate hundreds of people is not compatible with a quiet rural residential neighborhood.

I am currently going through the county permitting process to build an approximately 5,000-square-foot home in this area. This represents a substantial personal and financial investment in the rural character, safety, and long-term livability of the neighborhood. I chose this area because it is peaceful, lightly developed, and distinctly different from an urban or commercial setting. Approving a development of this size would materially change those qualities.

The proposed facility would create significant traffic during services, special events, athletic activities, meetings, and other gatherings. Local roads were not designed to routinely handle hundreds of vehicles arriving and departing within short periods. Increased congestion, turning movements, nighttime traffic, and vehicle speeds would create legitimate safety concerns for nearby residents, pedestrians, cyclists, farm equipment, and emergency responders.

The project would also introduce extensive parking, lighting, noise, stormwater runoff, and septic demands into an area dominated by homes, farms, wells, and rural properties. These impacts would not occur only on Sunday mornings. A gymnasium and multipurpose facility could generate traffic, noise, and activity throughout the week and into the evening.

I am particularly concerned that the true intensity of the development may be underestimated if the county evaluates each individual feature separately rather than considering the cumulative impact of the entire project. The church, gymnasium, parking areas, events, traffic, lighting, septic system, and future activities must be reviewed as one large institutional development.

Once a project of this magnitude is approved, the rural character of the neighborhood cannot easily be restored. It could also establish a precedent for additional large-scale institutional or commercial-style developments in areas that residents reasonably expect to remain rural and residential.

The Planning Commission heard extensive testimony and identified serious concerns involving traffic, parking, road improvements, environmental impacts, septic capacity, and compatibility with the surrounding area. Those concerns remain valid. The applicant's desire to develop the property should not outweigh the long-term safety, livability, and property interests of the people who already live nearby.

For these reasons, I respectfully request that the Benton County Board of Commissioners deny the appeal and uphold the Planning Commission's denial of Land Use Case LU-25-067.

Thank you for considering my comments.

Sincerely,

Clayton VandenBos

Attachment C.248

C. VandenBos
4878 Palestine Ave
Albany Or 97321

PORTLAND OR RPDC 972
16 JUL 2026 PM 2 L

Benton County Board of Commissioners
4500 SW Research Way
Corvallis, OR 97333

97333-109300

From: This is Me
To: BOC Land Use Appeals
Subject: testimony for LU-25-067
Date: Monday, July 20, 2026 7:01:59 PM

You don't often get email from mrs.hamp@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Board of Commissioners set to consider LU-25-067,

I live in N. Albany and recently heard about this use of land dispute on Power Rd from a discussion on Nextdoor.com

I grew up in rural Gilbert, Arizona and I see Powers St. as just as special and quiet as the land that I was able to experience. That land has now been turned into suburbia and businesses and is now just a sweet memory of what once was. I know this church would destroy a peaceful rural area. I experienced both the before and after in my life and what the church wants to do could be done elsewhere. The rural areas of this country are special and should be viewed as extraordinary. When they are developed, they are gone for good.

I see this church as opening up a similar precedent in the middle of N. Albany. The people who live there should be given top consideration since they have invested in the land there. They would be the ones to have to deal with increased noise, pollution, and traffic.

A church in a rural area is entirely inappropriate. They are supposed to be living their lives with the lessons of Christ and they have behaved very un-Christlike to the neighbors on Powers St. They have acted selfishly and continue to be selfish to push their agenda.

Please do not grant the church allowance for any kind of business in this rural area. They should have done their due diligence prior to buying the land. There are many vacant buildings across Albany that they could have purchased.

Why not 537 7th Ave SW or 1099 Queen SW or 350 Hickory St NW?
Why create a business in an inappropriate area when there are more suitable buildings in nearby areas?

I plead with you to deny this church their petition to develop this rural plot of land. Please let the neighbors on Powers rd and the nature in that area have a place to live in peace.

Sincerely, Ginger Hamp (853 Hickory St. NW Albany)

To the Planning Commission,

My name is Jerry Weekly. My wife and I have lived at 3621 NW Terrace Drive for the past 40 years. We carefully researched this area before choosing to make our home here because of its rural residential zone, quiet character, and the type of neighborhood it has always represented.

I am writing to formally oppose any change in zoning or approval of a conditional use permit for Tax Lot R4W Section 26B, Tax Lot 600. I respectfully request that the Planning Commission uphold May 5, 2026, denial decision.

The property is zoned Rural Residential 2-acre minimum (RR-2), and I believe it should remain that way to preserve the established character of the area. Residents in this neighborhood have worked hard for many years to maintain a rural setting that is peaceful, low-density, and compatible with the existing homes and properties.

Approval of this proposal would significantly change the nature of the neighborhood. Facilities such as a gymnasium, accessory structures, playground, daycare, and outdoor pickleball courts would introduce a level of activity that is not consistent with the rural residential character of this area.

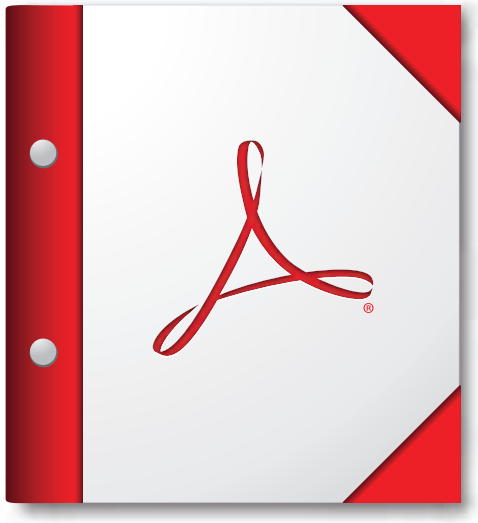
I am especially concerned about traffic and safety. Powers Road is already narrow and carries challenging traffic levels. It does not adequately accommodate walkers, bicyclists, or increased vehicle traffic. Additional traffic generated by this project would create further safety concerns and place additional strain on an already limited roadway.

There are also environmental and quality-of-life concerns. Increased activity, noise, lighting, and traffic could disrupt wildlife, affect the rural setting, and create burdens on surrounding residents. The project may also raise broader infrastructure concerns, including road capacity, pedestrian safety, and the ability of the area to support a more intensive use.

For these reasons, I respectfully ask the Planning Commission to deny any zoning change or conditional use permit for this property and to uphold the May 5, 2026, denial decision. The current RR-2 zoning is appropriate and should remain in place to protect the character, safety, and livability of the neighborhood.

Sincerely,

Cathy and Jerry Weekly



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Get Adobe Reader Now!

BULDER Rachel

From: Susan Hall <hallteam5@hotmail.com>
Sent: Wednesday, July 22, 2026 12:59 PM
To: BOC Land Use Appeals
Subject: File #LU-25-067 letter of support

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Benton County Board of Commissions,

I am writing to express my strong support for the proposed church building project, case #LU-25-067, within our community. This project represents an important investment not only in a place of worship but also in the overall well-being of our county.

Churches often serve as more than spiritual centers—they are hubs for community outreach, charitable work, and youth programs. The development of a new church facility will provide opportunities for these activities.

As our community continues to grow, so does the need for spaces that promote connection, service, and personal development. Our community benefits when there is space for diverse organizations that serve the public and foster civic engagement. This project will help meet those needs by offering a welcoming and accessible environment for residents of all ages and backgrounds.

We recognize that some nearby residents have concerns about the project and may not desire a new church in their vicinity due to traffic, noise, and parking concerns. However, the anticipated traffic generated by the church is limited and occurs primarily during specific times, such as weekend services and occasional events. With approximately 260 parking spaces, the church's capacity—and therefore its traffic impact—is inherently capped and predictable. This level of usage should not be a daily disruption to neighbors.

We believe a church can be such a valuable asset to the community and encourage the church and the Board to continue working collaboratively to address any valid, non-emotional, concerns the neighbors have.

I respectfully ask that you give this project your full consideration and support. Its long-term benefits to the community will be both meaningful and enduring.

Thank you for your time, service, and thoughtful leadership.

Sincerely,

Rick and Sue Hall
5532 NE Wilson Ln
Albany, OR 97321

BULDER Rachel

From: Lori Tully <lori.a.tully@gmail.com>
Sent: Wednesday, July 22, 2026 2:18 PM
To: BOC Land Use Appeals
Subject: Comments on LU-25-067 Northside Christian Church CUP application

You don't often get email from lori.a.tully@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident of Benton County and have resided at 4202 Scenic Drive for the past 27 years. One of the major factors in deciding to purchase our property and build a home was the rural nature of the area. My husband and I wanted a quiet place in the country to grow gardens, nurture wildlife, and enjoy the quiet serenity of living away from traffic and noise. It was challenging to find a small acreage lot in Benton County that was still within bicycling and commuting distance to our jobs in Corvallis. Over the years we have greatly enjoyed watching birds, deer, foxes, and other wildlife who also call this area home. In the past ten years there has been more housing development, leading to more pressure and fewer populations of some wildlife in the area. While that level of development is almost unavoidable, it pales in comparison to the proposal by the Northside Christian Church to site a large facility in the middle of a rural residential zone.

The Conditional Use Permit (CUP) application filed by the Northside Christian Church to build a nearly 19,000 sq. ft. building on a 19 acre parcel on Powers Avenue came as quite a surprise. It is such an inappropriate spot to locate a church for a congregation of 500. The traffic and noise from such a mega-church will overwhelm this valuable pocket of rural residential zoning in North Albany. The road is way too narrow to accommodate that much traffic, making bicycling and walking dangerous. I've attached several photos of the proposed site to show how narrow the road is, with no dedicated space for bicyclists or pedestrians or street parking. This isn't a problem with the low density of cars on the road today. In comparison I've attached a photo of the church service during a typical Sunday at the Oak Grove Elementary school where the Northside Christian Church currently holds services. As you can see there are cars using all of the available parking plus spilling over into the bike lane and on the other side of the road. There is no safe passage to ride or walk during times when there is a service, and this area at least has bike lanes and a wider road.

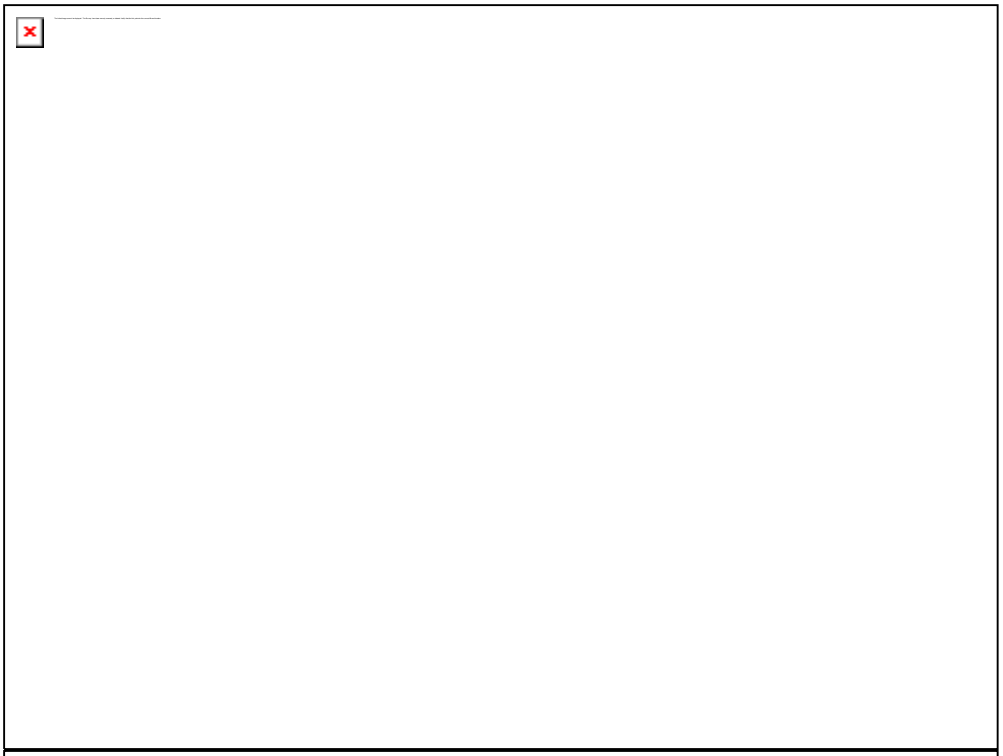
It is a shame that the church's officials chose this site and purchased it before doing more research in the area. If they had, it would have been obvious that this parcel that was a small residence and farm has a seasonal wetland and large trees on a sloped area that make it a poor choice for a mega-church. I've noticed that the farm next to Oak Grove Elementary school has since come on the market. At least that parcel is adjacent to the school, so the use of the school parking lots and wider roads would make that a better proposition for such usage.

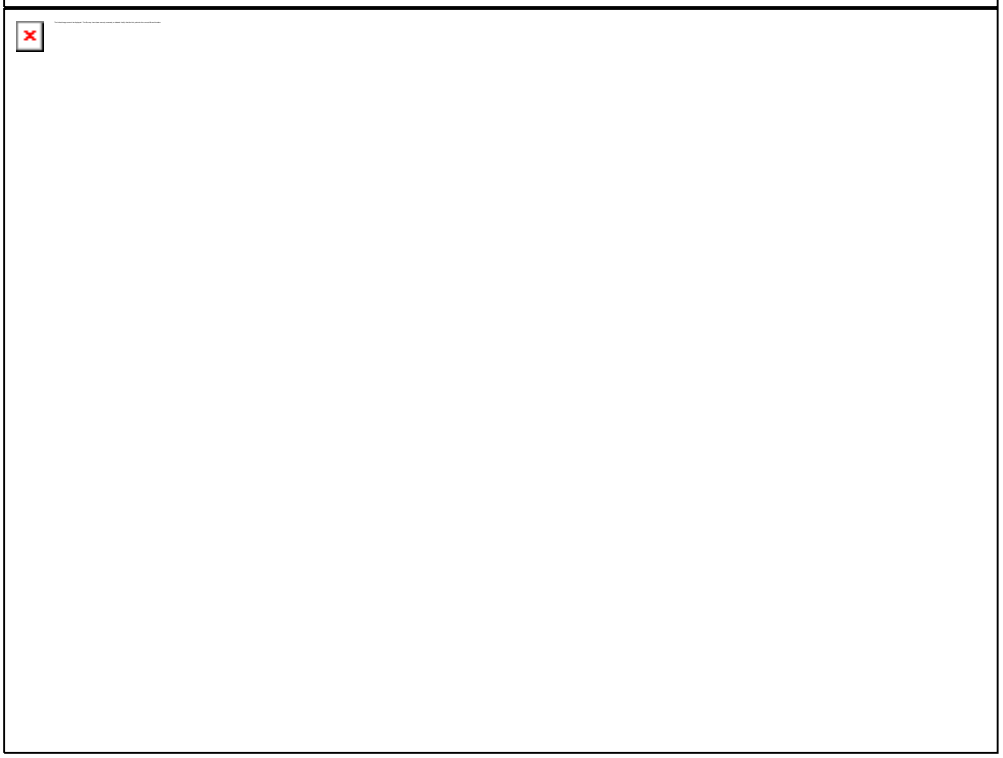
I also have concerns that the original proposal included a church and gymnasium, and to meet the Planning Departments requirements, one of the buildings (the church?) was omitted in Phase 1. This

begs the question that, if this CUP application is approved, should we expect to see a Phase 2 request that includes building a second facility on site? Also included in their proposal was use of the building for day-care and other activities (weekend events) that would mean that increased traffic isn't just a Sunday morning impact, but potentially a seven day a week issue. It just doesn't fit in the character of "rural residential".

Please uphold the Planning Commission's vote to deny the CUP application for 4500 Powers Avenue. There is too little rural residential property left in Benton County and situating a mega-church in this area will greatly impact the livability and very definition of "rural" residential to the existing property owners.

Regards,
Laura Tully
4202 Scenic Drive NW
Albany, OR 97321





Join Us
@
10:00 am

Join Us
@
10:00 am

Attachment C.258

Attachment C.260

BULDER Rachel

From: Mick Skolnick <mick.skolnick@gmail.com>
Sent: Wednesday, July 22, 2026 2:34 PM
To: BOC Land Use Appeals
Subject: Land use application reference number LU-25-067

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To whom it may concern:

RE Land Use Application LU-25-067:

As a long-time North Albany homeowner, I have witnessed a steady decline in the semi-rural quality of life enjoyed by residents along the NW Scenic Drive corridor. The proposed development on NW Powers Avenue would further degrade our quality of life, impacting not only the site's immediate neighbors, but the entire surrounding community as well.

In addition to the disruption of the community's peace and quiet during the construction phase, completion of the proposed development would surely result in increased motor vehicle traffic at all times, and not just during scheduled events as suggested by the applicant.

Please respect the proposed location's RR2 zoning, and vote against this project.

Sincerely,

Mick Skolnick
1885 NW Paddington Place
Albany, OR 97321

BULDER Rachel

From: kimroses2@aol.com
Sent: Wednesday, July 22, 2026 9:04 PM
To: BOC Land Use Appeals
Subject: Reference File #LU-25-067

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Benton County Board of Commissioners,

My name is Kim Deskins and I reside at 1805 NW Scenic Dr Albany, Or 97321. I am writing in support of Northside Church's request to place a building on their property as a permanent church home.

I have benefited from attending Northside Church and given of my time in serving in the childrens' ministry in the past.

When our family went through a difficult medical time, the people of Northside Church brought meals, prayed for us, and a team of men spent several days cleaning up our property. These selfless acts of support and love greatly impacted our family in a positive way.

Thank you for your time concerning the important request of Northside to build a church home on their property.

File #LU-25-067.

Sincerely,
Kim Deskins

BULDER Rachel

From: Josanna Biddle-Croco <josannah@gmail.com>
Sent: Thursday, July 23, 2026 10:01 AM
To: BOC Land Use Appeals
Subject: LU-25-067 CUP
Attachments: LU-25-067 CUP Northside Letter 23July2026.pdf

You don't often get email from josannah@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please see the letter attached as a pdf. Please consider this both as public comment and a request for verification of calculations in the Staff Report.

Thanks!

Josanna Biddle-Croco
4853 NW Dumbeck Ave, Albany, OR 97321

Josanna Biddle-Croco and Andrew Biddle
4853 NW Dumbeck Ave
Albany, OR 97321

23 July 2026

Benton County Board of Commissioners
landuseappeals@bentoncountyor.gov.
LU-25-067

Dear County Planners,

Please verify the parking requirement from “LU-25-066 & LU-25-067 Northside Church Staff Report”.

In reading the BCC 91.605 Off Street Parking (Exhibit 1) and reviewing the proposed facility shown in Northside Schematic Design (Attachment 1) it appears that the building’s footprint was mistakenly used in place of the gross floor area in the staff report. Benton County Building Code 11.155 (Exhibit 2) adopts The Oregon Structural Speciality Code which defines gross floor area in Chapter 2 Section 202 (Exhibit 3).

Using the definitions in the code, the gross floor area includes the first floor (110’-3” by 171’-7” = 18,917 square feet) and second floor (110’-3” by 87’-3” = 9,619 square feet).

18,917+9,619 = **28,536 square feet gross floor area**

To calculate the required parking stalls per BCC 91.605 (Exhibit 1):

28,536 square feet x 1 parking space / 100 sq feet = 285 parking stalls

To comply with BCC 91.605 the permit application must include 285 parking stalls

This revised parking requirement makes sense when you consider the building plan (Attachment 1) that shows sanctuary seating for 478 people plus four separate care rooms for infants (occupancy 11), toddlers (occupancy 18), preschool (occupancy 26), and elementary (occupancy 31). During a packed service we may need to park enough vehicles for Pastor (1) + Congregation (478) + Infants (11) + Toddlers (18) + Preschool (26) + Elementary (31) = 565 total people. This is assuming that during service no one is in the reception, fellowship room, kitchen, three separate offices, break room, or two flex halls (occupancy limits 147 and 118).

Due to the rural nature of this site there is no on-street parking, no public transit, and walking or biking is only a faint possibility for a tiny portion of the congregation. No variance to the Benton County Parking Code (Exhibit 1) should be considered.

Sincerely,

Josanna Biddle-Croco and Andrew Biddle

Exhibit 1:

Benton County Development Code

BCC 91.605 Off-Street Parking.

Except as otherwise required by other provisions of the Development Code, structures built, enlarged or increased in capacity shall provide for the following off-street parking space requirements. Gross floor is that area considered to be habitable under the terms of the Benton County Building Code.

(5) A place of public assembly including church, stadium, arena, club, lodge, auditorium, meeting room, and undertaking establishment shall provide one (1) space for each 100 square feet of gross floor area or one (1) space for each eight (8) seats, whichever is greater.

Exhibit 2:

Benton County Building Code

BCC 11.155 - Enforcement of State Code.

The Oregon Structural Specialty Code, as adopted by OSR 918-460-010 through 918-460-015, except as modified in this code, is enforced as part of this code.

Exhibit 3:

Oregon Structural Specialty Code (2025 ed.), Chapter 2, § 202

"FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above."

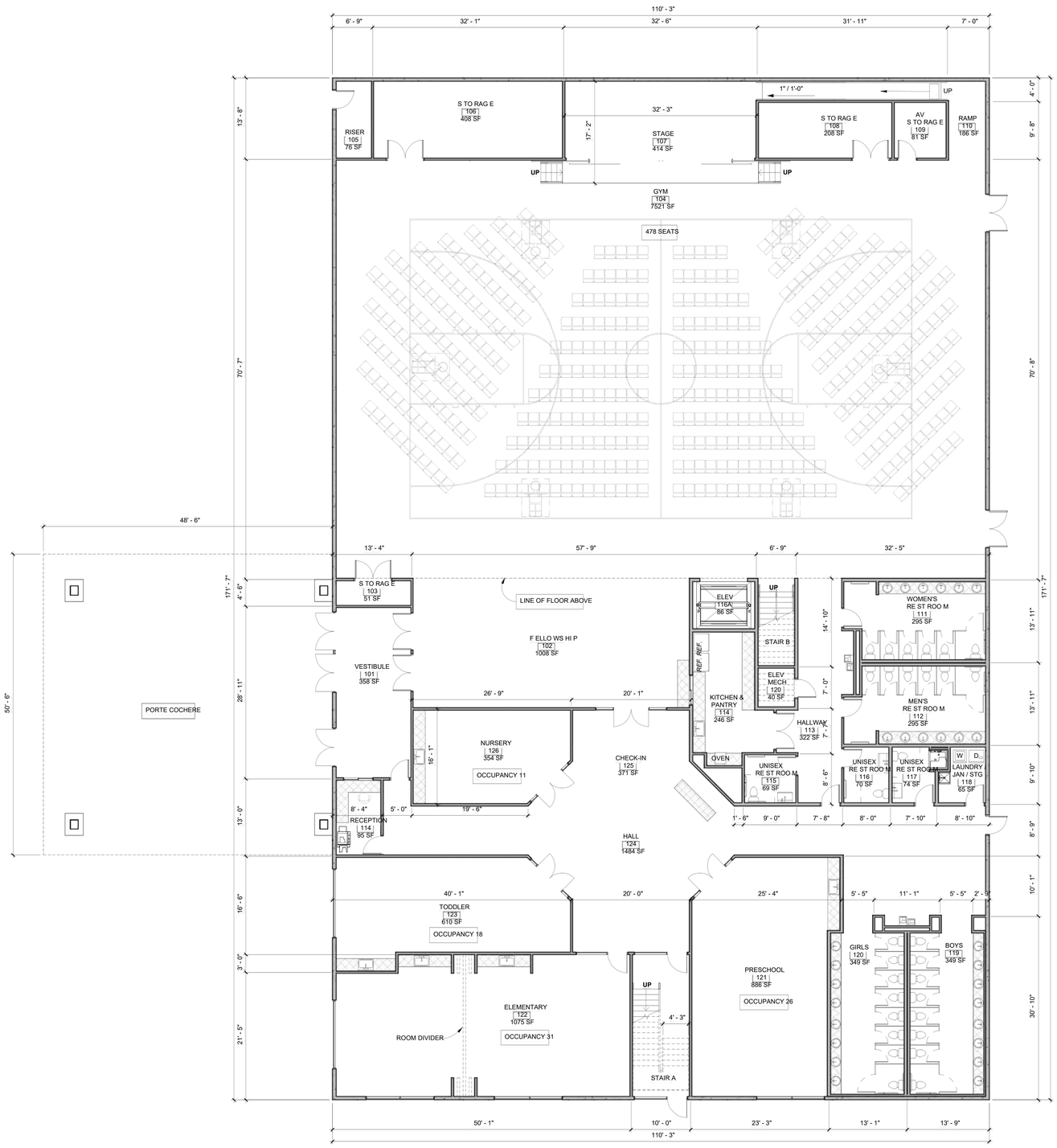
Attachment 1: Northside Schematic Design

VIEW FACING SOUTHEAST, GYMNASIUM BUILDING

NORTHSIDE CHURCH
SCHEMATIC DESIGN - EXTERIOR | DECEMBER 10, 2025

VARITONE ARCHITECTURE

Attachment 1: Northside Schematic Design



01 FLOOR PLAN -LEVEL 1
1/8" =1'-0"

GENERAL FLOOR PLAN NOTES:

1. DIMENSIONS AREBASEDON WOOD FRAMEDCONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U. O. N.
2.

LEGEND:

NEW CONSTRUCTION

DOOR
WALL
S TO REF RONT / WINDO W
CASEWORK

X WALL TAG

WINDOW TAG

101 DOOR TAG

0 GRID LINE IDENTIFICATION -NEW

KEYNOTE LEGEND	
#	Keynote Description

DD SET

VARITONE ARCHITECTURE
231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UCELL ENGINEERING & LAND SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541-451-5125
CONTACT: BRIAN VANDETTA

ARCHITECT
~~VARITONE~~ ARCHIECTURE, LLC
231 2ND AVE SW
ALBANY, OR 97321
541 -497 -2954
CONTACT : TAYLOR ROOSA, NCIDQ

STRUCTURAL ENGINEER
MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503 -399 -1399
CONTACT: DOUGLAS S. MELTZER, PE, SE

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
1012 FINE STREET
SILVERTON, OREGON, 97381
503 -784 -6494
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA, ASLA

CONTRACTOR
TBD

Northside Church -Gymnasium Building

4500 NW Powers Avenue
Albany, Oregon

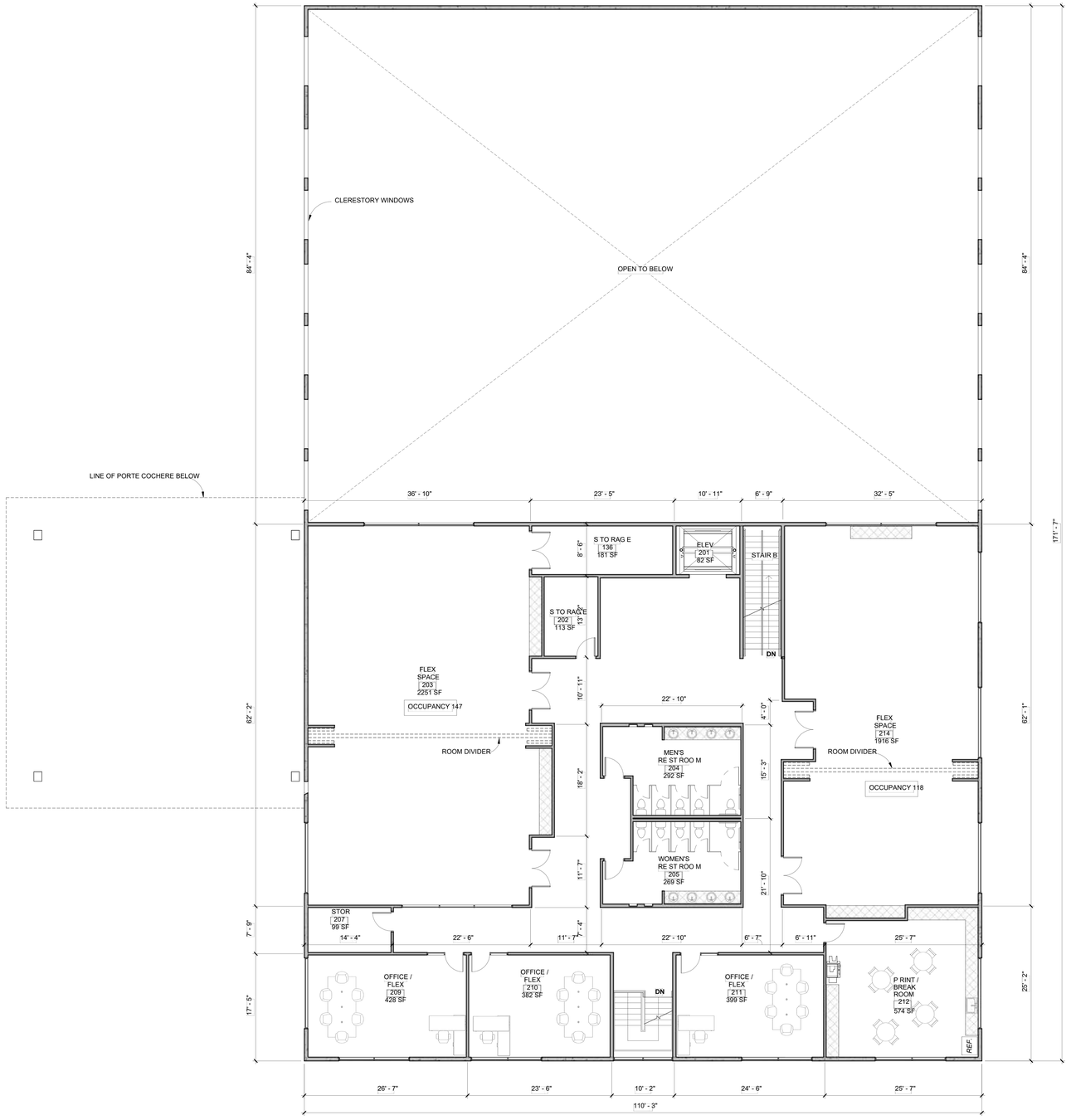
Issue: 90% SD SET
Dat e: 12/03/ 24

Revision: Date:

FLOOR PLAN -LEVEL 1

A2.00

Attachment 1: Northside Schematic Design



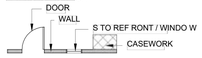
01 FLOOR PLAN -LEVEL 2
1/8" =1'-0"

GENERAL FLOOR PLAN NOTES:

1. DIMENSIONS AREBASEDON WOOD FRAMEDCONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U. O. N.
2.

LEGEND:

NEWCONSTRUCTION



X WALL TAG

WINDOW TAG

101 DOOR TAG

0 GRID LINE IDENTIFICATION -NEW

KEYNOTE LEGEND	
#	Keynote Description

DD SET

VARITONE ARCHITECTURE
231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CIVIL ENGINEER
UCELL ENGINEERING & LAND SURVEYING, LLC
63 EAST ASH STREET
LEBANON, OREGON, 97355
541 -451 -5125
CONTACT: BRIAN VANDETTA

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541 -497 -2954
CONTACT : TAYLOR ROOSA, NCIDQ

STRUCTURAL ENGINEER
MSC ENGINEERS INC.
3170 PIPEBEND PLACE
SALEM, OREGON, 97301
503 -399 -1399
CONTACT: DOUGLAS S. MELTZER, PE, SE

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER
TBD

LANDSCAPE
LAURUS DESIGNS, LLC
1012 PINE STREET
SILVERTON, OREGON, 97381
503 -784 -6494
LAURA@LAURUSDESIGNS.COM
CONTACT: LAURA ANTONSON, RLA, ASLA

CONTRACTOR
TBD

Northside Church -Gymnasium Building

4500 NW Powers Avenue
Albany, Oregon

Issue:	90% SD SET
Dat e:	12/03/ 24
Revision:	Date:

FLOOR PLAN -LEVEL 2

A2.01

BULDER Rachel

From: Wendy Wobig <wwobig@gmail.com>
Sent: Thursday, July 23, 2026 11:08 AM
To: BOC Land Use Appeals
Subject: File #LU-25-067 - Letter of Support

You don't often get email from wwobig@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Wendy Wobig
919 NW Rondo Street
Albany, OR 97321

File #LU-25-067

I live in North Albany and appreciate the opportunity to give my voice to this application for a church build. This decision affects our entire community, not just those who live adjacent to this property.

The county invited public testimony because decisions like this are about more than a site plan. They are also about what kind of community we hope to build together. Every resident has a voice, and I want to respectfully add mine in support of this church.

I understand that some neighbors have concerns. They deserve to be heard. At the same time, I hope the Commission recognizes that the loudest voices are not necessarily the only voices. Many people support this project but are hesitant to speak publicly because of the hostility that has surrounded this discussion. I admit that I felt that hesitation myself. But I believe it is important that all perspectives be represented.

To me, this is about more than constructing a building. It is about strengthening our community. Some have suggested that our church should simply move to another area outside of North Albany. Our congregation is part of this community. We live here, our children attend school here, we eat at the local restaurants and shop at the local grocery store. We have chosen to invest our lives here. It is natural to want the places that matter most to us—including our church—to be part of the community we call home.

North Albany has schools, parks, and a few small businesses, but there are still unmet needs. Families need places where they can find encouragement and support. Teenagers need safe places to gather and build healthy relationships. Parents need community. Parents need a place where they can have safe and valuable daycare opportunities while they are working in order to provide for their families. Older adults need connection. People facing grief, addiction, domestic violence, financial hardship, loneliness, or illness need people willing to walk alongside them. The word "safe" has been thrown out in arguments of opposition the church being built on this road. Safety

comes in many forms; our church hopes to provide a safety net to those who are struggling. When people are strengthened, families become stronger and healthier. And when families are strong and healthy, the entire community benefits. We all want to live in a place that provides these things. Healthy communities are built not only with roads, schools and businesses but also with places that foster belonging, service, compassion, and hope. Churches have historically played an important role in providing that kind of support, that is our goal for our church. Like every church, ours is made up of imperfect people who are striving to grow, serve, and love one another. We know that we will sometimes fall short. But our intention is not to exclude people or isolate ourselves. Our desire is to serve this community—to be a place where people can find hope, friendship, practical help, and opportunities to serve others.

Many people have had painful experiences with churches, and I don't dismiss those experiences. They are real. But I also believe it would be unfair to assume that every church is the same. I ask that our church be evaluated by who we are, how we serve, and the contribution we seek to make to North Albany.

I respectfully ask the Commission to consider not only the concerns that have been expressed but also the opportunities this church presents for the broader community. Public testimony exists because every resident has something valuable to contribute to this conversation. My voice is one of many, and today I simply want you to know that there are members of this community who believe this church will be a positive addition to North Albany.

Thank you for your time and your service to our community.

BULDER Rachel

From: Leslie O'Neill <oneill.leslie@gmail.com>
Sent: Thursday, July 23, 2026 1:22 PM
To: BOC Land Use Appeals
Subject: Keep Powers Residential - LU-25-067

You don't often get email from oneill.leslie@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing as a concerned citizen about the plan to pave and build on 4500 NW Powers Avenue. I am a home owner in the area and am very concerned about the prospect of developing the area that is currently a rural, residential area. We moved into this neighborhood because it is quiet and safe for our children. The plan will seriously interfere with the characteristics of the area and the purpose of the residential zone, and will also directly interfere with traffic and roads. The plan to build and pave will bring in considerable traffic and noise to a quiet neighborhood. Our streets are single lane, with no sidewalks, and increased traffic will inevitably create safety issues for people trying to walk dogs, run, and bike in the area. Paving that land will hurt wildlife, a significant benefit of living in the country. These changes could cause homeowners, like myself, to leave the area, and bring down property values, which will reduce property taxes needed for local schools.

There are empty buildings and lots all over Albany - we are not suffering a supply shortage of available buildings for a church to use for its purposes. In fact, there is a huge empty building and lot near the IGA grocery parking lot (it used to be a gardening store) that has been sitting vacant for months and would be plenty big enough for the church to use.

Please consider alternatives to paving our beautiful landscape, especially since those alternatives already exist.

Thank you,
--
Leslie O'Neill
2921 NW Pineview Drive
Albany OR, 97321
916-612-5122

BULDER Rachel

From: Brian O'Neill <brianmoneill23@gmail.com>
Sent: Thursday, July 23, 2026 1:32 PM
To: BOC Land Use Appeals
Subject: LU-25-067.

You don't often get email from brianmoneill23@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Land Use Appeals,

Good Afternoon,

I am writing to ask that you stop the rezoning of the area in North Albany located at Powers Ave and prevent any major development of that area. I feel that the proposed development would interfere with the charm and beauty of the area.
Currently the area can not handle any increase in traffic or conjunction. Please feel free to contact me if you have any questions.

vr,

Brian M O'Neill
2921 NW Pineview Dr
Albany OR 97321

(916) 281-7154

BULDER Rachel

From: Kevin Post <kpost@snotemp.com>
Sent: Thursday, July 23, 2026 3:29 PM
To: BOC Land Use Appeals
Subject: Opposition to LU-25-067
Attachments: County_Letter_Youtube_Evidence.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

It took me literally hundreds of hours to compile this evidence and create my supporting document. PLEASE ENSURE it makes it into the public record, opposing LU-25-067. I know that there were some people saying their submissions did not make it into the record.

If you have any issues at all, let me know, and I will personally drive over to drop it off, along with the video files on a flash drive.

Attached is a letter as well as supporting video clips and evidence. The videos are shared here via Google Drive.

EXHIBITS.zip

Thank you,

Kevin Post

SnoTemp Cold Storage

541.343.1694 | kpost@snotemp.com | www.SnoTemp.com

Kevin Post
3576 NW Terrace Dr
Albany OR 97321

Executive Summary

1) **Traffic & Safety (BCC 53.215(2)):** Applicant's history demonstrates reliance on illegal off-site street parking and unmanaged traffic overflows, which will severely burden narrow rural infrastructure on Powers Avenue.

2) **Neighborhood Character (BCC 53.215(1)):** Applicant's history of and stated plans for outdoor amplified music, multi-thousand-person events, and all-night activities are incompatible with a quiet Rural Residential zone.

3) **Evidentiary Standard:** Under Oregon land-use law, public statements made by leadership constitute admissions against interest, superseding speculative written promises by the applicant.

4) **Requested Action:** Deny the Conditional Use Permit, or alternatively, adopt the mandatory conditions attached.

Findings

Every Sunday, Northside live-streams their Sunday services to their public YouTube channel. I searched these videos to get a better idea of their established patterns of behavior and what their stated plans are for their new building.

Observations:

-Parking difficulties and *explicit encouraging* of congregants to park on the street were mentioned 27 times, beginning in 2022. They have been intentionally parking illegally on Oak Grove *at the direction of their leaders* for ***years***. Even now, every Sunday I see their cars parked illegally along Oak Grove. It was not until immediately after the initial March 2026 hearing where they encountered resistance to their plans (in part due to this behavior), that suddenly on April 12th 2026 they announced they would be moving to two Sunday services. It has yet to materialize, but their hope is to start in September 2026. This demonstrates a years-long total disregard for the negative externalities of their behavior until it threatened to affect them personally.

-Northside holds large events such as the Trunk-Or-Treat and Luau/Summer Roundup. These capacity-exceeding special events are core to their outreach model for acquiring new members. The Trunk-or-Treat specifically has "thousands of cars" come through every year, with "over

1000" people on site at once, and has people parking illegally on the street all the way down Oak Grove and "completely all the way into the neighborhood". Northside treats public roadways like overflow parking. They have a chronic, year after year (and Sunday after Sunday) pattern of ignoring local laws regarding traffic and parking. As of writing, Trunk-or-Treat is still on their calendar for 2026.

-In front of the congregation, Northside leadership specified reasons they were excited for the new building, immediately before asking the congregation for money to fund it. Some of these reasons were "hosting crazy all night events", "huge BBQs", and "concerts". They already have live music at their services and events outside, so it begs the question as to what they are referring to.

-Northside holds their services outside from about mid-June through mid-September whenever possible, despite having indoor space available. They express how much they love holding their services outside. During these services, they use amplified sound devices like loudspeakers, and play loud music featuring a full band of guitar, drum, bass, piano, and multiple singers. The Summer Roundup in 2026 also featured an amplified live band, and had bouncy houses and food carts powered by loud fans and generators.

-The record indicates a concerning pattern of behavior that is incompatible with BCC 53.215(1) as it pertains to their leadership and police intervention, inappropriate late-night behavior, and explosions/pyrotechnics. This is especially concerning given the fact that they will now own a parcel of rural land where they have "24-hour access [they've] never had". A congregant describes a youth group instance where water balloons were shot at stop signs at 3 AM. He also names an instance where SWAT and police were called on his youth group. The pastor describes an instance where (not with his blessing) one of his adult volunteers set off an explosion so loud it rattled windows of buildings. They also have used and plan to continue using "confetti cannons" (pyrotechnic device that explodes, propelling materials into the air), which have the potential to disturb livestock and cause uncharacteristic rural noise.

<u>Conclusions</u>

Northside is appealing, in part, because they claim the original decision relied on "speculative future impacts". In my view, their years-long pattern of behavior demonstrates they will violate BCC 53.215(2) by putting an undue burden on Powers Avenue and the surrounding roads. It is Northside who is "speculating" that having a new building will somehow automatically correct their attitude towards road safety. For ***years***, they have treated Oak Grove and its legally protected bike/pedestrian areas as overflow for their regular Sunday services rather than responsibly managing their organization. For ***years***, they have allowed their Halloween event to disrupt the entire neighborhood and spill out into the neighborhoods, rather than doing the responsible thing and finding a different venue. The best predictor of future behavior is past behavior. Powers Avenue cannot handle even a fraction of the regular and event traffic that

Northside's events generate.

Northside and their pastor's established patterns of behavior and promised future behavior will also violate BCC 53.215(1) by significantly degrading the character of the area. Powers is a quiet, rural residential area. Thousands of cars coming through in a single evening, "hosting crazy all night events", "concerts", "huge BBQs", using bullhorns, outdoor amplified sound, the use of pyrotechnic devices, youth group disturbances at 3 AM, generator-powered food carts and bounce houses, sporting events, and other things mentioned here, are all completely foreign to the character of our area and will irrevocably alter it for the worse.

The applicant may promise to change their operational culture at the new location, but under Oregon land-use law, a conditional use cannot be approved based on speculative assurances. The county must make its findings based on substantial evidence in the record. Furthermore, statements made voluntarily and publicly by the applicant themselves constitute "admissions against interest." In land-use hearings, these verbal admissions carry high evidentiary weight because they directly contradict the sanitized promises in the written application. The county must favor the applicant's own candid admissions over subsequent assurances.

Based upon my findings, Based on these findings, the applicant has failed to meet the burden of proof required under BCC 53.215, and the Conditional Use Permit must be denied. Failing that, I implore the board to enact the conditions I mention, to protect the safety and character of the Powers Avenue neighborhood. They are found in the section called "CONDITIONS". Every condition ties back directly to Northside's historical and promised future behavior.

Nobody forced Northside to attempt to locate an intensive regional assembly facility on an unsuited rural residential site. Denying their appeal or approving it with extremely restrictive, comprehensive conditions including forcing them to pay for the widening of Powers Avenue from Scenic to Oak Grove would not be unreasonable. They would have brought it upon themselves by their own actions.

EVIDENCE

Concerning promises made to congregation regarding future uses of the property

On "Commitment Sunday", Oct 12 2025, in the final week of a month-long capital campaign to raise funds for their new building, a promotional video was played for the

congregation featuring members of the church stating why they are excited about the new facility. Among other things, they explicitly cite looking forward to:

“hosting crazy all-night events,” “huge BBQs,” and “concerts” [EXHIBIT 1]

Minutes later, the congregation was asked to turn in a “**commitment card**” – an enumerated promise of financial contribution to the project. **[EXHIBIT 2]**

This video was deliberately edited, curated, played for the congregation, and distributed online by Northside leadership to prepare the congregation to make large financial contributions based on these specifically promised uses.

Imposing an "Undue Burden" on Local Roads by Design, for Years

Video evidence proves that Northside’s leadership has a documented history of treating local traffic laws and parking limits as merely suggestions. Rather than capping attendance and being responsible, they regularly instruct their congregation to park illegally in the bike lanes on Oak Grove, and carelessly dump their massive event overflow directly into these bike lanes and the neighboring residential streets. While the congregation is explicitly encouraged to park on the street often in advance of large attendance days like Easter, there are other instances throughout the year, and regardless, Oak Grove on any given Sunday has cars parked along the road.

Parking in the street:

-“A good friend of mine mentioned last week that we're having parking struggles. And for those of you who are able and willing to park along the street on a Sunday morning to make room for those who might be visiting, that's a great thing to do” **[EXHIBIT 3]**

-“ parking is a little tricky sometimes at Northside and you know if you have younger kids or if it's harder for you to walk I'm not asking you for to park out on the street but if you have the ability to create some space for a visitor that's a great thing to do to be able to serve people” **[EXHIBIT 4]**

-“ we had about 50 different Northside families park out on the street and that might seem like a little thing but the truth is it blesses my heart because I think it reveals the heart of Northside to be hospitable to the people around us” **[EXHIBIT 5]**

-“ I don't know if you guys have noticed, but parking here is tough. And so if you are willing to park out on the street that day, that would be really a great way to serve our guests that are coming. Sometimes I've seen, like, 20 feet or so between cars. Go ahead and get right up behind the car, be in front of you to make as much space. Last Easter we were parked from the stop sign all the way down to the curve.” **[EXHIBIT 6]**

Regarding the annual Trunk-or-Treat Attendance:

-“It’s estimated that there was 1200 to 1400 people here. We had uh, the road, uh, parking completely all the way into the neighborhood over here, which, I don’t know if that was good or bad, but factually that happened” **[EXHIBIT 7]**

-“ Somebody asked, you know, do you know how many people were here? And the only number I can give you, at one point in time, I think there was a thousandish people that were present on the campus. However, that doesn't count the people that are coming and going.” **[EXHIBIT 8]**

-“We have literally thousands of cars come through every year, and I would imagine there may be people here in the audience today that were first made aware of Northside from this outreach.” **[EXHIBIT 9]**

Importance of Trunk or Treat:

-“It is such an important part of us as a church. We have done it from the beginning.” [EXHIBIT 10]

-“And this is our largest outreach event of the year. It's how we have reached out to the community and brought a lot of people here to the church” [EXHIBIT 11]

-“I know that some folks that attend today first heard about Northside and made some connections at the Trunk or Treat event” [EXHIBIT 12]

Noise Concerns

Description of the annual summer roundup/(Previously the “Luau”), June 14 2026:

"…we are going to be hosting a western-themed summer roundup… live music, a mechanical bull, popcorn, ice cream sandwiches, bounce houses, carnival games, and more, all here at Oak Grove Elementary. There will also be food carts available…" [EXHIBIT 13]

Footage of Summer Roundup, June 14 2026:

-Live Music[EXHIBIT 14]
-Food Court[EXHIBIT 15]
-Bouncy Houses, Carnival Games, Generators [EXHIBIT 16]

Use of bullhorn for crowd control:
"The Easter egg hunt will be out there and, like they say, every Easter the person with the bull horns is really in charge..." **[EXHIBIT 17]**

Summer Service Announcements and Expressions of Importance:

-"Northside is gonna be moving their services outdoors starting on June 18th. That's next Sunday, yes? Happy Father's Day, you guys. So this is something that we have done every year" **[EXHIBIT 18]**

-"Next Sunday is Father's day uh use that as a placeholder that's when our services are going to transitioned from being in here to being outside on the back patio that's weather permitting but we're pretty optimistic that the weather is going to allow us to continue to do that through the summer" **[EXHIBIT 19]**

-" we're done with our outside Services as of today so next week 10 a.m. inside at Oak Grove" (Note upload date of September) **[EXHIBIT 20]**

"The second Sunday of June, so June 8th, weather permitting, uh we love to do summers out back over the overhang. And so June 8th, we're planning to move out there." **[EXHIBIT 21]**

"But man, isn't it so good to be outside? I just love outdoor service. Yeah, I got another woo. I love outdoor service. It's so sad we have to go inside" **[EXHIBIT 22]**

FOOTAGE OF OUTSIDE SERVICE MUSIC USING AMPLIFIED SOUND

-Full Band playing outside **[EXHIBIT 23]**

-Full band playing outside **[EXHIBIT 24]**

Other misc. concerns (explosions, history of late night activities, and police presence)

"For Northside, a building means 24-hour access we've never had**" [EXHIBIT 25]**

“Confetti Cannon” use:
“I know that sometimes loud noises can be jarring for a lot of us, and for some of us it's even harder. But toward the end of the service, we are gonna fire off some confetti cannons. They're a little bit loud” **[EXHIBIT 26]**

Concerning anecdote about a volunteer setting off an explosion:

“I remember that we were in the middle of this game way out in Sweet Home and we were having a great time and then all of a sudden right in the middle of it in a very safe way he let off an explosive and he thought he thought it would be boom hahaha it was shake the windows police were called almost got kicked out of camp boom. Afterward I had to have him tell me why was that a good idea. Mostly why was I uninformed because I would’ve been in on it” **[EXHIBIT 27]**

“Jamie actually was my youth pastor growing up, I learned a lot from him in that time. I also learned what a street sign getting hit with a water balloon launcher at three o'clock in the morning sounds like. The sounds of bones breaking during a heated game of steal the bacon. What it's like to have the SWAT team and every cop in three cities called on you during the youth group men's overnight.” **[EXHIBIT 28]**

"I thought I was a pyrotechnic. It just turns out I'm just a pyro of a general variety...”… “I have all kinds of stories about explosions that I may or may not have been a part of but I definitely was, things like garbage cans**" [EXHIBIT 29]**

Announcing the Shift to two Sunday Services in April 2026

-“All of that leading us to Northside is now going to be moving to two services, two Sunday morning services. We'll be starting in the fall, so we're giving you a little heads up. September 13th to be exact... running out of space in terms of seats and parking and all of those things.” **[EXHIBIT 30]**

EXHIBITS

Unless Northside takes these videos down, the URL contains a timestamp that will bring you directly to the right moment in the video. Or, you can just watch the included .mp4 file where I have clipped the quote in question. Some of these videos are not from YouTube, and therefore do not have a link, only the .mp4 file.

EXHIBIT 1
URL: https://www.youtube.com/watch?v=XoNt3vh5t4I&t=824s
Filename: EXHIBIT_1.mp4

EXHIBIT 2
URL: https://www.youtube.com/watch?v=XoNt3vh5t4I&t=1987s
Filename: EXHIBIT_2.mp4

EXHIBIT 3
URL: https://www.youtube.com/watch?v=eKk1u4U53gI&t=1228s
Filename: EXHIBIT_3.mp4

EXHIBIT 4
URL: https://www.youtube.com/watch?v=eKk1u4U53gI&t=1228s
Filename: EXHIBIT_4.mp4

EXHIBIT 5
URL: https://www.youtube.com/watch?v=yh_Sp-cVWGc&t=1327s
Filename: EXHIBIT_5.mp4

EXHIBIT 6
URL: https://www.youtube.com/watch?v=cmckFfmM15o&t=1130s
Filename: EXHIBIT_6.mp4

EXHIBIT 7
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Filename: EXHIBIT_7.mp4

EXHIBIT 8
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EXHIBIT 9
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EXHIBIT 10
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Filename: EXHIBIT_10.mp4

EXHIBIT 11
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Filename: EXHIBIT_11.mp4

EXHIBIT 12
URL: https://www.youtube.com/watch?v=MRjM5P_zMPM&t=1357s
Filename: EXHIBIT_12.mp4

EXHIBIT 13
URL: https://www.youtube.com/watch?v=RB98HyBumgM&t=1219s
Filename: EXHIBIT_13.mp4

EXHIBIT 14
URL: https://youtube.com/shorts/c550ACZBV28?feature=share
Filename: EXHIBIT_14.mp4

EXHIBIT 15
URL: https://youtube.com/shorts/J78t07HWFbc?feature=share
Filename: EXHIBIT_15.mp4

EXHIBIT 16
URL: https://youtube.com/shorts/RrX-n2tMwqk?feature=share
Filename: EXHIBIT_16.mp4

EXHIBIT 17
URL: https://www.youtube.com/watch?v=vdbwoirYwLU&t=4290s
Filename: EXHIBIT_17.mp4

EXHIBIT 18
URL: https://www.youtube.com/watch?v=ifQYT5aIGJ4&t=1137s
Filename: EXHIBIT_18.mp4

EXHIBIT 19
URL: https://www.youtube.com/watch?v=Q4F9PU7gUwk&t=1378s
Filename: EXHIBIT_19.mp4

EXHIBIT 20
URL: https://www.youtube.com/watch?v=9So8PEysCH8&t=709s
Filename: EXHIBIT_20.mp4

EXHIBIT 21
URL: https://www.youtube.com/watch?v=fZ6iAzeivOY&t=1533s
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EXHIBIT 22
URL: https://www.youtube.com/watch?v=RdqCzfw4eTY&t=1721s
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EXHIBIT 23
URL: https://www.youtube.com/watch?v=JeA0XCPTEFA&t=800s
Filename: EXHIBIT_23.mp4

EXHIBIT 24
URL: https://www.youtube.com/watch?v=OJVfKKc_dyo&t=562s
Filename: EXHIBIT_24.mp4

EXHIBIT 25
URL: https://www.youtube.com/watch?v=G3U47XfH7P4&t=3444s
Filename: EXHIBIT_25.mp4

EXHIBIT 26
URL: https://www.youtube.com/watch?v=dxRYmuvzVJw&t=1287s
Filename: EXHIBIT_26.mp4

EXHIBIT 27
URL: https://www.youtube.com/watch?v=kMTDd5ODbok&t=1988s
Filename: EXHIBIT_27.mp4

EXHIBIT 28
URL: https://www.youtube.com/watch?v=oPI2JeiJoJI&t=1788s
Filename: EXHIBIT_28.mp4

EXHIBIT 29
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Filename: EXHIBIT_29.mp4

EXHIBIT 30
URL: https://www.youtube.com/watch?v=Rp4s0uasBTM&t=1284s
Filename: EXHIBIT_30.mp4

RECOMMENDED CONDITIONS

Any violation of these conditions must be grounds for immediate revocation of the Conditional Use Permit.

CONDITION 1: MANDATORY FRONTAGE AND ROADWAY WIDENING OF POWERS AVENUE

BCC 53.215(2) mandates that a conditional use must not *"impose an undue burden on any public improvements, facilities, utilities, or services available to the area."* Furthermore, BCC 53.220 explicitly authorizes the county to require street dedications, roadway improvements, and safety mitigations as a binding prerequisite to conditional use approval.

Prior to the issuance of any building permits or the commencement of any site work for Phase 1, the Applicant shall, at its sole expense, fund, permit, and construct the full physical widening and structural improvement of Powers Avenue along the entire segment connecting Scenic Drive to Oak Grove Drive. No Certificate of Occupancy shall be issued, nor shall any services or public events be conducted on the subject property, until the roadway improvements are completed, inspected, and accepted by the County Road Department—or until 100% irrevocable financial guarantees (performance bond or letter of credit) are posted with the County. Improvements shall include:

- **Widening the paved travel lanes to safely accommodate two-way traffic simultaneously as well as bicycle and pedestrian traffic with peak event turning volumes**
- **Regrading and sight-distance correction along the blind crest on Powers Avenue to resolve established traffic hazards.**

CONDITION 2: STRICT PARKING AND OVERFLOW RESTRICTIONS

BCC 53.215(2) states that a conditional use must not "impose an undue burden on any public improvements, facilities, utilities, or services available to the area." Powers Avenue is a narrow, rural local road with a blind hill and no shoulder; it cannot legally or safely serve as a commercial overflow parking lot

If approved, the county must impose a binding condition that prohibits any off-site or on-street parking along Powers Avenue or any nearby side streets like Terrace Drive, Terra Lynda, Scenic, or Oak grove for any church-related event.

CONDITION 3: ABSOLUTE BAN ON OUTDOOR AMPLIFIED SOUND

BCC 53.215(1) dictates that a proposed use must not "seriously interfere with uses on adjacent property [or] with the character of the area." A Rural Residential zone is defined by its quiet, low-density character. Loud, amplified outdoor noise directly destroys that character

The county must impose a condition stating that no outdoor noise-amplifying devices, outdoor speakers, public address systems, or amplified musical instruments shall be operated on the subject property at any time.

CONDITION 4: STRICT OPERATING CURFEWS

Under BCC 53.220, the county has the explicit authority to prescribe the "time" of activities to ensure local compatibility and prevent serious interference with adjacent neighbors under BCC 53.215(1)

All standard on-site activities, services, and operations must be restricted to a strict curfew of 7:00 AM to 8:30 PM, Monday through Saturday, and 8:00 AM to 8:30 PM on Sundays. Any special outdoor events (such as weddings) must entirely conclude with all guests off the premises by 9:00 PM on Fridays and Saturdays, and 8:00 PM Sunday through Thursday.

CONDITION 5: COMPREHENSIVE LIGHT POLLUTION SHIELDING AND CURFEWS

BCC 53.220(9) explicitly authorizes conditions regarding "exterior lighting" to prevent degradation of the "character of the area" under BCC 53.215(1)

All exterior lighting must be strictly Full-Cutoff Dark Sky Compliant, casting zero light upward or horizontally past the property boundaries. Furthermore, all parking lot and facility illumination—excluding motion-activated security lights—must be completely extinguished by 9:00 PM.

CONDITION 6: MANDATORY 8-FOOT OPAQUE PRIVACY SCREEN

BCC 53.220(6) specifically allows the county to dictate "fencing, screening and landscape separations" to shield adjacent uses.

The applicant must install and maintain, at their own expense, a continuous 8-foot tall, fully opaque privacy fence or solid vegetative wall along all property lines shared with residential neighbors to minimize visual intrusion, block sweeping low-beam headlights, and reduce sound travel.

CONDITION 7: PROHIBITIONS ON INDEPENDENT COMMERCIAL SUB-LEASING

BCC 53.215(1) strictly protects the "purpose of the zone", which is explicitly rural and residential—not commercial or multi-tenant.

The Conditional Use Permit must explicitly prohibit the sub-leasing, renting, or licensing of the facilities to any outside commercial, corporate, or third-party entity for activities unrelated to the primary applicant's core operations.

CONDITION 8: MAXIMUM OCCUPANCY CAP AND MANDATORY ATTENDANCE REPORTING

BCC 53.215(2) mandates that a conditional use must not impose an undue burden on public improvements, facilities, or services. Furthermore, BCC 53.220 explicitly authorizes the county to limit the scale, intensity, and operational characteristics of a conditional use to maintain compatibility with surrounding rural infrastructure.

The Conditional Use Permit must strictly limit attendance and facility operations to the physical capacity of the on-site parking lot and the applicant must log weekly attendance and vehicle counts, keeping 24 months of records available for county inspection. Violations of capacity limits will trigger a county permit revocation hearing.

CONDITION 9: PROHIBITION OF PORTABLE GENERATORS AND COMMERCIAL NOISE EQUIPMENT

BCC 53.215(1) protects adjacent properties from severe noise interference and degradation of rural character.

The use of un-silenced portable gas/diesel generators, commercial bounce-house blowers, or continuous outdoor mechanical noise devices is strictly prohibited on the property. All electrical power for outdoor events or food vendors must be supplied via quiet, permanent, grid-tied electrical hookups.

CONDITION 10: ANNUAL CAP AND SEPARATE PERMITTING FOR HIGH-CAPACITY SPECIAL EVENTS

BCC 53.215(2) prohibits uses that routinely overwhelm public infrastructure beyond standard weekly operations.

High-capacity special outreach events exceeding standard Sunday attendance (including, but not limited to, Trunk-or-Treat, Summer Roundups, and carnivals) shall be limited to a maximum of two (2) events per calendar year. Each event shall require a

separate County Special Event Permit, submitted at least 60 days in advance, including an approved traffic control plan.

CONDITION 11: MANDATORY ON-SITE PARKING MONITORS AND SIGNAGE

BCC 53.220 authorizes conditions governing access, traffic flow, and site safety.

The Applicant shall fund and install permanent, County-approved "No Event Parking - Tow Away Zone" signs along the property's frontage on Powers Avenue and adjacent residential streets. The Applicant must post trained, easily identifiable parking monitors at all property entrances during every service and event. Monitors shall actively prevent vehicles from queuing onto Powers Avenue and turn away excess vehicles once on-site parking stalls reach 100% capacity.

CONDITION 12: ABSOLUTE BAN ON EXPLOSIVE DEVICES, PYROTECHNICS, AND FIREWORKS

BCC 53.215(1) mandates that a conditional use must not "seriously interfere with uses on adjacent property [or] with the character of the area." A Rural Residential zone is a quiet, natural environment where nearby homeowners keep livestock, horses, and domestic animals that are easily panicked by explosions, and where fire risk is elevated due to fields of dry grass and forested areas.

The county must impose a condition stating that the use, detonation, or display of any fireworks, pyrotechnics, explosive devices, or theatrical combustion special effects is strictly prohibited on the property at all times.

CONDITION 13: OUTDOOR OPEN FLAME, SMOKE, AND WILDFIRE SAFETY RESTRICTIONS

BCC 53.215(1) protects rural residential areas from localized nuisance, smoke drift, and elevated seasonal fire risks.

Commercial-scale outdoor BBQs, open pit smoking, bonfires, and open-flame cooking apparatuses are strictly prohibited on-site during designated state or local fire burn bans. At all other times, outdoor cooking facilities must maintain a minimum 50-foot setback from all residential property lines and utilize spark arrestors to prevent smoke and fire hazards to neighboring parcels and livestock.

BULDER Rachel

From: Sam H.W. Sappington <samhwsappington@gmail.com>
Sent: Thursday, July 23, 2026 8:29 PM
To: BOC Land Use Appeals
Subject: Request to offer verbal testimony at the Aug. 4th meeting of the BC Commissioners

You don't often get email from samhwsappington@gmail.com. Learn why this is important

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To Whom It May Concern:

My name is Sam Sappington. I have been a resident of North Albany for 27 years and have continuously lived just a couple blocks away from the proposed site for a potential new church at 4500 Powers Ave. I live on Sox Lane, just a block south of Powers Avenue. Like over 95% of my neighbors in surrounding blocks, I am staunchly opposed to approving the construction of a new church facility in our neighborhood. I would like to offer some brief verbal testimony at the meeting on August 4th. Not sure if I am expected to write out all of my testimony in advance, for any kind of review. But I was told by some neighbors that someone must request in advance to speak in person at the Aug. 4th meeting. And I see this is where such requests should be sent.

Feel free to be in contact with me ahead of time, if you prefer.

Kind regards,

Sam Sappington
(541) 602-4369

BULDER Rachel

From: Cathy Summers <summersca@comcast.net>
Sent: Friday, July 24, 2026 5:55 PM
To: BOC Land Use Appeals
Subject: LU-25-067

[You don't often get email from summersca@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I would like to comment on the issue of Northside Christian Church's desire to develop the property at the corner of Powers and Scenic Drive.

I am an Albany resident who participates in biking as a sport for health and social reasons. I have found North Albany to be the only area within a reasonable distance of my home to access multiple hills for training purposes. I have ridden my bike on Scenic Drive and Powers Road to Oak Grove and Palestine. It's quiet, has very little traffic, and I almost always encounter members of the local community who walk Powers for exercise. It's an ideal route for bicyclists.

If the Northside Christian Church is allowed to build as they intend on Powers Road, I believe it will impact my use of the road recreationally. I seek out roads without a lot of traffic for safety reasons, and this will increase traffic on that road by way too much for me to be comfortable. I already resist riding on Oak Grove from Gibson Hill to Powers because it has more traffic than I like. I also empathize with the residents who will no longer be able to walk along the quiet road they have enjoyed for many years.

I empathize with the congregation of Northside Christian Church who want their own space for worship and other related community events, but I am afraid this will impact the uses already being made of the space.

Thank you for hearing my comments.

Cathy Summers

BULDER Rachel

From: Danielle Baldwin <daniellerae0603@yahoo.com>
Sent: Friday, July 24, 2026 11:20 PM
To: BOC Land Use Appeals
Subject: Keep Powers Rural

[You don't often get email from daniellerae0603@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Hello,

I am writing to express my support to keep the parcel at Powers and Scenic zoned as-is. This is a residential neighborhood without the requisite infrastructure to support the proposal by Northside Church. the surrounding roads absolutely cannot handle that kind of traffic, and if this were a business and not a church this would not even be considered.

Keep Powers residential!

Danielle Summers

Sent from my iPhone

BULDER Rachel

From: RICARDO SMALL <ricardosmall@comcast.net>
Sent: Saturday, July 25, 2026 5:33 AM
To: BOC Land Use Appeals
Cc: WYSE Nancy; MALONE Patrick; SHEPHERD Gabe
Subject: Testimony Letter – LU-25-067 - POWERS ROAD 18,900 sq ft building
Attachments: Formal Testimony Letter – LU-25-067 Ricardo Small 25 July 2026.pdf

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Gentlepeople:
Please include my attached Formal Testimony Letter in the information provided to the Benton County Commissioners regarding the Powers Road proposed commerical use building numbered LU-25-067. I am opposed to granting the conditional use permit for the reasons enumerated in the attachment.

Ricardo Small, Fotógrafo
PHOTOGRAPHS MAKE MEMORIES STAY YOUNG

Ricardo Small
RicardoSmall@comcast.net
Albany, OR 97321

July 25, 2026

landuseappeals@bentoncountyor.gov
Benton County Board of Commissioners
c/o Land Use Appeals
4500 SW Research Way
Corvallis, OR 97333

RE: Written Testimony in Opposition — Land Use Appeal LU-25-067

Applicant: Northside Christian Church | **Site:** 4500 Powers Avenue NW, Albany, OR 97321

Hearing: August 4, 2026, 11:00 AM | Benton County Board of Commissioners

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Dear Chair and Members of the Board of Commissioners:

I am Ricardo Small, a resident of Albany, Oregon, and a member of the North Albany community directly affected by the land use application identified above. I submit this written testimony in the record of LU-25-067 to oppose the applicant's appeal of the Benton County Planning Commission's May 5, 2026 denial of the Conditional Use Permit application for a church facility at 4500 Powers Avenue NW. I respectfully request that the Board of Commissioners uphold the Planning Commission's decision and deny the requested Conditional Use Permit.

I further request that I be made a party of record in this proceeding, that all notices regarding this matter be sent to my email address above, and that this letter and any attachments be incorporated into the official record.

By submitting this testimony, I preserve my right to raise each of the following issues on appeal to the Oregon Land Use Board of Appeals (LUBA) pursuant to ORS 197.763. To that end, I raise each issue below with sufficient specificity to allow the Board and applicant to understand and respond to my concerns. I incorporate by reference the full record before the Planning Commission, including all staff reports, public testimony, engineering analyses, and Planning Commission deliberations in LU-25-067 and related file LU-25-066.

LEGAL ISSUES RAISED FOR LUBA PRESERVATION

ISSUE 1 — CRITERION BCC 53.215(B)(1): SERIOUS INTERFERENCE WITH ADJACENT RESIDENTIAL USES — THE RECORD DOES NOT SUPPORT APPROVAL

The applicant has not demonstrated that the proposed use will not seriously interfere with or adversely affect the use and enjoyment of adjacent residential properties, as required by BCC 53.215(B)(1).

Powers Avenue NW, the sole public road access point for this application, carries approximately 246 vehicles per day (2019 Benton County traffic count). The applicant's own Transportation Analysis (Sandow Engineering, 2025) projects approximately 147 peak-hour vehicle trips on Sunday mornings alone. This means the proposed church would generate, in a concentrated one-to-two hour window each week, a volume of vehicle trips equivalent to approximately 60% of the road's entire daily baseline traffic — a proportional increase that is not comparable to any existing residential use in the corridor.

The staff report itself acknowledges that the proposed "hybrid" road improvement standard "will not offer protection to pedestrians and bicyclists during peak weekend use windows." This concession in the staff's own analysis is an acknowledgment that the road network cannot be brought to a standard that eliminates interference. Approval under BCC 53.215(B)(1) where the staff report affirmatively acknowledges residual, unmitigated pedestrian and cyclist danger is not supported by the record.

Neighbors residing on NW Terra Lynda Drive, NW Terrace Drive, and NW Knollwood Drive — streets connecting to Powers Avenue NW — have no alternative route that avoids the church's primary access corridor during peak worship hours. The Planning Commission majority voted to deny on this basis, and that finding is supported by substantial evidence in the record.

I request that the Board affirm the Planning Commission's finding that BCC 53.215(B)(1) is not satisfied.

ISSUE 2 — CRITERION BCC 53.215(B)(2): UNDUE BURDEN ON PUBLIC IMPROVEMENTS — SEPTIC SYSTEM VERIFICATION IS INSUFFICIENT

The applicant has not demonstrated to the standard required by BCC 53.215(B)(2) that the proposed use will not impose an undue burden on public improvements and facilities, including utilities and emergency services.

The proposed facility has no connection to public sewer. The on-site wastewater disposal system required for a facility serving up to 500 attendees represents a significant rural infrastructure commitment. While the record contains a septic feasibility study prepared by or for the applicant (referenced by Benton County Environmental Health Specialist Robert Tukisher, February 25, 2026), the record does not contain an independent, third-party verification of the septic system's long-term capacity to service peak attendance without failure or groundwater impact.

The staff report acknowledges that: "Approval of septic areas must be preserved through site design to avoid cut and fill that could invalidate the approval." This warning, in the staff report itself, signals that the septic approval is contingent on design precision that has not yet been achieved in the current record. Approving a CUP before that precision is demonstrated in the record inverts the burden of proof. The applicant — not the County — bears the burden of demonstrating compliance with all criteria, including BCC 53.215(B)(2), prior to approval.

Additionally, neighbors raised groundwater contamination concerns in the public record. Those concerns have not been addressed through independent hydrogeological analysis. The record is inadequate on this issue as a matter of law.

I request that the Board require, as a minimum condition precedent to any approval, an independent third-party hydrogeological and septic feasibility assessment by a Licensed Professional Engineer not retained by or affiliated with the applicant, with results entered into the public record prior to any final approval.

ISSUE 3 — CRITERION BCC 53.215(B)(4): THE PROPOSED USE DOES NOT MAINTAIN THE CHARACTER OF THE SURROUNDING AREA

The proposed use does not satisfy BCC 53.215(B)(4), which requires that the conditional use maintain the overall character of the surrounding area. The Planning Commission majority made this finding, and it is supported by substantial evidence in the record.

The surrounding area consists exclusively of Rural Residential (RR-2) zoned parcels on all four sides of the subject property — north, south, east, and west. The corridor is characterized by large-lot residential parcels, low vehicular traffic, open space, wildlife habitat, and quiet rural conditions. Multiple neighbors testified, without contradiction, that Powers Avenue NW has low traffic volume, quiet and rural characteristics, and meaningful wildlife habitat value supporting deer, fox, and other species.

A facility designed to host up to 500 attendees per worship service, with 269 parking stalls and traffic volumes generating 147 peak-hour Sunday trips, is qualitatively different in scale and character from any existing or permitted use in this corridor. The Planning Commission majority — sitting as the factfinding body with direct access to site conditions, neighbor testimony, and the physical record — found that this intensity of use does not maintain the rural character of the surrounding area. That finding is supported by substantial evidence and must be afforded appropriate weight.

The applicant's voluntary reduction from the original approximately 54,000 SF campus to the Phase 1 proposal of 18,902 SF is acknowledged as a good-faith effort. However, reduced building footprint does not reduce the attendance capacity, which remains 500 persons, nor does it reduce the attendant traffic, septic, stormwater, and noise impacts that define community character impacts.

I further note that the record contains no binding condition ensuring that Phase 2 expansion would require a new Conditional Use Permit application with full public notice. The absence of such a condition in the currently proposed conditions of approval means that approval of Phase 1 could be used as a predicate for administrative expansion without triggering the public process that BCC 53.215 contemplates. I request that the Board make any approval expressly conditioned on a requirement that any development beyond Phase 1 (as defined in the record) requires a new CUP application with full public notice and hearing.

ISSUE 4 — TRANSPORTATION DEMAND MANAGEMENT PLAN IS NOT ENFORCEABLE AS CURRENTLY PROPOSED

The Transportation Demand Management (TDM) Plan referenced in the staff report and proposed conditions is not currently structured as an enforceable condition of approval.

Without a binding enforcement mechanism — including specific performance metrics, defined monitoring intervals, mandatory reporting to Benton County Public Works, and consequences for non-compliance — the TDM Plan is aspirational rather than regulatory.

Under Oregon land use law, conditions of approval must be clear, objective, and enforceable. ORS 197.307. A TDM Plan that requires only applicant self-reporting, without independent verification or defined triggers for additional County action, does not satisfy this standard. The record does not currently contain a proposed TDM Plan with the specificity required for enforceability.

I request that the Board either: (a) deny the application on the basis that the transportation impact analysis is insufficient without a binding, enforceable TDM framework; or (b) continue the hearing to allow the applicant to submit a revised, enforceable TDM Plan with specific metrics, monitoring protocols, annual independent traffic counts, and defined County enforcement authority.

ISSUE 5 — WETLAND PROTECTION: INDIRECT IMPACTS ARE NOT ADEQUATELY ANALYZED IN THE RECORD

The subject property contains a mapped wetland. The proposed development adds approximately 18,902 SF of building footprint plus approximately 269 parking stalls — representing several acres of new impervious surface on a currently pervious, rural parcel. The stormwater management plan is listed as a condition of approval rather than a condition precedent — meaning it has not been reviewed or approved as part of the current record.

This sequencing is legally problematic. The adequacy of wetland protection under ORS 196.800 et seq. and applicable BCC standards cannot be assessed without knowing the stormwater management design that will govern hydrological impacts on the on-site wetland. Approving the CUP before the stormwater plan is finalized and reviewed delegates the core wetland protection analysis to a post-approval administrative process that is not subject to public review or appeal.

I request that the Board require a complete, DSL-reviewed stormwater management plan — including wetland buffer mapping and hydrological impact analysis — to be submitted, reviewed, and placed in the public record prior to any final decision on this application.

ISSUE 6 — THE RECORD DOES NOT CONTAIN ADEQUATE FINDINGS TO SUPPORT REVERSAL OF THE PLANNING COMMISSION'S DENIAL

Under Benton County Code and Oregon land use law, the burden of proof in a conditional use permit application rests with the applicant. ORS 197.763(6)(b). The Planning Commission, as the initial decision-making body, denied the application on multiple grounds with a 4–2 vote. For the Board of Commissioners to reverse that denial, the record must contain adequate findings demonstrating that the applicant has met each applicable criterion by a preponderance of the evidence.

As detailed in Issues 1 through 5 above, the record as it currently stands contains gaps and unresolved questions that preclude the Board from making adequate findings in favor of approval. The Board should not approve the appeal unless and until those gaps are resolved by competent evidence entered into the record.

For the foregoing reasons, I respectfully urge the Board of Commissioners to uphold the Planning Commission's May 5, 2026 denial of Conditional Use Permit application LU-25-067. In the alternative, should the Board be inclined to approve the application, I urge the Board to: (1) require independent third-party septic and hydrogeological analysis prior to final decision; (2) require a completed stormwater management plan reviewed in the public record prior to final decision; (3) impose a binding, enforceable TDM Plan with County enforcement authority; (4) condition any approval on a requirement that all Phase 2 development triggers a new CUP application with full public notice; and (5) impose a binding occupancy cap of 500 persons per event with annual reporting.

Thank you for your consideration of this testimony and for your service to the Benton County community.

Respectfully submitted,

Ricardo Small

Albany, OR 97321

_____

520-647-7112

_____

RicardoSmall@comcast.net

Date: July 25, 2026

This testimony is submitted to preserve all issues for potential appeal to the Oregon Land Use Board of Appeals (LUBA) pursuant to ORS 197.763. The author requests party of record status and notice of all further proceedings.

BULDER Rachel

From: Ann Yost <yostabennett@gmail.com>
Sent: Saturday, July 25, 2026 10:18 AM
To: BOC Land Use Appeals
Subject: Application File Number: LU-25-067 (Northside Christian Church)
Attachments: NCC Opposition.pdf

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Attached for review and for the hearing record is a letter in opposition to the above application.

Ann Andrew Yost
1436 NW Harder Ln.
Albany, OR. 97321

OPPOSITION Letter for Application File Number: LU-25-067 *(Northside Christian Church)*

July 25, 2026

To Benton County Commissioners and other interested parties:

We live in North Albany and **strongly oppose** the Northside Christian Church building a megacomplex, paving over farm land and building an over 2,100 square foot shed in the rural Powers neighborhood.

Oregon zoning law is rooted in its landmark 1973 Land Use Act, which mandates that every city and county have a comprehensive plan and zoning ordinance to control urban sprawl and **protect agricultural and forest lands.**

This agricultural land parcel presents a peaceful rural setting that supports diverse wildlife, an old barn with a forest backdrop, bee hives, and an open meadow with wildlife foraging and is exactly what the Oregon zoning law was created to protect.

The development of this land for a 18,902 square foot monstrosity of an out of place church for 500 people, with an over 2,100 square foot shed adding in a paved parking lot for 500 cars, is absolutely the wrong use for this beautiful agricultural parcel with adjoining forest.

We live on Harder Lane in North Albany and visit Powers to get eggs from the family farm adjacent to this subject agricultural/forested parcel. This proposed church development would cause extreme irreparable harm to the existing rural Powers neighborhood and change the character of this quiet country setting that supports an abundant variety of wildlife and families that live on the quiet rural road.

The proposed church would not provide housing under the new House Bill and therefore would not benefit the neighborhood in a justifiable way. In fact, it would impose buildings and infrastructure, in violation of zoning laws, that will be starkly incompatible into neighborhood that doesn't need it and isn't asking for it. The infrastructure will destroy the working landscape and wildlife habitat it provides. The traffic system of

North Albany is already overburdened and wont improve with the imposition of a tax-exempt church. It will create unsustainable daily traffic, and become a huge burden on everyone that enjoys their quiet homes and farms on a country lane. Can you imagine the cars and traffic running back and forth to this church campus on a daily basis? And it won't stop because they are going to have axe throwing competitions, man events, camps, baptisms, social events, pickleball, competition events, fireworks, and more social events. To change the zoning requirements to allow the church to proceed would be extremely detrimental to the existing neighborhood and wildlife, the existing rural character of Powers, and the surrounding rural roads.

You have to take a drive out there to appreciate the beauty of observing the wildlife that frequent the parcel and rely on it for foraging, taking cover in the meadow and the nearby forest. It's quiet out there, there are few cars that use the roadways. There are walkers and cyclists who enjoy the quiet roads with few vehicles. Wildlife such as deer, and hawks can be observed on the property on every visit.

The proposed use would SERIOUSLY INTERFERE with uses on adjacent property, the character of the quiet rural neighborhood and roads, and be contrary to the mandate of Oregon zoning law to protect agricultural lands and forested area. Their own application indicates that they want to construct an 18,902-SF church building to serve as a worship space and **multi-purpose facility** for up to 500 attendees with a 2,160 SF storage shed.

Say ABSOLUTELY NO!

Ann & Andrew Yost
1436 NW Harder Ln.
Albany, OR 97321

BULDER Rachel

From: karen smith <karentonysmith@gmail.com>
Sent: Saturday, July 25, 2026 6:16 PM
To: BOC Land Use Appeals
Subject: CUP application File #LU-25-067

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Benton County Board of Commissioners July 25, 2026

4500 SW Research Way

Corvallis, OR 97333

From:

Karen & Tony Smith

4930 NW Dumbeck Ave

Albany, OR 97321

Subject: File Number: LU-25-067 /Northside Christian Church

We submit this letter as a formal opposition and appeal of

the conditional use permit for Northside Christian Church to build

on this 19.43 acre parcel of land.

With the proposed multi-use buildings being built, one at

18,902 sq ft and another at 2,160 sq. ft. , 261 parking

spaces and a potential future Sanctuary building a 54,709

square feet will definitely change the essential character of this rural neighborhood.

This proposed church being built on this property is not just some small rural church used on Sundays only and will be vacant the rest of week. They are planning on having up to 500 attendees which is making this a LARGE church and only 10% of churches in the US have that many attending.

They also plan on having a day care facility on site which will be having people and staff coming and going back and forth all week during the day time hours to use this facility.

Also with this large of a facility being built and that the church can then use these building every day and night of the week just with their church activities. Which could be staff meeting, board meetings, sewing & craft groups, choir and band practices, book club meetings, support groups etc., and evening classes for youth group members.

A lot of these will be during the day and the evening hours during the week.

And then they can potential have other groups use their building for meetings at like Girl Scouts, Boy Scouts, political groups, learning groups like languages etc.

these are usually held in evening hours during the week.

Once these facilities are built and as long as they conform to fire code occupancy rates. What they can do with their building is up to them and they can use them and rent them

out.

They also would then be able to host and have people rent out their property and be venue building for weddings and also funerals too. Which again would be traffic being at this church during the weekend hours.

So again this building would be used every day and night of the week not just on Sunday mornings.

And with having these building the church can then host big community events which brings in **HUNDREDS a**nd **THOUSANDS** of people coming to these. Examples: Mother Day-Father Day events, community Easter Egg hunts, summer bible school, end of school celebrations, July 4th celebrations, Halloween trunk or treats, Spring and Winter craft fairs etc.

Each of these events would bring a tremendous amount of people and traffic to this small rural area. Again all this would change the use and character of this area and neighborhood.

And then they have potential for having them use their facility to have different bands, singing groups, theater performance, talks etc. coming in and using their facilities

again with having hundreds and hundreds of people coming into to this rural setting. They already put up banners advertising their special events happening at the church around the community. We found out that Benton County has no noise compliance level. So the church can have all sorts of outdoor activities that they could use sound systems

and disrupt the very quite natural area that is what is now there.

Then with them having this building they could set up a Soup Kitchen and give away food to the community. Also they have the potential to have some sort temporary warming places on their property.

I know a lot of churches have people knocking on their door asking for help with money and food and some of them have special funds set aside to help people out.

This property is rural and the roads to this area is not on a bus line. The last bus stop is over 2 miles away. So a lot of people would need to walk to this proposed church on Scenic Dr. which is a steep hill going up and down it to get to Powers Ave.

All the above activities that we have listed are all good and nobody is saying that all these church activities are bad but that the potential usage and the amount of people and traffic to this rural area is not the right fit for what they could potential use this area for and change the characteristic of this area. And with them being able to do another Land use change to get their potential future mega sanctuary building of 54,709 sq ft. would definitely make this a very commercial feel to it.

Also you will be able to see this building when it gets built from Scenic Drive.

Also if this building gets built the local people that live near by would be impacted by the road work being done and all the extra usage on Powers Ave. And that the side streets of NW Terrace Dr and NW Dumbeck Ave would be impacted by people using these roads to get around the construction traffic and church activities. These two roads are considered private and are not maintained by Benton County. With the extra traffic being put on these roads would the County help with maintaining these roads especially Dumbeck Ave. with most of it being a gravel road? Powers Ave and surrounding roads are not at this time able to handle all the traffic and influx of people coming into this rural area to attend the functions at the church.

Saying Yes to this building will change the use of this small rural area of Benton County and bring with it the change of usage to this area with parking lots, lights, noise and traffic every single day and night. And having the neighboring

properties and people having to deal with big events happening in their neighborhood. This area is not the right fit for the usage for this church and the potential for having

a mega church being built on this in the future is really

going to impact this rural area. Which is scary and heart breaking to the people living in this area.

We are asking the Board of Commissioners to deny the Northside Christian Church Conditional use Permit for application File #LU-25-067.

Thank you,

Karen & Tony Smith

BULDER Rachel

From: Matthew Laux <mlaux243@gmail.com>
Sent: Sunday, July 26, 2026 10:12 AM
To: BOC Land Use Appeals
Subject: Written Testimony in Opposition — File No. LU-25-067 (Northside Christian Church CUP Appeal)
Attachments: Powers Church Letter.pdf

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To the Board of Commissioners,

Please accept the attached written testimony in opposition to the appeal in File No. LU-25-067 (Northside Christian Church Conditional Use Permit, 4500 Powers Ave NW, North Albany), scheduled for hearing on Tuesday, August 4, 2026.
My name and mailing address are included in the attached letter.

Please let me know if anything further is needed for this to be entered into the record.

Thank you for your time and consideration.

Matt Laux
3355 NW Sparks Ave, Albany, OR 97321
Ph. (503) 884 - 9688
Email: mlaux243@gmail.com

Matt Laux

3355 NW Sparks Ave

Albany, OR 97321

Ph. (503) 884 – 9688 Email – mlaux243@gmail.com

July 21, 2026

Benton County Board of Commissioners

Attn: Land Use Appeals

P.O. Box 3020

Corvallis, OR 97339

RE: Written Testimony in Opposition to Appeal — File No. LU-25-067

Northside Christian Church Conditional Use Permit, 4500 Powers Ave NW, North Albany

Hearing Date: Tuesday, August 4, 2026, 11:00 a.m.

Dear Commissioners:

I'm writing to ask the Board to affirm the Planning Commission's May 5, 2026 denial of the conditional use permit in File No. LU-25-067.

I live on NW Sparks Ave, in the same rural part of North Albany, and moved here with my family in May of this year. My extended family has been in this area for a long time, and I've watched the growth pressure on this part of the county build for years. I say that because I want to be clear about where I'm coming from: I'm not opposed to this because I dislike growth, and I'm not opposed to it because of who the applicant is. Benton County has allowed, and in places required, a lot of residential growth in this corridor already. My objection is narrower than that — this specific application doesn't meet the County's own Development Code, and it doesn't meet it in ways the County has already recognized in a very similar case.

Here's the standard the Board actually has to apply. A church isn't a permitted use in the Rural Residential, RR-2 zone — it's only allowed as a conditional use, under BCC 63.205(5), and conditional use approval is discretionary under BCC 53.215. That code section requires findings that the proposed use (1) doesn't seriously interfere with adjacent property, the character of the area, or the purpose of the zone, and (2) doesn't impose an undue burden on public improvements, facilities, utilities, or services. The purpose of the RR-2 zone itself, under BCC 63.005, is to allow rural residential living outside urban areas, and BCC 63.010 ties that directly to the land's carrying capacity for water, sewage, and roads. The

applicant carries the burden of proving it meets these standards — the County isn't obligated to approve this just because "church" happens to appear on the list of conditional uses for this zone.

Start with the road. This isn't really in dispute — the applicant's own conduct establishes it. Powers Avenue NW is a two-lane county road with no shoulders, regularly used by pedestrians and cyclists. County Planning staff reviewed this application and concluded a facility this size couldn't meet the undue-burden standard without mitigation, so they recommended approval on the condition that the applicant fund widening Powers Avenue from Oak Grove Drive to Scenic Drive. The applicant turned that down, calling it disproportionate to what they're building. That's the County's own technical judgment, from the people responsible for administering BCC 53.215, and the applicant hasn't offered anything to replace it. On this record, the application simply doesn't satisfy 53.215(2), and the Planning Commission's 4–2 vote reflects that.

The applicant's own traffic engineer, in a March 31, 2026 memo to the Planning Commission, argues the opposite — that projected volumes stay under the 700-vehicle-per-day threshold the County's Transportation System Plan sets for this road, so no widening is warranted. But their own numbers don't support that conclusion. Their memo reports the church generating 128 weekday trips and 588 Sunday trips, then averages those across seven days to get a blended figure of 194 trips per day, which is what they add to background traffic to stay under 700. That average is the wrong number to test against a 700-vehicle threshold, because Powers Avenue doesn't experience 194 extra trips on a typical day — it experiences 588 of them, all at once, on Sunday, which is the day the road actually has to carry the load. Using the engineer's own reported Sunday trip count and their own 25/75 directional split, and adding it to their own cited background counts, the east side of Powers Avenue — the side carrying 75 percent of this traffic — comes out to roughly 877 vehicles per day on the day that matters. That's not under the 700-vehicle threshold. It's about 25 percent over it, using the applicant's own numbers, correctly added instead of averaged into invisibility.

I'd also ask the Board to look closely at the peak-hour figures in that same memo. The engineer describes church arrival and departure periods as short bursts of 30 to 60 minutes, serving a facility built for up to 500 people, yet reports a peak design hour volume of only 60 vehicles per hour on the busier side of the road. I don't have their underlying assumptions about vehicle occupancy or how arrivals are spread out, so I won't say that number is wrong — but on its face, moving hundreds of people through a 30-to-60-minute window at 60 vehicles an hour doesn't add up without some assumption I can't see in the memo, and I'd ask the Board to have staff or the applicant explain how that figure was derived before relying on it.

There's a bigger gap underneath all of this, though. Every traffic number in this record — the applicant's and the County's — was calculated from a specific, disclosed set of activities: Sunday services and weekday daycare. But nothing in this application limits the approved use to just those activities. The applicant's own pastor has described weddings, memorials, and community gatherings as part of the vision for this facility, and a building approved under an assembly use classification isn't typically restricted to only the uses named in the application — concerts, funerals, community markets, and similar events generally fall within the same use category without requiring separate review. The trip

generation figures in the record come from the ITE Trip Generation Manual's standard rate for churches, which reflects routine weekly worship attendance. It isn't built to capture a wedding, a concert, or a farmers market, and nothing here shows those event types were analyzed at all. If the Board is going to make a finding under BCC 53.215(2) that this use doesn't impose an undue burden, that finding is only as good as the activities it actually accounts for. I'd ask that any approval spell out, specifically, what this facility is and isn't authorized to host, and require separate review for anything beyond ordinary weekly services and daycare — rather than let an assembly-use classification quietly cover whatever comes next.

I've read through most of the letters submitted in support of this project. Almost none of them engage with BCC 53.215 or any other applicable standard — they're personal accounts of what the church means to its members, which I understand, but that's not the same thing as showing the application meets the code. One letter does try to make a legal argument against the road-widening condition, though, and I think it's worth addressing directly. It argues that the church's traffic falls outside weekday peak hours, that the County's Transportation System Plan doesn't list Powers Avenue as needing widening, and that requiring the church to pay for it would be a disproportionate exaction under Dolan v. City of Tigard, 512 U.S. 374 (1994).

That argument doesn't hold up against the applicant's own stated plans. For one, the church's own materials describe a weekday daycare as part of the facility — and a daycare means two trip peaks every weekday, morning drop-off and afternoon pick-up, which is exactly the kind of recurring weekday demand road capacity planning is meant to account for. The idea that this facility's traffic is a once-a-week event doesn't match what the applicant itself has proposed.

I also went and looked at the 2019 Transportation System Plan myself, including its full project list — more than 200 identified projects across the county. Powers Avenue isn't on it, in any category, which is true as far as it goes. But that plan was built off a 2017 baseline and a 20-year forecast tied to land uses that were already planned or permitted at the time; it had no way to anticipate a conditional use permit that didn't exist yet. The TSP's own standards classify a road like this as a "Local Road" — designed for under about 700 vehicles a day, with a narrow surface and a two-foot gravel shoulder — which is exactly what you'd expect for a rural residential road, and exactly why a system-wide plan built around that baseline would never have flagged it. That silence doesn't tell you anything about whether this specific, brand-new proposal creates a burden. That's precisely the case-by-case question BCC 53.215(2) exists to answer.

And even on its own terms, the proportionality standard the letter invokes doesn't ask whether a road already happens to be on a general capital improvement list. It asks whether the condition being imposed is roughly proportional to what the specific project will generate. A facility built for up to 500 people at peak, running a daycare five days a week, with recurring secondary uses, on a nineteen-foot road with no shoulder — that's exactly the kind of quantifiable impact a proportionality analysis is supposed to capture, not exclude.

Beyond the road, I don't think this proposal fits the character of the area, and Benton County has already told us what that standard means. In its findings on File No. LU-24-027 — the Coffin Butte Landfill case — the Planning Commission read "seriously interfere" under BCC 53.215(1) to mean the same thing as "significant," following the Oregon Land Use Board of Appeals' language in Stop the Dump Coalition v. Yamhill County, 72 Or LUBA 341, 359 (2015). Under that reading, the question isn't whether neighbors find something undesirable — it's whether the impact is significant. This area is RR-2: two-acre-minimum residential parcels, working farms and forest land. What's proposed here is an 18,900-square-foot building serving up to 500 people, a 2,160-square-foot storage building, and 189 parking spaces — nothing like it exists anywhere nearby, on a parcel whose own zoning reflects the County's determination of what density is appropriate for this land. The applicant also withdrew a related parking variance request earlier in this process, so the 189 spaces now proposed are what the applicant itself says the code requires for a facility this size — not a reduced number the County agreed to excuse.

It's also worth remembering why this land carries RR-2 standards in the first place: it sits outside the Albany Urban Growth Boundary. Benton County isn't shy about identifying land it expects to urbanize someday — it has a separate zoning designation, Rural Residential/Transitional, for parcels near a UGB that may be added to it in the future. This property isn't zoned that way. It's zoned plain RR-2, with no indication the County has ever contemplated bringing it into the UGB. That's exactly why it has no public sewer, why septic is the only option, and why the road serving it was never built past a Local Road standard. Those aren't oversights — they're the point of keeping this land outside the UGB, and they're the reason BCC 63.010 requires the County to weigh carrying capacity for water, sewage, and roads before allowing anything beyond ordinary rural residential use here. A facility built for up to 500 people, running on a private septic system, at the end of a road never designed for it, is the kind of urban-scale intensity the UGB system is supposed to keep on the other side of that line. Nothing about this proposal changes because it's labeled a church rather than something else — the carrying-capacity problem is the same either way.

The fact that the applicant dropped the second phase — a 54,709-square-foot sanctuary — after the Planning Commission pushed back doesn't fix this. If anything, it shows that even the applicant recognized the original proposal was too much for the site. What's left still has the same access problems, the same 500-person peak traffic, and the same basic mismatch with a rural residential neighborhood on an unimproved two-lane road.

The County doesn't have to guess how the Board should handle this on appeal, either. In LU-24-027, the Planning Commission unanimously denied the landfill expansion for failing both prongs of BCC 53.215 — undue burden on transportation and other services, and serious interference with the area's character. The Board initially approved that project on appeal, but then withdrew its own decision for reconsideration, and on March 3, 2026, voted 3–0 to deny it, formally finding undue transportation burden and serious interference with adjacent uses. That tells me two things: the Board treats both prongs of 53.215 as real, substantive requirements, not formalities to wave through on appeal, even against a large, well-represented applicant — and road-capacity problems like the one here are exactly the kind of thing the Board has found sufficient to deny a permit before.

I also want to be clear that none of this is about the applicant's religion. My objection rests entirely on BCC 53.215's standards, which apply the same way to any conditional use in this zone regardless of who's proposing it. A private school, an event venue, anything of this size and traffic generation would raise the same concerns for me. That's consistent with how these applications are supposed to be evaluated under Oregon law — see 1000 Friends of Oregon v. Clackamas County, 46 Or LUBA 375 (2004).

One last point, because I think it matters for how the Board weighs this. BCC 53.215's criteria are joined by "and" — an application has to satisfy all of them to be approved, which means failing any single one is enough to deny it. The road problem is, in principle, something the applicant could still fix by agreeing to fund the widening. The character problem isn't fixable that way. No amount of road work changes the fact that an 18,900-square-foot, 500-person facility with 189 parking spaces is a different kind of use than the two-acre residential and farm parcels around it. Even if the Board is satisfied on the transportation question, the character finding under 53.215(1) stands on its own and is enough by itself to deny this application.

Requested Action

For all of these reasons, I'm asking the Board to:

1. Affirm the Planning Commission's May 5, 2026 denial of File No. LU-25-067; or

2. Independently find that the proposal fails BCC 53.215(1) on character grounds, regardless of whatever the applicant offers on the road question at this point; and

3. If the Board still finds the application worth approving despite all this, condition that approval on the applicant fully funding the Powers Avenue widening from Oak Grove Drive to Scenic Drive, exactly as County staff originally recommended, and on binding the approved use to the specific activities actually analyzed in this record — Sunday services and weekday daycare — with separate review required for weddings, concerts, markets, or other events beyond that, along with whatever else is needed to bring the application into compliance with BCC 53.215(1) and (2), with those conditions made binding under BCC 53.220.

Thank you for taking the time to read this and for the work you and County staff have already put into this record.

Respectfully,

Matt Laux

Additional Neighbors Joining This Testimony

RE: File No. LU-25-067 — Northside Christian Church Conditional Use Permit, 4500 Powers Ave NW, North Albany

The undersigned residents join in and adopt the testimony above as our own, and respectfully ask the Benton County Board of Commissioners to affirm the Planning Commission's May 5, 2026 denial of File No. LU-25-067.

Print Name	Mailing Address	Signature	Date
Lindsay Laux Pittman	2137 NW Oak Grove Dr. Albany		7/23/26
Trevor Pittman	2137 NW Oak Grove Dr. Albany		7/23/26
Kelsie Buck	2137 NW Oak Grove Dr. Albany		7/23/26
McKenzie Gentry	39155 E Lacomb Rd, Lebanon		7/23/26
	P.O. Box 2234 Albany	MIKE LAUX	7/23/26
Eliana Laux	3355 NW Sparks Ln Albany, OR 97321		7/23/26

BULDER Rachel

From: Traci DeWilde <dewildeone@gmail.com>
Sent: Sunday, July 26, 2026 1:35 PM
To: BOC Land Use Appeals
Subject: Written Testimony LU-25-067 Appeal
Attachments: Re LU-25-067 – Response to Applicant's Appeal and Request to Affirm....pdf

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Please accept the attached as written testimony for the appeal to the Board of Commissioners regarding LU-25-067.

Thank you for your time and consideration,

Traci DeWilde

Re: LU-25-067 – Response to Applicant's Appeal and Request to Affirm the Planning Commission's Denial

Dear Benton County Board of Commissioners,

My name is Traci DeWilde, and my family has lived on the community-maintained gravel section of Dumbeck Avenue NW for nearly 50 years. During that time, I have witnessed the Planning Commission's long-standing commitment to preserving the rural character of Benton County through RR-2 zoning. My family participated in 4-H, raising sheep for the Benton County Fair, and many neighborhood children were active in both 4-H and FFA. Those experiences reflect the rural way of life that RR-2 zoning was intended to protect.

I respectfully request that the Board of Commissioners deny Northside Christian Church's appeal and affirm the Planning Commission's denial of Conditional Use Permit LU-25-067.

I want to emphasize that my comments are not based on opposition to churches or religious institutions. Churches are expressly contemplated as conditional uses within Benton County's Development Code. Rather, my concern is that this particular proposal, at this particular location, and at this scale and intensity, has not been shown to satisfy the approval criteria of Benton County Code (BCC) 53.215 or the purpose of the RR-2 Rural Residential zoning district.

The applicant's appeal argues that the Planning Commission relied on generalized neighborhood opposition, speculative future impacts, and failed to properly evaluate the revised application. I respectfully disagree.

My concerns are based on the evidence in the record and the applicable approval criteria—not on generalized opposition.

Compatibility with the RR-2 Zone

BCC 53.215 requires the County to determine that a conditional use will not seriously interfere with adjacent property, the character of the area, or the purpose of the zoning district.

Although the applicant reduced the proposal from its original concept, reducing the size of a project does not, by itself, establish compatibility. The revised application still proposes an approximately 18,900-square-foot multi-use facility with extensive parking, outdoor recreational facilities, and programming extending

throughout the week. Ministries for children, youth, young adults, men, women, small groups, and other activities represent an intensity of use that is fundamentally different from the small rural churches traditionally found in Benton County.

The question before the Board is not whether the revised proposal is smaller than the original proposal. The question is whether the revised proposal is compatible with the purpose of the RR-2 zoning district. Based on the record, I do not believe the applicant has met that burden.

Undue Burden on Public Improvements

BCC 53.215 also requires that the proposed use not impose an undue burden on public improvements and infrastructure.

Powers Avenue and the surrounding road network are rural roads with narrow shoulders, no sidewalks, and limited capacity to safely accommodate the volume of traffic associated with an institutional use operating throughout the week. Increased traffic from worship services, weekday ministries, recreational activities, and special events raises legitimate concerns regarding congestion, emergency vehicle access, and public safety.

These concerns are based on the characteristics of the surrounding transportation network and the scale of the proposed use. They are not speculative.

Parking and Transportation

Although the applicant withdrew the requested parking variance, the Board must still determine whether the revised application complies with Benton County's parking and access standards.

The proposal must demonstrate that adequate off-street parking exists to safely accommodate peak demand without shifting impacts onto neighboring properties or Powers Avenue. The application does not identify a realistic overflow parking plan should attendance exceed available parking. Powers Avenue has virtually no practical capacity for on-street parking without creating safety hazards, obstructing emergency access, or interfering with neighboring properties.

I have also observed overflow parking occurring along public roadways at the applicant's current facility during large events. While this observation concerns a different location, it contributes to my concern that peak parking demand should be carefully evaluated before approving a similar institutional use in a rural residential setting.

Natural Resources and Rural Character

The subject property currently consists of pasture, wetlands, woodlands, and open space that contribute significantly to the rural landscape and provide habitat for wildlife, including deer, hawks, eagles, and other native species.

Replacing these natural features with an institutional campus, extensive pavement, lighting, and year-round activity would permanently alter the rural character that the RR-2 zoning district was established to protect.

Response to the Appeal

The applicant argues that the Planning Commission lacked substantial evidence to deny the application. However, the Commission's deliberations demonstrate that it carefully considered compatibility with the rural residential character, road and transportation limitations, emergency access, wetlands and drainage, impacts to adjacent properties, and the requirements of BCC 53.215 before reaching its decision.

The fact that staff recommended approval does not require the Board to reach the same conclusion. The Planning Commission serves as the County's independent decision-maker and is responsible for determining whether the applicant has met its burden under the Development Code.

Likewise, proposed conditions of approval cannot substitute for the required findings under BCC 53.215. Before conditions are considered, the Board must first determine that the proposed conditional use itself satisfies the approval criteria.

Conclusion

The burden rests with the applicant to demonstrate, through substantial evidence, that every criterion required by BCC 53.215 has been satisfied. In my opinion, that burden has not been met.

The Planning Commission carefully evaluated the evidence and concluded that the applicant failed to demonstrate compatibility with the surrounding RR-2 neighborhood and failed to establish that the proposal would avoid imposing an undue burden on public improvements and adjacent properties. I respectfully ask the Board to affirm that decision.

This case is not about whether churches are valuable members of our community. It is about whether this particular proposal, at this particular rural location,

satisfies the standards established by Benton County to protect rural residential neighborhoods. I respectfully submit that it does not.

The Board's decision should be based on whether the applicant has demonstrated compliance with the applicable approval criteria—not on whether the proposal is smaller than originally submitted or whether conditions of approval could mitigate some impacts. If the Board cannot make each finding required by BCC 53.215 based on substantial evidence in the record, the appeal should be denied.

Once development of this scale begins, the rural character of this property and the surrounding neighborhood cannot be restored. I therefore respectfully request that the Board deny the applicant's appeal and affirm the Planning Commission's denial of Conditional Use Permit LU-25-067.

I have been able to benefit from the Benton County Planning Commission's foresight many years ago to preserve the natural, rural character that RR-2 zoning provides. Thank you for your thoughtful consideration of these comments and for your continued commitment to preserving the rural character and planning objectives of Benton County.

Respectfully,

Traci DeWilde
Dumbeck Avenue NW

BULDER Rachel

From: RICARDO SMALL <ricardosmall@comcast.net>
Sent: Sunday, July 26, 2026 4:04 PM
To: BOC Land Use Appeals
Subject: LU-25-067 - TESTIMONY LETTER OPPOSED TO THE APPEAL
Attachments: Formal Testimony Letter – LU-25-067 Ricardo Small 25 July 2026.pdf

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Hello,
This is the 2nd submission of the attached Formal Testimony Letter for LU-25-067.
I did not receive an acknowledgement of receipt the first time and would like to be sure you received it.

Ricardo Small, Fotógrafo
PHOTOGRAPHS MAKE MEMORIES STAY YOUNG

Ricardo Small
RicardoSmall@comcast.net
Albany, OR 97321

July 25, 2026

landuseappeals@bentoncountyor.gov
Benton County Board of Commissioners
c/o Land Use Appeals
4500 SW Research Way
Corvallis, OR 97333

RE: Written Testimony in Opposition — Land Use Appeal LU-25-067

Applicant: Northside Christian Church | **Site:** 4500 Powers Avenue NW, Albany, OR 97321

Hearing: August 4, 2026, 11:00 AM | Benton County Board of Commissioners

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Dear Chair and Members of the Board of Commissioners:

I am Ricardo Small, a resident of Albany, Oregon, and a member of the North Albany community directly affected by the land use application identified above. I submit this written testimony in the record of LU-25-067 to oppose the applicant's appeal of the Benton County Planning Commission's May 5, 2026 denial of the Conditional Use Permit application for a church facility at 4500 Powers Avenue NW. I respectfully request that the Board of Commissioners uphold the Planning Commission's decision and deny the requested Conditional Use Permit.

I further request that I be made a party of record in this proceeding, that all notices regarding this matter be sent to my email address above, and that this letter and any attachments be incorporated into the official record.

By submitting this testimony, I preserve my right to raise each of the following issues on appeal to the Oregon Land Use Board of Appeals (LUBA) pursuant to ORS 197.763. To that end, I raise each issue below with sufficient specificity to allow the Board and applicant to understand and respond to my concerns. I incorporate by reference the full record before the Planning Commission, including all staff reports, public testimony, engineering analyses, and Planning Commission deliberations in LU-25-067 and related file LU-25-066.

LEGAL ISSUES RAISED FOR LUBA PRESERVATION

ISSUE 1 — CRITERION BCC 53.215(B)(1): SERIOUS INTERFERENCE WITH ADJACENT RESIDENTIAL USES — THE RECORD DOES NOT SUPPORT APPROVAL

The applicant has not demonstrated that the proposed use will not seriously interfere with or adversely affect the use and enjoyment of adjacent residential properties, as required by BCC 53.215(B)(1).

Powers Avenue NW, the sole public road access point for this application, carries approximately 246 vehicles per day (2019 Benton County traffic count). The applicant's own Transportation Analysis (Sandow Engineering, 2025) projects approximately 147 peak-hour vehicle trips on Sunday mornings alone. This means the proposed church would generate, in a concentrated one-to-two hour window each week, a volume of vehicle trips equivalent to approximately 60% of the road's entire daily baseline traffic — a proportional increase that is not comparable to any existing residential use in the corridor.

The staff report itself acknowledges that the proposed "hybrid" road improvement standard "will not offer protection to pedestrians and bicyclists during peak weekend use windows." This concession in the staff's own analysis is an acknowledgment that the road network cannot be brought to a standard that eliminates interference. Approval under BCC 53.215(B)(1) where the staff report affirmatively acknowledges residual, unmitigated pedestrian and cyclist danger is not supported by the record.

Neighbors residing on NW Terra Lynda Drive, NW Terrace Drive, and NW Knollwood Drive — streets connecting to Powers Avenue NW — have no alternative route that avoids the church's primary access corridor during peak worship hours. The Planning Commission majority voted to deny on this basis, and that finding is supported by substantial evidence in the record.

I request that the Board affirm the Planning Commission's finding that BCC 53.215(B)(1) is not satisfied.

ISSUE 2 — CRITERION BCC 53.215(B)(2): UNDUE BURDEN ON PUBLIC IMPROVEMENTS — SEPTIC SYSTEM VERIFICATION IS INSUFFICIENT

The applicant has not demonstrated to the standard required by BCC 53.215(B)(2) that the proposed use will not impose an undue burden on public improvements and facilities, including utilities and emergency services.

The proposed facility has no connection to public sewer. The on-site wastewater disposal system required for a facility serving up to 500 attendees represents a significant rural infrastructure commitment. While the record contains a septic feasibility study prepared by or for the applicant (referenced by Benton County Environmental Health Specialist Robert Tukisher, February 25, 2026), the record does not contain an independent, third-party verification of the septic system's long-term capacity to service peak attendance without failure or groundwater impact.

The staff report acknowledges that: "Approval of septic areas must be preserved through site design to avoid cut and fill that could invalidate the approval." This warning, in the staff report itself, signals that the septic approval is contingent on design precision that has not yet been achieved in the current record. Approving a CUP before that precision is demonstrated in the record inverts the burden of proof. The applicant — not the County — bears the burden of demonstrating compliance with all criteria, including BCC 53.215(B)(2), prior to approval.

Additionally, neighbors raised groundwater contamination concerns in the public record. Those concerns have not been addressed through independent hydrogeological analysis. The record is inadequate on this issue as a matter of law.

I request that the Board require, as a minimum condition precedent to any approval, an independent third-party hydrogeological and septic feasibility assessment by a Licensed Professional Engineer not retained by or affiliated with the applicant, with results entered into the public record prior to any final approval.

ISSUE 3 — CRITERION BCC 53.215(B)(4): THE PROPOSED USE DOES NOT MAINTAIN THE CHARACTER OF THE SURROUNDING AREA

The proposed use does not satisfy BCC 53.215(B)(4), which requires that the conditional use maintain the overall character of the surrounding area. The Planning Commission majority made this finding, and it is supported by substantial evidence in the record.

The surrounding area consists exclusively of Rural Residential (RR-2) zoned parcels on all four sides of the subject property — north, south, east, and west. The corridor is characterized by large-lot residential parcels, low vehicular traffic, open space, wildlife habitat, and quiet rural conditions. Multiple neighbors testified, without contradiction, that Powers Avenue NW has low traffic volume, quiet and rural characteristics, and meaningful wildlife habitat value supporting deer, fox, and other species.

A facility designed to host up to 500 attendees per worship service, with 269 parking stalls and traffic volumes generating 147 peak-hour Sunday trips, is qualitatively different in scale and character from any existing or permitted use in this corridor. The Planning Commission majority — sitting as the factfinding body with direct access to site conditions, neighbor testimony, and the physical record — found that this intensity of use does not maintain the rural character of the surrounding area. That finding is supported by substantial evidence and must be afforded appropriate weight.

The applicant's voluntary reduction from the original approximately 54,000 SF campus to the Phase 1 proposal of 18,902 SF is acknowledged as a good-faith effort. However, reduced building footprint does not reduce the attendance capacity, which remains 500 persons, nor does it reduce the attendant traffic, septic, stormwater, and noise impacts that define community character impacts.

I further note that the record contains no binding condition ensuring that Phase 2 expansion would require a new Conditional Use Permit application with full public notice. The absence of such a condition in the currently proposed conditions of approval means that approval of Phase 1 could be used as a predicate for administrative expansion without triggering the public process that BCC 53.215 contemplates. I request that the Board make any approval expressly conditioned on a requirement that any development beyond Phase 1 (as defined in the record) requires a new CUP application with full public notice and hearing.

ISSUE 4 — TRANSPORTATION DEMAND MANAGEMENT PLAN IS NOT ENFORCEABLE AS CURRENTLY PROPOSED

The Transportation Demand Management (TDM) Plan referenced in the staff report and proposed conditions is not currently structured as an enforceable condition of approval.

Without a binding enforcement mechanism — including specific performance metrics, defined monitoring intervals, mandatory reporting to Benton County Public Works, and consequences for non-compliance — the TDM Plan is aspirational rather than regulatory.

Under Oregon land use law, conditions of approval must be clear, objective, and enforceable. ORS 197.307. A TDM Plan that requires only applicant self-reporting, without independent verification or defined triggers for additional County action, does not satisfy this standard. The record does not currently contain a proposed TDM Plan with the specificity required for enforceability.

I request that the Board either: (a) deny the application on the basis that the transportation impact analysis is insufficient without a binding, enforceable TDM framework; or (b) continue the hearing to allow the applicant to submit a revised, enforceable TDM Plan with specific metrics, monitoring protocols, annual independent traffic counts, and defined County enforcement authority.

ISSUE 5 — WETLAND PROTECTION: INDIRECT IMPACTS ARE NOT ADEQUATELY ANALYZED IN THE RECORD

The subject property contains a mapped wetland. The proposed development adds approximately 18,902 SF of building footprint plus approximately 269 parking stalls — representing several acres of new impervious surface on a currently pervious, rural parcel. The stormwater management plan is listed as a condition of approval rather than a condition precedent — meaning it has not been reviewed or approved as part of the current record.

This sequencing is legally problematic. The adequacy of wetland protection under ORS 196.800 et seq. and applicable BCC standards cannot be assessed without knowing the stormwater management design that will govern hydrological impacts on the on-site wetland. Approving the CUP before the stormwater plan is finalized and reviewed delegates the core wetland protection analysis to a post-approval administrative process that is not subject to public review or appeal.

I request that the Board require a complete, DSL-reviewed stormwater management plan — including wetland buffer mapping and hydrological impact analysis — to be submitted, reviewed, and placed in the public record prior to any final decision on this application.

ISSUE 6 — THE RECORD DOES NOT CONTAIN ADEQUATE FINDINGS TO SUPPORT REVERSAL OF THE PLANNING COMMISSION'S DENIAL

Under Benton County Code and Oregon land use law, the burden of proof in a conditional use permit application rests with the applicant. ORS 197.763(6)(b). The Planning Commission, as the initial decision-making body, denied the application on multiple grounds with a 4–2 vote. For the Board of Commissioners to reverse that denial, the record must contain adequate findings demonstrating that the applicant has met each applicable criterion by a preponderance of the evidence.

As detailed in Issues 1 through 5 above, the record as it currently stands contains gaps and unresolved questions that preclude the Board from making adequate findings in favor of approval. The Board should not approve the appeal unless and until those gaps are resolved by competent evidence entered into the record.

For the foregoing reasons, I respectfully urge the Board of Commissioners to uphold the Planning Commission's May 5, 2026 denial of Conditional Use Permit application LU-25-067. In the alternative, should the Board be inclined to approve the application, I urge the Board to: (1) require independent third-party septic and hydrogeological analysis prior to final decision; (2) require a completed stormwater management plan reviewed in the public record prior to final decision; (3) impose a binding, enforceable TDM Plan with County enforcement authority; (4) condition any approval on a requirement that all Phase 2 development triggers a new CUP application with full public notice; and (5) impose a binding occupancy cap of 500 persons per event with annual reporting.

Thank you for your consideration of this testimony and for your service to the Benton County community.

Respectfully submitted,

Ricardo Small

Albany, OR 97321

_____

520-647-7112

_____

RicardoSmall@comcast.net

Date: July 25, 2026

This testimony is submitted to preserve all issues for potential appeal to the Oregon Land Use Board of Appeals (LUBA) pursuant to ORS 197.763. The author requests party of record status and notice of all further proceedings.

BULDER Rachel

From: Benton County, Oregon <noreply_wordpress@bentoncountyor.gov>
Sent: Sunday, July 26, 2026 4:30 PM
To: *Benton Web BOC
Subject: For Board of Commissioners : "church on Powers Ave, N. Albany"

From: Virginia Cooper <cooperhiker@aol.com>
Subject: church on Powers Ave, N. Albany

Sent For: Board of Commissioners <bocinfo@bentoncountyor.gov>

Message Body:
We are writing to protest the permitting of the proposed church building on Powers Avenue in North Albany. All of the surrounding area at that location has single-family homes, most on a small amount of acreage which gives a rural, bucolic feeling to the neighborhood.
A church of that size, along with the proposed add-ons, has no place in the Powers area. The existing infrastructure won't support the amount of traffic that will be generated and the impact to the wildlife that call that area home would be devastating.
With all the extemporaneous activities in addition to the chapel, the facility needs to be built in an existing business area and not in the quiet country setting where the church has applied.
Please vote no on this proposal.
Sincerely,
James and Virginia Cooper
4986 NW Scenic Dr, Albany, OR 97321

--
This e-mail was sent from a contact form on Benton County, Oregon (https://www.bentoncountyor.gov)

BULDER Rachel

From: mary willett <willettm@yahoo.com>
Sent: Sunday, July 26, 2026 7:58 PM
To: BOC Land Use Appeals
Subject: LU-25-067 July 26 2026

You don't often get email from willettm@yahoo.com. Learn why this is important

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Dear commissioners

I'm writing to say we are very strongly opposed to the Northside mega project. The most important is that living would never be the same as it currently is on "Powers" and the surrounding area. No matter how little or big the structure, it will change everything. It's not okay for an organization to go into a neighborhood and make permanent negative changes. Once changes are made you can never go back. This plan is not in compliance with the RR2 zoning.(53.215) That alone should disqualify this church from being allowed to build here. // How is it in compliance to have large events with music decibels reading over the 100's in a neighborhood.? These are very large events that happen several times a year.The most recent was on June 14th when they had food carts, bounce houses, carnival games, mechanical bull, and live music. Do you consider this to qualify for the RR2 code for a neighborhood? They send out flyers through the mail to these events and invite the public. There are hundreds of people at these events. This promotes major traffic issues. // besides the event distractions and noise on a daily basis the day to day events will be a daily disruption. Northside plans on weddings, funerals, Bible studies, preschool, pickleball courts and more. Have you ever listened to the bounce- bounce- bounce when you are taking a nap or trying to get kids to sleep? This is a major annoyance to daily living that we currently don't have. Would you want to live next to that? No one would.

Another big problem is our home values will go down… Another issue is the traffic. We have very little traffic in this area. Especially on Sundays which has the least amount of traffic. I have been counting cars on Sundays for about one hour at a time. There has been 2 or 3 cars per hour. Hard to believe but true,, at least when I was there..The most traffic is walkers, strollers,.and bikes. Sundays would change to horrible traffic. We have lived here over 20 years and many families have been here over 40 years. The traffic alone is going to change this area in a very negative way for the residents

We are asking you to DENY this proposal of appeal that will change the character of the neighborhood forever.

thank you Mary Willett

5266 NW Palestine Ave.

BULDER Rachel

From: Greg Sanker <gregsanker@proton.me>
Sent: Sunday, July 26, 2026 8:16 PM
To: BOC Land Use Appeals
Subject: Public Testimony Submission for Primary Packet - Files LU-25-066 / LU-25-067 (Greg Sanker)
Attachments: Opposition_Brief_and_Exhibits_LU-25-067_Sanker.pdf

You don't often get email from gregsanker@proton.me. Learn why this is important

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Benton County Board of Commissioners & Community Development Staff,

Please find attached my formal written testimony and physical infrastructure audit regarding the conditional use appeal for **Files LU-25-066 and LU-25-067 (Northside Christian Church)**.

As noted in the attached document, this submission is provided for inclusion in the primary advance packet for the Board of Commissioners ahead of the **July 27, 2026, 5:00 PM deadline**.

Submission Details:

- **Document Title:** Technical Remonstrance & Physical Infrastructure Audit (Powers Avenue NW)
- **File Attachment:** `Opposition_Brief_and_Exhibits_LU-25-067_Sanker.pdf`
- **Submitted By:** Greg Sanker
- **Physical Address:** 4723 NW Bramblewood LN, Albany, OR 97321

Please confirm receipt of this transmission and verify that the attached PDF has been successfully logged into the official public record for this proceeding.

Respectfully,

Greg Sanker

4723 NW Bramblewood LN

Albany, OR 97321

BEFORE THE BOARD OF COMMISSIONERS FOR BENTON COUNTY, OREGON

In the Matter of: Appeal of Planning Commission Denial

File Numbers: LU-25-066 / LU-25-067

Applicant: Northside Christian Church

Subject Property: 4500 Powers Avenue NW, Albany, OR

Submission Type: Technical Remonstrance & Physical Infrastructure Audit

Submitted By: Greg Sanker

Date: July 27, 2026

I. INTRODUCTION AND PURPOSE

This technical memorandum is submitted to the record to provide objective, empirical, and localized data regarding the current physical and structural limitations of Powers Avenue NW. The purpose of this submission is to demonstrate that the subject right-of-way is fundamentally incapable of safely absorbing the high-amplitude, compressed peak-load traffic volumes generated by the proposed semi-urban religious assembly facility.

Under **Benton County Code (BCC) 53.215**, a Conditional Use Permit (CUP) may only be approved if the existing public infrastructure is adequate to safely support the development. Because the Applicant has formally objected to fulfilling the necessary infrastructure mitigation (road widening and structural reconstruction), claiming such requirements are unconstitutionally disproportionate, the County lacks the legal authority to approve this application. To do so would knowingly introduce an immediate, non-mitigated public safety hazard onto a sub-standard rural lane.

II. STRUCTURAL INTEGRITY AUDIT: SUBGRADE AND PAVEMENT FAILURE

Powers Avenue NW is a historic, unimproved rural road consisting of thin asphalt/chip-seal laid over plastic Willamette Valley clay subgrade. It lacks a modern, engineered crushed-rock base capable of distributing heavy structural loads.

The Applicant's traffic analysis relies on theoretical, idealized pavement models. The empirical data below documents that the roadbed is already in an active state of localized structural failure under *current* rural residential loads:

- **Evidence Item A: Crumbling Fog Line and Edge Ravelling** At multiple locations between Tara Linda lane and Scenic Drive, the structural edge of the asphalt is actively fracturing and breaking away into the adjacent drainage ditch. This indicates a complete lack of lateral structural support. *See Apendix: High-resolution photograph documenting edge ravelling and loss of effective pavement width.*

- **Evidence Item B: Sunken and Crumbled Grade (Alligator Cracking)** At multiple locations along Powers, especially between Tara Linda and Scenic, the pavement exhibits severe fatigue cracking (alligator cracking) and structural depression. This pattern is indicative of subgrade

failure due to moisture intrusion and base saturation. *See Exhibit 2: Photograph showing a significant ocalized depression and pavement fragmentation.*

•**Evidence Item C: Impact of Construction Phase Loading** While the Applicant focuses on Sunday passenger vehicles, the road cannot withstand the heavy axle loads (AASHTO standards) of the construction phase. A single loaded 3-axle dump truck (~50,000 lbs) or a concrete mixer (~66,000 lbs) executing tight turns on this un-bonded subgrade will accelerate complete structural failure of the public asset, creating immediate safety hazards for all existing residents.

III. GEOMETRIC AND FUNCTIONAL WIDTH AUDIT

A safe, two-way minor collector or rural local road accommodating commercial-scale assembly uses requires minimum geometric widths to allow simultaneous passage of standard passenger trucks and emergency apparatus without forcing vehicles off the paved surface.

On July 26, 2026, a physical geometric audit of Powers Avenue NW was conducted from the intersection of Scenic Drive to the eastern boundary of the subject parcel. Measurements were taken at multiple points between Tara Linda and Scenic Drive. The data reveals critical structural pinch points:

Geometric Analysis:

•**The Passing Fire Apparatus Conflict:** A standard Type 1 structural fire engine spans 10 feet in width (including mirrors). A standard domestic pickup truck or SUV spans 8 feet. Where Powers Avenue pinches approximately 19 feet from outside fog line to outside fog line (as shown), two such vehicles cannot physically pass each other. One vehicle *must* leave the paved surface.

•**Non-Existent Recovery Zone:** Due to the absence of paved or gravel shoulders and the immediate proximity of steep drainage ditches, any vehicle forced off the crumbling fog line will experience a tire drop-off, likely resulting in a loss of vehicle control or roadside stranding.

•**Pedestrian and Cyclist Conflict:** Because there is zero shoulder or sidewalk, local pedestrians and cyclists are forced to occupy the active driving lane. Increasing vehicle trips by orders of magnitude on an 19-foot wide pavement strip creates an irreconcilable safety conflict, directly violating **Oregon Statewide Planning Goal 12 (Transportation)**.

IV. THE PEAK-LOAD "SURGE" VS. STATISTICAL ADT MANIPULATION

The Applicant’s engineering materials attempt to utilize Average Daily Traffic (ADT) metrics to smoothen out the project's impact over a 24-hour window. This is a profound mischaracterization of how a religious assembly facility functions.

•A church does not generate linear traffic. It generates a high-amplitude, hyper-compressed **traffic surge**.

- The Applicant's anticipated attendance indicates that a minimum of 140 to 200+ vehicles will attempt to arrive within a tightly defined 20-minute window prior to service, and exit within an identical 15-minute window following the conclusion of services.
- This creates a functional "surge rate" equivalent to a major logistics hub or industrial shift-change, dropped into a sub-standard, two-lane rural residential roadbed. The stopping sight distance (SSD) on the crests and curves of Powers Avenue is entirely inadequate to protect a stationary queue of 30+ vehicles waiting to turn left into a single un-signaled driveway entrance.

V. THE PROPORTIONALITY PARADOX AND LEGAL IMPLICATIONS FOR LUBA

The Applicant has built their appeal around the argument that requiring them to fund the full widening and reconstruction of Powers Avenue NW violates constitutional proportionality under *Dolan v. City of Tigard*.

By introducing this argument, the Applicant has trapped their own application in a fatal legal paradox:

1. **Fact:** The empirical data presented above proves that the physical infrastructure of Powers Avenue NW is broken, geometrically deficient, and structurally incapable of safely handling assembly-scale peak traffic loads.
2. **Fact:** The Applicant formally refuses to fund or perform the infrastructure improvements necessary to bring the road up to a safe, modern standard.
3. **Conclusion:** If the infrastructure is objectively inadequate, and the mechanism to fix that infrastructure cannot be legally enforced or executed, **the application fails to meet the mandatory threshold criteria for a Conditional Use Permit under Benton County Code.** The Board of Commissioners does not have the discretionary authority to waive public safety. If the road is unsafe, and it cannot or will not be fixed, the application *must* be denied.

VI. CONCLUSION AND REQUESTED ACTION

The Benton County Planning Commission correctly evaluated the physical reality of the site and acted in strict accordance with county code when they denied this permit based on infrastructural deficiency.

High-priced, abstract engineering reports cannot widen the physical boundaries of the asphalt on Powers Avenue, nor can they stabilize a failing clay subgrade. The physical reality on the ground dictates the capacity of the infrastructure.

We respectfully request that the Board of Commissioners protect public safety, maintain the integrity of Oregon Land Use Goal 12, look objectively at the physical evidence provided, and **uphold the Planning Commission's denial of File Numbers LU-25-066 and LU-25-067.**

Respectfully submitted

Greg Sanker

Greg Sanker

4723 NW Bramblewood LN

Albany, Oregon 97321

APPENDIX A: PHOTOGRAPHIC EXHIBITS.

Photos taken July 26, 2026. Most contain a standard 12” stainless steel ruler to establish relative size.

STOP

BULDER Rachel

From: Josanna Biddle-Croco <josannah@gmail.com>
Sent: Sunday, July 26, 2026 11:20 PM
To: BOC Land Use Appeals
Subject: LU-24-067 CUP Written testimony attached
Attachments: LU-25-067 CUP - Northside Letter 26July2026.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

See attached for my written testimony regarding LU-24-067.

I would like to provide verbal testimony in the August 3rd meeting, in-person, opposed.

Best Regards,

Josanna Biddle-Croco
4853 NW Dumbeck Ave, Albany, OR 97321

Josanna Biddle-Croco
4853 NW Dumbeck Ave
Albany, OR 97321

26 July 2026

Benton County Board of Commissioners
landuseappeals@bentoncountyor.gov.
LU-25-067

Dear Commissioners,

LU-25-067 does not satisfy the approval criteria of BCC 53.215 (Exhibit 2): it would place an undue burden on a public improvement — NW Powers Avenue. Approval would therefore be contrary to the County's own code. ORS 215.441(2)(b) separately authorizes the County to deny a place of worship where transportation service is inadequate (Exhibit 1). On both grounds, the application must be denied.

NW Powers Avenue is currently functioning as a Primary Local Road and is barely adequate. This proposed development requires a Major Collector per the Benton County Transportation System Plan Table 7 (Exhibit 3).

Table 1: NW Powers Development Traffic Vs. Benton County Road Standards

	Primary Local	Minor Collector	Major Collector	NW Power Ave
Projected DHV	<100/Hour	<100/Hour	<300/Hour	270-285/Hour [1]
Projected ADT	<700	<1000	<2000	990 E & 505 W [2]
Surface Width	20'	28'	32'	≤20'

[1] Calculations attached. Does not include the existing residential traffic.
[2] Staff Report to the Board of Commissioners dated 7/24/2026.

Per the applicant, improving Powers corridor-wide cannot be lawfully or feasibly required. They cited Nollan/Dolan, pre-existing conditions, not a TSP widening corridor, narrow ROW, and roadside drainage/wetland constraints. Staff acknowledge that the development will increase traffic 'to levels that exceed what is expected for a Primary Local Road' (Revised Staff Report, pp. 18–19), yet Condition P-12 would build Powers Avenue only to Primary Local standard (Staff Report, p.18, ¶65).

Condition of Approval P-12 builds Powers to Primary Local standard — a road class the church's traffic outgrows the day it opens. When adequacy can't be reached through conditions that are both sufficient and proportional/feasible, the transportation service is inadequate, and ORS 215.441(2)(b) lets the County restrict or prohibit the use.

Sincerely,

Josanna Biddle-Croco

Defining DHV (Design Hourly Volume):

Oregon Department of Transportation's Analysis Procedures Manual Version 2 Chapter 6 Section 1 (Exhibit 4) defines the DHV as "the future year 30th highest hour". This means that if you look at all the hours in the year and rank them from the busiest to least busy, the 30th hour is used for deciding the DHV. ODOT's APMV2 6.2 (Exhibit 5) clarifies what is meant by future year, "The DHV typically controls the design of the project or represents a planning horizon year such as in a Transportation System Plan (TSP)." The Benton County TSP effective March 1, 2019 sets the planning horizon to 2040 (Exhibit 6). This means we are not planning for the facility traffic on the day they open but instead planning for the traffic in 2040 or more commonly 20 years from the project start date (Exhibit 7).

Method 1: Road Classification Definitions

This development has been described as both a community center and as a source for community services which designates the needed road as a **Major Collector**.

Consulting the Benton County Transportation Safety Plan (BC TSP) section on Street Functional Classification (Exhibit 8) the road definitions indicate adding a community center to Powers would require reclassification from a Local Road to at minimum a Minor Collector, more correctly to a Major Collector.

Per the BC TSP, Minor Collectors serve internal traffic within areas having a single land use pattern, and serve minor traffic generators such as schools or neighborhood shopping or community centers. The Northside Campus is intended as a community center and is therefore beyond the scope of a local road.

Per the BC TSP, Major Collectors carry local traffic between neighborhoods, or between neighborhoods and arterials, and provide access to minor collectors and community services. The Northside Campus intends to provide community services and therefore should be a Major Collector.

Method 2: Determining the DHV is >100 by Reasonable Estimation

Benton County Transportation System Plan Table 7 (Exhibit 3) indicates that the DHV for a Primary Local and Minor Collector are both DHV <100/hour. There are 52 Sundays in a year. Departure from Sunday Service can be assumed to occur within an hour of end of service. This means that if the expected volume of vehicles leaving the service exceeds 100, then we have exceeded Local and Minor Collector and require **Major Collector**.

The proposal indicates Seating for 500. A test of reasonableness indicates that 500 people will require more than a hundred vehicles for transportation.

The average passenger vehicle trip in Oregon serves 1.4 passengers per ODOT's Value of Travel Time Estimates Feb 2025 (Exhibit 9). This would indicate 500 people / 1.4 people per vehicle = 357 Vehicles.

Using more specific but older data, average 2.05 persons per vehicle trip whose purpose is educational, civic, or religious from the Federal Highway Administration (Exhibit 10). This would indicate 500 people / 2.05 people per vehicle = 244 Vehicles.

If we consider the 260 parking spaces in the development plan we can assume the developer expects that the peak usage will park 260 vehicles. When the peak usage event ends we have 260 vehicles attempting to leave the parking lot onto Powers. That alone is more than 2.5× the 100-vehicle Minor Collector ceiling.

Method 3: Calculating the DHV by Facility Gross Floor Area

Oregon Department of Transportation's Analysis Procedures Manual Version 2 Chapter 6 Section 6 adopts Institute of Transportation Engineers (ITE) Trip Generation Manual for calculating the trips generated by development (Exhibit 11).

ITE Trip Generation Rates* - Weekday								
ITE Code 560: Church		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates *per 1,000 square feet*		6.950	0.198	0.132	0.330	0.221	0.270	0.490
Percentages		100%	60%	40%	100%	45%	55%	100%
Project Trip Generation - Weekday								
ITE Code 560: Church	Proposed Gross Square Footage	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Generation	28,536	198	6	4	9	6	8	14
New Project Trips		198	6	4	9	6	8	14

*Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition (2017)

ITE Trip Generation Rates* - Sunday					
ITE Code 560: Church		Daily	Sunday Peak Period		
			In	Out	Total
Trip Rates *per 1,000 square feet*		27.630	4.800	5.190	9.990
Percentages		100%	48%	52%	100%
Project Trip Generation - Sunday					
ITE Code 560: Church	Proposed Gross Square Footage	Daily	Sunday Peak Period		
			In	Out	Total
Trip Generation	28,536	788	137	148	285
New Project Trips		788	137	148	285

*Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition (2017)

Sunday peak traffic just for the development is 285 trips per hour.

A DHV of 285 puts us into a **Major Collector** (DHV >100), well beyond Local or Minor.

Method 4: Calculating the DHV by Seats

ITE Trip Generation Rates* - Weekday								
ITE Code 560: Church		Daily	Sunday Peak Period			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates *per seat*		0.440	0.005	0.005	0.010	0.012	0.018	0.030
Percentages		100%	48%	52%	100%	45%	55%	100%
Project Trip Generation - Weekday								
ITE Code 560: Church	Proposed Seats	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Generation	500	220	3	3	5	6	9	15
New Project Trips		220	3	3	5	6	9	15

*Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition (2017)

ITE Trip Generation Rates* - Sunday					
ITE Code 560: Church		Daily	Sunday Peak Period		
			In	Out	Total
Trip Rates *per seat*		1.210	0.265	0.275	0.540
Percentages		100%	49%	51%	100%
Project Trip Generation - Sunday					
ITE Code 560: Church	Proposed Seats	Daily	Sunday Peak Period		
			In	Out	Total
Trip Generation	500	605	133	138	270
New Project Trips		605	133	138	270

*Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition (2017)

Sunday peak traffic just for the development is 270 trips per hour.

A DHV of 270 puts us into a **Major Collector** (DHV >100), well beyond Local or Minor Collector.

Exhibit 1:

ORS 215.441

1) If a church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship is allowed on real property under state law and rules and local zoning ordinances and regulations, a county shall allow the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including:
    a) Worship services.
    b) Religion classes.
    c) Weddings.
    d) Funerals.
    e) Meal programs.
    f) Child care, but not including private or parochial school education for prekindergarten through grade 12 or higher education.
2) A county may:
    a) Subject real property described in subsection (1) of this section to reasonable regulations, including site review or design review, concerning the physical characteristics of the uses authorized under subsection (1) of this section; or
    b) Prohibit or restrict the use of real property by a place of worship described in subsection (1) of this section if the county finds that the level of service of public facilities, including transportation, water supply, sewer and storm drain systems is not adequate to serve the place of worship described in subsection (1) of this section.
3) Notwithstanding any other provision of this section, a county may allow a private or parochial school for prekindergarten through grade 12 or higher education to be sited under applicable state law and rules and local zoning ordinances and regulations. [2001 c.886 §2; 2017 c.745 §7; 2019 c.640 §19; 2021 c.385 §4; 2021 c.446 §4]

Exhibit 2:

BCC 53.205-215 - Conditional Uses

CONDITIONAL USES

53.205 Purpose. Conditional uses are land uses which may have an adverse effect on surrounding permitted uses in a zone. [Ord 90-0069]

53.210 Permit Required. A person shall obtain a conditional use permit from the County in order to establish a conditional use. The decision to issue a conditional use permit is discretionary. [Ord 90-0069]

53.215 Criteria. The decision to approve a conditional use permit shall be based on findings that:

(1) The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone;

(2) The proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area; and

(3) The proposed use complies with any additional criteria which may be required for the specific use by this code. [Ord 90-0069]

Exhibit 3:

Benton County Transportation System Plan effective March 1, 2019

Table 7. Typical Roadway Cross-Section Standards

	Residential Local	Primary Local	Minor Collector Standard	Major Collector Standard	Arterial Standard
Functional Classification	Local	Local	Minor Collector	Major Collector	Minor Arterial
Projected ADT	< 200	< 700	< 1000	< 2000	> 1000
Projected DHV	<30/Hour	<100/Hour	<100/Hour	<300/Hour	>300/Hour
Min ROW	50'	50'	60'	60'	80'
Surface Width	24'	20'	28'	32'	36'-72'
Lane Widths	10'	10'	10'	11'	12'
Surface Material	Gravel	Asphalt, Concrete, Oil Mat	Asphalt, Concrete	Asphalt, Concrete	Asphalt, Concrete
Example Structure	10" CAB	3" AC, 12" Aggregate	4" AC over 10" CAB	4" AC over 12" CAB	6" AC over 15" CAB
Crushed Base Equivalent	10"	18"	18"	20"	27"
Shoulder	2' Gravel	2' Gravel	4' Paved + 2' Gravel	5' paved + 2' gravel	6' paved + 2' gravel
Max Grade	15% Paved	15%	12%	10%	8%
Min Curve Radius	200'	250'	500'	760'	800'
Design Speed	20 mph	30mph	45 mph	45 mph	50 mph

Exhibit 4:

Oregon Department of Transportation's Analysis Procedures Manual Version 2

6.1 Purpose

Design Hour Volumes (DHV) are used for ODOT planning and project level analyses. These are based on the existing year volumes developed in Chapter 5. The DHV is generally defined as the future year 30th highest hour (30 HV). Depending on scope and complexity of the analysis, different future methodologies are needed from simple historical trends to complex travel demand models. This chapter will outline the procedures for developing DHV and future Average Daily Traffic (ADT) used for ODOT planning and project level analysis. In addition, the processes for developing pavement design traffic volumes are also discussed. Future design hour volumes are a key input in following analysis steps and methodologies explored in later chapters. For more details on many of the methods in this chapter also refer to NCHRP Report 765.

Exhibit 5:

Oregon Department of Transportation's Analysis Procedures Manual Version 2

6.2 General Considerations

The DHV typically controls the design of the project or represents a planning horizon year such as in a Transportation System Plan (TSP). These volumes can either be for no-build or build conditions. If a travel demand model is available for a study area, that is the preferred tool for future forecasting. If the study area is within a metropolitan area, then it is a federal requirement that a travel demand model is used.

Exhibit 6:

Benton County Transportation System Plan effective March 1, 2019

IMPORTANCE OF A TRANSPORTATION SYSTEM PLAN

The TSP strives to align future transportation investments to support and advance the Benton County goals and values articulated during the plan update process. The TSP is the County's primary tool for implementing transportation investments that address existing County needs and lays out the improvements required to reasonably serve expected local and regional growth.

A TSP is required by the State of Oregon. This TSP update will replace the County's previous plan which was adopted in 2001 and amended most recently in 2006. It establishes a new 2017 baseline condition and identifies transportation strategies and improvements that will be necessary to address existing system deficiencies and accommodate growth through 2040.

Exhibit 7:

Oregon Department of Transportation's Analysis Procedures Manual Version 2

6.3 Determining the Future Year(s)

The analyst should work with the region project leader/planner ideally during the scoping phase to determine the future year before beginning any future year forecasting. The future year determination is typically documented in a methodology and assumptions memorandum in addition to the overall scope of work/work plan.

The design hour that is used for many projects is 20 years after the year of project opening. It can be a considerable period between when the traffic analysis is completed and when the project is completed. Environmental documents (EA/EIS), Final design and approvals, permits, environmental clearances, right-of-way purchases, and funding availability/STIP programming, may add anywhere from two to five years before a project starts the construction phase. Depending on the project complexity, construction may take anywhere from one to multiple years with phases.

In planning, a 20-year horizon is typically used when evaluating transportation needs and solutions. Future horizon years should be, at a minimum, 20 years after the estimated plan completion/adoption year. This is typically two years after the plan starts. For refinement and other similar plans, the horizon year should be 25 to 30 years out, which would increase the life of the plan, especially if the project development process does not directly follow. Existing policies may determine the planning horizon such as the Transportation Planning Rule. Transportation Impact Analysis (or Study) (TIA/TIS) horizon year procedures are provided in the Development Review Guidelines.

Exhibit 8:

Benton County Transportation System Plan effective March 1, 2019

Street Functional Classification

Major Collectors carry local traffic between neighborhoods, or between neighborhoods and arterials, and provide access to minor collectors and community services. Access and parking are controlled. There is still a need to separate people walking and biking from auto traffic on major and minor collectors, but the degree of separation required to create a comfortable environment is often smaller compared to arterials.

Minor Collectors serve internal traffic within areas having a single land use pattern, and serve minor traffic generators such as schools or neighborhood shopping or community centers. They should form a continuous network in urban areas. Access and parking are allowed.

Local Roads may provide on-street parking and direct access to abutting property. Their design discourages through traffic. Dead-end street lengths are minimized. People biking can share the road with auto traffic, but separation from traffic is still needed for pedestrians.

With this TSP update, Resource Collectors have been removed from the County's functional classification system. All former Resource Collectors are now Minor Collectors.

Exhibit 9:

Oregon Department Of Transportation's Value of Travel Time Estimates Feb 2025

Transportation Development Division Planning Section Transportation Planning Analysis Unit Salem, Oregon

TABLE 1. 2023 VALUE OF TRAVEL TIME AND VEHICLE OCCUPANCY RATES

Vehicle Group	Vehicle Occupancy*	Value of Travel Time per Person	Person Value of Travel Time per Vehicle
Passenger Vehicles (median wage)	1.4	$24.79	$34.71
Trucks (average wage plus benefits and operating costs[3])	1.0	$69.04	$69.04
*Vehicle occupancy estimates come from the 2010 Oregon Household Travel Survey for passenger vehicles. Data on Oregon truck occupancy rates are unavailable and assumed to be 1.0.			

Exhibit 10:

Department of Transportation, Federal Highway Administration - Vehicle Occupancy Report No. 6

TABLE 5. AVERAGE VEHICLE* OCCUPANCY BY TRIP PURPOSE AND TRIP LENGTH

	TRIP PURPOSE														
	Earning a Living			Family and Personal Business			Civic, Educational & Religious	Social and Recreational					Other and Unknown	All Purposes	Percent of Vehicle Miles of Travel
One-Way Trip Length In Miles	To Work	Work Related	All	Shopping	Medical Dental	Other	All	Visit Friends & Relatives	Pleasure Driving	Vacation	Other	All			
Less than ½	1.24	1.25	1.24	1.64	1.77	1.51	1.59	2.05	1.65	**	**	2.05	1.86	2.06	1.64	0.6
1	1.23	1.19	1.23	1.61	1.73	1.49	1.56	1.94	1.78	**	**	1.93	1.91	1.93	1.61	1.6
2	1.22	1.24	1.22	1.72	1.61	1.53	1.63	2.01	1.69	**	**	2.03	1.89	1.96	1.63	3.2
3	1.23	1.25	1.24	1.80	1.59	1.51	1.68	1.87	1.76	**	**	2.23	2.03	1.92	1.65	3.7
4	1.19	1.30	1.21	1.83	1.67	1.60	1.73	1.98	1.78	**	**	2.20	2.02	1.94	1.66	3.0
5	1.13	1.34	1.17	1.91	1.65	1.75	1.83	1.87	1.87	**	**	2.26	2.10	2.01	1.68	4.7
6	1.27	1.36	1.28	1.98	1.77	1.62	1.83	1.95	2.04	**	**	2.25	2.16	1.82	1.72	2.9
7	1.21	1.36	1.22	2.00	2.05	1.65	1.84	1.57	1.96	**	**	2.07	2.03	2.06	1.63	3.1
8 to 10	1.20	1.39	1.22	2.14	2.12	1.82	2.00	2.05	2.30	**	**	2.30	2.17	1.99	1.72	10.9
11 to 15	1.26	1.30	1.26	1.96	1.97	1.84	1.92	2.04	2.03	**	**	2.35	2.21	1.95	1.67	13.1
16 to 20	1.25	1.32	1.26	2.05	1.93	2.00	2.02	1.88	2.02	**	**	2.46	2.27	1.96	1.69	10.2
21 to 30	1.28	1.35	1.29	2.28	1.88	1.90	2.05	1.65	2.17	**	**	2.72	2.43	1.95	1.74	12.4
31 to 40	1.35	1.37	1.36	3.00	1.88	2.06	2.36	2.32	2.47	**	**	3.10	2.80	2.23	2.02	6.1
41 and Over	1.66	1.50	1.61	2.41	2.80	2.47	2.50	2.08	2.56	**	**	2.91	2.77	2.46	2.34	24.5
ALL	1.30	1.39	1.32	2.06	2.14	1.96	2.02	1.95	2.25	3.19	2.68	2.59	2.44	2.20	1.87	—
Percent of Vehicle Miles of Travel	30.4	7.3	37.7	10.0	1.7	11.2	22.9	4.7	11.3	0.8	0.6	11.3	24.0	10.7		100.0†

* Includes all private vehicles except motorcycles and mopeds.
** Insufficient data.
† Total vehicle miles of travel 902,755,000,000 (907,603,000,000 less 4,848,000,000 by motorcycles and mopeds).

Exhibit 11:

Oregon Department of Transportation's Analysis Procedures Manual Version 2

Chapter 6 Section 6

Vehicle trips generated by future development are estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual (if manual trip calculations are used) or a travel demand model for larger studies (see Section 6.10, Chapter 17, and the Modeling Procedures Manual for Land Use Changes (MPMLUC) - February 2012). ITE trip generation rates are based on a database of trip generation studies conducted in the U.S. These studies collected data at existing land use generators including driveway vehicle counts and land use characteristics such as floor area size, number of parking spaces, etc. For each land use type, models were developed from the counts and the characteristics of the land uses, resulting in trip rates or equations for various time periods.

BULDER Rachel

From: Chelsey Vatcoskay <chelseysunshine@yahoo.com>
Sent: Sunday, July 26, 2026 11:38 PM
To: BOC Land Use Appeals
Subject: LU-25-067, opposition

You don't often get email from chelseysunshine@yahoo.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: LU-25-067

Benton County Board of Commissioners:

I am writing in opposition to the proposed church on Powers Avenue in North Albany. The location is not suitable for this type of large establishment and would dramatically change our neighborhood. The decision of re-zoning to allow this church is very important to the residents because it would dramatically change our daily lives. Please drive through our neighborhood and notice all the signs in opposition of this project. We want this area to remain residential.

The land on Powers is large, beautiful and picturesque but building a church of this magnitude would require much of the acreage to be paved for adequate parking. Huge septic tanks and leach fields would need to be installed which could negatively affect the creeks and wetlands that are present on the property, which feed the neighboring lake. Pulling from city water or well water would be a strain on either system for the surrounding neighbors. This land was intended and zoned for acreage residential properties, not a church which sees hundreds to thousands of people weekly.

Holding events sounds positive for the community, but in reality it's only positive for the church if it's built in this particular location. The events this church hosts are massive and overflows at their current location of Oak Grove Elementary. The church estimated that they had 1,400 in attendance for their last Trunk or Treat event and the parking overflowed into the bike lanes of the street and the nearby neighborhoods.

The church claims that their current location at the elementary school is comparable to the proposed Powers site, but the roads are night and day. Oak Grove Drive, directly in front of the elementary school, has 2 full large lanes for cars, plus a paved waking/bike lane on each side (which cars currently park on to go to the church, even though Oregon Statutes states it is illegal to park in a bike lane). The nearby neighborhood that church-goers use as overflow parking has curbs and sidewalks because it is within city limits (although congested streets are annoying for the residents). Oak Grove Drive has always had plenty of room to expand, so when they

enlarged the school it was easy to upgrade/expand the road, and it was not at the expense of any residential properties land being taken away from them.

Powers, on the other hand, can barely squeeze 2 cars passing each other. Cars need to slow down to pass each other if either one of them is an oversized vehicle like a truck or delivery van. When there are walkers or bikers, who constantly use the road for recreation, every vehicle must slow down to pass them safely. Because our neighborhood is outside of city limits, there are no curbs or sidewalks anywhere near the proposed location. Powers has steep culverts, mailboxes, farm stands, mature trees, a fire hydrant, and telephone poles right along the narrow street, making it difficult to widen the road …but the residents have been fine with the way it is, because it's being used for its intended purpose - residential.

If the church aims to be inclusive and accessible to the community, why choose a location that, for most, is impossible to walk to, cannot be biked to, and offers absolutely no bus service?? There are many different options that are currently for sale that would make more sense including other large acreage properties and even an existing church. Options with better roads, better access and better parking.

Residents specifically moved to this rural area on/around Powers knowing (and appreciating) that it has no sidewalks, no street lights and small narrow streets. We pay **A LOT** in property taxes to live here, yet not all of our roads in this area are even paved or county maintained. This church wants to bully its way into our neighborhood (after already being told no), fight to require less parking than the county required, fight to not contribute to road widening (which would only be needed because of their project), submit a drawn out years-long plan for construction, strain our water systems, push out the established wildlife, and then reap the rewards of simply existing - without paying taxes.

I'm very curious how many of the supporters of this proposed church location actually live within walking distance of the site? The neighbors are the ones who have to live with the extra traffic, congested streets, loud sounds that would be projected through the valley, light pollution, construction equipment, construction noise and hundreds of extra people wandering around in this very rural residential/farm area. Very recently there was a large wedding held near Powers. The music traveled far and wide… everyone within a few streets from the location heard it. It was a joyful celebration - but it was just a one-time event. It made me realize how much of a nuisance and havoc the church could cause if they held outdoor events like this weekly. Noise travels far in this valley. Please let our residential neighborhood remain peaceful!

I'm begging you to listen to the people this affects the most - the neighborhood residents. We have to live with the reprocussons of your decision every minute we are home. Please do not allow this property to be re-zoned. It most definitely will negatively impact our roads, our water system, the wildlife, and our rural community as a whole. The church should find a more suitable location that can accommodate them better, that is already zoned for their intended use.

Thank you,
Chelsey Vatcoskay
5085 NW Oak Hills Dr (2 streets south of Powers), North Albany

BULDER Rachel

From: tdeskins@myctl.net
Sent: Sunday, July 26, 2026 11:38 PM
To: BOC Land Use Appeals
Subject: :Reference File #LU-25-067

You don't often get email from tdeskins@myctl.net. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Benton County Board of Commissioners.

My name is Tom Deskins and I reside at 1805 NW Scenic Dr Albany, Or 97321. I have lived at this residence for thirty years.

I am writing in support of Northside's request to have a permanent church home on their property.

I attend church regularly but prior to Northside I had to travel 15 to 20 miles to get to church. Having a local church in my neighborhood is more efficient and cost effective for me and others. Northside has given me a community to belong to and has helped me in various ways, more specifically, after my stroke one of the elders arranged for a group of men to clean up my overgrown yard and continue to help maintain my properties appearance.

.

Part of Northside's mission statement is to provide support and help to the community.

I would truly appreciate if you would approve Northside's request to build a church on their property.

File #LU-25-067.

Sincerely.
Tom Deskins

BULDER Rachel

From: Cary Hoffer <caryhoffer@hotmail.com>
Sent: Monday, July 27, 2026 8:17 AM
To: BOC Land Use Appeals
Cc: Cary Hoffer
Subject: LU-25-067 opposed
Attachments: 7-13-26 submittal.pdf

You don't often get email from caryhoffer@hotmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see the attached opposed letter I hand delivered on 7-13-26, however, I did not see it in the recent staff report. Please include it to the letters for the Commissioners.
Also- Please respond with your acceptance of receipt of my letter.

Best

Cary Hoffer

7/13/2026 Received by:
RB

Dear Commissioners,

I am writing in opposition of LU-25-067 Land use variance. Please see my comments below.

Before I go into the numerous reasons why I feel providing a CUP for Northside church is a horrendous idea, I would urge you all to take a drive out to the proposed property. I'm certain that once you see the location, the road, and the neighborhood, it will be as clear to yourselves as it is to all of us, that a church of this enormity does not belong as it does not fit the character of the area.

1) widening the road (2 feet on the north and 6 feet on the south) alone will cause:

   3 fences to be removed.

   67 mature trees to be removed.

   100 feet of 10-foot-tall hedges to be removed.

   Utility lines all along the south side will need to be relocated.

   18 mailboxes will need to be relocated.

   2 fire hydrants will need to be removed.

   2 power poles at a minimum will need to be moved on the south side and depending on the setbacks and right-of-way locations, all of the power poles on the north side will need to be moved.

2) I spoke with the firm (Kim with Sander Engineering) the church hired to do a traffic count. During the conversation, they informed me that they only tracked vehicles, and not pedestrians. We get well over a hundred people walking Powers every week. This is a huge "miss" by the firm.

   Speaking of vehicle tracking. I was told, during a meeting with James Wright that the church did not get permission from the county to post the counters, let alone put them on county signposts and power poles.

3) Chapter 63 was created on June 30, 2018- Well before mega churches were conceived. I do not feel a church proposed would have been approved in 2018. I respectfully request the board review sec 63 and provide more definition.
4) An 18,902 sq foot "Multi-Use Facility", storage structure, and parking for 189 vehicles is far outside the scope and will dangerously impact the health, safety, and culture of the community.
5) Powers Ave is an extremely narrow road and occupied by hundreds of people with their pets weekly and will cause high risk to both vehicles as well as people and pets.
    a. See section --AA—
    b. Widening the road will eliminate most/all the trees, vegetation lining the road and ditches. When you visit the site, I urge you to look at all the trees, shrubs, and mailboxes on the south side of the road. All of these will be removed to widen the road if approved. SECTION –CC—
    c. The church put up "counters" on the road, which as I was told by James of Benton County, was unknown to them, I spoke to the company twice and was told that, indeed the church requested it, and that the counters did NOT include the number of people that walk the road with their pets every day. It is easily hundreds per week.
6) Sound reading. 4500 Powers (55db) vs "Summer Festival" (123db) held at Oak Grove 6-14-26. L JET AIRPLANE
    d. See section –BB— Please note: Human perception of loudness doubles every 10 decibels 6, meaning this event was about 11 times louder on average, and 120 times louder at its peak. Not twice as loud, not even 5 times as loud, but *over 10 times as loud, on average.*
7) 29 Birds sighted at property- Noise and light pollution and well as destruction of habitat puts all of these at risk.

Bewick's Wren
Thryomanes bewickii
Gods Country | US-OR
November 11, 2025

Hairy Woodpecker
Leuconotopicus villosus
Gods Country | US-OR
November 11, 2025

Black-capped Chickadee
Poecile atricapillus
Gods Country | US-OR
November 11, 2025

Red-tailed Hawk
Buteo jamaicensis
Gods Country | US-OR
August 15, 2025

Eurasian Collared-Dove
Streptopelia decaocto
Gods Country | US-OR
July 15, 2025

European Starling
Sturnus vulgaris
Gods Country | US-OR
July 8, 2025

American Goldfinch
Spinus tristis
Gods Country | US-OR
June 13, 2025

Western Wood-Pewee
Contopus sordidulus
Gods Country | US-OR
June 13, 2025

Spotted Towhee
Pipilo maculatus
Gods Country | US-OR
June 13, 2025

Acorn Woodpecker
Melanerpes formicivorus
Gods Country | US-OR
June 12, 2025

Cooper's Hawk
Astur cooperii
Gods Country | US-OR
June 12, 2025

Brown-headed Cowbird
Molothrus ater
Gods Country | US-OR
June 12, 2025

Brown-headed Cowbird

Lesser Goldfinch

Purple Finch

House Sparrow

American Robin

8) Other wildlife—Deer, Eagles, rabbits, racoons, fox, cougar, etc are also extemmly endangered.

Canada Goose
Branta canadensis
Gods Country | US-OR
May 3, 2026

Red Junglefowl
Gallus gallus
Gods Country | US-OR
March 27, 2026

Tree Swallow
Tachycineta bicolor
Gods Country | US-OR
March 26, 2026

Ruby-crowned Kinglet
Corthylio calendula
Gods Country | US-OR
March 26, 2026

Red-breasted Sapsucker
Sphyrapicus ruber
Gods Country | US-OR
March 26, 2026

Northern Flicker
Colaptes auratus

Northern Flicker
Colaptes auratus
Gods Country | US-OR
March 26, 2026

White-crowned Sparrow
Zonotrichia leucophrys
Gods Country | US-OR
March 15, 2026

Red-winged Blackbird
Agelaius phoeniceus
Gods Country | US-OR
February 9, 2026

House Finch
Haemorhous mexicanus
Gods Country | US-OR
February 9, 2026

Anna's Hummingbird
Calypte anna
Gods Country | US-OR
February 9, 2026

California Quail
Callipepla californica
Gods Country | US-OR
December 28, 2025

9) Septic considerations- I'm certain DEQ did their due dillegence. My questions is did the church include all of its activities, such as:
    e. Full time day care
    f. 2 massses
    g. Weddings
    h. "Summer Festival" and other sie activities.
    i. Funerals
    j. Sporting events

10) As of 5-29-2026—12 events occurring.
    Of these, were the church built on powers – 6 could be held at the site, one charging $20 per couple. How is this not a business?

All events held on the same day and/or in succession? How was this calculated? Additional activities on calander which would be held on Powers, NOTE- Daily Daycare not shown.

Jun 2026
SUN
MON
TUE
WED
THU
FRI
SAT
31
Jun 1
2
3
4
5
6
10:00 S
Staff Me
The Clas
7
8
9
10
11
12
13
10:00 S
Staff Me
The Clas
The Clas
Worst
14
15
16
17
18
19
20
10:00 S
Staff Me
**POST
Summer
Missions
21
22
23
24
25
26
27
Father's Day
Staff Me
10:00 S
28
29
30
Jul 1
2
3
4
10:00 S
Staff Me
The Clas

11) Church website still inticates main building and church.

12) Conservative estimate for buildings, parking, sidewalks 2.5-3 acres
13) Water runnoff for this amount of "pavement" = 3.4 million gllons annually (42 inches of rainfall) – How will this be controlled?
14) 4500 Powers now vs possible changes should the church get approval..

Left – propery in question Right- "Summer Rodeo" held at Oak Grove Shool,

Left- church parking at Oak Grove School Right Powers road.

15) Church attendance is at, or near capacity. (380 average) Dec 2024 showed 560+ attendies, exceeding max allowance. They are nearly outgrowing their space now.

16) Prayer guide showing they knew of both traffic and noise issues would be a concern. Note "Day 4" prayers.

DAY 4 - THE POWERS NEIGHBORHOOD

We ask for humility and harmony in relationships with those living nearby. Please keep the noise and traffic concerns to a minimum so that they might continue to enjoy the place they've chosen to call home. Let us be authentic in hearing their concerns and working to alleviate them. May they be drawn to know You in the midst of this change. **Philippians 2:3**

Prayer-Guide.pdf

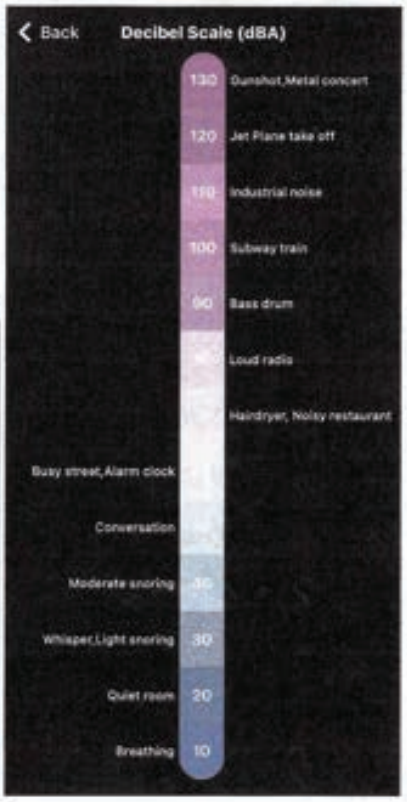
Section –AA—

7-1 26

SECTION --BB—

Summer picnic levels

4500 Powers field levels--



SECTION --BB— (top pic- current, bottom with widened road)

Best regards

Cary Hoffer

5218 NW Dumbeck Ave

Albany, Oregon 97321

7-13-26

BULDER Rachel

From: Terry Lambright <lamblion777@msn.com>
Sent: Monday, July 27, 2026 9:36 AM
To: BOC Land Use Appeals
Cc: Terry Lambright
Subject: LU-25-067
Attachments: Lambright_File_LU-25-067.pdf

You don't often get email from lamblion777@msn.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Benton County Board of Commissioners,

Please see the attached written testimony for File #LU-25-067.

Sincerely,

Terry Lambright

Subject: Written Testimony for File #LU-25-067

Dear Benton County Board of Commissioners,

My name is Terry M. Lambright, and I reside at 7175 NW Somerset Dr., Corvallis, OR. I am writing in support of File #LU-25-067 regarding Northside Church's proposed facility on Powers Avenue.

I respectfully ask that you approve this application. My wife and I have been attending Northside since its inception in early 2020. We consider it to be our church home and we have developed many deep relationships there.

I know that some neighbors have raised concerns about the size and impact of the proposed development, as well as how it fits within RR-2 zoning, its potential impact on traffic and the overall change to the rural character of the area. I believe that some discussions about this topic do not reflect what I have personally experienced at Northside. What I have seen is a church that is intentional about serving people, acting responsibly, and making a positive impact on the community.

I understand these concerns and appreciate the opportunity to respond to them in a thoughtful way. First, the proposed facilities will not be used on a daily basis in a high-intensity manner. It will primarily be used on weekends and limited weekday and evening events. This is in contrast to alternative uses permissible within RR-2 zoning (multiple residential homes with associated garages, outbuildings, driveways, wells, septic systems and daily activities spread across the entire property). When compared to that type of development, our proposed use centralizes its activity in a smaller portion of the site, set back off the road, with defined use patterns.

We plan to address facility visibility and lighting concerns through design adjustments such as using timers and controls, as well as additional landscaping that will soften the visual presence of the building to blend in with the rural landscape.

Finally, I believe that our church serves an important public role in rural communities by providing a safe gathering space, community support, youth programs, counseling services and overall family care.

For these reasons, I believe that this proposal is a reasonable and thoughtful use of the property and I respectfully ask that you approve File #LU-25-067.

With sincere thanks for your consideration,

Terry M. Lambright

BULDER Rachel

From: Kirk A. Forkner <kirk.oldman@gmail.com>
Sent: Monday, July 27, 2026 10:33 AM
To: BOC Land Use Appeals
Subject: Re: PUBLIC TESTIMONY IN OPPOSITION TO CONDITIONAL USE PERMIT File / Case Number: LU-25-067

You don't often get email from kirk.oldman@gmail.com. Learn why this is important

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July 27, 2026

Benton County Board of Commissioners
Benton County Community Development Department
Attn: Planning Division
landuseappeals@bentoncountyor.gov

Regarding: PUBLIC TESTIMONY IN OPPOSITION TO CONDITIONAL USE PERMIT
File / Case Number: LU-25-067
Project Site: 4500 Powers Avenue NW, Albany, OR 97321 (Tax Lot 600)
Hearing Date: Tuesday, August 4, 2026, at 11:00 AM (Kalapuya Building)

From:
Kirk Forkner & Jeanne Krier
4974 NW Oak Hills, Albany, OR 97321
kirk.oldman@gmail.com
j.krier@comcast.net

RE: COMPREHENSIVE NEIGHBORHOOD REBUTTAL TO APPLICANT'S CUP APPEAL — DEMAND FOR DENIAL BASED ON SUBSTANDARD INFRASTRUCTURE, INDUCED PRIVATE ROAD CUT-THROUGH TRAFFIC, AND DEFERRED ENVIRONMENTAL INADEQUACY

Dear Board of Commissioners,

Please accept this formal written testimony submitted in the strongest possible opposition to the applicant's appeal of the Planning Commission's denial. As an affected property owner and resident within the Rural Residential 2-acre minimum (RR-2) zone, I urge the Board of Commissioners to **uphold the Planning Commission's original 4-2 denial**.

The applicant's extensive appeal materials attempt to use technical planning loopholes to bypass their absolute burden of proof under **Benton County Code (BCC) 53.215**. The narrow rural infrastructure and sensitive local ecosystem of North Albany cannot safely or legally support this high-intensity, multi-phase 500-seat campus. An analysis of the insurmountable conflicts between this proposal and the Benton County Development Code is detailed below.

I. REBUTTAL TO APPLICANT'S TRAFFIC ANALYSIS AND FALSE COMPARABLES (BCC 53.215 & CHAPTER 99)

1. Erroneous and Incomparable Size Models

The applicant's appeal relies on traffic generation models and "church comparables" that fail the legal standard of objective local review. The applicant compares this 19.4-acre multi-phase campus to urban churches situated on standard city grids with multi-directional exit options. Those comparables bear zero spatial or geometric relevance to 4500 Powers Avenue.

The applicant's proposal features an 18,902-SF hybrid gymnasium-sanctuary space paired with high-turnover Phase 2 pickleball courts. Treating this site as a standard, low-impact passive chapel intentionally miscalculates the active, recreational vehicle volume it will attract.

2. Averaging vs. Peak Surge Realities

The traffic analysis submitted by the applicant uses 24-hour averages to dilute the project's true localized impact. Under **BCC Chapter 99**, development cannot be permitted if it creates unsafe operating conditions. A 500-seat facility with a 189-car parking lot creates a high-concentration "surge" behavior. Forcing roughly 189 vehicles to discharge onto an unimproved, narrow rural residential street within a tight 20-minute window creates instant gridlock at the critical intersection of Oak Grove Drive and Powers Avenue.

3. Complete Lack of Dispersal Infrastructure

Unlike the applicant's urban comparables, Powers Avenue functions as an isolated rural channel with no center turn lanes, no bypass shoulders, and zero pedestrian refuge space. The infrastructure is structurally incapable of absorbing high-peak surge volumes without instantly generating a hazardous environment for the local residents who walk, bike, and live along these feeder roads.

4. Induced Cut-Through Traffic and Property Damage on Landowner-Maintained Lanes

The applicant's traffic analysis relies on a highly unrealistic, idealized model assuming all vehicle traffic will remain strictly on primary paths. It completely fails to evaluate the severe impact of "neighborhood cut-through behavior" on adjacent landowner-maintained roads.

Because the intersection of Powers Avenue and Oak Grove Drive lacks the geometric capacity to handle high-concentration church peak surges, massive vehicle queues will form. Frustrated drivers attempting to evade these backup lines will immediately divert onto the few quiet, narrow, landowner-maintained side roads in the immediate vicinity to cut through.

These specific cut-through lanes are privately funded and maintained exclusively by the local residents. Forcing institutional traffic onto these narrow residential roads will cause immediate physical degradation, pothole acceleration, and shoulder erosion. Forcing local landowners to bear the direct financial burden of repairing roads destroyed by church traffic constitutes a flagrant, illegal "undue burden" under **BCC 53.215(2)**.

5. Immediate Conflict with Vulnerable Road Users

Powers Avenue and Oak Grove Drive feature narrow widths, rolling topography, blind crests, and zero paved shoulders or sidewalks. These feeder roads are heavily used daily by local families for walking, jogging, and cycling. The applicant's traffic study completely fails to address pedestrian and bicycle safety metrics required under **BCC Chapter 99**. Forcing heavy, high-peak church and recreational vehicle traffic onto a 3,646-foot stretch of road with blind curves and no pedestrian refuge creates an

unavoidable safety conflict. The county cannot legally approve a conditional use that introduces an active safety hazard to vulnerable road users.

6. Legal Rebuttal to the Applicant's Dolan Proportionality Defense

The applicant's legal counsel claims that forcing them to fund and widen Powers Avenue or improve Oak Grove Drive violates constitutional "rough proportionality" standards (*Dolan v. City of Tigard*), claiming the cost is disproportionate to their specific parcel. **This argument actually defeats their own appeal.**

Under Oregon land-use law, if a development's traffic cannot be safely handled by the existing infrastructure, and the applicant legally cannot or will not fund the necessary off-site upgrades to ensure public safety, **the county's sole legal remedy is to deny the permit entirely.** The *Dolan* ruling does not force a county to approve a hazardous project just because the safety fixes are too expensive for the developer. If the infrastructure is inadequate, the project fails **BCC 53.215(2)** and must be denied. The Board's primary mandate is the protection of public safety, not the financial relief of the applicant.

II. PROCEDURAL DEFICIENCIES AND "PHASE 2" LOOPHOLES

The applicant has intentionally split this development into a Phase 1 (Sanctuary) and Phase 2 (Pickleball Courts and Outdoor Patio). This is a clear attempt at piecemeal review, designed to secure a "blank check" for future high-impact commercial-scale amenities without adequate present scrutiny.

1. Permanent Loss of Public Leverage

If this Board approves the CUP as presented, the applicant receives the permanent legal right to build Phase 2 in the future without being subjected to another public notice period or public hearing. Neighbors will have no legal standing to object when construction begins on those features.

2. Failure of Present Burden of Proof

The applicant has provided zero engineered noise mitigation plans, lighting specifications, or precise boundary setbacks for Phase 2. Therefore, they have legally failed to prove *today* that Phase 2 will not "seriously interfere" with adjacent properties under **BCC 53.215(1)**. The Board cannot legally approve a future phase based on speculation.

3. Excessive Noise and Intensity: The Phase 2 Pickleball Courts

Pickleball courts do not belong in a quiet, low-density RR-2 neighborhood. The percussive, high-frequency "pop" of paddle-on-ball contact is widely documented to cause severe acoustic disruption, traveling vast distances in rural areas where ambient background noise is low. The intense noise generated by continuous pickleball play directly violates the quiet enjoyment and residential privacy guaranteed under **BCC Chapter 63** and fails the **BCC 53.215(1)** non-interference standard.

4. Stealth Programming: The Phase 2 Patio / Amphitheater Risk

The applicant has labeled a large outdoor structure in Phase 2 as a "patio." Due to its scale and proximity to the sanctuary, this space possesses the undeniable functional capacity to operate as an outdoor amphitheater, concert space, or wedding venue. In an RR-2 zone, unmitigated outdoor sound—specifically amplified microphones, musical instruments, and large crowds—shatters the character of the area. Under **BCC 53.215**, the Commission must regulate the *functional capability* of the proposed structures. Labeling a high-capacity outdoor assembly space a "patio" to bypass stricter review violates the intent of the development code.

III. ENVIRONMENTAL, UTILITY, AND COMMUNITY THREATS (BCC 53.215)

1. Delineated Wetland Degradation and Stormwater Runoff

Tax Lot 600 contains sensitive, delineated wetland systems and natural drainage channels. Covering this site with thousands of square feet of impervious surface (including the sanctuary building, storage shed, asphalt parking lot, and Phase 2 pickleball slab) will drastically disrupt natural stormwater flow. Paved runoff risks severe downstream flooding and ecological degradation on adjacent parcels, in direct violation of **BCC 53.215(1)**. The applicant's suggestion to defer stormwater finalization to state agencies fails their current burden of proof to show non-interference today.

2. High-Capacity Private Septic System Surge Risks

The site relies entirely on a private septic system outside the Urban Growth Boundary. The applicant has failed to provide substantial evidence that the onsite soil profile can handle the massive, high-volume hydraulic surges generated by a 500-person capacity event (using the facilities simultaneously during peak hours) without contaminating the shallow water table, well-water networks, and connected wetland systems. This presents an unallowable public health risk under **BCC 53.215(2)**.

3. Agribusiness and Local Farming Interference

The land surrounding 4500 Powers Avenue consists of active, small-scale hobby farms, equestrian properties, and rural residential homesteads. Sunday morning traffic spikes, parking lot lighting, and the disruptive high-frequency sound from the Phase 2 pickleball courts directly conflict with nearby livestock management and horse training. This creates severe urban-suburban friction that violates **BCC 53.215(1)** by interfering with long-standing agricultural uses permitted by right in the zone.

4. Light Pollution and the Rural Sky Barrier

A facility built for 500 people requires massive parking footprints that must be lit for safety during evening youth groups, mid-week services, and winter hours. High-powered security and parking lot lighting create light trespass that bleeds straight into adjacent residential bedroom windows, destroying the rural dark night skies guaranteed under the neighborhood character metrics of **BCC Chapter 99**.

5. Secondary Building Scope Creep: The 2,160 Sq. Ft. Storage Structure

The official project description includes a standalone 2,160-square-foot storage building. This structure is larger than many standard residential homes. The applicant has provided no clear layout restrictions, internal use plans, or operational parameters. This creates an unacceptably high risk of unmonitored "scope creep"—such as operating an unpermitted food pantry, secondary youth workshop, or industrial maintenance facility—failing the county's non-interference test under **BCC 53.215**.

IV. CONCLUSION AND REQUESTED ACTIONS

The applicant is asking this Board for a blank check to bypass county infrastructure, environmental, and residential zoning standards, leaving the neighborhood to bear the safety risks of traffic gridlock, blind-curve hazards, endangered pedestrians, and wetland degradation.

The applicant has completely failed to meet their burden of proof under **BCC 53.215**. We respectfully request that the Board of Commissioners uphold the Planning Commission's original decision and **DENY this Conditional Use Permit outright.**

However, if the Board is inclined to overturn the denial, I formally request that the Board protect our community by enforcing strict **Conditions of Approval** that:

1.
2.
3. **Sever and Strip Phase 2 Entirely**
4. from this permit, requiring a full Modification of Conditional Use public hearing process before any sports courts or patio assemblies can be built.
5.
6.
7.
8. **Mandatory Frontage and Feeder Road Upgrades**
9. including dedicated turn lanes and paved bike/pedestrian shoulders on Powers Avenue and the intersection of Oak Grove Drive before an occupancy permit is issued.
10.
11.
12.
13. **An Absolute Ban on Outdoor Electronically Amplified Sound**
14. and a 9:30 PM strict lighting curfew to prevent severe light and noise trespass into adjoining rural properties.
15.
16.
17.
18. **A Binding Covenant Restricting the 2,160 Sq. Ft. Storage Shed**
19. strictly to unconditioned lawn and building maintenance equipment storage, explicitly prohibiting assembly, ministry, or administrative overflow use.
20.

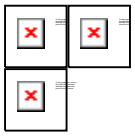
Thank you for your time, your thorough consideration of the Benton County Development Code, and your commitment to preserving the public safety and irreplaceable rural character of our North Albany neighborhood.

Sincerely,

Kirk Forkner & Jeanne Krier

On Mon, Jul 27, 2026 at 10:30 AM Kirk A. Forkner <kirk.oldman@gmail.com> wrote:

Preview attachment July 27 letter to BCC.docxPreview attachment July 27 letter to BCC.docx



July 27 letter to BCC.docx
23 KB

BULDER Rachel

From: anne willett <amwillett44@yahoo.com>
Sent: Monday, July 27, 2026 10:58 AM
To: BOC Land Use Appeals
Subject: LU-25-067 testimony
Attachments: LAND USE APPEAL-4500 POWERS AVE.pdf

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To whom it may concern,

Attached you will find a pdf of my testimonial. If you have any issues reading or accessing the PDF please let me know. If you can confirm receipt I would appreciate it.

Thanks
-Anne Morgan

LU-25-067

Anne & Andrew Morgan

4744 NW POWERS AVE

Dear Commissioners,

I am a long time resident near 4500 NW Powers Avenue. I am writing to strongly oppose the rezoning and large-scale development of the Northside campus at this location. While I support the church's mission, the proposed campus—including extensive buildings, parking lots, daycare facilities, pickle ball courts, and associated traffic—would permanently destroy the rural character of our community and impose significant, well-documented negative impacts on public health, safety, quality of life, and the environment.

First, the project would severely exacerbate traffic and safety issues on Powers Avenue and surrounding rural roads. These roads were never designed for high-volume institutional or commercial traffic. Proposed road widening would require taking portions of neighboring properties, further harming privacy, property values, and the aesthetic appeal of the area. Leaving the roads unchanged would simply guarantee unsafe conditions. Neither option is acceptable in this rural setting.

Second, the development would introduce constant and disruptive noise pollution incompatible with the quiet character of the neighborhood. Daycare operations routinely generate noise levels of 60–90 decibels, while pickleball courts produce sharp, impulsive "pops" around 70 dBA at frequencies near 1,200 Hz—potentially thousands of repetitive impulses per hour across multiple courts. In the existing rural setting around 4500 NW Powers Avenue, daytime ambient noise typically ranges from 30–40 dBA or less and drops to 25–30 dBA or less at night. The proposed uses would introduce noise 30–60 dB above this baseline. Even HVAC systems for the large buildings would remain audible at neighboring properties after distance attenuation, especially at night. According to the World Health Organization and EPA, chronic exposure to such noise is linked to sleep disturbance, elevated stress hormones, hypertension, cardiovascular disease, and impaired cognitive development.

Third, extensive outdoor lighting for parking lots, buildings, and recreational areas would create significant light pollution. Artificial light at night suppresses melatonin production and disrupts circadian rhythms, leading to sleep disorders and other health consequences. Many older homes in the area, including my own, lack air conditioning, so residents rely on open windows and blinds—making both noise and light intrusion into bedrooms

unavoidable in what is currently a naturally dark, peaceful setting. The ability to stargaze would sadly disappear.

Additionally, the vast impervious surfaces (parking lots and buildings) would create a localized urban heat island effect. Unshaded asphalt and concrete can raise local air temperatures by up to 7 degrees Fahrenheit compared to surrounding rural green spaces, with greater heat retention at night. This would erode the cooler microclimate we currently enjoy, increase energy costs for cooling, and heighten heat-related stress for gardens, wildlife, and residents without A/C.

Finally, the project threatens important environmental and ecological values. The site includes seasonal creeks and habitats for local wildlife such as deer and eagles. Replacing natural vegetation and open space with buildings and pavement would reduce biodiversity, fragment wildlife corridors, and permanently erase the rural character that defines this neighborhood. Given the church's rapid growth, current parking appears insufficient, raising concerns about future expansion and "scope creep" into a seven-day-a-week multi-use business facility with large events amplifying all these burdens on neighboring tax-paying residents.

On a personal note, this proposal would directly invade my own yard, privacy and right to quiet enjoyment through increased noise, heat, light spillover, and loss of the natural buffer that currently shields our peaceful home. I purchased this property specifically because of its mature landscaping and private yard setting, which creates a true oasis for me. The established privacy hedge and surrounding trees provide the seclusion and tranquility I was looking for when I bought my home. If this development moves forward, I stand to lose that decades old privacy hedge, the peaceful private yard I've come to enjoy, and the very reason I chose this place to begin with. It would be saddening to also lose the Little Free Library box we installed, which has been a great community resource for sharing books. I am extremely worried about my children's safety with the increased traffic on Powers Avenue and the loss of privacy at our own home. I have spoken with many long-time neighbors who lie awake at night, unable to sleep, consumed with worry about this development. Some who have lived here for decades are now seriously considering moving if it is approved, heartbroken at the thought of losing the quiet peace and solitude they cherish. It does not seem fair that a large institution could push established residents out of their homes and permanently alter the rural character of the area we all chose based on the county's existing zoning.

I respectfully urge the Commission to deny this proposal. This development is incompatible with the scale and intensity appropriate for the site. Zoning regulations exist precisely to prevent such conflicts and to honor the reasonable expectations of tax paying

residents who purchased homes in a county-zoned rural area. Homeowners deserve stability and predictability in land-use decisions. Altering this now would set a troubling precedent and betray the rural character that drew so many of us here.

Thank you for your time and careful consideration of these concerns. I strongly encourage the Planning Commission to protect our community by denying this application.

Sincerely,

Anne & Andrew Morgan

Residents at 4744 NW Powers Ave

References

1. Caltrans Technical Noise Supplement to the Traffic Noise Analysis Protocol (September 2013): Baseline rural daytime ambient noise levels approximately 30–40 dBA; quiet rural nighttime levels typically 25–30 dBA. https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf (

2. Acoustic studies on pickleball noise: Impulsive sound levels reach ~70 dBA at 100 feet. The sound of pickleball – a detailed explanation, and what you need to consider before building courts

The sound of pickleball – a detailed explanation, and what you need to consider before building courts

After my last post “Respecting our neighbors – creating a quieter pickleball environment,” I received some feedback from readers seeking more information on how to deal with sound issues at their o…

3. Peer-reviewed studies on child care facilities: Daycare noise commonly ranges 60–90 dBA. https://www.sciencedirect.com/science/article/abs/pii/S0272494415300037

4. Typical commercial HVAC noise output and attenuation: Remains audibly noticeable (10–25 dB above quiet rural nighttime ambient) at neighboring properties. https://planning.lacity.gov/eir/ExpositionCorridor/deir/files/4.9%20Noise.pdf

5. U.S. EPA (1974) and World Health Organization Environmental Noise Guidelines: Chronic noise exposure linked to sleep disturbance, stress hormones, hypertension, cardiovascular disease, and cognitive impairment. Environmental Noise Pollution in the United States: Developing an Effective Public Health Response - PMC

Environmental Noise Pollution in the United States: Developing an Effective Public Health Response - PMC

Background: Tens of millions of Americans suffer from a range of adverse health outcomes due to noise exposure, including heart disease and hearing loss. Reducing environmental noise pollution is achievable and consistent with national prevention ...

6. Blume et al. (2019): Artificial light at night suppresses melatonin production and disrupts circadian rhythms, even at low intensities. Effects of light on human circadian rhythms, sleep and mood - PMC

Effects of light on human circadian rhythms, sleep and mood - PMC

Humans live in a 24-hour environment, in which light and darkness follow a diurnal pattern. Our circadian pacemaker, the suprachiasmatic nuclei (SCN) in the hypothalamus, is entrained to the 24-hour solar day via a pathway from the retina and ...

7. U.S. EPA Heat Islands Program: Impervious surfaces cause daytime air temperature increases of 1–7°F (and greater nighttime heat retention) compared to rural areas. What Are Heat Islands? | US EPA

What Are Heat Islands? | US EPA

Learn About Heat Islands

BULDER Rachel

From: Katja Horan <dattel67@comcast.net>
Sent: Monday, July 27, 2026 1:01 PM
To: BOC Land Use Appeals
Subject: LU-25-067 Save Powers Ave

You don't often get email from dattel67@comcast.net. Learn why this is important

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Save Powers Avenue

It used to be a quiet place, where birds traded the sky with bats at dusk, where deer and raccoons greeted one another nose to nose, and where neighbors enjoyed their daily walks in peace.

Now, that peace is under threat. A massive building promises to bring constant traffic to roads once filled with birdsong instead of engines. The woods that have long sheltered wildlife will disappear,

forcing the animals that have always called this place home to leave—or worse. Progress should never come at the cost of nature, neighborhood, and peace.

Powers Avenue is more than a road. It is a refuge for wildlife, a place where neighbors connect with nature, and a reminder that people and wildlife can coexist.

Please help protect what makes this place special.

Save our peace!

Save Powers Avenue!

Save the animals that call this place home!

Michael and Katja Horan
4795 NW Powers Ave
Albany, Oregon
97321

BULDER Rachel

From: Obie & Heather Perue <ohperue@gmail.com>
Sent: Monday, July 27, 2026 2:39 PM
To: BOC Land Use Appeals
Subject: Powers Ave Letter of Support- Reference File #LU-25-067

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Heather Perue. I live at 2660 Crocker Lane, NW in North Albany with my Husband and 3 children. We moved here in 2017, from Corvallis, it is our first home. I am originally from Lebanon. My Husband grew up in Wyoming. The minute we saw photos of the home online we knew this was the home we wanted to raise our children in. The schools were ranked higher than other schools in the area, crime rates were low, and the neighborhood was well kept. Perfect for our young family. We told our friends where we were moving, "Oh I know that house! I watched the old lady who lived there before plant daffodils along the road for years! We thought they would tear that old house down."

You see, 2660 Crocker Lane was built in 1940. After we moved in, we found an old map of the property, farmland. It spanned north of Squire, all the way up to Valley View, to the west it shared a boundary line with North Albany Park. A small 1400 square foot home, with a circle drive, and a 3 bay shop just to the north, with mature landscape shrubs and flowers and a big garden in the back. Deer and other wildlife often frequented the property.

In 2017, the house and property had changed. It no longer was farmland, the lot reduced to just over 10,000 square feet, the 3 bay shop was torn down and a house was built in its place. We have learned so much about this property since moving here. In 1974 local residents expressed concerns of compromising the rural character and questions of infrastructure issues like sewer and transportation access in North Albany while pushing to preserve the unique natural features while trying to answer the question of providing goods and services to a growing population. And later in the 90's after North Albany Annexed into the City of Albany, where rezoning of 800 acres occurred. In 2003 the North Albany Refinement Plan zoning identified residential lots would be no less than 10,000 square feet. But somewhere after annexation, sometime after the Williamson's had passed away, a developer came in, bought the property of 2660 Crocker Lane, rezoned the lots to RS-5, moved ground to accommodate flat houses on a sloping hill, and created housing editions The Williamson Edition (which includes our home and 5 others), North Creek and Albany Heights totaling over 140 homes, many on not much more than 5,000 square foot lots.

For some, the changes and development could be seen as devastating to the farmland. A large development like this did change things. Some might say for the worst. But without these changes, we would not have purchased our home. Neither would the multiple retired widow/widowers who downsized when they moved in, or the preschool/middle school school/high school teachers, construction workers, the city workers, county workers, state workers, child welfare workers, nurses, medical doctors, physical therapists, pharmaceutical rep, real estate agents, Sheriff, photographers, retail workers, house cleaners, and a whole bus full of of kids that go to North Albany Elementary and Middle School.

Our neighborhood has brought people together, we watch each other's kids, keep an eye on the elderly, borrow a stick of butter or a cup of sugar, we share in garden bounty during harvest seasons, look after homes when folks are on vacation, and make sure amazon packages green delivered to the right person.

Several years ago Northside Church purchased the land off Powers Ave, a RR2 zoned property. Our family started attending Northside in September 2025. Our kids love the children's and youth programs. We have met so many wonderful people and look forward to going to church each week. Northside members has come along side us through life's challenges and we believe we are better people because of our involvement with the Church and the people who attend. Our church is outgrowing the space at Oak Grove Elementary School. The Church's attempt to start construction on the land we purchased has come with intense opposition from the neighbors who live on and around Power's Avenue, specifically in the request for rezoning. It is my understanding there was conversations with the County at the time of purchase of rezoning being a minor task that wouldn't prohibit the church from building on the property. If rezoning wasn't an option, then the purchase would not occurred. Since then only years after the purchase, opposition increased, rezoning became a point of issue and created a complete restriction of the intention behind purchasing and building on the land.

As I've watched zoning changes on my own property, see how businesses have been established off Scenic Drive (auto repair, winery, a sauna company). I start to question why there has been so much opposition to changing the zoning for the Church's property. The Winery off Scenic draws in added traffic, as do the other businesses that people frequent to receive a service. It brings confusion to me as to why these businesses are supported in spirit and financially by neighbors, yet a place of Worship is not. I hear neighbors express concerns that the church build would impact wildlife. I can reassure you that the deer still frequent my garden regularly and feast on my budding tulips each spring, they aren't going away. The birds buzz through my yard and the humming birds build their nests in my holly tree.

You see, I don't actually live at 2660 Crocker Lane, NW. I live at 2349 Cluster Oak Ave NW. The home is structurally still the same as the day it was build nearly 90 years ago, but my address and my driveway have changed with the rezoning. I cant hike through an open field to access the barn that was once on my property before it changed to a housing development. I now get to walk through a walking path in the forested area at the corner of Crocker and Valley View. The same place wildlife lived before the development, still live there now. It looks different, yes. But what rezoning from the 1940 farmhouse, to the zoning it is today has brought so many people together that wouldn't have if things didn't change. Our community needs support of rezoning, we need support from the Board of Commissioners, those that I voted for to support us. North Albany residents need extra places for our kids to go to keep out of trouble, why not a church that teaches morals and values. Why not a place that brings hope to people, in a world that is begging for hope, in a world that is often hopeless. I ask that you please vote in support of rezoning the property of Powers Avenue for Northside Church.

Thank you,
Heather Perue

2349 Cluster Oak Ave NW
Albany, OR 97321

541-971-2797

Reference File #LU-25-067

BULDER Rachel

From: Tyler Roberts <tyler.roberts23@gmail.com>
Sent: Monday, July 27, 2026 2:44 PM
To: BOC Land Use Appeals
Subject: Public Comment for LU-25-067 - Powers Ave NW Appeal
Attachments: RobertsComment_LU-25-067.pdf.pdf

[You don't often get email from tyler.roberts23@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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To the Benton County Board of Commissioners or Whom it May Concern,

Regarding 4500 Powers Ave NW (File LU-25-067 / Northside Christian Church)

Attached are my public comments. Thank you.

Sincerely,

Tyler Roberts
3264 NW Wishram Dr.
Albany, OR 97321

Re: 4500 Powers Ave NW (File LU-25-067 / Northside Christian Church)

To The Benton County Board of Commissioners,

I am writing to express my opposition to the proposed rezoning and development on Powers Avenue in North Albany. I am a resident of the neighborhood and can attest that this project will negatively impact the residential qualities of the neighborhood and the local wildlife habitat.

Our rural residential area attracts families like mine who value a semi-rural, quiet setting close to cities like Albany and Corvallis. This community is unique and thriving, with residents who support each other without the need for formal organizations or religious affiliations. We cherish the safe, quiet, and low-energy atmosphere that allows our children to explore and learn freely. Our community is characterized by friendly interactions, such as driving under the speed limit to greet neighbors and ensuring pedestrians feel safe. We are proud of this rare community, the type of which is threatened by urban expansion, rezoning, and projects that alter land use and convert natural landscapes into parking lots and multi-use structures.

The proposed changes will significantly increase non-local traffic on our quiet roads, which are not designed for this larger load and frequency of vehicles. We have no sidewalks, only thin shoulders which work fine to accommodate our needs when traffic burdens are low. However, pedestrian safety will be at far greater risk, especially for our children, if vehicle use increases as expected.

Additionally, the project will negatively impact the local wildlife and natural resources. As a habitat restoration and environmental professional with a masters degree in biology emphasizing ecology, evolution, and conservation biology and over a decade of experience I am well within my area of expertise to provide you with some knowledge on these impacts. Paved surfaces and structures will increase water runoff and pollutant concentrations, affecting our water systems and wells. This pollution poses a major concern, particularly with the anticipated rise in non-local use bringing in consistent vehicles and anything else a ‘multi-use’ facility will encourage.

These water impacts will harm native wildlife. A recent INaturalist confirmed research-grade observation shows that Western Long-Toed Salamander has been observed in the area. This species relies on high water quality to complete its life cycle. A decline in amphibian populations will lead to an increase in insect pests like mosquitoes, which spread human diseases. As an environmental professional, I confirm these harmful impacts will be felt most by the local community.

Removal of the old barn may destroy critical nesting habitat for vulnerable bats. Oregon has seven bat species identified as Species of Greatest Conservation Need (SGCN) by the Oregon Department of Wildlife's State Wildlife Action Plan (SWAP), and several use old structures like this barn as maternity roosts. Through observation I can confirm that there are at least 2 species of bat that visit my property nightly and it is entirely possible that they roost in the old barn or nearby. Bats produce very few offspring for a mammal of there size and destruction of roosting sites contributes significantly to their continued decline. Bats are voracious predators of flying insects, including mosquitos, and a single small brown bat can consume over 1,000 mosquitoes a night. They are also very sensitive to shifts in hydrological patterns, sound pollution, and habitat structure changes. The proposed use of the property bring all of these changes to our areas and will most likely decrease bat populations, increasing the mosquito problems that we must deal with.

Lastly, open prairie habitat is rare in the Willamette Valley. Historically maintained by indigenous burning, these habitats now rely on mowing and agricultural practices to be maintained. Many species, including the Western Bluebird, another Oregon SGCN species, depend on open, contiguous habitats to thrive. The land use and development proposed will forever destroy a large portion of open prairie in complex network of habitats our neighborhood maintains, severely impacting the affecting neighboring properties' habitat quality.

This is far from an exhaustive list of what will be impacted and it is not intended as a blanket anti-development statement. My concerns are specific to the proposed uses and scale of development in this project. If this property were to be maintained as a farm or have to a home built on it instead, all of the impacts I have listed would be significantly decreased.

Thank you for taking the time to read my statement of opposition. I hope that you listen to our community and understand our perspective. We have all chosen to build homes and lives in an area where we feel comfortable and we find value in our surroundings. Re-zoning this property will change that context for our entire community, including both the people and wildlife that call it home. Please keep Powers Avenue zoned as rural residential and help preserve our beautiful and rare community

Sincerely,

Tyler Roberts
3264 NW Wishram Dr.
Albany, OR 97321

BULDER Rachel

From: Ron Wobig <orthomustang@gmail.com>
Sent: Monday, July 27, 2026 2:56 PM
To: BOC Land Use Appeals
Subject: File #LU-25-067

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Benton County Board of Commissioners

RE: Personal Letter of Support for Northside Christian Church – Conditional Use Permit (CUP) #LU-25-067 – Powers Road Application

Dear Commissioners,

My name is Ronald D. Wobig, MD. My wife, Wendy, and I have lived in North Albany since 1999, where we raised our four children. **For more than three decades, I have had the privilege of caring for thousands of patients and families throughout Benton and Linn Counties and the surrounding communities as an orthopedic surgeon in Corvallis.** Over those years, I have come to appreciate what makes this community special—the people, the relationships, and the willingness to invest in one another.

I am writing in support of **Conditional Use Permit (CUP) #LU-25-067**, Northside Church's application for a permanent home on Powers Road. While many have commented on this proposal from the outside, I have had the unique opportunity to be involved from the very beginning. I hope that sharing my personal experience provides a helpful perspective as you consider your decision.

As our children grew up, we attended several churches throughout the Corvallis and Albany area. Each of which played an important role in our family/children/friends. As our children later became adults, however, we began looking for a church where we could put down roots for the next stage of our lives—a church where we could invest our time, use our gifts/skills, build lasting relationships, and serve both our church family and the North Albany community. Northside became that church.

Like many growing churches, our congregation eventually reached the point where it needed a permanent home. At that time-and still today-our church meets each Sunday in the gymnasium at Oak Grove Elementary School. I was asked to serve on the church's land acquisition team and eventually took the lead role in helping identify a suitable property.

From the beginning, our desire was not simply to find any available property. We believed it was important to remain in North Albany, where our church had faithfully worshipped, grown, and served the community for many years. We wanted to remain near the families and neighborhoods we had come to

know, where children could easily participate in church activities and where we could continue to serve the community we felt called to. Those priorities became the guiding principles throughout our search.

Looking back now, I believe those guiding principles are also why the search took so many years. We were not simply looking for available land—we were looking for a place where our church could continue serving the community it already called home.

Over the years, I have invested hundreds of hours in this effort—not because I enjoy land use planning, but because I believe deeply in Northside's mission and in the importance of finding a permanent home within the community we have long served.

Because of that first hand involvement, I have witnessed the tremendous amount of work, careful planning, and sincere effort that has gone into finding a permanent home while striving to respect the surrounding neighborhood and comply with Benton County's land use requirements.

What many people may not realize is just how extensive that search became. We evaluated more than twenty properties throughout North Albany. Some owners ultimately chose not to sell, others were financially impractical, and several—including property zoned Exclusive Farm Use—presented significant land use barriers after consultation with Benton County planning staff. After years of searching, praying, and carefully evaluating every realistic option we could find, we came to believe God had prepared the Powers Road property as the place where our church could establish a permanent home within the community it had faithfully worshipped, grown, and served for so many years.

After the Powers Road property was identified and purchased, I was also asked to serve on the church's development team. From the earliest site concepts through years of planning, meetings with architects, engineers, traffic consultants, environmental specialists, and Benton County staff, I have remained actively involved throughout this process. From the beginning, our goal was never to maximize development of the property. Instead, we wanted to preserve its rural character while creating a permanent home for our church. We intentionally designed the project to preserve large areas of trees, wetlands, and open space because we believed those natural features were worth protecting.

As the planning process continued, our development team worked closely with architects, engineers, traffic consultants, environmental specialists, and Benton County staff to design a proposal that would both meet the needs of our congregation and respect the surrounding neighborhood. Every significant concern raised during the process was carefully evaluated, and whenever we believed changes could reasonably reduce impacts, we made them.

One example illustrates that philosophy well. During the early stages of planning, we envisioned the property as more than simply a church building. We hoped it could also become an asset to the surrounding community by including amenities such as a community playground, walking paths, and pickleball courts that neighborhood families could enjoy throughout the week. Those ideas were never intended to benefit only our congregation—they reflected our desire to contribute something positive to the broader community.

When nearby residents expressed concern about those amenities, we listened. Although we believed they would have been beneficial to the community as a whole, we voluntarily removed them from the proposal because being a good neighbor was more important than preserving every element of our original vision.

The same approach guided many other revisions. We significantly reduced the scope of the proposal by removing future phases and recreational amenities, increasing landscaping and buffering, and intentionally preserving approximately eighty percent of the property as open space, wetlands, and natural woodland. These changes were not required because the property could not support the original concepts; they reflected our sincere desire to reduce impacts wherever reasonably possible and demonstrate that we had heard the concerns expressed by our neighbors.

This process has also been personally difficult. My wife and I, along with many members of our church, have read statements suggesting that we intend to destroy the neighborhood or permanently change North Albany. Those comments have been discouraging because they simply do not reflect the people I have come to know through our church.

The Northside I know is made up of families who volunteer in local schools, coach youth sports, serve on nonprofit boards, mentor young people, support neighbors in need, and quietly care for others without expecting recognition. They are teachers, farmers, physicians, business owners, tradespeople, retirees, and public servants who simply desire a permanent place to worship and continue serving the community they already love.

Throughout this process, I have often wished there had been more opportunities for genuine conversation rather than assumptions about one another's intentions. I understand that change can create uncertainty, and I respect that many nearby residents have sincerely held concerns. My hope has always been that those concerns could be addressed through respectful dialogue grounded in facts rather than fear or speculation.

As an orthopedic surgeon, I have spent more than thirty years caring for people from every background, profession, and viewpoint. Every day I meet individuals whose opinions, beliefs, and life experiences differ from my own, yet each deserves to be treated with dignity, compassion, and respect. Those experiences have reinforced my belief that strong communities are built not because everyone agrees, but because people continue treating one another with kindness even when they do not.

That same belief has shaped how I have approached this entire process. While I respectfully disagree with many of the conclusions reached by those who oppose our church, I do not question their desire to protect the community they love. In many ways, we share the same goal. We all care deeply about North Albany. We simply have different perspectives on how that future is best achieved.

After years of participating in this process, I can say with confidence that I have never seen our church approach this project with arrogance or indifference. Instead, I have watched hundreds of volunteers, church leaders, and professional consultants devote countless hours to creating a proposal that reflects responsible stewardship of the property and genuine respect for our neighbors.

While no proposal of this size will satisfy every concern, I hope the Commissioners will recognize the extraordinary effort our church has made to listen, adapt, and seek solutions whenever reasonable opportunities to do so were identified.

I respectfully ask that your decision be based on the substantial evidence presented throughout this process, the professional studies, the **Benton County staff recommendation for approval with conditions**, and the extensive revisions that have been made. I believe those materials demonstrate

both the care that has gone into this proposal and our church's sincere commitment to being a responsible and respectful member of the North Albany community.

I understand that reasonable people can have different opinions about this project, just as people can differ on politics, schools, taxes, or many other important issues. Those differences are part of living in a community. My hope has always been that, despite those disagreements, we would continue treating one another with dignity and respect.

Whatever your decision may be, Northside Community Church will continue striving to honor God, love our neighbors, and serve the North Albany community with humility and respect.

My wife and I are deeply grateful that Northside has become our church home, and it is our prayer that Northside will have the opportunity to establish a permanent home within the community where it has faithfully worshipped, grown, and served for so many years.

No matter your decision, I sincerely hope we can continue moving forward together as neighbors who care deeply about North Albany and the community we all share.

Thank you for your time, your service, and your thoughtful consideration.

Respectfully,

Ronald D. Wobig, MD
Orthopedic Surgeon, Corvallis, Oregon
North Albany Resident since 1999
Member, Northside Community Church

BULDER Rachel

From: Margarita Rumsey <margaritarumsey@gmail.com>
Sent: Monday, July 27, 2026 3:40 PM
To: BOC Land Use Appeals
Subject: LU-25-067 Opposition Letter- Margarita Rumsey
Attachments: LU-25-067 Opposition 7_27_26 - Google Docs.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,
I have attached my letter below. It's in opposition to LU-25-067. I consent to have my letter included in the meeting packet.
Thank you for your time.
- Margarita Rumsey
3659 NW Knollwood Dr, Albany, OR 97321

Margarita Rumsey
3659 NW Knollwood Dr
Albany, OR 97321

7/27/26

Subject: LU-25-067

Dear County Commissioners,

I am writing to express my opposition to the proposed development of Northside Phase 1 within our rural residential neighborhood. While I respect the role of religious institutions in our community, this particular project raises significant concerns.

Project Scale

The scale and nature of the proposed church complex are inconsistent with the intent of a rural residential zone. The staff report itself mentions several churches in the area that were reviewed. Only 1 out of the 10 was in a rural residential area, St. Anne Orthodox Church. According to their website, St. Anne meets in the 4,000 sq foot Lewisburg Grange Hall and consists of a congregation of 100 people. Their parking lot is a long stretch of gravel adjacent to the hall. The small nature of St. Anne Orthodox church provides a clear picture into the type of facility that would fit into our neighborhood.

Northside's proposed 18,902 sq ft building (as mentioned in the Sandow Traffic Report) by comparison is similar to several churches found in urban residential areas. The current proposed location is zoned rural residential, not urban residential. Developments of this size have the potential to attract large numbers of visitors and associated commercial activity. Over time, this increased intensity of use could contribute to pressure for the area to be incorporated into the urban growth boundary, fundamentally altering the rural character that residents rely upon and value.

If the conditional use permit is approved, I urge the commission to impose a requirement on the size of the building that is better aligned with churches located in a rural residential zone. Two other churches located in RR2 zones in our county and another that I suggest could be used as references for comparison are Bellfountain Community Church and Warren Community Fellowship Church.

Bellfountain Community Church, Benton County

Warren Community Fellowship Church, Columbia County

Road Widening

In regards to the road widening of Powers Ave the applicant states that it "may encourage pedestrian use along a roadway that is not designed or intended to function as a pedestrian facility, potentially creating unintended safety risks" (Northside Memorandum, 3/31/26). However, the proposed development itself will create pedestrian activity. The project proposes a place of worship and assembly that will attract:

- Families with children;
- Elderly individuals;
- Childcare users;
- Event attendees;
- Visitors walking between parking areas; and
- Potential bicycle users.

The applicant has not provided evidence demonstrating how pedestrian safety will be addressed under these conditions. If the conditional use permit is approved, I urge the committee to enforce the requirement of corridor-wide roadway improvements and the application of a hybrid roadway standard.

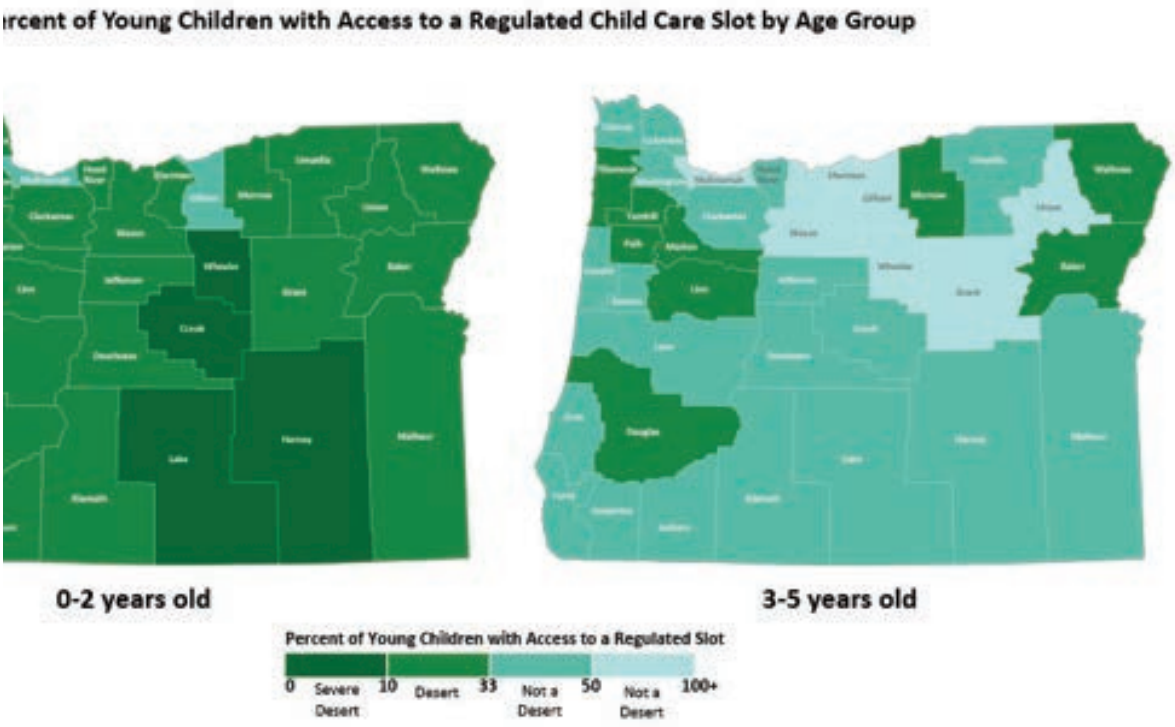
Daycare

According to the applicant memorandum ORS 215.441 recognizes childcare as a customary activity associated with a place of worship. The memorandum cites the statute but does not analyze whether the proposed daycare itself is a religious ministry or simply a daycare operated by the church. What evidence in the record demonstrates that the proposed daycare is a religious ministry customarily associated with religious practice, rather than a childcare facility open to the general public for the sole purpose of generating revenue? If no such evidence exists, I urge that the commission should evaluate the daycare under the same neutral land use standards that apply to other childcare facilities. If allowed the daycare center will result in distinct impacts, including:

- Daily vehicle trips during weekday morning and afternoon peak traffic periods.
- Parking demand differs significantly from church services.
- Outdoor play areas and associated noise.
- Hours of operation that extend beyond typical church activities.
- Licensing requirements and operational characteristics distinct from religious assembly.

On their "Cornerstone Initiative" website, Northside states that: "*One of the largest stated needs in our community is daycare; we currently exist in what is known as a "daycare desert". Since the church building will sit largely unoccupied during the week, our thought is to use this facility to help meet a large local need at a small level. The weekday operation would feature a limited number of children, with traffic naturally spread out through the day during drop-off and pick-up hours*."

Based on the most recent Oregon Department of Early Learning and Care "Oregon's Child Care Deserts 2024" report both Benton and Linn County are not in a child care desert for ages 3-5. They are in a child care desert for ages 0-2. I request the commission to require the applicant to specify which age ranges they plan to include in their planned daycare. If the intent only involves 3-5 year olds, I urge the committee to consider the daycare be removed from the current proposal and be required as a separate Conditional Use Permit since based on the study referenced it is not a pertinent need in the community as the applicant states it is.



Lighting

Even in Phase 1 exterior lighting can be one of the most significant long-term impacts to our rural residential area. The applicant hasn't specified the sources of light included in their project. However, lighting typically associated with a church are;

- Parking lot pole lights
- Building-mounted security lighting
- Entrance and pathway lighting
- Sign lighting
- Emergency lighting
- Vehicle headlights entering and leaving during evening events

Even if fixtures are fully shielded, a parking lot of this size can substantially increase:

- Skyglow visible from surrounding properties
- Glare experienced by neighboring homes
- Nighttime illumination affecting wildlife
- Loss of rural nighttime character

The applicant has not demonstrated that lighting impacts will be compatible with surrounding rural residential properties because no photometric study or lighting plan has been submitted. The record contains conclusions, but not the technical evidence needed to evaluate off-site light trespass or skyglow. Before making a decision, I urge the commission to ask the applicant for the following information;

- A photometric plan (foot-candle contours)
- Fixture locations and heights
- Luminaire specifications
- Maximum illumination levels at property lines
- Hours of operation for exterior lighting
- Whether lighting will be motion-activated, dimmed, or remain on overnight

I also urge the commission to impose the following requirements if the permit is approved

- A maximum property-line illumination standard
- Fully shielded, downward-directed fixtures.
- Maximum pole heights.
- Lighting curfews for parking lots after evening events.
- Motion-activated security lighting rather than continuous overnight illumination.
- Demonstration that no direct light is visible from adjacent residences.

Noise

The applicant has not demonstrated that the project will create unacceptable noise, but they also have not demonstrated that it will not. Many of the residents in the RR2 zone have moved to this area to experience a quieter environment. This key detail is vital for community members who are sensitive to the noise levels typically generated in an urban area. It is also vital for the livestock and wild animals we share the area with. For the Phase I project, likely noise sources include:

- Vehicle arrivals and departures.
- Car doors slamming.
- Conversations in parking areas.
- Children playing before and after services.
- Gymnasium activities if doors are open.
- Outdoor summer services

- Deliveries and maintenance.
- Emergency generators or HVAC equipment.
- Weddings, funerals, holiday services, and special events.

I urge the committee to ask the applicant for the following before making a decision;

- Existing ambient noise measurements.
- Predicted decibel (dBA) levels.
- Property-line noise estimates.
- Parking lot noise analysis.
- Outdoor gathering analysis.
- Vehicle pass-by noise analysis.
- Public address system analysis (if any).
- Gymnasium or sports activity noise evaluation.

Conclusion

Their intent to appeal states that one of their basis for submitting one is “reliance on generalized neighborhood opposition”. However, the individuals in the neighborhood such as myself have spent extensive time reviewing all that is included in the record. Yet, the applicant’s current proposal appears to be vague and there are significant unanswered questions. I argue that our opposition has not been general but rooted in the physical and emotional value this area, our home, has been providing us.

I respectfully request that the Planning Commission either:

1. Deny the Conditional Use Permit because the applicant has not provided sufficient data to demonstrate compliance with applicable approval criteria or
2. Continue the matter and require additional data be submitted and additional requirements be imposed upon the project if approved.

BULDER Rachel

From: ANDY BENNETT <ydnaspace@yahoo.com>
Sent: Monday, July 27, 2026 4:52 PM
To: BOC Land Use Appeals
Cc: Andy Bennett
Subject: Powers Road Church Proposal

You don't often get email from ydnaspace@yahoo.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Benton County Commissioners,

I am writing as I am in agreement that the Benton Co. Planning Commission's decision of DENIAL of the Northside Church on Powers Road application.

The vote was 4 to 2; the 4 Commissioners who voted **yes to DENY** all gave reasons for the why they voted to deny; the 2 Commissioners you voted in favor **gave no reasons** for their votes;
This **lack of transparency by the 2 in favor votes** raises potentially ethical questions and speculation regarding their integrity of possibly mis-representing the citizens of the North Albany neighborhood.

In your decision making process, come out to the Powers Road location and just visualize what will happen here and why there is overwhelming opposition by the North Albany Residents.

The **facts are there are 3 parcels of land for sale by Oak Grove Elementary School** which is much better suited for such a project; It should not be anyone else's fault for the Northside Church's poor site selection and investment.

Scenic Dr and Powers Rd where not ment to have such a building project in this Rural Residentially Zoned area.

I am totally opposed to this Northside Church Project on Powers Road!!!

Thank you
I live within 1000' of the proposed Powers Road Northside Church construction site ...
Do the RIGHT THING and Deny the continuation/construction of this project on Powers Road!
Thank you,
Andrew Bennett

BULDER Rachel

From: Relative Peace <arelativepeace@gmail.com>
Sent: Monday, July 27, 2026 4:59 PM
To: BOC Land Use Appeals
Subject: LU 25-067 Northside Appeal
Attachments: short letter.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached a letter for the written testimony on LU-25-067 -- Deny the CUP

RE: LU 25-067 Uphold the 4-2 decision denying the Conditional Use Permit

Benton County Board of Commissioners
4500 SW Research Way
Corvallis, Oregon 97333

July 27, 2026

Dear Chair Wyse and Commissioners Malone and Shepherd,

Thank you for your time, your service to Benton County, and the careful attention you have given to this appeal. My name is Diana Inch, and I have lived on Knollwood Drive since 2001, commuting to my various librarian positions at Jefferson High School, Chemeketa Community College, and Oregon State University. Powers Ave is the road I use daily to get to/from my home and places of work. I respectfully request that you uphold the Planning Commission's 4-2 decision denying Conditional Use Permit LU-25-067.

This testimony is not offered in opposition to faith, worship, or religious freedom. Churches have long been an important part of many communities, including ours. Rather, it is offered because the Conditional Use Permit process exists for a reason. Benton County has recognized that certain uses may be appropriate in some locations but not in others, and BCC 53.215 requires the Board to determine whether a proposed conditional use will seriously interfere with adjacent uses, the character of the area, or the purpose of the zone, and whether it will impose an undue burden on public improvements and infrastructure. Those findings are the heart of this decision.

After months of reading the application materials, attending hearings, walking Powers Avenue, reviewing the County's reports, documenting traffic, photographing wildlife, and speaking with neighbors, I have reached a simple conclusion: this proposal does not fit this place. The question before you is not whether Northside is a good church or whether churches should exist in rural Benton County. The question is whether this particular project is compatible with this particular neighborhood.

As I read the staff report and the applicable code, I found myself returning to a series of simple questions. Does this project require Powers Avenue to be widened? Yes. Does it require additional pavement, shoulders, drainage improvements, and relocation of roadside infrastructure? Yes. Does it require approximately 260 parking spaces to serve hundreds of visitors arriving from outside the neighborhood? Yes. Will Sunday traffic increase several-fold above what Powers Avenue experiences today? Yes. Will the road function differently than it does today? Again, yes. Those answers are not separate from the compatibility analysis—they are the compatibility analysis. If a project requires the neighborhood to change in order to accommodate it, then it is difficult to conclude that the project already fits the existing character of the neighborhood.

One of the arguments advanced by Northside is that the Planning Commission relied too heavily on "generalized neighborhood opposition" and speculative concerns. Respectfully, I believe that characterization overlooks who the neighbors are and why their testimony matters. Many of the families living along Powers Avenue have been here for decades. Some have lived here for generations. Others, including my own family, intentionally chose this area because of its peaceful rural character (and RR2 zoning outside the Albany City Limits and urban growth boundary), and some neighbors have even returned here after living elsewhere because this community still offered the quiet country setting they remembered. The people who have lived with this road, this landscape, this wildlife, and this rhythm of life are not offering abstract opinions.We are describing the very character that BCC 53.215 asks you to evaluate. Our testimony should not be dismissed as generalized opposition simply because many of them have reached similar conclusions after sharing the same lived experience. Initially, thinking that we would have a small, quaint church like the one near the Palestine cemetery (relocated to Adair Village) or similar to the one in Walnut Grove from the Little House on the Prairie television series. It was after the “campus reveal” barbeque that the neighbors became alarmed at the size and scope of the proposed Northside campus. Even scaled back to the 150-car parking lot felt too big. The current parking lot proposed is even larger (189, 260, 261 spaces?) and would negatively affect the current Powers Ave traffic patterns and safety.

The County's own findings reinforce those concerns. Public Works concludes that the project will generate substantially more traffic than typical rural residential development, accelerate wear on Powers Avenue, increase potential conflicts with pedestrians and cyclists, and require significant roadway improvements before the project can safely function. Those are not speculative future impacts. They are findings based on the proposal before you. They demonstrate that the existing road was never intended to function as the primary access for a regional destination campus.

The contrast between Powers Avenue and the roads surrounding it illustrates this point. Powers, Oak Grove, Palestine, Pettibone, Highway 20, and Interstate 5 all carry traffic, but they do not serve the same purpose. They were designed for different capacities and different kinds of travel. On a typical Sunday morning between approximately 9:30 and 11:30, Powers Avenue may experience fewer than twenty vehicles. Sunday mornings on Oak Grove, by comparison, may see well over one hundred and fifty vehicles during the same period, not all associated with Northside. Northside has announced plans to begin holding two Sunday services this fall. While additional services may accommodate a growing congregation inside the building, they also create additional waves of arrivals and departures outside the building. Traffic is not eliminated by dividing it into multiple services; it is spread across more hours, affecting neighbors repeatedly throughout the morning. The question is not whether those numbers can be engineered onto Powers Avenue. The question is whether they are consistent with the rural residential character that has existed here for decades.

Several churches referenced during this process are located along roads with sidewalks, more urban infrastructure, and transportation systems designed to accommodate larger volumes of traffic. Powers Avenue is fundamentally different. It remains a rural road serving homes, small farms, walkers, runners, cyclists, children, pets, and wildlife. Requiring it to become something else in order to accommodate this proposal does not preserve its character. To the contrary, the traffic and

accommodations changes the Powers Avenue our community loves. In my view, the need for extensive road improvements is itself evidence that this proposal is not compatible with the existing neighborhood.

Finally, I would ask the Board to remember that compatibility is not determined by whether a use is beneficial in the abstract. Many organizations provide valuable services. A school, a community center, a sports complex, or a church may all contribute positively to society. The question before you is whether this specific proposal belongs at this specific location. A use may be worthwhile and still be too large or too intensive for a particular site. That is precisely why the Conditional Use Permit process exists.

For these reasons, I respectfully ask that you uphold the Planning Commission's denial of LU-25-067. I believe the evidence demonstrates that the scale and intensity of this proposal, even as revised for Phase I, are not compatible with the established character of Powers Avenue and would require the surrounding neighborhood to change in fundamental ways in order to accommodate it. I respectfully ask that Benton County preserve the rural residential character that generations of residents have relied upon and that its own land use code was written to protect.

Thank you for your thoughtful consideration.

Respectfully,

Diana Inch
Knollwood Drive

Community Development Department

Office: (541) 766-6819
4500 SW Research Way
Corvallis, OR 97333

cd.bentoncountyor.gov

The previously scheduled July 7th hearing is postponed to August 4, 2026.

REVISED

NOTICE OF PUBLIC HEARING
For
AN APPEAL to the BOARD OF COMMISSIONERS
Tuesday, August 4, 2026, at 11:00 am.

Action:	**Appeal of the Planning Commission to deny the Northside Christian Church Conditional Use Permit (CUP) application (File # LU-25-067)** The Board of Commissioners will consider the appeal of the Planning Commission's decision to deny the above-mentioned CUP application. The application proposes to construct an 18,902-SF church building to serve as a worship space and multi-purpose facility for up to 500 attendees. A 2,160 SF storage shed is also proposed.
Review Criteria:	Benton County Code Sections 53.215-53.220, Chapter 63- Rural Residential, Chapter 91- Specific Use Standards, Chapter 99- General Development Standards.
Property Location & Size:	The 19.43-acre property is located at 4500 Powers Ave NW, Albany, OR, 97321. It is identified as Tax Lot T10S R4W Section 26B, Tax Lot 600.
Appellant:	Northside Christian Church | Jamey Mills, Pastor
Applicant(s) / Property Owner(s):	Northside Christian Church | Kevin Kropf (Owner's Representative)
Zone Designation:	Rural Residential, 2-acre minimum (RR-2)
CAC Planning Area:	North Benton (not active)
Staff Contact Information:	Bob Richardson|Bob.Richardson@bentoncountyor.gov |541-766-6819 Email written testimony to: **landuseappeals@bentoncountyor.gov**

How to Participate in the Public Hearing

In person:
The meeting will be in the Holmes & Shipley Meeting Room on the first floor of the Benton County Kalapuya Building, 4500 SW Research Way, Corvallis.

Online:
Remote access is available through the Board of County Commissioners' agenda website, https://boc.bentoncountyor.gov/events-calendar/, access the agenda for the day's meeting and click on the link provided in the agenda.

Accommodation:
If you need any physical or language accommodations, please notify the Board of Commissioners Office, bocinfo@bentoncountyor.gov, at least 48 hours in advance of the hearing.

Access to application information. A written staff report will be available not less than fourteen days prior to the hearing on this matter. The applicable sections of the County Code, the original application and staff report, revised staff report, the applicant's appeal documents for the Planning Commission appeal, the Planning Commissioners packet, and the appeal documents for the Board of Commissioners will be posted in PDF format to the County's website at cd.bentoncountyor.gov/land-use-applications-in-review. All documents can also be inspected in hard copy free of cost, or purchased for the cost of copying, at the Benton County Community Development Department.

Written Testimony. Any interested person may submit written testimony prior to the public hearing. **Testimony must identify the name and mailing address of the person commenting. Please reference file number LU-25-067 in all correspondence. Written testimony should be sent to the Board of Commissioners at landuseappeals@bentoncountyor.gov or mailed to the Board of Commissioners Office, PO Box 3020, Corvallis, OR 97339, or delivered to the Board of Commissioners Office at 4500 SW Research Way, Corvallis, OR 97333.** Written testimony received by 5:00 p.m. on July 27, 2026, will be included in the packet sent to the Board of Commissioners in advance of the hearing. Written testimony received after 5:00 p.m. on July 27 and before 5:00 PM on August 3, will be provided to the Board of Commissioners prior to the hearing. After 5:00 PM on August 3, written testimony must submitted at the hearing.

As used in this section, "written testimony" shall mean statements written or printed on paper, whether delivered in person, by mail, or by email or facsimile transmission. The Board of Commissioners shall consider any new evidence or testimony that is submitted into the record prior to or during the hearing.

Verbal Testimony. If you wish to provide verbal testimony during the hearing, please contact **landuseappeals@bentoncountyor.gov**. Please provide your name, your contact information, if you are opposed or in favor, and your preferred method of testimony (in-person, by phone, or video) not later than 12:00 p.m. Monday, August 3, so staff can add you to the testifier's list.

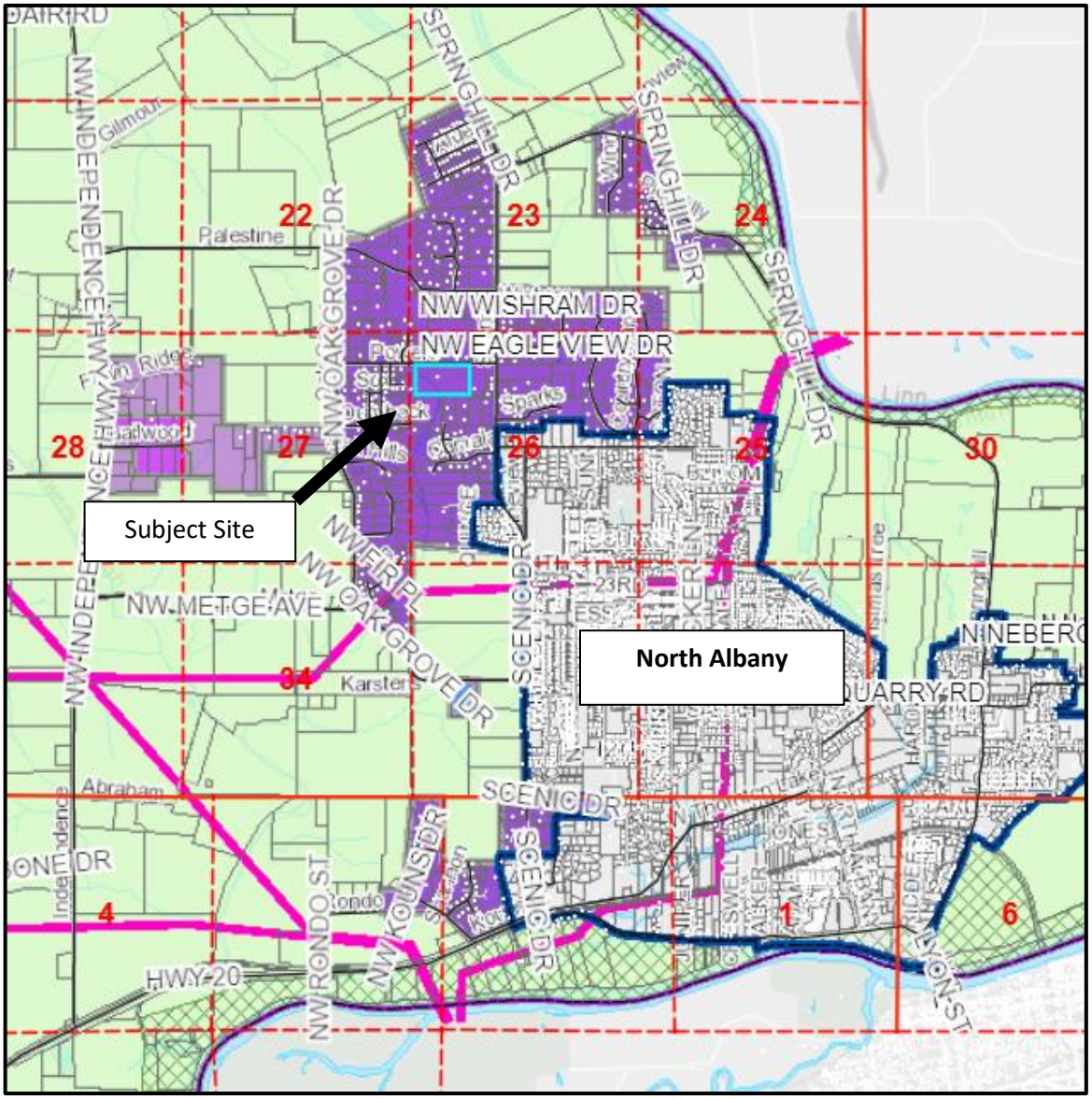
The hearing room is accessible to the disabled. Please contact the Board of Commissioners Office at 541-766-6800 or bocinfo@bentoncountyor.gov to request physical or language accommodations you may need at least 48 hours prior to the start of the public hearing.

Order of Proceedings
The public hearing will be conducted in a manner which permits testimony in the following order:

- Report presentation from staff,
- Testimony from the applicant,
- Testimony from proponents of the request,
- Testimony from persons opposing the request, and
- Testimony from any governmental bodies and agencies.

The applicant will then have an opportunity to offer rebuttal. Any person offering testimony may request that the hearing be continued to present new evidence. The Board of Commissioners will

deny, approve, or approve the application with conditions. Persons who testify will be notified in writing of the decision. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the County the opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.



NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 requires that, if you receive this notice, you must promptly forward it to the purchaser.
The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Gazette Times - Democrat Herald** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(541) 926-2211**.

Notice ID: fcaem1VOu2J7Ru0XJvUG | **Proof Updated: Jul. 01, 2026 at 08:38am PDT**
Notice Name: LU-25-067 | BOC Hearing 8/4/26 | Publisher ID: COL-OR-101999

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Toby Lewis toby.lewis@bentoncountyor.gov (541) 766-6819	Gazette Times - Democrat Herald

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	5.93		
Number of Lines:	29		

07/07/2026: General Legal Notice	293.14
Publish Fee	20.00
Subtotal	$313.14
Tax	$0.00
Processing Fee	$0.00
Total	**$313.14**

See Proof on Next Page

Notice of Public Hearing - Northside Christian Church (LU-25-067)
On Aug. 4, 2026, at 11:00AM, the Benton County Board of Commissioners will hold a Public Hearing to consider an appeal of the Planning Commission's decision to deny a Conditional Use Permit application to construct an 18,902 SF church building and a 2,160 SF storage building. FILE NO: LU-25-067. ZONE: Rural Residential – 2. APPELLANT/PROPERTY OWNER: Northside Christian Church. PROPERTY LOCATION: 4500 Powers Avenue NW, Albany OR, 97321; T10S R4W Section 26B, Tax Lot 600. APPLICABLE CRITERIA: Found in Benton County Code Chapters 53, 63, 91, & 99.
Submit written testimony by 5:00PM, Aug. 3, 2026. Testimony must identify name and mailing address of person commenting. Submitted comments are incorporated into the application file and become part of the public record. EMAIL: landuseappeals@bentoncountyor.gov . MAIL: Board of Commissioners Office, PO Box 3020, Corvallis OR, 97339. IN-PERSON: Board of Commissioners Office, 4500 SW Research Way, Corvallis. MEETING LOCATION: Holmes & Shipley Meeting Room on the first floor of the Benton County Kalapuya Building, 4500 SW Research Way, Corvallis. STAFF CONTACT: Bob Richardson, (541) 766-6819, Bob.Richardson@bentoncountyor.gov .
The application, code criteria, and staff report may be inspected at no cost and will be available at least seven days prior to the hearing at https://cd.bentoncountyor.gov/land-use-applications-in-review ; copies available at cost.
Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing, or failure to provide sufficient specificity to afford the County decision maker the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.
7/7 COL-OR-101999

Community Development Department

Office: (541) 766-6819
4500 SW Research Way
Corvallis, OR 97333

cd.bentoncountyor.gov

NOTICE OF PUBLIC HEARING
For
AN APPEAL to the BOARD OF COMMISSIONERS
Tuesday, July 7, 2026, at 11:00 am.

Action:	**Appeal of the Planning Commission to deny the Northside Christian Church Conditional Use Permit (CUP) application (File # LU-25-067)** The Board of Commissioners will consider the appeal of the Planning Commission's decision to deny the above-mentioned CUP application. The application proposes to construct an 18,902-SF church building to serve as a worship space and multi-purpose facility for up to 500 attendees. A 2,160 SF storage shed is also proposed.
Reason for the Appeal	The appeal challenges the Planning Commission's decision, stating it was not supported by adequate findings or substantial evidence and that the revised application was not properly evaluated. The appellant further contends that the decision relied on speculative future impacts and included procedural errors. The appeal requests that the Board of Commissioners conduct a de novo review and overturn the Planning Commission's decision.
Review Criteria:	Benton County Code Sections 53.215-53.220, Chapter 63- Rural Residential, Chapter 91- Specific Use Standards, Chapter 99- General Development Standards.
Property Location & Size:	The 19.43-acre property is located at 4500 Powers Ave NW, Albany, OR, 97321. It is identified as Tax Lot T10S R4W Section 26B, Tax Lot 600.
Applicant(s) / Appellant:	Northside Christian Church Jamey Mills, Pastor Laura LaRoque, Pathfinder Land Use Consultant, LLC. Brian Vandetta, PE, PLS, Udell Engineering and Land Surveying, LLC.
Property Owner(s):	Northside Christian Church, Kevin Kropf- Owners Representative
Zone Designation:	Rural Residential-2 (Two acre minimum)
Staff Contact Information:	James Wright|James.Wright@bentoncountyor.gov |541-766-6819 Benton County Community Development Department 4500 SW Research Way Corvallis, OR 97333

How to Participate in the Public Hearing

In person:
The meeting will be in the Holmes & Shipley Meeting Room on the first floor of the Benton County Kalapuya Building, 4500 SW Research Way, Corvallis.

Online:
Remote access is available through the Board of County Commissioners' agenda website, https://boc.bentoncountyor.gov/events-calendar/, access the agenda for the day's meeting and click on the link provided in the agenda.

Accommodations:
If you need any physical or language accommodations, please notify the Board of Commissioners Office, bocinfo@bentoncountyor.gov, at least 48 hours in advance of the hearing.

Access to application information. A written staff report will be available not less than fourteen days prior to the hearing on this matter. The applicable sections of the County Code, the original application and staff report, revised staff report, the applicant's appeal documents for the Planning Commission appeal, the Planning Commissioners packet, and the appeal documents for the Board of Commissioners will be posted in PDF format to the County's website at cd.bentoncountyor.gov/land-use-applications-in-review. All documents can also be inspected in hard copy free of cost, or purchased for the cost of copying, at the Benton County Community Development Department.

Written Testimony. Any interested person may submit written testimony prior to the public hearing. **Testimony must identify the name and mailing address of the person commenting. Please reference file number LU-25-067 in all correspondence. Written testimony should be sent to the Board of Commissioners at landuseappeals@bentoncountyor.gov or mailed to the Board of Commissioners Office, PO Box 3020, Corvallis, OR 97339, or delivered to the Board of Commissioners Office at 4500 SW Research Way, Corvallis, OR 97333.** Written testimony received by 5:00 p.m. on June 22, 2026, will be included in the packet sent to the Board of Commissioners in advance of the hearing. Written testimony received after 5:00 p.m. on June 22 and prior to 5:00 pm on July 6 will be presented to the Board of Commissioners at the July 7 hearing. Written testimony received after 5:00pm on July 6, and before 11:00am on July 7, will be submitted to the Board of Commissioners at the time of the meeting.

As used in this section, "written testimony" shall mean statements written or printed on paper, whether delivered in person, by mail, or by email or facsimile transmission. The Board of Commissioners shall consider any new evidence or testimony that is submitted into the record prior to or during the hearing.

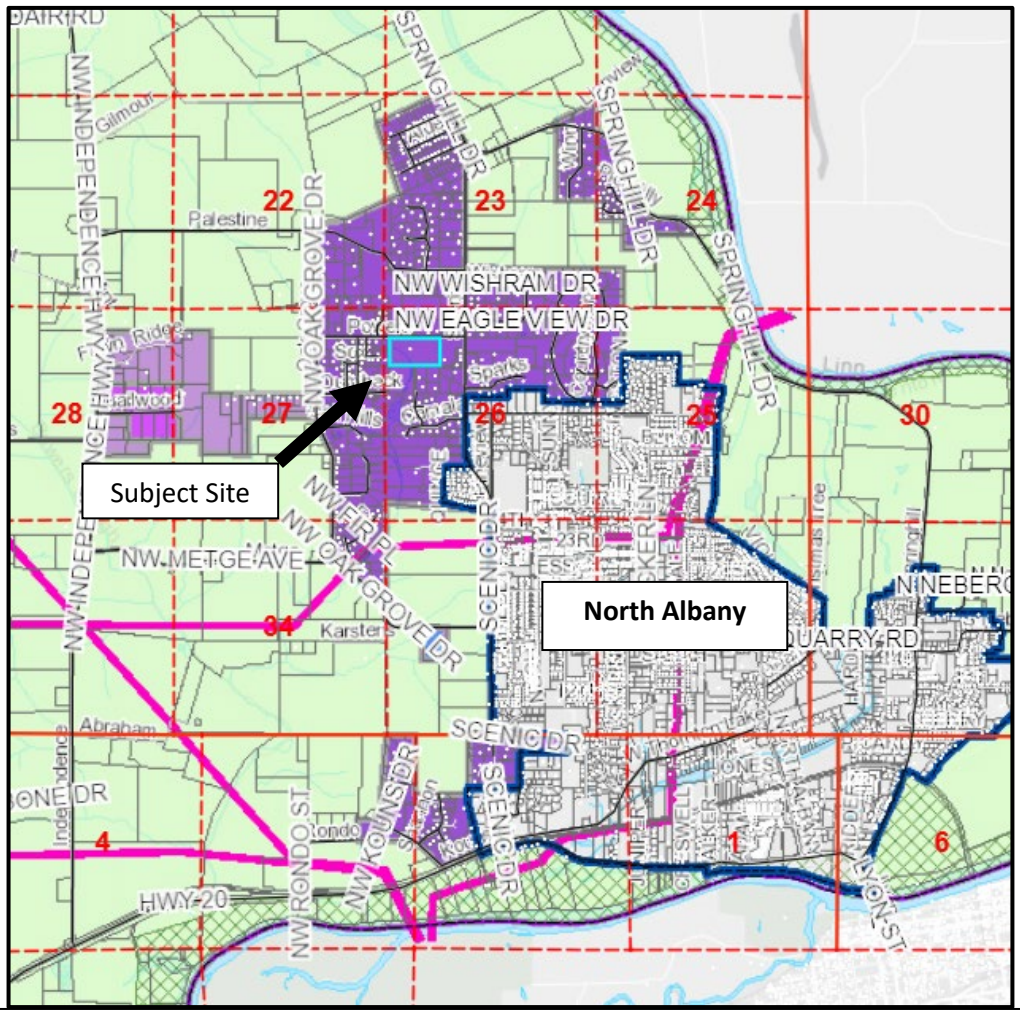
Verbal Testimony. If you wish to provide verbal testimony during the hearing, please contact **landuseappeals@bentoncountyor.gov**. Please provide your name, your contact information, if you are opposed or in favor, and your preferred method of testimony (in-person, by phone, or video) not later than 12:00 p.m. Monday, July 6, so staff can add you to the testifier's list.

The hearing room is accessible to the disabled. Please contact the Board of Commissioners Office at 541-766-6800 or bocinfo@bentoncountyor.gov to request physical or language accommodations you may need at least 48 hours prior to the start of the public hearing.

Order of Proceedings
The public hearing will be conducted in a manner which permits testimony in the following order:

- Report presentation from staff,
- Testimony from the applicant,
- Testimony from proponents of the request,
- Testimony from persons opposing the request, and
- Testimony from any governmental bodies and agencies.

The applicant will then have an opportunity to offer rebuttal. Any person offering testimony may request that the hearing be continued to present new evidence. The Board of Commissioners will deny, approve, or approve the application with conditions. Persons who testify will be notified in writing of the decision. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the County the opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.



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ORS 215 requires that, if you receive this notice, you must promptly forward it to the purchaser.
The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Gazette Times - Democrat Herald** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(541) 926-2211**.

Notice ID: csS0M9YgluXQzeoSEFbS | **Proof Updated: Jun. 08, 2026 at 03:25pm PDT**
Notice Name: LU-25-067 Appeal Notice | Publisher ID: COL-OR-101944

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
James Wright james.wright@bentoncountyor.gov (541) 766-6819	Gazette Times - Democrat Herald

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	10.6		
Number of Lines:	53		

06/16/2026: General Legal Notice	531.61
Publish Fee	20.00
Subtotal	$551.61
Tax	$0.00
Processing Fee	$0.00
Total	**$551.61**

See Proof on Next Page

LU-25-067 Notice of Public Hearing- Northside Appeal to Board of Commissioners

On July 7, 2026 the Benton County Board of Commissioners will hold a Public Hearing to consider an appeal of the Planning Commission's denial of application File # LU-25-067 from Northside Christian Church for a Conditional Use Permit. The appellant is Jamey Mills, on behalf of Northside Christian Church. The Property Owner(s): Northside Christian Church. The Zone Designation is Rural Residential- 2 acre minimum (RR-2). The appeal challenges the Planning Commission's decision, stating it was not supported by adequate findings or substantial evidence and that the revised application was not properly evaluated. The appellant further contends that the decision relied on speculative future impacts and included procedural errors. The appeal requests that the Board of Commissioners conduct a de novo review and overturn the Planning Commission's decision.

The application proposes to construct an 18,902-SF church building to serve as a worship space and multi-purpose facility for up to 500 attendees. A 2,160 SF storage shed is also proposed.

Applicable Criteria: Benton County Development Code 53, 63, 91, & 99.

Property Location: 4500 Powers Ave NW, Albany, OR, 97321. It is identified as Tax Lot T10S R4W Section 26B, Tax Lot 600.

The meeting will be in the Holmes & Shipley Meeting Room on the first floor of the Benton County Kalapuya Building, 4500 SW Research Way, Corvallis.

Staff Contact, James Wright, (541) 766-6819, James.Wright@bentoncountyor.gov.

A written staff report will be available not less than fourteen days prior to the hearing on this matter. The applicable sections of the County Code, the original application and staff report, revised staff report, the applicant's appeal documents for the Planning Commission appeal, the Planning Commissioners packet, and the appeal documents for the Board of Commissioners will be posted in PDF format to the County's website at cd.bentoncountyor.gov/land-use-applications-in-review. All documents can also be inspected in hard copy free of cost, or purchased for the cost of copying, at the Benton County Community Development Department.

Written Testimony. Any interested person may submit written testimony prior to the public hearing. Testimony must identify the name and mailing address of the person commenting. Please reference file number LU-25-067 in all correspondence. Written testimony should be sent to the Board of Commissioners at landuseappeals@bentoncountyor.gov or mailed to the Board of Commissioners Office, PO Box 3020, Corvallis, OR 97339, or delivered to the Board of Commissioners Office at 4500 SW Research Way, Corvallis, OR 97333. Written testimony received by 5:00 p.m. on June 22, 2026, will be included in the packet sent to the Board of Commissioners in advance of the hearing. Written testimony received after 5:00 p.m. on June 22 and prior to 5:00 pm on July 6 will be presented to the Board of Commissioners at the July 7 hearing. Written testimony received after 5:00pm on July 6, and before 11:00am on July 7, will be submitted to the Board of Commissioners at the time of the meeting.

Failure of an issue to be raised in person or in writing by the close of the record at or following the final evidentiary hearing, or failure to provide sufficient specificity to afford the County decision maker the opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

6/16 COL-OR-101944

Benton County
COMMUNITY DEVELOPMENT DEPARTMENT

Office: (541) 766-6819
4500 SW Research Way
Corvallis, OR 97333
cd.bentoncountyor.gov

NOTICE OF PLANNING COMMISSION DECISION

PROPOSED ACTION:	**Conditional Use Permit- to establish a church on a 19.43-acre parcel**
PROPERTY LOCATION	T10S, R4W, Section 26B, Tax lot 600
APPLICABLE BENTON COUNTY CODE:	Benton County Code Sections 51.605 through 51.725; 53.205 through 53.230; 63.205.
APPLICANT	Northside Christian Church
PROPERTY OWNER	Kevin Kropf, Owner's Representative
ZONE DESIGNATION	Rural Residential-2 (Two acre minimum)
STAFF CONTACT:	James Wright, James.Wright@bentoncountyor.gov
FILE NUMBER:	**LU-25-067**

DECISION

The Planning Commission held a duly noticed public hearing on March 17, 2026. At the close of the public hearing, the applicant requested that the record be left open. The Planning Commission granted this request pursuant to Oregon Revised Statutes 197.797, commonly referred to as the "7-7-7" process.

On May 5, 2026, the Planning Commission reconvened, held deliberations and **DENIED** the request.

PLANNING OFFICIAL: _____ Date: May 6, 2025

Date mailed: May 7, 2026

INDIVIDUALS WITH STANDING PURSUANT TO BCC 51.825(3) MAY APPEAL THIS DECISION TO THE BENTON COUNTY BOARD OF COMMISSIONERS BY SUBMITTING A COMPLETED APPEAL FORM PROVIDED BY BENTON COUNTY AND PAYING THE REQUIRED APPEAL FEE BY **5:00 P.M. ON MAY 19, 2026.** Appeal forms may be obtained from, and submitted to, the Community Development Department located at 4500 SW Research Way, Corvallis. Individuals with standing who receive this notice by mail may appeal this decision only to the Board of Commissioners and may not appeal directly to the Oregon Land Use Board of Appeals. This decision will not become final until the appeal period has expired.

The application materials, staff report, public comments, rebuttals, and meeting recordings and minutes are available on the Benton County Planning Commission website for the March 17, 2026 and May 5, 2026 meetings. A copy will be provided at a reasonable cost.

https://cd.bentoncountyor.gov/planning-commission/

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Benton County
COMMUNITY DEVELOPMENT DEPARTMENT

4500 SW Research Way
Corvallis, OR 97333-1192
(541) 766-6819

MEETING MINUTES
Benton County Planning Commission
May 5, 2026 Work Session
6:00-8:00 P.M.

I. CALL TO ORDER | ROLL CALL

Benton County Planning Commission Vice Chair Hamann called the meeting to order at 6:00 P.M. The meeting was open to the public virtually via a published Zoom link. Chair Hamann confirmed a quorum of the Commission.

Benton County Planning Commissioners
Nick Fowler, Chair (Virtual)
Greg Hamann, Vice Chair
Catherine Biscoe
Ed Fulford
Evelyn Lee
Andrew Struthers

Benton County Staff
Bob Richardson, Community Development Director
James Wright, Associate Planner
Gordon Kurtz, Public Works
Meg Reehoorn, Recorder

Absent
Sara Cash
John Wilson

II. APPROVE MINUTES FROM January 20, 2026

Commissioners reviewed the draft minutes from the March 17,2026 meeting.

MOTION: Motion made and seconded to approve March 17, 2026 minutes as presented.
VOTE: Motion passed unanimously
ACTION: Minutes approved without amendment

III. LU-25-067-Conditional Use Permit and Variance: Northside Christian Church

PLANNING COMMISSIONER DELIBERATIONS

Chair Hamann opened the deliberation for LU-25-067 RELATED TO A Conditional Use Permit request for Northside Christian Church at 4500 Powers Avenue NW, Albany, Oregon. Staff noted that the public comment period had previously closed, and no additional public testimony would be accepted.

Staff reviewed the quasi-judicial hearing procedures and summarized the prior public hearing process, including:

- Initial public hearing held March 17, 2026
- Completion of the Oregon "7-7-7" record process
- Closure of all rebuttal and written argument periods by April 7, 2026

Staff further clarified that:

- The applicant withdrew the parking variance request during the record process
- The revised proposal focused only on the Phase 1 church development
- The revised application reduced the scope from the originally proposed larger church project approximately 54,000 square feet in size

Vice Chairman Hamann requested declaration regarding ex parte contact, conflicts of interest, or bias. No declarations or challenges were made.

COMMISSIONER DELIBERATIONS

Commissioners discussed the revised application, applicable Benton County Code criteria, infrastructure impacts, compatibility with surrounding rural residential uses, and conditions of approval proposed by staff.

KEY DISCUSSION TOPICS INCLUDED:

- Compatibility with rural residential character
- Road and transportation infrastructure limitations
- Emergency vehicle access concerns
- Potential impacts to wetlands, drainage, and groundwater systems
- Septic system capacity and log-term operational concerns
- Adequacy of proposed conditions of approval
- Public Works improvement requirements
- Adjacent property impacts under Benton County Code 53.215

Several commissioners expressed concern that the proposal represented an urban-scale use within a rural setting and questioned whether the application sufficiently mitigated impacts to neighboring properties and infrastructure.

Other commissioners stated that:

- Churches are specifically contemplated within the conditional use framework
- The revised Phase 1 proposal significantly reduced impacts compared to the original submittal
- Staff-imposed conditions of approval addressed transportation, fire protection, parking, and utility concerns

- Approval conditions would need to be satisfied before development could proceed

MOTION
Motion to Deny

A motion was made to deny LU-25- 67 based on:

- Evidence contained within the record
- Staff report findings
- Public testimony received during the hearing process
- Concerns regarding compatibility with the character of the area
- Potential interference with adjacent property uses
- Potential undue burden on public improvements and infrastructure under Benton County Code 53.215

The motion received a second.

VOTE
The Planning Commission conducted a call vote on the motion to deny the applications. Commissioners voting in support of denial cited:

- The infrastructure constraints
- Road safety concerns
- Wetland and drainage impacts
- Rural compatibility concerns
- Unresolved public improvement issues

Roll-Call Vote

- **Commissioner Fulford – No**
- **Commissioner Lee – No**
- **Commissioner Struthers – No**
- **Commissioner Biscoe – No**
- **Commissioner Fowler – Yes**
- **Commissioner Hemann – Yes**

The motion to deny passed on a 2-4 vote.

IV. PLANNING COMMISSIONER | STAFF UPDATES

No substantial commissioner or staff updates were discussed following deliberations

V. ADJOURN

Chair Fowler adjourned the meeting at 7:21PM.

Benton County
COMMUNITY DEVELOPMENT DEPARTMENT

4500 SW Research Way
Corvallis, OR 97333-1192
541-766-6819

AGENDA
Benton County Planning Commission
May 5, 2026
6:00-8:00 P.M.
Kalapuya Building, 4500 SW Research Way, Corvallis
1st floor Meeting Room
Join Virtually with this link
Meeting ID: 873 7032 5923
Passcode: 905551

I. CALL TO ORDER | ROLL CALL — Chair Fowler

II. MINUTES — Chair Fowler
Approval March 17, 2026

III. ITEM — Chair Fowler
1. LU-25-66 & 67 Conditional Use Permit and Variance | Northside Christian Church
   A. **Planning Commission deliberations only. On March 24, 2026, the Public comment period closed. No public comments will be accepted at this time.**

IV. PLANNING COMMISSIONER | STAFF UPDATES — Chair Fowler

V. ADJOURN — Chair Fowler
Next Meeting: TBD

ATTACHMENTS
A. Draft March 17, 2026, Minutes
B. LU-25-66 & 67 Conditional Use Permit and Variance | Northside Christian Church | Staff Report | 03.10.26
   i. Public Comments Submitted after 3.17 to 3.24
   ii. Rebuttal Northside Church
   iii. Staff Response

Benton County will make reasonable accommodations for all alterable participants. Please notify Meg. Reehoorn@bentoncounty.gov 72 hours before the meeting. All Planning Commission meetings are recorded and retained as required by ORS 166-200-0235.

Benton County OREGON

Planning Department
Office: (541) 766-6819
4500 SW Research Way
Corvallis, OR 97330
cd.bentoncountyor.gov

Date Posted: April 28, 2026
Meeting Date: May 5, 2026 6:00pm

LU-25-066 & LU-25-067
Planning Commission Meeting

Subject: Supplemental information submitted post March 17, 2026

On March 17, 2026, at 6:00 PM, the Planning Commission convened to consider the Northside Christian Church proposal to establish a church at 4500 Powers Avenue NW. At that meeting, the Commission approved a continuance and initiated the "7-7-7" process pursuant to ORS 197.797.

The 7-7-7 rule is a specific procedural framework used in Oregon quasi-judicial land use hearings per ORS 197.797. As granted by Planning Commission on Tuesday March 17th meeting, the 7-7-7 process structured as follows:

a. The First 7 Days period was for submitting new evidence or testimony that wasn't available or presented during the initial hearing to supplement facts in the record.
    1. **This period was closed on March 24, 2026**

b. The Second 7 Days is for rebuttal by the applicant.
    1. **This period was closed on March 31, 2026**

c. The Final 7 Days is for the applicant's final argument. During this period the applicant is allowed a final period to submit written arguments in support of their application. In addition, staff may make revisions to the staff report.
    1. **This period was closed on April 7, 2026**

The 21-day continuance period concluded on April 7, 2026, which coincided with a scheduled Planning Commission meeting. However, that meeting did not have a quorum. A subsequent meeting also lacked a quorum. The matter has been continued to the next available Planning Commission meeting, which will occur:

May 5, 2026, at 6:00 PM

The meeting will be held at:
4500 SW Research Way
Corvallis, OR

No additional public testimony will be accepted at the May 5, 2026, meeting. The Planning Commission will proceed with final deliberations only.

BOZIGAR Shannon

From: Kelly Rose <kkrose33@gmail.com>
Sent: Tuesday, March 24, 2026 6:42 PM
To: Benton Public Comment
Cc: Joe
Subject: RE: LU-25-067 (Conditional Use) & LU-25-066 (Parking Variance) Powers Ave, Albany
Attachments: Opposition to LU-25-067 (Conditional Use) & LU-25-066 (Parking Variance) Powers Ave, Albany.pdf

You don't often get email from kkrose33@gmail.com. Learn why this is important

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Formal Opposition and Memo of Concerns: LU-25-067 (Conditional Use) & LU-25-066 (Parking Variance) – Powers Avenue Variance Request

Dear Members of the Benton County Planning Commission,

Please find the attached memorandum outlining several critical concerns regarding the proposed development and variance request [File Number, if known] on Powers Avenue.

As residents and community members, we believe the current proposal presents significant risks that have not been adequately addressed in the initial filings. Our memo attached details several high-priority issues, including:

- **Public Safety & Infrastructure:** The inability of the narrow (19-foot) roadway to support high-intensity assembly and the resulting obstruction of emergency response vehicles.
- **Fiscal & Technical Oversights:** Significant omissions in the current cost estimates, particularly regarding utility relocation and the complex fire hydrant flushing system.
- **Legal Standing:** The failure of the applicant to meet the "Burden of Proof" required for a land-use variance.
- **Environmental Concern**s: The land use proposed fails to account for costs assocaited with laws and Benton County policies related to deforestation, drainage and run off concerns, and impacts to natural waterways.

We respectfully request that this memorandum be included in the official public record and provided to the Commissioners for their review prior to the upcoming hearing.

Thank you for your time and for your commitment to the safety and character of Benton County.

Sincerely,

Kelly Rose, PhD
3771 NW Oak Grove Drive, Albany OR; 540-230-4813

RE: LU-25-067 (Conditional Use) & LU-25-066 (Parking Variance)

1. Infrastructure & Utility Incompatibility

- **Absence of Municipal Sewer:** The RR-2 zone lacks public sewage infrastructure. Under Oregon land use standards, a 75,000+ sq. ft. high-occupancy facility is an "urban-scale" use. Permitting such a load on a private septic system poses an untenable risk of groundwater contamination for a neighborhood dependent on private wells.
- **Watershed Degradation:** Topographical mapping confirms that both treated effluent and surface runoff (oil, chemicals, and silt) follow a direct gravity path into the stream on the property itself, and into the downhill pond and connected watershed. This creates a permanent environmental liability that cannot be mitigated in a rural setting.

2. Public Safety & Roadway Adequacy

- **The ~$1 Million Estimate is Only a Fraction of the True Cost**: The proposed $1 million budget for Powers Road is a dangerous underestimate. It ignores the massive financial burden of widening a road that is currently lined with mature trees, drainage ditches, and essential utility lines.

  Specifically, the current ~$1M estimate fails to mention costs related to:

  - **Substandard Access & Public Safety Risk:** At only 19 feet wide, Powers Avenue cannot safely accommodate "peak-hour" surges from a 700+ seat sanctuary. The requested parking variance (LU-25-066) will inevitably lead to illegal shoulder parking, creating physical obstructions that violate fire codes and block emergency response vehicles.
  - **Critical Fire Infrastructure Oversight:** The drainage ditches along Powers are not merely for runoff; they are essential for the fire department's hydrant flushing system. Relocating this network requires a costly, complex re-engineering of the entire western-end fire safety infrastructure.
  - **Major Intersection & Civil Requirements:** The Powers/Scenic intersection requires a total structural reconstruction—not a simple "enhancement"—to handle the projected traffic volume. This, combined with full-scale paving and mandatory landowner recompensation, represents a massive unfunded mandate.

- **Uncounted Utility Relocation Costs:** The budget fails to account for the expensive relocation of overhead power and cable lines that would be necessitated by the expansion of Powers Avenue.
- **Environmental & Site Impact:** The project requires extensive tree removal and a complete overhaul of the existing landscape to accommodate widened lanes and relocated utilities, costs which remain largely unaddressed in the current estimate.

This project cannot be completed for the current estimate. Prior to approval, it would be prudent to obtain a revised, transparent budget that reflects the total scope of work.

3. Irreversible Environmental & Property Impacts

- **Loss of Natural Buffers:** The development requires the clear-cutting of established trees and the destruction of a historical barn. These are "non-renewable" rural assets that define the RR-2 character and provide essential carbon sequestration and sound buffering.
- **Stormwater Surge:** Replacing 19 acres of permeable field with 5 acres of asphalt creates massive "point-source" runoff. Without municipal storm drains, this surge will erode rural road shoulders and flood neighboring properties.
- **Conflict with Forest Conservation Zones:** In rural parts of Benton County, tree management is regulated to support forest uses and reduce wildfire risk, necessitating compliance with designated, approved, or conditional uses. Widening of Powers would require removal of significant established trees on personal property, potentially in conflict with Benton County tree management policies.

4. Failure to Meet "Burden of Proof" for Variance

- **Lack of Property-Based Hardship:** To qualify for a variance, the applicant must demonstrate a unique hardship inherent to the physical characteristics of the land (e.g., topography or lot shape). In this case, no such physical hardship exists. The applicant is instead requesting a variance to accommodate a specific "high-intensity" business model that is simply too large for the site.
- **Self-Created Hardship:** The "hardship" here is entirely self-created. The applicant is proposing a 700+ seat facility and a gymnasium on a parcel that cannot support the required parking and safety infrastructure. Under [City/County] Code, a variance

cannot be granted to solve a problem created by the applicant's own design choices or desire for over-development.

- **Alternative Uses Exist:** The burden of proof requires the applicant to show that the land cannot be used for *any* permitted purpose without the variance. Because the land could be developed for lower-intensity uses, such as it is zoned for multi-acre housing, that *do* meet the code, the request for a variance fails the legal "necessity" test.
- **Why Pave Rural Land When Urban Alternatives Exist?** It is financially, logically and environmentally unsound to grant a variance for a rural site when Albany and Corvallis are home to multiple vacant facilities already designed to adapt and fulfill this purpose. Unlike the proposed Powers Avenue site, these urban locations are already zoned for large-scale use and equipped with essential infrastructure, including sewer systems, roadways, and high-capacity parking. We should prioritize the revitalization of empty commercial sites, like the former garden center in North Albany, rather than forcing a high-density development into a rural area that cannot support it.
- **Financial Admission:** The applicant has formally objected to the $1.1 million road improvement mandate. Legally, if an applicant cannot provide the infrastructure required to make a site safe, the permit must be denied.

BOZIGAR Shannon

From: Kyle Anderson <kanderson455@gmail.com>
Sent: Tuesday, March 24, 2026 2:16 PM
To: Benton Public Comment
Subject: Public Comment for LU 25-66 & 67
Attachments: Chart Family Opposition letter.docx; Anderson County Statement.docx

You don't often get email from kanderson455@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,
Please see attached.

This is our official comment that we would like submitted for public record in regards to LU 25-66 in regards to Northside Church's requests.
These letters represent the Andersons (4696 NW Powers Ave) and the Charts (4654 NW Powers Ave).

Please kindly reply to this email so we ensure that the documents are received without issue.

Thank you

Kyle Anderson

Good day to all,

Thank you to the Benton County Planning commission for taking the time to read our very valid concerns for a proposed mega church campus just east of our property (4696 NW Powers Ave).

I would like to start by saying we are absolutely against this proposal and even the idea of anything like it. I will be outlining our concerns and why we hope your vote is a complete no to the entire idea/project.

A mega church campus would ruin and devastate the country feel of the neighborhood and adjacent streets/businesses. We live outside of city limits and any urban growth boundary. We moved to the area nearly 9 years ago to escape the noise, traffic, and light pollution of a city. We found our home where we believed we were safe to raise our family, have our hobby farm, and escaped all the things listed. The thought of a mega church campus that is larger than a Coastal Farm store being developed on the property considered, and the supposition of it not ruining the "Country feel" is laughable. It would absolutely destroy the feeling and be an absolute eye sore, both the buildings and the huge (5+acre????) parking lot required to accommodate this large Mega Church Campus. None of these renderings or discussions of this campus keep the country feel intact.

Environmental impacts are another great concern. Beginning with light pollution. We moved to this area to escape various aspects of city life. To be able to wake up early or stay up late and look at the stars, or listen to wildlife, is one of the many reasons we worked hard to afford to move to this area. To look out at night and see a massive parking lot full of lights, increases the light pollution to our area, and would be devastating to us as the immediate neighbors. Now to address noise. The amount of traffic from this mega church campus alone would exponentially increase road noise, not just from a simple "Sunday service" that the church tried to pedal to you all during the meeting. With a potential daycare in the proposal and a 10-year construction plan, daily traffic volume and noise will obviously increase. Noise from the proposed amphitheater, playground, pickleball court, and services would also substantially increase noise in our little valley where sound echoes off the hills and trees. Now add all of this up and imagine the church peddling the idea that wildlife would not be affected by these changes to the natural environment. Anyone can realize that not only will we all be severely impacted, but our local wildlife will be scared away, driven out of the area and not able to use their normal routes to travel. Instead of a field, or even 8-10 homes on the property, they will be met with a Commercial size building larger than Coastal Farms, and a massive parking lot. What a shame it would be to them, as wildlife, if this gets approved.

Now to my passionate take on this. Road improvements to Powers Ave.

It is no secret that Powers Ave needs some improvements. As a resident and taxpayer of Benton County, I understand that Powers Ave is not a high priority to the County. Evidence of this comes from multiple calls I have made between 2018 and 2019 to have the county public works department clean out the ditches in front of our properties (myself and our neighbors). These ditches carry water year-round from the hills that surround us and carry the water down to the backside of the property concerning the proposal in question. Every winter these ditches flood over into the road and our driveways, due to the lack of maintenance and sediment build up. After multiple attempts to have this addressed in 2018 and 2019, I gave up on the county doing anything about it and we watch the ditch spill over into the road and on our driveways.

Now, the proposed road improvements in our opinion, should be covered financially, solely by the Church, regardless of the cost, as this roadway is adequate for residential purposes, but cannot in any reality funnel hundreds of cars, in addition to it's usual traffic and pedestrian use within less than four hours on a weekly basis. The proposal by the county, which I believe would be adequate, to accommodate the Mega church's increased traffic and safety problems is creative and addresses many issues. Let me be clear though, no taxpayer funding should be used to accommodate this proposal. Northside Church should have to pay for all road improvements and upgrades to ALL of Powers Ave. This Mega-Church (which is an appropriate assessment considering only two percent of Oregon churches are larger than Northside Church) is proposing bringing all of their demands with them, which include massive traffic increases and safety concerns, but not provide for necessary improvements of the infrastructure they will be using is laughable and has become the neighborhood joke in the short week since the public hearing. We as taxpayers should not bear the burden of the cost of upgrades Powers Ave for their use.

The idea discussed in the meeting, of the road needing improvements and significant widening, included discussion around the county having to go to property owners and that we may lose some of our property. I can say right now (and know the feelings of our neighbors on this issue as well), if the county comes to me asking for some of my road-front property, which is lined with mature fruit trees and our lovely, ornate mailbox and residence sign, the answer will be an absolute NO. My family will go as far as seeking legal council to fight and keep every inch of our property, the hand-built fence that lines it, and the fruit trees that feed us annually, which are a lovely cost saving measure against ever increasing food costs.

Thankfully, our neighbors share the same thoughts and concerns. Listening to the meeting online, Commissioners making comments of "when this happens" and not "if," put us on

alert that this is a formality, and the planning committee already has decided on the outcome of this proposal. Many of our neighbors also noticed that, and it was extremely concerning.

It is our hope that the Planning commission votes to vehemently oppose both prosed revisions because this congregation is not welcome to build their project in our neighborhood. This is not just a simple, small church. This is a Mega Church Campus that has a main building that is bigger than a Coastal Farm Store and larger than the Oak Grove Elementary gym (which we know as our children attend that school). Please take our concerns into consideration when you deliberate and vote on these matters

Respectfully,

Kyle & Kate Anderson

4696 NW Powers Ave

Albany, OR 97321

Attn: Benton County Community Development Dept.

To: James Wright

Regarding: LU-25-067

Dear Benton County Planning Commission,

We are writing as the direct neighbors at 4654 NW Powers Avenue to formally oppose the proposed permit for the mega Northside Church campus planned just east of our property at 4500 Powers Avenue.

First, we would like to thank the Commission for taking the time to carefully review community input and consider the very real concerns being raised. We would also like to express our strong agreement for the letter submitted by Kate and Kyle Anderson, which clearly and thoroughly outlines many of the concerns we share. Their comments reflect the realities of living in this area and as residents of this neighborhood for over 30 years, we echo the points they made in their letter.

We would like to specifically highlight an issue not fully emphasized elsewhere: water runoff and drainage. As noted in Kyle Anderson's letter, the existing roadside ditches along Powers Avenue already overflow during the winter and heavy rains due to lack of maintenance and sediment buildup. Water frequently spills onto the road and into our driveway. As a result, we have had to repeatedly add gravel to maintain access. This past year, the runoff issues described in his letter directly contributed to flooding on our property, including in our garage and our chicken feed barn. Any additional development—particularly one of this magnitude—would only exacerbate these drainage problems and create further risk to our property and others nearby.

Also, to address the possible acquisition of part of our frontage for road widening, I strongly oppose this as we too have mature fruit trees and established frontage improvements that are integral to our use and enjoyment of our property. We state unequivocally that we do not consent to the dedication, sale, or taking of any portion of our road-front property for the benefit of this proposed development. Any attempt to require or compel such acquisition would be strongly opposed. We are fully prepared to assert and defend our property rights through all available legal means, including retaining legal counsel and pursuing formal action if necessary.

The frontage in question is not surplus land—it is actively used, maintained, and materially valuable to our household, including as a source of food production. The loss of any portion of this property would constitute a direct and unacceptable impact. We understand that other neighboring property owners, besides us and the Anderson's share this position, which further underscores the significant barriers and conflicts associated with any road expansion tied to this proposal.

We do not feel the need to repeat all that the Andersons wrote in their letter, but we want to emphasize that we agree with everything they have said. Additionally, in the recent hearing, we heard from a few in favor of the proposal. We would like to point out that none of those who spoke actually live on Powers Avenue, and nearly all who spoke were members of the church. We did not hear from anyone in support who both lives on Powers Avenue and is not affiliated with the church. We ask that you please take this into consideration.

For all of these reasons, we respectfully request that you vote to deny this proposal in its entirety.

Thank you again for your time, attention, and consideration of our concerns.

Sincerely,

Stacey & Lance Chart
4654 NW Powers Avenue, Albany, OR 97321

BOZIGAR Shannon

From: Kevin Dugan <fotophreak02@gmail.com>
Sent: Monday, March 23, 2026 12:35 PM
To: Benton Public Comment
Subject: Northside Christian Church

You don't often get email from fotophreak02@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wish to weigh in on the potential development of a large church on Powers Road in North Albany. My wife and I have lived in North Albany and consequently Benton County since 1998 and have watched it grow into a glut of overdeveloped housing tracts that have ruined the rural feel of our area. Excessive traffic, noise and light pollution are as discouraging as ever. The addition of a giant church in a rural setting is against everything we believed we were escaping by living out on the edge of the urban boundary of Albany. No. No. No!

We do not need 700 more cars on Scenic Drive no matter what day, part of which we walk on up to 4 times a week, including Sundays. We do not need a giant gymnasium located out here, there are plenty of gyms and health clubs in Albany. We do not need a church that will bleed its parishioners of money and fatten the wallet of the property owner. We would not attend. We do not need to witness someone taking advantage of a giant tax break on land that is not zoned for such purposes. The clearing of land in North Albany has ruined habitat for pheasant, foxes, quail, deer, coyotes, rabbits and countless other voiceless animals that will be displaced by yet another blot on the landscape covered with asphalt.

And by the way, what will become of the sewage and wastewater generated by this monstrosity?? Where will that come from and where will it go?

Just because they are "good christian people" doesn't mean they won't make things worse out here by driving through both directions. More cars, more noise, more roadkill, more danger to the folks on Powers who had no intent of living next to a mega-church and having their road ruined, their property taken for widening and then overrun by people they don't know and don't want to know. 700 car doors slamming, lighted parking, drainage and runoff to go where?

Wake up and smell the opportunists! There are likely plenty of empty buildings in Albany or Corvallis where a new church could be located and the faithful could go congregate, like the old garden center on Hickory Drive in North Albany. Go where the zoning is appropriate.

Thanks for voting this down. Thanks for sticking to the land use and zoning RULES regarding this distasteful and inconsiderate idea. I look forward to having this debate end quietly.

Am I a NIMBY? Hell yes.

Kevin Dugan
1934 NW Whitecliff Drive
Albany

BOZIGAR Shannon

From: Cary Hoffer <caryhoffer@hotmail.com>
Sent: Monday, March 23, 2026 9:46 AM
To: Benton Public Comment
Cc: caryhoffer@yahoo.com
Subject: opposed to Proposed Action: LU-25-067: CUP – Church and Proposed Action: LU-25-066: CUP – parking variance.

You don't often get email from caryhoffer@hotmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning/afternoon,

I am writing to express my opposition to the proposal to allow a church at 4500 Powers here in North Albany.

Having a facility of this massive sixe:

1) 75,771 square feet of buildings-- = 1.7 ACRES
2) Parking for the required attendance 736 vehicles = 5 acres
3) Theis does not even include driveways, sidewalks, etc. which will easily consume another 2 acres.
4) Traffic along Powers would be increased exponentinally as would the likelihood of accidents for both people as well as wildlife.

Over 9 acres that is buildings and/or paved over would have a severe impact on the natural beauty of the area (Deer, rabbits, squirrels, eagles with an eagle next less than ½ mile away), biking, walking, running, with and without our dogs.

A) Current lot-

B) Proposed mega-church

C) Comparison between existing 20 acre parcel with 10 homes (RR2) NOTE- this is located near the proposed site

There is no doubt that this would greatly change the of area.

I urge you to not allow this to go forward.

Best

Cary Hoffer
5218 NW Dumbeck Ave
Albany, 97321

BOZIGAR Shannon

From: Laci Betts <lacibetts@icloud.com>
Sent: Monday, March 23, 2026 9:25 AM
To: Benton Public Comment
Subject: Re: Proposed building at 4500 Powers Drive from concerned local residents

You don't often get email from lacibetts@icloud.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are writing to you as concerned residents regarding the proposal for a mega church at 4500 Powers Drive in North Albany. We have been residents on NW Scenic Drive for 18 years and have a clear view of the property in question. Our primary concerns are the following:

1) Widening Powers Drive: There was discussion at the meeting regarding widening Powers Drive to accommodate this industrial scale facility.

1. the widening of the road to accommodate traffic would potentially reduce the property square footage of residents on Powers Drive.
2. Oak Grove Drive is just as narrow and precarious as Powers Drive and has just as many pedestrians, bicyclists, and wildlife. It is one of only two roads that can be used to access Powers Drive. It would also need to be widened to accommodate traffic for a mega church. We assume that the church would need to fund those costs as well.

2) Traffic volume: There was mention from county staff that over 700 parking spaces would be required (different than the applicant's filing).

1. If the church were to reach this upper capacity (using all spaces on a Sunday morning) that would be 700 inbound cars and then 700 outbound cars along Powers, and then Scenic Drive or Oak Grove Drive.
2. It is safe to assume that there will be other mid-week services at this location (Bible studies, youth group, special events, etc) and it seems there is already investigation into the possibility of a childcare facility onsite. All resulting in more traffic.

This is a rural community that cannot withstand such additional traffic. There has already been a significant uptick in the traffic in this part of North Albany and additional cars greatly increase the possibility of accidents involving local residents and wildlife.

3) Road maintenance taxes: It is our understanding that houses of worship in Oregon do not pay city or county taxes to cover road maintenance. If true, why should the residents of North Albany be on the hook to pay for future road maintenance associated with such a significant increase in traffic. We willing pay our taxes for county maintenance on the roads that we use in North Albany. This church would not.

4) As daily pedestrians in North Albany we have watched the church attendees drive to their current worship location of Oak Grove School.

- It appears that a majority of these cars are coming down Gibson Hill Road or the south end of Scenic Drive (south of the intersection with Gibson Hill Road). This shows that these are not local community residents. According to Lifeway Research website, most congregants live 5-10 miles from their church. This church isn't part of this community. The intention is to come in and acquire one of the only green spaces left in that area and build an huge structure.
- The church has stated that it will attempt to have its building align with the aesthetic of the community - but the aesthetic of the community is green space, acreage, trees, rural, wildlife. It is not gymnasiums and pavement. There is simply no way to make this fit in this rural community.

5) Zoning: The property at 4500 Powers Drive is zoned RR-2. While a church could be an allowable structure in this zoning, a gymnasium (which we understand to be the proposed first phase) would not be an allowable structure.

We strongly request that Benton County Planning Board reject this request for building a mega church in 4500 Powers Drive as it does not align with this rural community, would pose traffic, pedestrian and wildlife hazards and surely increase road maintenance requirements/costs in this area.

Thank you for your time.

Curt and Laci Betts
3490 NW Scenic Drive

BOZIGAR Shannon

From: Cynthia Petrovich <cpetrovich@me.com>
Sent: Monday, March 23, 2026 12:02 AM
To: Benton Public Comment
Subject: Do NOT ALLOW Proposed Action: LU-25-067: CUP – Church and Proposed Action: LU-25-066: CUP – parking variance.

You don't often get email from cpetrovich@me.com. Learn why this is important

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Please do NOT ALLOW Proposed Action: LU-25-067: CUP – Church and Proposed Action: LU-25-066: CUP – parking variance. This megachurch does NOT belong in this rural, residential neighborhood.

Cynthia Petrovich
2515 NW Skyline Ter
Albany, OR 97321

BOZIGAR Shannon

From: Elizabeth Limmer <lizard1927@yahoo.com>
Sent: Sunday, March 22, 2026 11:56 AM
To: Benton Public Comment
Subject: Proposed Action LU-25-067

You don't often get email from lizard1927@yahoo.com. Learn why this is important

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Proposed Action: LU-25-067: CUP Church / LU-25-066: Parking Standards

March 22, 2026

The Arrow Family
4409 NW Powers Ave
Albany, OR 97321

To the Benton County Commissioners,

I am writing in opposition of the conditional use permit for Northside Church at 4500 Powers Ave in North Albany. We live directly across the street from the property and feel strongly that the current development plans would negatively impact our entire neighborhood.

I attended the public hearing meeting on March 17th via zoom and listened to the entirety of the meeting. We share many of the same concerns as our neighbors that spoke up in opposition of this conditional use permit.

Our family walks our dog on Powers Ave nearly every day and our young kids wait for their school bus at the bottom of our driveway. Many of our neighbors use the road for walking and biking as well. The church has planned to have a daycare operating 5 days per week, a gymnasium, a large sanctuary as well as a playground and pickleball courts. During the public hearing, the church tried to emphasize that the traffic changes would be limited to Sundays. I disagree that the building of their large campus would only impact traffic on Sundays. There would be an influx of cars every morning and evening during the week for the daycare as well as for any activities that are happening in the gymnasium and church. My understanding from listening to the public hearing is that the road would likely need to be widened and improved as a condition of the approval of the permit. While widening the road would improve our experience walking on our road, Powers Ave has a lot of trees lining the road and having to remove them to widen the road would take away some of the privacy that we all have from the road. It would change the feel of our neighborhood dramatically. It would no longer feel like a rural residential road.

We believe that the building of this church campus will impact the character of the surrounding area. As a couple of our neighbors expressed during the public hearing, initially we weren't too phased when we heard a church was being built across the street. Northside church is currently using the gymnasium at Oak Grove Elementary School and we figured it would be a modest sized building that would only be used on Sundays. The current plans include a 18,900 sq ft gymnasium and a 54,709 sq ft main sanctuary building. To have 2 very large buildings and adequate parking would drastically change the character of our neighborhood. Presumably, Northside Church would not be building such large buildings if they didn't think they had the potential to grow their congregation significantly and expect to use the gymnasium regularly for activities. We are also concerned about the light pollution and negative impacts to the wildlife that uses that current property. These things would also change the character of our neighborhood.

Regarding the variance for the parking standards, there was a lot of great discussion about this during the public hearing. Over 700 parking spaces would be a huge eye sore for our neighborhood, but it does not seem like the proposed 269 spaces would be sufficient for a worship service that would seat 500-600 people. Extra cars parking along Powers Ave would be incredibly dangerous for the neighbors who would be driving, walking, or biking. There is a little bit of a blind hill right in front of the property and even if the road is widened, it would be unsafe to have overflow parking on the road.

Northside Church has several large events throughout the year including a Trunk or Treat which is incredibly well attended, and I think it is important to make sure there is adequate parking for these events as to not spill out onto Powers. The church has proposed only 98 spaces in Phase 1 and this is certainly not adequate parking for Sunday services. Oak Grove Elementary has a similar amount of parking spaces and every Sunday there are dozens of cars parked on the road.

This proposed project will have significant negative impacts on the character of our rural residential neighborhood, the wildlife, and the safety of our neighbors who enjoy recreating on our road. We ask that you please consider denying the conditional use permit and parking variance.

Thank you so much for your consideration,
Liz Arrow

BOZIGAR Shannon

From: Cathy Coleman <82rcmc@gmail.com>
Sent: Sunday, March 22, 2026 10:41 AM
To: Benton Public Comment
Subject: Proposed Action LU-25-067-CUP

[You don't often get email from 82rcmc@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I humbly ask you to vote no on the proposed church at 4500 Powers Street in north Albany. That is a very poor use of that land, and from what I've read, Albany needs housing much more than a mega-church.
Thank you for your consideration.
Cathleen Coleman
1846 Arroyo Ridge Dr.
Albany 97321
Sent from my iPad

BOZIGAR Shannon

From: Charlotte Campbell <charclick1@yahoo.com>
Sent: Saturday, March 21, 2026 10:28 PM
To: Benton Public Comment
Subject: Proposal to build church 4500 Powers Rd, Albany

You don't often get email from charclick1@yahoo.com. Learn why this is important

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Dear Benton County Planning Commissioners:
I attended the meeting on March 17th, 2026, so wish to thank you all for giving this matter your time, and considering fully the concerns of everyone involved.
It appears quite unlikely that the acreage proposed for the Northside Church campus is suitable for building on. It is a wetland. It's surprising that the landowner, who said he lives and farms nearby is not aware of how the water table can fluctuate in this area known as Springhill. A neighbor on Scenic Drive built a home with county approval and within a couple of years water began to rise, causing the home to warp and crack. One of the worst possible outcomes of this project would be if this beautiful and important natural area was filled, built on, paved, and then abandoned. This would also be true if phase one were implemented and phase two could not be approved.
I'm also against widening Powers Road. It's working very well as it is to provide a lovely, quiet place to walk and bike, while keeping car traffic low and slow. The proposed "improvement" would actually not improve this.
Thank you for considering these additional concerns.
Charlotte Campbell
3425 NW Pineview Pl
Albany, OR

BOZIGAR Shannon

From: Shane Lyon <slyon1976@gmail.com>
Sent: Saturday, March 21, 2026 11:37 AM
To: Benton Public Comment
Subject: LU-25-067: CUP – Church and Proposed Action: LU-25-066: CUP – parking variance.

You don't often get email from slyon1976@gmail.com. Learn why this is important

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Writing to express my opposition to the country club/ events venue that is being billed as a church.
To start, it's very cut and dry as to whether this project meets the criteria to be allowed.
As Hasso Herring stated in his article:

One of the criteria for granting a conditional use permit is that "the proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone."

Does a supermarket-size parking lot and assembly complex interfere with the "character" of this semi-rural area?

Not only does the sheer size change the character , but the amount of traffic and number of events and activities proposed is not fair to the people who paid a premium to live in a quiet rural area. Pickleball, concerts, bazaars, daycare center, gymnasium. This all tells you this is going to have constant traffic, that changes the character of the area and affects neighboring properties. I have enough problems getting out of my driveway with people rolling through the stop sign at powers she scenic.
If the primary purpose is for worship, why is a gymnasium the first priority?
They are already trying to get out of the road improvements that would be required, that's ridiculous.
Please follow the criteria and deny this as it should be.

Thank you,
Shane Lyon
3590 NW Scenic Dr

BOZIGAR Shannon

From: Katja Horan <dattel67@comcast.net>
Sent: Saturday, March 21, 2026 8:03 AM
To: Benton Public Comment
Subject: No church on Powers, please!

[You don't often get email from dattel67@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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To whom it may concern,

My name is Katja Horan and I live on 4795 NW Powers Ave. I attended the meeting on 3/17/2026, regarding the proposal of building a church campus on our road.

I am against building such a huge church on our road. The church claimed that services would be limited to weekends. However, this is the time that I am home (I am a full-time, special education teacher in Corvallis). I looked at the church's website, and services are not just limited to one service on Sunday mornings. There are weekday meetings, prayer groups, special occasions. Building this church on our street would take away everything we are looking for on the weekends.

I also don't see how so much traffic would not impact our area. There are stop signs on both ends of Powers. This amount of cars would cause such a huge backup and we, the residents, would have to plan to leave our houses accordingly.

The claim that all the buildings would be set back off the road and we would not see it really, is ludicrous. In addition, the noise pollution, light pollution, air pollution, will be insane.
We are also starting to have more young children in our area again. They are playing close to the road and feel safe. Increase in traffic would not allow that anymore.

Also, according to their website, this church is not LGTBQ friendly. Its teachings is one man and one woman. I am happily married to my husband, but I am also the pride coordinator for my students at school.
May they believe what they want, but claiming that they are trying to improve the area and bring together community is far from the truth. So their child care center and recreation areas will be open to same-sex couples? I am sure that no same-sex couples would even dare to attend that church or its facilities. North Albany has come a long way to become LGTBQ friendly. This church does not promote any of it. Hypocrites, if you ask me.

Our area is a haven; wildlife, peace and tranquility, a paradise. Please don't take our haven away from our area

Sincerely,
Katja Horan
541-990-5944

BOZIGAR Shannon

From: . MOM . <sgwhitacre@hotmail.com>
Sent: Saturday, March 21, 2026 6:45 AM
To: Benton Public Comment
Subject: NO NO NO North Albany Church on Powers

You don't often get email from sgwhitacre@hotmail.com. Learn why this is important

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NO NO NO North Albany Church on Powers

I strongly disagree with the proposed location for this church in North Albany.

Reasonings: - Location is outside the urban boundary limit.
- Location is in middle of housing on large private property lots; min of two acres.
- Neighboring homes should not have to sacrifice their property to enlarge current road which has no sidewalk, no bike lane, roads are already a hazard for foot traffic.
- Roads will not be able to sustain additional traffic or overflow parking if necessary.
- The light pollution and additional traffic would be a nuisance to neighborhood.
- North Albany is swampy, wet land !!!
- I believe this location would require septic tank installation in a wetland.
- Too much traffic & bottle neck issues already at intersections.
- Roads already an issue with housing developments.
- Already unreasonable growth for residential housing in North Albany.
- North Albany is not able to sustain this pushed growth.
Horrible location for Proposed Church Project!

Response to following information in facebook post: There is a proposal to turn this property at 4500 Powers into a MEGA-CHURCH! · Comprised of 3 buildings (Church-Gym-Storage) totaling 75,771 square feet · Parking for 736 vehicles meaning concrete or blacktop on 5 ACRES · Widening the entire width of Powers and potentially needing to buy some of the neighboring properties. 1) if you would like this to remain-- You can email to the County Planning Commission at publiccomment@bentoncountyor.gov (please include your address) the proposal is Proposed Action: LU-25-067: CUP – Church and Proposed Action: LU-25-066: CUP – parking variance. 2) Link to public hearing notes (when available) here -- note- the meeting was held 3-17-26 https://cd.bentoncountyor.gov/planning-commission/ 3) We only have 6 days remaining to submit feedback!

Thank you,
Susan Whitacre
541-917-8896
Residence on Gibson Hill Rd

BOZIGAR Shannon

From: Betty Larson <bettina_larson@comcast.net>
Sent: Friday, March 20, 2026 7:16 PM
To: Benton Public Comment
Subject: Proposed Action: LU-25-067: CUP – Church and Proposed Action: LU-25-066: CUP – parking variance.

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March 20, 2026

Attention Benton County Planning Commission

RE: Conditional Use Permit LU-25-66 and 67
Development of 47 acres on Powers Ave NW for a Church Complex

Dear Planning Commission

My name is Betty Larson. I live at 3895 NW Terra Lynda Dr. I also own a half-acre of vacant property that runs along Powers Ave. I am writing to express my opposition to the change in zoning and the building of a large church on the property on Powers Ave. I attended the entire planning meeting on 3/17/26 via zoom and heard testimony on both sides of the project.

I echo many of the concerns that have been voiced by the residents of this area.

1) Traffic concerns. This road is very narrow and already a bit risky to walk/bike on due to no shoulder. It is used by many people walking, with strollers and dogs (including me). It is a frequently used running path. I have concerns about increasing the traffic due to the size of the church complex, and fear injury or death with a narrow road and fast-moving vehicles. As a property owner along Powers, I am concerned about having to give up property to widen the road. As a tax payer, I am concerned about having to pay for the widening and upkeep of the road due to increased use. The road is also becoming broken down in areas and the increase of traffic will only worsen this problem. I also have safety concerns with the narrow roads that feed Powers, such as Oak Grove and Scenic.

2) Water concerns. The area in consideration has a significant stream running through it and is quite wet. In Feb 2020, 8 acres of 2nd growth, 80 year old trees were logged on the property adjacent to mine on Powers, directly across the road from the Power's property. (Incidentally, this was never re-planted per requirement). After that time, the neighborhood noticed a sharp increase in water issues in the area. Wet yards, drainage needing to be put in to deal with the excess water, more water heading downhill. In heavy rain, the drainage ditches along Power's are often overflowing, especially at the base of Terra Lynda Dr. I am concerned with a similar issue when this land is hardscaped with asphalt and large structures. The water must go somewhere. How will this impact downstream environments?

3) Wild life. We are in a significant wildlife corridor with many species using the area.

4) Noise and light pollution. This area is a bowl-shaped valley, where noise is carried easily. Many of us do not have air conditioning in our homes, and have windows open all summer. Voices, cars, dogs, roosters can be heard for quite a distance through the area. The parking lot lights will directly affect those in view of the property.

5) Congestion. While I appreciate the church's mission to "serve the community", I am concerned that this property will become a hardship to our local community due to congestion. It is hard to imagine 500 people coming into this small area on a weekly basis.

6) Size. The size of this complex at over 75,000 feet is overwhelming for this small area.

I have been a part of this church congregation in the past. I appreciate the fine leadership of the church and their mission to serve the community and have a place to worship. However, seeing the size of the facility planned, I do not feel this remote, rural piece of property is a good fit for the community and creates more hardship than service.

Thank you for hearing my concerns and the concerns of other residents in the area. I ask you to please **reject** the Conditional Use Permit LU-25-66 and 67.

Sincerely,

Betty Larson
3895 NW Terra Lynda Dr.

BOZIGAR Shannon

From: Dani McCafferty <joedani@comcast.net>
Sent: Friday, March 20, 2026 9:44 AM
To: Benton Public Comment
Subject: Proposed Action: LU-25-067: CUP – Church and Proposed Action: LU-25-066: CUP – parking variance.

You don't often get email from joedani@comcast.net. Learn why this is important

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I am writing in regard to the proposed building of Northside Christian Church at Powers Road.

Parking for 736 vehicles on 5 acres of blacktop? That's extraordinary. How can that not change the character of the area? I can't find the actual number of parking spaces at the Albany Costco, but in general, the average Costco has 700-800 spaces. That level of traffic traveling back and forth through Oak Grove or Scenic Drive to reach Powers on Sundays, would be a great disruption to the approximately 12,000 people who call this area home.

While the owner has requested a variance for 269 spaces, their plan is to add a second build three times that size. The additional parking spaces will have to added. The commission must look forward to that day and the disruption described above comes to fruition.

There would have to be substantial work on the roads immediately surrounding this development. Thus further changing the terrain and complexion of the area. Who's going to pay for it?

Kids ride bikes on weekends and school breaks and people walk their dogs on weekends as well on those two lane roads. Are there plans for bike lanes? Or do they just not use those roads once the only reason for the disruption, is built? It's not like a housing development, which increases traffic, but not at this level.

On the face of it, such an outsized facility does not belong in the hinterlands of North Albany.

Thank you for your attention.
Danielle McCafferty
3290 NW Kingston Way
Albany, OR 97321
541-926-7818

I do not give my permission for the use of my personal information, address and phone number, for use in any public publication of my comments.

BOZIGAR Shannon

From: WRIGHT James
Sent: Friday, March 20, 2026 1:21 PM
To: Chelsey Vatcoskay; Benton Public Comment
Subject: RE: Public feedback Lu-25-067, Lu-25-066

Greetings,
Thank you for your comments, I have included them into the record.

Best regards,

James R. Wright
Associate Planner
Phone: 541-766-6819
Email:
James.Wright@bentoncountyor.gov
Address: 4500 SW Research Way, Corvallis
OR 97333

www.co.benton.or.us

From: Chelsey Vatcoskay <chelseysunshine@yahoo.com>
Sent: Friday, March 20, 2026 10:44 AM
To: Benton Public Comment <PublicComment@bentoncountyor.gov>; WRIGHT James <james.wright@bentoncountyor.gov>
Subject: Public feedback Lu-25-067, Lu-25-066

You don't often get email from chelseysunshine@yahoo.com. Learn why this is important

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Planning Commission - Community Development

Re: LU-25-067 & LU-25-066

I am in very strong opposition of the proposed church campus on Powers Ave.

I live in the surrounding neighborhood but utilize Powers Ave for walking. If you aren't familiar with our area, none of the streets in this rural neighborhood are planned for heavy usage (it's deemed "rural" for a reason). My house sits on a small road that is not paved or county maintained, directly off of Oak Grove Drive. I try not to walk along Oak Grove as much as possible because it is very unsafe for pedestrians and cyclists. Cars travel at very high speeds, there is no shoulder on either side and there are steep drop offs.

Instead, we walk to the Dumbeck/Terrace neighborhood directly behind our home and walk along Powers (which is essentially a 1 lane road). These small roads are primarily used only by the neighborhood residents (as it is not a main thoroughfare, unlike Oak Grove and Scenic). All the residents are aware of the road situation and specifically moved to this neighborhood for the country feel. They always slow down, move over, wave, and make sure that walkers and cyclists are safe on Powers. If the church campus is approved, it will COMPLETELY change the neighborhood. Traffic WILL dramatically increase. And not just on Sunday. Child care, bible study, gym usage, amphitheater, pickleball and all the other activities they want to "benefit" the community will double the daily traffic on Powers (by their own calculations). It will definitely ruin the country, rural feel. It will certainly have environmental impacts, even if deemed small by the studies that were paid for. Water will certainly run from the property (& large septic leach fields) to the property's creek into the neighboring lake. Time will tell how large the actual environmental impacts will be. It will run off wildlife (including mice, which will definitely decide to move into people's homes). The church will make it more unsafe for the residents - from increased traffic, an almost guarantee of more accidents on the corner of Scenic/Powers and the icy roads of Scenic each winter, and more strangers in the neighborhood.

I feel badly for the immediate neighbors that this will directly affect (who I applaud for speaking up at the county meeting on 3/17). Lights will be on constantly, construction noise, noise from the hundreds of people visiting the campus and amplified in their amphitheater, acres of concrete, and a monstrosity of a structure (bigger than any of our North Albany schools) in the middle of country houses and acreage. Wildlife and the quiet nature feel will be replaced with people, noise and lights. I'm guessing the majority of the actual direct neighbors of this property would rather have 9 houses built on the property than this proposed mega-church campus. (Did the church even bother to ask the neighbors?) And to top it off - homeowners will be asked to give up some of their land for a major road improvement that would only be needed <u>because of this church</u>. If neighbors do not give up the land that they legally own, how does that work? Will the church still be built, but make the neighborhood even more unsafe and unenjoyable for residents? Mature trees, landscaping, farm stands, mailboxes and a little library will all need to be removed if the road is expanded for the huge increase in traffic.

If the parking variance is approved, cars will have no choice but to park along the road - like they do at Oak Grove Elementary. Easter, Christmas and trunk-or-treat bring in hundreds of extra people all at the same time. We know - we see it year after year. But the difference is its current location can handle the overflow because the school and roadway were designed for that. Their plans to expand their congregation guarantees even more cars. The proposed relocation site does not work, and cannot work without the help of the Powers residents (many of whom have stated they absolutely will not give up their land). The large acreage property right next to Oak Grove Elementary is currently for sale if they are set on being in this immediate area. The old Tom's Garden Center is also another feasible option in North Albany.

The church says their goal is to serve the community - but building at this particular location destroys our rural neighborhood community. This campus needs to be built in a more suitable area with better transportation options other than just getting there by a car. There is a reason why the company doing the comparables had to expand their search all the way down to Eugene to find a similar situation. There is nothing like this in Albany or Corvallis. Building a massive church campus in a RR2 rural farm neighborhood is a terrible idea. Please listen to the residents of this neighborhood and deny the request.

Chelsey Vatcoskay

5085 NW Oak Hills Drive
13 year resident - Household of 11 (who all oppose)

BOZIGAR Shannon

From: Kiersten Glaeser <kglaeser63@gmail.com>
Sent: Friday, March 20, 2026 12:18 PM
To: Benton Public Comment
Subject: Fwd: Church proposal on powers

[You don't often get email from kglaeser63@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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>
> Hello! My family and now I have been residents of north Albany since 1978… too much has changed out here over the the years and mostly not for the good. This proposal of a mega church on powers and science is another example of horrible ideas and planning! How on earth do you think this would be a good idea?! We are 100% against this proposal! There are plenty of empty buildings this mega church could buy to rent.. how about the empty busking for lease at the bottom of the hill that used to be a plant nursery for starters?
> I urge a NO vote on this proposal!
> Kiersten Glaeser
> 1910 NW meadow wood Dr
> North Albany
> Sent from my iPhone

BOZIGAR Shannon

From: L Goeltz <lgoeltz@aol.com>
Sent: Friday, March 20, 2026 10:32 AM
To: Benton Public Comment
Subject: Power Street Church Application

You don't often get email from lgoeltz@aol.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Friends,

I recently heard about the request to build a large church on property located in a residential area of North Albany. Although I do not live in this particular part of North Albany, I have driven through it many times. I would suggest that each of you come to this area and drive down Power Street (a narrow street through a residential area) to see for your self how the church traffic would impact this area. Given that this is an existing residential area that would be dramatically impacted by this church, I think that the idea is totally unacceptable. I hope that you will decline to approve this request.

Larry Goeltz
2649 Westminster Way
Albany

BOZIGAR Shannon

From: Tamara Young <tamarayoungco@gmail.com>
Sent: Thursday, March 19, 2026 2:59 PM
To: Benton Public Comment
Cc: Nathan
Subject: Here you go, clean and ready to paste: Subject: LU-25-067 and LU-25-066 Public Comment

You don't often get email from tamarayoungco@gmail.com. Learn why this is important

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To the Benton County Planning Commission,

My name is Tamara Young, and I am a property owner at 5020 Springhill Dr NW, Albany, OR 97321, as well as a small business owner in Portland.

My husband and I chose to invest in this area specifically because of its rural, agricultural character. We intentionally moved here for that open, protected landscape and slower pace. It is a major part of why we chose this community.

I am writing to formally oppose Proposed Action LU-25-067 (Conditional Use Permit – Church) and LU-25-066 (Parking Variance) for the development at 4500 Powers.

This proposal does not align with the intent of rural zoning. A development of this scale, over 75,000 square feet with parking for 736 vehicles and significant roadway expansion, introduces urban-level intensity into an area that has been intentionally preserved as agricultural and low-impact.

As business owners and property owners, we understand and respect that there are limitations on what can be done with agricultural land. We have had to follow those rules ourselves. Allowing an exception of this magnitude undermines those standards and sets a concerning precedent for future development.

I am very upset that this type of project is even being considered in an area that has been protected. It feels inconsistent with the expectations set for property owners who have chosen to live and invest here based on those protections.

Beyond land use compatibility, I am concerned about increased traffic, safety risks, environmental impact, and the permanent change to the character of this area.

I will be attending the hearing and strongly urge the Commission to deny both applications.

Thank you for your time and consideration.

Sincerely,

Tamara Young

5020 Springhill Dr NW

Albany, OR 97321—

Tamara Young

BOZIGAR Shannon

From: Micheal Key <micheal.key54@gmail.com>
Sent: Thursday, March 19, 2026 9:10 AM
To: Benton Public Comment
Subject: Proposed church on powers

You don't often get email from micheal.key54@gmail.com. Learn why this is important

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Hello. I will keep this short and sweet. I live near the proposed church on powders and own a home near and am a be ton county tax payer. I love the idea. It is a great opportunity for the area for many reasons i should not even have to go into. Yes i am A Christ follower as i see what churches do for communities. They are already in the area and need a sufficient place to be at. Again, short and sweet. No i do not attend that church but I may in the future as it would be closer than one we visit now. Great opportunity

BOZIGAR Shannon

From: Audrey DEKAM <audie777@comcast.net>
Sent: Thursday, March 19, 2026 9:07 AM
To: Benton Public Comment
Subject: N. Albany resident input re: church proposal for 4500 NW Powers Rd

You don't often get email from audie777@comcast.net. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email is to express concern for the proposed church in rural-residential North Albany. The size and scale of this proposed building is enormous and out of context with an RR-2 area of Benton County. The amount of traffic that would be created by it would add to already congested areas of North Albany, which the last time I checked, is still very much in need of a new traffic study. Children, cyclist, pedestrians would be placed at greater risk. Wildlife would also be impacted.

Why a building of this volume is being considered for a semi-natural area, as opposed to many other infill opportunities, defies logic. It goes against what Benton County had held as valuable, which is to protect people and natural spaces.

Thank you,

Audrey M. DeKam
2530 NW Ashley Drive
Albany, OR 97321

BOZIGAR Shannon

From: Pat Kelley <kelleyfamily137@gmail.com>
Sent: Wednesday, March 18, 2026 4:33 PM
To: Benton Public Comment
Subject: Church on Powers Rd Albany

You don't often get email from kelleyfamily137@gmail.com. Learn why this is important

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Dear Sirs:

I was interested to hear about the meeting last night on the above subject.

It was mentioned that the widening of Powers Road would be very costly.

I have driven Powers Road and Scenic Drive many times, sometimes twice a week. In addition to my concerns about the width of Powers and the inadequate embankments, Scenic Drive which feeds off of North Albany roads is in itself a problem as is Oak Grove Drive which connects to Powers on the west side. Both roads would allow access to the proposed church.

Both Scenic Drive and Oak Grove Drive are narrower, sometimes hilly country roads with the embankments and ditches are ever present. I myself do not like to drive Oak Grove Dr. With increased traffic that the church would bring on Sunday and other days of the week depending on their ministries, the need for replacing or upgrades these roads would take a chunk out of the county road budget.

The proposed church on Powers Road is a poor idea and likely bring increased road costs to the county.

Sincerely,

Patricia Kelley, home owner

BOZIGAR Shannon

From: Jennifer Cox <brncfnjen@gmail.com>
Sent: Tuesday, March 17, 2026 8:25 PM
To: Benton Public Comment
Subject: Church on powers road

You don't often get email from brncfnjen@gmail.com. Learn why this is important

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As a long time North Albany resident I oppose this change in land use. We already have enough congestion in this area and do not need that additional traffic.

Please stop destroying what was once a wonderful place to live.

BOZIGAR Shannon

From: Charlotte Campbell <charclick1@yahoo.com>
Sent: Monday, March 16, 2026 8:38 PM
To: Benton Public Comment
Subject: conditional use permit for N. Albany church

You don't often get email from charclick1@yahoo.com. Learn why this is important

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Dear Benton County Planning Commissioners:
I am strongly against the development of 9.43 acres at 4500 Powers Rd in North Albany for three good reasons:
1. It's outside the Urban Growth Boundary and there is space inside the UBG where the church could be built where there is existing infrastructure. The Urban Growth Boundaries exist for a reason and they are important to limit sprawl.
2. This large facility would definitely forever change the character of this area. It would benefit a relatively small number of people of a particular ideology at the expense of thousands who call this area home. I ride my bike, and often walked my children on Powers when they were little. It would be impossible to do this with the cars coming and going from a 269 space parking lot. I currently don't ride my bike on Oak Grove Rd on Sunday because members of this church park in the bike lane, as they hold their services at Oak Grove School. I'm not sure how it's legal to hold church services at a public school, but they do.
3. Most important of all, nature is my church. I believe Christians are supposed to protect the environment, not destroy it. In the early 90's this field bloomed solid blue with Camas in the spring. It's been a hay field for decades but those bulbs are most likely still there. The acreage should be restored to the wet meadow it was when the Kalapuya lived here, not paved over.
Thank you for considering this letter,
Charlotte Campbell
3425 NW Pineview Pl
Albany, OR

BOZIGAR Shannon

From: Beth Kemp <bkemp22@msn.com>
Sent: Monday, March 16, 2026 3:42 PM
To: Benton Public Comment
Subject: Proposed Church Building on Powers Rd North Albany

[You don't often get email from bkemp22@msn.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Build it and they will come. "They" being developers who will soon be clamoring for UGB and zoning changes. Why would you change the zoning for one mega church to build in a rural area? Churches pay no taxes so who will pay for all the improvements needed to build this church? The taxpayers of course. Much of N Albany is on private septic tanks. How will that be handled for a huge church? What demands will this rezoning for 1 church place on the infrastructure? I am deeply opposed to this proposed church building in such a rural area.

Beth Kemp
2955 NW Hillcrest St
Albany, OR 97321

BOZIGAR Shannon

From: THOMAS CAPEL <reefman64@comcast.net>
Sent: Monday, March 16, 2026 12:57 PM
To: Benton Public Comment
Subject: 4500 Powers Road church

You don't often get email from reefman64@comcast.net. Learn why this is important

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Planning Commissioners:

In regards to the planned development at 4500 Powers Road, I would say that the definition of the word "Church" is at issue. The Benton County development code would allow a church in an RR 2 zone. But was a 54,709 square foot church with an 18,902 square foot gymnasium and a full time day care center with a massive parking lot what the writers of the Benton County Development code intended by the word "Church"?

I think not.

Add to this objection the additional traffic problems that will be created by the attendees to this church and you've got solid reasons for voting "NO!" on this development.

Thomas J. Capel
NW Scenic Drive
Albany, OR 97321

541-928-6640

BOZIGAR Shannon

From: Lynda Capel <weaverwoman87@comcast.net>
Sent: Monday, March 16, 2026 12:14 PM
To: Benton Public Comment
Subject: church

You don't often get email from weaverwoman87@comcast.net. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Benton County Commissioner Malone, Shepherd and Wyse,

Regarding consideration of allowing the proposed church complex to be built at 4500 Powers Rd.

I believe this church complex is out of character in this area and would seriously interfere with uses of adjacent property and the character and purpose of this rural residential area. The, now re-located, Palestine church was a good example of a community church suitable for this rural residential area. This huge complex is not.

With the increased warnings from regarding preparation incase of wild fire or earth quake there is no mention of evacuation routes. Evacuating from any where in N. Albany during any of these disasters is already a very sad joke.

With all the new home construction in N. Albany, and more to come, there seems to have been no thought of building new roads to facilitate the increased traffic we now have. Scenic Drive has become a death trap that functions as a high speed freeway.

The added traffic and congestion getting out of N Albany and over the Ellsworth bridge already makes it difficult to shop in downtown Albany. Sadly, It's often easier to just turn right and go to Corvallis.

Please think of these issues and imagine the future of this area when all the RR-2 lots are built to capacity and this church complex is built.

Thank you.

Sincerely,
Lynda Capel
5064 Scenic Dr. NW
Albany, Oregon
weaverwoman87@comcast.net

BOZIGAR Shannon

From: Pat Kelley <kelleyfamily137@gmail.com>
Sent: Sunday, March 15, 2026 7:08 PM
To: Benton Public Comment
Subject: Church on Powers Rd NW Albany

You don't often get email from kelleyfamily137@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs: I live near Powers Rd and take that route from time to time. I am against the proposal of changing of the land parcel from RR-2. My reasons include:

-Numerous wildlife are in the area including bald eagles and deer. That area of north Albany is known for deer bounding across roads. It's dangerous!

-Powers Rd itself is a narrow country road without adequate embankments. On occasion I have slipped into the side gravel and had to correct my car. In addition the turn onto Powers coming from the northern direction is tricky in that you must almost come to a complete stop and then turn due to the ditch and embankment.

-Churches do not belong in this residential area. The people who reside in houses in the quiet area of Powers Rd are there because they value the rural feeling and peacefulness. More people, more traffic, more noise, more pavement and less wildlife are not what they desire in a rural property.

-There is no practical reason to change that parcel from RR-2. A group desiring that area to be a church is a want and not a need. I would have no objection for homes with 2 acres to be built there. That is practical because of the need for more housing.

Church properties are hard to find but please do not sacrifice our beautiful rural living in North Albany for a church and parking lot.

Sincerely,

Patricia Kelley, property owner in North Albany

BOZIGAR Shannon

From: Richard Vannice <rnvvannice@gmail.com>
Sent: Sunday, March 15, 2026 1:00 PM
To: Benton Public Comment
Subject: PUBLIC HEAROMG 16 March 2026 re 4500 Powers Rd.

[You don't often get email from rnvvannice@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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We have lived in the 2100 block of Scenic Drive since 1963 and seen traffic go from, as I like to tell people, being able to sit in the front yard on a Sunday morning with a cup of coffee and watch "all the car" go by to what now amounts to many more.
Question - Has any traffic study been made on Scenic Drive, Oak Grove Road and Powers Rd.?? I have seen no traffic counters !!!!
Powers Rd is very narrow and cars traveling both directions have to slow considerably when meeting.
Pedestrians, and I have seen a number, have to get clear off the roadway into unsure footing to allow cars to pass. I cannot speak to Oak Grove Road because I seldom use it but it appears to me it is much the same.
Scenic Drive, for the most part, is wider and has bike lanes but the posted speed is 45 mph and that speed is not followed.
These roads/streets were not constructed to handle the traffic now using them and until that is done this request should not be allowed until the roadways have been improved and the speeds be lowered and that speed be enforced.
Thank you for your consideration.
Richard Vannice

1

BOZIGAR Shannon

From: Delfina Herrera Hoxie <dollphn@gmail.com>
Sent: Sunday, March 15, 2026 12:48 PM
To: Benton Public Comment
Subject: North Albany, Powers Street Proposal

You don't often get email from dollphn@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please deny the request to build the Mega-church in North Albany. We have grown so much and need to catch up and breathe after the recent 20+ years of growth. The traffic is horrid in North Albany at all hours. What once was a small community of homes and open space is crowded and overwhelmed. We need more parks and open space for the survival of our children and our native animals. 15 years ago I could look across the street and see deer, geese, frogs running wild in the field. Now all I see are cheap homes and people who come and go without any sign of recognition to me, the town or land. I would love to have friends but that comes with time and familiarity not homes and churches that do not care for the land or neighbors. Open spaces bring us peace, not chaos. Please stop this atrocity of a church and save the people and the wildlife. Let us breath!

Thank you, Bob and Delfina Hoxie
2734 NW Dover Avenue, Albany 97321

From: Rachel Kleppe
To: WRIGHT James
Subject: Case # LU-25-067
Date: Saturday, March 21, 2026 7:13:50 PM

You don't often get email from rachelkleppe21@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Wright,

I'm writing to you today in regards to the building project for Northside Church. My intent of this letter is to emphasize the importance and positive impact that my family believes Northside will bring to this community.

First of all, I would like to say that I can understand the concerns of the current residents in this rural community. I can understand feeling unsure of the potential changes this project (church) may bring. While understanding those concerns and 'unknowns', I would like to go over some of the ways that we as a church family can hopefully bring some reassurance to the community.

Our church is currently averaging around 380 people coming through the doors each Sunday, with a rough count of 140 cars parked during that time. It is my understanding that the first phase is designed to include 260+ parking spots. Comparing these numbers shows that there would be substantial parking arrangements for our Sunday services, as well any events held on church grounds. I understand that there may be concern from neighbors that the idea of overflow would be disruptive to their day-to-day lives, but we have full confidence that this would not be an issue seeing as we have designed these plans with that in mind. Our goal when designing this church was to keep the community itself in mind. One way that we have prioritized this is by building the church structure as far from the road as possible. The purpose of this design idea is in hopes that the building itself is as far out of sight as possible; for example it would be situated on a downhill slope, in hopes that this too would contribute to being seen less/not at all from the road. Again, I would like to emphasize that we only have plans for phase one, which will be a stretch for our church in and of itself.

The design and intent of this project is to be a blessing to the community, not a hindrance. Our prayer and design for this church would be that it can become a central hub for connection, resources and care. One of our top priorities is respecting the character and feel of the current community, which is why our leadership is so open and approachable to feedback. This church would not be exclusive to church members, but also a resource to anyone in need. Our hope and prayer is that by joining this neighborhood, we can bring a clean, safe, and connected feeling to all.

Sincerely,
Rachel and Michael Kleppe

From: APRIL LARSON
To: WRIGHT James
Subject: case #LU-25-067
Date: Friday, March 20, 2026 7:35:38 PM

You don't often get email from larsonapril@comcast.net. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in support of the Northside Church building in North Albany. My husband and I, along with our adult children attend this church. My husband and I live in NE Corvallis and our daughter just recently moved into her first home, a new townhouse on Laura Vista, in North Albany.
The people at Northside desire a building, in the area that we want to serve in. The building would not be built just for us and Sunday morning. It would be another gym space available for basketball practice so families didn't have to drive across the river to another gym. It would be a daycare, so there would be another choice, close by, for families. We desire to serve the community.
Thank you for your consideration,
April Larson

From: John Buchanan
To: WRIGHT James
Subject: Comments against LU-25-067 & LU -25-066
Date: Saturday, March 21, 2026 4:47:17 PM

You don't often get email from roadglide3532@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is John Buchanan and I live at
3532 NW Scenic Dr, Albany, OR 97321. I have lived at this address for over forty three years now. I request that this email be included in the record for testimony against this proposal.

I attended the zoom meeting on this issue
and it seemed that no one mentioned the impact on other roads in the area primarily Scenic and Oak Grove. To my understanding, no member of the Benton county commissioners live in this area and I would doubt that very many of you travel these roads very often, so I would encourage you to either as a group or one at a time. Take the trip out into this area.
Following my directions and take a good look at the area and the impact this mega church will have on the local area. I recommend that you follow this route to get a true understanding of the damage to roads that is going to occur. Also to the safety problem, it's going to present the people living in the area.
Turn right off of Ryles lane onto Independence highway. Go 4.5 miles to Metge then turn left. Go 1.1 miles and turn left onto Oak Grove drive. Pay close attention to the drive up Oak Grove to Powers lane. Notice there is literally no side to the road, no place for people to walk or ride bicycles without being in the lane on travel and there's a lot of that kind of activities along this stretch of Oak Grove. Go 1.1 miles and turn right onto Powers Lane. Paying close attention as you travel Powers Lane to the number of places where the roadbed has already started giving way and there are bumps and low spots for the entire length of roadway with even more severe conditions as you approach Scenic Drive for a total of 0.7 miles. No matter which direction the construction equipment, heavy trucks, concrete trucks and dump trucks travel on Powers, the roadbed will not survive just the construction of any part of the proposed church.
* My next point concerns the parking that is planned for a mega church.
With a gymnasium. It seems a little bit excessive until you consider peak usage times for the church. Days like easter, christmas and anytime, the church decides to do any kind of a large event at these times two hundred and sixty parking spaces will not be enough. The church claims that once the main building is built all activities well be moved to the church and away from the gym. So the additional parking in their opinion is unnecessary. Anyone who's ever been involved with a church knows that this is a false statement, church activities will expand into all available spaces. Activities will not be just limited to sundays like they indicated in the meeting. If you look at their web page on the activities that they presently do without having a permanent facility, you will find that they are way busier than they claimed in the meeting. I moved from town to this location over forty three years ago. My location in town was near a church that was barely 25% as large as the one being proposed. One of the reasons that I relocated was that there were daily activities for children, teens and church members throughout the weekdays.
Which made it very difficult with the constant noise. I made the move to this area to get away from having these kinds of facilities as my next door neighbors. Also during the meeting, the representatives of the church made it very clear that they did not feel that they should be

responsible for any improvements to the road systems to make it a safe environment for the residence of the area. Even though it is their impact and theirs alone that will cause the conflicts and the financial burdens of repairs.

* If we look at the financial benefits to the county, once they've collected construction fees and any other permit fees. I think in the long run they will find loss of property values in the area, which I feel could be any home within a mile of the church's location, to far exceed money from the church.

I do hope that the county commissioners will pay close attention to the feelings of their constituents that live in the area that is being affected by this proposal. I encourage all of you to vote against this and any other development that will change the face of this area so badly.

Respectfully John Buchanan
P.S. please vote against

Darla Luther

2555 NW Squire Pl.

Albany, OR 97321

March 21, 2026

Benton County Community Development Department

360 SW Avery Ave.

Corvallis, OR 97333

Re: Support for LU-25-067 - Proposed Northside Church on Powers Rd. NW, North Albany

Attn: James Wright

Dear Mr. Wright,

I am writing in strong support of the proposed Northside Church development under Case No. LU-25-067 on Powers Rd. NW in North Albany. I have lived in North Albany since 2016, and during that time I have witnessed substantial population growth in both Albany and Benton County. Albany has added several thousand new residents since 2016, and Benton County has grown by an estimated 7,000-10,000 people over the same period. This steady increase in households and families has created a clear need for additional community resources.

My family has attended Northside Church for approximately two years, and I know many people in North Albany who also attend and rely on this church. We would all welcome having a beautiful, permanent church integrated into this close-knit community. Having Northside Church nearby would help make the community even more connected, strengthening relationships and providing a foundation for a healthy and supportive population. One consideration is that a church in this particular location would change the "feel" of the community as it is today. However, many of us believe that this change would be a positive one - adding a

Darla Luther

2555 NW Squire Pl.

Albany, OR 97321

March 21, 2026

stable, welcoming, and service-oriented presence that aligns with the values of North Albany.

In addition to supporting the project itself, I respectfully request that the County carefully consider whether it is appropriate to require Northside Church to pay for the widening of Powers Rd. NW. After reviewing the applicable transportation standards, proportionality requirements, and the County's own Transportation System Plan (TSP), it appears that imposing this cost on the church is neither reasonable nor supported by the governing framework.

1. The Church's Traffic Impact Does Not Create a Need for Road Widening

Church traffic occurs primarily on weekends and evenings, well outside the weekday peak-hour periods that determine roadway capacity needs. Because Northside Church does not meaningfully contribute to congestion during the times that drive infrastructure planning, it cannot be said to "cause" or "necessitate" a road-widening project. Under Oregon's proportionality doctrine - including the Dolan standard - a development may only be required to fund improvements that are roughly proportional to the actual impacts it generates.

2. The Benton County TSP Does Not Identify Powers Rd. NW as a Widening Corridor

The 2019 Benton County Transportation System Plan identifies where deficiencies exist and where future widening is planned. Powers Rd. NW is not listed as a corridor requiring widening to meet adopted performance standards. A development cannot be used as the funding mechanism for a public improvement unrelated to its impact.

Darla Luther

2555 NW Squire Pl.

Albany, OR 97321

March 21, 2026

3. Requiring the Church to Widen the Road Would Function as an Unlawful Exaction

Conditioning approval on a road-widening project that corrects a pre-existing condition, benefits the general public, or serves future unrelated growth is not permissible under Oregon law. The County may require proportionate mitigation, but it may not shift the cost of a public capital improvement onto a single private applicant - especially a nonprofit religious institution - when the improvement is not directly caused by the project.

4. Northside Church Provides Significant Community Benefit Without Burdening Public Services

This project will offer community gathering space, youth and family programs, volunteer and charitable services, and support networks for vulnerable residents. These benefits come at no cost to the County. Imposing an outsized infrastructure requirement risks preventing a community asset from being built at all.

Conclusion

For these reasons, I respectfully request that Benton County approve LU-25-067 and carefully consider removing the disproportionate and unsupported requirement for Northside Church to widen Powers Rd. NW. The project is a valuable addition to North Albany, and the road-widening condition is neither necessary nor legally justified.

Thank you for your consideration and for your commitment to fair, reasonable, and proportional land-use decisions.

Sincerely,

Darla Luther

2555 NW Squire Pl.

Albany, OR 97321

March 21, 2026

Darla Luther

Elena Gorman
3402 NW Knollwood Drive
Albany, OR 97321

March 23, 2026

Re: Proposal to Build a Church Campus at 4500 NW Powers Road, Albany OR [LU-25-066/067]

Dear Members of the Planning Commission,

I wish to go beyond the obvious and woefully inadequate conditions currently in place for construction of an excessively large complex in the proposed field. I'm flabbergasted that erection of such a vast structure is even a remote consideration at this location. The fact that extensive reconstruction and remediation would be necessary to support such a structure, which will disrupt the existing ecosystem and neighboring homes, should make the argument against its construction moot. It was the topic of enriching the local community with a large church complex I would like to address as I do think the desire to serve community is a worthy and important concept.

Community currently exists in this space. This is our home. Not a place we merely visit for a few hours a week. We live, work, raise families, till our gardens, walk our dogs on the quiet roads and walk down those roads to buy eggs from our neighbor's farm stand. We sit on our porches to drink coffee or eat breakfast in the pristine quiet of the morning and read on our patios in the serene afternoons. Many of us have done this for their whole lives, some of us for the past few years when we joined this community for this quiet, rural peace.

We respect the other important members of our community; the many deer meandering in the field, the eagles and hawks flying overhead searching for field mice, the garter snakes in the grass near the creek and the cottontails leaving their burrows to sneak into our strawberry patches. They are also beloved members of this community.

I request that you to come to this area and observe and absorb the serenity of this space. If possible, come at night. Stop, turn off your headlights and leave your car for a moment on our quiet road. If it’s clear, look up and gaze at the impossible number of stars above you, undimmed by light pollution. Listen the chorus of the thousands of frogs in the field and the owls hooting in the old trees on the knoll and along the road, unbothered by excess noise and artificial light. These quiet, unadulterated spaces are becoming rare in our sprawling cities. This is a glorious community!

In respect to our community, please decline the conditional use permit.

Thank you,

Dr. Elena Gorman

Josanna Biddle-Croco, Matthew Croco, Jamie Harper, Andrew Biddle
4853 NW Dumbeck Ave
Albany, OR 97321
(541) 231-6454

23rd March 2026

Benton County Planning Commission
publiccomment@bentoncountyor.gov
Proposed Actions:
LU-25-067 CUP - Northside Christian Church
LU-25-066 CUP - Variance Parking Standard

Dear Planning Commissioners,

I think all the testimony has been given to explain how unreasonable it is to claim that a "campus" with buildings 2.5x the square footage of the average Bi-mart, acres of parking lot, and an amphitheater with speakers blasting into the neighborhood is not going to impact the character of the neighborhood.

As an aside, no one was made more friendly by the rebuttal from the applicant that Benton County doesn't have a rural noise ordinance. That statement from the applicant came across as very disrespectful to those of us asking for peace, and an indicator that they don't intend to be polite neighbors.

I would like to address the case where the county decides to proceed anyway. The request for parking variance LU-25-067 is not in alignment with the actual usage the church requires. The ordinance requires parking for "peak usage" not for best case scenario parking. Unofficial counts of the parking used at their current location are more than their projected need (98 stalls in phase 1). Additionally, as we heard on March 17th, 2026, currently a portion of their attendees walk or ride their bikes to Oak Grove Elementary School. Parking needs will increase with the less convenient, more rural location. Currently, as shown in photographs in other people's submitted letters, the attendees park in the bike lane of Oak Grove behind the bollards specifically put in place to keep cars out of the bike lane.

It is unsafe for the church attendees to park on NW Powers Ave. The convenient side streets are not maintained by the county. These are maintained by neighborhood collections and weekend community gravel spreading or ditch digging projects. It is expensive and time consuming for the residents to maintain their roads for local use. If the church is put in place it will negatively impact these roads and all of their residents. Terra Lynda Dr is

the closest place for overflow parking to spread and has a convenient turn around with the double exit around the flag pole. It seems inevitable that church parking will flow into this neighborhood. The parking variance should not be granted, it does not plan for the future or even for current peak use.

It is reasonable to ask the applicant to finance the upgrade to the full length of NW Powers Ave. That upgrade should include bike lanes on both sides of the road. NW Powers Ave is only 0.7 miles (3,700 ft) long. As the applicants have repeatedly expressed their traffic will be in limited windows (a.k.a. surges). If we lined up all the cars leaving the church they would exceed the length of that road, even if we stick to the requested 269 instead of the code required 736 parking spaces.

Average 15 ft/vehicle + 5 ft spacing = 20 ft each, for 269 vehicles

20 x 269 = 5380 ft

This, greater than a mile long, line of traffic will be piling up at stop signs trying to enter cross-traffic going 45 mph (on Scenic and Oak Grove). This scenario will be happening at the peak times for the local neighborhood to be walking and biking. Asking all the bikes, strollers, people, and dogs to squeeze two way traffic into one bike lane is dangerous.

Additional financial commitment to upgrade and maintain the impacted ancillary roads should also be a condition of approval. For example, Terrace (privately maintained) and Dumbeck (privately maintained) can be used as a shortcut to avoid traffic on the west end of NW Powers Ave. It is naive to believe that church attendees will never make the choice to shortcut around traffic during post-service surges.

This is not an excessive burden of cost to the applicant but instead a reasonable ask for their choice to move outside of the urban growth boundary. They have the option to select a property that is already zoned and ready for their arrival.

For example, there is a 6.19 acre parcel for sale on Hickory St in North Albany, MLS#: 836318. It is zoned Residential Mixed, accessible by roads with bike lanes, close to public transit, and in a neighborhood of apartment complexes and an assisted living facility. The water infrastructure is likely a better fit than our community built water system, paid for with liens on local homes. This available property contains no wetlands and has storm drainage already in place (per the listing). Therefore they would not have to set aside land for the stream and seasonal marsh present at their NW Powers Ave location. It does not have a forested hill that needs to be maintained for water quality. It allows for taller construction which may allow them to reduce their ground footprint. This property is listed at $2,250,000. The applicant could choose to move to

a location such as this where there would be no burden of upgrading infrastructure.

It is their choice, not necessity that brings them to this particular parcel. The decision to move outside of city and urban growth boundaries comes with the financial burden to maintain your own services. Just like all the residents out here who have community water liens and pool funds for the maintenance of local access roads.

Sincerely,

Josanna Biddle-Croco
Matthew Croco
Jamie Harper
Andrew Biddle

From: Kamelah Kumpula
To: WRIGHT James
Subject: Case # LU-25-067
Date: Friday, March 20, 2026 7:13:15 PM

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Good evening Mr. Wright,

I am emailing to give my full support for Northside to be able to build phase 1 of the church building. Northside is such an important part of our community that supports the lives of not only my family, but many of my friends and their family as well. Northside has an amazing ability to reach those in need and does all they can to support them. With that being said, Northside is growing and needs a place to call home and build a solid foundation for the future so they can continue to be such a vital part of the lives they touch.
Along with my support, I would like to add that I do not find it fair for Northside to be forced to pay for the road. This is something that would need to be done no matter what, and forcing a brand new church to front that cost would kill the entire community to fund. This is something that I see as on the city to fund and take care of if need be, not the church.

Thank you for your time,

Kamelah Kumpula

From: KC Cornell
To: WRIGHT James
Subject: RE: Conditional Use Permit for proposed church; LU-25-067
Date: Sunday, March 22, 2026 12:49:19 PM

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To Whom It May Concern,

We are writing to express our strong support for the Conditional Use Permit regarding Northside Church's proposed building at 4500 NW Powers Ave., Albany, OR. [LU-25-067]

As residents of North Albany since 1997, and of Benton and Linn counties since 1992, we believe this church would be a wonderful addition to our community. Our support is rooted in personal experience; when we moved to Colorado in 1989, a local rural church provided our family with invaluable support during a difficult transition. We believe Northside Church will offer similar benefits to the Albany community.

The project is thoughtfully designed to fit its rural setting. The first phase includes a ~9,000 sq. ft. building with ~260 parking spaces, positioned on lower ground to reduce visibility from the road. Furthermore, the facilities are intended for community use, providing a space for meetings, weddings, and indoor recreation.

Northside Church is a rapidly growing congregation that serves individuals and families across all age groups. The community's response to this church plant has been exceptional, and we believe its presence will foster a greater sense of connection and kindness in our area.

We urge you to approve the permit for this project.

Sincerely,

Keith and Christine Cornell

File Number (LU-25-067)

Ken and Sandie Radford
3536 NW Scenic Drive
Albany, Or 97321
(541)926-9792
ssnds28@gmail.com

March 22, 2026

James Wright
Benton County Community Department
4500 SW Research Way
Corvallis, Or 97333

Dear Commissioners,

We are writing with regard to the proposed development by Northside Church to develop a campus for construction on the property at 4500 Powers Avenue in North Albany.

We live at 3536 NW Scenic Drive, 3 houses South of Powers Avenue. We purchased this 52 years ago because it was in the country. We love it here because it is quiet and peaceful.

Our daughter and family live to the West of the proposed Northside campus property. In the winter and spring their driveway floods due to the run off water that goes through the proposed site where they want to build. Last year the water went all the way up to their garage.

We drove by the property today and the water was running in the ditches through the property. We also noticed there is an active spring by the West end of the property. This will require a lot of fill to get the property ready to develop. The roads are narrow and Powers, Scenic and Oak Grove would need to be widened. This needs to be the responsibility of Northside Church.

Powers has a lot of pedestrian traffic, dog walkers, joggers, etc. and unsafe auto traffic.

The comment was made Tuesday evening that their meetings and activities would primarily be during low traffic periods. The posted schedule online doesn't support that assessment. A child daycare would cause a twice daily traffic spike 5 days a week.

We often see eagles, deer, squirrels, coyotes, raccoons , possums, and various birds including a covey of quail going through our yard to the property described. This is the country and not a place for a large church campus like Northside. It would be much better for them to purchase land in a more advantageous area where they can be seen and have their congregation grow,

The other concern we have is that we are not sure the size of the congregation can afford to make all the road improvements, construction of the large buildings, and do all the landscaping required, even if it is over 10 years. We have been involved in building a church from the ground up and it doesn't go as smoothly as you think. This is a large undertaking which will require a huge investment.

For the many reasons we have included in this letter, we are opposed to the constructing of the Northside Church campus at this location.

Respectfully.

Ken and Sandie Radford

Ken Radford
Sandie Radford
Gary Maynard
Patricia Maynard
3548 NW Scenic Dr
Albany OR 97321

From: Kyra Hanson
To: WRIGHT James
Subject: Case# LU-25-067
Date: Saturday, March 21, 2026 10:34:55 PM

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Dear James and Members of the Benton County Planning Commission,

As a resident of north Albany living near 4500 Powers Avenue, I truly care about preserving the qualities that make this area so special. It has open views, quiet mornings, and the presence of wildlife that many of us experience on our daily walks. At the same time, I believe strong, connected communities are built through thoughtful gathering spaces that support families. What stands out to me about this proposal is that it does not force a choice between those two values, it actually carefully works to protect both.

I am writing in support of the Conditional Use Permit for the Northside Church project (Case No. LU-25-067) and respectfully ask the Commission to approve the requested zoning accommodation.

From a land use perspective, this proposal demonstrates clear compatibility with the surrounding rural character. The decision to site the structure on the lowest portion of the property and as far back as possible meaningfully reduces visual impact, preserves sightlines, and minimizes disruption to wildlife. These are not minor considerations. They actually directly align with the intent of maintaining the rural feel that RR-2 zoning is meant to protect.

The project also provides tangible community benefits that are appropriately scaled. Planned features such as a daycare, soccer field, gym facilities, and walking path serve local families without introducing intensive commercial activity. Importantly, the daycare component improves transportation efficiency by reducing repeated trips into town, thereby lowering overall daily traffic volumes rather than increasing them. Much more efficient, for those who care.

Traffic concerns, while understandable, appear to be mitigated by current and planned capacity. Northside Church is averages about 380 attendees, around 140 vehicles observed on a recent Sunday. Phase 1 includes over 260 parking spaces—nearly double current demand. This reflects proactive planning that accommodates growth while preventing spillover onto surrounding roads, which some in opposition were worried about (this would actually free up some of the parking congestion on Oak Grove.) Additionally, the primary peak usage is limited to specific times (such as Sunday mornings), rather than generating continuous daily traffic. Some people will get out of bed late in the morning on a lazy Sunday and not even know that any traffic happened!

Under existing RR-2 zoning, this 19-acre parcel could support nine or more residential dwellings by right, without discretionary review. That level of development would introduce multiple access points and consistent daily trip generation throughout the week. In contrast, the proposed use consolidates activity, limits peak impacts to predictable timeframes, and

provides shared community value.

On a personal level, Northside Church has already been a meaningful part of my family's life. It is where my sons have found connection, mentorship, and a sense of belonging. It's where my first born learned to sing, "Yes, Jesus Loves Me." Having a thoughtfully designed space both indoors and outdoors, within our own community allows families like mine to grow and stay rooted here.

I also want to point out that many of us who support this project value being good neighbors, even to those who disagree with the importance of church or even religion in general. We respect that not everyone shares the same perspective, and we are committed to building and maintaining trust within the North Albany community. This proposal reflects that intention through its careful design and community-oriented focus.

For these reasons land compatibility, measured traffic impact, efficient use, and clear community benefit, I respectfully urge the Commission to approve the Conditional Use Permit for the Northside Church project.

Thank you very much for your valuable time and thoughtful consideration.

Sincerely,
Kyra Hanson (Christian/Nurse/Mother)
Near Powers Avenue
North Albany Resident

I am a resident of North Albany and learned in today's newspaper (March 21, 2026) of the pending application by Northside Christian Church to convert 4500 Powers Avenue NW into a church and community center. Having lived around the corner of this property for the past 27 years, I can tell you that putting a church and community center in rural residential zoning will negatively change the character of the area. First, Powers Ave is barely wide enough to drive two cars. As I frequently bicycle along that road, I can tell you it will be a nightmare if there are hundreds of vehicles entering & exiting there not only every Sunday for services, but during the week as well with the planned community center. I've cycled past the Oak Grove elementary school where the church currently rents space on Sundays; the road is crowded with overflowing cars parked along the side of Oak Grove Drive. At least there is a decent bike trail along Oak Grove Drive for bikes and pedestrians by the school, which is not true further north on Oak Grove Drive or Powers Avenue. This application would also put a strain on the feeder streets (Scenic Drive and Oak Grove Drive) which are heavily used by pedestrians and cyclists. Lastly this application would greatly change the character of the rural residential area. We moved out here to escape the city and enjoy country life, with lots of wildlife and quiet. Putting a church and community center in this neighborhood will negatively impact both wildlife and solitude. Is it really permissible under Rural Residential to site such a large proposal? It would be much safer and appropriate in the more populated area of North Albany.

Laura Tully <lori.a.tully@gmail.com>

Nicholas Coreson
3463 Knollwood Dr
Albany, OR
03-21-2026

Benton County Planning Commission

Subject: Opposition to Proposed Church Development on Powers Drive (North Albany)

Dear Commissioners,

My name is Nicholas Coreson, and I am a resident of North Albany. I am writing to express my opposition to the proposed church development on Powers Drive.

I previously spoke at the planning meeting and share many of the concerns already raised. However, I would like to highlight an additional issue that I believe warrants careful consideration: the financial viability of this project.

During the applicant's presentations, it was indicated multiple times that additional fundraising would be required to complete the project. There also appeared to be concern from the applicant regarding the potential cost of necessary road improvements. Taken together, this raises serious questions about whether sufficient funding has been secured to successfully complete the development.

I have worked in the construction industry for approximately 15 years and have seen firsthand the consequences of projects that run out of funding mid-construction. In more central or high-demand areas, partially completed developments may be acquired and finished by another party. However, given the scale of this proposal—approximately 75,000 square feet—and its location in North Albany, it is highly unlikely that a partially completed structure would attract a buyer.

My concern is that, if the project proceeds without fully secured financing, the community could be left with an unfinished structure that becomes a long-term hazard and blight. Such a site could also become encumbered by liens from contractors and vendors, further complicating any future resolution.

For these reasons, I respectfully urge the Commission to carefully evaluate whether the applicant has demonstrated adequate financial capacity to complete the project before granting approval.

Thank you for your time and consideration.

Sincerely,
Nicholas Coreson

.

Dear Benton County Planning Commission,

We, the undersigned, are writing to express our strong support for the Conditional Use Permit (Case No. LU-25-067) for the proposed church facility at 4500 NW Powers Avenue in North Albany.

We are grateful for the time, diligence, and care the Commission is giving to this process, and we hope this letter provides helpful clarity and perspective as you consider this request.

First, we want to affirm the thoughtful and measured approach being taken with this project. The initial phase under consideration is intentionally modest in scope—approximately 9,000 square feet with around 260 parking spaces—representing only a portion of the broader long-term vision. This phased approach reflects a desire to grow responsibly and in step with both community needs and county guidance.

Additionally, careful attention has been given to the placement and design of the building. The structure is positioned farther back on lower ground to reduce its visibility from the road, and planned landscaping is intended to preserve and complement the rural character of the surrounding area. These decisions demonstrate a genuine effort to respect the existing environment and the concerns of neighboring properties.

More importantly, this project has been shaped by a deep desire to serve the community well. Each element has been considered with the question: "How can this also benefit the people around us?" The vision includes not only a place of worship, but also potential shared spaces such as green areas, a walking path, recreational facilities like a gym, and possibly a daycare—resources that can be meaningful and accessible to the broader community.

Churches often serve as more than gathering places for weekly services. In many communities, they become spaces where relationships are formed, families are supported, and young people are mentored in safe and encouraging environments. They can provide stability, connection, and care—especially in rural areas where opportunities for community gathering may be more limited.

Many of us have personally experienced the positive impact a church community can have, not only in our own lives but in the neighborhoods around us. We believe this proposed facility has the potential to contribute in similar ways—strengthening relationships, supporting families, and fostering a greater sense of connection and well-being in North Albany. Change is hard, but we really do believe this community could use something like this.

We respectfully ask that you consider approving this Conditional Use Permit. We believe this project reflects both a sensitivity to its surroundings and a sincere commitment to being a positive and contributing presence in the community.

Thank you for your time and consideration.

Harold Jones

Carla Doss

Sara Gabriel

Cynthia Jondrow

Beth & Becky Smetzer

Shane B. Linne

Kimberly Wesley

Jonathan Webber

Nicole P Buckley

Carol Kemmer

Heather Kemmer

Kim Perkins

CSCU One VP
Rebecca Seidenberg
Christine Cornell
Mark D
Michael E McGrath
Kristin A. Cornell Jr
Cynthia Lucas
Brad Gentile
Jason
Mark D
for adv:
Linda C Dutzy
Dawn Pugh
Shaheya Pugh
Jon Hudson
Doug & Vicky Engel
Rob & Corrine Gerig
Dave Anderson
Karen Berg
Jim Adams
Robyn Penner
Summer Lillard

Susan Valor
Elaine Austin
Bobby Penn
Barbi Hemmer
Darca Anderson
Karen Sharp
Brandi Mills

From: Rob Verdeyen
To: WRIGHT James
Subject: LU-25-067
Date: Monday, March 23, 2026 8:09:34 PM

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3/23/26

To: Benton County Planning Commission

Subject: Case Number LU-25-067 – Conditional Use Permit Support for Northside Christian Church

Dear Commissioners,

My name is Rob Verdeyen, and I have had the privilege of serving as a pastor in Corvallis for 30 years. I am writing to express my support for the proposed church at 4500 NW Powers Ave and to share some thoughts on the positive impact a church can have in a rural community.

Over the years, I have witnessed firsthand how a local church can become a cornerstone for a neighborhood—not just spiritually, but socially and practically as well. In a rural area, a church often provides a central place for connection, support, and guidance. It becomes a hub where families gather, friendships form, and people of all ages find encouragement and purpose. Unlike in a more urban setting, rural churches often serve as an anchor for community identity, bringing together neighbors who might otherwise have fewer opportunities for meaningful interaction.

As a pastor, I have also seen the way a church can engage in the life of a community—through volunteering, mentorship programs, support for local schools, and initiatives that help neighbors in practical ways. A church in a rural setting has the unique opportunity to build deep, long-lasting relationships with the people around it. Its presence encourages stability, fosters care for one another, and strengthens the social fabric in ways that are hard to quantify but deeply felt.

I am grateful for your consideration of this Conditional Use Permit and for the thoughtfulness you give to decisions that impact the character and well-being of our communities. I wholeheartedly support the establishment of this church and the positive contribution it will bring.

Sincerely,
Pastor Rob Verdeyen
Calvary Corvallis

From: Barbi Hemmer
To: WRIGHT James
Subject: LU-25-067
Date: Monday, March 23, 2026 7:27:56 AM

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Dear Benton County Planning Commission,

I am writing to you today not just as a resident of North Albany, but as a mom and a grandma who deeply cares about the future and well-being of our community. My heart is full of hope for what the proposed church facility at 4500 NW Powers Avenue could bring to our neighborhood.

I appreciate the careful thought to this project as a responsible way to grow with a genuine desire to be good neighbors and grow alongside the community, not overwhelm it.

I feel the design shows respect for the rural charm we want to preserve for our children and grandchildren.

Churches often become the heart of a community, serving the people who live here, giving a stronger sense of community where relationships are formed. In our rural area, where gathering spots can be limited, a place like this is a true blessing.

Change can be difficult, but my heart tells me this community could truly use something like this—a place of care and connection for young and old alike.

I respectfully ask that you consider approving this Conditional Use Permit. I believe this project reflects a sincere commitment to being a positive, contributing presence that will better our community for generations to come.

Thank you for your time and consideration.

Barbi Hemmer

From: Jamey Mills
To: WRIGHT James
Subject: LU-25-067
Date: Monday, March 23, 2026 2:49:41 PM

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Not sure if I'm allowed to submit again after the first part of our hearing, but I felt like I should.
Hopefully, there are more letters coming in.

To the Benton County Commissioners,

My name is Jamey Mills, and I serve as the Lead Pastor of Northside Church in Albany. I am writing in support of the Conditional Use Permit for the proposed church facility at 4500 NW Powers Avenue in North Albany.

Prior to Northside, I served at Suburban Christian Church from 2001 to 2019. I understand that Suburban's building process has previously been referenced by the County as an example. Having walked through that experience, I deeply value what it looks like for a church to integrate thoughtfully and responsibly into its surrounding community.

From the beginning, our goal for the Powers property has been to preserve the rural character while creating a space that serves both our church and the broader community. We have intentionally pushed the building as far back on the property as possible and designed it to work with the natural slope. While Phase One is not split-level, Phase Two would use a split-level design to take advantage of the natural grade, placing a significant portion of the structure below sightline and minimizing visibility from the road. This is a deliberate choice, not wasted space.

Landscaping and limited hardscape have been designed to maintain the rural feel and soften the visual presence of the building.

Phase One has a footprint of approximately 9,000 square feet. The planned seating capacity of 500 is not reflective of weekly attendance, but allows for occasional high-attendance services like Easter and Christmas Eve. Our average Sunday attendance is 380, and we are **not the "megachurch"** some have portrayed. Phase Two is beyond the current reach of our congregation and represents what could be utilized in the future if growth allows.

I personally contacted both Calvary Chapel and Suburban Christian Church to verify building sizes. Calvary Chapel's total square footage is approximately 33,000, with additional buildings on site. Suburban's total square footage is approximately 40,000, consisting of three connected buildings. This puts Northside's proposed building in proper perspective (if not counting the basement that is there due to the slope of tha land, of course, we'd hope to finish it out someday).

Concerns have been raised about the road being "heavily used" and dangerous for pedestrians. To assess this firsthand, I spent three consecutive hours one evening—starting at 5:30 p.m.—observing that portion of Powers Avenue along with four other church leaders. The temperature was 62 degrees, and we watched people walking directly on the roadway. **In those three hours, we saw only one group of five younger adults walking on the road, including the gentleman who testified that he moved there to be away from people.** This suggests the road may not be used as heavily as has been portrayed, and if it were truly as dangerous as described, it is unlikely anyone would be walking on it at all. This further supports the need for safe, designated walking paths within the proposed development.

Over the last two Sundays, we have counted every vehicle parked at Oak Grove Elementary, where we currently hold our church services. There were a total of 147 and 140 Vehicles present at the last two services (attendance average over those two weeks was 391).

Last summer, we made a deliberate effort to engage neighbors by hosting a barbecue, which was attended by approximately 35 people. While some concerns were expressed, the event also led to positive conversations about how this space could serve and benefit the community. One neighbor, Patrick, who has consistently opposed the project, purchased his property about three years ago. Before buying, he reached out to ask if we planned to build a church on the adjacent land. We shared that building a church was the intended plan. While he expressed concern about whether the existing trees would be preserved, which our plans honor.

We have also worked closely with County staff, incorporating their suggestions into our design. While each revision has cost implications, we have chosen to implement those changes as part of our commitment to thoughtful, responsible planning.

Regarding road widening, I respectfully disagree with testimony suggesting that

a church capable of building this facility could easily absorb that burden. For Northside, **requiring road widening would be an undue burden and could potentially prevent even Phase One from moving forward.** Finances are one of the major reasons this project is phased.

At its core, this project is about blessing the community. It includes green space, walking paths, potential childcare, and, in a future phase, a commercial kitchen to serve in times of need. It also creates space for weddings, memorials, and community gatherings—important moments in the life of a neighborhood.

We recognize that not everyone will immediately share this vision. However, we believe what is being proposed is thoughtful, responsible, and ultimately beneficial to North Albany. We also care deeply about our neighbors. We hear them and their concern. We know that change is hard, but we really do feel like this will be a community benefit.

Thank you for your time, consideration, and service.

Respectfully,
Jamey Mills
Lead Pastor, Northside Church
Albany, Oregon

From: Lora Dill
To: WRIGHT James
Subject: LU-25-067:CUP- Church
Date: Sunday, March 22, 2026 2:56:13 PM

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Benton County Planning Commission

The proposed Church project at this location is wrong. The impact in this RURAL community will be overwhelming for all of whom live here and the surrounding communities.
All of the weekly meetings, not limited to PickleBall, weddings, gymnasium rentals, community events, daycare, not discounting every Sunday and every religious recognized holiday will impact traffic congestion and noise. NW Powers avenue is already a commuter shortcut to and from Independence HWY and HWY 99 from Albany / Independence residential communities.

The area has previously been noted as a wetland, wildlife area. Bald Eagles, Bobcat, Racoon, Skunk, Deer, and Waterfowl have been seen.
Where do these majestic animals move to or do they just disappear.....

We don't as many others have expressed want to live by a mammoth structure as proposed by this Church / Business. Our community invites the Planning Board to visit NW Powers Avenue, STOP, get out of your vehicle and experience what we all see and love about our neighborhood. We fear this will be lost with the approval of such a large and frequented facility.

Jesus didn't need 76 Thousand Square Feet to share the word of God.

Respectfully submitted,

Shand and Lora Dill
3589 NW Terrace Dr.
Albany, OR. 97321

From: Mike King
To: WRIGHT James
Subject: Case Number LU-25-067 – Conditional Use Permit Support for Northside Church at 4500 NW Powers Avenue
Date: Tuesday, March 24, 2026 8:30:59 AM

You don't often get email from mike@suburbanchurch.com. Learn why this is important

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Dear Commissioners,

My name is Mike King, and I serve as Pastor at Suburban Church, the founding church of Northside Church. I am writing to express my support for the proposed church at 4500 NW Powers Avenue and to share some perspective on the unique benefits a rural church brings to its community.

Suburban Church has long been committed to serving in a rural setting, and over the years we have seen the deep and lasting impact a church can have when it is fully embedded in its neighborhood. Rural churches offer a place for families to gather, relationships to form, and communities to thrive. Beyond spiritual guidance, they provide practical support, mentorship opportunities, and programs that engage the community in meaningful ways.

As the founding church of Northside Church, Suburban has had the privilege of nurturing and supporting the growth of a church that now serves families across our area. Initiatives such as *Night to Shine*, local outreach programs, and community events have not only strengthened our members but also brought joy, care, and hope to neighbors who might otherwise feel isolated. The rural context allows these efforts to reach deeply into the community, building connections that endure across generations.

Supporting this new church will continue a legacy of investment in rural areas that we have seen bear fruit time and time again. Pastors, like myself, naturally advocate for similar opportunities in neighboring towns because we know the difference a church presence can make—not just spiritually, but socially and practically—for families and individuals. A new church in this setting can become a hub of care, stability, and encouragement, and can inspire similar initiatives throughout the county.

Thank you for your careful consideration of this Conditional Use Permit. I wholeheartedly support the establishment of this church and the positive impact it will bring to its rural community.

Sincerely,
Mike King
Pastor, Suburban Church
Founding Church of Northside Church

From: ken riutta
To: WRIGHT James
Subject: Northside Church construction
Date: Saturday, March 21, 2026 6:20:06 AM

You don't often get email from kenriutta@gmail.com. Learn why this is important

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Dear Mr Wright,

I have been attending Northside Church for a few years since moving to the Albany community. Please consider the following regarding upcoming decisions about the project.

Northside Church should not be required to bear the financial burden of widening a county road before constructing a new building because such a requirement places a disproportionate strain on a modest, community-focused organization. Unlike commercial developers or large institutions, rural churches are typically funded by congregations through donations, volunteer labor, and limited fundraising. Imposing infrastructure costs—often designed for higher-traffic developments—can delay or completely prevent the construction of a place of worship that serves as a spiritual and social anchor for the surrounding area.

Additionally, county roads are public infrastructure maintained for the benefit of all residents, not just a single entity. Requiring Northside Church to fund road widening effectively shifts a public responsibility onto a private, nonprofit group. Improvements to roadways should be planned and funded at the county or state level, where broader transportation needs and budgets are evaluated fairly. If a road truly requires widening due to increased use, that need likely extends beyond the church alone and should be addressed as part of long-term public planning, rather than as a condition placed on a single project.

Finally, Northside Church could provide significant community benefits that extend beyond religious services, including food drives, shelter during emergencies, youth programs, and gathering spaces for local events. Burdening one organization with high development costs risks limiting these contributions or preventing them altogether. Supporting, rather than hindering, the growth of such institutions strengthens rural communities. Therefore, requiring Northside Church to pay for road widening is not only inequitable but also counterproductive to the broader public good.

Thanks very much for your time and consideration.

Sincerely, Kenneth Riutta

From: Rhonda Hanssen
To: WRIGHT James
Subject: Northside Church in Albany
Date: Saturday, March 21, 2026 8:32:08 PM

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Dear Benton County Planning Commission

I am writing to express my support for establishing a church on the property located in Northwest Albany.

As our community continues to grow, so does the need for spaces that foster connection, support, and shared values. A church would not only serve as a place of worship, but also as a hub for community outreach, family support, youth programs, and volunteer efforts that benefit residents of all ages and backgrounds.

Churches often provide essential services such as food drives, counseling, mentorship programs, and community events that strengthen neighborhoods and bring people together. Having a church in this area would help meet the spiritual and social needs of many families who currently have limited access to such resources nearby.

Additionally, a well-planned church can positively contribute to the community by maintaining the property, managing traffic responsibly, and creating a welcoming environment that enhances the surrounding area.

I respectfully ask that you consider the value and impact a church would bring to Northwest Albany and support efforts to allow its development on this property.

Thank you for your time, consideration, and dedication to serving our community.

Sincerely,

Rhonda & Alan Hannsen 450 NW

Juniper Ln Albany Or 97321

alarhodrew@comcast.net

503-580-5630

Sent from my iPhone

Benton County Oregon
Community Development Department
4500 SW Research Way
Corvallis, OR 97333

Re: LU-25-067: CUP – Church

The statements below are supplementing my testimony in opposition on March 17, 2026.

While an increase traffic is stated and was discussed in depth, little attention was given as to when and at what concentration it would occur in terms how one observes traffic. Notwithstanding the daily impact daycare and evening programs would create, my recent observations show the number of vehicles parked at the applicant's current Sunday service varies between 150 – 170. Assuming a small increase in the number of drivers in the future, 180 vehicles (which is 67% of the proposed 269 parking spaces) arriving for service over a 20-minute period works out to 1 vehicle every 6.7 seconds. Stretch that to 30 minutes, it's 1 vehicle every 10 seconds. When service is over, the same number of vehicles will be competing to leave while idling as they wait their turn to exit. This will be a substantial increase in noise and air pollution.

Besides traffic noise other sources must be considered as well such as industrial sized HVAC units, commercial kitchen fans and outdoor activities.

The proposed facility is at the bottom of a small valley with higher slopes to the north and south and lesser slopes to east and west. Any noise or sound from this location will be amplified primarily through a combination of physical reflection and atmospheric refraction, a phenomenon often described as the "amphitheater effect". As sound waves travel upward, the slopes act as reflectors, bouncing the sound back and forth across the valley, which prevents the acoustic energy from scattering into the open atmosphere. Furthermore, during stable atmospheric conditions—particularly at night—a temperature inversion often develops, where cold air settles in the valley bottom and warmer air sits above it. This inversion causes the sound waves to bend or refract downward back towards the ground rather than escaping upward, essentially creating a natural waveguide that carries the sound over long distances without significant loss in intensity. This means that those not in the immediate area of the proposed development will be impacted just as much as the nearby neighbors.

Widely researched, it has been shown that light pollution causes significant skyglow, obscures celestial views, disrupts nocturnal insect and wildlife behavior, and affects human health. Even with downward-directed and shielded lighting, at the scale this development will require, there will be light pollution. Wet asphalt will reflect light upward and out, and fog will cause significant light scattering. As an avid backyard astronomer, I like dark sky. It is one of the reasons we moved here so please don't take that away from me.

One of the criteria for granting a conditional use permit is that "the proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone." As previous stated, my wife and I own the property immediately adjacent to the applicants boarding to the west, with "adjacent" being a key word. Increased traffic, noise and light pollution are just a few examples of how this development will seriously interfere with the use our property and change the rural character of the area. With that I request that the conditional use permit and variance application be denied.

Regards,
Patrick Gorman
3402 NW Knollwood Dr, Albany, OR

Attachment G.80

From: Karen Cunagin
To: WRIGHT James
Subject: Powers Property North Albany
Date: Tuesday, March 24, 2026 7:54:05 AM

You don't often get email from karencunagin@me.com. Learn why this is important

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Dear county friends,
I purchased a home here 6 years ago because it was in an established old neighborhood with views to the south and east. Now the south has a huge motor home parked in line with my kitchen window and the east field has a large new home on it.
Of course I was disappointed with these changes, but it is my neighbors' land and their choice to alter the course. I'd rather appreciate what beauty remains than ruin our relationships. People are more valuable than property in my eye.
Northside Church desires to build on the Powers property to serve its family and the community as a whole. Not only will there be meeting space, but sports fields and perhaps a desirable day care facility. There will be change somehow for this neighborhood. I hope they'll find contentment with this presence of good will and a resource for their lives.
Thanks for your service to our county.
Blessings on you,
Karen Cunagin

Karen Cunagin
Millefleur Fiber Arts
art and education

karencunagin.com

http://www.etsy.com/shop/MillefleurFiberArts

From: Chelsey Vatcoskay
To: Benton Public Comment; WRIGHT James
Subject: Public feedback Lu-25-067, Lu-25-066
Date: Friday, March 20, 2026 10:43:46 AM

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Planning Commission - Community Development

Re: LU-25-067 & LU-25-066

I am in very strong opposition of the proposed church campus on Powers Ave.

I live in the surrounding neighborhood but utilize Powers Ave for walking. If you aren't familiar with our area, none of the streets in this rural neighborhood are planned for heavy usage (it's deemed "rural" for a reason). My house sits on a small road that is not paved or county maintained, directly off of Oak Grove Drive. I try not to walk along Oak Grove as much as possible because it is very unsafe for pedestrians and cyclists. Cars travel at very high speeds, there is no shoulder on either side and there are steep drop offs. Instead, we walk to the Dumbeck/Terrace neighborhood directly behind our home and walk along Powers (which is essentially a 1 lane road). These small roads are primarily used only by the neighborhood residents (as it is not a main thoroughfare, unlike Oak Grove and Scenic). All the residents are aware of the road situation and specifically moved to this neighborhood for the country feel. They always slow down, move over, wave, and make sure that walkers and cyclists are safe on Powers. If the church campus is approved, it will COMPLETELY change the neighborhood. Traffic WILL dramatically increase. And not just on Sunday. Child care, bible study, gym usage, amphitheater, pickleball and all the other activities they want to "benefit" the community will double the daily traffic on Powers (by their own calculations). It will definitely ruin the country, rural feel. It will certainly have environmental impacts, even if deemed small by the studies that were paid for. Water will certainly run from the property (& large septic leach fields) to the property's creek into the neighboring lake. Time will tell how large the actual environmental impacts will be. It will run off wildlife (including mice, which will definitely decide to move into people's homes). The church will make it more unsafe for the residents - from increased traffic, an almost guarantee of more accidents on the corner of Scenic/Powers and the icy roads of Scenic each winter, and more strangers in the neighborhood.

I feel badly for the immediate neighbors that this will directly affect (who I applaud for speaking up at the county meeting on 3/17). Lights will be on constantly, construction noise, noise from the hundreds of people visiting the campus and amplified in their amphitheater, acres of concrete, and a monstrosity of a structure (bigger than any of our North Albany schools) in the middle of country houses and acreage. Wildlife and the quiet nature feel will be replaced with people, noise and lights. I'm guessing the majority of the actual direct neighbors of this property would rather have 9 houses built on the property than this proposed mega-church campus. (Did the church even bother to ask the neighbors?) And to top it off - homeowners will be asked to give up some of their land for a major road improvement that would only be needed because of this church. If neighbors do not give up the land that they legally own, how does that work? Will the church still be built, but make the

neighborhood even more unsafe and unenjoyable for residents? Mature trees, landscaping, farm stands, mailboxes and a little library will all need to be removed if the road is expanded for the huge increase in traffic.

If the parking variance is approved, cars will have no choice but to park along the road - like they do at Oak Grove Elementary. Easter, Christmas and trunk-or-treat bring in hundreds of extra people all at the same time. We know - we see it year after year. But the difference is its current location can handle the overflow because the school and roadway were designed for that. Their plans to expand their congregation guarantees even more cars. The proposed relocation site does not work, and cannot work without the help of the Powers residents (many of whom have stated they absolutely will not give up their land). The large acreage property right next to Oak Grove Elementary is currently for sale if they are set on being in this immediate area. The old Tom's Garden Center is also another feasible option in North Albany.

The church says their goal is to serve the community - but building at this particular location destroys our rural neighborhood community. This campus needs to be built in a more suitable area with better transportation options other than just getting there by a car. There is a reason why the company doing the comparables had to expand their search all the way down to Eugene to find a similar situation. There is nothing like this in Albany or Corvallis. Building a massive church campus in a RR2 rural farm neighborhood is a terrible idea. Please listen to the residents of this neighborhood and deny the request.

Chelsey Vatcoskay
5085 NW Oak Hills Drive
13 year resident - Household of 11 (who all oppose)

From: Krier Comcast
To: WRIGHT James
Subject: Re:Northside Christian Church Review
Date: Thursday, March 19, 2026 10:36:09 PM

[You don't often get email from j.krier@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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My apologies for the late communication in missing the review of this proposed development. I became aware from Hasso H's FB post.

I live on Oak Hills off Oak Grove … with Dumbeck between us and Powers. We walk Powers on average three times a week in our cycle of walks.

Concerns:
- Safety. Even with proposed 50 ft minimum, the margin will be small for the amount of extra traffic it will generate. As it is now, I often have to angle down the ditch wall to make way for big vehicles.
-Cost. I live on a county road me/neighbors maintain. In fairness, it is essential if this is approved that the county/taxpayers assume NO cost and ALL road improvements are fulfilled by applicant. Frankly, Oak Grove should also be improved as that is a key road to get to this location. Or, the entry should be considered from Scenic since it is a better road and would have less impact than on the already almost marginless Oak Grove.
-Parking. I fully appreciate the county report on required parking. Please don't compromise. Driving past Oak Grove during current church services and school parent events is a complete hazard. I have no idea how that got approved through the county. The parking is inadequate.
-Not a fit with quiet, rural residential feel (and infrastructure.)This pastoral setting will be negatively impacted for all who chose to live in this rural setting.

Finally, if there are notices pertaining to planning reviews in this area, please add me to the mailing list as I did not receive any notification about this until I saw it mentioned on Facebook.

Thank you for your time and thoughtful consideration in this review.

Jeanne Krier
4974 NW Oak Hills
Albany, Or 97321

Sent from my iPhone

Sent from my iPhone

From: Rich Olson
To: WRIGHT James
Subject: LU-25-067
Date: Thursday, March 19, 2026 3:59:03 PM

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Board of Commisioners,

Two points in opposition:

First, we echo the concerns expressed during public testimony in that it changes the character and nature of the rural neighborhhood. Note, this area is zoned as Rural/residential and the proposed church does not feel like a small community church. Rather, it feels more like an urban mega-church and would result in significantly more consolidated traffic as compared to single family homes thereby raising the risk factor at the intersections of Scenic Dr. and Oak Grove Dr. As suggested during the public comments, it may be more appropriate located within the urban growth boundary.

Second, if approved, it would be imperative that the road improvements be made prior to construction in order to ensure public safety for those utilizing that road during construction and beyond. Because churches are exempt from property taxes the burden of cost to maintain a safe travel environment should not be placed on local property owners and we do not feel this presents an undue burden on the part of the applicant.

Respectfully,

Mary & Rich Olson
3567 Scenic Dr. NW
Albany, OR 97321

From: Rich Olson
To: WRIGHT James
Subject: LU-25-067
Date: Saturday, March 21, 2026 9:27:12 AM

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Board of Commisioners/Planning

To follow up on my previous letter I needed to add this observation in opposition. I have tried to remain objective about this proposal; but, as I stood on our property from the end of Powers and tried to visualize the scale of the proposed church I came to the realization that it would not fit the local environment. This is not a structure that would blend in and compliment the local area; rather it would 'dominate' the area. That's not what people living here are looking for and does not seem like a good long term plan.

Respectfully,

Rich Olson
3567 Scenic Dr. NW
Albany, OR 97321

From: Richard Mikelson <rcmc82@yahoo.com>

Subject: Proposed Action LU-25-067-CUP

Message Body:

I’m opposed to the proposed church at 4500 Powers St. in north Albany .

--

This e-mail was sent from a contact form on Community Development, Benton County, Oregon (https://cd.bentoncountyor.gov)

Submitter's IP Address: 73.164.247.238

Sally Lynn Clark
3203 NW Terrace Dr.
Albany, OR 97321
(530) 708-0042

March 23, 2026

Benton County Planning Commission
publiccomment@bentoncountyor.gov
Proposed Actions:
LU-25-067 CUP - Northside Christian Church
LU-25-066 CUP - Variance Parking Standard

Dear Planning Commissioners,

I attended the last meeting on March 17th, on Zoom, and carefully listened to the comments given by the parties involved. There were some thorough reports and some shoddy work done, especially in comparing this rural "church" plan to ones in Eugene, or that there could be 100 houses built on these 20 acres, which have a 2-acre minimum and a current wetland. I feel like the public is at a disadvantage, because the county has been working with Northside Christian Church for some time before we were even made aware of the project. This has allowed the church and country to become invested in the endeavor. The proposal, however, is not suitable for the current location. You cannot make a decision of this magnitude based on the wishful thinking of the applicant. You must follow current law and regulations.

Here are some of my greatest concerns. This is not just a small, rural church. Even the representative from Northside Christian referred to it as a campus. The main church building square footage is equivalent to the footprint of Oak Grove Elementary School, its gymnasium and cafeteria combined! The church's gymnasium has square footage more than twice the footprint of the Oak Grove gymnasium, which serves an entire school full of children! Additionally, there will be a storage structure (larger than my house), plus pickle ball courts, amphitheater, playground, etc. The size of the proposed campus is huge. It will totally change the essential nature of the neighborhood.

With the church campus, comes the large area of required parking, an extensive area of concrete. The run-off from rain will need to be managed, as it will no longer be naturally absorbed into the ground and the adjacent wetland areas will have already reached

saturation in heavy rains. They are asking for a variance on parking. Yes, it would be nice if the parking lot was tiny, but a variance cannot be given. It cannot be given for safety reasons, as there is no room for overflow parking on the road. It cannot be given for legal reasons, as a variance requires adherence to the criteria regarding changing the essential nature of the area. Any parking lot in the middle of a rural neighborhood will change the essential nature of the area.

Noise and lighting are other factors to consider when deciding if an endeavor of this magnitude will change the nature of the area. The lighting for the parking and buildings, even if it is pointed downward, will be much more than a few houses would generate on this property. I was disappointed in the comment made by the applicant regarding noise, i.e. there is no noise regulation. It shows smugness and disregard for the community who moved here for quiet and the lack of city lights.

The loss of habitat to the local wildlife population will be sizeable. The deer use the field extensively. People who have lived in the area for many decades have mentioned that the deer population increased in our neighborhood, as they were pushed out of their habitat due to the development of housing between NW Gibson Hill Road and NW Scenic Road. Even with the field, they still need to rely on our home landscaping for survival. The large church campus will further dislocate the local deer population, will increase the amount of human to wildlife interaction and increase the need of deer to use our yard vegetation even more just to survive. My neighbors and I do not want that to happen.

The field is a foraging area for bald eagles. I took the picture of the bald eagle in the field, that was included in a letter submitted by Erika Wolters and neighbors prior to the first meeting. The eagles are nesting within a half mile of the property. I have watched them conduct their courtship ritual flying above my home. The parking and structures will affect the habitat available to the eagles. There will also be an excessive disturbance factor to the eagles and local wildlife with large numbers of cars and people entering, exiting and using the property on a daily basis.

Finally, the road – the road that is so narrow that it is difficult for two pick-up trucks to pass in opposite directions. There is no shoulder. People using the road for recreation watch for cars and, fortunately, the traffic is infrequent. Drivers are usually polite, slow down and pull into the opposite lane to give space to walkers, runners, children, dogs, strollers, etc. If the Northside Church proposal is approved, it can only be approved if extensive upgrades are made to the road. You cannot decide to allow a minimal upgrade that does not meet the standards required by law, just to pacify the applicant. You cannot decide that the church

does not have to pay for the upgrades, prior to any construction. The Northside Church proposal for the Powers Avenue location is not viable. Will such a campus and 10 years of construction change the essential character of the neighborhood. Of course it will. With that said, no variance can be allowed. Either Northside Church follows all the required laws and regulations or they should find another location that is more amenable to the proposal.

As commissioners, you are public officials that hold the public trust. We need to be able to trust you to follow the current laws and not to bend them to lessen any burden which might be placed on the applicant. It is the applicant who has chosen to build a giant complex in the middle of a rural neighborhood, and the neighborhood is not happy about it. People do not always have time to attend meetings and write letters. That is why we need to trust our commissioners to follow all laws and regulations and not bend the rules.

One last note. While parishioners would be enjoying their amphitheater, looking into the woods with their sound system blaring, the neighbors will not. We will not enjoy looking down on the huge campus. We will not enjoy listening to the noise. We will not enjoy the traffic and total disruption of the neighborhood. It is presumptuous of them to assume that we will all be excited to join their church, as they seem to think we will. Many of us already go to other churches. They really need to rethink this application for Powers Avenue and build their church in a more practical location that could easily handle an endeavor of this magnitude.

Sincerely,

Sally Lynn Clark

Sally Lynn Clark

From: Danny Paoff
To: WRIGHT James
Subject: Support for Church Building Project – Case #LU-25-067
Date: Saturday, March 21, 2026 3:39:30 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wright,

I am writing to provide support for the proposed church development under Case #LU-25-067, with consideration to applicable Benton County land use criteria, including compatibility with surrounding uses, adequacy of public facilities, and proportionality of required improvements.

The current application is limited to Phase One and is appropriately scaled to the existing level of use. The congregation averages approximately 380 attendees, with observed peak parking demand of approximately 140 vehicles. The proposed parking supply (260+ spaces) exceeds anticipated demand and demonstrates compliance with off-street parking requirements while minimizing the potential for overflow onto adjacent roadways. This directly supports findings related to transportation adequacy and site functionality.

The site plan reflects deliberate design measures to ensure compatibility with the surrounding area, consistent with Benton County's approval criteria. The building footprint is reduced through a two-story configuration (approximately 9,000 square feet at grade), limiting site coverage and bulk impacts. In addition, the structure is situated toward the rear of the property and within a lower topographic area, which reduces noticeability from the public right-of-way and helps maintain the existing character of the neighborhood.

The proposal also provides a community serving use that addresses an identified local need. In addition to religious assembly, the facility has the potential to support childcare/daycare services, which are currently limited in the surrounding area. This type of use is consistent with community service objectives and can reduce vehicle miles traveled by providing services closer to area residents.

From a safety and transportation standpoint, the proposed development represents an improvement over existing conditions. Our group currently meets at a school facility where parking is accommodated along a relatively busy roadway, creating potential conflicts between pedestrians and through traffic. The proposed site design consolidates parking on-site and reduces reliance on roadside parking, thereby improving overall traffic safety and circulation.

With respect to roadway improvement requirements, it is important that any conditions of approval meet the standards of nexus and proportionality. Requiring the applicant to fund widening of an existing roadway that currently does not meet County standards appears disproportionate to the traffic impacts associated with Phase One of this development. Considering the modest scale of the current proposal and the available on-site parking capacity, such a requirement may exceed what is reasonably attributable to the project and could impose an undue burden relative to its impact.

In summary, the proposed Phase One development is consistent with Benton County land use criteria related to compatibility, public facilities, and community need. The project has been designed to minimize impacts while providing a beneficial service to the area. Based on these considerations, I respectfully support approval of this application.
Thank you for your time and consideration.
Kind Regards,
Danny Paoff

From: Jonathan Powell
To: WRIGHT James
Subject: Support for LU-25-067 Northside Church
Date: Friday, March 20, 2026 5:58:05 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Benton County Planning Commission,

I live in the North Albany area and would like to express my support for the Northside Church proposal on Powers Road. I regularly travel Powers Road and Scenic Drive when I do drop off or pick-up from my kid's school at Santiam Christian. Based on my experience in the area, most traffic in this part of North Albany is local in nature and adding a church (which primarily meets on Sunday mornings) would not interfere with local traffic.

Further, church activities occur primarily at scheduled times (inside the buildings) and the structures (while sizable from a square footage perspective) are designed in a very efficient manner (smaller footprint and single-story view from Powers) that preserves much of the property as open space and fits within the rural character of the area. The entire tree stand on the hillside appears to be left in its natural state. The same is true for all water drainages and large portion of open fields in the southeast corner of the property. In fact, the entire southern portion of the property appears to be left completely natural.

While there has been lots of unfounded claims made online to the contrary, I believe those to be wildly inaccurate characterizations of the design plans, attempting only to garner fear and attention by a select few.

I believe this project will be additive to the North Albany community as a whole, including the community surrounding Powers Road. Please approve this proposed plan.

Thank you for your consideration.

Sincerely,

Jonathan Powell
2768 Amble Side St NW
Albany, OR 97321

Get Outlook for iOS

From: Susan Holling <stholling@gmail.com>
Subject: proposed church building on Scenic and Powers

Sent For: Board of Commissioners <bocinfo@bentoncountyor.gov>

Message Body:
I was appalled to read in the ADH about the proposed church planned for Scenic Drive and Powers in North Albany. I have lived on Eagle View, just around the corner from Powers, for just under 40 years. This is a very special area. Quiet, rural, dark at night, full of wildlife. Any kind of church does not belong here. It should be closer to town. Just up Scenic, near the nursery and winery, there is a major deer crossing. People drive too fast and a few are hit every year. There are many issues that don't make sense: Septic tanks are needed out here and the soil is terrible for drainage. There is no more water hook up allowed. A well would have to be dug. Widening Powers would be a mess and very expensive. There is a lovely barn on the property. Leave it there. The birds like it. The whole character of this area would be changed. Forever. The idea of putting in 700 parking spaces makes me sick. We like it the way it is around here.
I keep hearing in my head a song that Joni Mitchell wrote and sang many years ago:

"THEY PAVED PARADISE AND PUT UP A PARKING LOT."

I respectfully ask you, PLEASE DO NOT APPROVE THIS PROPOSAL!

Susan Holling

Ross Jackson Testimony for LU-25-067
3935 NW Terra Lynda DR, North Albany

Thank you, Commissioners, for considering my testimony.

I attended the Public Hearing on Tuesday evening for the Northside Christian Church proposal. I have lived at this address for 36 years and I ask that you deny based on my additional thoughts.

Widening the street, Powers:

- The residents walk facing oncoming traffic, and the discussion included a plan to add a gravel walkway only on the South side. The road has some changes in elevations that obstruct driver view when approaching a pedestrian and possible oncoming car, which elevates the danger issues dramatically. I seldom drive over 30 for this reason.
- You mentioned that the trees have already been marked for removal, which would remove shade on the street during the summer months. My dogs rush across the non-shaded areas to get to shaded areas that are significantly cooler on their feet. Additionally, the breeze in the shaded areas cools the environment.
- There are people living on Scenic and Oak Grove that test their race vehicles on Powers, doing burnouts. I believe that having a nice new wider surface will draw more of that activity, adding both to the danger and to noise pollution.
- I suggest that the right-of-way costs should be known before giving your approval. The cost of land in the area is very high, and some residents may be non-negotiable.

Water issues on Spring Hill (the area):

- Spring water flows in the ditches, even in dry periods. There is a spring under Powers near the intersection with Scenic that has required county repairs, and repairs are needed now. The power of that spring erodes under the pavement within a couple of years after repairs are made.
- During the heavy rain at the end of February, Powers was closed in the proposed area due to standing water. With moderate rains water runs across the street, causing sudden slowing and sometimes hydroplaning.
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    - The clay raises a major issue with a large septic system.
    - I suggest that Perk Test results be obtained before a decision is made.

Traffic:

- Accessing Powers from the side streets will be an issue due to activities at the site, even with the wider lanes.
- I think of the intersection of Ryals turning onto Independence Highway, and during peek times, making the turn to the left requires long wait times. Folks get impatient with the wait and do something stupid to make the turn, elevating the danger.

I support all the pollution and safety arguments given in opposition, and for these additional reasons, I request a **DENIAL** of the location for a large church.

From: Trent Hanson
To: WRIGHT James
Subject: Case #LU-25-067 Northside Church
Date: Saturday, March 21, 2026 8:40:17 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear James and Members of the Benton County Planning Commission,

My name is Trent Hanson and my family lives in North Albany, not far from the proposed site at 1405 Powers Avenue. I am writing in support of the Conditional Use Permit for the Northside Church project (Case No. LU-25-067) and to respectfully ask the Commission to approve the requested zoning accommodation.

We have followed this process closely, and we believe this project deserves approval. I would like to address a few of the concerns that have been raised.

Regarding community character:
I understand that some neighbors are concerned about a change in the feel of the area, and I think that concern deserves a thoughtful response. What is actually being requested is approval of Phase 1 only, a building with a footprint of approximately 9,000 square feet set well back from the road and intentionally sited on lower ground to reduce its visibility.

Landscaping is planned specifically to help preserve the rural aesthetic. The design team has clearly asked the question at every step: how do we build something that is hospitable to the people already here? That kind of neighborly approach is rare, and it should be recognized.

Regarding traffic and parking:
Northside is currently averaging around 380 attendees, not the 500 figure that may have been cited in earlier discussions. This matters because it directly affects the traffic impact analysis. Last Sunday, the church counted approximately 140 cars. Phase 1 includes a parking lot designed for 260+ vehicles, nearly double the current need. That is not a recipe for congestion; it is responsible planning with room to grow.

Regarding the road widening requirement:
I would respectfully ask the Commission to reconsider the condition that requires the church to fund the widening of Powers Avenue. The road already does not meet county standards. This is a condition that predates this application and exists independent of the church's presence. Requiring a single congregation, in the early stages of financing a new facility, to bear the cost of correcting a pre-existing public infrastructure deficiency is an undue financial burden. If the road needs to be brought up to standard, that is a question of public infrastructure funding, not a cost that should be placed on the shoulders of a faith community trying to build responsibly.

Regarding community value:
As neighbors, we believe this project will strengthen the area, not diminish it. The long-term plans include green space, a potential walking path, gym facilities, and possibly a daycare. These are amenities that serve the broader community, not just church members. Rural communities benefit enormously from gathering places that support families, youth, and

connection across generations. We have seen this firsthand, and we are hopeful that our neighbors will as well.

It is worth the Commission's consideration that under the current RR-2 zoning, this 19-acre parcel could support nine or more residential dwellings by right. No variance, no public hearing, no conditions required. Nine homes would mean nine driveways onto Powers Avenue, nine families generating daily vehicle trips throughout the week, permanent division of the land into private parcels, and a lasting change to the open character of the property. By contrast, the church's Phase 1 proposal concentrates activity in a single, well-designed structure, preserves the majority of the acreage as open space, and generates meaningful traffic only during limited, predictable windows, primarily on Sunday mornings. Those concerned about the neighborhood's rural feel should weigh what the land could become under its current zoning against what the church is actually proposing.

We respectfully urge the Commission to approve Case No. LU-25-067 and allow Northside Church to move forward with Phase 1. This congregation has worked in good faith to be a good neighbor before they have even broken ground. That is exactly the kind of community partner we want in North Albany.
Thank you for your time and your service to our county.

Sincerely,

Trent Hanson
North Albany/Benton County Resident

From: Trent Hanson
To: WRIGHT James
Subject: Re: Case #LU-25-067 Northside Church
Date: Saturday, March 21, 2026 9:46:49 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to clarify that in review I see that the road widening requirement has only been discussed. I stand by my comments that this should not be a cost solely placed on the church. As long as their driveway approach meets the requirements, the county road has been deemed acceptable as-is for public use.

Trent

On Sat, Mar 21, 2026 at 8:40 PM Trent Hanson <trent.jaymes.hanson@gmail.com> wrote:

> Dear James and Members of the Benton County Planning Commission,
>
> My name is Trent Hanson and my family lives in North Albany, not far from the proposed site at 1405 Powers Avenue. I am writing in support of the Conditional Use Permit for the Northside Church project (Case No. LU-25-067) and to respectfully ask the Commission to approve the requested zoning accommodation.
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We respectfully urge the Commission to approve Case No. LU-25-067 and allow Northside Church to move forward with Phase 1. This congregation has worked in good faith to be a good neighbor before they have even broken ground. That is exactly the kind of community partner we want in North Albany.
Thank you for your time and your service to our county.

Sincerely,

Trent Hanson
North Albany/Benton County Resident

Re: LU-25-067 and LU-25-066 at 4500 Powers Ave NW

Our family moved to our current property on Dumbeck Ave nearly six years ago, after the acreage behind our previous home was sold and approved for development of hundreds of new homes. The peace of our rural, dead-end gravel road acreage no longer existed. We knew that in order to keep that peaceful, rural character, we would need to move outside of city limits where development was limited.

Now that is at risk once again due to this proposal. There is no doubt that paving a large portion of a 20-acre green pasture to build a 75,000 square feet, multi-building church campus (that will also conduct daily commercial business) would drastically change the character of the surrounding area. To put into perspective the scale of this project, Coastal Farm & Ranch in Corvallis is 57,000 square feet. This church campus would be 30% larger than that building. It's enormous, and it would be smack dab in the middle of a rural residential area. The Planning Department's report lists a number of churches that are used as comparatives to support their finding that "the proposal maintains the overall rural residential character of the area." However, only **one** of the churches listed is in a Rural Residential neighborhood – the rest are in urban and commercial zones. And the one that is zoned RR is smaller than 4000 square feet – likely fitting in quite nicely with the size of homes in their area. These are not apples to apples comparisons.

It's strange that this question of "rural character" is even a debate, as I would assume that any person would concede that paving a 20 acre green field and constructing one of the largest churches to exist in the Albany/Corvallis region **will** change the character of the area. Substantially increasing traffic on a rural local access road **will** change the character of the area. Establishing a non-residential organization on a campus that conducts daily commercial activities in a supermarket-sized building **will** change the character of the area.

The staff report lays out many of the issues of Powers Road and indicates that it "does not meet current minimum roadway or right of way standards". The posted speed limit of 45 MPH is entirely unrealistic, as those of us who drive this road daily know that driving that fast causes too much risk for hitting pedestrians, dogs, strollers, deer, and oncoming traffic at the blind crest. The road improvements that the staff reports suggest make sense, although it doesn't solve the entire problem. It provides more incentive for people to drive faster and more carelessly. It also provides an area for church attendees to park on the side of the road. At their current location, every Sunday, vehicles line both sides of Oak Grove Drive, blocking shoulders and bike paths (which are cordoned off by permanent delineators and rumble strips to prevent vehicle use). The church, the City, and the County have failed

to manage this issue, even though parking in bike lanes is illegal and unsafe for pedestrians and cyclists. Why would the new location be any different?

There is also some disagreement about how much traffic would really increase if this church is constructed. In the March 17 meeting, the church's traffic analyst suggested that there would be an additional 300 trips on weekdays and 500 trips on Sundays – a total of 2000 trips per week. The last traffic analysis of Powers indicated a weekly trip count around 4700. This would be a 43% increase in traffic due to the church. Worth noting is the fact that the 2000 trip estimate is based on current church membership; it does not take into account additional uses of the space and increased church attendance. The church's website lists a large number of potential uses for the property including kids camps, after school programs, preschool, daycare, midweek community building activities, organized sports, cultural events, and performances in the outdoor amphitheater.

The church's website says they have weekly attendance of nearly 400 members and have held services for over 700 people on holidays. This seems to exceed the capacity of a 650 person septic, but I'm not an expert on that matter. What concerns me more are the numbers they are planning and building for. A church of 400 people doesn't need nearly 75,000 square feet. It's safe to assume they are building this church with the belief that their attendance will drastically increase. A sanctuary for 650 in the main building – a space meant to accommodate adults while their children are spread out in other rooms in the building. 650 is not the capacity of the building at any given time.

I am also concerned about the environmental impact of this project. On this property is a seasonal stream, classified by US Fish & Wildlife as a Riverine habitat; a type of wetland. This stream flows into a Freshwater Emergent Wetland on adjoining properties, which then feeds into a Freshwater Pond (Lakeview Lake). Overflow from the pond flows into another Riverine habitat and ends in a Freshwater Forested Wetland. All of this to say that the staff report doesn't adequately address the potential environmental impact at all. These wetlands are frequented by so many species, including bald eagles, beavers, deer, and bobcats. Sediment runoff, chemical contamination, potential flooding due to stormwater runoff are all effects of construction. Currently, residents of the Lakeview Estates HOA maintain the water level of Lakeview Lake, through a rudimentary overflow system that works for the current volume. The property on Powers holds a large amount of ground water, keeping it from flowing downstream. Today when I drove by Powers, I noticed that the field is still covered in large pools of water, even though it has not rained in the past 7 days and the rainfall this year is well below average. The large increase in stormwater runoff that will most definitely happen after paving 5+ acres of that property may overwhelm the system and cause extensive damage to surrounding properties, as well as a large financial

burden to homeowners downstream to fix this problem. These concerns need to be addressed.

Lastly, I want to appeal to the leadership of Northside Church. We have several close friends that attend your church (some of whom are actually opposed to this proposal). I know that your members value community and being good neighbors. Please listen to your neighbors. This campus **will** negatively impact the character of our neighborhood, safety on the road, access to our homes while road and utility improvements are being completed, noise levels from long-term construction, wildlife in the area, wetlands around our homes, property values, and more. You have read or heard testimony from a large percentage of homeowners in the area opposed to this plan, and very few in favor. The only people who have stated they are in favor either don't live in the neighborhood or are members of your church. Please reconsider your plans to build a church on this property.

Angela & Luke Hendrickson
4890 NW Dumbeck Ave

From: "Benton County Assessment, Oregon" <noreply_wordpress@bentoncountyor.gov>
Date: March 22, 2026 at 6:46:31 PM PDT
To: *Benton Web Assessment <assessmentinfo@bentoncountyor.gov>
Subject: Benton County Assessment, Oregon "Comments against LU 24-017"
Reply-To: noreply_wordpress@bentoncountyor.gov

From: Chris Beatty <christophercbeatty@gmail.com>

Subject: Comments against LU 24-017

Message Body:

I am submitting comments against the proposal to build the Northside Christian Church at 4500 Powers Ave NW. This area is zoned RR2 and it is inappropriate to put a massive structure such as this in a rural residential neighborhood. The proposal is very problematic for several reasons:

• Zoning. As mentioned, this proposal would require a variance or Conditional Use Permit. There is not a good reason to grant it – it simply does not fit with the character of the neighborhood.

• Traffic. The traffic load on Powers, Oak Grove, and Scenic Drive would all be substantially increased and congestion would result even if improvements are made to the roads. Walking and biking in the neighborhood will be more dangerous and less enjoyable, especially on weekends.

• Wetlands/creek drainages. Two seasonal creeks drain the property and feed the pond below. Small local ponds such as the one near the subject property are a valuable resource for sustaining local populations of amphibians, birds, and insects. Water quality degradation from parking lot and other impervious surface runoff is very likely and will jeopardize aquatic species.

• Septic/sewer. Unless a massive infrastructure project is undertaken, the site would have to use a very large septic system which further risks the water quality downstream.

• Asset utilization. Why build more big buildings when there are many that are empty? The current usage at Oak Grove seems more sensible and there are other commercial buildings and even schools that are vacant. It would be better to use the 4500 property for homes or a park.

Thank you for your consideration.
Chris Beatty

Proposed Action: LU-25-067: CUP – Church and LU-25-066 Variance: Parking Standards

March 22, 2025

To Whom It May Concern:

We are writing to express, again, our strong opposition to the proposed church **AND** to allowing a variance to the church regarding parking. After attending the hearing on March 17th, 2026, it is clear that there are large discrepancies between the church proposal for a "campus" of buildings, the maximum capacity of the church itself of 500, which the applicant wants to use to assess parking and traffic requirements. The first building will be the auditorium, which the church members will use as the sanctuary initially. Then, the actual church will be built, in addition to some other structures. It is very clear that while the church itself may only hold 500 people, the potential for more people being on site (e.g., using the auditorium, pickle ball courts, amphitheater, etc.) is evident from the plans of the "campus" alone. This also does not include special events the church may hold (e.g., Easter egg hunts, trick-or-treat events, etc.) where more people will likely be drawn to the "campus". This will inevitably increase their parking needs and go well beyond the 269 parking spaces they want a variance for.

Benton County requires the church to have 736 spaces, according to code. Even if there is a variance allowed to the applicant for fewer spaces, by their own admission they acknowledge that more spaces will erode, "…the rural residential character envisioned for the RR-2 zone" (page 25 Staff Report to the Planning Commission). Bottom line, the applicant says building out the required number of parking places would erode the rural residential character, and the Staff report states this is not a sufficient hardship. It seems like this is evidence to reject the notion that this development would maintain rural residential character, as the applicant's own words state that the parking requirements would erode the rural residential character envisioned for the RR-2 zone.

Further, from the discussions in the meeting, and according to the Staff Report, a "campus" of this size would require modifications to NW Powers Road (which is now, truly, a country road that is narrow and with little space on the road for maneuvering), which the applicants seemed unwilling to do at the March 17th meeting. This will require homeowners along NW Powers to give easement rights, which they may not do, especially in light of the overwhelming amount of opposition from people who live in the vicinity of this proposal.

Finally, it is truly striking the size and scope of this proposal. Make no mistake, this is a mega church. The idea that the applicant could get approval for this much built structures, parking lots, etc. is absurd for a designated rural residential area (RR-2 zone). It is nonsensical to make the case otherwise.

We are not opposed to a church going on that site, but not one of this size and scope that, in no way, honors the rural residential feel. At the March 17th, 2026, meeting, many neighbors of that parcel came out to express their opposition to this proposal. In fact, the opposition far outweighed the supporters. You have heard from people living on NW Powers, NW Terrace, and NW Dumbeck (and others), who are strongly opposed to this proposal. We all bought our houses

because of the rural feel. We do not want NW Powers to become another high-speed cut-through, nor do we want increased traffic, especially on weekends, when many of us are running, walking our dogs, etc. on NW Powers.

It is truly telling that the only rural residential church is St. Anne Orthodox Church in Corvallis, which was built a long time ago, and is significantly smaller in scope. The rest of the comparables were from non-rural areas, exemplifying that churches of this size are not generally approved for rural residential areas.

Much was discussed at the March 17th, 2026, meeting about water quality (especially of Lakeview Lake), traffic, light pollution, noise, disruption to habitat and wildlife corridors, etc. The nature of this meeting suggests that the applicant has not demonstrated a solid reason for their parking variance, except to say that if required to put in the number of parking places based on existing code, it would “erode” the rural character. We submit their entire plan will “erode” the rural character of the area and therefore does not meet the minimum standard of maintaining rural residential character. We strongly disagree with the Staff Report stating otherwise (page 9).

There is a reason why building codes were established, and that was to ensure that building proposals maintain a “fit” with the area, whether that is urban, rural, commercial, farmland, etc. This church proposal violates the code for rural residential due to its sheer size, required parking, and traffic impacts on NW Powers. All we are asking is that you deny the parking variance, and the overall size of this development. Again, we are not against the church. If they would like to build a smaller structure that aligns with rural residential character, the neighborhood would welcome them. As it stands now, this whole proposal feels out of size and scope of the area.

Thank you for your time and consideration.

Sincerely,

Erika and Ken Wolters
4859 NW Dumbeck Ave
Albany, Oregon 97321

I am a resident of North Albany and learned in today's newspaper (March 21, 2026) of the pending application by Northside Christian Church to convert 4500 Powers Avenue NW into a church and community center. Having lived around the corner of this property for the past 27 years, I can tell you that putting a church and community center in rural residential zoning will negatively change the character of the area. First, Powers Ave is barely wide enough to drive two cars. As I frequently bicycle along that road, I can tell you it will be a nightmare if there are hundreds of vehicles entering & exiting there not only every Sunday for services, but during the week as well with the planned community center. I've cycled past the Oak Grove elementary school where the church currently rents space on Sundays; the road is crowded with overflowing cars parked along the side of Oak Grove Drive. At least there is a decent bike trail along Oak Grove Drive for bikes and pedestrians by the school, which is not true further north on Oak Grove Drive or Powers Avenue. This application would also put a strain on the feeder streets (Scenic Drive and Oak Grove Drive) which are heavily used by pedestrians and cyclists. Lastly this application would greatly change the character of the rural residential area. We moved out here to escape the city and enjoy country life, with lots of wildlife and quiet. Putting a church and community center in this neighborhood will negatively impact both wildlife and solitude. Is it really permissible under Rural Residential to site such a large proposal? It would be much safer and appropriate in the more populated area of North Albany.

Laura Tully <lori.a.tully@gmail.com>

Ross Jackson Testimony for LU-25-067
3935 NW Terra Lynda DR, North Albany

Thank you, Commissioners, for considering my testimony.

I attended the Public Hearing on Tuesday evening for the Northside Christian Church proposal. I have lived at this address for 36 years and I ask that you deny based on my additional thoughts.

Widening the street, Powers:

- The residents walk facing oncoming traffic, and the discussion included a plan to add a gravel walkway only on the South side. The road has some changes in elevations that obstruct driver view when approaching a pedestrian and possible oncoming car, which elevates the danger issues dramatically. I seldom drive over 30 for this reason.
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- I suggest that the right-of-way costs should be known before giving your approval. The cost of land in the area is very high, and some residents may be non-negotiable.

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- Spring water flows in the ditches, even in dry periods. There is a spring under Powers near the intersection with Scenic that has required county repairs, and repairs are needed now. The power of that spring erodes under the pavement within a couple of years after repairs are made.
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I support all the pollution and safety arguments given in opposition, and for these additional reasons, I request a **DENIAL** of the location for a large church.

March 21, 2026

Benton County Community Development Department
James Wright
4500 SW Research Way
Corvallis, OR 97333

From: Tony & Karen Smith
4930 NW Dumbeck Ave
Albany, OR 97321

Subject : LU-25-067, LU-25-066 – CUP- Church

I am submitting this written testimony as a formal opposition and appeal of the above conditional use permits.

I have already submitted verbal and other written opposition of this permit. I am still trying to get my point across that this proposed building is not just a little small country church and only has services on Sunday morning and is closed the rest of the week. Other peoples comments and understanding say that this church going in is not going to be disruptive to this area. They say "this a church and is used only for Sunday services." This is not true.

But per words from the applicant they are are calling this facilities a **"church campus/compound."**
And these proposed facilities does not fit into the rural area or feel on where this is going to be built.

The applicant is opposing some of the county staff recommendations for their building out in this rural area.
But they are the ones wanting to put this mega church and COMPOUND in this rural area. They are wanting to change the rural characteristic of this area.
First thing is that they would build a 18,902 ft building to hold 500 people. The applicant already stated that is where they would hold meetings and

church services and weekly daycare. Applicant is appealing having to change and do all updates on the whole road of Powers Ave. If they have people coming to these facilities from Corvallis or Adair Village area and Albany they would access this from Oak Grove Road. They **can not** make assumptions on how the general public will access their facilities. They are the ones proposing to put in this huge building compound and saying that the public can use these too. So they are going to be having a lot, hundreds and hundreds of people using this rural area and rural roads to use their facilities. Again this rural area is not the place for this large of a compound.

And then the proposed large 54,709 sq. ft mega church being built with seating for over 600 people. This is not a small rural church. Again after both of these large facilities are built. The church can do anything they want with them. I see that they can have the potential of renting these out. They can have at any given time have activities at these two building. As per other peoples comments that nobody is contesting that what the church does is bad and that they do good work and make people feel good but that just what they are proposing to bring to this particular rural setting is not the right area for the this use that they are wanting to build. The traffic and the feel for this rural area will be changed and not for the better. Again none of these are bad in anyway, but to have that many people in this rural area changes the characteristics of this land and the surrounding areas.
They could advertise that a particular band is going to come and play, have some performing acts or plays being put on, sermons being offered. Bringing in hundreds and hundreds of people wanting to attend these.
And there will be the DAILY activities at the church itself,
like youth activities during the evenings and weekends,
choir practice, band-music practice, board meetings, bible study groups, children activities, evening confirmation classes,women's and men's group meetings, sewing-craft classes. And also outside groups using this facilities, like Boy Scout or Girls Scout groups, political groups,
second language, school groups these would most likely be held during the week and in the evening hours.
Then you have the special community events that could be held like Easter egg hunts, Halloween Trick or treat events, an
special Christmas activities and bazaars. Hundreds of people coming into this

area to use their facilities.
Also they plan on putting in a commercial grade kitchen in their main church building. Again the potential of having other people other than the church goers using this and having large gathering at this facility.

And the use of gym and other outside areas that are proposed to be built could have the same thing with having large amount of people coming in for events that can be held at these facilities. This is in a rural area and is not close to any public transportation and walking to this site would be a challenge for anyone trying to get to it from any of the rural roads that are on either side of it. So everyone would be needing to drive to get to it.

Again drawing hundreds and hundreds of people out in this rural area using the roads that were not designed and made for this type of daily use for activities during the day and night. This needs to be looked at not just as a Sunday morning church service and the church is locked up all week. Activities will be going at these facilities every day and having evening use too. The change of this area with the building and parking lots, with the lights, and large pavement area. And having the water usage and public rest rooms facilities to be able to handle large groups of people gathering at one time should not put undo strain on existing properties.
I know there have been studies that show the amount of heat
that parking lots produce along with the associated lighting would produce these again would change the use of this area and not for the good.

This proposed site is also home to a herd of up to a dozen deer and they travel all over the North Albany area. And use this acreage as their grazing and travel routes. My family has had some run ins with the deer popping up on Powers Ave. trying to cross the road. I wonder how many accidents will happen with the local wildlife in this area with hundreds
of cars traveling to the church. What precautions are they going to take to not have deer, coyotes, foxes or any other wildlife coming onto the church grounds?

Again I have to ask, is this a church going in or is this a business??
Having a day care facility, I am sure this is not going to be free and will be charging fees for this. And being able to rent out their gym facilities and outdoor areas to groups to use and also the main church building with their commercial kitchen. Charging out side groups to come in and use this during the week and weekends, evening hours. Sounds like they are building two very large money making facilities than a church building to use for Sunday morning services only.

And again this is not the right location for these type of buildings and the potential use of the business side of bringing large groups of people to use their facilities.

And they are justifying that this would be for the community use but it comes at a costs and fees to use them, I am sure they will not be having groups use their facilities for free.
What guarantees do we have from the church once these two large building are built and what extent do they need to make them available to anybody in the community? They own them and can do with them what they want. Which brings a lot of questions to what could happen to this small rural area.
My family and others that reside in this rural community are not wanting this type of large mega church and church campus compound and business to be built on this property.

Please take in consideration of what the potential use and growth that this church compound and business could bring into this rural area. This is not the right location for the usage that could come from what they propose to build on this land. These buildings and usage will not complement the rural surrounding area. It will be a MAJOR DETRIMENTAL impact in this rural area.

We oppose and are appealing the conditional use permits to this property.

Sincerely,
Tony & Karen Smith

MEMORANDUM

To: Benton County Planning Commission

From: Northside Christian Church Project Team

Date: March 31, 2026

Subject: LU-25-066 and LU-25-067

Property: 4500 NW Powers Avenue, Albany, Oregon

I. PURPOSE

This memorandum provides the applicant's response to comments contained in the Staff Report, the Public Works memorandum, and public testimony concerning the proposed Northside Christian Church project and is intended to assist the Planning Commission in applying the applicable approval criteria based on the evidentiary record.

The applicant has revised the proposal to eliminate Phase II and limit the request to Phase I, as indicated during the open record period and reflected in the supplemental materials submitted to the record, and the analysis herein reflects that reduced scope.

II. APPLICANT POSITION ON APPROVAL OPTIONS

The applicant supports Option 2, as outlined in the Staff Report, which limits approval to Phase I of the proposed development in response to concerns raised during the public hearing regarding traffic, project scale, and compatibility with the surrounding area. Limiting the request to Phase I allows the Commission to evaluate a reduced and more defined level of development and ensures that the decision is based on the portion of the project supported by the current record.

The applicant generally accepts the conditions of approval recommended by staff, subject to the clarifications and proposed modifications outlined in Section III (Proposed Edits to Conditions of Approval), including revisions related to transportation improvements.

III. PROPOSED EDITS TO CONDITIONS OF APPROVAL

As discussed in Sections IV through VI, the following proposed edits are provided to ensure that the conditions of approval are necessary to mitigate impacts attributable to Phase I, are supported by applicable approval criteria, and satisfy nexus and proportionality requirements.

Unless modified below, all other conditions of approval recommended in the Staff Report are accepted as written.

A. Proposed Modifications

The applicant requests the following modifications to the recommended conditions of approval. As demonstrated in the record, the required roadway improvements have not been shown to be attributable to, or necessary to mitigate, impacts associated with Phase I.

- Road Improvements (Condition 5): Remove the requirement for corridor-wide roadway improvements and application of a hybrid roadway standard.
- Road Improvements / Security (Condition 6): Remove or revise to eliminate requirements for construction or financial assurance associated with roadway improvements.
- Frontage Improvements (Condition 7): Revise to require a 5-foot right-of-way dedication along the frontage of the subject property only and remove any frontage improvement requirements.
- Phased Development (Condition 3): Revise to authorize Phase I only, consistent with the applicant's request and Option 2 in the Staff Report.

IV. ROADWAY IMPROVEMENT

The Public Works memorandum requires roadway improvements to NW Powers Avenue extending from NW Scenic Drive to NW Oak Grove Drive and applies a hybrid roadway standard (Primary Local and Minor Collector).

A. Pedestrian Facilities and Safety Considerations

NW Powers Avenue is classified as a Primary Local Access Road under the Benton County Transportation System Plan. This functional classification does not require or include dedicated pedestrian facilities such as sidewalks or separated pathways. The proposed hybrid improvement standard appears to introduce pedestrian-oriented design elements intended to address safety for non-motorized users; however, these elements exceed the requirements of the adopted functional classification and may encourage pedestrian use along a roadway that is not designed or intended to function as a pedestrian facility, potentially creating unintended safety risks.

Conditions of approval must mitigate impacts caused by the development and should not be used to remedy pre-existing deficiencies in the transportation system.

B. Traffic Volumes and Roadway Function

NW Powers Avenue is currently improved with two travel lanes, one in each direction, and functions as a low-volume rural roadway. The existing configuration is capable of accommodating current traffic volumes as well as the incremental increase in traffic associated with Phase I of the proposed development.

Evaluation of roadway improvements should be based on the impacts associated with Phase I of the development. Phase I represents a limited level of development and is not anticipated to generate traffic volumes that would necessitate corridor-wide roadway upgrades.

C. Environmental and Permitting Impacts

The roadway improvements required by the Public Works memorandum extend beyond the project frontage and would require alteration or filling of existing roadside drainage features along NW Powers Avenue. As documented in the Civil Plan Set (Exhibit D), wetlands and drainage features are present in the vicinity of the corridor. Disturbance of these features may constitute impacts to jurisdictional waters or wetlands subject to regulation by the U.S. Army Corps of Engineers and the Oregon Department of State Lands.

Implementation of the required improvements would therefore likely trigger federal and state removal-fill permitting, potential mitigation obligations, and associated costs, timelines, and regulatory uncertainty. These impacts are independent of, and not attributable to, Phase I of the proposed development.

The applicable approval criteria require that conditions of approval mitigate impacts caused by the proposed development. Here, the roadway improvements would introduce new environmental impacts and regulatory burdens that would not otherwise occur with Phase I, but instead result from attempts to address broader corridor conditions.

Requiring roadway improvements that introduce additional environmental permitting obligations and potential impacts beyond those caused by the proposed development further demonstrates that the conditions are not proportional to project impacts and raise significant feasibility concerns.

Accordingly, the wetland and permitting implications associated with the required roadway improvements underscore both the lack of proportionality and the feasibility constraints of the proposed conditions and support modification or removal of those requirements.

D. Right-of-Way and Feasibility Constraints

Development conditions must be limited to improvements necessary to address impacts attributable to the proposed development. While such improvements may extend beyond the project frontage where a clear nexus and proportional relationship can be demonstrated, the conditions proposed here go further.

The Development Code does not require application of a hybrid roadway standard or corridor-wide improvements for development of this scale. Conditions must be based on adopted standards rather than discretionary or project-specific design approaches.

The Public Works memorandum requires corridor-wide improvements to NW Powers Avenue extending from NW Scenic Drive to NW Oak Grove Drive, including widening the roadway to meet

a hybrid Primary Local / Minor Collector standard. These improvements are not limited to the project frontage and instead address broader corridor conditions.

Implementation of these improvements would require right-of-way acquisition from multiple properties not under the applicant's control. Northside Christian Church does not have the authority to acquire right-of-way from third parties, nor can it ensure delivery of improvements dependent on actions by unrelated property owners. Conditions that depend on acquisition of right-of-way from third-party properties outside the applicant's control are not reasonably enforceable and create uncertainty as to compliance.

Accordingly, while the applicant evaluated potential roadway improvements, the record does not demonstrate that improvements, including frontage improvements, are necessary to mitigate impacts attributable to Phase I. No roadway improvements have been identified that are both necessary and proportional to the impacts of the proposed development.

V. APPLICABLE ANALYTICAL AND LEGAL FRAMEWORK

Land use decisions must be based on the Benton County Development Code and applicable adopted plans, including the Comprehensive Plan and Transportation System Plan.

The Staff Report references analytical requirements and roadway design concepts that are not explicitly required by the Development Code or adopted transportation planning documents, including:

- multiple rounds of seven-day traffic counts
- additional observation studies at comparison churches
- expanded Design Hourly Volume calculations
- application of a hybrid roadway improvement standard

These requirements and design concepts do not appear to be grounded in adopted code provisions or formally adopted transportation planning standards. As such, they extend beyond the applicable approval criteria and introduce additional analytical and design expectations that are not required to demonstrate compliance with the Benton County Development Code.

Land use decisions must be based on adopted standards, and conditions of approval must be tied to applicable code criteria rather than supplemental or discretionary analytical frameworks that have not been formally adopted.

A. Consistency with Adopted Plans and Standards

The Staff Report and Public Works memorandum reference planning initiatives and policy concepts that were not formally adopted by Benton County at the time of application submittal and

therefore do not constitute applicable approval criteria, including the Transportation Safety Action Plan (TSAP) and the application of a hybrid Primary Local / Minor Collector roadway standard.

The applicant recognizes that planning efforts such as transportation safety initiatives may inform future policy development. However, land use decisions must be based on the adopted provisions of the Benton County Comprehensive Plan, Development Code, and other formally adopted planning documents in effect at the time of application submittal. Plans, policies, or frameworks that have not been formally adopted through the County's legislative process do not constitute regulatory standards and cannot serve as the basis for conditions of approval or additional analytical requirements applied to a specific development application.

The hybrid roadway section referenced in the Public Works memorandum appears to reflect a planning concept or draft design approach rather than an adopted roadway standard. Any prior references to similar roadway configurations appear to have been developed at the request of individual applicants for site-specific design purposes and do not establish an adopted or generally applicable standard.

Accordingly, to the extent the Staff Report relies on concepts or standards that were not adopted at the time of application submittal, those concepts do not establish applicable approval criteria. The application must be evaluated based on the provisions of the Benton County Development Code and Comprehensive Plan in effect at that time.

B. NEXUS AND PROPORTIONALITY

Conditions of approval must be reasonably related to the impacts of the proposed development and proportional to those impacts. Courts have consistently held that such conditions must demonstrate an essential nexus to a legitimate governmental interest and be roughly proportional in both nature and extent to the impacts of the proposed development (*Nollan v. California Coastal Commission*; *Dolan v. City of Tigard*).

The Public Works memorandum requires roadway improvements to NW Powers Avenue extending beyond the project frontage, including widening to a hybrid roadway standard and associated shoulder improvements, as described in the Staff Report and Public Works memorandum. These improvements would necessitate right-of-way acquisition from multiple properties not under the applicant's control.

As demonstrated in the March 31, 2026 memorandum prepared by Sandow Engineering, Phase I of the proposed development is estimated to generate approximately 194 average daily trips, resulting in total corridor volumes that remain well below the Benton County Transportation System Plan threshold for a Primary Local Road.

The record therefore does not demonstrate that Phase I of the proposed development generates impacts that necessitate roadway widening, shoulder improvements, or application of a hybrid

roadway standard. Rather, the identified deficiencies reflect existing corridor conditions independent of the proposed use.

The required improvements function as corridor-wide upgrades rather than mitigation of project-specific impacts. In addition, implementation of these improvements will trigger off-site right-of-way acquisition and environmental permitting requirements that are not attributable to Phase I, further underscoring the lack of proportionality.

The record does not demonstrate that any of the required roadway improvements are attributable to, or necessary to mitigate, impacts associated with Phase I.

Accordingly, the required conditions lack an essential nexus to the impacts of the proposed development and are not roughly proportional in nature or extent. Imposing such conditions would effectively require the applicant to remedy pre-existing deficiencies in the transportation system, which exceeds the scope of permissible land use regulation and is not supported by the applicable approval criteria.

C. Religious Land Use Considerations (RLUIPA and ORS 215.441)

The proposed use is a church and therefore constitutes religious exercise protected under the federal Religious Land Use and Institutionalized Persons Act (RLUIPA). Under RLUIPA, land use regulations that impose a substantial burden on religious exercise must be supported by a compelling governmental interest and implemented through the least restrictive means.

In addition, ORS 215.441 provides that when a place of worship is allowed, counties must allow the reasonable use of property for activities customarily associated with religious practice, including worship services, gatherings, and childcare. While counties may apply reasonable site and design regulations, such regulations must not impose undue burdens that limit the ability to site and operate a place of worship.

The roadway improvement requirements described in the Staff Report and Public Works memorandum impose obligations that extend beyond impacts attributable to the proposed development, including corridor-wide improvements, potential off-site right-of-way acquisition, and widening to a hybrid roadway standard reflecting a higher functional classification than a Primary Local Access Road. As such, these requirements must be evaluated to ensure they do not impose unnecessary or disproportionate burdens on religious exercise and do not effectively limit the reasonable use of the property for religious activities as contemplated under ORS 215.441.

VI. SUPPLEMENTAL TECHNICAL ANALYSIS

The applicant has coordinated with its engineering and legal team to further evaluate technical and legal matters identified in the Staff Report and Public Works memorandum as well as the public hearing

held Tuesday, March 17, 2026. The following supplemental information is provided to assist the Planning Commission in its evaluation of the application:

A. SEPTIC CAPACITY

The applicant has applied for and received Septic Site Approval from the Benton County Environmental Health Department. A copy of the Septic Site Evaluation Approval was submitted as Exhibit J of the application submittal.

The approval site demonstrates capacity for both primary and replacement drainfield areas to accommodate a daily septic flow of 5175 gallons per day. Phase 1 of the proposed development includes a 500-seat church/gymnasium. Pursuant to OAR 340-071-0220, Table 2 (Quantities of Sewage Flows), church facilities are calculated at 5 gallons per day per seat, resulting in an estimated demand of 2,500 gallons per day.

Based on the Septic Site Evaluation approval granted by Benton County Environmental Health Department and the calculated demand, the site provides substantial excess capacity to accommodate the proposed development.

The evaluation considered the location and capacity of both primary and replacement drainfield areas, which have been identified and will be protected from disturbance consistent with applicable requirements.

Accordingly, the proposed development can be accommodated within the available septic capacity, and no constraints have been identified that would preclude compliance with applicable standards or conditions of approval.

Final septic system design will be submitted to the Benton County Environmental Health Department and Oregon DEQ for review and approval at the time of building permit.

B. TRANSPORTATION / TRAFFIC IMPACTS

The applicant has coordinated with its traffic engineer to evaluate potential transportation impacts associated with the proposed development, including comments raised in the Staff Report and at the public hearing.

The results of this evaluation are documented in the memorandum prepared by Sandow Engineering, dated March 31, 2026, included in the record as Exhibit A.

C. WETLAND DELINEATION

The wetlands as shown on the submitted Civil Plan Set (i.e., Exhibit D) were delineated by Eric Henning of Zion Natural Resources. The delineation report has been submitted to the Oregon Division of State Lands for their review and concurrence, and any jurisdictional determinations or permitting requirements will be addressed through that process.

VII. RESPONSE TO PUBLIC TESTIMONY AND RECORD EVIDENCE

The proposal has been revised to eliminate Phase II and is limited to Phase I. The following responses address recurring themes raised in public testimony and are provided to assist the Planning Commission in evaluating the proposal under the applicable approval criteria and evidence in the record.

A. Rural Character and Compatibility

Public testimony raised concerns that the proposed development would alter the rural character of the area and be incompatible with surrounding uses.

A place of worship is an allowed conditional use within the RR-2 zoning district, subject to approval of a Conditional Use Permit. Accordingly, the applicable standard is not whether change will occur, but whether the proposed use at the scale requested can be accommodated in a manner that is compatible with surrounding uses and does not result in significant adverse impacts.

The evaluation of "rural character" must be based on measurable land use impacts, including site design, intensity of use, traffic generation, and operational characteristics, rather than generalized perceptions of scale or use type.

The reduced scope substantially decreases overall intensity and addresses concerns related to scale, traffic, and activity levels.

Phase I has been designed to minimize visual and functional impacts, including:

- Locating improvements toward the interior of the site;
- Maintaining substantial areas of open space;
- Limiting development to a single building and associated site improvements; and
- Avoiding high-intensity daily operations.

While the proposed use represents a change from existing conditions, the applicable criteria do not require preservation of the site in its current state, but rather that the proposed use does not significantly interfere with the livability or use of surrounding properties.

The record does not demonstrate that Phase I would result in significant adverse impacts to surrounding properties or that the use cannot be made compatible through the conditional use process.

Accordingly, when evaluated under the applicable approval criteria, the proposed Phase I development is consistent with the intent of the RR-2 zone and satisfies the standard for compatibility with surrounding uses.

B. Traffic and Roadway Conditions

Public testimony raised concerns regarding traffic volumes, roadway safety, and operational conditions along NW Powers Avenue and surrounding roads.

As detailed in Section IV (Roadway Improvement Requirements) and Section VII(d) (Road Improvements and Proportionality), these concerns primarily reflect existing roadway conditions rather than impacts attributable to Phase I of the proposed development.

As further detailed in the applicant's traffic analysis prepared by Sandow Engineering, Phase I of the proposed development is not anticipated to result in a significant increase in traffic volumes or materially alter roadway operations.

Accordingly, the record does not demonstrate that the proposed development would create transportation impacts that preclude approval of the application.

C. Road Improvements and Proportionality

Public testimony raised concerns regarding roadway conditions along NW Powers Avenue, including safety and roadway adequacy.

As discussed in Section IV (Roadway Improvement Requirements) and Section V(b) (Nexus and Proportionality), these concerns primarily reflect existing corridor deficiencies rather than impacts attributable to Phase I of the proposed development.

Conditions of approval must demonstrate a clear nexus to the impacts of the proposed use and be roughly proportional to those impacts. The record does not demonstrate that Phase I would generate impacts necessitating roadway widening, frontage improvements, or upgrades to a higher roadway classification.

D. Environmental Concerns (Wetlands, Drainage, Wildlife)

Public testimony raised concerns regarding the presence of wetlands, seasonal drainage features, wildlife habitat, and the potential for stormwater runoff or downstream impacts.

The proposed development is subject to multiple layers of state and local environmental regulation and permitting, including:

- Oregon Department of Environmental Quality (DEQ) 1200-C Construction Stormwater Permit;
- Benton County Erosion and Sediment Control (ESC) Permit;
- Benton County Stormwater Management (SWM) Permit; and
- Potential state and federal removal-fill permitting through the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers, if jurisdictional wetlands or waters are present.

These regulatory frameworks require detailed evaluation of site-specific conditions at the time of construction and ensure that stormwater quantity and quality, drainage patterns, and potential impacts to regulated wetlands or waters are appropriately addressed through design, mitigation, and ongoing maintenance requirements.

The applicable approval criteria require that the proposed development can comply with these regulations. The record demonstrates that Phase I can meet these requirements.

Concerns regarding wildlife presence and habitat are acknowledged; however, the subject property is not designated under any adopted resource overlay or protection program that would preclude development of the site. The property may be developed consistent with underlying zoning, subject to compliance with applicable environmental and permitting standards.

In addition, Phase I development:

- Limits disturbance to a defined portion of the site;
- Retains substantial areas of open space; and
- Will be required to incorporate stormwater management measures designed to control runoff and protect downstream conditions.

While development of the site will result in some level of change from existing conditions, the applicable standard is whether the proposed use results in significant adverse environmental impacts that cannot be mitigated. The record does not demonstrate that such impacts would occur with implementation of required permits and conditions.

Accordingly, environmental concerns related to wetlands, drainage, and wildlife do not preclude approval of the Phase I development.

E. NOISE, LIGHTING, AND ACTIVITY LEVELS

Public testimony raised concerns regarding potential noise, lighting, and the frequency or intensity of on-site activities.

The proposed use is a place of worship, which is an allowed conditional use within the RR-2 zoning district. As such, typical operational characteristics associated with places of assembly including periodic gatherings, events, and associated lighting are anticipated within the framework of the zoning ordinance and are evaluated through the conditional use process.

Noise and activity associated with the proposed use are inherently intermittent and time-limited, occurring primarily during scheduled services or events rather than continuously throughout the day. This differs from other permitted uses that may generate ongoing daily activity or continuous operational noise.

With respect to lighting, all exterior lighting will be required to comply with applicable development standards at the time of building permit review. These standards are intended to minimize off-site impacts through measures such as directional lighting, shielding, and intensity limitations.

Compliance with these standards ensures that lighting impacts are controlled and do not result in significant adverse effects on adjacent properties.

Similarly, any mechanical equipment, building systems, or site features will be subject to applicable building and development regulations governing noise and operational impacts. These requirements are designed to ensure compatibility with surrounding uses.

While some level of noise and lighting is inherent to any developed use, the applicable approval criteria do not require the elimination of all impacts, but rather that the proposed use does not result in significant adverse effects on surrounding properties.

The record does not demonstrate that the Phase I development would generate noise, lighting, or activity levels exceeding what is typical for an allowed conditional use or that would rise to the level of significant adverse impact. Accordingly, these considerations do not preclude approval of the application.

F. Scale of Development

Several comments characterized the proposal as a "campus" or "mega-church" and evaluated potential impacts based on the full conceptual buildout of the site.

Accordingly, the Planning Commission's decision must be based solely on the scope, intensity, and impacts of the Phase I development.

Importantly, a place of worship is an allowed conditional use within the RR-2 zoning district, subject to approval of a Conditional Use Permit. The applicable review is therefore not whether the use itself is appropriate in the zone, but whether the specific proposal at the scale requested satisfies the relevant approval criteria.

Phase I consists of a single building and associated site improvements at a reduced scale relative to the previously contemplated buildout. The reduction in scope directly affects key impact areas raised in testimony, including traffic generation, parking demand, and overall site intensity.

When evaluated under the applicable criteria, Phase I does not function as a large institutional "campus," but rather as a single place of assembly at a scale that can be accommodated within the surrounding area.

VIII. CONCLUSION AND REQUEST FOR APPROVAL

The applicant has revised the proposal to eliminate Phase II and limited it to Phase I. This modification substantially reduces the scale and intensity of the project and resolves issues related to parking demand and project phasing.

The record demonstrates that the Phase I development can be accommodated within existing infrastructure and complies with applicable Benton County Development Code criteria.

While public testimony reflects differing perspectives regarding the desirability of the proposed use, the applicable decision criteria focus on measurable land use impacts and compatibility standards. The evidence in the record demonstrates that these standards can be met.

Based on the foregoing, the applicant respectfully requests approval of LU-25-067 (Conditional Use Permit) consistent with Option 2, subject to the modifications to the conditions of approval outlined in Section III and reflected in Section IX below.

As modified, the conditions of approval are consistent with applicable approval criteria and legal standards, including nexus and proportionality requirements.

The parking variance request (LU-25-066) is no longer applicable and should be dismissed.

IX. PROPOSED CONDITIONS OF APPROVAL

The following conditions of approval reflect the modifications outlined in Section III.

1. Conformance with Approved Plans: Development shall be substantially consistent with the approved Phase 1 site plan, and supporting materials, except as modified by these conditions of approval.
2. Deed Consolidation: Prior to issuance of any building permit, the applicant shall record a deed consolidating Parcel 1 and Parcel 2 identified in Deed 2023-640923 into a single legal parcel. Proof of recordation shall be provided to the Community Development Department.
3. Phased Development Authorization This approval authorizes development of Phase I Development consisting of construction of the 18,902-square-foot gymnasium, associated parking, storage structure, and site improvements.
4. Parking Requirements
    a. Phase I Parking Minimum: Prior to issuance of a Certificate of Occupancy for Phase I, the applicant shall construct a minimum of 189 parking spaces consistent with BCC 91.605.
5. Road Dedication: The applicant shall dedicate 5-foot right-of-way along the frontage of the subject property of Powers Avenue NW sufficient to meet the minimum 50-foot right-of-way standard.
6. Road Approach: The existing field approaches shall be removed at the time the new entrance is established. The new entrance location shall serve as the construction entrance to the site. Other construction entrances will not be permitted.
    a. The existing residential approach shall be modified to accommodate two-way traffic.
    b. Knock-down bollards, a chain gate, or a knox-box gate shall be placed in the throat of the connecting road between the existing residence and the main parking lot to prevent cut-through traffic for access and egress.

c. The applicant shall apply, pay fees and obtain approval for Road Approach Permits for all new approaches and/or modifications to existing approaches to the property.

7. Water Service: Water service shall be provided in coordination with the City of Albany. Any on-site storage tank and pumping infrastructure shall be installed prior to occupancy.

8. Fire Protection: All fire suppression, hydrant spacing, fire flow, and emergency vehicle access requirements shall be approved by the Albany Fire Department prior to issuance of building permits.

9. DEQ WPCF Permit: Prior to issuance of building permits, the applicant shall obtain a Water Pollution Control Facility (WPCF) permit from the Oregon Department of Environmental Quality (DEQ), if required based on design flow.

10. Septic Area Protection: Approved primary and reserve drainfield areas shall be protected from grading, compaction, or disturbance during construction. No development shall occur within approved septic areas without authorization from Environmental Health.

11. DEQ 1200-C Permit: The proposed construction activity and common plan of development will result in land disturbance of one acre (1.00 ac) or more. The applicant shall apply, pay fees, and obtain approval for an Oregon Department of Environmental Quality (DEQ) 1200-C Construction Stormwater Quality Permit.

12. Erosion and Sediment Control Permit: Upon issuance of the DEQ 1200-C Permit, the applicant shall then apply for a Benton County ESC Permit. These permits must be obtained prior to start of ground disturbing activities.

13. Stormwater Management Permit: The total impervious area for the project in the post construction condition will exceed one-quarter acre (0.25 ac). The applicant shall apply, pay fees, and obtain approval for a Benton County Stormwater Management (SWM) permit. The SWM permit shall be approved and a Long-Term Maintenance Agreement signed and recorded prior to building permit issuance and before work begins on the proposed drainage system.

    a. Construction and post-construction stormwater discharge shall conform to the standards and tenets established by Oregon Drainage Law.

    b. Construction stormwater discharge shall conform to all current Oregon Department of Environmental Quality (DEQ) and Benton County erosion and sediment control standards using Oregon Department of Transportation erosion and sediment control details and best management practices.

    c. Post-construction stormwater quantity and quality standards shall conform to all current Oregon Department of Environmental Quality and Benton County stormwater requirements and the most recent edition of the Benton County's Stormwater Support Documents.

14. Taxes: The applicant shall provide for payment of all prior year outstanding property taxes, current year-to- date property taxes, and any applicable interest and penalties. Contact the County Assessor (541-766-6855) to determine the amount due. (The applicant does not need to bring proof of payment to the Community Development Department; payment is checked by other means.) [BCC 95.125(4)]

Conditions of Operating Approval

1. Western Access: Western access shall be restricted from church-related activity. A knox-box gate shall be placed in the throat of the connecting road between the existing residence and the main parking lot to prevent cut-through traffic for ingress and egress.
2. Stormwater Management Longterm Contract: The applicant shall maintain onsite stormwater management in compliance with Public works form.
3. Daycare: The applicant shall comply with Oregon Department of Early Learning and Care (DELC) for the operation of a daycare.
    - Advisory - The applicant shall verify with DELC if they are identified as a certified childcare center.

X. EXHIBITS

A. Exhibit A: Sandow Engineering Memorandum – Response to Comments (March 31, 2026)

SANDOWENGINEERING
777 HIGH ST SUITE 320 • EUGENE, OREGON 97401 • 541.513.3376

RENEWAL 06/30/26

DATE: March 31, 2026

TO: Benton County Planning Commission

FROM: Kelly Sandow P.E.
Sandow Engineering

RE: LU-25-066 and LU-25-067 Northside Church-Response to Comments

Sandow Engineering would like to provide the following information and response to the transportation-related questions and comments provided within the Benton County Staff Report, public works comments, and public comments for the Northside Church application.

1.0 ROADWAY WIDTH AND EXISTING CONDITIONS

Powers Avenue is classified as a primary local road within the Benton County Transportation System Plan (TSP). Cross-section and operational standards are based on functional classification.

The applicable design parameters for this roadway classification are:

- Average Daily Trips (ADT): <700 vehicles per day
- Design Hour Volumes (DHV): <100 vehicles per hour
- Minimum Right-of-Way: 50 feet
- Minimum Surface Width: 20 feet
- Minimum Lane Width: 10 feet
- Shoulder Width: 2 foot gravel

Average Daily Trips

As identified in the staff report, the most recent available traffic counts (2019) indicate volumes of approximately 246 vehicles per day (VPD) on the west end of Powers Ave and 436 VPD on the east end. No significant development has occurred in the vicinity since that time that would materially increase background traffic volumes. Therefore, these counts remain representative of existing conditions.

Trip generation for Phase 1 of the proposed church was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual. Use of ITE data is appropriate for Phase 1, as the proposed 18,902-square-foot building falls within the range of observed data for churches included within the ITE data set.
The proposed development is estimated to generate:

- 128 weekday daily trips
- 588 Sunday daily trips
- Based on a 7-day average, the resulting site-generated ADT is approximately **194 VPD**.

Directional distribution is estimated at 25% to/from the west and 75% to/from the east, consistent with regional travel patterns and roadway network.

Based on these assumptions, the total projected ADT on Powers Avenue is:

- West of site: 295 VPD
- East of site: 585 VPD

With the construction of Phase 1, the traffic volumes remain below the 700 VPD threshold identified in the TSP for Primary Local Roads. The roadway will continue to operate within the intended volume range for its functional classification.

Design Hour Volumes

The DHV for Powers Road after completion of the church is estimated at 30 vph for the west side and 60 vph for the east side. These volumes are well below the 100 vehicles per hour threshold identified in the TSP for this roadway classification and are consistent with low-volume rural roadway operations.

Right-of-Way

The right-of-way width along Powers Avenue varies in width and is less than the 50-foot standard in sections, including the development frontage. Consistent with standard practice, the applicant will provide the necessary right-of-way dedication along the property frontage to achieve the 50-foot standard.

Any section of roadway outside of the frontage is outside the control of the applicant. Oregon land use laws do not allow conditions of approval that rely on actions or agreements from third parties that are outside of the applicant's control. Therefore, the applicant cannot be required to obtain off-site right-of-way to meet the current standards or to construct off-site roadway widening improvements.

Surface Width and Travel Lane Width

The existing pavement width for Powers Avenue is generally 20 feet, with some sections less than 20 feet.

The County is requesting that pavement widening be required along the full length of Powers Avenue to two 10-foot travel lanes. However, the TSP standard applies to roadway design at

the time of construction or reconstruction and is not intended to require full corridor upgrades where the roadway is already functioning within its intended classification.

As demonstrated above, the projected ADT (295–585 VPD) and design hour volumes (30–60 vph) remain well within the thresholds for a Primary Local Road. The existing roadway is operating within its functional capacity, and the proposed development does not introduce volumes that would necessitate widening beyond the project frontage. Additionally, the roadway operates within the range of low-volume rural facilities where narrower cross sections are typical and function effectively. Consistent with guidance from the American Association of State Highway and Transportation Officials (AASHTO), the existing width is sufficient to accommodate anticipated traffic without requiring widening.

Requiring full-length pavement widening would address existing conditions unrelated to the proposed development and would function as a system-wide improvement rather than project-related mitigation.

Shoulder Width

The TSP identifies a 2-foot gravel shoulder as the standard for this roadway classification. Existing conditions along Powers Avenue include segments where the shoulder width is less than 2 feet due to constrained right-of-way and existing roadside features. The County has requested that the shoulder be widened along the full length of the roadway, beyond the 2-foot standard, to a “hybrid standard” of 4 feet to accommodate pedestrian travel. This requirement exceeds the adopted standard and is not supported by the operating conditions of the roadway.

The roadway currently operates at low traffic volumes (295–585 total ADT), which is consistent with rural shared-use conditions where pedestrians and bicyclists utilize the travel way. While the posted speed is 45 mph, the low traffic volumes limit the frequency of conflicts and are consistent with rural local roadway environments without continuous shoulder or sidewalk facilities.

Achieving a continuous 4-foot shoulder along the corridor would require widening beyond the existing right-of-way in multiple locations, including areas with drainage features, vegetation, and existing utilities. Implementation would therefore require the acquisition of off-site right-of-way and substantial reconstruction. Conditions of approval cannot require actions dependent on third-party property acquisition.

Given that the roadway is operating within the volume and functional thresholds of a Primary Local Road, and that the proposed development does not introduce a level of pedestrian or bicycle activity requiring dedicated facilities, a continuous widened shoulder is not warranted.

No capacity, operational, or safety deficiency has been identified that would warrant roadway improvements associated with this development.

2.0 TRAFFIC FLOW PATTERNS

Traffic associated with the proposed church use will occur in predictable, short-duration periods and will disperse efficiently within the existing roadway network. The projected traffic volumes do not result in sustained congestion, unsafe queuing conditions, or degradation of roadway operations. The traffic flow characteristics are described in the following.

Trip Distribution and Routing

Powers Avenue functions as a local access roadway with limited connectivity and does not serve as a regional through route. As such, site traffic will utilize the most direct paths to higher-order roadways. Therefore, traffic will primarily route to/from the east via Scenic Drive, where Scenic Drive connects to other major roadways within the City. It is estimated that approximately 75% of site traffic will travel to/from the east via Scenic Drive, with the remaining 25% traveling to/from the west via Oak Grove Drive.

Peak Traffic Characteristics

Church uses generate traffic in short-duration peaks, typically occurring immediately before and after scheduled services.

These peak periods are:

- Infrequent (generally limited to one to two periods per week)
- Short in duration (typically 30–60 minutes)
- Offset from weekday commuter peak periods

Outside of these peak periods, traffic volumes remain low and consistent with typical rural residential conditions.

Traffic Flow and Queuing

Public testimony suggests that peak traffic may result in queuing along Powers Avenue. Based on the projected volumes and roadway characteristics, extended queuing is not expected.

At low traffic volumes, vehicles departing the site will disperse quickly along the roadway network. While brief delays may occur during peak departure periods, these conditions are temporary and do not result in sustained congestion.

The low background volumes allow for adequate vehicle progression without significant interruption to traffic flow.

Turning Movements and Gap Availability

Turning movements onto Scenic Drive and Oak Grove Drive occur under rural conditions with posted speeds up to 45 mph. While higher speeds increase gap requirements, traffic volumes on these facilities remain low. These low volumes result in sufficient gaps for vehicles entering and exiting onto these roadways. The addition of site-generated traffic will not materially affect gap availability or create unsafe turning conditions.

Comparison to Typical Rural Roadway Operations

The projected traffic conditions are consistent with typical rural local roadway operations, where:

- Traffic volumes are low
- Peak activity is intermittent
- Shared use of the roadway is common

The proposed development does not introduce continuous or high-frequency traffic patterns associated with commercial or urban uses.

3.0 TRAFFIC SAFETY

Public testimony and staff comments raise concerns regarding traffic safety along Powers Avenue NW and at its intersections with Scenic Drive and Oak Grove Drive, particularly due to the posted speed of 45 mph and the limited shoulder width.

Traffic safety is a function of multiple factors, including traffic volume, operating speed, roadway geometry, and user exposure. These factors were evaluated for the proposed development.

Traffic Volume and Exposure

The proposed development is estimated to result in a total ADT of approximately 194 vehicles per day, with total corridor volumes ranging from approximately 295 to 585 vehicles per day.

These volumes are well within the range of low-volume rural roadways. At these traffic levels, the frequency of vehicle interactions is low, which limits the potential for vehicle-vehicle, vehicle-pedestrian, and vehicle-bicycle conflicts.

Low traffic volume is a primary factor contributing to safe operations on rural roadways without dedicated pedestrian or bicycle facilities.

Operating Speed

Powers Avenue NW, Scenic Drive, and Oak Grove Drive operate under rural conditions with posted speeds up to 45 mph.

While higher speeds can increase the severity of potential conflicts, safety is also strongly influenced by traffic volume and conflict frequency. In low-volume environments, the likelihood of conflicts is reduced due to fewer vehicle interactions.

The combination of low traffic volumes and predictable traffic patterns results in operating conditions that are consistent with rural roadway environments where shared use is typical.

Pedestrian and Bicycle Considerations

As per the TSP, primary local streets are purposefully intended to have shared roadway facilities where bikes and vehicles share the travel lane. This treatment is appropriate on low-volume streets where vehicles have adequate gaps in oncoming traffic to maneuver around a bicycle in the road.

Pedestrian and bicycle activity in the area is limited, and users commonly share the travel way under low-volume conditions. The proposed development does not introduce a level of pedestrian or bicycle activity that would necessitate the construction of continuous dedicated facilities.

While additional shoulder width may be desirable, it is not required for safe operation under the projected traffic conditions.

Crash Risk and Safety Performance

There is no evidence of a documented crash pattern or safety deficiency along the roadway that would warrant reconstruction or capacity improvements.

The proposed development does not introduce traffic volumes or operational characteristics associated with increased crash risk, such as high traffic volumes, continuous turning conflicts, or substantial increases in pedestrian activity.

Consistency with Rural Roadway Design

The existing roadway cross section and operating conditions are consistent with rural local roadways throughout Benton County, where:

- Traffic volumes are low
- Shoulders may be limited or discontinuous
- Pedestrians and bicyclists share the travel way

The proposed development does not alter these fundamental characteristics.

4.0 PROPORTIONALITY AND NEXUS

Staff has identified off-site roadway improvements, including roadway widening and shoulder expansion along Powers Avenue, as necessary to address transportation impacts associated with the proposed development. The applicant does not agree that these improvements are warranted.

Under Oregon land use law, conditions of approval must demonstrate an essential nexus to a legitimate issue caused by the development and be roughly proportional to the impacts of the proposed development.

Nexus to Project Impacts

As demonstrated in Sections 1.0 through 3.0, the proposed development:

- Operates within the traffic volume thresholds for a Primary Local Road
- Does not create a capacity or operational deficiency
- Does not introduce a safety condition requiring mitigation

The roadway is currently functioning within its intended classification, and the addition of project traffic does not alter that condition.

The improvements identified by staff, including full-length roadway widening and shoulder expansion, address existing roadway conditions rather than impacts directly attributable to the proposed development. As such, these improvements do not demonstrate a direct nexus to project-specific impacts.

Rough Proportionality

The scale of the requested improvements is not proportional to the impacts of the proposed development.

The project generates low traffic volumes with intermittent peak periods typical of church uses. These traffic characteristics do not warrant full corridor reconstruction, widening, or expansion of the roadway cross section.

Requiring improvements along the entire length of Powers Avenue would impose the burden of correcting existing system deficiencies on a single development, rather than addressing impacts created by the project itself. The extent of the requested improvements exceeds what is necessary to mitigate project-related impacts.

Feasibility and Control

As discussed in Section 1.0, implementation of the requested improvements would require work beyond the existing right-of-way in multiple locations and may necessitate the acquisition of property from adjacent landowners.

The applicant does not control these properties and cannot guarantee acquisition. Conditions of approval cannot require actions dependent on third-party property rights.

Accordingly, requiring full roadway widening or continuous shoulder improvements outside of the project frontage is not feasible and is not supported by the impacts of the proposed development.

5.0 CONCLUSION

The proposed Northside Church Phase 1 development will generate low traffic volumes (7-day ADT of 194 VPD), resulting in total corridor volumes that remain well within the Benton County Transportation System Plan thresholds for a Primary Local Road. The existing roadway is operating within its intended functional classification, and the addition of project traffic does not create a capacity, operational, or safety deficiency.

Public testimony and staff comments raise concerns regarding safety, including the posted speeds, limited shoulder width, and potential conflicts between vehicles, pedestrians, and bicyclists. These concerns are acknowledged; however, traffic safety is governed not only by speed, but also by traffic volume and user exposure. At the projected traffic levels (295–585 ADT), Powers Avenue will continue to operate as a low-volume rural roadway, where the frequency of vehicle interaction and therefore conflict potential is low. Under these conditions, shared use of the roadway is typical and consistent with similar facilities throughout Benton County, and with the TSP. The proposed development does not introduce a level of traffic, pedestrian activity, or operational change that would create a new or increased safety risk beyond existing conditions.

While certain segments of Powers Avenue do not meet full cross-section standards, these conditions reflect existing rural roadway characteristics rather than deficiencies attributable to the proposed development. At the projected traffic levels, the roadway functions consistent with low-volume rural facilities, where narrower cross sections are typical and operate effectively.

The off-site roadway improvements identified in the staff report, including full roadway widening and shoulder expansion, address existing system conditions rather than impacts caused by the proposed use. The scale of these improvements is not proportional to the level

of traffic generated by the project and would require off-site right-of-way acquisition from properties not under the applicant's control.

Accordingly, the requested improvements do not meet the required nexus, proportionality, or feasibility standards and should not be required as conditions of approval.

To: Benton County Planning Commission
From: James Wright, Planning Division
Date: 04/7/2026
Subject: Supplemental Staff Memorandum – Applicant Rebuttal
Files: LU-25-066 & LU-25-067

1. PURPOSE

This memorandum responds to the applicant's rebuttal testimony dated March 31, 2026. It clarifies staff's application of the approval criteria, addresses specific items raised by the applicant, and confirms staff's findings based on the existing record. No new evidence has been introduced.

2. UPDATED APPLICATION SCOPE

The applicant has revised the proposal to eliminate Phase II and is now requesting approval of Phase I only.

Staff have reviewed this modification. The original staff report evaluated the proposal in a manner that allows each phase to be considered independently. As a result, the analysis and findings remain applicable to the revised request.

Although the overall scale of development has been reduced; the nature of the use, site conditions, and relationship to surrounding infrastructure remain the same. Staff find that the original conclusions continue to apply.

3. RESPONSE TO APPLICANT REBUTTAL

A. Transportation Impacts and Roadway Improvements

The applicant claims that required roadway improvements are not attributable to Phase I, but instead address pre-existing deficiencies on NW Powers Avenue.

Staff acknowledges that the roadway does not currently meet County standards. However, the applicable criterion requires evaluation of whether the proposed use places an undue burden on transportation facilities.

Staff's analysis considers how the proposed use interacts with existing conditions. The proposal introduces:

- Concentrated traffic during scheduled events
- Increased interaction between vehicles, pedestrians, and bicyclists
- A pattern of use that differs from existing residential traffic

Even at Phase I, the proposal represents a change in both the intensity and type of traffic on the roadway.

As documented by Public Works, NW Powers Avenue has substandard lane widths, limited shoulder capacity, and constrained conditions for multimodal use. Staff finds that the proposed development would exacerbate these limitations.

The recommended improvements are therefore intended to address the impact of the proposed use on an already constrained facility, not to correct unrelated deficiencies.

B. Nexus and Proportionality

The applicant contends that the required roadway improvements do not meet nexus and proportionality standards.

Staff finds the proposed use will generate increased traffic during peak periods, require safe and reliable site access, and introduce potential conflicts between vehicles and non-motorized users. The recommended conditions directly address these impacts by requiring improvements to the roadway segment serving the subject property.

While some improvements extend beyond the immediate frontage, they are limited to what is necessary to ensure safe ingress and egress and to accommodate site-generated traffic along Powers Ave NW. The scope of work is confined to the area affected by the development.

Staff further finds the conditions are proportional. The County is not requiring full upgrades to a minor collector or other system-wide improvements that would exceed the impacts of the use. Instead, the conditions reflect a targeted, hybrid approach that addresses the development's impacts without overreaching or requiring development of Powers Avenue NW to a higher road classification.

Staff finds the conditions demonstrate a clear nexus to the proposed use and are proportional in scope.

C. Applicability of Transportation Standards

The applicant states that certain analyses and design approaches referenced by staff are not explicitly required by code.

Staff's review is grounded in the applicable approval criteria, which require evaluation of transportation capacity and safety. The code also authorizes conditions of approval to mitigate impacts and ensure compliance (BCC 53.220).

In applying these standards, staff relies on:

- The County Transportation System Plan
- Engineering input from Public Works
- Site-specific safety considerations

Where the record demonstrates that a roadway cannot safely accommodate the proposed use, the County has ability to require improvements necessary to address those impacts.

D. Traffic Analysis

The applicant relies on trip generation estimates to demonstrate limited impact.

Staff acknowledges this analysis but notes that review is not limited to trip counts alone. Staff also considers:

- Timing and concentration of trips
- The nature of the use (assembly use versus residential)
- Existing roadway constraints

The key issue is how traffic associated with the proposal functions within an already substandard roadway environment. The record supports the conclusion that improvements are necessary to ensure safe operation.

E. Religious Land Use

The applicant references protections applicable to religious land uses. Staff acknowledges that places of worship may be permitted in the Rural Residential zone through the Conditional Use Permit (CUP) process.

The County's review of a CUP application applies neutral and generally applicable standards set forth in Benton County Code Chapter 63.205. These standards apply uniformly to all conditional uses within the zone, including but not limited to schools, daycare centers, fire stations, commercial kennels, and other non-profit community facilities.

The recommended conditions of approval are based solely on the physical impacts of the proposed development, such as traffic, noise, and site design considerations, and are not related to or based upon the religious nature of the use.

F. Environmental Considerations

The applicant raises concerns about potential environmental impacts from roadway improvements.

Any required improvements will be subject to applicable state and federal permitting requirements. The need for additional permits does not eliminate the requirement to mitigate development impacts on-site or off-site.

G. Public Testimony

Public testimony identified concerns related to traffic, safety, rural character, environmental impacts, and project scale.

These issues are addressed in the staff report under the applicable criteria.

4. PARKING VARIANCE

The applicant has withdrawn the parking variance (LU-25-066). The Planning Commission should not consider that request. The current application is limited to the Conditional Use Permit (LU-25-067).

5. CONCLUSION

Staff has reviewed the applicant's rebuttal and finds that it does not alter the analysis or conclusions in the staff report.

Phase I of the proposal satisfies the applicable approval criteria, subject to the recommended conditions, including roadway improvements.

Staff continues to recommend approval of LU-25-067, subject to the conditions of approval in the staff report.

Benton County
COMMUNITY DEVELOPMENT DEPARTMENT

4500 SW Research Way
Corvallis, OR 97333-1192
(541) 766-6819

MEETING MINUTES
Benton County Planning Commission
March 17, 2026 Work Session
6:00-8:00 P.M.

I. CALL TO ORDER | ROLL CALL

Benton County Planning Commission Chair Fowler called the meeting to order at 6:00 P.M. The meeting was open to the public virtually via a published Zoom link. Chair Fowler confirmed a quorum of the Commission.

Benton County Planning Commissioners
Nick Fowler, Chair
Greg Hamann, Vice Chair
Ed Fulford
Evelyn Lee
Andrew Struthers
John Wilson

Benton County Staff
Petra Schuetz, Planning Director
James Wright, Associate Planner
Gordon Kurtz, Public Works
Meg Reehoorn, Recorder

Absent
Catherine Biscoe
Sara Cash

II. APPROVE MINUTES FROM January 20, 2026

Commissioners reviewed the draft minutes from the January 20,2026 meeting.

MOTION: Commissioner Struthers moved to approve the January 20, 2026 minutes
SECOND: Commissioner Wilson
VOTE: Motion passed unanimously
ACTION: Minutes approved without amendment

III. LU-25-066 & LU-25-067-Conditional Use Permit and Variance: Northside Christian Church

Chair Fowler opened the quasi-judicial public hearing and read the required procedures into the record, including testimony procedures, applicable criteria, ex parte inquiry, and appeal

rights. No commissioner declared an ex parte contact, conflict of interest, or bias, and no challenges to commissioner impartially were raised.

STAFF PRESENTATION

James Wright, Associate Planner, presented the applications for property located at 4500 Powers Avenue NW, Albany:

- LU-25-067: Conditional Use Permit to establish a church
- LU-25-066: Variance request to reduce off-street parking requirements

Staff summarized the application history, noticing, applicable code sections, site conditions, and agency comments. Staff explained that the proposal is phased, with Phase 1 including a gymnasium initially serving as the main sanctuary, parking, and daycare use, and Phase 2 including a larger sanctuary and additional site improvements. Staff also summarized public comment themes received before the hearing, including traffic, rural character, environmental, and noise concerns.

Staff concluded that:

- The conditional use permit could be approved with phased conditions
- The parking variance should be denied

PUBLIC WORKS / ENGINEERING PRESENTATION

Gordon Kurtz, Associate Engineer, presented transportation and public works comments. Public Works identified deficiencies in Powers Avenue relative to current standards and described a proposed hybrid road improvement concept intended to improve safety for vehicles, pedestrians, and cyclists. He also identified issues related to right-of-way dedication, stormwater, frontage improvements, driveway access, and the need to prevent overflow parking on adjacent roads.

PUBLIC TESTIMONY

Public testimony was received both in support of and in opposition to the applications

Testimony in support emphasized:

- The church's history of community service and support for families
- Interest in expanded childcare and community-oriented programming
- The belief that the proposal would provide community benefit
- Support for roadway improvements on Powers Avenue
- The view that the church would be a positive addition to the area

Testimony in opposition emphasized:

- Traffic volume congestion, and pedestrian safety concerns on Powers Avenue, Scenic Drive, and Oak Grove
- Concern that the size and scale of the proposed church campus would not be compatible with the surrounding rural residential character

- Concerns regarding parking, hardscape, lighting, noise, construction impacts, and event intensity
- Concerns about drainage, wetlands, runoff, septic impacts, and wildlife movement
- Concern that the proposal would function as a large campus rather than a small rural church use

Several speakers stated that their opposition was directed to the size, intensity, and location of the proposal rather than to church use generally.

COMMISSION QUESTIONS AND DISCUSSION

Commissioners asked staff questions regarding:

- Phase structure and future compliance for Phase 2
- Parking calculations and shared parking standards
- Road widening feasibility and right-of-way acquisition
- Traffic impacts and traffic study assumptions
- Septic capacity and wastewater permitting
- Stormwater and wetland review
- Rural character impacts, including visual effects of hardscape and increased activity
- Applicable legal standards, including state law and religious land use protections

Commission discussion highlighted concern about:

- Whether the proposal would substantially alter the character of the surrounding rural residential area
- Whether required infrastructure improvements were feasible
- Whether the Phase 2 concept could comply with parking and site constraints as proposed

APPLICANT REQUEST

Following testimony, Lara Roque, on behalf of Northside Christian Church, requested that the record remain open to allow additional time to review staff comments, transportation issues, and matters raised during testimony, and to continue working with County staff.

ACTION

After discussion of procedural options, the Commission acted on the applicant's request.

- **Motion:** Commissioner Wilson moved to leave the written record open for 7 days, followed by 7 days for applicant response and 7 days for staff to finalize the report.
- **Second:** Second received
- **Discussion:** Commissioners clarified that this action would keep the written record open only and would not continue the oral public hearing. The matter would return at a future meeting for deliberations only
- **Vote:** Passed unanimously by voice vote
- **Action:** The Commission approved the 7-7-7 record process

FOLLOW-UP / SCHEDULING

Commissioners discussed scheduling constraints, quorum availability, and the statutory decision timeline. The matter was scheduled to return at a future meeting for deliberations only after completion of the 7-7-7 process. During discussion, a request was also made for staff to include legal guidance regarding the applicable religious land use law in the follow-up materials.

IV. PLANNING COMMISSIONER | STAFF UPDATES

No formal updates were made.

V. NEXT MEETING

The next regular Planning Commission meeting is to May 5, 2026

VI. ADJOURN

Chair Fowler adjourned the meeting at 10:07 pm

Verbal Testimony

Names	Address	City	State	Zip	Email
Erika Wolters	4859 NW Dumbeck Ave	Albany	OR	97321	Wolters6862@comcast.net
Charles Leffler	3901 Scenic Drive	Albany	OR	97321	charlesleffler@yahoo.com
Patrick Gorman	3402 NW Knollwood Drive	Albany	OR	97321	pgorman@moonpeak.com
Andrew Bennett	3449 Sceni Drive	Albany	OR	97321	ydnaspace@yahoo.com
Matt Kimmel	2123 Lariat Drive	Albany	OR	97321	kimmellmatt@gmail.com
Joshua Rowland	1818 NW Broadway St	Albany	OR	97321	rowland.joshua.d@gmail.com
Michelle Fief	6285 NW Dumbeck Ave	Albany	OR	97321	Michelle.fief@gmail.com
Angela Hendrickson	4890 NW Dumbeck Ave	Albany	OR	97321	Ang_like@yahoo.com
Karen Smith	4930 NW Dumbeck Ave	Albany	OR	97321	Karentonysmith@gmail.com
Baillie Provence	4931 Dumbeck Ave	Albany	OR	97321	baillie.dawn@gmail.com
Andrew Rappe	65 East Ash St	Lebanon	OR	97355	Andrew@udelleng.com
Rick Daudert	4033 NW Sarah Maria Ct	Albany	OR	97321	rdaudert@gmail.com
Quinton Hamel	4101 NW Powers Ave	Albany	OR	97321	quinton@nbridgerealty.com
Jared Rumsey	3659 NW Knollwood Drive	Albany	OR	97321	Jmrumsey92@gmail.com
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
Charlotte Campbell	3425 NW Pineview Pl.	Albany	OR	97321	charclick1@yahoo.com
Cary Hotter	5218 NW Dumbeck Ave	Albany	OR	97321	Caryhotter@hotmail.com
Karin Heley	3608 NW Terrace Dr	Albany	OR	97321	Kheley3@gmail.com
N. Jc Corson	3463 Knollwood Dr	Albany	OR	97321	Ncorson@gmail.com
Joshua Rowland	1818 NW Broadway St.	Albany	OR	97321	Joshua.Rowland.8848@gmail.com
Steven Johnson	6026 NW Dumbeck Ave	Albany	OR	97321	stevenjohnson9814@gmail.com
Anne Johnson	"	"	"	"	ajohnson8825@gmail.com

Verbal Testimony

Names	Address	City	State	Zip	Email
Michelle Fief	6285 NW Dumbeck Ave	Albany	OR	97321	Michelle.Fief@gmail.com
~~Tim Fief~~	"	"	"	"	~~Tim.Fief@gmail.com~~
Andrew Rappe	63 E Ash, Lebanon				Andrew@uclellcug.com
Scott Alexander	245 NW Picardy Ln	Alby,	OR	97321	
Josanna Biddle-Croco	4853 NW Dumbeck	Albany	OR	97321	josannah@gmail.com

Attachment H.2

Benton County Community Development Department

Attn: James Wright

4500 SW Research Way Corvallis, OR 97333

RE: LU-25-067

To whom it may concern,

I'm writing in support of the proposed building of Northside Church at 4500 Powers Avenue NW. I've been a North Albany resident for over 7 years. In that time, I've watched the traffic increase drastically. I believe the widening of Powers Ave would not only be a great benefit to myself, my dogs and daughter who commonly accompany me on my daily walks but to all those who we pass by on a regular basis.

A couple ways I feel Northside has really taken into consideration the community they serve is by designing a facility that provides a community playground and rec. space. This neighborhood includes more than 35 homes on 0.5 acre lots. and we don't have a park, safe roads or large open area for families to gather for recreational purposes within walking distance. Another example is their plan for a childcare program. We are enjoying all the young families that are moving in on our street, and we have frequently discussed the childcare shortages. Those shortages come with the negative fact that the location for those facilities is never well-located to our place of employment or our home. I look forward to seeing my neighbors come and enjoy this space in the future.

Parking!!! Northside currently only offers one service time and has a limit of approximately 98 official parking spaces at Oak Grove Elementary. After almost tripling the parking space and having the ability to offer more than one Sunday service, because they will own the building and won't have to worry about the set up and tear down schedule as they do now. I believe they are prepared to elevate the parking issue so won't be as congested as it is now.

I appreciate Northside's awareness that they have outgrown their current home at Oak Grove Elementary and the dedication they've committed to planning this next chapter. I've watched for years how Northside church members and staff respectfully treated the Oak Grove facility. I see that same nurturing characteristic for their new home.

I welcome Northside church to build a home on Powers Ave. as I see the positive impact they have on our community - neighbors, families and youth.

Baillie Provence

4931 NW Dumbeck Ave.

Albany, OR 97321

The church has also expressed a desire to intentionally create spaces that encourage *positive community interaction.* For example, the property could host community events such as neighborhood barbecues, gatherings, and seasonal celebrations that help neighbors connect with one another. Opportunities like these help build relationships, strengthen community bonds, and create a welcoming environment for families in the area. Our hope is to eventually create a walking path around the perimeter of the property that provides a safe place for people to exercise and enjoy the community.

In addition, there has been discussion about potentially incorporating a walking path on the property. This type of feature could provide a safe place for people to walk, exercise, or simply enjoy the outdoors while helping pedestrians stay off the street. Small additions like this can meaningfully *improve safety and quality of life* for nearby residents while making the property a benefit to the broader neighborhood.

It is also clear that the church has made significant efforts to be a thoughtful neighbor in the planning of this project. From what has been shared publicly, they have intentionally pushed the building farther back on the property so that it is less visible from surrounding areas. They have also incorporated plans to plant trees and landscaping that will enhance the aesthetic quality of the property and help the facility blend naturally into the surrounding environment. These steps demonstrate a willingness to listen to concerns and to design the project in a way that respects the character of the neighborhood.

Projects like this often require compromise and careful planning, and it appears the church has made sincere efforts to do exactly that. Their willingness to adjust the design, create visual buffers, and think carefully about how the space will look and function speaks well of their desire to contribute positively to the community.

Albany is a city that values strong families, community connections, and opportunities for people to gather and support one another. A thoughtfully designed church facility that provides space for services, childcare, community events, and local partnerships aligns well with those values.

When a new church seeks to locate within an established neighborhood, we

March 16, 2026
Mr. James Wright
Benton County Community Development Department

Re: Support for Conditional Use Permit – Northside Christian Church

Dear Mr. Wright,

As a resident of North Albany, I am writing to express my strong support for the conditional use permit allowing Northside Christian Church to develop its property into a dedicated facility for church, infant care, daycare, and preschool. I am genuinely enthusiastic about this project and the positive, long-term impact it will have on our community.

Northside Christian Church is a welcoming, community-minded church centered on Jesus and grounded in scripture. These convictions are reflected not only in its faith, but in its actions as a neighbor. The church has demonstrated transparency and care through multiple town halls and on-site meetings, providing nearby residents with opportunities to ask questions, voice concerns, and engage directly with the planning process. The proposed development reflects this same stewardship by preserving trees on the hillside to protect wildlife habitat, maintain buffers with neighboring properties, and safeguarding the area's natural character.

Beyond responsible land use, this project addresses a significant community need: access to high-quality, affordable childcare, particularly for infants and toddlers. The new facility will provide stable, full-day care in a nurturing and inclusive environment that supports early childhood development, enables parents to participate in the workforce, and creates local employment opportunities.

I am also encouraged by the broader benefits this building could bring to North Albany. With few affordable venues available for larger gatherings, the facility could serve as a valuable space for community events, weddings, family celebrations, and other functions that currently have limited or no options in our area. This added flexibility would strengthen community connection and provide a meaningful place for neighbors to gather.

Northside's faith-driven commitment to stewardship, its thoughtful engagement with neighbors, and its vision for sustainable service position it well to deliver a valuable community resource that benefits children, families, neighbors, and the broader North Albany community.

Thank you for your consideration. I respectfully urge the Planning Commission to approve the conditional use permit and support this community-enhancing project.

Sincerely,
Bobby Hemmer
Elder, Northside Christian Church - North Albany Resident, and Community Supporter

From: Beth Williams
To: WRIGHT James
Subject: LU-25-067 Comment on Application
Date: Monday, March 16, 2026 11:18:41 PM

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To Whom it May Concern,
I am writing as a North Albany resident in favor of approval of the application for a conditional use permit submitted by Northside Church on Powers Ave (LU-25-067). My husband and I have lived on Knollwood Dr, which runs off of Powers Ave, for 11 years. We love this neighborhood and are in the midst of raising our 4 young children here. We have also been attending Northside Church since it began in 2020. While I understand that many have concerns around the potential increase in traffic to the neighborhood, I firmly believe that the benefits of a permanent church facility in this area would outweigh any negative impact (perceived or actual) that the presence of the church would have in this neighborhood.

Our family used to travel 15 miles away to attend church, but since the launch of Northside we have been able to connect with others who actually live in our community. Hundreds of others have now also found community at Northside, and we have nearly reached our capacity to support further growth at our current location, Oak Grove Elementary. To be able to build on Powers would allow more people in our community to find connection and build relationships.

I previously worked for two years on Northside's staff, and can attest to the integrity and goodwill of the staff and leadership of Northside from personal experience. In their current location at Oak Grove Elementary, they work to intentionally maintain a good relationship with the school, ensuring that when we leave the floors are mopped, trash cans emptied, and cafeteria seating set up for school the next day. They have even provided coffee and baked goods as a service to the teachers, and held volunteer service days to help maintain the landscaping at the school. I am convinced they would bring this same integrity and spirit of community service to their relationships with neighbors around the Powers property.

Even without a permanent facility, Northside has served the greater community in countless ways: baked goods collection for law enforcement, donations for fire department, coffee for teachers, fundraising drive for Options PRC, hosting largely-attended events free to the community, meals for families recovering from surgery/childbirth, providing parenting and marriage seminars, just to name a few. Having a permanent facility would only expand Northside's positive impact to the community and provide new opportunities to serve and fill needs.

As a resident of the immediate neighborhood, my concerns over parking and traffic are minimal. Yes, there would be an increase in vehicles driving on Powers, but this would be largely contained to a small window on Sunday mornings, and the occasional community-wide event (like trunk or treat). I think many people are basing their fears on the fact that they see the overflow along Oak Grove on Sunday mornings, but that's precisely why we need this facility, which will provide more than enough parking to accommodate attendance at even our largest events.

From: Chad Williams
To: WRIGHT James
Subject: LU-25-067 Community Comment
Date: Monday, March 16, 2026 10:40:15 PM

You don't often get email from chadwilliams08@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing with feedback on Northside Church's conditional use permit (LU-25-067). I live in the immediate neighborhood surrounding Northside's property and have been a member of the church for the last six years. As a member of the church, I am excited by the possibilities of having our own permanent facilities. And it is fitting that it can stay rooted in the community it has been serving. As a neighbor, I understand that there can be concerns and hesitancy at the prospect of a large organization moving into a quiet community. But I think the church could also be a real benefit to the neighborhood.

From the beginning, Northside sought to develop a good relationship with Oak Grove Elementary, where we currently meet. They have succeeded in this through respecting the facilities, cleaning up after themselves, and serving the school with work days and coffee carts. I am confident the church would bring this same effort to being a good neighbor in the local community. They have already done more than required in reaching out to neighbors to establish relationships and listen to their concerns. And I know the leaders of the church. Their desire is to serve this community and they will continue to find creative ways to do so.

Every year, Northside has hosted two large community events at the school. These gatherings are free, safe for families and children, and provide food, fun, and games for all. Reserving the school property for these events can be challenging, and the limited parking has prevented people from being able to participate. Having our own property available whenever we want it, with adequate parking to support events, presents exciting opportunities.

Having a friendly church in the neighborhood also brings many other opportunities for benefits to the community. Northside's plans for the first phase of development are focused on building a gym. This would serve as the meeting space for the church, but the hope is also to make it available for community use in some way. There has been talk of eventually having a playground and walking path available on the property (and as there are no sidewalks on any streets nearby, a safe place to walk with kids would be very nice). Churches also frequently sponsor and provide meeting space for outside organizations and events. So while there are no guarantees about what may happen in the future, there is certainly a lot of opportunity for good things to come from a friendly church working to serve and foster relationships within the community.

Optimistically,

Chad Williams
3546 NW Knollwood Dr
Albany, OR 97321

school and sports. It felt like our life, which had been split between two cities, was finally coming together.

Around that same time, our second son was born. Not long after, he developed a heart condition. That season was very difficult for our family. During that time, Northside came alongside us in a way that we will never forget. They supported us, prayed for us, and cared for us with consistency and compassion. That support continues to this day.

Because of Northside, our boys have formed some of their closest friendships. My wife has found a strong and supportive community of mothers. We have built meaningful relationships with neighbors, many of whom we met through the church.

Northside has become a pillar in North Albany. It serves as a place where families connect, support one another, and grow together. It has become a pillar in our own lives as well.

I believe that as North Albany continues to grow, Northside will continue to strengthen this community by providing connection, support, and a sense of belonging for many families, just like ours.

Thank you for your time and consideration.

Sincerely,
Daniel Chen

An additional benefit of this project is the potential for childcare services at the facility. Access to reliable, local childcare is often limited in rural areas, creating challenges for working families. A church-based childcare program could provide a safe, convenient, and community-oriented option for parents, supporting local families while also contributing to the economic stability of the area. This type of service can make a meaningful difference in the daily lives of residents and further strengthen the fabric of the community.

A church can also contribute positively to the character and stability of the area. It encourages values such as service, compassion, and responsibility, which benefit the broader community. Additionally, well-maintained church properties often enhance the appearance of the surrounding area and can serve as a safe, welcoming space for people of all ages.

Importantly, Northside Community Church has the opportunity to become an inclusive hub that brings together individuals and families from across North Albany. Whether through worship services, youth programs, charitable initiatives, childcare services, or community gatherings, the church can enrich the quality of life for residents and help preserve the close-knit nature that makes rural communities special.

For these reasons, I strongly support the approval of Northside Community Church's plan to build on Powers Avenue. I believe it will be a valuable asset to the community for years to come.

Thank you for your time and consideration.

Sincerely,

Dana Penner

To: Benton County Planning Commission
From: Gary Eaton
Date: March 16, 2026
Subject: Northside Church Building Proposal (file #LU-25-067)
4500 NW Powers Avenue, Albany, Oregon

Dear Planning Commission Members,

I am a resident of North Albany, living at 4340 NW Stone Ridge Ave. My home is about a mile and a half from the church property via Oak Grove and Powers Ave. As a bird flies, I am about a quarter mile south of the church property.

I am an Elder for the church, active in many areas including maintenance of the church property on Powers and coordinator of the barbeque we hosted for the Powers neighborhood last summer. I have established relationships with several neighbors of the church property.

My brief intent of this message is simply to highlight the positives that Northside Church brings to North Albany. The obvious, and most important service to North Albany is that of providing a house of worship. Our congregation has grown substantially each year since inception in 2020, growing 25% this most recent year. Young families are the demographic driving much of our growth. One of my Stone Ridge neighbors are members of Northside and one additional family are occasional attenders. Having our own facility will allow us to offer services we are unable to support presently given our dependence on the Oak Grove Elementary School space. There is a spiritual thirst and our own facility will allow us to support North Albany residents more robustly.

Three pillars guide the Northside Church mission – Christ, Church and Community. Developing strong relationships with, and support for, the greater North Albany community is a sincere commitment. Beyond supporting the spiritual need, we sponsor significant community events each year. Our Trunk or Treat and Luau events draw hundreds of locals each year. These events are greatly appreciated by the community and families look forward to them each year. God has blessed Northside, and our community, in numerous ways as a result of these events. Northside sponsors many other events as well, inclusive of family camp, Kids camp, Mom's-in-the-Park play dates, and more. Again, having our own church building will allow us to serve the local community even greater.

As the commission is aware, even our church design for Powers has Community in mind. It is our vision to offer much of our property for community use. Beyond the gymnasium, we also seek to provide access to a play field, a playground, pickle ball courts, day care, meeting space and walking trails. Of course, the entire project is dependent on God's financial blessing, but it is our desire to provide these levels of community support and humbly pray that the Lord will bless.

Thank you for your consideration. You have a challenging job and I respect and appreciate the support you have consistently provided us as we navigate the permitting process.

God bless.

Gary Eaton

From: Jessica Hoopes
To: WRIGHT James
Subject: Conditional Use Permit
Date: Monday, March 16, 2026 8:44:52 PM

You don't often get email from jesshoopes32@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I am writing to express my support for the approval of a Conditional Use Permit for the construction of a new church, Northside Community Church, in our community.

A church provides far more than a place for weekly worship. It serves as a gathering space that fosters community connection, support, and service. Churches often host programs that benefit people of all ages—such as youth groups, mentorship opportunities, family events, and outreach programs that assist those in need. These types of spaces strengthen neighborhoods by bringing people together and encouraging positive community involvement. Something our community needs as it continues to actively grow.

Approving this Conditional Use Permit would allow the church to become a valuable asset to the community by offering a safe and welcoming place for fellowship, service, and spiritual growth. I believe the presence of a church in this area will positively contribute to the social and moral fabric of the neighborhood.

Thank you for considering this perspective and for your work in supporting the development of resources that strengthen our community.

Sincerely,

The Hoopes Family

Sent from my iPhone

of the plan. Everyone wants to avoid any backup on the road, such as we see in front of Oak Grove school where we meet now. I believe strongly that Northside wants to build community through relationships, including their neighbors on Powers Drive. I believe that they will do everything in their power to achieve a beautiful home for their church family while accommodating the needs of their North Albany Community.

Sincerely,
Michelle Fief

--
Jamey Mills
Northside Church
www.northside-albany.com
541-497-7885

From: Rob Gerig
To: WRIGHT James
Subject: Northside Church life file # LU-25-067
Date: Monday, March 16, 2026 7:38:02 PM

You don't often get email from robgerig@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Wright,

My wife and I are residents of North Albany we are also congregants of Northside Church. We have been attending the church this past year and have been duly impressed with Northsides vision and leadership. They have proven to be sincerely engaged with the North Albany area and have a desire and plan to continue helping families and individuals in the future. (Their healthy ministry to kids and youth are exemplary.)

I believe moving the church into a permanent building off Powers Road would simply broaden their ability to serve the entire North Albany area.

Sincerely,
Rob & Corrine Gerig

Rob & Corrine Gerig
541-979-7552
541-936-8251
robgerig@gmail.com
853 NW Emerald Oaks Pl
Albany, Oregon 97321

Dear Mr. Wright and Members of the Planning Commission,

I am writing as a North Albany resident to voice my support for Northside Christian Church's request for a conditional use permit. This project represents a practical investment in our community, and I believe it will serve local families well.

One of the most meaningful aspects of the proposal, aside from the Church itself, is the addition of licensed infant care, and childcare. While certainly not the only benefit of the project, expanded childcare options would be a welcome addition for many families in our area. Reliable, high-quality care is increasingly difficult to find, and the services planned for this facility would help ease that strain while supporting early learning and care.

The church has consistently engaged with neighbors, listened to concerns, and communicated openly about its plans. The design reflects care for the surrounding environment, including preservation of natural features and appropriate buffering for nearby homes.

Beyond childcare, the new building has the potential to serve as a flexible gathering space for community events, youth sports, and activities, something North Albany has limited access to today. A venue of this size and accessibility would add value for residents and strengthen community connection in a growing area.

For these reasons, I encourage approval of the conditional use permit. The project is well-considered, community-oriented, and positioned to meet real needs in North Albany.

Sincerely,

Russ Southard

- **The Beacon Effect:** Nighttime photography (Exhibit A) required "Night Sight" long-exposures just to capture a silhouette. In contrast, even smaller urban churches (Exhibit B) are well lit. An up to 736 car parking lot "light carpet" will create an urban beacon in a dark rural basin. A photo of Oak Grove Elementary, with only 98 parking spaces across two lots, taken from 1250 feet away documents how much a single parking lot light source, even with down facing lights, illuminates the area. (Exhibit C)

5. Interference with Adjacent Uses (Astrophotography)

Criterion 1 requires that the use does not "seriously interfere with uses on the adjacent property."

- **Documentation of Use:** Attached are photographs of the Northern Lights (Exhibit D) taken by neighbor Cary Hoffer. The use of adjacent land for **astrophotography and celestial observation** is an established use that will be "seriously interfered with" by the light pollution from this facility.

Category II: Concerns regarding the Staff Report

1. Procedural Disenfranchisement: The "Phantom Project"

The Staff Report determined the Code requirement is **736 parking stalls**, while the applicant's site plan proposes only **269**.

- **Impossible Assessment:** Criterion 1 requires the Commission to ascertain that the project will not "seriously interfere" with the area. It is logically impossible to make this assessment when **64% of the required parking infrastructure is missing from the site plan**.
- **Due Process Violation:** Adding 467 additional stalls would fundamentally alter the project's massing, stormwater runoff, and buffers. Approving a CUP now effectively grants a "blank check" for a massive expansion the public has had no opportunity to review.

2. The "736 vs. 269" Paradox: Applicant Admissions

The applicant's own Variance application admits that providing the legally required parking would destroy the neighborhood. They stated:

- **1.5:** "Constructing 520 stalls would... **erode the rural residential character**..."
- **2.3:** "Requiring 520 stalls would **urbanize the property and conflict with RR-2 zoning intent**." If the applicant admits 520 spots would "urbanize" the neighborhood, then the legally required **736-spot design** is, by their own definition, a "Serious Interference" under Criterion 1.

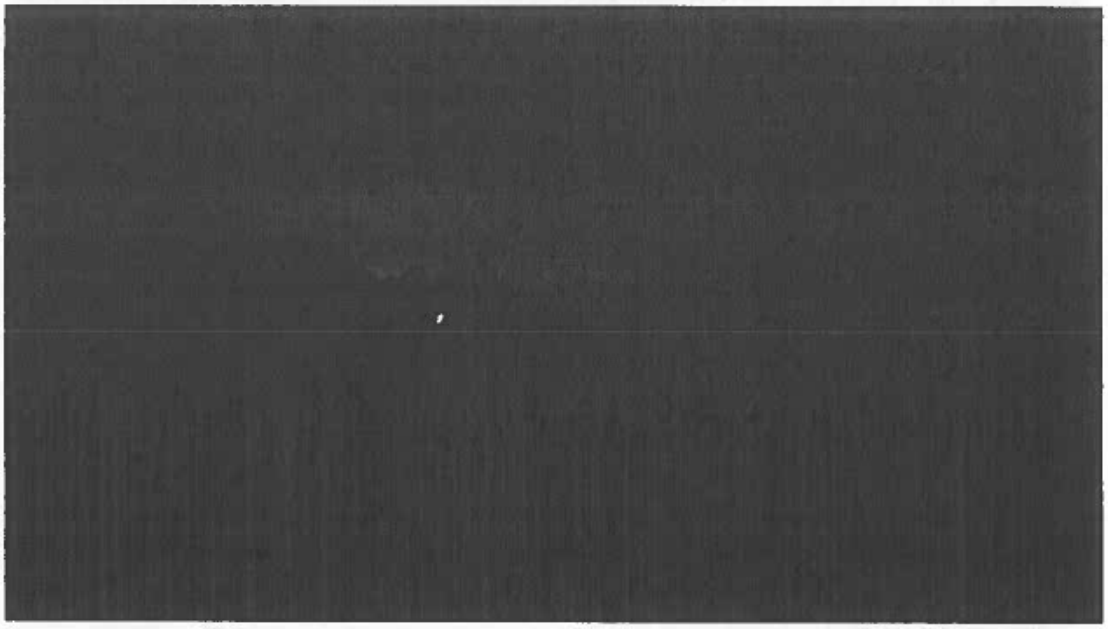
3. Safety and Infrastructure: The "Half-Standard" Road

The Staff Report proposes a compromise "walkable area" on only one side of the road.

- **Public Safety Risk:** We are taught to walk against the flow of traffic. That means we walk on **both sides** of the road. Providing a path on only one side is a step backward for safety. Introducing "Tidal Traffic" from a 650-seat sanctuary and childcare center onto a sub-standard road is a documented hazard that the Staff recommendation fails to sufficiently resolve.

Exhibit A - Photos of the subject area at night

Normal Exposure - Intersection Scenic and NW Powers Rd



A single light is visible from a property in the photo, the area is extremely dark.

Long Exposure Intersection of Scenic and NW Powers Rd

With a long exposure, the area is still poorly lit, the close area is lit by the vehicle I had stepped out of and not any lights within the area.

Exhibit B - Photos of the churches and their parking lots

Each of these churches are lit with light that leaves the property and impacts all neighbors. The proposed project is massively larger than any of these churches and with even more lighting.

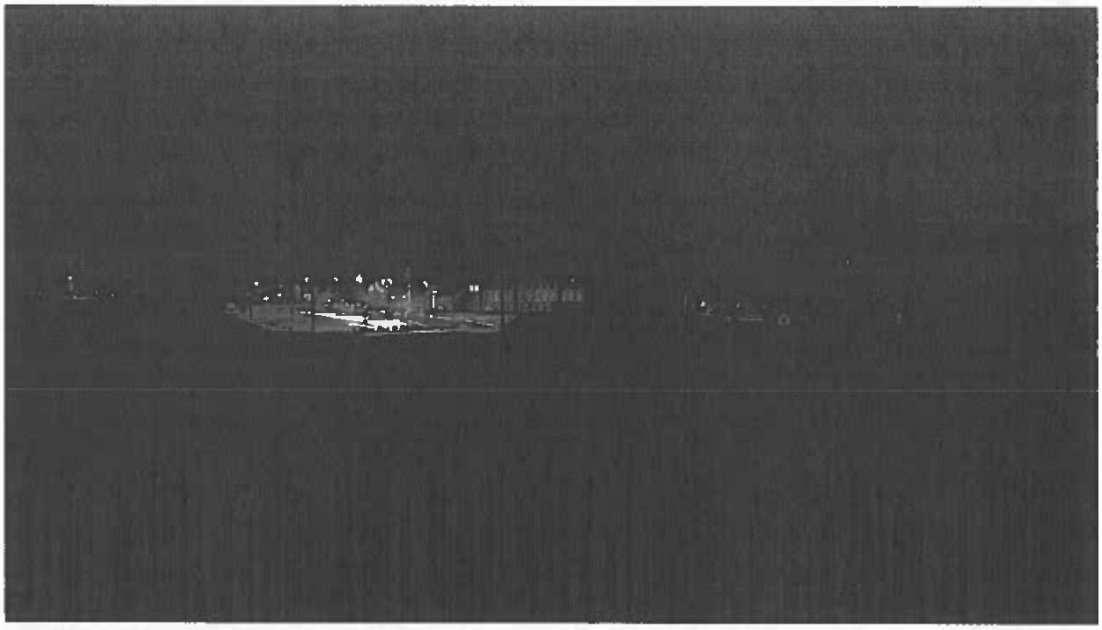
Photos of North Albany Community Church

East Side Christian Church, Albany Oregon

Kingdom Hall Grand, Albany Oregon

Seventh Day Adventist Church, Albany Oregon

Exhibit C - Pictures of Oak Grove Elementary at night



While the school lights are all down facing, the beacon they create is visible from 1250 feet away as the dominant feature of the area. The on all night lighting illuminates the parking lots (of only 98 spaces), playgrounds, and the buildings. The light beacon created by adding the 269 applied for parking spaces, 520 application calculated code requirement, or the 736 parking spots calculated in the staff report would have an even greater impact on the NW Powers area.

Attachment H.19

WRIGHT James

From: Ron Wobig <orthomustang@gmail.com>
Sent: Tuesday, March 17, 2026 1:44 PM
To: WRIGHT James
Subject: Re: forwarded letter regarding Northside Church Benton County meeting

You don't often get email from orthomustang@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you James,

Ron

On Tue, Mar 17, 2026 at 12:22 PM WRIGHT James <james.wright@bentoncountyor.gov> wrote:

> Greetings,
>
> I have received your comments and will provide them to the planning commission.
>
> The meeting is tonight at 6:00pm at 4500 SW Research Way, Corvallis, OR.
>
> Please let me know if you have any questions.
>
> Best regards,

Benton County OREGON

James R. Wright
Associate Planner

Phone: 541-766-6819

Email:

James.Wright@bentoncountyor.gov

We understand that the development of any property causes change, but well planned, considerate, projects tailored to the rural feel of the area can enhance livability for the entire community. This project appears to alleviate traffic as a housing development will create more traffic. In that same vein, Northside Church will continue to provide services to the community, whereas a housing development requires additional services, that are not in place at this time. No one wants to see a poorly planned project. Through intentional collaboration and input this project can be something north Albany, Benton County, and its' residents can be proud of.

Thank you for your consideration.

Sincerely,

Mark & Tina Siegner

Mark & Tina Siegner

516 Kouns Drive NW

Albany OR 97321

Sent from my iPhone

Benton County Community Development Department

Attn: James Wright

4500 SW Research Way Corvallis, OR 97333

RE: LU-25-067

To whom it may concern,

I'm writing in support of the proposed building of Northside Church at 4500 Powers Avenue NW. I've been a North Albany resident for over 7 years. In that time, I've watched the traffic increase drastically. I believe the widening of Powers Ave would not only be a great benefit to myself, my dogs and daughter who commonly accompany me on my daily walks but to all those who we pass by on a regular basis.

A couple ways I feel Northside has really taken into consideration the community they serve is by designing a facility that provides a community playground and rec. space. This neighborhood includes more than 35 homes on 0.5 acre lots. and we don't have a park, safe roads or large open area for families to gather for recreational purposes within walking distance. Another example is their plan for a childcare program. We are enjoying all the young families that are moving in on our street, and we have frequently discussed the childcare shortages. Those shortages come with the negative fact that the location for those facilities is never well-located to our place of employment or our home. I look forward to seeing my neighbors come and enjoy this space in the future.

Parking!!! Northside currently only offers one service time and has a limit of approximately 98 official parking spaces at Oak Grove Elementary. After almost tripling the parking space and having the ability to offer more than one Sunday service, because they will own the building and won't have to worry about the set up and tear down schedule as they do now. I believe they are prepared to elevate the parking issue so won't be as congested as it is now.

I appreciate Northside's awareness that they have outgrown their current home at Oak Grove Elementary and the dedication they've committed to planning this next chapter. I've watched for years how Northside church members and staff respectfully treated the Oak Grove facility. I see that same nurturing characteristic for their new home.

I welcome Northside church to build a home on Powers Ave. as I see the positive impact they have on our community - neighbors, families and youth.

Baillie Provence

4931 NW Dumbeck Ave.

Albany, OR 97321

The church has also expressed a desire to intentionally create spaces that encourage *positive community interaction*. For example, the property could host community events such as neighborhood barbecues, gatherings, and seasonal celebrations that help neighbors connect with one another. Opportunities like these help build relationships, strengthen community bonds, and create a welcoming environment for families in the area. Our hope is to eventually create a walking path around the perimeter of the property that provides a safe place for people to exercise and enjoy the community.

In addition, there has been discussion about potentially incorporating a walking path on the property. This type of feature could provide a safe place for people to walk, exercise, or simply enjoy the outdoors while helping pedestrians stay off the street. Small additions like this can meaningfully *improve safety and quality of life* for nearby residents while making the property a benefit to the broader neighborhood.

It is also clear that the church has made significant efforts to be a thoughtful neighbor in the planning of this project. From what has been shared publicly, they have intentionally pushed the building farther back on the property so that it is less visible from surrounding areas. They have also incorporated plans to plant trees and landscaping that will enhance the aesthetic quality of the property and help the facility blend naturally into the surrounding environment. These steps demonstrate a willingness to listen to concerns and to design the project in a way that respects the character of the neighborhood.

Projects like this often require compromise and careful planning, and it appears the church has made sincere efforts to do exactly that. Their willingness to adjust the design, create visual buffers, and think carefully about how the space will look and function speaks well of their desire to contribute positively to the community.

Albany is a city that values strong families, community connections, and opportunities for people to gather and support one another. A thoughtfully designed church facility that provides space for services, childcare, community events, and local partnerships aligns well with those values.

When a new church seeks to locate within an established neighborhood, we

March 16, 2026
Mr. James Wright
Benton County Community Development Department

Re: Support for Conditional Use Permit – Northside Christian Church

Dear Mr. Wright,

As a resident of North Albany, I am writing to express my strong support for the conditional use permit allowing Northside Christian Church to develop its property into a dedicated facility for church, infant care, daycare, and preschool. I am genuinely enthusiastic about this project and the positive, long-term impact it will have on our community.

Northside Christian Church is a welcoming, community-minded church centered on Jesus and grounded in scripture. These convictions are reflected not only in its faith, but in its actions as a neighbor. The church has demonstrated transparency and care through multiple town halls and on-site meetings, providing nearby residents with opportunities to ask questions, voice concerns, and engage directly with the planning process. The proposed development reflects this same stewardship by preserving trees on the hillside to protect wildlife habitat, maintain buffers with neighboring properties, and safeguarding the area's natural character.

Beyond responsible land use, this project addresses a significant community need: access to high-quality, affordable childcare, particularly for infants and toddlers. The new facility will provide stable, full-day care in a nurturing and inclusive environment that supports early childhood development, enables parents to participate in the workforce, and creates local employment opportunities.

I am also encouraged by the broader benefits this building could bring to North Albany. With few affordable venues available for larger gatherings, the facility could serve as a valuable space for community events, weddings, family celebrations, and other functions that currently have limited or no options in our area. This added flexibility would strengthen community connection and provide a meaningful place for neighbors to gather.

Northside's faith-driven commitment to stewardship, its thoughtful engagement with neighbors, and its vision for sustainable service position it well to deliver a valuable community resource that benefits children, families, neighbors, and the broader North Albany community.

Thank you for your consideration. I respectfully urge the Planning Commission to approve the conditional use permit and support this community-enhancing project.

Sincerely,
Bobby Hemmer
Elder, Northside Christian Church - North Albany Resident, and Community Supporter

From: Beth Williams
To: WRIGHT James
Subject: LU-25-067 Comment on Application
Date: Monday, March 16, 2026 11:18:41 PM

You don't often get email from ba.sheldon@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,
I am writing as a North Albany resident in favor of approval of the application for a conditional use permit submitted by Northside Church on Powers Ave (LU-25-067). My husband and I have lived on Knollwood Dr, which runs off of Powers Ave, for 11 years. We love this neighborhood and are in the midst of raising our 4 young children here. We have also been attending Northside Church since it began in 2020. While I understand that many have concerns around the potential increase in traffic to the neighborhood, I firmly believe that the benefits of a permanent church facility in this area would outweigh any negative impact (perceived or actual) that the presence of the church would have in this neighborhood.

Our family used to travel 15 miles away to attend church, but since the launch of Northside we have been able to connect with others who actually live in our community. Hundreds of others have now also found community at Northside, and we have nearly reached our capacity to support further growth at our current location, Oak Grove Elementary. To be able to build on Powers would allow more people in our community to find connection and build relationships.

I previously worked for two years on Northside's staff, and can attest to the integrity and goodwill of the staff and leadership of Northside from personal experience. In their current location at Oak Grove Elementary, they work to intentionally maintain a good relationship with the school, ensuring that when we leave the floors are mopped, trash cans emptied, and cafeteria seating set up for school the next day. They have even provided coffee and baked goods as a service to the teachers, and held volunteer service days to help maintain the landscaping at the school. I am convinced they would bring this same integrity and spirit of community service to their relationships with neighbors around the Powers property.

Even without a permanent facility, Northside has served the greater community in countless ways: baked goods collection for law enforcement, donations for fire department, coffee for teachers, fundraising drive for Options PRC, hosting largely-attended events free to the community, meals for families recovering from surgery/childbirth, providing parenting and marriage seminars, just to name a few. Having a permanent facility would only expand Northside's positive impact to the community and provide new opportunities to serve and fill needs.

As a resident of the immediate neighborhood, my concerns over parking and traffic are minimal. Yes, there would be an increase in vehicles driving on Powers, but this would be largely contained to a small window on Sunday mornings, and the occasional community-wide event (like trunk or treat). I think many people are basing their fears on the fact that they see the overflow along Oak Grove on Sunday mornings, but that's precisely why we need this facility, which will provide more than enough parking to accommodate attendance at even our largest events.

From: Chad Williams
To: WRIGHT James
Subject: LU-25-067 Community Comment
Date: Monday, March 16, 2026 10:40:15 PM

You don't often get email from chadwilliams08@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing with feedback on Northside Church's conditional use permit (LU-25-067). I live in the immediate neighborhood surrounding Northside's property and have been a member of the church for the last six years. As a member of the church, I am excited by the possibilities of having our own permanent facilities. And it is fitting that it can stay rooted in the community it has been serving. As a neighbor, I understand that there can be concerns and hesitancy at the prospect of a large organization moving into a quiet community. But I think the church could also be a real benefit to the neighborhood.

From the beginning, Northside sought to develop a good relationship with Oak Grove Elementary, where we currently meet. They have succeeded in this through respecting the facilities, cleaning up after themselves, and serving the school with work days and coffee carts. I am confident the church would bring this same effort to being a good neighbor in the local community. They have already done more than required in reaching out to neighbors to establish relationships and listen to their concerns. And I know the leaders of the church. Their desire is to serve this community and they will continue to find creative ways to do so.

Every year, Northside has hosted two large community events at the school. These gatherings are free, safe for families and children, and provide food, fun, and games for all. Reserving the school property for these events can be challenging, and the limited parking has prevented people from being able to participate. Having our own property available whenever we want it, with adequate parking to support events, presents exciting opportunities.

Having a friendly church in the neighborhood also brings many other opportunities for benefits to the community. Northside's plans for the first phase of development are focused on building a gym. This would serve as the meeting space for the church, but the hope is also to make it available for community use in some way. There has been talk of eventually having a playground and walking path available on the property (and as there are no sidewalks on any streets nearby, a safe place to walk with kids would be very nice). Churches also frequently sponsor and provide meeting space for outside organizations and events. So while there are no guarantees about what may happen in the future, there is certainly a lot of opportunity for good things to come from a friendly church working to serve and foster relationships within the community.

Optimistically,

Chad Williams
3546 NW Knollwood Dr
Albany, OR 97321

school and sports. It felt like our life, which had been split between two cities, was finally coming together.

Around that same time, our second son was born. Not long after, he developed a heart condition. That season was very difficult for our family. During that time, Northside came alongside us in a way that we will never forget. They supported us, prayed for us, and cared for us with consistency and compassion. That support continues to this day.

Because of Northside, our boys have formed some of their closest friendships. My wife has found a strong and supportive community of mothers. We have built meaningful relationships with neighbors, many of whom we met through the church.

Northside has become a pillar in North Albany. It serves as a place where families connect, support one another, and grow together. It has become a pillar in our own lives as well.

I believe that as North Albany continues to grow, Northside will continue to strengthen this community by providing connection, support, and a sense of belonging for many families, just like ours.

Thank you for your time and consideration.

Sincerely,
Daniel Chen

An additional benefit of this project is the potential for childcare services at the facility. Access to reliable, local childcare is often limited in rural areas, creating challenges for working families. A church-based childcare program could provide a safe, convenient, and community-oriented option for parents, supporting local families while also contributing to the economic stability of the area. This type of service can make a meaningful difference in the daily lives of residents and further strengthen the fabric of the community.

A church can also contribute positively to the character and stability of the area. It encourages values such as service, compassion, and responsibility, which benefit the broader community. Additionally, well-maintained church properties often enhance the appearance of the surrounding area and can serve as a safe, welcoming space for people of all ages.

Importantly, Northside Community Church has the opportunity to become an inclusive hub that brings together individuals and families from across North Albany. Whether through worship services, youth programs, charitable initiatives, childcare services, or community gatherings, the church can enrich the quality of life for residents and help preserve the close-knit nature that makes rural communities special.

For these reasons, I strongly support the approval of Northside Community Church's plan to build on Powers Avenue. I believe it will be a valuable asset to the community for years to come.

Thank you for your time and consideration.

Sincerely,

Dana Penner

To: Benton County Planning Commission
From: Gary Eaton
Date: March 16, 2026
Subject: Northside Church Building Proposal (file #LU-25-067)
4500 NW Powers Avenue, Albany, Oregon

Dear Planning Commission Members,

I am a resident of North Albany, living at 4340 NW Stone Ridge Ave. My home is about a mile and a half from the church property via Oak Grove and Powers Ave. As a bird flies, I am about a quarter mile south of the church property.

I am an Elder for the church, active in many areas including maintenance of the church property on Powers and coordinator of the barbeque we hosted for the Powers neighborhood last summer. I have established relationships with several neighbors of the church property.

My brief intent of this message is simply to highlight the positives that Northside Church brings to North Albany. The obvious, and most important service to North Albany is that of providing a house of worship. Our congregation has grown substantially each year since inception in 2020, growing 25% this most recent year. Young families are the demographic driving much of our growth. One of my Stone Ridge neighbors are members of Northside and one additional family are occasional attenders. Having our own facility will allow us to offer services we are unable to support presently given our dependence on the Oak Grove Elementary School space. There is a spiritual thirst and our own facility will allow us to support North Albany residents more robustly.

Three pillars guide the Northside Church mission – Christ, Church and Community. Developing strong relationships with, and support for, the greater North Albany community is a sincere commitment. Beyond supporting the spiritual need, we sponsor significant community events each year. Our Trunk or Treat and Luau events draw hundreds of locals each year. These events are greatly appreciated by the community and families look forward to them each year. God has blessed Northside, and our community, in numerous ways as a result of these events. Northside sponsors many other events as well, inclusive of family camp, Kids camp, Mom's-in-the-Park play dates, and more. Again, having our own church building will allow us to serve the local community even greater.

As the commission is aware, even our church design for Powers has Community in mind. It is our vision to offer much of our property for community use. Beyond the gymnasium, we also seek to provide access to a play field, a playground, pickle ball courts, day care, meeting space and walking trails. Of course, the entire project is dependent on God's financial blessing, but it is our desire to provide these levels of community support and humbly pray that the Lord will bless.

Thank you for your consideration. You have a challenging job and I respect and appreciate the support you have consistently provided us as we navigate the permitting process.

God bless.

Gary Eaton

From: Jessica Hoopes
To: WRIGHT James
Subject: Conditional Use Permit
Date: Monday, March 16, 2026 8:44:52 PM

You don't often get email from jesshoopes32@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I am writing to express my support for the approval of a Conditional Use Permit for the construction of a new church, Northside Community Church, in our community.

A church provides far more than a place for weekly worship. It serves as a gathering space that fosters community connection, support, and service. Churches often host programs that benefit people of all ages—such as youth groups, mentorship opportunities, family events, and outreach programs that assist those in need. These types of spaces strengthen neighborhoods by bringing people together and encouraging positive community involvement. Something our community needs as it continues to actively grow.

Approving this Conditional Use Permit would allow the church to become a valuable asset to the community by offering a safe and welcoming place for fellowship, service, and spiritual growth. I believe the presence of a church in this area will positively contribute to the social and moral fabric of the neighborhood.

Thank you for considering this perspective and for your work in supporting the development of resources that strengthen our community.

Sincerely,

The Hoopes Family

Sent from my iPhone

of the plan. Everyone wants to avoid any backup on the road, such as we see in front of Oak Grove school where we meet now. I believe strongly that Northside wants to build community through relationships, including their neighbors on Powers Drive. I believe that they will do everything in their power to achieve a beautiful home for their church family while accommodating the needs of their North Albany Community.

Sincerely,
Michelle Fief

--
Jamey Mills
Northside Church
www.northside-albany.com
541-497-7885

From: Rob Gerig
To: WRIGHT James
Subject: Northside Church life file # LU-25-067
Date: Monday, March 16, 2026 7:38:02 PM

You don't often get email from robgerig@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Wright,

My wife and I are residents of North Albany we are also congregants of Northside Church. We have been attending the church this past year and have been duly impressed with Northsides vision and leadership. They have proven to be sincerely engaged with the North Albany area and have a desire and plan to continue helping families and individuals in the future. (Their healthy ministry to kids and youth are exemplary.)

I believe moving the church into a permanent building off Powers Road would simply broaden their ability to serve the entire North Albany area.

Sincerely,
Rob & Corrine Gerig

Rob & Corrine Gerig
541-979-7552
541-936-8251
robgerig@gmail.com
853 NW Emerald Oaks Pl
Albany, Oregon 97321

Dear Mr. Wright and Members of the Planning Commission,

I am writing as a North Albany resident to voice my support for Northside Christian Church's request for a conditional use permit. This project represents a practical investment in our community, and I believe it will serve local families well.

One of the most meaningful aspects of the proposal, aside from the Church itself, is the addition of licensed infant care, and childcare. While certainly not the only benefit of the project, expanded childcare options would be a welcome addition for many families in our area. Reliable, high-quality care is increasingly difficult to find, and the services planned for this facility would help ease that strain while supporting early learning and care.

The church has consistently engaged with neighbors, listened to concerns, and communicated openly about its plans. The design reflects care for the surrounding environment, including preservation of natural features and appropriate buffering for nearby homes.

Beyond childcare, the new building has the potential to serve as a flexible gathering space for community events, youth sports, and activities, something North Albany has limited access to today. A venue of this size and accessibility would add value for residents and strengthen community connection in a growing area.

For these reasons, I encourage approval of the conditional use permit. The project is well-considered, community-oriented, and positioned to meet real needs in North Albany.

Sincerely,

Russ Southard

- **The Beacon Effect:** Nighttime photography (Exhibit A) required "Night Sight" long-exposures just to capture a silhouette. In contrast, even smaller urban churches (Exhibit B) are well lit. An up to 736 car parking lot "light carpet" will create an urban beacon in a dark rural basin. A photo of Oak Grove Elementary, with only 98 parking spaces across two lots, taken from 1250 feet away documents how much a single parking lot light source, even with down facing lights, illuminates the area. (Exhibit C)

5. Interference with Adjacent Uses (Astrophotography)

Criterion 1 requires that the use does not "seriously interfere with uses on the adjacent property."

- **Documentation of Use:** Attached are photographs of the Northern Lights (Exhibit D) taken by neighbor Cary Hoffer. The use of adjacent land for **astrophotography and celestial observation** is an established use that will be "seriously interfered with" by the light pollution from this facility.

Category II: Concerns regarding the Staff Report

1. Procedural Disenfranchisement: The "Phantom Project"

The Staff Report determined the Code requirement is **736 parking stalls**, while the applicant's site plan proposes only **269**.

- **Impossible Assessment:** Criterion 1 requires the Commission to ascertain that the project will not "seriously interfere" with the area. It is logically impossible to make this assessment when **64% of the required parking infrastructure is missing from the site plan**.
- **Due Process Violation:** Adding 467 additional stalls would fundamentally alter the project's massing, stormwater runoff, and buffers. Approving a CUP now effectively grants a "blank check" for a massive expansion the public has had no opportunity to review.

2. The "736 vs. 269" Paradox: Applicant Admissions

The applicant's own Variance application admits that providing the legally required parking would destroy the neighborhood. They stated:

- **1.5:** "Constructing 520 stalls would... **erode the rural residential character**..."
- **2.3:** "Requiring 520 stalls would **urbanize the property and conflict with RR-2 zoning intent.**" If the applicant admits 520 spots would "urbanize" the neighborhood, then the legally required **736-spot design** is, by their own definition, a "Serious Interference" under Criterion 1.

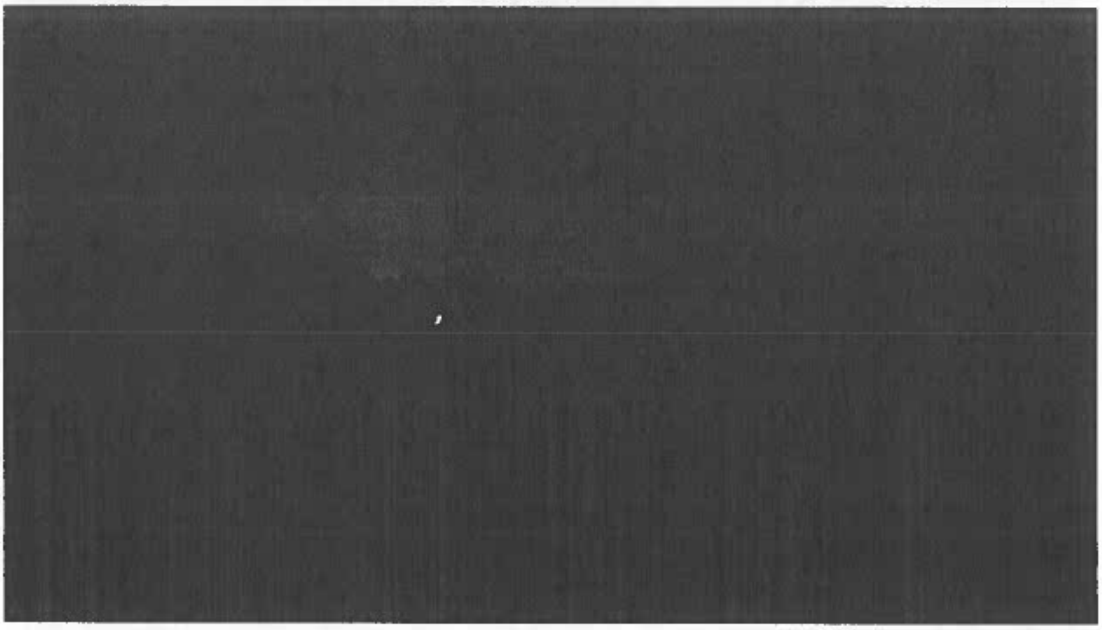
3. Safety and Infrastructure: The "Half-Standard" Road

The Staff Report proposes a compromise "walkable area" on only one side of the road.

- **Public Safety Risk:** We are taught to walk against the flow of traffic. That means we walk on **both sides** of the road. Providing a path on only one side is a step backward for safety. Introducing "Tidal Traffic" from a 650-seat sanctuary and childcare center onto a sub-standard road is a documented hazard that the Staff recommendation fails to sufficiently resolve.

Exhibit A - Photos of the subject area at night

Normal Exposure - Intersection Scenic and NW Powers Rd



A single light is visible from a property in the photo, the area is extremely dark.

Long Exposure Intersection of Scenic and NW Powers Rd

With a long exposure, the area is still poorly lit, the close area is lit by the vehicle I had stepped out of and not any lights within the area.

Exhibit B - Photos of the churches and their parking lots

Each of these churches are lit with light that leaves the property and impacts all neighbors. The proposed project is massively larger than any of these churches and with even more lighting.

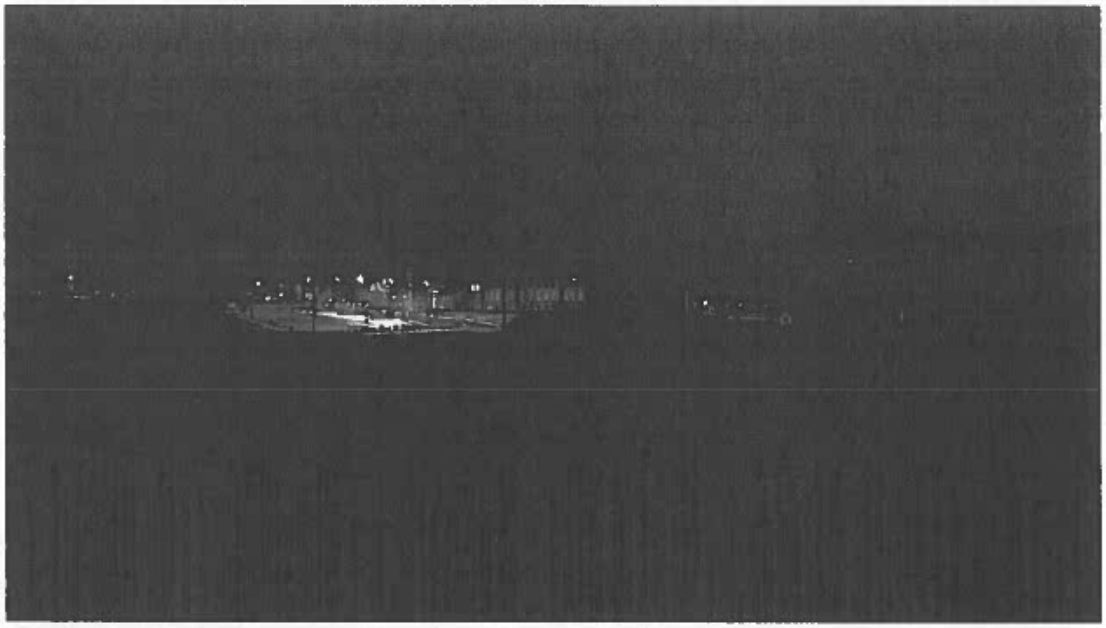
Photos of North Albany Community Church

East Side Christian Church, Albany Oregon

Kingdom Hall Grand, Albany Oregon

Seventh Day Adventist Church, Albany Oregon

Exhibit C - Pictures of Oak Grove Elementary at night



While the school lights are all down facing, the beacon they create is visible from 1250 feet away as the dominant feature of the area. The on all night lighting illuminates the parking lots (of only 98 spaces), playgrounds, and the buildings. The light beacon created by adding the 269 applied for parking spaces, 520 application calculated code requirement, or the 736 parking spots calculated in the staff report would have an even greater impact on the NW Powers area.

WRIGHT James

From: Ron Wobig <orthomustang@gmail.com>
Sent: Tuesday, March 17, 2026 1:44 PM
To: WRIGHT James
Subject: Re: forwarded letter regarding Northside Church Benton County meeting

You don't often get email from orthomustang@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you James,

Ron

On Tue, Mar 17, 2026 at 12:22 PM WRIGHT James <james.wright@bentoncountyor.gov> wrote:

> Greetings,
>
> I have received your comments and will provide them to the planning commission.
>
> The meeting is tonight at 6:00pm at 4500 SW Research Way, Corvallis, OR.
>
> Please let me know if you have any questions.
>
> Best regards,

Benton County OREGON

James R. Wright
Associate Planner

Phone: 541-766-6819

Email:

James.Wright@bentoncountyor.gov

We understand that the development of any property causes change, but well planned, considerate, projects tailored to the rural feel of the area can enhance livability for the entire community. This project appears to alleviate traffic as a housing development will create more traffic. In that same vein, Northside Church will continue to provide services to the community, whereas a housing development requires additional services, that are not in place at this time. No one wants to see a poorly planned project. Through intentional collaboration and input this project can be something north Albany, Benton County, and its' residents can be proud of.

Thank you for your consideration.

Sincerely,

Mark & Tina Siegner

Mark & Tina Siegner

516 Kouns Drive NW

Albany OR 97321

Sent from my iPhone

Good evening. Cary Hoffer. I live in NA. Thank you for taking the time to hear our concerns.

When I was looking for a place to raise my family, the things I was looking for were:

Location to/from work

Prices

Lifestyle for myself and my children

Safety

I looked at several places. From Philomath, Independence, Albany City, Corvallis, and North Albany. For me, North Albany checked off nearly all my boxes. Part of this was the RR2 requirements. Being born in the country, this resonated with me and I knew it would help shape my children.

I will not discuss the parking variance which is being consided, reducing the parking requirements from 736 to 269, as I am not an expert on parking development. I do feel it is a good segway into BCC 53.215(1).

One of the requirements in **LU-25-067: CUP** is that, According to BCC 53.215(1) is that the proposed church "does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone"

Given that the average square footage of properties in this area is under 3000 square feet.

The proposed buildout for the church is 75,771 square feet not including the 269 parking spaces.

This, in my opinion, substantially interferes with the uses and character of the adjacent properties, purpose of the zone , and in fact, impacts all of the properties as well. . This area is used by hundreds of people, walking, running, biking, birdwatching, enjoying watching the deer, rabbits squirrels, etc roam freely through all our properties. Recently we have had the pleasure of watching eagles on the property and have an eagle nest less than a half a mile away,

By having, essentially, ~~a 19.4~~10 acre parking lot, 3 structures, a Day Care, ... all of the existing character will be lost, and will never be allowed to return.

I request that you do not allow the CUP to be allowed.

Written testimony had 3 in favor – 44 opposed

[redacted] request to hold record open—will allow for 2 additional weeks of testimony

- ADDRESS
- PARKING
- TRAFFIC

NOTES—

75,771 sq fee t of building = 1.75 acres—not including sidewalks, etc

269 vehicle parking requires 2 acres min (300 – 350 sq feet per vehicle

736 vehicles requires 5.5 acres

Hello, My name is Karen Smith and my address is 4930 NW Dumbeck Ave Albany and this is only a half mile from the proposed build site of this church. So my interest in this proposed large build site directly impacts my family and the quality of life as we know now.
I oppose and am making appeal of the conditional use permit for the proposed build sit.

I have already submitted a written testimony with my concerns. And am also agreeing to all the other facts submitted to you with other peoples concerns and opposition to having this church at this location.

Alot of what my concerns are that was not covered in my letter submitted was just the unknown of what amount of traffic that this church and facilities will bring in and onto Powers Ave. With it being a church, and being used on Sunday for services and then being locked up and not used for the rest of the week. This is not the case with this church with having a day care on site for up to 60 children. During the week, Monday though Friday. With that many kids there could be up to 12-15 people on staff. So there could be up to 75 cars going back and forth twice on the roadways those 5 days.
Then we have the unknown as to what activities will be going on at the church during the week, during the day and evening. Church choir practices, board meeting, bible study groups, children groups, confirmation classes, craft classes, musical groups. And then you have groups wanting to use these facilities like Boy Scouts and Girl Scout groups which usually meet during the week in the

are not intermittent Linn County - Parking in Front of Property
just not weekends anymore
Calling this a church - Common

evenings, political groups, clubs for learning a new language, any other groups that want to have a meeting space to use. And then you have the special church holidays like Easter and Christmas. Doing Easter egg hunts on this property and inviting the public to come out. And we have a church in N Albany that is know for their annual Christmas craft bazaar and they have so many attend that they have to park in the surrounding field to that church. Once the large gymnasium is built, what groups will be able use it. They can have musical groups put on plays, have talks and seminars in that space. All these different activities will have the potential of bringing a lot of people out in this area of Powers Ave.
Are they planning on putting a large commercial size kitchen inside this church. Planning on using it to serve community meals and being able to bus people out to this rural area. Can they build temporary warming shelters on this property to help people out like some churches are doing? These proposed facilities would not just used on Sundays only but would be used every single day.
And bringing a lot people and traffic out in this

They people that live on NW Terrace Dr, Sox Lane and Southview Dr. and Dumbeck Ave use to Powers Ave. to get out onto the main road. If this does get approved and they need to upgrade Powers Ave, must people on those streets will use Dumbeck Ave to get out to avoid all the road work. Dumbeck Ave is a private road and is not maintained by Benton County. The residents are responsible for the upkeep of the road. Which is from Terrace Ave to Dumbeck is gravel. Right now the residents on Dumbeck maintain it. Some people have been getting gravel and filling in pot holes and grading it. The current condition

is pretty bad with a lot of potholes. With more people from these three streets using Dumbeck Ave. will the
county help out and maintain this because of all the
use that it will get from people trying to avoid Powers Ave.

Again this church will not complement the rural surrounding area. It will a major detrimental impact on
this rural area. I am oppose and m appealing this conditional use permit

Thank you
Karen Smith and Family

If the spirit of Chapter 63 is to preserve rural lifestyles and Chapter 53's Conditional Uses outlined in 53.205 and 215 are not to have an adverse effect on uses and not to interfere with the character of the area, the project does not warrant approval due to the following conflicts.

Chapter 63

Chapter 63 outlines conditional uses. The list does include all the items proposed by the Northside Christian Church. The section states the following uses may be allowed in Rural Residential Zone by conditional use permit approval and lists 10 individual line-item uses each with the conjunction "or". This section of Chapter 63 does not include and or and/or, but instead only uses the term or. The Northside Christian Church proposal includes two phases. Phase 1 to include the gymnasium as the temporary sanctuary, playground, and daycare. Then after Phase 2's completion, it is proposed that Phase 1's features will be used for other ancillary activities. In addition to the 54,709 ft2 Phase 2 sanctuary, additional recreational facilities pickleball courts, playground, safety support infrastructure, and other miscellaneous structures will be added. This phased approach changes the overall uses of the property from an "or" to an "and" scenario with recreational, worship/church, playgrounds, residence, and daycare facilities. And there are unknown activities not submitted such as fund raising activities or sports events.

Lighting

The facility will require lighting to preserve safety and promote security at the facility. Even though there is no lighting standard in Chapter 63, as indicated in point 9 of the March 10 review document, there will be no way to mitigate reflective lighting to the nearest cross street residences, approximately 100 feet north of the proposed development. The counterpoint made is that activities will be limited to reasonable hours. However, this does not take into account the safety and security needs of the proposed development and therefore will have an adverse impact on the character of the area and potentially be a nuisance to surrounding residents.

To note the closest streetlight to the proposed development is at Valley View and Scenic, no other streetlights are present and only residential lighting is present from Valley View to Spring Hill.

View and setbacks

In Point 7 of the review document the proposed structures shall comply with the 40' height limitations of RR-2 Zone. Point 7 further states that the heights and setbacks will be verified at the time of building permit review. This methodology is duplicitous since the impact to the local character cannot be assessed and could change the character of the area even though it could meet current code requirements. Further, the setback requirements are unknown since the structure heigh has not been determined, impacting the character of the area and impacting high water mark setback distances.

Very little line of sight details are provided. The area has open views. The addition of a gymnasium, play areas, buildings, safety support structures, etc. appear to have clear line of site from current residential properties and roadways which negatively impacts the area's character.

Parking

The Northside Christian Church already has a significant patronage. Currently the Oak Grove School lots (employee and visitor) fill and parking overflows to the street where both sides of Oakville Road are filled the entire length of the school property. Over 170 cars were counted at this location. With patronage expected to increase and on holiday services such as Easter and Christmas this number would expected to be higher. With no available street overflow at the Powers Road location, the parking variance should not be granted and I completely concur with the Planning Department's assessment that monitoring is not mitigation and this variance should not be approved and the entire project either reassessed or withdrawn.

Water Quality

As an area resident water quality is vital to our area's health and recreation. The facility is planned to be constructed on a parcel of land only 1900 from the

intermittent creek headwaters. Pollution from parking areas, septic, and landscaping chemicals will impact downstream waters. The additional flows will impact a maintained (berm) pond in Lakeview Estates. This year's rain caused overflows and eroded footings of the concrete overflow. The additional flows from the hardened surfaces have a high potential to impact flows into this water feature and cause additional damages that Lakeview HOA would be responsible for. There are no specific statewide requirements for ensuring water quality from church parking or other activities proposed for the site. The long term management of buried storm water chambers poses additional risks. All storm water systems require proper maintenance to be effective for flow management and pollution control. Since there are no long term liabilities and monitoring for these controls and the potential to affect downstream properties. There has been no additional assessment of downstream water impacts

Uses

The proposal includes a the following statement: *The church will conduct its largest activities during weekends and limited weekday hours. This operational schedule will not overlap with peak times of rural residential use, reducing the likelihood of conflicts.* In reviewing activities at similar area churches, there are activities at various times of the day 12 – 7:30 start times. This in addition to the day care or other unknown planned future uses of the gymnasium may overlap with current traffic patterns. There is no objective to the long term plan of the facilities and therefore this impact assessment is assumed / unsubstantiated creating unknown impacts to the community and character of the area. These uses are the proverbial drip that eventually changes the overall character of an area.

Based upon the proposal, Staff Report, and environment as well character impacts, I vehemently oppose the Conditional Use and variance proposal

Rick and Lily Daudert

4033 NW Sarah Maria Ct, Albany, OR 97321

Benton County
COMMUNITY DEVELOPMENT DEPARTMENT

4500 SW Research Way
Corvallis, OR 97333-1192
541-766-6819

AGENDA
Benton County Planning Commission
March 17, 2026
6:00-8:00 P.M.
Kalapuya Building, 4500 SW Research Way, Corvallis
1st floor Meeting Room
Join Virtually with this link
Meeting ID: 873 7032 5923
Passcode: 905551

I.	**CALL TO ORDER | ROLL CALL**	Chair Fowler
II.	**MINUTES** Approval January 20, 2026	Chair Fowler
III.	**ITEM** 1. LU-25-66 & 67 Conditional Use Permit and Variance | Northside Christian Church	Chair Fowler
IV.	**PLANNING COMMISSIONER | STAFF UPDATES**	Chair Fowler
V.	**ADJOURN** Next Meeting: TBD	Chair Fowler

ATTACHMENTS
A. Draft January 20, 2026, Minutes
B. LU-25-66 & 67 Conditional Use Permit and Variance | Northside Christian Church | Staff Report | 03.10.26

Benton County will make reasonable accommodations for all alterable participants. Please notify Meg. Reehoorn@bentoncounty.gov 72 hours before the meeting. All Planning Commission meetings are recorded and retained as required by ORS 166-200-0235.

Planning Division
Office: (541) 766-6819
4500 SW Research Way
Corvallis, OR 97333
cd.bentoncountyor.gov

STAFF REPORT TO THE PLANNING COMMISSION

Nature Of Application:	**LU-25-067: CUP – Church** Planning Commission will consider a Conditional Use permit to establish a church on a 19.43-acre parcel zoned Rural Residential. The applicant is proposing a 2-phase construction process for a site build out, as identified below. Phase 1 is proposed as the construction of an 18,902-square-foot gymnasium building which will temporarily serve as the primary worship space for up to 500 attendees. Additional construction of a 36'x60' shed for storage. Phase 2 is proposed for the construction of a 54,709-square-foot main sanctuary building. Once completed the worship services will relocate from the gymnasium to the sanctuary. Once completed the gymnasium will be used for ancillary activities. **LU-25-066: Variance – Parking Standards** Planning commission will determine alongside with the Conditional Use Permit if a variance can be granted for the parking standards. The code requirement is 736 spaces based on total square footage of all built structures. The applicant is applying for 269 spaces with a traffic analysis as supporting documentation.
Review Criteria:	Planning Commission will evaluate this request based on relevant review criteria BCC 53.205-55.218, Chapter 63-Rural Residential, Chapter 99-General Development Standards.
Property Location:	The property is located at 4500 Powers Ave NW, Albany, OR, 97321. The subject property is identified as tax lot T10S R4W Section 26B, Tax Lot 600.
Applicant(s):	Northside Christian Church Kevin Kropf, Owner's Representative Laura LaRoque, Pathfinder Land Use Consultant, LLC. Brian Vandetta, PE, PLS, Udell Engineering and Land Surveying, LLC.
Property Owner(s):	Northside Church
Zone Designation:	Rural Residential-2 (Two acre minimum)
CAC Planning Area:	North Benton -Not Active
Staff Contact:	James Wright, James.Wright@bentoncountyor.gov
File Number:	LU-25-067 & LU -25-066

I. BACKGROUND

Northside Christian Church, represented by Kevin Kropf, (referred to as the "applicant"), submitted an application on behalf of Northside Christian Church for a Conditional Use Permit and Variance application. The applications were received by Community Development Department (the Department) on December 29, 2025. After reviewing the submittal, the Department deemed the application complete on January 21, 2026. On February 10, 2026, the Department mailed notice of the application to all properties within 1000 feet of the subject property. 106 notices were mailed to surrounding properties and 1 was returned with an unable to forward.

A legal notice was then published in the Gazette-Times on February 17, 2026.

The proposal involves the establishment of the church and the evaluation of the acceptance for a variance to parking standards. This report will first address the Conditional Use Criteria for the Church. If approvable this application will then progress into the review of the variance application LU-25-066.

II. COMMENTS

On March 5, 2026, Gordon Kurtz, Associate Engineer with the Public Works Department, submitted a memo. This memo has been incorporated into this staff report and is attached. This memo identified road improvements, road dedication , Erosion Sediment Control, Stormwater Management, and road approach requirements for the applicant from Benton County Public works.

On March 3, 2026, Scott Kruger, Registered Environmental Health Specialist, stated in an email " The church should contact the Oregon Department of Early Learning and care to verify if the proposed care program meets state requirements for certification or exemption".

On February 25, 2026, Robert Tukisher with Environmental Health Department stated in an email "The proposed septic system for Northside Christian Church at 4500 Powers Avenue, Albany, OR (10-4-26-B Tax Lot 600) will require a Water Pollution Control Facility (WPCF) permit from DEQ for design flows that exceed 2500gpd. The DEQ Eugene office can be reached at 1-800-844-8467."

On February 13, 2026, Lora Ratcliff, Division Chief- Fire Marshal with Albany Fire Department submitted a memo identifying future requirements at the time of building permits. The memo is incorporated into this report.

On January 30, 2026, Ryah Schofield, Assessor's Office, stated in an email that she had no comments or issues.

On January 30, 2026, Michele Collins, stated in an email the property has 18.43 acres enrolled in the Farm SA Program. Once ground is broken for the structures the farm SA will be lost and the applicant will have to pay back taxes.

On January 29, 2026, David Malone, County Surveyor with the Public Works Department, stated in an email that he had no comments.

Public Comments in favor

On March 9, 2026, Michelle Roberts, a resident of North Albany, submitted an email stating they are in favor of the church as it would bring a place of welcome and community to North Albany residents. Michelle identified the daycare would be a welcome need in North Albany.

On March 9, 2026, Quinton and Danita Hammel, submitted an email in support of the church.

Public Comments in opposition

On March 9, 2026, Tony and Karen Smith, residents in North Albany, submitted a letter identifying concerns about traffic, character of the area, environmental concerns, and wildlife concerns.

On March 9, 2026, Holly Mitchell, a resident in North Albany, submitted a letter identifying concerns about scale of development, traffic, and environmental concerns. Holly also submitted testimony regarding alternative building sites and subdivision of the land.

On March 9, 2026, Shane Lyon, a resident in North Albany, submitted an email stating the construction of the church would impact the view, increased traffic, and impacts on the character of the area.

On March 8, 2026, Scott Alexander, a resident in North Albany, submitted two documents to Benton County, the first document is an evaluation of the variance stating the applicants materials do not satisfy the requirements for a variance to be granted. The second document is an evaluation of the CUP stating the traffic associated with the church and daycare would pose a significant impact on the surrounding area, noise associated with the pickleball courts and amphitheater. The individual states that the lighting would pose significant impact on the surrounding area.

On March 8, 2026, Terry and Suzzane Wichert, residents of North Albany, submitted an email regarding concerns about traffic and the character of the area.

On March 7, 2026, Jeff Obert, a resident of North Albany submitted an emailing identifying concerns about traffic and parking overflow, size of structure not consistent with RR characters, required road improvements, noise associated with the pickleball or other outside activities.

On March 7, 2026, John Norris, a resident in North Albany submitted an email identifying the proposal does not align with the character of the area, voiced concerns regarding the increased traffic along powers and oak grove, wildlife and environmental concerns. Lastly Mr. Norris stated : The Northside Church purchased the land knowing its zoning and the character of the area. Trying to push these changes through is a risk they thought they could overcome. However, I think they are going too far. While that parcel may be developed in the future, the Northside Church's proposal does not make sense for the area.

On March 6, 2026, Carolyn Lepam, a resident in North Albany submitted an email stating: I am writing to let you know that I don't want the development of the Northside Christian church. The increase of traffic is a concern and the overall size of the development. I have nothing against the church it's the location. It takes away the country feel of living out here. There is land for sale next to Oak Grove Elementary maybe they could arrange a property exchange.

On March 5, 2026, a single letter identifying twenty (20) residents in North Albany, submitted comments concerned about traffic, changes of the neighborhood, wildlife concerns, septic concerns. The letter addressed the following testimony; redevelopment of other properties, housing and subdividing possibilities, church attendance, county making exception to parking, traffic, building codes.

On March 4, 2026, Mary Hood, a resident of North Albany, submitted an email regarding concerns about traffic along Powers Ave NW, Scenic and Oak Grove, stated that the project will completely change the essential character of the neighborhood from its low traffic, quiet and rural characteristics. Mary Hood further stated that the area is prime habitat for deer, foxes, skunks, possums, and raised concerns regarding maintaining a wildlife habitat. Further items addressed identified the concerns of a large-capacity septic system which can contaminate surrounding areas.

On March 2, 2026, Jerry and Cathy Weekly, Nancy Whitley, Pam and John Barrett, Ty and Kimberly Edwards, and Karin Heley, Donna Pompe, residents in North Albany, submitted a joint letter in email format concerned about the impacts of the residential area, traffic and infrastructure- with an example of previous traffic issues, and statement for a desire to preserve neighborhood character.

On March 1, 2026, Rod and Audrey Povis, residents in North Albany, submitted a letter concerning road congestion and safety concerns, noise associated with pickleball courts improvements, and parking.

On February 26,2026, David and Traci Hanson, residents in North Albany, submitted a letter identifying concerns about natural drainage from the creek onsite feeding Lakeview Lake. Further concerns addressed traffic increase on rural two lane road resulting in a reduction of safety, emission increase and decrease in property value.

On February 17, 2026, an anonymous resident with North Albany, submitted a comment concerned about road improvements, traffic congestion, and parking.

No other comments were received at the time of writing this staff report.

Staff response: All public testimony has been attached to the appendix of this report. Staff have identified common concerns as follows that pertain to code criteria. These concerns were reviewed by staff and evaluated under the applicable Conditional Use Permit criteria identified in BCC 53.215 and related development standards.

1. Traffic, Road Capacity, and Safety

The most consistent concern among all public testimony relates to increased traffic and its impact on safety and road capacity. Residents expressed concern that Powers Avenue NW, Scenic Drive, and Oak Grove are rural, two-lane roads not designed to accommodate higher traffic volumes.

This concern is addressed through the evaluation of BCC 53.215(2) and related findings & subsection-(1) Traffic and Transportation

2. Preservation of Rural and Residential Character

Multiple property owners emphasized the importance of maintaining the existing low-traffic, quiet, rural character of the North Albany neighborhood. Commenters expressed concern that the scale and intensity of the proposal would:

- **Change the essential character of the neighborhood with increased traffic**
- **Introduce higher levels of activity inconsistent with surrounding residential uses**

This concern is addressed through the evaluation of BCC 53.215(1) and related findings-Character of the surrounding area.

3. Environmental and Natural Resource Concerns

Several members of the public identified environmental impacts as an area of concern, including:

- **Impacts to wildlife habitat (deer, foxes, skunks, possums, and other species)**
- **Potential contamination risks associated with a large-capacity septic system**
- **Effects on natural drainage patterns, particularly runoff to the on-site creek feeding Lakeview Lake**

This concern is addressed through the evaluation of BCC 53.215(2) subsection-(3) Wastewater & (4) Stormwater.

4. Noise and Activity Levels

One letter specifically raised concerns regarding noise associated with proposed pickleball court improvements, along with general increases in activity levels. Residents expressed concern that

additional recreational and event-related uses would introduce noise inconsistent with the existing quiet residential setting.

<u>This concern is addressed through code criteria and findings 53.220 (10) Noise, vibration, air pollution, and other environmental influences.</u>

III. FINDINGS OF FACT

1. County records indicate that the subject property was originally created as a single legal parcel by deed[1] in 1953. A subsequent deed recorded in 2006[2] references two separate parcels; however, no land division approval or partition plat was located in County records establishing the legal creation of the second parcel. Because the proposed church development would span the apparent interior property line, the property owner will be required to record a consolidation deed restoring the parcel configuration to a single legal parcel prior to issuance of development permits.

2. The subject property, as well as the properties to the north, south, east and west, are zoned Rural Residential.

3. Based on county assessor's website and Benton County Records a 1957 single family dwelling, and two accessory structures are present onsite. Staff confirm this by using satellite images. No other structures are present on the subject property.

4. A septic feasibility has been conducted for the 650-seat church. This septic feasibilities is encompassed further in this report.

IV. FINDINGS APPLYING CODE CRITERIA

Sections in regular text identify applicable code provisions. Sections in **bold** text reflect staff analysis and findings related to those provisions. *Italicized text* represents the applicant's findings. Text shown in **<u>bold and underlined</u>** indicates the staff's conclusion.

LU-25-067 CUP- Northside Christian Church

CHAPTER 53

<u>Conditional Use Criteria</u>

B) BCC 53.215 Criteria. The decision to approve a conditional use permit shall be based on findings that:

(1) The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.

Applicant's findings and statement:

The subject property is located within the RR-2 zoning district, where religious institutions are permitted only through a Conditional Use Permit. The purpose of the RR-2 zone, per BCC 63.005, is to provide areas within Benton County where rural residential lifestyles can occur outside recognized urban areas without conflicting with agriculture and forestry uses. 1.2 The proposed Northside Church campus will be compatible with this purpose. The site is not in agricultural or forestry use, and the proposed facilities will not conflict with nearby agricultural or forestry activities. The development will incorporate landscaped buffers, open space, and outdoor

[1] 1410407-1953
[2] 407551-2006

amenities such as pickleball courts, a playground, and an amphitheater, all of which are compatible with the rural community lifestyle envisioned in the RR-2 zone.

Adjacent properties are primarily rural residential in nature, consisting of single-family dwellings on larger parcels. The proposed development will not displace or restrict rural residential uses and instead will complement the area by providing a local gathering place for community, religious, and educational activities. In addition, the size of surrounding lots and planned setbacks provide natural separation, further reducing the potential for conflict.

The development will maintain setbacks, landscaping, and buffering to protect neighboring residential privacy and minimize visual and noise impacts.

The church will conduct its largest activities during weekends and limited weekday hours. This operational schedule will not overlap with peak times of rural residential use, reducing the likelihood of conflicts.

Transportation impacts will be managed. A Transportation Analysis (Sandow Engineering, 2025) determined that the project will generate approximately 147 Sunday peak-hour trips and require 135 parking stalls, which will be comfortably accommodated within the 269-stall on-site supply. Sight distance at the proposed driveway access meets AASHTO standards, ensuring safe ingress and egress to NW Powers Avenue. The associated Transportation Demand Management (TDM) Plan outlines strategies such as carpool promotion, volunteer parking coordination, staggered service scheduling, and monitoring to minimize transportation effect.

Conclusion

The proposed use will not seriously interfere with adjacent residential uses, the rural character of the area, or the purpose of the RR-2 zone. The project will preserve opportunities for rural residential lifestyles while avoiding conflicts with agricultural or forestry uses, consistent with the purpose of BCC 63.005. The church will complement the surrounding area as a community gathering place for religious, educational, and social activities. Transportation and parking demands will be fully accommodated on-site in compliance with the Transportation Analysis and TDM Plan, ensuring safe access from NW Powers Avenue and compatibility with neighboring rural residential properties. Criterion 1 is satisfied.

Staff: The criteria in BCC 53.215(1) can be organized into three primary categories: (1) impacts on adjacent uses; (2) the character of the surrounding area; and (3) consistency with the purpose of the zone. Staff findings addressing each of these categories are provided below.

(1) Staff Findings- Impact uses on adjacent property:

The subject property is approximately 19.43 acres in size and is surrounded primarily by rural residential parcels developed with single-family dwellings. The size of the parcel allows the proposed buildings, required parking areas, and outdoor activity spaces to be located centrally on the property with separation from adjacent property lines. Required setbacks and site design standards further ensure that improvements will not encroach into adjoining yard areas.

Church-related activities are periodic rather than continuous. Services and events typically occur during defined hours and do not involve ongoing commercial operations, industrial processes, or high-frequency daily traffic associated with commercial operations. This intermittent pattern of activity limits the potential for sustained disturbance to neighboring properties.

To further evaluate the adjacent uses staff identifies the properties as residential with an average parcel size ranging from 1.0 acres to 2.5 acres within 1000 feet of the subject property. The minimum size of the rural residential property is identified in Benton County Code as 2.0 acres for each newly created parcel.

Importantly, the establishment of the church does not alter the zoning or development rights of surrounding parcels. Adjacent properties will retain their full ability to establish, maintain, or replace single-family dwellings and associated accessory structures in accordance with the Rural Residential zone standards. The proposed use does not impose additional regulatory constraints on neighboring lands, nor does it introduce conditions that would preclude future residential development consistent with County code 63.005, where rural residential lifestyles can occur outside of recognized urban areas without conflicting with agriculture and forestry use.

The applicant is also proposing a daycare center to be operated within the existing gymnasium on weekdays from 8:00 a.m. to 5:00 p.m., serving up to 58 children. Daycare operations are limited to daytime hours that are generally consistent with normal residential activity patterns in the surrounding area. Unlike commercial or industrial uses that may generate extended hours of operation, heavy vehicle traffic, or delivery activity, a daycare primarily involves passenger vehicle drop-off and pick-up periods concentrated in the morning and late afternoon. These peak periods are relatively short in duration and can be accommodated within the proposed on-site circulation and parking layout. The proposed on-site parking reduces the overflow parking along public roadways or on neighboring properties. No parking along Powers Avenue NW is permitted.

The development will also be subject to applicable County standards for lighting, stormwater, and access. Compliance with these requirements ensures that measurable off-site impacts are minimized and that adjacent residential properties may continue to function as intended without serious interference.

Offsite traffic and road improvements are identified further in this report to alleviate the offsite potential impacts on the surrounding area. Staff finds the proposal of the church will not seriously impact the adjacent rural residential uses subject to the conditions of approval for road improvements identified further in this report.

(2) Staff Findings- Character of the surrounding area

The surrounding area is characterized by low-density residential development on relatively large parcels, with open space between structures and a dispersed, rural development pattern. Homes are typically setback from roadways and neighboring properties. While the proposal introduces religious institutional use into a residential setting, religious institutions are expressly planned within the RR-2 (Rural Residential) zoning district as conditional uses under Benton County Code Chapter 63 and Oregon Revised Statutes 215.441. The inclusion of religious institutions within the conditional use framework reflects a legislative determination that such uses may be appropriate in rural residential areas when evaluated against applicable criteria and conditioned to mitigate potential impacts.

The scale of development is evaluated through applicable development standards including setbacks, parking configuration, buffering, access management, and other applicable provisions of Benton County Code. This includes analysis of required setbacks, site design, access, landscaping, buffering, and other measures intended to preserve the rural character of the area. The conditions of approval are structured to prevent the site from taking on the appearance of an urban commercial center and to maintain the visual openness that is typical of rural residential neighborhoods. Building placement, parking configuration, and landscape screening are key tools in ensuring that the development remains subordinate to the character of the surrounding area.

Unlike retail, industrial, or high-intensity commercial uses, a church does not typically involve outdoor storage, ongoing freight activity, extended hours of operation, or continuous customer turnover throughout the day. Deliveries are limited and periodic, and activities are generally concentrated during defined service times or scheduled events. The primary function of the site is assembly for religious worship and associated community activities. When properly sited and conditioned, this type of institutional use has been found to be compatible with residential settings because activity levels are intermittent rather than constant, and operational characteristics differ substantially from commercial enterprises.

Staff also reviewed other churches throughout Benton County and nearby jurisdictions to understand development context and relative residential density. The data table below reflects a range of churches located within Urban Residential, Rural Residential, Urban Industrial, Village Commercial, and City zoning districts. Residential density surrounding these churches varies significantly—from as low as 21 residences within 1,000 feet of the properties (e.g., St. Anne Orthodox Church in a Rural Residential-10-acre minimum setting) to substantially higher densities such as Life Community Church and Kings Circle on Elliott Circle.

Name of Church	Associated Zoning	Residential Density (Residence within 1,000 ft of subject property)
Suburban Christian Church	Urban Residential	78
Calvary Corvallis	Urban Residential	26
Life Community Church	Urban Residential	287
St. Martin Russian Orthodox Church	Urban Residential	62
Westminster Presbyterian Church	Urban Residential	24
Kings Circle on Elliott Circle	Urban Industrial	294
St Anne Orthodox Church*	Rural Residential	21
Riverside Baptist Church	City of Albany	183
North Albany Community Church	City of Albany	122
Bellfountain Community Church	Village Commercial	28
Northside Christian Church (Subject Property)	Rural Residential	100

***St. Anne Orthodox Church was granted land use approval for a Rural Residential location [*] reflects new site location at 6497 NE Elliott Circle.**

The subject property, Northside Christian Church, reflects a surrounding residential density of 100 residences within 1,000 feet of the subject property. This comparison illustrates that churches operate within a wide range of surrounding residential densities and zoning contexts, including both rural and urban residential areas. Notably, churches such as St. Anne Orthodox Church, and St. Martin Russian Orthodox were specifically granted land use approval for a urban and rural residential location,

demonstrating an example for siting religious institutions within similar zoning districts when review criteria are met.

The comparative analysis indicates that churches exist across a broad spectrum of zoning designations and neighborhood densities throughout Benton County and adjacent cities, including Riverside Baptist Church and North Albany Community Church. The presence of these institutions in areas with both lower and higher surrounding densities supports the conclusion that a church use, by its nature, is not inherently incompatible with residential development patterns.

Based on the characteristics of the proposed use, applicable development standards, and the comparative context analysis, staff find that the proposal maintains the overall rural residential character of the area. The use does not introduce a level of intensity that is inconsistent with the established development pattern within Benton County. With adherence to required setbacks, buffering, access management, and any additional conditions of approval, the church can function as a neighborhood-scale institutional use rather than an urban commercial center, thereby satisfying the applicable conditional use criteria.

Staff find that the proposal maintains the overall residential character of the area and does not introduce a level of intensity inconsistent with the established development pattern across residential properties located in Benton County. Road improvements will be required as for this proposal as outlined in Traffic and transportation findings.

(3) Staff Findings- Consistency with the Purpose of the Zone

The purpose of the RR-2 zoning district is to provide areas for rural residential lifestyles outside urban growth boundaries while avoiding conflicts with resource lands as outlined in BCC 63.005.

The subject property is not actively used for large commercial agriculture or forestry. The subject property does have agricultural harvesting operations of approximately 12.7 acres, the property itself is not associated with a resource use property of large commercial operations. The proposed church use does not convert resource zone land, nor does it introduce activities that would interfere with nearby residential uses or the ability for individuals to be within their existing or future domiciles as identified above. The development is proposed to occur on a large parcel consistent with rural residential lot sizes, and the use does not subdivide land or increase residential density beyond what is permitted or already in place in the zone and area.

Churches and similar institutional uses are allowed in the RR-2 district through the Conditional Use Permit process, indicating that such uses may be appropriate when site-specific compatibility is demonstrated. In this case, the parcel size, on-site infrastructure, and compliance with applicable standards support a finding that the use can coexist with rural residential development without undermining the intent of the zone.

Staff find that the proposal supports the purpose of the RR-2 district by maintaining rural residential development patterns while accommodating a community-serving institutional use that does not conflict with resource lands or residential living.

Conclusion: The applicant can satisfy these criteria by compliance with the conditions of approval.

(2) The proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area.

Applicant findings and statement:

Transportation: The Transportation Analysis (Sandow Engineering, 2025) determined that at full buildout the project will generate approximately 147 Sunday peak-hour trips and require 135 parking stalls, which will be comfortably accommodated within the 269-stall on-site supply. Sight distance at the proposed driveway onto NW Powers Avenue meets AASHTO standards. The TDM Plan provides additional measures such as carpool promotion, volunteer parking coordination, and staggered service scheduling to manage traffic and parking demand. As a result, the project will not place an undue burden on the surrounding roadway network.

Water Supply: The City of Albany has acknowledged that Northside Christian Church may use the existing ¾-inch water meter, originally installed for the residential dwelling, with unlimited capacity. This option provides the best solution to meet the church's domestic water needs. The current plan is to install a storage tank in the range of 3,000–5,000 gallons, which will be trickle-filled from the existing meter and used to pump water into the church facilities as needed.

The proposed storage capacity has been sized to meet the church's peak-day water demand at full occupancy, including worship services of up to 500 attendees, daycare use for 58 children, and weekday office staffing. By filling continuously at a steady rate through the existing meter, the tank ensures that sufficient stored supply is available during service times when water demand is concentrated. This approach prevents peak demands from burdening the public system while guaranteeing reliable service to the church.

The existing house on the property will be retained as a parsonage. Domestic water for the parsonage will be served by the existing City connection, as shown on the Preliminary Water Plan. To ensure reliability of fire suppression, the system will be supported by a backup generator capable of operating the necessary pumps. A large generator for the entire facility is not anticipated; instead, a smaller backup unit will be provided solely to maintain fire suppression capability during an outage.

Wastewater / Septic: The site will be served by an on-site wastewater disposal system designed in consultation with DEQ. A Water Pollution Control Facility (WPCF) permit will be obtained if design flows exceed 2,500 gpd. County staff have noted that approval of septic areas must be preserved through site design to avoid cut and fill that could invalidate the approval.

Stormwater / Drainage: Stormwater management and erosion control will be addressed through compliance with BCC Chapter 99 and County requirements. The project will implement an Erosion and Sediment Control (ESC) permit and stormwater management plan prior to construction, ensuring no adverse impacts to downstream drainage systems.

Stormwater & Wetlands: The site contains a mapped wetland area, which will be protected and integrated into the overall stormwater management system. Development will avoid disturbance to wetlands On-site stormwater facilities will be designed to maintain pre-development water quality and water quantity to protect wetland function

Fire Protection and Emergency Services: The site will be served by the Albany Fire Department. Required water storage for fire suppression will be installed prior to Certificate of Occupancy. Access routes and turning radii for emergency vehicles are provided on-site consistent with Fire Department standard.

Other Services: The site is accessible to law enforcement, solid waste collection, electricity, telecommunications, and other utility services. No undue burden is anticipated on these services.

Applicants' Conclusion

The proposed Northside Christian Church campus will not impose an undue burden on public improvements, facilities, utilities, or services. Transportation and parking will be adequately managed through the site design and TDM Plan. Domestic water will be supplied through the existing City meter, with supplemental storage capacity of 3,000–5,000 gallons sufficient to meet peak demand at full occupancy. The parsonage will be served either from the City connection, the storage tank, or a new well drilled for irrigation and fire suppression. A backup generator will ensure continued fire suppression capacity. Wastewater, stormwater, and fire protection facilities will be designed to meet County and state standards. The project therefore satisfies Criterion 2.

Staff Findings: Staff have broken this criterion into the following subsections: 1) Traffic and transportation; 2) Municipal services (Water and fire protection); 3) Wastewater; 4) Stormwater management.

1) **Traffic and Transportation**

Public Works Associate Engineer, Gordon Kurtz, provided the following information. Planning staff have included the full memo from Public Works as an appendix of this report.

This land use action requests a Conditional Use Permit to establish a church campus on the subject property. The applicant proposes development of the property in two phases, with an additional variance request for reduction of parking spaces required by the County Code. The subject property falls within the Rural Residential 2-Acre (RR-2) zone and is surrounded by RR-2 zoned properties.

Average daily traffic (ADT) on Powers Avenue NW varies at either end of the facility. Counts taken in 2019 to the east of the Oak Grove intersection indicated 246 vehicles per day (VPD). Counts taken in 2019 to the west of the Scenic Drive intersection indicated 436 VPD. The posted speed limit for the facility is 45 miles per hour.

Powers Avenue NW is currently classified as a Primary Local Access Road in the 2019 Benton County Transportation System Plan (TSP). Roads of this type are classified to serve residential neighborhoods. The facility falls within Benton County right of way and is maintained by Benton County. The minimum right of way width for this functional classification is 50 feet. The existing right of way varies between 40 and 50 feet through the corridor. The right of way on the frontage of the subject property is 40 feet wide and does not meet the minimum standard.

Powers Avenue NW is a paved facility that varies between 18 and 19 feet in width along the frontage of the property. This results in travel lanes measuring less than 10 feet. Aggregate shoulders on both sides of the road vary from zero to one foot in width. The depth of pavement was established during a City of Albany water line retrofit performed in 2014. Photos from that project indicate a depth of pavement that varies between 3”- 4” with a base that varies between 4” – 8”. This facility does not meet the minimum standards for its road classification and will not support on-street parking without restricting two-way traffic.

A City of Albany fire hydrant is located at ~MP 0.48. The hydrant is offset from the pavement edge by approximately two feet. In this location, the hydrant constitutes a roadside hazard.

There is a two-inch NW Natural gas line that follows the south edge of pavement across the frontage of the property.

Road improvements will be required as part of this land use action. As noted above, Powers Avenue NW does not meet current minimum roadway or right of way standards. The current functional classification of the road is intended to support residential uses, not institutional uses. There is strong anecdotal evidence (to which I [Gordon Kurtz] can personally attest) that the corridor is used frequently and consistently by residents walking their dogs, walking/running for exercise, and bicycling. These activities intensify on weekends when the use of the road will peak due to church traffic. As a result, widening the facility is warranted to preserve the character and function of the corridor, maintain existing uses by surrounding neighborhoods, and to improve safety. The adjacent neighborhoods on NW Terra Lynda Drive, NW Terrace Drive, and NW Knollwood Drive and the residents that take access directly to Powers Avenue NW are somewhat "hemmed in" by the busier, higher classification Major Collector of NW Scenic Drive and Minor Collector NW Oak Grove Drive. Powers Avenue NW is a facility that buffers these neighborhoods from the adjacent high-traffic, higher speed facilities to the west and east.

Improvement to the current functional classification standard will not offer protection to pedestrians and bicyclists during peak weekend use windows. As a result, the County stipulates that a hybrid solution be implemented for Powers Avenue NW. This solution merges the functional classifications of the Primary Residential and Minor Collector functional classifications (see Exhibit A).

Improvements shall be made to Powers Avenue NW from NW Scenic Drive to NW Oak Grove Drive. The improvements shall provide a facility with a 2-foot crushed aggregate shoulder on the north side, two 10-foot travel lanes, and a 4-foot paved shoulder supported by a 2-foot crushed aggregate shoulder on the south side of the road. The south side 6-foot shoulder will provide a buffer from increased traffic and increase safety for pedestrians and cyclists.

On March 17, 2026, the Benton County Board of Commissioners will approve the Benton County Transportation Safety Action Plan (TSAP), the culmination of a two-year, multi-agency effort to meet the guidelines of the Federal Highway Administration (FHA) Safe Streets and Roads for All (SS4A) and the 2021 Oregon Transportation Safety Action Plan. The plan's primary concern is a trending increase in serious and fatal injury crashes since 2020 (see Exhibit C). Benton County's goal is to eliminate serious and fatal injuries on County roads by 2040 with a 50% reduction by 2035. Vision Zero is the national strategy to eliminate deaths and serious injuries from traffic crashes and pedestrian/bicycle-vehicle collisions. Vision Zero is to be accomplished using the Safe System Approach (SSA – see Exhibit C). Exhibit D provides a summary of both the Principles and Objectives of the SSA. The improvement requirement stipulated above is supported by the specific goals of the SS4A, Vision Zero, the Oregon TSAP, and the Benton County TSAP.

The frontage of Powers Avenue NW shall be improved to the hybrid standard described above. The existing road structure may remain in place, but shoulders must be widened, and new base and pavement placed according to the hybrid standard. These improvements are warranted to accommodate safe pedestrian and bicycle use of the facility under traffic. Right of way dedication beyond the frontage of the subject property may be necessary to accomplish this improvement. Preliminary engineering and road design work will determine this need and its possible extent.

Any and all improvements to Powers Avenue NW must be completed or financially secured with a bond or cash deposit under an Agreement for Improvements (AFI) with Benton County prior to building permit issuance.

Conclusion: The applicant can satisfy this criterion through compliance with the conditions of approval.

2) Municipal Services (Water and Fire Protection)

The property is served by an existing municipal water connection. The water provider (City of Albany) has confirmed service availability to the site with the allowance of a trickle feed to an onsite storage tank.

The proposal includes on-site storage and pumping infrastructure, allowing the facility to manage internal water demand and reduce strain during peak use periods. Fire suppression requirements, including potential sprinkler systems or hydrant improvements, will be addressed through building permit review and coordination with the fire authority. Any fire protection improvements required will be installed prior to occupancy and set as a condition of approval for the building permits.

Because municipal water service is available and building code compliance will ensure adequate fire flow and system capacity, staff find that sufficient water infrastructure exists to serve the development without impacting adjacent properties water services.

Emergency vehicle access and fire protection measures will be verified at the building permit stage. The proposed church does not require specialized public infrastructure beyond what is typically available to development in this area.

As noted above, there is a City of Albany fire hydrant on the south side of Powers Avenue NW at ~MP 0.48. The hydrant is currently placed in a location where it constitutes a roadside hazard based on the posted speed limit. This hydrant must be relocated at the time of road improvements. Placement of the hydrant shall follow the guidelines provided by the AASHTO Roadside Design Guide. The design and location of the hydrant shall be subject to the approval of the County Engineer. In addition to the hydrant, there are at least two water meter boxes and one air release valve that must also be relocated/adjusted.

In addition, there are mailbox posts/standards, utility pedestals, and a power pole on the frontage that will need to be relocated in association with road improvements.

3) Wastewater

Wastewater will be treated through an on-site septic system designed and permitted in accordance with state and County requirements. The applicant has indicated that the anticipated design flow exceeds 2,500 gallons per day; therefore, a Water Pollution Control Facility permit from the Oregon Department of Environmental Quality (DEQ) will be required as a condition of approval.

The septic system will be sized to accommodate projected flows associated with peak assembly periods. Treatment and disposal will occur entirely on-site under DEQ and Benton County Environmental oversight. Approved drainfield areas must be preserved during development to ensure long-term system functionality.

Because wastewater treatment is fully contained on-site and does not rely on municipal sewer infrastructure, the proposal will not create additional demand on public sewer facilities. Further compliance with DEQ and Environmental Health is required to ensure on-site septic drainfield does not pose an environmental impact for septic runoff.

4) Stormwater Management

Stormwater will be managed on-site in compliance with Benton County Development Code Chapter 99. Prior to construction, the applicant must submit a stormwater management plan and erosion control measures for review and approval.

The stormwater system will be designed to ensure that post-development runoff does not exceed pre-development conditions and does not adversely impact downstream properties, this design will ensure that the downstream properties maintain their historic flow. Mapped wetland areas on or near the property will be avoided and protected in accordance with applicable state regulations.

The project's common plan of development will disturb more than one-acre of the site. As a result, a Department of Environmental Quality 1200-C Stormwater Permit will be required. In addition, because the proposed development will exceed the 0.25 acre threshold for disturbance during construction and 0.25 acres for post-construction impervious area, Benton County Erosion and Sediment Control (ESC) and Stormwater Management (SWM) permits will be required prior to start of land disturbing activities at the site. Both the DEQ 1200-C permit and the Benton County ESC permit shall be approved and ESC measures in-place and inspected prior to any site disturbance related to construction or development.

Lastly, to address public comment the subject property is not located within a protected big game area, riparian or other natural area protection as identified in Benton County GIS Maps.

Overall Finding

The record demonstrates that the site can be adequately served by existing public facilities and required on-site improvements without impacting neighboring properties or downstream environments. Transportation impacts can be addressed through compliance with conditions of approval for road improvements. Municipal water and fire services are available, wastewater will be treated on-site under state and County oversight, and stormwater will be managed in compliance with County standards and conditions of approval.

With compliance with applicable codes and conditions of approval, the proposal will not place an undue burden on public improvements, utilities, or services or environment.

Conclusion: The applicant can satisfy this criterion through compliance with the conditions of approval.

(3) The proposed use complies with any additional criteria which may be required for the specific use by this code. [Ord 90-0069]

Applicants' findings and statement

Conditional Use in RR-2 Zone: Per BCC § 63.205(5), churches and other religious institutions are allowed in the RR-2 zone as conditional uses. This establishes the baseline requirement that a CUP is necessary for this use.

Siting Standards – BCC § 63.405: Per BCC § 63.405, religious institutions in the RR-2 zone must comply with siting standards in addition to BCC Chapter 99. The proposed development satisfies these standards as follows:

1) *The site plan maintains substantial setbacks and landscaped buffers. All buildings are sited consistent with BCC siting standards, and the parking lot is set back a minimum of 15 feet from property lines after accounting for the 5-foot ROW dedication along NW Powers Avenue. Pursuant to BCC § 51.020(69), "Setback" means the minimum allowable horizontal distance from a given line of reference (usually a property line) to the nearest vertical wall of a structure. In addition, BCC § 63.405(1) requires that all structures in the Rural Residential Zone be set back at least 25 feet from a road right-of-way and at least 40 feet from the edge of an existing roadway. The proposed layout complies with these standards and helps preserve privacy, reduce visual impacts, and soften the transition to surrounding rural residential properties.*
2) *Side setbacks and spacing between structures: The proposed Gymnasium and Main Sanctuary approximately 265 feet and 473 feet from the closest (i.e., east) side property line. Separation between the church buildings and existing neighboring dwellings exceeds 50 feet, consistent with the standard. 3) Rear setback: The proposed buildings are approximately 234 feet from the rear property line, meeting this requirement.*
3) *Architectural projections: No architectural features (e.g., eaves, overhangs) project more than 2 feet into any required setback.*
4) *Non-residential structures in setbacks: No non-residential structures are proposed within required setbacks. Any small accessory structures (e.g., sheds, play structures) will either be under 120 square feet or sited in compliance with required side/rear setback standards.*
5) *Water-dependent use setbacks (BCC § 63.405(6)): The project site includes a mapped wetland, but no proposed structures are water-dependent uses. All buildings, parking, and accessory structures will be sited outside required wetland buffers and consistent with County and state standards.*
6) *Wetland Compliance: The Benton County Wetland Overlay Zone (BCC Chapter 87) applies specifically to the Jackson-Frazier Wetland. The subject site does not contain or abut the Jackson-Frazier Wetland; therefore, the Overlay Zone is not applicable.*

i) *However, a separate local wetland inventory mapping identifies a wetland area on the property. Development has been designed to avoid impacts to this feature where possible. Wetland functions will also be incorporated into the project's stormwater management system and landscaping plan, ensuring compliance with Goal 5 resource protection policies.*

7) *Proximity to resource zones: No dwellings are proposed as part of the church campus (the existing residence will remain as a parsonage). The property is not contiguous to a resource zone; therefore, this standard is satisfied.*
8) *Spark arrestors and fire-retardant roofs: The existing parsonage dwelling is within 200 feet of a forested area. A spark arrestor will be installed on chimneys, and roofing will be fire-retardant as required.*
9) *Fire break near Forest Conservation Zone: The subject property is not contiguous to land zoned Forest Conservation; therefore, this standard is not applicable.*
10) *Height limit: The Gymnasium and Main Sanctuary will not exceed the 40-foot height limit. Architectural features such as steeples or spires are exempt under this section.*

Parking and Access – BCC § 91.605: Off-street parking requirements are addressed through the accompanying Variance request. A Parking Demand Study (Sandow Engineering, 2025) and Transportation Demand Management (TDM) Plan demonstrate that the provision of 135 on-site stalls is adequate to accommodate the actual peak demand. Access design satisfies County and AASHTO sight-distance standards, ensuring safe ingress and egress.

Parking Standards (BCC Chapter 91, other than § 91.605)

1) *Location of Spaces (§ 91.610): All required parking stalls will be located on the same parcel as the Gymnasium and Main Sanctuary. The furthest stalls are well within 300 feet of both buildings.*
2) *Multiple Users (§ 91.615): The parking areas are shared between the Sanctuary, Gymnasium, daycare, and ancillary facilities. The Traffic Study demonstrates that peak parking demand (135 stalls) will not overlap across uses, and the 269 total stalls exceed this peak demand.*
3) *Parking Surface (§ 91.620): Parking lots will be hard-surfaced with asphalt or concrete, graded for on-site drainage, and designed to avoid runoff to adjacent properties or ROWs.*
4) *Loading Areas (§ 91.625): Dedicated loading/unloading area will be provided separate from required parking stalls. Deliveries will be scheduled outside of peak worship hours.*
5) *Curbs (§ 91.630): Perimeter parking rows will be contained by curbs or bumpers to prevent vehicle encroachment.*
6) *Design (§ 91.640): Parking areas will use standard angled and 90-degree configurations. Stalls will be dimensioned at least 8'×18' with drive aisles sized per Code.*
7) *Driveways (§ 91.645): Internal circulation will be provided via a main driveway access to NW Powers Avenue. A Benton County road approach permit will be obtained, and the design meets AASHTO sight distance standards.*
8) *Continued Use (§ 91.655): Parking areas will be maintained as a continuing obligation of the church.*
9) *Accessible Parking (§ 91.665): Accessible stalls will be provided at a ratio of one stall per 50 occupants, with required signage and ADA-compliant design.*

3.5 Other Applicable Standards:

1) *Landscaping and Screening (BCC § 91.650)*
    a. *The site design incorporates setbacks along the street frontage to soften visual impacts of buildings and parking areas.*
    b. *Parking lots will be landscaped with perimeter plantings and interior islands, providing shade, stormwater benefits, and visual screening of vehicles from off-site viewpoints.*

c. Building perimeters will include ornamental and native plantings to integrate the structures into the rural landscape and reduce bulk and scale.

2) Lighting (BCC § 61.635)

a. Exterior lighting fixtures will be full cut-off and downward-directed, ensuring that illumination is contained on-site and does not spill onto neighboring properties or the public right-of-way.

b. Parking lot lighting will be mounted on poles of appropriate height and shielded to avoid glare visible from NW Powers Avenue or nearby dwellings.

c. Architectural and pedestrian-scale lighting will be designed to enhance safety and accessibility without creating unnecessary brightness.

d. A lighting plan will be provided with building permit applications to confirm compliance with County standards.

3) Noise

a. Worship services, daycare operations, and administrative activities will occur during normal daytime and weekend hours (daycare 8 AM–5 PM weekdays; worship primarily weekends).

b. Outdoor activities (e.g., amphitheater events, playground use, pickleball courts) will be limited to reasonable hours and managed to minimize disturbance to adjacent rural residences.

c. No amplified sound will extend beyond the property boundaries at levels inconsistent with County nuisance standards.

d. Mechanical equipment (e.g., HVAC units, pumps, backup generator) will be screened and located to minimize off-site noise impacts, and all equipment will comply with applicable County and DEQ noise regulations.

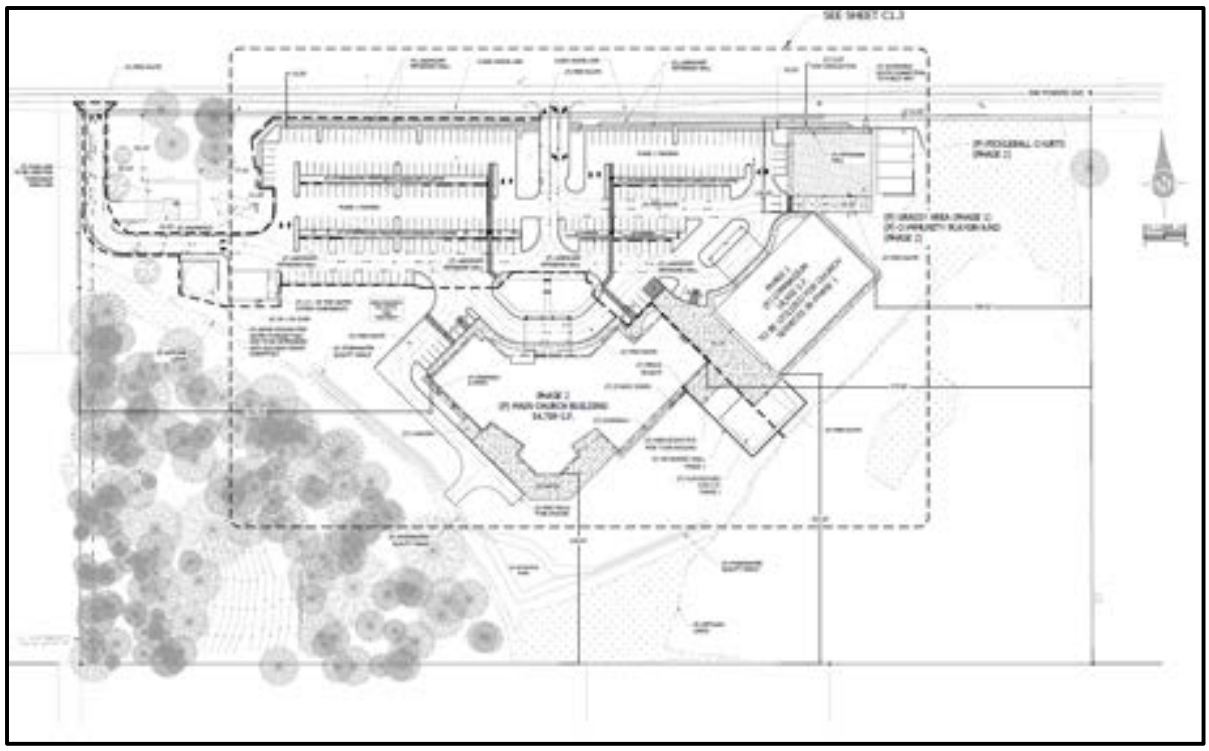
Conclusion

3.1 The proposed Northside Christian Church complies with all additional standards required under the Benton County Development Code, including siting (BCC § 63.405), parking (BCC § 91.605, addressed via Variance), landscaping (BCC § 91.650), lighting (BCC § 61.635), and noise. Through compliance with these standards, the project ensures compatibility with surrounding rural residential uses and the intent of the RR-2 zone.

Findings: Applicable criteria from BCC Chapter 53, Chapter 63, Chapter 91, and Chapter 99 are addressed below. No other Code criteria are required for this specific use.

C) BCC 53.220 Conditions of Approval. The County may impose conditions of approval to mitigate negative impacts to adjacent property, to meet the public service demand created by the development activity, or to otherwise ensure compliance with the purpose and provisions of this code. On-site and off-site conditions may be imposed. An applicant may be required to post a bond or other guarantee pursuant to BCC 99.905 to 99.925 to ensure compliance with a condition of approval. Conditions address, but are not limited to:

Staff recommend the following conditions of approval to ensure the proposed church remains consistent with the intent of the Rural Residential Zone, protects public safety and infrastructure, and minimizes environmental and land use impacts.



(1) Size and location of site.

Finding: The subject property contains approximately 19.43 acres, which is sufficient to accommodate the proposed buildings, parking, access drives, open space, and required setbacks. The structures are clustered in a manner that leaves substantial undeveloped areas on the parcel and maintains separation from adjacent property lines. Given the parcel size and layout, the site is capable of supporting the proposed use of phase 1 without overcrowding or overdevelopment. The size and configuration of the lot are adequate for conditional institutional use in the RR-2 district. The location of the church must be in general conformance with the submitted materials and BCC 63.405. The parking requirements are identified further in this report.

Conclusion: The applicant can satisfy this criterion through compliance with the conditions of approval.

(2) Road capacities in the area

Finding: Public Works Staff have reviewed the Transportation Analysis (TA – Sandow Engineering) and the Transportation Demand Management Plan (TDMP – source uncited) and have several issues regarding analyses provided and the conclusions drawn from them. It is important to note that if this property were used for residential housing, assuming the maximum density based on the zoning, the maximum daily trip generation would be in the 80 to 100 VPD range.

The most recent traffic counts performed by the County for Powers Avenue NW were conducted in 2019. Staff believe that counts should be performed that reflect current traffic volumes. This will establish a baseline from which we can establish current area road use which can then be compared with local roadway capacities. Further, the TSP states that a Primary Local Access Road has an ADT of less than 700 VPD and Design Hourly Volume (DHV) of less than 100/vehicles per hour (VPH) (for Minor Collectors ADT must be less than 1000 VPD and DHV less than 100 VPH). The analysis provided by the applicant does not offer a value for DHV. It is standard practice for counts to be taken during the school year, while school is in session in full 7-day increments. Vacation periods and weeks containing in-service days are not acceptable counting windows. Counts performed outside these time periods will not reflect normal traffic patterns and should not be

accepted as valid counts. Any modified TA must correlate the time windows of counts with local school district scheduling.

Staff does not disagree with the use of ITE methodologies to arrive at traffic prediction conclusions, but we request that the applicant provide a detailed analysis illustrating the methodologies used and the calculations performed. Further, the churches used as comparisons to the proposed facility are located inside an urban area (Eugene, OR). Parking estimates are based on observed use within the study period, and not on the actual parking required by the City of Eugene at the time of construction. There is some evidence that the First Baptist Church Campus has expanded its parking area after initial construction. In addition, the three example sites are located in urban settings where alternative forms of transportation are more available to the public.

Staff conclude that it would be more appropriate to analyze traffic generated by near-urban facilities in communities of similar sizes (Albany and Corvallis), where the development is proposed and the population densities more closely match the subject site. Local examples would be Suburban Christian Church (SW 53rd Street & SW Plymouth Drive, Corvallis), Calvary Chapel (NW Lester Avenue, Corvallis), or North Albany Community Church (NW West Thornton Lake Drive, North Albany).

The applicant must conduct 7-day counts at these facilities (or similar facilities approved by the County Engineer) on at least three separate occasions to make a statistical analysis of the data meaningful. These results should be provided with a final traffic analysis. The final TA may be combined with the information contained in the TDMP.

Staff estimate that the churches used as examples provide more parking per square foot than the parking density proposed by the applicant. The ratio of existing parking to example facility square footage varies widely between 3.89 stalls per thousand square foot (spksf) and 7.95 spksf.

Another concern for staff is that if the parking variance is granted, and demand exceeds available spaces, Powers Avenue NW, even with widening improvements, will not support overflow parking. The primary connecting roads (NW Oak Grove Drive and NW Scenic Drive) will not support overflow parking either. The applicant offers to monitor the parking needs, but monitoring is not mitigation. Overflow parking on Powers Avenue NW would be a hazard to the driving public, and to residents accustomed to walking and biking in the corridor. This would degrade the livability of the neighborhood and present a safety risk for the surrounding residents.

The following is a list of the items that must be addressed to clarify the issues raised above and to better inform the analysis of local road capacities and traffic patterns in the area:

- **Provide a modified Transportation Analysis (TA) based on current classified counts taken on Powers Avenue NW and the intersections of Oak Grove and Scenic Drives.**
- **Provide a detailed ITE analysis illustrating the methodologies used and the calculations performed**
- **Provide a modified Transportation Demand Management Plan (TDMP) and parking analysis based on counts performed at the facilities noted above (or similar facilities approved by the County Engineer) – the TA and TDMP may be combined**
- **The TDMP shall take into account the square footage of the facilities used as examples**
- **Provide 7-day traffic counts for the example facilities with data taken on at least three separate occasions – provide these results with the modified TDMP or incorporate them into the TA.**

(3) Number and location of road access points.

Finding:

The property is served by a single residential approach (R1 – MP 0.36) and two field approaches (F1 & F2 – MP 0.45 and MP 0.59, respectively). The County can find no record of approach permits for the existing approaches to the property.

The site plan provided with the application addresses the proposed central entrance to the property (Powers Avenue NW ~MP 0.51) but does not address the existing approaches. Further, the site plan illustrates a connection between the proposed parking lot and the residential approach.

Staff have no objection to a connection between the parking lot and the residential approach, but the connection may not be used for regular church traffic. The connection must be restricted by a gate, chain, or Fire Department approved knock-down bollards. The reason for this is to restrict primary access and egress to a single approach. Both existing field approaches shall be removed and abandoned.

Because the residential approach at the west property line will be used as an emergency services connection, the residential approach shall be widened to accommodate two-way access and egress. The existing approach shall be brought to current standards with a throat width to accommodate vehicles exiting and entering the property at the same time. Fire Department standards will govern throat width. The county will require 10-foot aprons for the driveway approach. The internal looped circulation system will be of great value to fire and emergency responders.

<u>Conclusion: The applicant can satisfy this criterion through compliance with the conditions of approval.</u>

(4) Location and amount of off-street parking.

Finding:

This Conditional Use Permit (CUP) application proposes a two-phase development plan for the subject property. Staff have evaluated each phase independently for compliance with applicable provisions of the Benton County Code (BCC), including off-street parking requirements under BCC 91.605.

PHASE 1:

Phase 1 consists of construction of an 18,902-square-foot gymnasium building, which will temporarily function as the primary worship space for up to 500 attendees. In addition to worship services, the gymnasium will accommodate youth meetings and weekday daycare operations serving up to 58 children. A storage shed is also proposed as part of this phase.

The applicant's phasing and operations narrative indicates that approximately 261 parking stalls will be constructed during Phase 1. Pursuant to BCC 91.605, places of public assembly are required to provide one parking space per 100 square feet of gross floor area or one space per eight seats, whichever is greater. Based on the gross floor area of the Phase 1 development, a total of 189 parking spaces are required. The proposed 261 parking stalls therefore exceed the minimum parking requirement for Phase 1.

Staff find that Phase 1 complies with the applicable parking standards and may proceed as proposed, subject to the conditions of approval set forth in this report.

PHASE 2:

Phase 2 includes construction of a 54,709-square-foot main sanctuary building that will be in addition to the gymnasium. The primary worship space will be relocated from the gymnasium to the main sanctuary. This phase also includes development of a community playground, outdoor pickleball courts to support community outreach and recreation, and eight additional parking stalls.

When calculated cumulatively based on total gross floor area of the development, BCC 91.605 requires 736 parking spaces at full buildout under Phase 2. The applicant has submitted a variance request seeking a reduction in the required number of parking spaces. That request is addressed separately within this staff report. The initial parking plan identifies 269 parking spaces, and is not compliant with current code as staff recommends the following condition.

Condition: Staff find that approval of the two-phase construction plan is appropriate; however, compliance with parking standards must be demonstrated prior to initiation of Phase 2 construction. Accordingly, while this CUP grants approval for the phased development plan and authorizes the applicant to proceed with Phase 1 construction, the applicant shall not commence Phase 2 construction until one of the following occurs:

1. **Subject to review of the department: The applicant demonstrates that the site provides the full number of parking stalls required under BCC 91.605 for the completed development; or**
2. **The applicant obtains approval of a parking variance supported by a parking demand analysis or updated transportation study demonstrating that a reduced parking supply satisfies the applicable criteria.**

This condition ensures that Phase 1 may move forward as proposed, while maintaining compliance with County parking standards or an approved alternative prior to development of Phase 2.

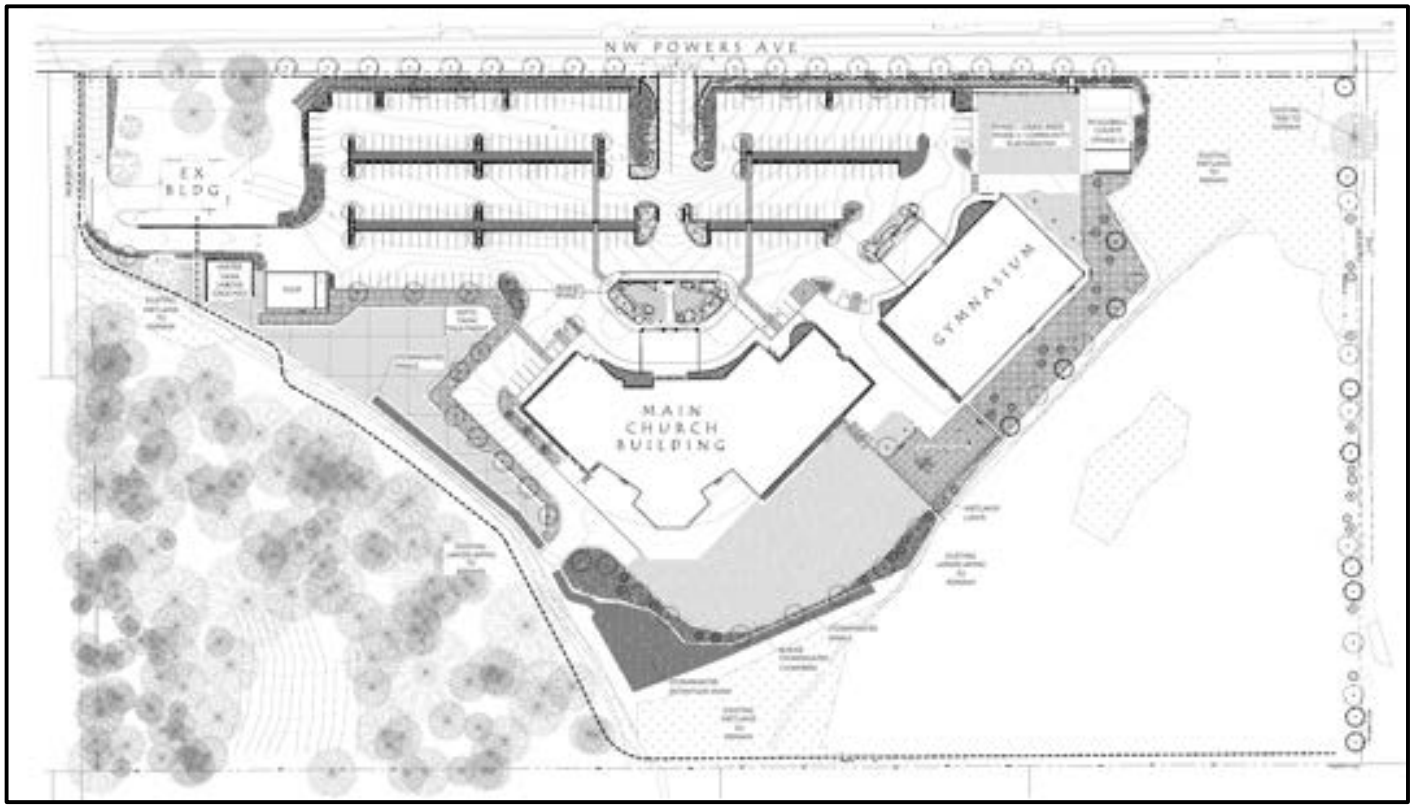
(5) Internal traffic circulation.

Finding: The site plan provides internal drive aisles that allow vehicles to circulate efficiently between parking areas and building entrances. Emergency vehicle access and maneuvering areas will be verified during building permit review to ensure compliance with Fire Code standards. The internal circulation pattern is identified, minimizes congestion, and supports safe movement within the site. The separate access identified

on the site plan to the west shall be exclusively for Emergency access vehicles, in compliance with Benton County Public works conditions.

(6) Fencing, screening and landscape separations.

Finding: Landscaping is incorporated along the street frontage and around parking areas to soften the appearance of paved surfaces and structures and promote onsite stormwater treatment and landscape. Required setbacks provide additional visual separation from adjacent properties. These measures ensure that the development maintains a rural appearance and reduces visual impacts to neighboring residences.



(7) Height and square footage of a building.

Finding: The proposed structures shall comply with the 40' height limitations of the RR-2 zone (BCC 63.405). Compliance with height and setback standards will be verified at the time of building permit review. Architectural features may exceed the 40' height limits. Benton County does not have standards for square footage requirements for buildings.

(8) Signs.

Finding: One freestanding sign may be permitted outside the public right-of-way, subject to compliance with BCC 99.800–99.830. Any future signage will require separate reviews to ensure consistency with applicable size, height, and placement standards. The applicant is allowed to construct one sign outside the public right-of-way and shall comply with BCC 91.805–91.820

(9) Exterior lighting.

Finding: Benton County does not have a lighting standard in chapter 63. Code section 91.635 state lighting which may be provided in parking or loading area shall not create or reflect substantial glare on an adjacent residential area. To preserve the rural characteristic of the neighborhood exterior lighting will be required to directed downward to prevent illumination from spilling onto adjacent properties or roadways.

(10) Noise, vibration, air pollution, and other environmental influences.

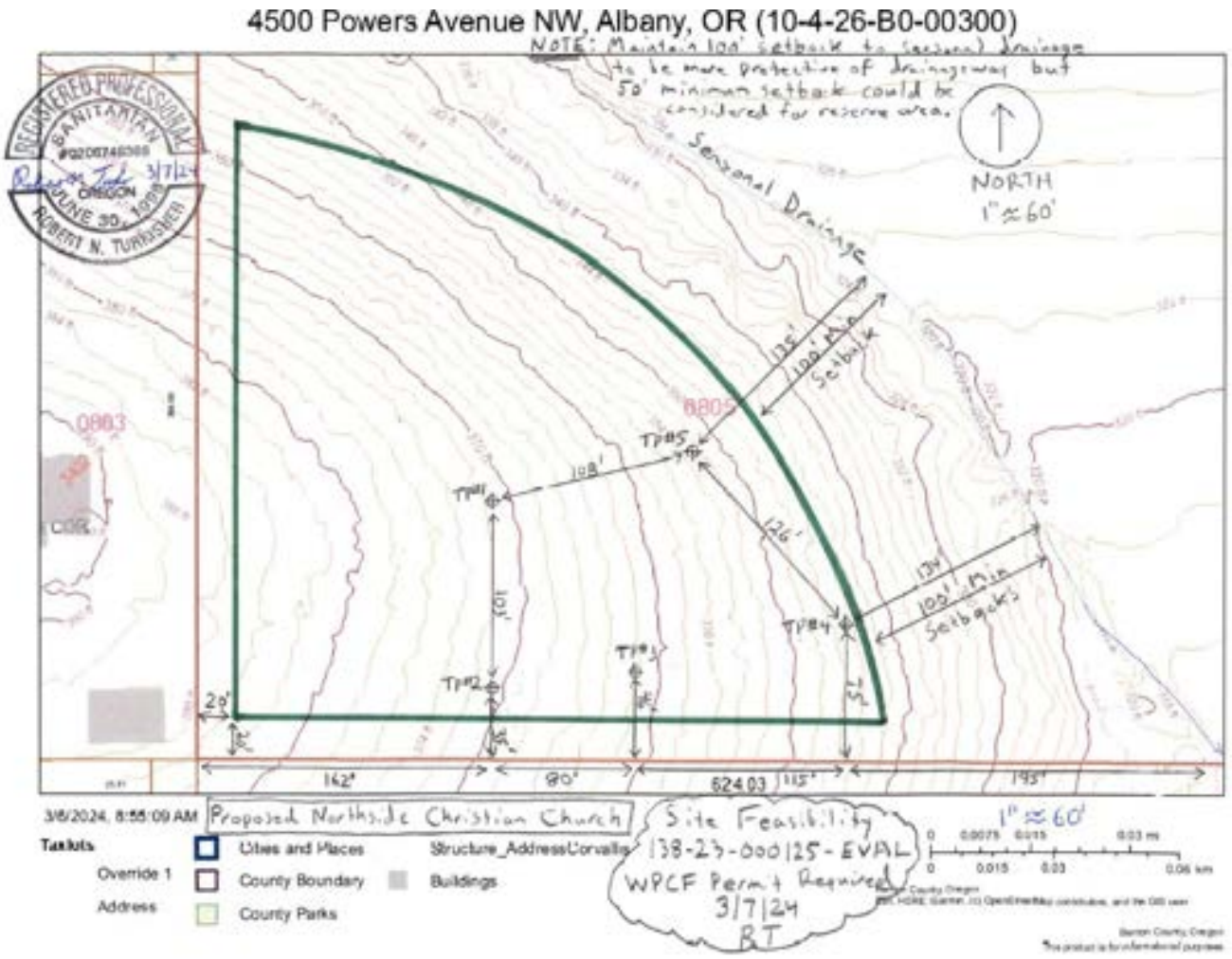
Finding: The proposed use consists primarily of assembly and related activities typical of a church campus. Benton County does not have a noise or nuisance ordinance. However, the development is not expected to create environmental impacts beyond those typical for a conditional institutional use. The applicant states the following regarding noise:

- **Worship services, daycares, and administrative activities will occur during normal daytime hours, and worship primary on weekends.**
- **Outdoor activities will be limited to reasonable hours and manage to minimize disturbance to adjacent rural residents.**
- **Mechanical equipment will be screened and located to minimize off-site noise impacts.**

(11) Water supply and sewage disposal.

Finding: The property will be served by municipal water and an on-site wastewater system subject to review and permitting by the County Environmental Health Division and the Oregon Department of Environmental Quality (DEQ). Fire suppression and domestic water infrastructure will be installed prior to occupancy and are subject to review and approval by Fire Marshal Ratcliff. Septic areas must be protected during construction to ensure continued system functionality. Compliance with these permitting requirements ensures that adequate water supply and wastewater disposal are available to serve the proposed development.

Septic authorization identified a setback of 100 feet from the seasonal drainage. The Environmental Health septic specialist confirmed that a minimum setback of 50 feet for repair area would satisfy applicable septic system requirements. The site plan, however, incorporates a 100-foot setback from the drainage. This increased setback provides an additional protective buffer between the on-site wastewater system and the drainage feature, reducing the potential for contamination. Based on Environmental Health review and compliance with County and DEQ septic permitting standards, the record demonstrates that the property can accommodate an on-site wastewater system in a manner that protects public health and water quality.



(12) Law enforcement and fire protection.

Finding: The site is located within established service districts for fire protection and law enforcement. Emergency vehicle access will be reviewed for compliance with Fire Code standards. Required fire protection infrastructure will be installed prior to occupancy. The proposed use does not create demands beyond the service levels typically provided for development in this area.

LU-25-066- Variance to Parking Standards

LU-25-066: Variance – Parking Standards

Planning commission will determine alongside the Conditional Use Permit if a variance can be granted for the parking standards. The code requirement is 736 spaces based on total square footage of all built structures. The applicant is applying for 269 spaces with a traffic analysis as supporting documentation.

BCC 53.410 Criteria: A variance to any requirement of the Development Code may be granted where literal application of the requirement would cause significant hardship caused by unique characteristics of the property.

Applicant's findings and statement:

1) *Physical circumstances or other conditions of the land prevent the property from being reasonably developed in a manner consistent with the standards of the Development Code without significant hardship*

Under BCC § 91.605 (Off-Street Parking), religious institutions are required to provide one stall per 3.5 seats or per 35 sq. ft. of assembly area, whichever is greater. Applied to the proposed 54,709 sq. ft. Main Sanctuary and 18,902 sq. ft. Gymnasium, this results in a requirement of approximately 520 parking stalls.

Phase 1: 98 stalls constructed, adequate for Gymnasium use. Phase 2: 171 additional stalls constructed for a total of 269 stalls. The 269 stalls at buildout more than cover peak demand and provide additional capacity for special events and operational flexibility, without the unnecessary burden of paving 520 stalls.

The Traffic Impact Study (Sandow Engineering, 2025) determined that actual peak demand at full buildout is 135 stalls, corresponding to a Sunday AM peak of 147 vehicle trips. This is equivalent to 1.83 stalls per 1,000 sq. ft., which is far less than the prescriptive Code requirement.

The study further notes that the entire facility will not be used at the same time. Once the Main Sanctuary is constructed, all worship services will relocate there, and the Gymnasium will only be used for ancillary activities with lower weekday attendance.

Constructing 520 stalls would impose a hardship by forcing the site to be unnecessarily paved, eliminating landscaping, stormwater facilities, and recreational amenities, and eroding the rural residential character envisioned for the RR-2 zone.

Conclusion

Literal application of the Code results in a requirement far beyond the project's demonstrated need, creating a significant hardship. Criterion 1 is satisfied.

Staff Finding:

The subject application proposes development of an 18,902-square-foot gymnasium and a 54,709-square-foot church sanctuary. Pursuant to BCC 91.605(5), places of public assembly, including churches, stadiums, arenas, club lodges, and auditoriums, are required to provide one parking space for each 100 square feet of gross floor area or one space for each eight seats, whichever is greater.

Based on gross floor area:

- **54,709-square-foot church sanctuary**
  54,709 ÷ 100 = 547 required parking spaces
- **18,902-square-foot gymnasium**
  18,902 ÷ 100 = 189 required parking spaces

The total parking requirement for full site buildout is therefore: 736 required parking spaces

The applicant proposes to construct 269 parking spaces at full buildout, rather than the 736 spaces required by Code. The applicant asserts that the sanctuary and gymnasium will not operate at peak capacity simultaneously and therefore seeks to rely on BCC 91.615 (Multiple Users of Parking Areas), which allows a common parking area to serve two or more structures, provided the number of spaces meets the combined peak demand based on hours of operation.

To support this position, the applicant submitted a Traffic Impact Study prepared by Sandow Engineering (2025). The study evaluates parking demand at three Lane County churches:

Congregation	Square Footage	Parking Stalls	Stalls per 1,000 SF
Manahouse	50,282 SF	108	2.15
First Baptist Church of Eugene	197,801 SF	387	1.96
Willamette Christian Center	78,357 SF	103	1.31

The consultant calculated an average parking ratio of 1.83 stalls per 1,000 square feet. Applied to the proposed 73,611 square feet of development, this results in an estimated peak demand of approximately 135 parking spaces. The applicant nevertheless proposes 269 spaces, which exceeds the consultant's projected peak demand.

While BCC 91.615 allows shared parking arrangements based on demonstrated peak demand, the variance request is being processed under BCC 53.410. Under that section, the applicant must demonstrate that literal application of the Code would create a significant hardship caused by unique physical characteristics or conditions of the land.

The record does not demonstrate that any unique physical constraint prevents the property from accommodating the required parking. To the contrary:

- **The site plan indicates the property is of sufficient size being a 19.43-acre parcel to accommodate the Code-required parking at full buildout.**
- **No topographic, environmental, access, or similar site-specific constraint has been identified by the applicant that would preclude compliance.**
- **The hardship described by the applicant relates to the perceived excessiveness of the Code requirement and the desire to avoid additional paving, rather than a physical limitation of the land itself.**

A variance cannot be granted solely because an applicant believes the Code requirement exceeds anticipated demand. The purpose of a variance is to address unique property constraints.

Furthermore, the Code establishes a clear parking ratio for places of public assembly. The fact that the sanctuary and gymnasium may not always operate simultaneously does not eliminate the possibility of overlapping peak events, special events, or future operational changes. The Code-required standard is intended to ensure adequate parking for the full range of reasonably foreseeable uses within the category.

Although BCC 91.615 provides a mechanism for shared parking, it requires that the number of spaces meet the combined peak demand based on hours of operation. The applicant's analysis relies on comparisons to other churches, rather than a binding operational limitation that would permanently restrict concurrent use of the sanctuary and gymnasium at peak intensity.

The applicant has not demonstrated that literal application of BCC 91.605 creates a significant hardship resulting from unique physical characteristics or conditions of the property. The evidence indicates the site is capable of accommodating the required parking.

Conclusion: Criterion 1 of BCC 53.410 is not satisfied, and the variance request should be denied.

2) ***Such circumstances or conditions result in a hardship unique to the property in question***

Applicant's findings and statement:

The hardship stems from a discrepancy between the County's uniform parking standard and the site-specific operational characteristics of Northside Christian Church.

The Traffic Study demonstrates that 135 stalls are sufficient to accommodate full buildout, while the TDM Plan adds strategies such as carpool promotion, volunteer parking coordination, staggered services, and attendance monitoring to ensure demand remains within supply.

Unlike urban church campuses, this rural residential property must maintain balance between built improvements and open space buffers. Requiring 520 stalls would urbanize the property and conflict with RR-2 zoning intent.

The final provision of 269 stalls is a site-specific solution that supports both functionality and compatibility.

Conclusion

The hardship is unique because it arises from the application of a generic standard to a rural church campus with demonstrated lower demand. Criterion 2 is satisfied.

Staff Findings:

The applicant states that the hardship arises from the application of a uniform parking standard to a rural church campus with site-specific characteristics that generate lower parking demand than the Code anticipates. The applicant identifies that constructing the full Code-required parking would urbanize the property and conflict with the intent of the RR-2 zoning district.

Staff finds that the circumstances described do not constitute a hardship unique to the subject property.

The off-street parking requirements of BCC 91.605 apply uniformly to all places of public assembly within the County, regardless of zoning designation. The requirement is based on gross floor area or seating capacity and does not vary based on whether a facility is located in a rural or urban setting. The application of this standard to the subject property does not create a unique circumstance; rather, it reflects the consistent application of adopted Development Code provisions.

The applicant's evidence focuses on operational characteristics, projected attendance, and transportation demand management (TDM) strategies intended to reduce parking demand. However, these factors are not unique physical characteristics of the property itself. They relate to how the proposed use intends to operate. Variance criteria under BCC 53.410 require that the hardship arise from conditions inherent to the land, such as size, shape, topography, or other physical constraints. No such physical constraints have been identified in the record.

Additionally, the desire to maintain open space, reduce paved areas, or preserve rural character does not constitute a unique hardship. These are policy considerations applicable to many properties within the RR-2 zone.

A variance is intended to address unusual land-based constraints, not to adjust Code requirements based on operational models, projected attendance, or comparative studies of other facilities.

The record does not demonstrate that any unique circumstance or condition of the subject property results in a hardship distinct from other properties subject to the same parking standards. The hardship arises from the application of a generally applicable Code provision and from the applicant's operational preferences, rather than from characteristics unique to the land.

Conclusion: Criterion 2 of BCC 53.410 is not satisfied, and the variance request should be denied.

3) ***The hardship does not result from actions of the applicant nor derive from personal circumstances of the applicant such as age, physical condition, or financial situation;***

Applicant's findings and statement:

The applicant has not created the hardship; it results directly from application of BCC § 91.605, which requires a formula-based calculation not aligned with actual conditions.

The Traffic Study and TDM Plan were commissioned by the applicant to provide objective, data-driven analysis of parking demand and transportation impacts. This demonstrates that the request is based on operational evidence rather than personal or financial circumstances.

Conclusion

The hardship arises from the Code, not the applicant's actions or personal situation. Criterion 3 is satisfied.

Staff Findings:

The applicant states that the hardship results directly from the application of BCC 91.605 and not from any action of the applicant. Staff finds that the record does not support this conclusion.

The need for 736 parking spaces is the direct result of the applicant's proposal to construct a 54,709-square-foot sanctuary and an 18,902-square-foot gymnasium, which are classified as places of public assembly under BCC 91.605. The Code-required parking is proportionate to the size and intensity of the development proposed. The applicant's decision to design facilities of this scale generates the corresponding parking requirement.

The Development Code parking standards were in effect at the time the proposal was developed and submitted. The requirement is neither newly imposed nor uniquely applied to this property. Rather, it is triggered by the applicant's voluntary decision to construct buildings of this gross floor area.

While the applicant states that the hardship arises from a formula-based Code calculation, the calculation is directly tied to the scale of development proposed. If the size or intensity of the buildings were reduced, the required parking would be reduced proportionally. Therefore, the asserted hardship is not inherent to the property itself, but instead results from the applicant's chosen development.

There is no evidence in the record that the hardship derives from the applicant's personal circumstances such as age, physical condition, or financial situation. However, the variance criteria require that the hardship also not result from the applicant's own actions. In this case, the parking requirement is a foreseeable and proportional outcome of the development as proposed.

Conclusion: Criterion 3 of BCC 53.410 is not satisfied, and the variance request should be denied.

4) Strict adherence to the standard is unnecessary in that the proposed variance will not alter the essential character of the neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;

Applicant's findings and statements:

The surrounding neighborhood is rural residential, characterized by large-lot homes and open landscapes.

Providing 520 stalls would fundamentally alter this character by introducing a vast expanse of asphalt inconsistent with the area. Limiting parking to 269 stalls allows the campus to maintain landscaped buffers, stormwater facilities, and outdoor recreation amenities (pickleball courts, playground, amphitheater) that blend with the rural setting.

The Traffic Study confirmed that site access onto NW Powers Avenue meets AASHTO sight distance standards, ensuring safe ingress and egress.

The TDM Plan ensures that services are scheduled and managed to avoid overflow, preventing spillover parking on neighboring residential properties.

Conclusion

The variance preserves neighborhood character and avoids negative impacts to adjacent properties. Criterion 4 is satisfied.

Staff Findings:

The applicant states that constructing the full Code-required parking would urbanize the site and conflict with the rural character of the area. The Code-required parking is proportionate to that level of development and is intended to ensure that impacts associated with large assemblies are accommodated on-site.

Reducing the required parking from 736 spaces to 269 spaces would create a shortfall relative to the Code standard. While the applicant's Traffic Study estimates lower typical peak demand, the Code requirement is designed to account for the full range of reasonably foreseeable assembly events, including special events or simultaneous activities that may generate higher parking demand.

The applicant's reliance on a Transportation Demand Management (TDM) Plan and operational scheduling does not provide a permanent land use limitation that runs with the property.

The purpose of the off-street parking standards is to protect adjacent properties and public rights-of-way from spillover parking, congestion, and associated conflicts. Adherence to BCC 91.605 ensures that the impacts of high-occupancy assembly uses are contained on-site. The requested variance would reduce the parking supply required by Code and could shift parking impacts into the surrounding rural residential neighborhood.

The record does not demonstrate that strict adherence to the off-street parking standards is unnecessary to protect neighborhood character and adjacent properties. Rather, compliance with the Code serves to mitigate potential impacts associated with the proposed large-scale assembly use.

Conclusion: Criterion 4 of BCC 53.410 is not satisfied, and the variance request should be denied.

5) ***The proposed variance is the minimum variance of the standard that will afford relief and is the least modification possible of the provisions of the Development Code***.

The applicant provides 269 stalls total, which is significantly less than the 520 stalls required by Code but more than adequate to cover the demonstrated peak demand of 135 stalls.

The applicant does not seek to eliminate parking requirements but to reduce them to 98 stalls for phase I and 171 stalls for phase II (i.e., total of 269 stalls), which reflects the maximum demonstrated demand at full buildout.

The TDM Plan further reduces demand pressures by implementing carpooling, volunteer coordination, staggered service times, and attendance monitoring.

This approach ensures that parking demand is fully met without overflow while avoiding unnecessary paving.

The variance therefore represents the least deviation possible from the Code while still providing adequate and safe on-site parking.

Conclusion

The requested reduction is the minimum necessary to provide relief, balancing Code intent with actual demand. Criterion 5 is satisfied.

Conclusion

Based on the record from the Northside Christian Church proposal:

Meets the Conditional Use criteria (BCC § 53.215) by (a) maintaining rural-residential compatibility through generous setbacks, buffers, and hours of operation; (b) avoiding undue burdens on transportation, water, wastewater, stormwater, fire protection, and other public services; and (c) complying with all additional applicable standards (siting, landscaping, lighting, noise).

Meets the Variance criteria (BCC § 53.410) for off-street parking (BCC § 91.605) because:

- *strict application would cause significant hardship and conflict with rural character;*
- *the hardship is unique to the site and use;*
- *it is not self-imposed;*
- *the requested relief will not alter neighborhood character or impair adjacent properties; and*
- *the relief is the minimum necessary, with 269 total stalls (98 in Phase 1; 171 in Phase 2) providing a comfortable operational margin over the 135-stall demonstrated peak demand, supported by TDM measures to prevent spillover.*

Therefore, the Applicant respectfully requests approval of:

1. A Conditional Use Permit to establish a religious institution in the RR-2 zone; and

2. A Variance from BCC § 91.605 (Off-Street Parking) consistent with the phasing plan (98 stalls in Phase 1; total 269 stalls at buildout) and ongoing implementation of the TDM Plan.

Staff Findings:

The off-street parking requirement for the proposed 54,709-square-foot sanctuary and 18,902-square-foot gymnasium is 736 spaces pursuant to BCC 91.605. The requested variance would allow 269 parking spaces at full buildout, a reduction of 467 spaces from the Code requirement.

Criterion 5 requires that any approved variance represents the smallest possible deviation from the Code necessary to alleviate a demonstrated hardship. In this case, the requested reduction constitutes a substantial departure from the adopted parking standard. The magnitude of the reduction—approximately 63 percent below the required number of spaces—cannot be identified as minimal.

While the record includes a traffic and parking demand analysis estimating lower typical peak demand, the Code-required parking ratio is intended to address the full occupancy potential of places of public assembly and the range of reasonably foreseeable events associated with such uses. The requested parking supply is not proportionate to the maximum intensity permitted within the proposed structures.

Additionally, the requested variance is not structured as a limited or narrowly tailored modification tied to enforceable occupancy caps or permanent operational restrictions. The proposal would authorize a permanent reduction in required parking regardless of future changes in attendance, programming, concurrent activities or future ownership. Without binding land use limitations that run with the property, the requested reduction cannot be considered the least modification possible.

The record does not demonstrate that a smaller reduction, alternative site design, building size adjustment, phased compliance strategy, or other modification would be insufficient to provide relief. Instead, the request seeks approval of a significantly reduced parking standard based on projected operational demand rather than the Code-established intensity of use.

Because the variance would substantially reduce the required parking supply and permanently modify the application of BCC 91.605 to the site, staff finds that the request does not represent the minimum variance necessary to afford relief.

Conclusion: Conclusion: Criterion 5 of BCC 53.410 is not satisfied, and the variance request should be denied.

V. CONCLUSION

Based on staff research into the subject property, analysis of the proposal, findings contained in this report, and information contained in the record, staff have prepared the following options for Planning Commission:

LU-25-067 – Conditional Use Permit (Northside Christian Church Construction)

Option 1) Preliminary Approval with Conditions

Staff recommends that the Planning Commission grant **PRELIMINARY APPROVAL** of LU-25-067 for construction of a church in two phases, subject to the modified conditions of approval contained in this report.

Phase I – Gymnasium (Temporary Worship Facility)
Approval is granted for construction of the proposed 18,902-square-foot gymnasium building, which will temporarily serve as the primary worship space for up to 500 attendees. Development and operation of Phase I shall comply with all conditions of approval identified in the following section, VI Conditions of approval.

Phase II – Sanctuary Construction

Approval of Phase II (construction of the primary sanctuary) is contingent upon:

1. Subject to review of the department: The applicant demonstrates that the site provides the full number of parking stalls required under BCC 91.605 for the completed development; or
2. The applicant obtains approval of a parking variance and provides further documentation supported by a parking demand analysis or updated transportation study demonstrating that a reduced parking supply satisfies the applicable criteria; and
3. Demonstrated compliance with all applicable Phase I conditions of approval.

Option 2) Phase I – Gymnasium (Temporary Worship Facility)

Planning Commission grants approval for construction of the proposed 18,902-square-foot gymnasium building, which will temporarily serve as the primary worship space for up to 500 attendees. Development and operation of Phase I shall comply with all conditions of approval identified in the following section, VI Conditions of approval.

Option 3) Denial of LU-25-067 CUP for Northside Church

LU-25-066 – Variance to Parking Standards

Staff recommend that the Planning Commission **DENY LU-25-066**, the request to reduce the required off-street parking from 736 spaces to 269 spaces, as the application does not satisfy the approval criteria of BCC 53.410.

VI. CONDITIONS OF APPROVAL FOR LU-25-067

CUP Conditional Use Permit (Northside Christian Church)

The applicant shall maintain all conditions of operating approval in perpetuity. The Community Development Department shall be responsible for objectively assessing compliance with those conditions. Physical development of the property shall be limited to that which is necessary to satisfy the approved conditions.

Prior to approval, all conditions will be verified as having been met.

1. **Conformance with Approved Plans:** Development shall be substantially consistent with the approved site plan, phasing plan, and supporting materials, except as modified by these conditions of approval.
2. **Deed Consolidation:** Prior to issuance of any building permit, the applicant shall record a deed consolidating Parcel 1 and Parcel 2 identified in Deed 2023-640923 into a single legal parcel. Proof of recordation shall be provided to the Community Development Department.
3. **Phased Development Authorization:** This approval authorizes phased development as follows:
   a. **Phase I**: Construction of the 18,902-square-foot gymnasium, associated parking, storage structure, and site improvements.
   b. **Phase II**: Construction of the 54,709-square-foot sanctuary and associated site improvements. Phase II construction shall not commence until the Parking requirements for Phase II are satisfied. Site design and buildout shall be reviewed by the department.
4. **Parking Requirements:**

a. **Phase I Parking Minimum:** Prior to issuance of a Certificate of Occupancy for Phase I, the applicant shall construct a minimum of 189 parking spaces consistent with BCC 91.605.
b. **Phase II Parking Requirement:** Prior to issuance of any building permit for Phase II (Main Sanctuary), the applicant shall:

    1. Subject to review of the department: The applicant demonstrates that the site provides the full number of parking stalls required under BCC 91.605 for the completed development; or

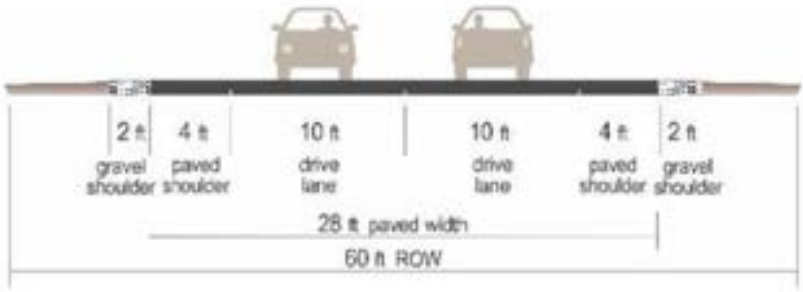
    2. The applicant obtains approval of a parking variance and provides documentation supported by a parking demand analysis or updated transportation study demonstrating that a reduced parking supply satisfies the applicable criteria; and

    3. Demonstrate compliance with all applicable Phase I conditions of approval.

No Phase II construction shall occur until the above requirements are satisfied.

5. **Road Improvements:** The applicant shall construct road improvements to Powers Avenue NW to bring the facility to a hybrid standard, between NW Scenic Drive and NW Oak Grove Drive. The standard shall provide a 2-foot crushed aggregate shoulder on the north side of Powers Avenue, two 10-foot travel lanes, and a four-foot paved shoulder supported by a 2-foot crushed aggregate shoulder on the south side of Powers Avenue NW.

Figure 17. Minor Collector Standard Cross-Section



Note: The 4-foot paved section only applies to the south side of Powers Avenue NW

a. The structure of the modified portion of Powers Avenue NW shall follow the standard for a Minor Arterial (Exhibit A): 4 inches of hot mix asphalt concrete (HMAC) over a minimum 10 inches of crushed aggregate base.
b. Standards for construction shall follow the ODOT/APWA Oregon Standard Specifications for Construction, most recent edition.
c. The applicant shall retain an engineer licensed in the State of Oregon to provide drawings and specifications for improvements to Powers Avenue NW to the County for review and approval. Public Works staff will work cooperatively with the applicants and their representatives to establish the extent of the required improvements, address design constrictions, and provide feedback during the design process.
d. The applicant shall apply, pay fees, and provide supporting documentation for a Benton County Permit to Perform Work on the County Right of Way.

6. **Road improvements or Security**: Prior to final approval of this land use action, the applicant shall fulfill **ONE** of the following **TWO** options to meet the conditions of improvement noted above:

a. The applicant shall construct the improvements as required. **OR**

b. The applicant shall enter into an Agreement for Improvements (AFI) with the County. The AFI will require security for the full amount of the work to be performed plus a 20% contingency. Security may take the form of a bond, a conditional, irrevocable line of credit, or a cash deposit. The security serves to ensure faithful performance of the required improvements, as outlined above, within 18 months of the execution of the AFI.

7. **Frontage Improvements and Road Dedication:** The applicant shall dedicate right-of-way along Powers Avenue NW sufficient to meet the minimum 50-foot right-of-way standard. Any frontage improvements required by the County Engineer shall be constructed prior to final approval for Phase I.
8. **Road Approach:** The existing field approaches shall be removed at the time the new entrance is established. The new entrance location shall serve as the construction entrance to the site. Other construction entrances will not be permitted.
    a. The existing residential approach shall be modified to accommodate two-way traffic.
    b. Knock-down bollards, a chain gate, or a knox-box gate shall be placed in the throat of the connecting road between the existing residence and the main parking lot to prevent cut-through traffic for access and egress.
    c. The applicant shall apply, pay fees and obtain approval for Road Approach Permits for all new approaches and/or modifications to existing approaches to the property.
9. **Water Service:** Water service shall be provided in coordination with the City of Albany. Any on-site storage tank and pumping infrastructure shall be installed prior to occupancy.
10. **Fire Protection:** All fire suppression, hydrant spacing, fire flow, and emergency vehicle access requirements shall be approved by the Albany Fire Department prior to issuance of building permits.
11. **DEQ WPCF Permit:** Prior to issuance of building permits, the applicant shall obtain a Water Pollution Control Facility (WPCF) permit from the Oregon Department of Environmental Quality (DEQ), if required based on design flow.
12. **Septic Area Protection:** Approved primary and reserve drainfield areas shall be protected from grading, compaction, or disturbance during construction. No development shall occur within approved septic areas without authorization from Environmental Health.
13. **DEQ 1200-C Permit:** The proposed construction activity and common plan of development will result in land disturbance of one acre (1.00 ac) or more. The applicant shall apply, pay fees, and obtain approval for an Oregon Department of Environmental Quality (DEQ) 1200-C Construction Stormwater Quality Permit.
14. **Erosion and Sediment Control Permit:** Upon issuance of the DEQ 1200-C Permit, the applicant shall then apply for a Benton County ESC Permit. These permits must be obtained prior to start of ground disturbing activities.
15. **Stormwater Management Permit:** The total impervious area for the project in the post construction condition will exceed one-quarter acre (0.25 ac). The applicant shall apply, pay fees, and obtain approval for a Benton County Stormwater Management (SWM) permit. The SWM permit shall be approved and a Long-Term Maintenance Agreement signed and recorded prior to building permit issuance and before work begins on the proposed drainage system.
    a. Construction and post-construction stormwater discharge shall conform to the standards and tenets established by Oregon Drainage Law.
    b. Construction stormwater discharge shall conform to all current Oregon Department of Environmental Quality (DEQ) and Benton County erosion and sediment control standards using

Oregon Department of Transportation erosion and sediment control details and best management practices.

c. Post-construction stormwater quantity and quality standards shall conform to all current Oregon Department of Environmental Quality and Benton County stormwater requirements and the most recent edition of the Benton County's Stormwater Support Documents.

16. **Taxes:** The applicant shall provide for payment of all prior year outstanding property taxes, current year-to-date property taxes, and any applicable interest and penalties. Contact the County Assessor (541-766-6855) to determine the amount due. (The applicant does not need to bring proof of payment to the Community Development Department; payment is checked by other means.) [BCC 95.125(4)]

Conditions of Operating Approval

1. **Western Access:** Western access shall be restricted from church-related activity. A knox-box gate shall be placed in the throat of the connecting road between the existing residence and the main parking lot to prevent cut-through traffic for ingress and egress.
2. **Stormwater Management Longterm Contract:** The applicant shall maintain onsite stormwater management in compliance with Public works form.
3. **Daycare:** *The applicant shall comply with Oregon Department of Early Learning and Care (DELC) for the operation of a daycare.*
   - **Advisory-** *The applicant shall verify with DELC if they are identified as a certified childcare center.*

Attachments:

Attachment A – Public Works Memo

Attachment B – Site Map

Attachment C- Public Comment

Attachment A: Public Works Memo

Benton County
PUBLIC WORKS DEPARTMENT

DATE: March 5, 2026

TO: James Wright – Associate Planner

Benton County Community Development

FROM: Gordon Kurtz – Associate Engineer

Benton County Public Works

RE: **LU-25-067 – Conditional Use Permit**

Owner: **Northside Christian Church**

Applicant: **Northside Christian Church**

Current Address: **4500 Powers Avenue NW**

County Road: # 25300 – MP 0.34 – 0.58

T10S – R4W – Section 26B – Tax Lot 600

Public Works staff have reviewed the application noted above and have comments and conditions as follows.

FINDINGS OF FACT

This land use action requests a Conditional Use Permit to establish a church campus on the subject property. The applicant proposes development of the property in two phases, with an additional variance request for reduction of parking spaces required by the County Code. The subject property falls within the Rural Residential 2-Acre (RR-2) zone and is surrounded by RR-2 zoned properties.

Average daily traffic (ADT) on Powers Avenue varies at either end of the facility. Counts taken in 2019 to the east of the Oak Grove intersection indicated 246 vehicles per day (VPD). Counts taken in 2019 to the west of the Scenic Drive intersection indicated 436 VPD. The posted speed limit for the facility is 45 miles per hour.

Powers Avenue is currently classified as a Primary Local Access Road in the 2019 Benton County Transportation System Plan (TSP). Roads of this type are classified to serve residential neighborhoods. The facility falls within Benton County right of way and is maintained by Benton County. The minimum right of way width for this functional classification is 50 feet. The existing right of way varies between 40 and 50 feet through the corridor. The right of way on the frontage of the subject property is 40 feet wide and does not meet the minimum standard.

Powers Avenue is a paved facility that varies between 18 and 19 feet in width along the frontage of the property. This results in travel lanes measuring less than 10 feet. Aggregate shoulders on both sides of the road vary from zero to one foot in width. The depth of pavement was established during a City of Albany water line retrofit performed in 2014. Photos from that project indicate a depth of pavement that varies between 3"- 4" with a base that varies between 4" – 8". This facility does not meet the minimum standards for its road classification and will not support on-street parking without restricting two-way traffic.

A City of Albany fire hydrant is located at ~MP 0.48. The hydrant is offset from the pavement edge by approximately two feet. In this location, the hydrant constitutes a roadside hazard.

There is a two-inch NW Natural gas line that follows the south edge of pavement across the frontage of the property.

The property is served by a single residential approach (R1 – MP 0.36) and two field approaches (F1 & F2 – MP 0.45 and MP 0.59, respectively). The County can find no record of approach permits for the existing approaches to the property. See Exhibit B for an illustration of the existing approach locations.

TRAFFIC ANALYSIS

Staff have reviewed the Transportation Analysis (TA – Sandow Engineering) and the Transportation Demand Management Plan (TDMP – source uncited) and have several issues regarding analyses provided and the conclusions drawn from them. It is important to note that if this property were used for residential housing, assuming the maximum density based on the zoning, the maximum daily trip generation would be in the 80 to 100 VPD range.

The most recent traffic counts performed by the County for Powers Avenue were conducted in 2019. Staff believe that counts should be performed that reflect current traffic volumes. This will establish a baseline from which we can establish current area road use which can then be compared with local roadway capacities. Further, the TSP states that a Primary Local Access Road has an ADT of less than 700 VPD and Design Hourly Volume (DHV) of less than 100/vehicles per hour (VPH) (for Minor Collectors ADT must be less than 1000 VPD and DHV less than 100 VPH). The analysis provided by the applicant does not offer a value for DHV. It is standard practice for counts to be taken during the school year, while school is in session in full 7-day increments. Vacation periods and weeks containing in-service days are not acceptable counting windows. Counts performed outside these time periods will not reflect normal traffic patterns and should not be accepted as valid counts. Any modified TA must correlate the time windows of counts with local school district scheduling.

Staff does not disagree with the use of ITE methodologies to arrive at traffic prediction conclusions, but we request that the applicant provide a detailed analysis illustrating the methodologies used and the calculations performed. Further, the churches used as comparisons to the proposed facility are located inside an urban area (Eugene, OR). Parking estimates are based on observed use within the study period, and not on the actual parking *required* by the City of Eugene at the time of construction. There is some evidence that the First Baptist Church Campus has *expanded* its parking area after initial construction. In addition, the three example sites are located in urban settings where alternative forms of transportation are more available to the public.

Staff conclude that it would be more appropriate to analyze traffic generated by near-urban facilities in communities of similar sizes (Albany and Corvallis), where the development is proposed and the population densities more closely match the subject site. Local examples would be Suburban Christian Church (SW 53rd Street & SW Plymouth Drive, Corvallis), Calvary Chapel (NW Lester Avenue, Corvallis), or North Albany Community Church (NW West Thornton Lake Drive, North Albany).

The applicant must conduct 7-day counts at these facilities (or similar facilities approved by the County Engineer) on at least three separate occasions to make a statistical analysis of the data meaningful. These results should be provided with a final traffic analysis. The final TA may be combined with the information contained in the TDMP.

Staff estimate that the churches used as examples provide more parking per square foot than the parking density proposed by the applicant. The ratio of existing parking to example facility square footage varies widely between 3.89 stalls per thousand square foot (spksf) and 7.95 spksf.

Another concern for staff is that if the parking variance is granted, and demand exceeds available spaces, Powers Avenue, even with widening improvements, will not support overflow parking. The primary connecting roads (NW Oak Grove Drive and NW Scenic Drive) will not support overflow parking either. The applicant offers to *monitor* the parking needs, but monitoring is not *mitigation*. Overflow parking on Powers Avenue would be a hazard to the driving public, and to residents accustomed to walking and biking in the corridor. This would degrade the livability of the neighborhood and present a safety risk for the surrounding residents.

The following is a list of the items that must be addressed to clarify the issues raised above and to better inform the analysis of local road capacities and traffic patterns in the area:

- Provide a modified Transportation Analysis (TA) based on current classified counts taken on Powers Avenue and the intersections of Oak Grove and Scenic Drives.
- Provide a detailed ITE analysis illustrating the methodologies used and the calculations performed
- Provide a modified Transportation Demand Management Plan (TDMP) and parking analysis based on counts performed at the facilities noted above (or similar facilities approved by the County Engineer) – the TA and TDMP may be combined
- The TDMP shall take into account the square footage of the facilities used as examples
- Provide 7-day traffic counts for the example facilities with data taken on at least three separate occasions – provide these results with the modified TDMP or incorporate them into the TA.

ROAD IMPROVEMENT ASSESSMENT

Road improvements will be required as part of this land use action. As noted above, Powers Avenue does not meet current minimum roadway or right of way standards. The current functional classification of the road is intended to support residential uses, not institutional uses. There is strong anecdotal evidence (to which I can personally attest) that the corridor is used frequently and consistently by residents walking their dogs, walking/running for exercise, and bicycling. These activities intensify on weekends when the use of the road will peak due to church traffic. As a result, widening the facility is warranted to preserve the character and function of the corridor, maintain existing uses by surrounding neighborhoods, and to improve safety. The adjacent neighborhoods on NW Terra Lynda Drive, NW Terrace Drive, and NW Knollwood Drive and the

residents that take access directly to Powers are somewhat "hemmed in" by the busier, higher classification Major Collector of NW Scenic Drive and Minor Collector NW Oak Grove Drive. Powers Avenue NW is a facility that buffers these neighborhoods from the adjacent high-traffic, higher speed facilities to the west and east.

Improvement to the current functional classification standard will not offer protection to pedestrians and bicyclists during peak weekend use windows. As a result, the County stipulates that a hybrid solution be implemented for Powers. This solution merges the functional classifications of the Primary Residential and Minor Collector functional classifications (see Exhibit A).

Improvements shall be made to Powers from NW Scenic Drive to NW Oak Grove Drive. The improvements shall provide a facility with a 2-foot crushed aggregate shoulder on the north side, two 10-foot travel lanes, and a 4-foot paved shoulder supported by a 2-foot crushed aggregate shoulder on the south side of the road. The south side 6-foot shoulder will provide a buffer from increased traffic and increase safety for pedestrians and cyclists.

On March 17, 2026, the Benton County Board of Commissioners will approve the Benton County Transportation Safety Action Plan (TSAP), the culmination of a two-year, multi-agency effort to meet the guidelines of the Federal Highway Administration (FHA) Safe Streets and Roads for All (SS4A) and the 2021 Oregon Transportation Safety Action Plan. The plan's primary concern is a trending increase in serious and fatal injury crashes since 2020 (see Exhibit C). Benton County's goal is to eliminate serious and fatal injuries on County roads by 2040 with a 50% reduction by 2035. Vision Zero is the national strategy to eliminate deaths and serious injuries from traffic crashes and pedestrian/bicycle-vehicle collisions. Vision Zero is to be accomplished using the Safe System Approach (SSA – see Exhibit C). Exhibit D provides a summary of both the Principles and Objectives of the SSA. The improvement requirement stipulated above is supported by the specific goals of the SS4A, Vision Zero, the Oregon TSAP, and the Benton County TSAP.

The frontage of Powers Avenue shall be improved to the hybrid standard described above. The existing road structure may remain in place, but shoulders must be widened, and new base and pavement placed according to the hybrid standard. These improvements are warranted to accommodate safe pedestrian and bicycle use of the facility under traffic. Right of way dedication beyond the frontage of the subject property may be necessary to accomplish this improvement. Preliminary engineering and road design work will determine this need and its possible extent.

Any and all improvements to Powers must be completed *or* financially secured with a bond or cash deposit under an Agreement for Improvements (AFI) with Benton County prior to building permit issuance.

ROAD APPROACH ASSESSMENT

As noted above, the property is currently served by three approaches, a residential approach on the westerly property line (R1) and two field approaches, one at the approximate mid-point of the frontage (F1) and one on the easterly property line (F2). The site plan provided with the application addresses the proposed central entrance to the property (Powers Avenue ~MP 0.51) but does not address the existing approaches. Further, the site plan illustrates a connection between the proposed parking lot and the residential approach.

Staff have no objection to a connection between the parking lot and the residential approach, but the connection may not be used for regular church traffic. The connection must be restricted by a gate, chain, or Fire Department approved knock-down bollards. The reason for this is to restrict primary access and egress to a single approach. Both existing field approaches shall be removed and abandoned.

Because the residential approach at the west property line will be used as an emergency services connection, the residential approach shall be widened to accommodate two-way access and egress. The existing approach shall be brought to current standards with a throat width to accommodate vehicles exiting and entering the property at the same time. Fire Department standards will govern throat width. The county will require 10-foot aprons for the driveway approach. The internal looped circulation system will be of great value to fire and emergency responders.

UTILITIES

As noted above, there is a City of Albany fire hydrant on the south side of Powers at ~MP 0.48. The hydrant is currently placed in a location where it constitutes a roadside hazard based on the posted speed limit. This hydrant must be relocated at the time of road improvements. Placement of the hydrant shall follow the guidelines provided by the AASHTO Roadside Design Guide. The design and location of the hydrant shall be subject to the approval of the County Engineer. In addition to the hydrant, there are at least two water meter boxes and one air release valve that must also be relocated/adjusted.

In addition, there are mailbox posts/standards, utility pedestals, and a power pole on the frontage that will need to be relocated in association with road improvements.

STORMWATER

The project's common plan of development will disturb more than one-acre of the site. As a result, a Department of Environmental Quality 1200-C Stormwater Permit will be required. In addition, because the proposed development will exceed the 0.25 acre threshold for disturbance during construction and 0.25 acres for post-construction impervious area, Benton County Erosion and Sediment Control (ESC) and Stormwater Management (SWM) permits will be required prior to start of land disturbing activities at the site. Both the DEQ 1200-C permit and the Benton County ESC permit shall be approved and ESC measures in-place and inspected prior to any site disturbance related to construction or development.

RECOMMENDED CONDITIONS OF APPROVAL

Public Works recommends the applicant meet the following conditions of approval:

1) The applicant shall construct road improvements to Powers Avenue NW to bring the facility to a hybrid standard, between NW Scenic Drive and NW Oak Grove Drive. The standard shall provide a 2-foot crushed aggregate shoulder on the north side of Powers, two 10-foot travel lanes, and a four-foot paved shoulder supported by a 2-foot crushed aggregate shoulder on the south side of Powers Avenue.
2) The structure of the modified portion of Powers Avenue NW shall follow the standard for a Minor Arterial (Exhibit A): 4 inches of hot mix asphalt concrete (HMAC) over a minimum 10 inches of crushed aggregate base.

3) Standards for construction shall follow the ODOT/APWA Oregon Standard Specifications for Construction, most recent edition.

4) Prior to final approval of this land use action, the applicant shall fulfill **ONE** of the following **TWO** options to meet the conditions of improvement noted above:

   c. The applicant shall construct the improvements as required. **OR**

   d. The applicant shall enter into an Agreement for Improvements (AFI) with the County. The AFI will require security for the full amount of the work to be performed plus a 20% contingency. Security may take the form of a bond, a conditional, irrevocable line of credit, or a cash deposit. The security serves to ensure faithful performance of the required improvements, as outlined above, within 18 months of the execution of the AFI.

5) The applicant shall retain an engineer licensed in the State of Oregon to provide drawings and specifications for improvements to Powers Avenue NW to the County for review and approval. Public Works staff will work cooperatively with the applicants and their representatives to establish the extent of the required improvements, address design constrictions, and provide feedback during the design process.

6) The applicant shall apply, pay fees, and provide supporting documentation for a Benton County Permit to Perform Work on the County Right of Way.

7) The applicant shall dedicate five (5) feet of right of way along the entire frontage of the subject property.

8) The existing field approaches shall be removed at the time the new entrance is established. The new entrance location shall serve as the construction entrance to the site. Other construction entrances will not be permitted.

9) The existing residential approach shall be modified to accommodate two-way traffic.

10) Knock-down bollards, a chain gate, or a knox-box gate shall be placed in the throat of the connecting road between the existing residence and the main parking lot to prevent cut-through traffic for access and egress.

11) The applicant shall apply, pay fees and obtain approval for Road Approach Permits for all new approaches and/or modifications to existing approaches to the property.

12) The proposed construction activity and common plan of development will result in land disturbance of one acre (1.00 ac) or more. The applicant shall apply, pay fees, and obtain approval for an Oregon Department of Environmental Quality (DEQ) 1200-C Construction Stormwater Quality Permit. Upon issuance of the DEQ 1200-C Permit, the applicant shall then apply for a Benton County ESC Permit. **These permits must be obtained prior to start of ground disturbing activities.**

13) The total impervious area for the project in the post construction condition will exceed one-quarter acre (0.25 ac). The applicant shall apply, pay fees, and obtain approval for a Benton County Stormwater Management (SWM) permit. The SWM permit shall be approved and a Long-Term Maintenance Agreement signed and recorded prior to building permit issuance and before work begins on the proposed drainage system.

14) Construction and post-construction stormwater discharge shall conform to the standards and tenets established by Oregon Drainage Law.

15) Construction stormwater discharge shall conform to all current Oregon Department of Environmental Quality and Benton County erosion and sediment control standards using Oregon Department of Transportation erosion and sediment control details and best management practices.

16) Post-construction stormwater quantity and quality standards shall conform to all current Oregon Department of Environmental Quality and Benton County stormwater requirements and the most recent edition of the Benton County's Stormwater Support Documents.

Please contact me if you have questions.

EXHIBIT A

Table 7. Typical Roadway Cross-Section Standards

	Residential Local	Primary Local	Minor Collector Standard	Major Collector Standard	Arterial Standard
Functional Classification	Local	Local	Minor Collector	Major Collector	Minor Arterial
Projected ADT	< 200	< 700	< 1000	< 2000	> 1000
Projected DHV	<30/Hour	<100/Hour	<100/Hour	<300/Hour	>300/Hour
Min ROW	50'	50'	60'	60'	80'
Surface Width	24'	20'	28'	32'	36'-72'
Lane Widths	10'	10'	10'	11'	12'
Surface Material	Gravel	Asphalt, Concrete, Oil Mat	Asphalt, Concrete	Asphalt, Concrete	Asphalt, Concrete
Example Structure	10" CAB	3" AC, 12" Aggregate	4" AC over 10" CAB	4" AC over 12" CAB	6" AC over 15" CAB
Crushed Base Equivalent	10"	18"	18"	20"	27"
Shoulder	2' Gravel	2' Gravel	4' Paved + 2' Gravel	5' paved + 2' gravel	6' paved + 2' gravel
Max Grade	15% Paved	15%	12%	10%	8%
Min Curve Radius	200'	250'	500'	760'	800'
Design Speed	20 mph	30mph	45 mph	45 mph	50 mph

Figure 17. Minor Collector Standard Cross-Section

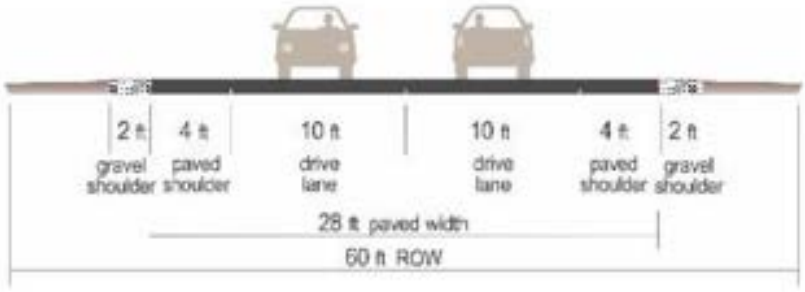
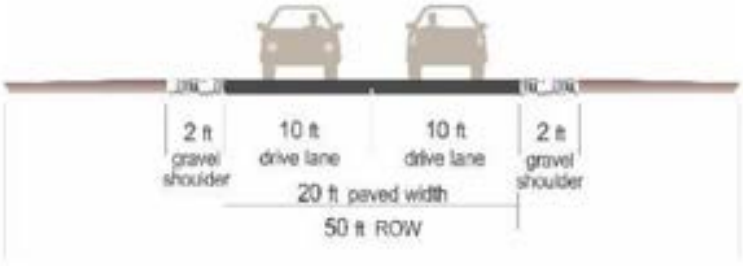


Figure 18. Primary Local Cross-Section



NOT TO SCALE

SOURCE: 2019 BENTON COUNTY TRANSPORTATION SYSTEM PLAN – PGS 51-53

EXHIBIT B

EXHIBIT C

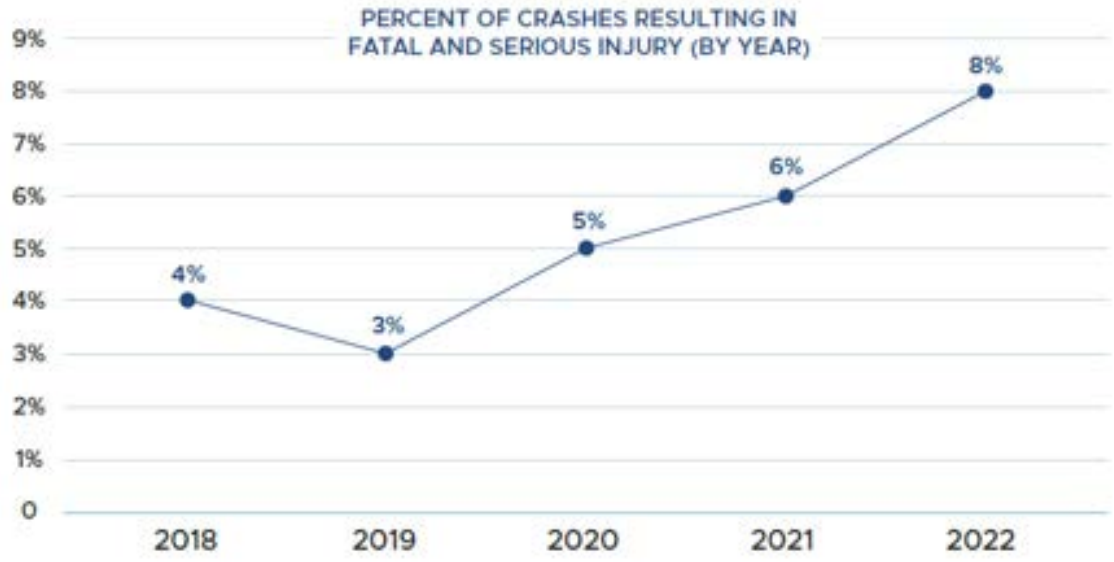


FIGURE 2. PERCENT OF CRASHES RESULTING IN FATAL OR SERIOUS INJURY BY YEAR (2018-2022)

SOURCE: BENTON COUNTY TRANSPORTATION SAFETY ACTION PLAN – CHAPTER 1

The Safe System Approach, shown in FIGURE 3, is the framework for achieving Vision Zero. While traditional road safety practices focused on preventing crashes by modifying human behavior, the Safe System Approach shifts from this philosophy by acknowledging a shared responsibility for creating and maintaining a transportation system designed with built-in redundancy. This holistic, multi-faceted approach recognizes the vulnerability of road users as humans who make mistakes, focusing on anticipating error and minimizing harmful crash forces. Above all, the Safe System Approach prioritizes the protection of human life, with the ultimate goal to eliminate death and serious injury.

FIGURE 3. SAFE SYSTEM APPROACH

SOURCE: DRAFT BENTON COUNTY TRANSPORTATION SAFETY ACTION PLAN – CHAPTER 2

EXHIBIT D

SAFE SYSTEM APPROACH PRINCIPLES

DEATH AND SERIOUS INJURY ARE UNACCEPTABLE – A Safe System Approach prioritizes eliminating crashes that result in death and serious injuries.

HUMANS MAKE MISTAKES – People will inevitably make mistakes; the transportation system should be designed to accommodate certain types and levels of human errors.

HUMANS ARE VULNERABLE – Humans can only tolerate a certain level of forces before serious injury or death occurs; the transportation system should be designed to reflect the physical limits of the human body.

RESPONSIBILITY IS SHARED – Every individual plays an important role in preventing fatalities and serious injuries.

SAFETY IS PROACTIVE – Utilize proactive tools to identify and address safety issues in the transportation system, instead of waiting for crashes to occur.

REDUNDANCY IS CRUCIAL – If one element fails, the other elements should be robust enough to protect people.

SAFE SYSTEM APPROACH OBJECTIVES

SAFER PEOPLE – Encourage safe and responsible behaviors.

SAFER VEHICLES – Expand the deployment of vehicle technologies and safety features that prevent crashes and reduce crash severity for both vehicle occupants and other road users

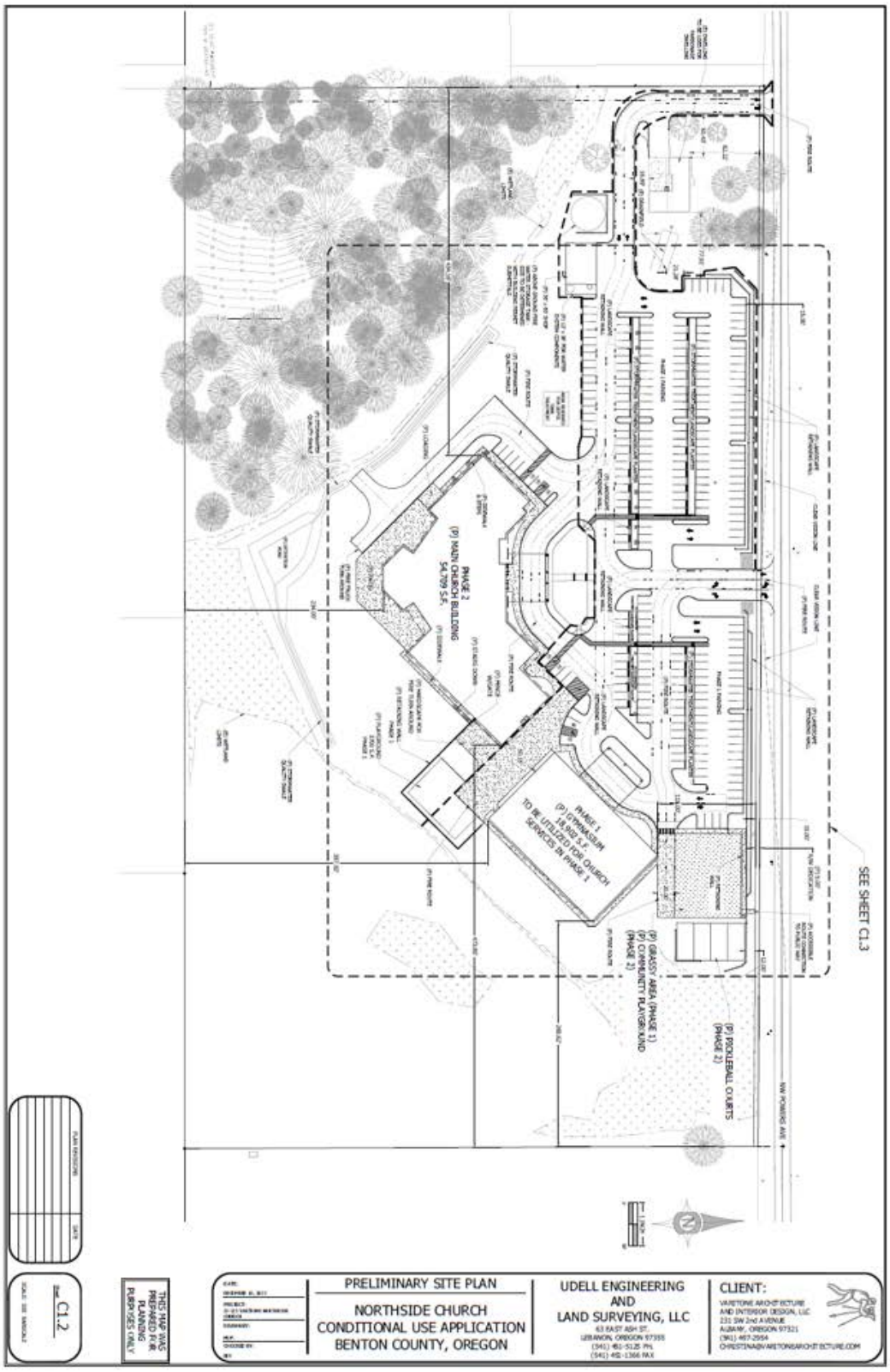
SAFER SPEEDS – Promote safer speeds in all roadway environments through design, speed limit setting, education, outreach, and enforcement.

SAFER ROADS – Design the transportation system to mitigate human mistakes, account for injury intolerances, and facilitate safe travel of vulnerable road users.

POST-CRASH CARE – Enhance the quality and timeliness of emergency services, create a safe working environment for first responders, and prevent secondary crashes.

SOURCE: DRAFT BENTON COUNTY TRANSPORTATION SAFETY ACTION PLAN – CHAPTER 2

Attachment B- Site Plan



Attachment C- Public Comments

From: Michelle Roberts
To: WRIGHT James
Subject: Subject: (LU-25-067)
Date: Monday, March 9, 2026 1:18:18 PM

You don't often get email from mmnroberts@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wright and the committee for the conditional use permit hearing on March 17th, 2026 regarding the property on Powers currently owned by Northside Church,

My name is Michelle Roberts, I am a resident at 2790 NW Countryman Place in North Albany. I live within walking distance of the property in question and have enjoyed walking by on many occasions. We have lived in North Albany for more than 2 years now and love this part of Benton County. I am in favor of Northside Church building their permanent facility on the property. I feel that it will provide a place of welcome and community to North Albany residents. The plans they have for a facility that will be open to the community for gatherings, meetings, youth, as well as a place for church on Sundays would be a welcome and much needed service for our community. The plans for a daycare during the week are sorely needed in this community. I am currently an empty nester myself but I have been a preschool teacher for a very long time and I know how important the early learning environment is for young kiddos as well as a safe and appropriate facility that makes it so convenient for parents in this area to feel good about where their kiddos are receiving care. I know some of my neighbors are not as in favor of this change in land use but I also know that many people have a hard time with change in general. I don't see this change as a negative but a positive change for North Albany. Let's face it, the area is growing, change is coming. This is a great addition to our community.
Thank you for your time,
Michelle Roberts

From: Quinton Hamel
To: WRIGHT James
Subject: Development on Powers Ave
Date: Tuesday, March 10, 2026 9:23:37 AM

You don't often get email from hamel@protonmail.com. Learn why this is important

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Hi James,
As a new resident on Powers Ave., in Albany I wanted to voice my support for the Northside Church building project located at 4500 NW Powers Ave.

My wife and I recently completed building a home on 4101 NW Powers Ave, in anticipation of being close to the Northside church where we attend.

While I understand a new building project will bring some negative changes to the neighborhood I believe there will be many more positive changes. I know the church building committee has tried to incorporate a well designed, tasteful building that has adequate off street parking.

I meant to send last night but time got away from me.

Respectfully,

Quinton and Danita Hamel
4101 NW Powers Ave
Albany, OR 97321

March 9, 2026

Benton County Community Development Department
James Wright
4500 SW Research Way
Corvallis, OR 97333

From:
Karen & Tony Smith
4930 NW Dumbeck Ave
Albany, Oregon 97321

Subject: (LU-25-067) Cup – Church

We submit this letter as a formal opposition and appeal of the conditional use permit for Northside Christian Church to build on this 19.43 acre parcel. We will include some of our concerns with the building of this 54,709 square foot building along with gym of 18,902 square feet, storage buildings and outdoor recreational areas.

Transportation/Roadway impact:

The road that the church is to be located on is on Powers Ave. We consider Powers Ave. to be a rural road. With NW Oak Grove Dr. on one side and NW Scenic Dr on the other side.

Powers Ave. is not a major thoroughfare road way. This road has no sidewalk, curbing or bike lane. There is just the white painted fog line on the road and just a few inches of dirt and then it drops off to the drainage ditches on both sides of the road.

There is a slight rise, hill on Powers Ave that is in front of the proposed building site and if there is any one walking or riding a bicycle they need to walk in the roadway and cars then need to drive over into the other oncoming lane but it is hard to see over that hill to see if oncoming cars are coming up the hill.

With more cars using the roadway and not knowing that there are walkers in the other lane that there is more chances for accidents to happen and people getting hit by oncoming cars.

Also is this road able to handle all the wide and heavy loads of construction machinery that will need to be going up and down Powers Ave. for the ten plus years that is proposed for building the church? Is the Church going to be required to maintain and upkeep of the roadway? Is Powers Ave needing to be made wider? Will the county be taking property from property owners on both sides of the roadway to put in proper bike /pedestrian lanes on both sides of Power Ave?

There are many walkers and bicycle riders that use this road. It it barely wide enough for two vehicles pass each other. On garbage pickup days residents on Power Ave put their cans out for pickup, they are right on the edge of the roadway and if a truck or car is on the other side of the roadway there is barely any room for your car to pass by.

Wildlife/Animal Impact:

Where this proposed property is, is home to many types of wildlife.
The sited property is used by many different wildlife with the current use as grassland and all the natural green tree stands. Deer reside on this property. This is a RURAL Area and the local deer population reside in this parcel of property and use Powers Ave. to cross the roadway to get the the other side of the road. And they use this property and the other rural areas for use as their grazing area. With personal experience our family has come in contact with having deer and multiple deer popping up and running onto the roadway as we were traveling down Powers Ave. Have you ever had a incident with a deer running into your car and having it totaled and making sure the deer was not injured too?
With many more cars using this small county road daily just puts more people in danger of having these interactions with the wildlife in this area.
The other major road to get to this property is by driving on Scenic Road and turning left onto Powers Ave.
The section of road way on Scenic Rd again dips down and is the area that the deer population use. They pop out one side of the road and go across Scenic to the other side. Again with more traffic going down this road to get to Powers Ave to the church property puts the danger of people running into deer and other wild life in the area.

One example is on June 13, 2025 their was a single vehicle crash/accident on Scenic Road. The driver of the car crashed and went into the ditch and died at the scene. There was know one that saw the accident and no known cause. It was never reported what happened. And again our family has had run in with the deer jumping out in front of our car as we were traveling on Scenic Dr. in this exact area. This is the area that deer have been seen to cross the roadway and it is assumed that the person swerved to avoid a collision with a deer and lost his life. Again with many more cars traveling on this roadway how many more incidents will there be with deer and other wildlife and how many more accidents and possible loss of someones life because of using this roadway to get to Powers Ave.? Powers Ave. as a roadway is not built and set up to handle this amount of traffic in this rural setting

Another point is the Wildlife in the area that use this almost 20 acre parcel of property. With the natural growth of trees on the property and that surround it, also has grassland and a seasonal creek running though the property. Many different type of animals live and this property and would be displaced with the construction on this RURAL property and turning it into a commercial use of daycare and other activities. With seeing birds, eagles, rabbits, squirrels, skunks, opossums, raccoons , deer, bucks and fawns and then we have the more predatory foxes and coyotes on this property. What precaution is the church going to take to make sure that if this does get built how are they going to keep the people safe and not have the wildlife in the area interact with the people being on church property? High fences to keep deer and foxes and coyotes

away from people using church property. Because there will be interaction with wildlife in this RURAL area.
The proposed use of the property will NOT complement the surrounding area. It will be a Major Detrimental impact on this rural area.

Environmental Impact Concern:

There is a seasonal creek, drainage ditch running through the property. I am concerned that this property is in a wetland type of location. And where this property is located is in a low land area with a hill ridge line behind it. So we want to make sure that proper drainage is going to be addressed. And with the large church being built for a large amount of people being able to attend this very large church that they have the capable abilities for providing enough water and sewer drainage for this property. Have they had a environmental impact study done on this property? What steps are being taken to make sure that there will be not be any detrimental runoffs or contamination of water, that will affect the surrounding property owners and wildlife with their changing of the use of this rural property?
Having that large of area for parking and having all the parking lot covered in blacktop or asphalt will change the current environment of the area. And studies have been made shown that these area do add to the warming of the surrounding area.

With the guise of saying that they will build this for the community, a 18,902 sq. ft. gym, play area, pickle ball court and soccer field in this rural area. This is a Rural Area with being at least five miles from downtown Albany and eight to ten miles out for someone in south Albany to use. This is not a walkable distant for most people to get to and they would need to drive to this location to use the church. The nearest city bus drop off is located about 2 miles away and would take about 50 minute walk to this location going up hill on Scenic Drive. So again more traffic going to be using Powers Ave to get to this property.
Another concern is if the church gets built, what laws do they have to follow if any if they want to have more activities going on at their property? If they want to start serving meals to the community during the day and evening, they will have to have to bus in people to get out to their rural church property, again more traffic coming into this rural area.
What laws and notifications do they need if any if they want to build some housing shelters on their property to help people out? And again since this area is rural property and out of city limits, most people would have to be bussed or driven into this area, which leads to more traffic on Powers Ave.
What if the church wants to have some sports competitions being used on their almost 20 acre property, have a large church convention, meetings on this property. All bringing in more traffic onto the rural road of Powers Ave.

This property is just not going to be used on Sunday for church services and be vacant the rest of the week. They plan on using the facilities every day, with daycare and using it and for sports activities. The Church will NOT complement the surrounding area. It will be a MAJOR detrimental impact on this rural area.

After doing some research the proposed church building size of 54,709 square feet and having a 18,902 square foot gymnasium building is considered as a“Large” size building and is approaching the size of a “Mega Church”.A national average size church in the US is 17,000 sq ft, this proposed size church is more than three time the size of a typical church. This puts this church at the upper tier of large churches just below the size of a megachurch. Only about 2% of church buildings are larger.
Again, this church will not complement the rural surrounding area. It Will be a MAJOR DETRIMENTAL impact on this rural area.

We oppose and are appealing this conditional use permit.
(LU-25-0670)

Sincerely,

Tony Smith & Karen Smith

Dear Commissioners,

I am writing to express my strong opposition to the proposed conditional use permit for a large church development at **4500 Powers Ave NW, Albany, OR 97321**. This proposal is fundamentally incompatible with the existing **RR-2 Rural Residential zoning** (2-acre minimum) and would significantly alter the character, safety, and environmental integrity of our rural community. I would like to give a few reasons why I feel this way.

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1. Scale of Proposed Development Is Incompatible With Rural Residential Zoning

The scope of the multi-phase construction is far beyond what the RR-2 zone anticipates:

- **Phase 1:** An 18,902 sq. ft. gymnasium serving as a temporary worship center for up to 500 people, plus a large storage building. Additional weekday uses include youth programs and a daycare for up to 58 children.
- **Phase 2:** A 54,709 sq. ft. sanctuary, nearly double the size of a typical supermarket (e.g., the former West Albany Safeway was just over 30,000 sq. ft.).
- **Parking:** 269 spaces planned—*already below the required 520*—suggesting inevitable overflow onto Powers Ave NW.

Such large-scale development is entirely out of character with the surrounding 2-acre single-family rural properties.

One of the key criteria for a conditional use permit is that the proposed development **"does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone."** This project clearly violates that principle.

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2. Traffic, Safety, Roadway Limitations, and Daily Disruption

Powers Avenue NW and the connecting roads (Scenic, Oak Grove) are narrow, rural, two-lane roads heavily used by residents for walking, biking, running, and recreation. Introducing large weekend gatherings, weekday daycare traffic, weekly youth events, year-round church activities, and hundreds of vehicles entering and exiting during peak times would drastically increase congestion, noise, and safety risks for residents, pedestrians, and cyclists.

Approving a parking variance—despite code requirements—would all but ensure vehicles overflow onto Powers Ave NW, which has no pedestrian or bike lane, creating serious hazards.

To accommodate traffic generated by a development of this magnitude, the county would need to consider road widening, bike lanes, and turn lanes on several rural roads—changes that would further disrupt the rural nature of the ar

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3. Significant Environmental and Wildlife Impacts

This property includes seasonal wetlands and marshland, providing habitat for bald eagles, deer, foxes, bobcats, coyotes, numerous bird species and small mammals

The RR-2 designation exists in part to protect wildlife habitat and minimize environmental contaminants.

A development including massive buildings, parking lots, sports fields (including soccer and pickleball, as described in the church's community meeting), and high daily traffic would not only destroy habitat but would increase runoff and pollution, including microplastics from tires which would heavily impact wetlands and the lake near NW Dumbeck and Lakeview Estates.

Additionally, replacing a small residential septic system with a large-capacity septic system introduces contamination risks that demand constant monitoring and could threaten downstream ecosystems.

These environmental impacts must be fully addressed *before* any approval is considered.

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4. Existing Vacant Buildings Offer Far Better Alternatives

There are already empty commercial buildings in the Albany/Corvallis area—such as the 15,000 sq. ft. former Peaceful Valley Gardening Center (350 NW Hickory St., Albany), the old Fir Grove school building, the old I5 sports building in Albany, etc. —that could be repurposed for church use. Churches, schools, garden centers, and other large buildings already exist and sit vacant elsewhere in the community.

Using an existing building would reduce environmental impact, preserve rural land, address local concerns about oversupply of commercial buildings, and avoid a decade-long construction project in a rural neighborhood

There is no compelling reason to build an entirely new facility in an established rural residential area when viable alternatives already exist.

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5. Subdivision Into RR-2 Lots Would Be Far Less Disruptive

If the current owners wish to sell, subdividing into **2-acre parcels** would result in approximately 9 (likely fewer) new homes—development consistent with zoning, rural character, and community expectations.

This would result in far less traffic, noise, light pollution and environmental disruption than a decade of construction and intensification proposed by the church.

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6. Current Church Activities Already Demonstrate Parking and Overflow Problems

Northside Church currently uses a public elementary school (1500 Oak Grove NW) for worship. On Sundays, cars already overflow into bike/pedestrian lanes on Oak Grove Road. Powers Ave NW does not have the capacity, shoulder space, or bike/pedestrian lanes to safely absorb similar overflow.

This raises clear concerns for safety, emergency response, and access.

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7. Public Comment Process Concerns

In the notice, it said written comments are due March 9, 2026, yet the draft staff report will not be available until March 10, 2026—the day after the deadline. This undermines community participation, as residents cannot respond to findings they have not been allowed to review. Transparency requires that the draft be released *before* public comment closes.

Conclusion

This proposed development would permanently and irreversibly alter the quiet, rural, low-density character of our neighborhood. It would bring extreme traffic increases, environmental degradation, light, noise, and safety impacts, a 10-year construction timeline, and a land use precedent that undermines RR-2 zoning>

The current home owners in this neighborhood moved here—and invested in—this area specifically because of its rural zoning and character. Granting an exception for a project of this magnitude would erode the very qualities the zoning was designed to protect.

For these reasons, I respectfully urge the Planning Commission and County Commissioners to deny this application.

Thank you for your consideration,

Holly Mitchell
North Albany Resident

From: Shane Lyon
To: WRIGHT James
Subject: LU-25-067, 4500 Powers North Albany
Date: Monday, March 9, 2026 11:16:09 AM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am writing to voice my opposition to this project. My property and life are directly affected by this decision. This is in my backyard. It would change my view to that of a mega-church that is in reality just a commercial building/ country club in disguise that will have daily traffic. They have not even tried to hide the fact that this is going to be a 7-day a week venture. Child care for 60 kids, pickleball, walking trails, gym, etc, etc.. Powers has no shoulders, no bike lane, no sidewalks. The water line isn't sufficient for such a facility. No sewer. Most of all, this is a giant facility! Bigger than a supermarket. Sunday mornings are nice quiet mornings out here. I bought out here to avoid having exactly this happen! I always knew there could eventually be houses, I am okay with 8 or 9 houses, but not a commercial building that pays no taxes! As Hasso Hering has pointed out in his article Based on this alone, it absolutely should be denied- . . One of the criteria for granting a conditional use permit is that "the proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone."

Does a supermarket-size parking lot and assembly complex interfere with the "character" of this semi-rural area? "Seriously?"

Thank you,

Shane Lyon

3590 NW Scenic Dr

Albany, OR 97321

Date: March 4, 2026

To: Benton County Planning Division

Regarding: LU-25-066 – Opposition to Variance Request (Parking)

From: Scott Alexander

Address:245 NW Picardy Ln, Albany Oregon 97321

RE: Formal Opposition to Parking Variance – LU-25-066

To the Benton County Planning Department,

This letter serves as a formal objection to the Variance requested by Northside Church regarding the minimum parking requirements set forth in the Benton County Development Code. The applicant seeks to provide only 269 parking stalls where 520 are required—a 48% reduction.

Under **BCC 53.405** and **53.410**, a variance is not a "convenience" for the developer; it is a remedy for a hardship caused by the **unique physical characteristics** of the land. The applicant has failed to meet this burden for the following reasons:

1. The Hardship is Self-Created (BCC 53.410 Section 3)

The Code is clear: a hardship cannot result from the "actions of the applicant." The need for a variance here is entirely driven by the applicant's desire to build a facility of this specific scale on RR-2 land.

- The "hardship" of being forced to pave over rural land is a direct result of proposing an urban-scale use in a rural zone.
- If the applicant reduced the size of the sanctuary or the number of buildings, they could comply with the code. The conflict is not between the Code and the Land; it is between the Code and the **Applicant's Plan**.

2. Lack of Unique Property Characteristics (BCC 53.405)

The applicant argues that literal application of the Code would "urbanize" the property. However, this is true for *any* RR-2 property in the county. A variance requires showing that this specific piece of dirt has a unique cliff, wetland, or shape that makes 520 spots impossible. The applicant has admitted that the "hardship" is simply that their project doesn't fit the zone. This is a matter for a Rezone, not a Variance.

3. Arbitrary and Unsupported Parking Figures

The applicant has designated "269" as the maximum number of stalls that preserves rural character, yet offers no evidence for why 270 or 300 would "destroy" it. This number appears arbitrary. Furthermore, the applicant's current meeting location (Oak Grove Ln) consistently sees illegal overflow parking in bike lanes. Without the ability for on-street parking at the new site, a 48% deficit in parking is a guaranteed recipe for traffic hazards and emergency vehicle obstruction on narrow rural roads.

4. Technical Invalidation of the Traffic/Parking Study

The study provided by the applicant lacks the engineering rigor required for a permanent land-use decision:

- **No Temporal Context:** There are no dates for the measurements. We do not know if these counts represent a "peak use" (Christmas/Easter) or a low-attendance Sunday.
- **Lack of Correlation:** The study measures vehicles but fails to correlate them to actual attendance numbers on those days. If the surveyed facility was only 30% full during the count, the data cannot be used to project needs for a 650-seat sanctuary.
- **Non-Comparable Sites:** The study uses urban church sites (including the former Manahouse in Eugene, which changed ownership in February 2026). Urban churches benefit from pedestrian traffic and public transit; a rural church in Benton County is 100% vehicle-dependent. Applying urban "trip-generation" rates to a rural site is a fundamental engineering error.

5. Failure to Provide Relevant Evidence and Data

The applicant argues that 'Literal application of the Code results in a requirement far beyond the project's demonstrated need.' However, they have provided no data on actual 'need.' Their traffic study is a calculation of square footage—the very metric they claim is obsolete. To prove a 'demonstrated need,' the applicant must provide actual attendance figures correlated to vehicle counts. By failing to do so, they are asking the Commission to grant a 48% reduction in safety standards based on a study of empty space, not an analysis of active use.

6. Statistical Invalidity of the Applicant's Study

As I was reading the traffic study, I noticed the R2 value of 0.02 for the trip generation rate and .01 on the parked cars. I had to look up what that meant and the finding is deeply concerning. In the field of transportation engineering and the standards set by the ITE, an R2 or R Squared number indicates the correlation between the variables being studied. R Squared of 0.02 indicates a near-zero correlation between the variables being studied.
Statistically, this means that 98% of the parking demand and 99% of the traffic demand is left unexplained by the applicant's chosen metric (Square Footage). Relying on an 'Average Rate' derived from a dataset with a 1% or 2% correlation is not just technically flawed—it is reckless. It fails to meet the 'Substantial Evidence' standard required for a Variance, as the study provides no reliable prediction of actual parking needs for a 650-seat facility."

Conclusion

The applicant is asking the County to ignore its own safety and development standards to accommodate a project that is too large for the chosen site. Because the hardship is self-created and the supporting data is technically flawed, the Variance must be denied.

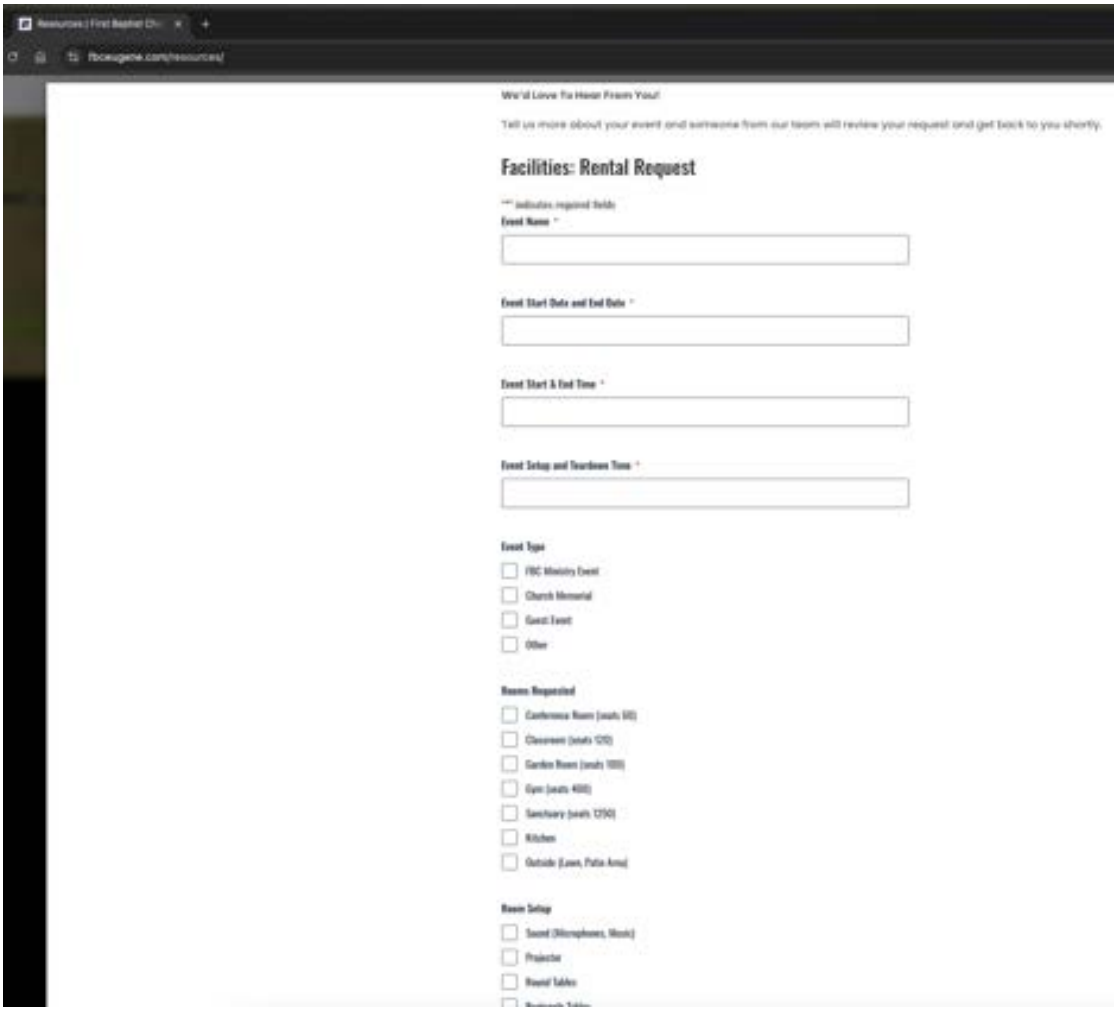
Sincerely,

Scott Alexander

Attachments

Sanctuary Capacity

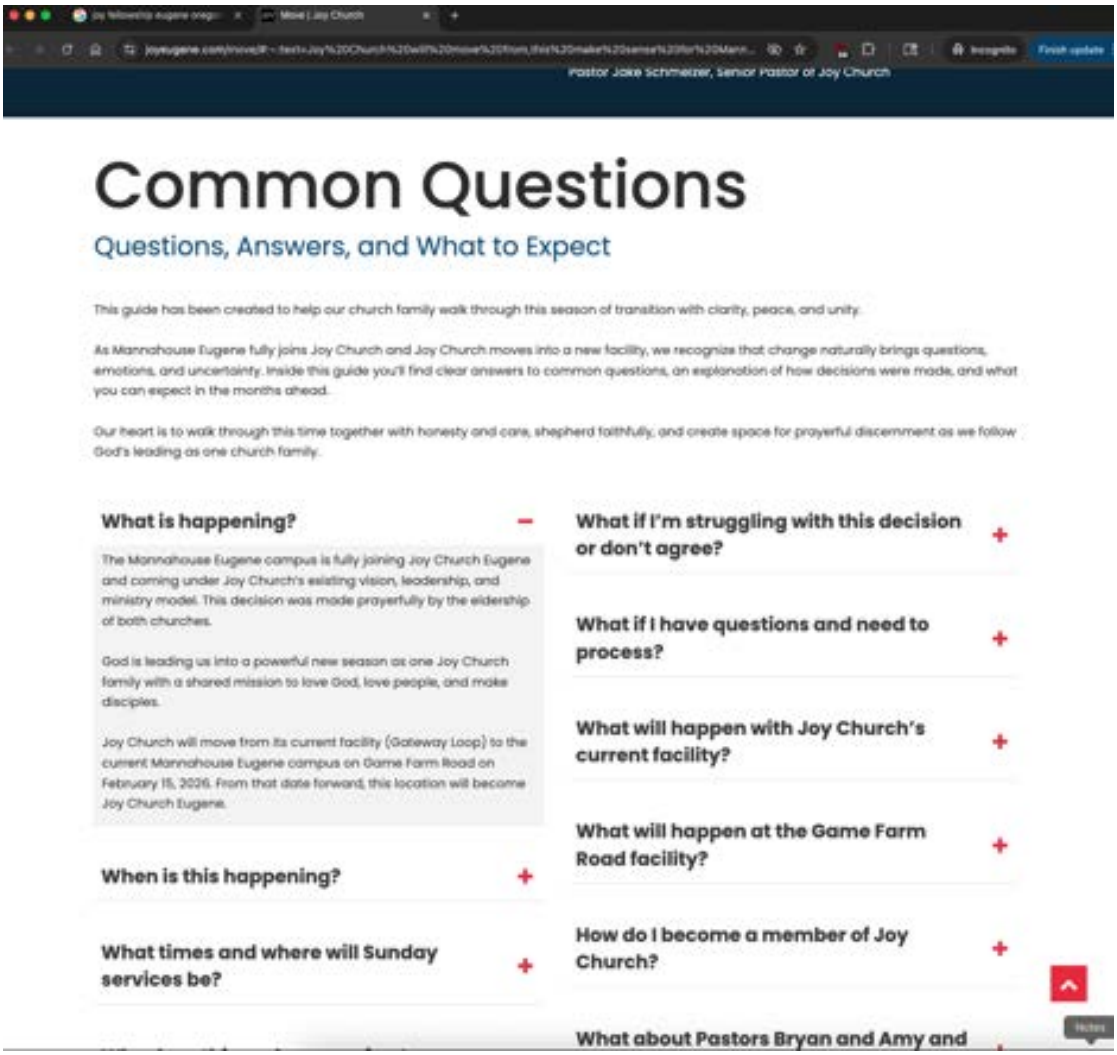
First Baptist Church of Eugene seats 1250 in their Sanctuary, how many people were in it on an unknown Sunday?



Joy Church takes over Mannahouse Location

https://joyeugene.com/move/#

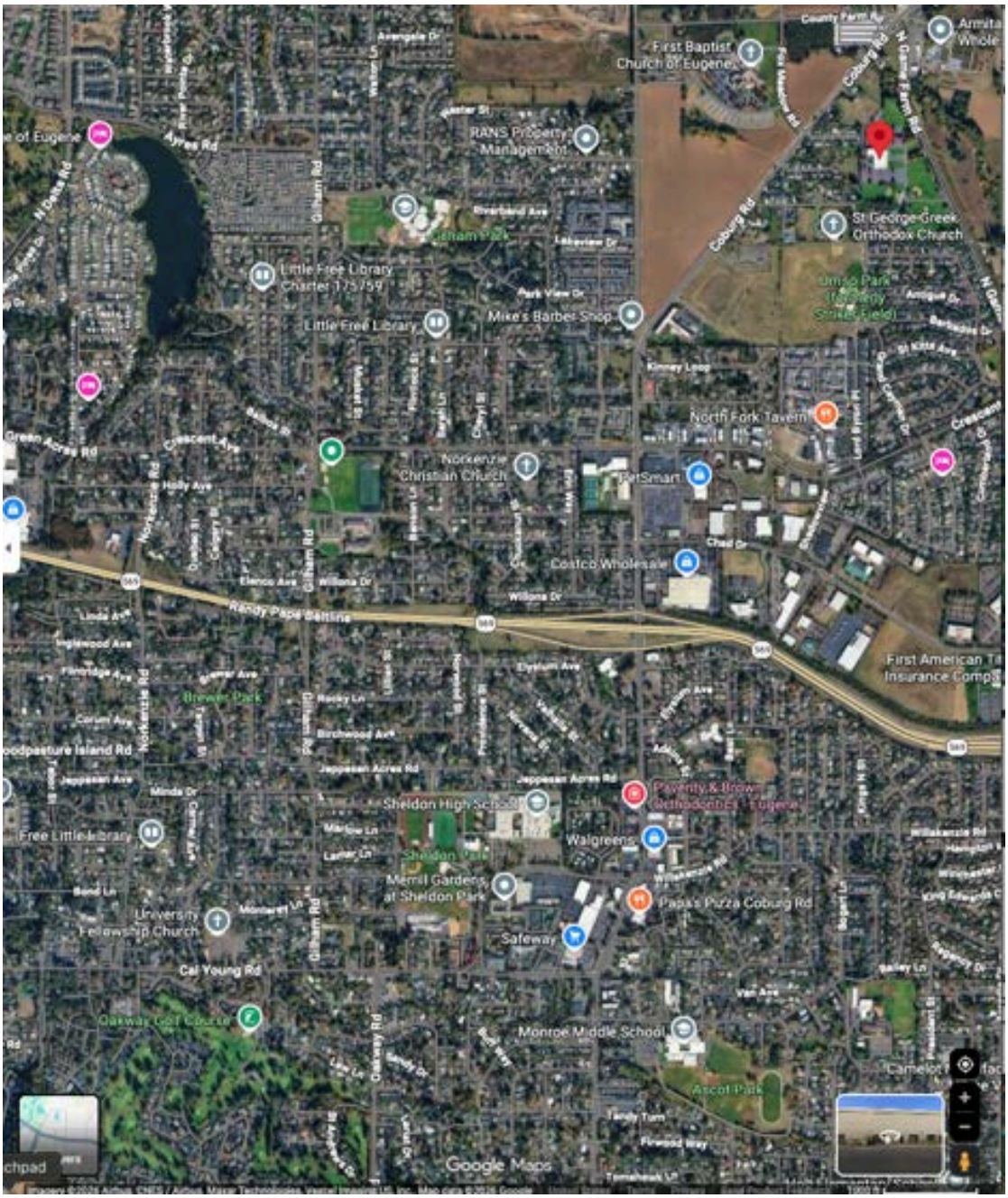
Question: If the Joy church was able to join the Mannahouse Church at their current location, how likely was it to be full on some unknown date in the year preceding?



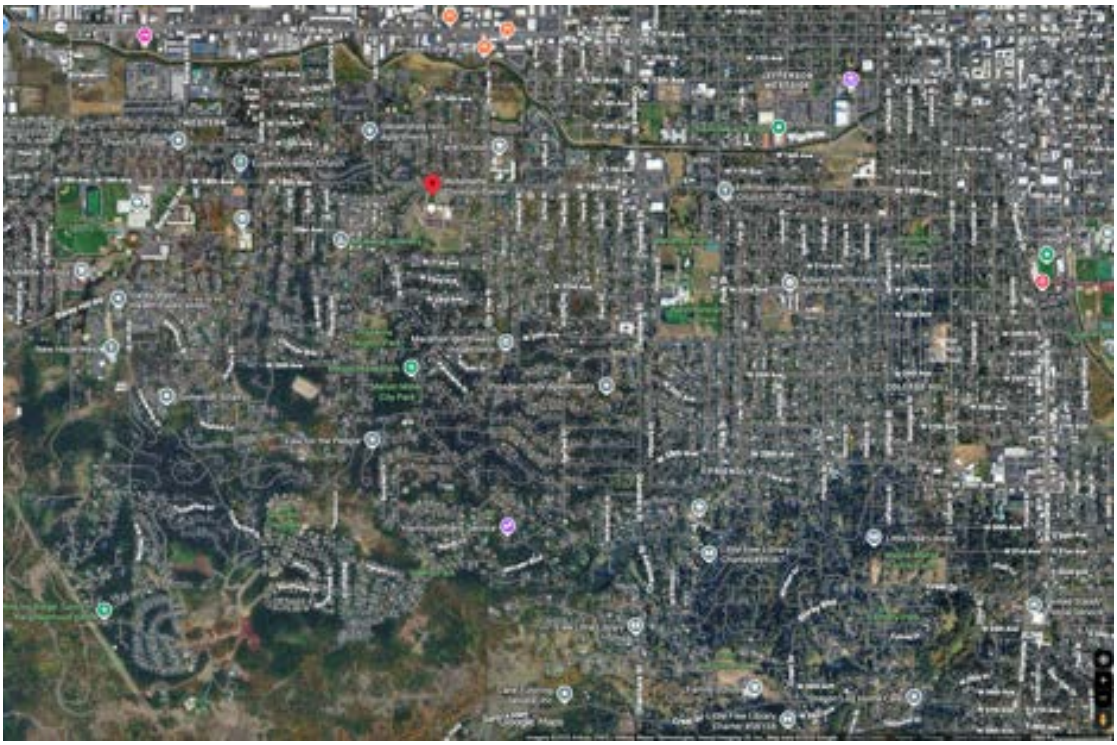
Rural Vs Urban

Mannahause (now Joy Church) and First Baptist Church locations with significant residential space surrounding them

How many people walk or bike to these churches?



Willamette Christian Church, also surrounded by residences



Date: March 4, 2026

To: Benton County Planning Division

Attn: Planning Official / Case Manager

Regarding: File No. LU-25-067 CUP – Northside Church Conditional Use Permit

From: Scott Alexander

Address: 245 NW Picardy Ln, Albany, Oregon 97321

RE: Formal Opposition to Conditional Use Permit LU-25-067

To the Benton County Planning Department,

Please accept this letter as my formal opposition to the Conditional Use Permit (CUP) application submitted by Northside Church (LU-25-067). As a resident of Benton County, I believe the applicant has failed to meet the burden of proof required under Benton County Code (BCC), specifically regarding the impact on the rural character of the zone and the safety of our infrastructure.

1. Failure to Meet Criterion 1: Serious Interference with Adjacent Uses and Character

The applicant's proposal represents a massive deviation from the established Rural Residential (RR) zoning, which requires a 2-acre minimum per lot to preserve a specific lifestyle.

- **Traffic and Infrastructure Safety:** The proposed use will generate a volume of traffic that the current infrastructure cannot safely support. The subject property is isolated from major thoroughfares, sitting approximately 1.1 miles from Springhill Drive and 1.5 miles from NW Gibson Hill Road. All resulting traffic will be funneled onto narrow, two-lane rural roads.
- **Childcare Intensity:** The inclusion of a childcare facility introduces a "high-frequency" traffic pattern—essentially four trips per family per day. This is a commercial-level traffic burden placed on a residential rural road system.
- **Seasonal and Event Overflows:** The applicant cites "larger seasonal events" including weddings and holiday gatherings. Based on observed patterns at North Albany Community Church, these events frequently result in overflow parking across open fields and traffic congestion. Our local roads do not have the capacity for this intermittent but extreme "piling on" of vehicles.

2. Incompatibility with Rural Residential Lifestyle (Criterion 1.2)

The applicant's own filings demonstrate a fundamental contradiction that proves the proposed use is incompatible with the Rural Residential (RR-2) zone. Throughout their variance application, the applicant repeatedly admits that complying with Benton County's development standards (specifically the 520 required parking stalls) would "urbanize the property" and "conflict with RR-2 zoning intent."

- **Admission of Incompatibility**: By their own testimony, the applicant admits that a facility of this scale cannot exist on this property without "eroding the rural residential character." They are effectively arguing that the project is so large that following the law would destroy the neighborhood.
- **The Circular Logic Trap**: The applicant is attempting to use the "Rural Character" of the area as a shield to avoid parking safety requirements, while simultaneously proposing an urban-scale campus (amphitheater, pickleball courts, and a 650-seat sanctuary) that generates the very traffic and density that necessitates those requirements.
- **Intensity of Use vs. Zoning Intent**: A rural lifestyle is defined by quiet, privacy, and low density. The applicant's proposal includes an amphitheater, pickleball courts, and a playground. These are high-decibel, high-density activities. The "larger seasonal events" and "youth gatherings" will transform this property into a regional destination. If a project requires a 48% reduction in infrastructure standards just to "fit in" visually, it is, by definition, an incompatible use.

Irretractable Impact: There is no comparable facility in this RR-2 area. The applicant is asking the County to ignore the reality that this facility will function as an urban hub, while only providing the infrastructure of a rural outpost. This is not a "rural church"; it is an urban campus being shoehorned into a protected rural sanctuary.The applicant asserts compatibility with a zone "where rural residential lifestyles can occur." This is demonstrably false.

3. Impact of Lighting (BCC § 61.635)

In response to BCC § 61.635, the applicant proposes pole-mounted parking lot lighting. At night, the area is currently very dark, lit with limited outdoor lights. Many are motion activated. `

- **Continuous Negative Impact:** Constant illumination of a large parking lot will result in significant light pollution, disrupting the privacy of neighboring homes and the behavior of local wildlife. This is a permanent, negative alteration to the environment that cannot be mitigated.

Personally, as someone who spent 18 years living on a 2 acre rural residential property, I can say that my rural lifestyle would have been massively impacted by the building of this type of megachurch nearby. I believe that the churches that the conditional use process was intended to permit on rural residential properties were ones that were barely distinguishable from the house that sat amongst. This church will scar the landscape, disrupt the neighborhood on a daily basis, illuminate the night sky and hurt animals who call this area home.

Based on all the above legal reasons and my personal lived experience, I ask you to deny this conditional use permit

Scott Alexander

From: TERRY WICHERT
To: WRIGHT James
Subject: Feedback on LU-25-067 & LU-25-068
Date: Sunday, March 8, 2026 6:44:02 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello James,
We oppose the Conditional Use Permit and Variance Application for Northside Christian Church. The amount of traffic that would increase in the area on a daily basis, as well as on Sunday, is not reasonable for the existing community. The area is zoned for 2 acre lots primarily to keep the overall saturation of housing and traffic to a reasonable amount. The size of the Church and the proposed daycare would increase traffic on Scenic and Powers to an amount that would become a nuisance to those in the area. We chose to live in the a more rural area to minimize the exposure to volumes of traffic. As an aside, I would be concerned about the amount of traffic on Powers as it is not in a condition to handle the level of traffic that would be accommodated with up to 500 parishioners.
Thank you,
Terry & Suzanne Wichert
3539 NW Scenic Dr.
Albany, OR. 97321

From: Jeff Obert
To: WRIGHT James
Subject: Objection to Powers Ave Church in North Albany
Date: Saturday, March 7, 2026 9:39:39 AM

[You don't often get email from jeff.o@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Hello Mr Wright

My wife and I live close to this project and were notified in the mail about the hearing. We object as follows:

1. Parking overflows onto the road when the church currently holds services at the school. They are unable to manage the issue now. Fewer spaces than required by code is not justified.

2. Footprint: The size of the project is ridiculous and not in keeping with the 2acre residential zoning in the area. 70,000 ft2? Ludicrously huge! Having a structure significantly larger than a supermarket is totally unnecessary for religious purposes and would make our rural neighborhood more like downtown.

3. Traffic: Powers, scenic and Oak Grove will all potentially need widening, sidewalks, turn lanes, etc. it is unfair for local taxpayers to foot this burden while the Church, as a non profit may not pay anything in taxes or otherwise.

4. Noise from Pickleball or other activities: With that much square footage gatherings and activities indoor or outdoor could be huge and associated noise would ruin the peaceful rural residential area we all have chosen to live in and invested our life's savings.

Best Regards,
Jeff Obert and Kim McBryde
4880 NW Dumbeck
Albany, OR 97321
(541)760-2798

Sent from my iPhone

From: John Norris
To: WRIGHT James
Subject: Concerning 4500 Powers Ave.
Date: Saturday, March 7, 2026 12:37:23 AM

You don't often get email from john@john-norris.net. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to voice my concern about the proposed development by Northside Church of 4500 Powers Ave in North Albany. I live nearby and walk Powers at least once a week.

The Northside Church proposal is out of character for the area. Besides open fields, the area is mostly residences on largeish lots. There are no similarly developed areas nearby to what is being proposed - several large buildings and an even bigger parking lot. That all does not go away during times the facilities are not being used.

There is also the matter of the nearby roads - Powers having no shoulder and barely two lanes as well as Oak Grove road. Scenic is only a bit better, but may also be overwhelmed by the traffic that occurs during events at the church. Powers itself is a patchwork of asphalt in a few places and the road crown has long ago subsided into a variety of lumps and shallows.

A further concern of mine is the grade of the land into the stream that leads to the pond below Dumbeck and Camala. I am worried the rain runoff from these large structures could cause problems such as flooding, harm to wildlife, and issues with local wells downstream. (We even have a nesting pair of bald eagles in the area that frequent the field and pond.)

The Northside Church purchased the land knowing its zoning and the character of the area. Trying to push these changes through is a risk they thought they could overcome. However, I think they are going too far. While that parcel may be developed in the future, the Northside Church's proposal does not make sense for the area.

Sincerely,
John Norris
3370 NW Sparks Ave
Albany, OR 97321

http://john-norris.net

From: Carolyn Lepman
To: WRIGHT James
Subject: LU-25-067 & LU-25-066
Date: Friday, March 6, 2026 1:35:07 PM

[You don't often get email from clepman@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Carolyn Lepman I live at 3383 Nw Southview Dr, Albany OR 97321. I am writing to let you know that I don't want the development of the Northside Christian church. The increase of traffic is a concern and the overall size of the development.
I have nothing against the church it's the location. It takes away the country feel of living out here.
There is land for sale next to Oak Grove Elementary maybe they could arrange a property exchange.
Thank you for your time.
Carolyn Lepman
Sent from my iPhone

Proposed Action: LU-25-067: CUP – Church

March 5, 2026

To Whom It May Concern:

We are writing to express our strong opposition to the proposed purchase of 4500 Powers Ave NW, Albany, OR 97321 for the purpose of building a church. We have several concerns about proposed use of this property to create two large structures and parking facilities on the 19.43-acre parcel.

First, this parcel is surrounded by single-family homes that are 2-acre properties or larger. The area is rural. As such, the connecting roads (including Powers Avenue NW) are two-lane narrow roads. Powers Avenue is used extensively by local residents to walk, run, bike, or otherwise recreate in our neighborhood. The church's plan for 269 parking spaces (though the code requirement is 520 spaces), Sunday and additional services, a M-F daycare, youth events and other activities, will increase traffic daily on Powers NW Ave. This would cause serious traffic issues for the residents who reside and recreate in the area. Additionally, the increased traffic, noise and light would drastically change the nature of the area.

The applicants have requested a variance for the parking standards, yet under the Variance Criteria, it states, "A variance will be approved only if all of the following criteria are met," but the sixth criteria states, "Describe the character of the neighborhood. Describe how the proposed variance would not change the essential character of the neighborhood." In fact, the project will completely change the essential character of the neighborhood, changing it from its low traffic, quiet and rural characteristics. Further, ironically, having fewer parking spots than required means that additional parking will most likely overflow onto Powers Avenue NW, or on whatever remaining grass, gravel, etc. exists on the property. This is problematic on a two-lane rural road. If this variance is allowed, then it would, at minimum, require widening of the road, providing a center turning lane, and bike lanes in order to mitigate the increased traffic to walkers, bikers, runners, and other neighborhood traffic. This also holds true for Scenic Road, and Oak Grove Road that would be likely travel routes to the proposed church. These roads are also rural, two-lane roads with little room to navigate. It is important that any transportation study includes the access roads as well.

Second, our area is prime habitat for bald eagles and other birds, deer, foxes, skunks, possums, bobcats, coyote, and other native wildlife (see photograph 3). Part of the rural residency area criteria for 2-acre properties (minimum) is to maintain available wildlife habitat and reduce water contaminants. Traffic, specifically tires, are a contributor to microplastic pollution of our natural wetlands and waterways. The property in question has a seasonal stream and marshland that supplies water and habitat for species in the area. A church of this magnitude, with parking, the initial gymnasium and subsequent sanctuary will create vital habitat loss. Further habitat loss would occur from the soccer field and pickle ball courts that were presented to the community by the church leadership at an evening informational meeting held on the property on August 23, 2026.

The existing property currently has a rural residential septic system for a small home. How will the proposed development address sanitation while maintaining the integrity of the area both as wildlife habitat and as a seasonal marsh? Installing a large-capacity septic system (LCSS) requires a leach field, which can contaminate surrounding areas. This will need to be routinely monitored (by the owner) for any possible environmental contaminants, particularly as it pertains to wetlands and to the lake situated at the end of NW Dumbeck (east side) and Lakeview Estates. This needs serious consideration, and to be sufficiently addressed before any building happens. Again, any mitigation is the responsibility of the developers and should not impact the residents in the neighborhood.

Third, there are already existing, and empty, facilities that would be ideal for redevelopment. There is a vacant 15,000 square foot building (formerly Peaceful Valley Gardening Center) at 350 NW Hickory St., Albany, OR 97321 (https://www.loopnet.com/Listing/350-Hickory-St-NW-Albany-OR/33082554/). It has sat empty for some time, making it an ideal spot to utilize. On this point, we already have empty buildings in both downtown Albany and around Corvallis. Why would we think to build yet another structure, when there are empty facilities available? Making an exception so that a church, or anything, can be built on a 20-acre rural property (with only has a small house and barn), entirely changes the area away from the rural nature that we all wanted when we bought our homes here.

Fourth, if the owners of 4500 Powers Ave NW (Albany, OR) want to sell their property by first subdividing that property to 2-acre minimum parcels, this would result in approximately 9-lots (and homes). (In actuality, it would be less than 9, as part of the property is not buildable.) This would still be a much less impactful development as it would not pave substantial parts of the property for a parking lot, would have significantly less traffic, less noise, and less light pollution. Again, when many of us purchased our homes in the area, we bought explicitly because it was low-density, rural living. The church's plans include a paved parking lot (for up to 269 spaces), two structures of 18,902- square feet and 54,709- square feet, and sports facilities (not mentioned in the proposal but presented to the community as part of their future plan). This is far beyond any house or property in the area. The development of this church is going to take about 10 years. That is 10 years of construction vehicles, noise, pollution, and disruption to traffic patterns. Collectively, this impact is far more substantial than any residential plan.

Along this line, research has found that church attendance is declining and that there is already "overbuilt real estate" of churches in the U.S.[1] While the Northside Church may currently have a robust membership, there is no guarantee of continued maximum capacity use. Evidence of this is Fir Grove Elementary School and other empty buildings that were initially built due to demand and now sit vacant. Repurposing one of these already-built buildings for a church is not only a better use of existing resources, but better for the environment, for residents, and addresses the problem of vacant buildings sitting idly by while we continue to build more facilities on undeveloped land.

Finally, the Northside Church currently worships at 1500 Oak Grove NW (Albany, OR), which is primarily a public elementary school. While we understand that a church may want its own

[1] Reinhard, R. (2021). Surplus sacred space: Reflections on the impending glut of US church property. *Journal of Urban Regeneration & Renewal*, *14*(3), 247-254.

"space," why does that need to come at the loss of rural life, relative quiet, light traffic, habitat and scenery that those of us who have lived in the area for many years enjoy. On Sundays, parking overflows the school parking lot, with people parking on Oak Grove, blocking the pedestrian/bike lane (see Photograph 1 below). We do not have the capacity for parking on Powers Ave NW, as there is no bike/pedestrian lane. This could pose a significant obstacle to other traffic, pedestrians, bikers, etc. on the road (see Photograph 2 below).

Of note, the deadline for written comments is March 9, 2026, yet the draft staff report will be available after that date (March 10, 2026). This deadline makes it impossible to draft written comments explicitly referencing the draft report. It seems that in the spirit of public participation and comment, the draft should be made available prior to the required deadline for written comments. This would provide an opportunity for those impacted to properly weigh the proposal and respond.

We are in a time where everything gets approved, even after express opposition from those who are the most impacted. The approval of the Northside Church (as opposed to homes) will irrevocably change the rural nature of the area. We all purchased our homes in the area because of the rural nature and zoning of the area. It is unfair to change those parking/traffic/building codes now and provide an "exception." This is how we lose the rural area that we have come to love. Please do not approve of this plan. Thank you.

Sincerely,

Erika and Kenneth Wolters
4859 NW Dumbeck Ave
Albany, OR 97321

Josanna Biddle-Croco, Andrew Biddle
Matthew Croco, Jamie Harper
4853 NW Dumbeck Ave
Albany, OR 97321

Dave and Jayne DeWilde
5106 NW Dumbeck Ave
Albany, OR 97321

Cary and Lee Hoffer
5218 NW Dumbeck Ave
Albany, OR 97321

Ron and Michelle Keller
4848 NW Dumbeck
Albany, OR 97321

Sally Clark, Wendy Clark, Seoun Ong
3203 NW Terrace Dr.
Albany, OR 97321

Greg and Jen Renyer
4851 NW Dumbeck Ave
Albany, OR 97321

Robert and Mendy Gayler
3904 NW Scenic Drive
Albany, OR 97321

Gunner Martyr
4305 NW Powers Ave
Albany, OR 97321

Stacey and Lance Chart
4654 NW Powers Ave
Albany, OR 97321

Ken and Sandie Radford
3536 NW Scenic Dr
Albany, OR 97321

Hasso Herring
3668 NW Terrace Dr
Albany, OR 97321

Cathy and Jerry Weekly
3621 NW Terrace Dr
Albany, OR 97321

Lora and Shand Dill
3589 NW Terrace Dr
Albany, OR 97321

Pam Barrett
3557 NW Terrace Dr
Albany, OR 97321

Eric and Jennifer Hayes
3457 NW Terrace Dr
Albany, OR 97321

Jeanne Czernowski
3470 NW Terrace Dr
Albany, OR 97321

Judy Kozisek
3297 NW Terrace Dr
Albany, OR 97321

Diana Keith
3310 NW Terrace Dr
Albany, OR 97321

Carol Floyd
2725 NW 17th Ave
Albany, OR 97321

Photograph 1. Sunday traffic Oak Grove Elementary School

Photograph 2. Powers NW Ave Site of Proposed Church – Narrow Country Road

Photograph 3. Bald Eagle on Proposed Build Site by Seasonal Stream

From: Mary Hood
To: WRIGHT James
Subject: LU-25-067 - 4500 Power Ave NW
Date: Wednesday, March 4, 2026 9:16:26 AM

You don't often get email from mtmhood@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing today to express my opposition to a Conditional Use Permit and Variance Application to establish a church on 19.43 acres at 4500 Powers Ave NW, Albany, OR 97321 - which is located VERY CLOSE to where I live on Scenic Drive.

My name is Mary Hood and I have lived at 3484 NW Scenic Dr, Albany, OR 97321 since 2007.

My primary concerns are as follows:

First, this parcel is surrounded by single-family houses that are 2-acre properties or larger. The feel of the area is therefore rural. As such, the connecting roads (including Powers Avenue NW) are two-lane narrow roads. Over the years, additional traffic has already impacted the area making it more difficult to walk, run, bike, or otherwise recreate in our neighborhood. The plan for the church is 269 parking spaces, though the code requirement is 520 spaces. In addition, running a M-F daycare (and other youth events), will increase traffic daily on Powers NW Ave. This would cause additional traffic issues for the residents who reside in the area. It would also change the nature of the area by further light, noise, and traffic. The applicants have requested a variance for the parking standards, yet under the Variance Criteria, it states, “A variance will be approved only if all of the following criteria are met,” but the sixth criteria states, “Describe the character of the neighborhood. Describe how the proposed variance would not change the essential character of the neighborhood.” In fact, the project will completely change the essential character of the neighborhood, changing it from its low traffic, quiet and rural characteristics. Further, ironically, having fewer parking spots than required means that additional parking will most likely overflow onto Powers Avenue NW, or on whatever remaining grass, gravel, etc. exists on the property. This is problematic on a two-lane rural road. If this is allowed a variance, then there would, at minimum, require widening of the road, providing a center turning lane, and bike lanes in order to mitigate the increased traffic to walkers, bikers, runners, and other neighborhood traffic. This also holds true for Scenic Road, or Oak Grove Road that would be likely travel routes to the proposed church. These roads are also rural, two-lane roads with little room to navigate. It is important that any transportation study includes the access roads as well.

Second, our area is prime habitat for deer, foxes, skunks, possums, birds, bobcats, coyotes, etc. Part of the rural residency area criteria for 2-acre properties (minimum) is to maintain available wildlife habitat, and reduce water contaminants (especially from traffic, tires are especially polluting of microplastics to water). The property in question has a seasonal stream (marsh) that supplies water and habitat for species in the area as well. A church of this magnitude, with parking, and the initial gymnasium will create additional habitat loss. Many of us enjoy seeing the wildlife, as it adds to our quality of life and it overall benefits our environment. In addition, the existing property currently has a rural residential septic

system for a small home. How will the proposed development address this issue while maintaining the integrity of the area both as wildlife habitat and as a seasonal marsh? Installing a large-capacity septic system (LCSS) requires a leach field, which can contaminate surrounding areas. This will need to be routinely monitored (by the owner) for any possible environmental contaminants, particularly as it pertains to the lake and wetlands situated at the end of NW Dumbeck (east side) and Lakeview Estates. This needs serious consideration, and to be sufficiently addressed before any building happens. Again, any mitigation is the responsibility of the developers and should not impact the residents in the neighborhood.

Third, there are already existing, and empty facilities that would be ideal for redevelopment. There is a vacant 15,000 square foot building (formerly Peaceful Valley Gardening Center) at 350 NW Hickory St., Albany, OR 97321. It has sat empty for some time, making it an ideal spot to utilize. On this point, we already have empty buildings in both downtown Albany and around Corvallis. Why would we think to build yet another structure when there are empty facilities available? Making an exception so that a church, or anything, can be built on an almost 20-acre rural property (that only has a small house and barn on the property currently), changes the area away from the rural feel that we all wanted when we bought our homes here.

Fourth, if the owners of 4500 Powers Ave NW (Albany, OR) want to sell their property by first subdividing that property to 2-acre minimum parcels, this would result in approximately 9-10 lots (and homes). This would still be a much less impactful development as it would not pave substantial parts of the property for a parking lot, would have significantly less traffic, less noise, and less light pollution. Again, when many of us purchased our homes in the area, we bought explicitly because it was low-density, rural living. The church's plans include a paved parking lot (for up to 269 spaces), and two structures of 18,902- square feet and 54,709- square feet. This is far beyond any house or property in the area. The development of this church is going to take about 10 years. That is 10 years of construction vehicles, noise, pollution, and disruption to traffic patterns. Collectively, this impact is far more substantial than any residential plan of 8-9 houses.

Along this line, research has found that church attendance is declining and that there is already "overbuilt real estate" of churches in the U.S.[1] While the Northside Church may currently have a robust membership, there is no guarantee of continued maximum capacity use. Evidence of this is Fir Grove Elementary School and other empty buildings that were initially built due to demand and now sit vacant. Repurposing one of these already-built buildings for a church is not only a better use of existing resources, but better for the environment, for residents, and addresses the problem of vacant buildings sitting idly by while we continue to build more facilities on undeveloped land.

Finally, the Northside Church currently worships at 1500 Oak Grove NW (Albany, OR), which is primarily a public elementary school. While we understand that a church may want its own "space," why does that need to come at the loss of rural life, relative quiet, light traffic, habitat and scenery that those of us who have lived in the area for many years enjoy. On Sundays, parking overflows the school parking lot, with people parking on Oak Grove, blocking the pedestrian/bike lane. We do not have the capacity for parking on Powers Ave NW, as there is no bike/pedestrian lane. This could pose a significant threat to other traffic, walkers, bikers, etc. on the road.

Of note, the deadline for written comments is March 9, 2026, yet the draft staff report will be available after that date (March 10, 2026). This deadline makes it impossible to draft

written comments explicitly referencing the draft report. It seems that in the spirit of public participation and comment, the draft should be made available prior to the required deadline for written comments. This would provide an opportunity for those impacted to properly weigh the proposal and respond.

I have raised a family at my home on Scenic Drive and everyday enjoy the wildlife, the views of the night sky, the rural feel of the area. Scenic Drive has become a more traveled route and is frequented by walkers, runners and bicyclists. With additional traffic, the popular walking/running/biking routes become less safe. Just with the traffic we currently have, there are dead animals weekly, I can only imagine what the increased traffic tied to the proposed church would do to our animal populations out here, let alone making it less safe for walkers/runners/bikers.

I strongly encourage you to decline this conditional use permit and variance application. Thank you.

Mary Hood

3484 NW Scenic Drive, Albany, OR 97321

541-979-2199

[1] Reinhard, R. (2021). Surplus sacred space: Reflections on the impending glut of US church property. *Journal of Urban Regeneration & Renewal*, *14*(3), 247-254.

Concerns Regarding Proposed Zoning Change

Objection to Zoning Change

We strongly oppose the proposed zoning change that would alter the character and appearance of our quiet neighborhood. Over 40 years ago, we purchased our home specifically because of the peaceful environment and residential nature of this area.

Impact of Proposed Developments

The current proposal includes the construction of a large church, gymnasium, pickleball court, outdoor recreation area, playground, daycare facility, and a sizable parking lot. Such developments would fundamentally change the landscape and atmosphere that residents have cherished for decades.

Traffic and Infrastructure Concerns

Powers Road is a small, narrow street that is already challenged by existing traffic levels. The added vehicles associated with these new facilities—especially on weekends, such as Sundays—would overwhelm the road's capacity and create significant congestion.

Previous Traffic Issues as Example

A few years ago, residents faced a similar situation with a traffic change on Terrace Drive. Despite assurances from Benton County that traffic would not increase and that vehicles would be redirected to Dumbeck, this did not occur. Instead, not only did vehicle traffic rise, but there was also a noticeable increase in lumber trucks, gravel trucks, and moving trucks on Terrace Drive. This experience has left us cautious about similar promises regarding traffic management.

Desire to Preserve Neighborhood Character

Our neighborhood is a large, quiet residential area, and we are committed to maintaining its current character. We respectfully request that the proposed zoning change be reconsidered to preserve the peace and safety of our community.

Benton County Community Development.

4500 SW Research Way Corvallis, Or

Attn: James Wright

File # LU-25-067 & LU-25-066

James.Wright@bentoncountyor.gov

Jerry and Cathy Weekly Nancy Whitley

3621 NW Terrace Dr

Pam Barrett

Ty & Kimberly Edwards

Donna Pimpe

Karin K Heley

March 1, 2026

Benton County Community Development Department
4500 SW Research Way, Corvallis, OR 97333

Submitted via email to: James.Wright@bentocountyor.gov

File number: LU-25-067 and LU-25-066

We, Rod Povis and Audrey Povis, live at 3710 NW Eagle View Drive, Albany OR 97321. The below comments constitute our Written Testimony and we request that our testimony be included in the record for the Public Hearing on this topic.

North Albany, with its Rural Residential-2 zoning, has provided the increasingly rare opportunity to live in a semi-rural location; one that is quickly disappearing as more and more developments have been approved in the area. We pay, what feels like, a premium price in property taxes to continue to live here.

We STRENUOUSLY object to this proposal for essentially COMMERCIAL (non-residential) structures, bringing an unprecedented amount of traffic. The back of our 1 acre property is almost kitty-corner to the proposed location. Where Powers Ave. starts at Scenic Dr. is NOT an intersection prepared to manage up to 520 cars/attendees and daily daycare traffic. Rather, it is a rural, two-lane road meant go manage local residential traffic.

Powers Ave. is a two-lane road with no shoulder to speak of. Local residents walk and bike along these roads daily. This results in passing cars moving to the center of the road to allow safe space for pedestrians and bikers. The addition of hundreds of cars to this scenario is completely unacceptable and it's reasonable to state it can be expected to result in accidents.

Phase 2 of the project also proposes outdoor pickleball courts. You are likely aware, but if you are not, pickleball courts have led to lawsuits and tearing apart of communities over the noise. These courts carry the possibility of absolutely destroying the livability of all homes adjacent to this structure.

Allowing commercial/non-residential structures so near our property is not acceptable. The noise and traffic will absolutely negatively affect not only the quiet enjoyment of our home and property, but also the value of our home.

Zoning inquiries we've made in the past resulted in our being told we cannot subdivide our one acre lot and build a second home; but this giant, commercial enterprise is being requested, with the same zoning, and negatively affecting a huge number of neighbors in the area.

This conditional use permit request for a church campus runs completely against the zoning, the rural residential lifestyle, and the intent for the two-lane rural roads.

We therefore register our absolute objection to this proposal and ask that you fully reject it. We further ask you to support and protect the rural residential area that currently exists.

Thank you,

Rod Povis

Audrey Povis

February 26, 2026

Benton County Oregon
Community Development Department
4500 SW Research Way
Corvallis, OR 97333

RE: Notice of Planning Commission Public Hearing, LU-25-067: CUP – Church

Dear Sir or Madam,

We received a Notice of Planning Commission Public Hearing for the Planning Commission to consider a Conditional Use permit to establish a church on a 19.43-acre parcel zoned Rural Residential.

My wife and I are adamantly opposed to this permit being issued.

For the 19.43-acre parcel, please reference the map on the next page titled: **Outline of Subject Site – Location of creek that feeds Lakeview Lake.**

We are home owners in Lakeview Estates, and the 19.43-acre parcel in question has the water supply running through it that directly feeds our neighborhood's lake. We are very concerned about the environmental impact the construction would have on the water supply, the lake, wetlands, and the fish, plant, and animal species currently thriving in the lake and wetlands, along with any damage or obstruction that would occur to the water supply as a result of the permit being issued.

In addition, adding a church of this size to that residential area is going significantly increase traffic on the existing roads. Increased traffic on residential roads severely degrades quality of life, raising risks of accidents, noise pollution, and harmful emissions. It reduces community cohesion, lowers property values by up to 10%, and creates safety anxieties, particularly for children playing outdoors. Key issues include faster traffic speeds, cut-through traffic, and reduced neighborhood walkability

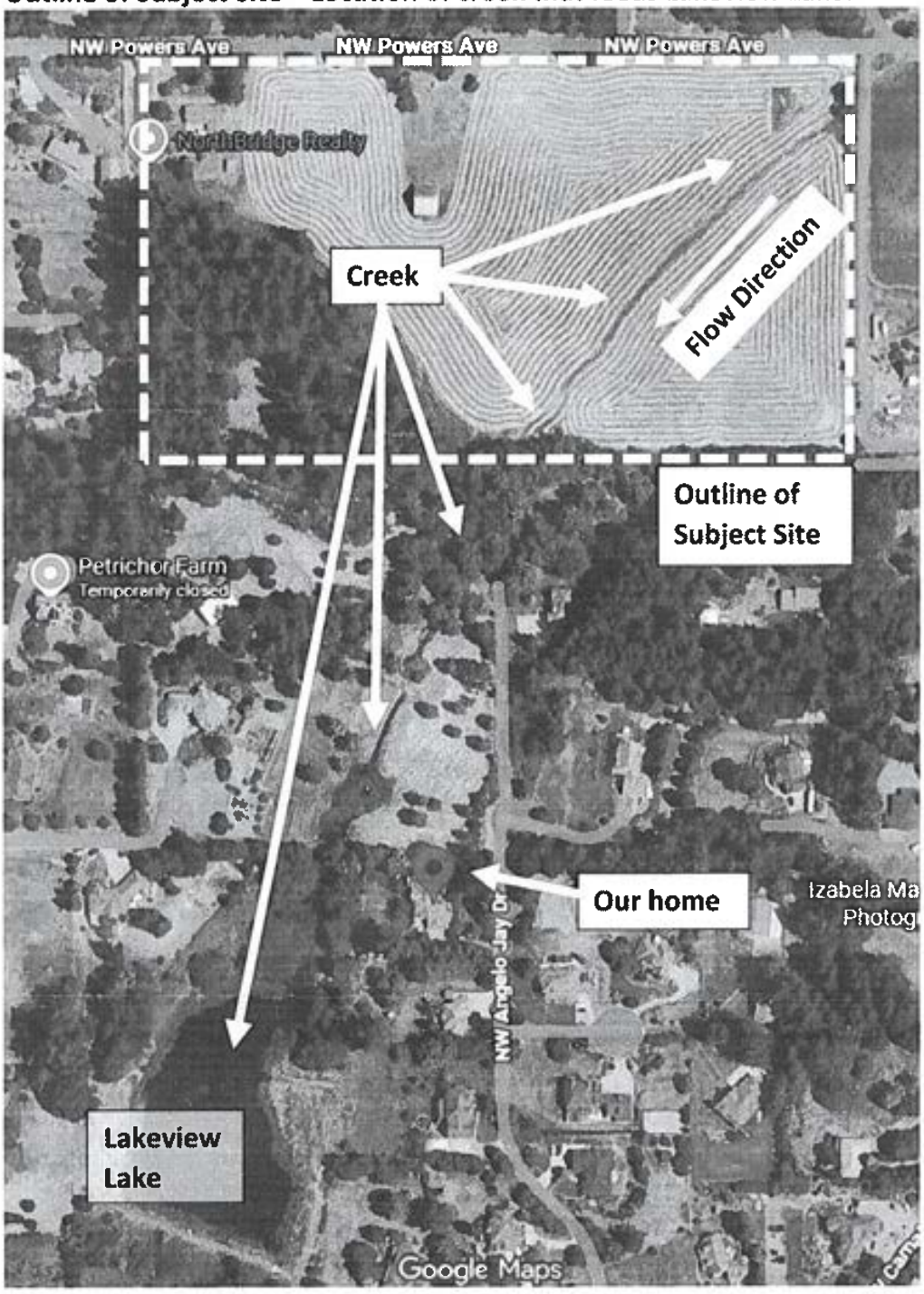
Considering these issues, **we strongly urge the Benton County Oregon Community Development Department to decline issuing this Conditional Use permit to establish a church.**

Kind Regards,

David Hanson Traci Hanson

David & Traci Hanson
3140 NW Angelo Jay Drive
Albany, OR 97321
Home (land-line): 707-766-8579
Mobile: 707-790-7660

Outline of Subject Site – Location of creek that feeds Lakeview Lake:



February 17, 2026

Benton County Community Development Department
Attn: James Wright
4500 SW Research Way
Corvallis, OR 97333

Re: LU-25-067

Dear Mr. Wright,

I adamantly oppose the proposed building of Northside Church at 4500 Powers Avenue NW in North Albany. As a nearby neighbor, we walk and drive that road regularly. There is a reason this area, which is outside of city limits, is zoned rural residential. Powers Avenue is very narrow, no shoulder and has ditches on either side. It does not have a bike lane or sidewalk. It definitely cannot handle additional traffic and the inevitable parking issues that the church + daycare + gym would bring. This would also bring more traffic to Oak Grove Drive and Scenic Drive, as those are the only 2 roads leading to Powers. Oak Grove is also narrow, with no bike lane or sidewalk, yet people are constantly walking, jogging and biking along that road every single day. The church and increased traffic would make their lives more dangerous. Would the church be willing to add bike lanes and/or sidewalks to the roads that would be impacted by their move into our neighborhood? Doubtful.

Currently Northside Church uses Oak Grove Elementary as their Sunday home. The school has 2 designated parking lots with a total of 98 parking spots. Yet every Sunday cars are lined up and down the road, parked in the bike lanes and parking (and destroying) the school playground soccer field. If a brand new school cannot handle the parking and traffic of this church, how is moving all these people to little narrow Powers Avenue going to help? Their proposed plan as written says they wish to accommodate up to 500 people, and that is just phase 1. This rural area cannot handle that.

I also have questions about funding the road improvement that would be needed and the upkeep with the increase in traffic. As churches aren't required to pay property taxes like residential households, would we as homeowners actually be paying the bill? If that road needs to be expanded and sidewalks added, why can't all the residential roads be paved in North Albany? There are several residential roads that are dirt or gravel that the county refuses to pave. Is a church more important than the 20+ households who live on dirt roads, who all pay extremely high property taxes.

Please do not allow this property to be re-zoned. A massive church at this location would most definitely negatively impact our roads, our water system, the wildlife, and our rural community as a whole. The church should find a more suitable location that can accommodate them better, that is already zoned for their intended use.

Sincerely,

A concerned North Albany resident
(who wishes to remain anonymous)

Benton County OREGON

Community Development Department

Office: (541) 766-6819
4500 SW Research Way
Corvallis, OR 97333

cd.bentoncountyor.gov

Notice of Planning Commission Public Hearing

The Benton County Planning Commission will hold a Public Hearing on **Tuesday, March 17, 2026, from 6:00-9:00 p.m.**, to consider a **Conditional Use Permit to establish a Church (Northside Christian Church) located on a 19.43-acre parcel zoned Rural Residential-2** and **a Variance to parking standards for the proposed church.** The Public Hearing *may* be continued on **Tuesday, April 7, from 6:00-9:00 p.m. if a final decision is not made.**

Proposed Action:	**LU-25-067: CUP – Church** **Planning Commission will consider a Conditional Use permit to establish a church on a 19.43-acre parcel zoned Rural Residential. The applicant is proposing to a two phase construction process of a site build out, as identified below.** **Phase 1 is proposed as the construction of an 18,902-square-foot gymnasium building which will temporarily serve as the primary worship space for up to 500 attendees. In addition the applicant proposes construction of a 36'x60' structure for storage.** **Phase 2 is proposed for the construction of a 54,709-square-foot main sanctuary building. Once completed the worship services will relocate from the gymnasium to the sanctuary. Once completed the gymnasium will be used for ancillary activities.** **LU-25-066: Variance – Parking Standards** **Planning commission will determine alongside with the Conditional Use Permit if a variance can be granted for the parking standards. The code requirement is 520 spaces based on total square footage of all built out structures. The applicant is proposing 269 spaces with a traffic analysis as supporting documentation.**
Review Criteria:	Planning Commission will evaluate this request based on relevant review criteria BCC 53.205-55.218, Chapter 63-Rural Residential, Chapter 99-General Development Standards.
Property Location:	The property is located at 4500 Powers Ave NW, Albany, OR, 97321. The subject property is identified as Tax Lot T10S R4W Section 26B, Tax Lot 600.
Applicant(s):	Northside Christian Church Laura LaRoque, Pathfinder Land Use Consultant, LLC. Brian Vandetta, PE, PLS, Udell Engineering and Land Surveying, LLC.
Property Owner(s):	Northside Church
Zone Designation:	Rural Residential-2 (Two acre minimum)
CAC Planning Area:	North Benton -Not Active

Staff Contact:	James Wright, James.Wright@bentoncountyor.gov
File Number:	LU-25-067 & LU -25-066

Summary of Application

Northside Christian Church has submitted a Conditional Use Permit and a Variance application. The request is to establish a church, gymnasium, and accessory structures. The applicant is also requesting a variance from the parking standards to reduce the parking requirements from 520 to 269. The applicant is proposing a two-phase construction for the site.

Phase 1 will encompass construction of the gymnasium which will serve as the primary worship place for up to 500 attendees. The gymnasium will also host youth meetings and weekday daycare operations up to 58 children operating Monday-Friday (8:00am-5:00pm)

Phase 2 will encompass within 10 years after completion of Phase 1. This phase includes a 54,709-square-foot main sanctuary building, when completed the worship services will relocate from the gymnasium to the main sanctuary building and the gymnasium will be used for ancillary activities. Phase 2 also includes development of a community playground and outdoor pickleball courts to support community recreation and outreach.

This conditional use application is to evaluate the impact of establishing a church and associated buildings on this property and, if approved, provide conditions of approval.

Ways to Attend the Public Hearing

In person: The meeting will be in the Holmes & Shipley Meeting Room on the first floor.
Benton County Kalapuya Building, 4500 SW Research Way, Corvallis.

Online: Refer to the information on page 3 for instructions.

If you need any physical or language accommodations, please notify Benton County Community Development, meg.reehoorn@bentoncountyor.gov, at least 72 hours in advance of the hearing.

Do You Want to Comment on the Application?

Written testimony may be submitted before the hearing by mail, email, or drop-off no later than March 9, 2026 to be included in the staff report:

Benton County Community Development Department
4500 SW Research Way, Corvallis, OR 97333
James.Wright@bentoncountyor.gov

Written testimony must include the name and mailing address of the person commenting. **Please also include the above-noted file number (LU-25-067) in the subject line** in all correspondence to make sure it is filed correctly.

> Per BCC 51.615(1)(i), …*"written testimony" shall mean statements written or printed on paper, whether delivered in person, by mail, or by facsimile transmission. "Written testimony" shall also mean electronic mail (e-mail), provided the transmittal clearly states an intent for*

such testimony to be included in the record and the transmittal is received during the comment period by the staff contact listed on the notice of application.

Verbal testimony may be presented at the Hearing. To put your name on the list of people testifying, please email James.Wright@bentoncountyor.gov **by March 17, 2026, 5:00 p.m.** (the day of the hearing).

Do You Want More Information About the Applications?

Relevant application materials can be viewed at the Benton County Community Development Department.

The draft staff report will be available beginning **March 10, 2026, before 5:00 p.m**. Upon request, a paper copy of the application materials and draft staff report, when ready, will be available for purchase.

Here's How to Join the Meeting Online

This webpage will be supplied with online attendance information. Search for LU-25-067.

https://cd.bentoncountyor.gov/planning-commission/

What Should You Expect at a Planning Commission Hearing?

What happens?

The Planning Commission will evaluate this request based on applicable review criteria from the applicable Development Code (see page 1) and information submitted with the staff report and public testimony.

The public hearing will be conducted in a manner that allows for a county staff presentation, followed by testimony from members of the public and other governmental bodies and agencies. Before the close of the hearing, any person offering testimony may request that the record be held open for at least 7 days to provide additional testimony.

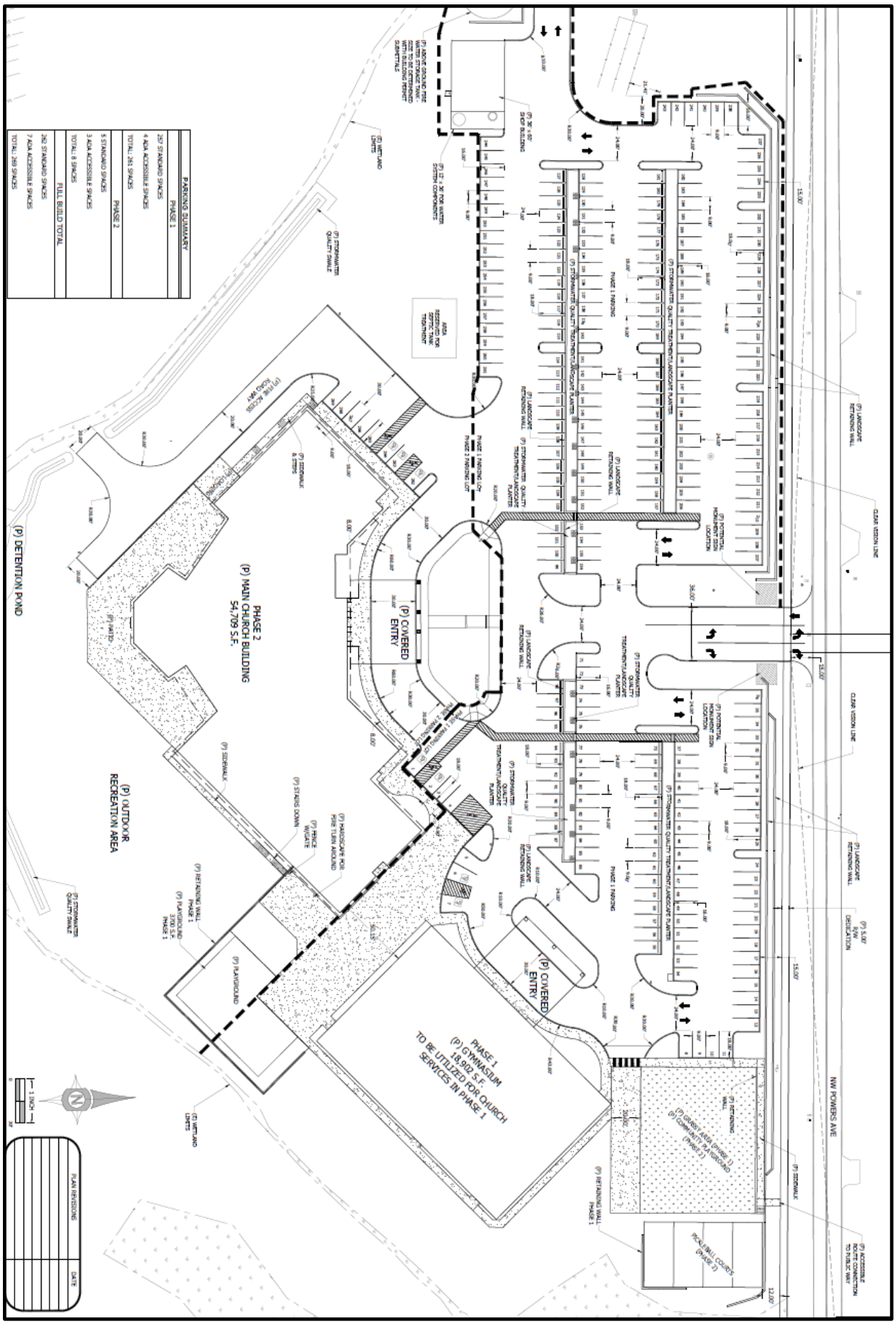
How do I know what the decision is?

The Planning Commission decision will be announced at the final hearing for this application. A notice of the Planning Commission decision will be mailed to Interested Parties and people who submitted public testimony.

What happens if I don't comment on the application?

Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford Benton County the opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 requires that, if you receive this notice, you must promptly forward it to the purchaser.
The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.

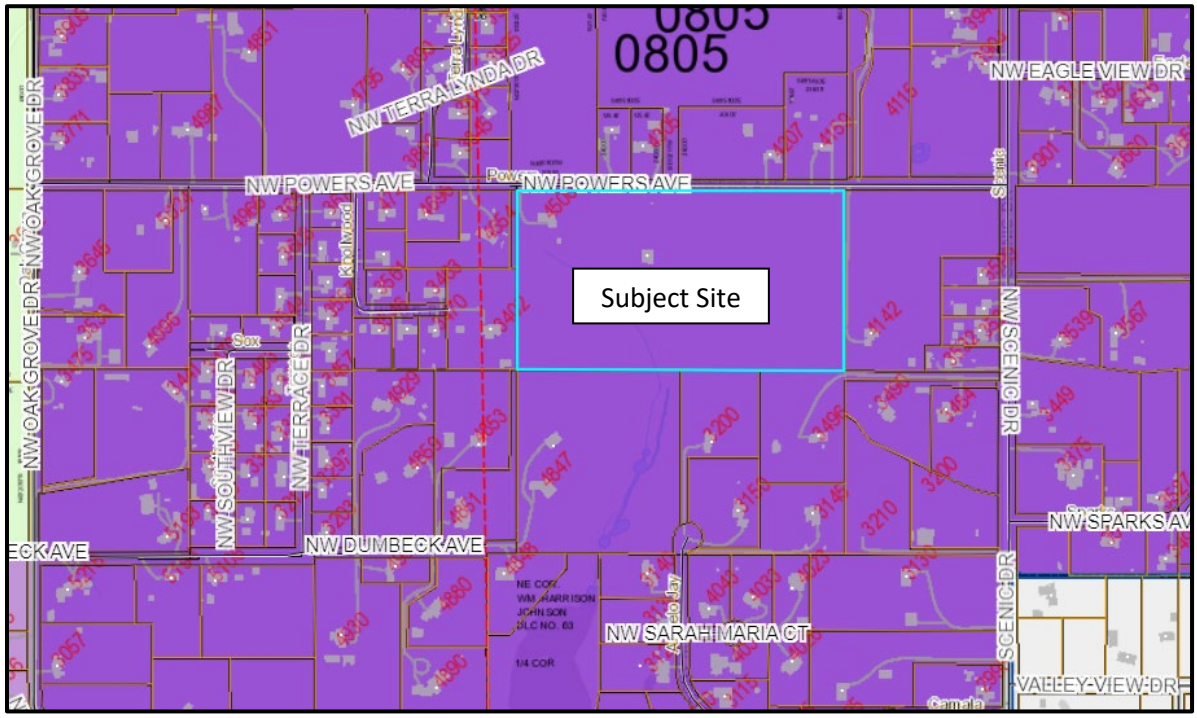

PARKING SUMMARY
PHASE 1
257 STANDARD SPACES
4 ADA ACCESSIBLE SPACES
TOTAL: 261 SPACES
PHASE 2
5 STANDARD SPACES
3 ADA ACCESSIBLE SPACES
TOTAL: 8 SPACES
FULL BUILD TOTAL
262 STANDARD SPACES
7 ADA ACCESSIBLE SPACES
TOTAL: 269 SPACES
(P) DETENTION POND
PHASE 2
(P) MAIN CHURCH BUILDING
54,709 S.F.
(P) COVERED ENTRY
(P) OUTDOOR RECREATION AREA
PHASE 1
(P) GYMNASIUM
18,902 S.F.
TO BE UTILIZED FOR CHURCH SERVICES IN PHASE 1
(P) COVERED ENTRY
NW POWERS AVE
(P) SIDEWALK
(P) ACCESSIBLE ROUTE CONNECTION TO PUBLIC WAY
(P) PLAYGROUND
(P) RETAINING WALL
(P) STORMWATER QUALITY SWALE
(P) LANDSCAPE RETAINING WALL
(P) STORMWATER QUALITY TREATMENT/LANDSCAPE PLANTER
(P) POTENTIAL MONUMENT SIGN LOCATION
(P) 5.00' R/W DEDICATION
(P) 15' WIDE ACCESS ROAD MAP
(P) STAIRS DOWN
(P) FENCE W/GATE
(P) HARDSCAPE FOR FIRE TURN AROUND
(E) WETLAND LIMITS
(P) 8' X 40' SHOP BUILDING
(P) 12' x 36' FOR WATER SYSTEM COMPONENTS
(P) ABOVE GROUND FIRE WATER STORAGE TANK; SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTALS
AREA RESERVED FOR STORMWATER TREATMENT
PHASE 1 PARKING
PHASE 2 PARKING LOT
CLEAR VISION LINE
15.00'
36.00'
24.00'
8.00'
PLAN REVISIONS
DATE

VIEW FACING SOUTHEAST, SANCTUARY BUILDING

NORTHSIDE CHURCH

SCHEMATIC DESIGN - EXTERIOR | DECEMBER 10, 2025

VARITONE ARCHITECTURE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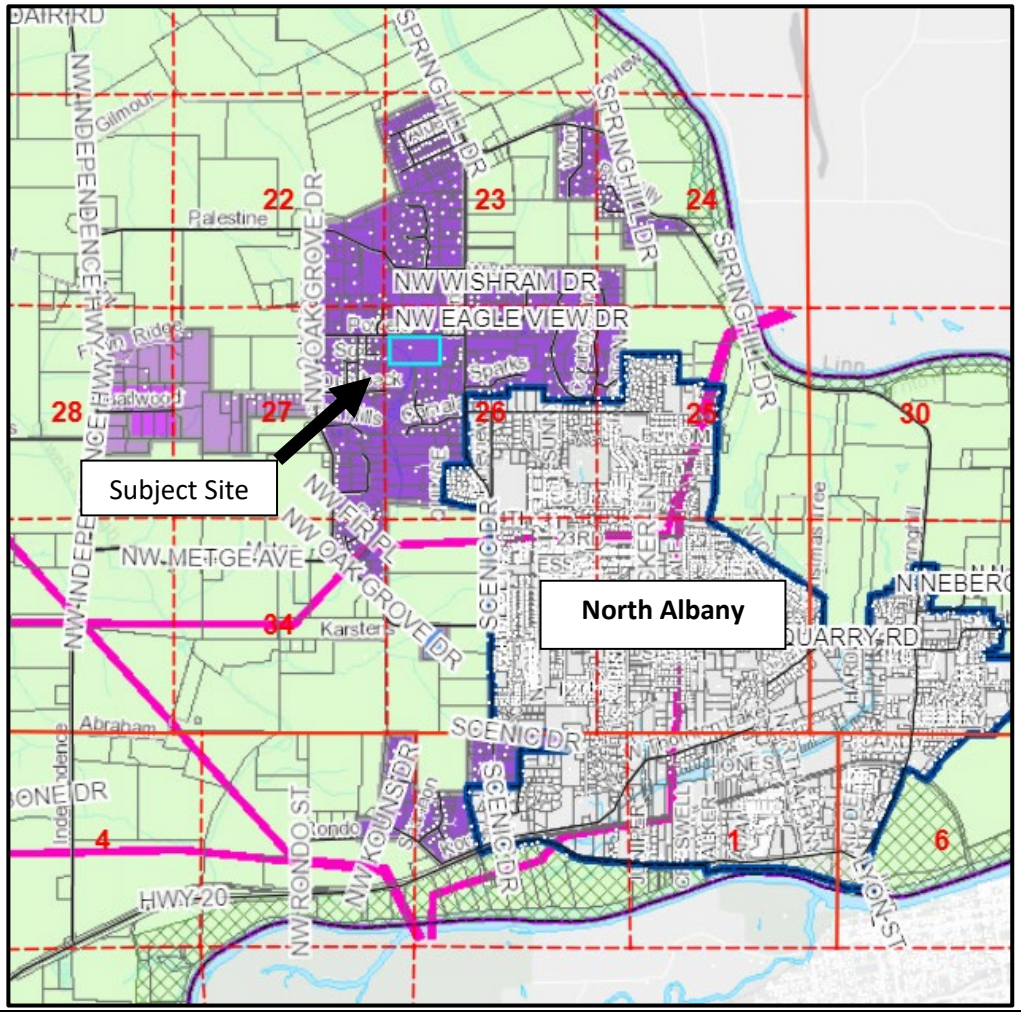
NW TERRA LYNDA DR
NW POWERS AVE
NW EAGLE VIEW DR
NW OAK GROVE DR
NW SOUTHVIEW DR
NW TERRACE DR
NW DUMBECK AVE
NW SARAH MARIA CT
SCENIC DR
NW SPARKS AV
VALLEY VIEW DR
Subject Site


DAIRY RD
SPRINGHILL DR
NW INDEPENDENCE HWY
NW OAK GROVE DR
NW WISHRAM DR
NW EAGLE VIEW DR
Palestine
22
23
24
25
26
27
28
30
34
4
1
6
Subject Site
NW METOLIUS AVE
SCENIC DR
North Albany
QUARRY RD
HWY 20
NW RONDO ST

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Gazette Times - Democrat Herald** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(541) 926-2211**.

Notice ID: hMcta2GT3qRNFx4Pxfpa | **Proof Updated: Feb. 10, 2026 at 11:14am PST**
Notice Name: LU-25-066 & LU-25-067

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
James Wright james.wright@bentoncountyor.gov (541) 766-6819	Gazette Times - Democrat Herald

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	4.77		
Number of Lines:	23		

02/17/2026: General Legal	233.53
Publish Fee	20.00
Subtotal	$253.53
Tax	$0.00
Processing Fee	$0.00
Total	**$253.53**

See Proof on Next Page

LU-25-066 & LU-25-067 Notice of Planning Commission Hearing
The Benton County Planning Commission will hold a public hearing on Tuesday, March 17, 2026, from 6:00–9:00 p.m. to consider a Conditional Use Permit (File #LU-25-066 & LU-25-067) for Variance to Parking Standards and a Church on a 19.43-acre parcel zoned Rural Residential (RR) at 4500 Powers Ave NE, Albany, (T10S R4W Section 26B, Tax Lot 600). The applicant and property owner Northside Christian Church. The hearing will be held in the Holmes & Shipley Meeting Room, Benton County Kalapuya Building, 4500 SW Research Way, Corvallis. If a decision is not reached, the hearing may be continued to April 7, 2026. The Planning Commission will evaluate the request under BCC 53.205–55.218, Chapter 63 (Forest Conservation), and Chapter 99 (General Development Standards). Public Comment: Written testimony will be accepted until March 6, 2026, and may also be submitted at the hearing until the record is closed. Testimony may be delivered in person, by mail, fax, or email to James Wright, James.Wright@bentoncountyor.gov. Only those who provide oral or written testimony will receive the notice of decision. A preliminary staff report will be available for inspection at least 7 days before the hearing. Accommodations (physical or language) may be requested by contacting meg.reehoorn@bentoncountyor.gov at least 72 hours in advance. Failure to raise an issue with sufficient specificity before the close of the record precludes appeal to the Land Use Board of Appeals (LUBA).
2/17 ######

CONDITIONAL USE AND VARIANCE APPLICATIONS

Submitted to:	Benton County Community Development Department 4500 SW Research Way Corvallis, Oregon 97333 (541) 766-6819 / james.wright@bentoncountyor.gov
Property Owner/Applicant:	Northside Christian Church 250 Broadalbin Street SW STE 110 Albany, OR 97321 Kevin Kropf, Owner's Representative (541) 936-0526
Architect:	Varitone Architecture P.O. Box 3420 Albany, OR 97321 Christina Larson, Principal Architect, AIA, NCIDQ, LEED AP (541) 497-2954 ext. 101 / christina@varitonearchitecture.com
Engineer/Surveyor:	Udell Engineering and Land Surveying, LLC 63 E. Ash Street, Lebanon, OR 97355 Brian Vandetta, PE, PLS (541) 451-5125 / brian@udelleng.com
Landscape Architect	Laurus Designs, LLC 1012 Pine Street Silverton, Oregon 97381 Kaitlin North, RLA, ASLA, SITES, LEED GA (503) 784-6494 / kaitlin@laurusdesigns.com
Land Use Planner:	Pathfinder Land Use Consulting, LLC P.O. Box 484, Lebanon, OR 97355 Laura LaRoque, Land Use Consultant (503) 501-7197 / laura@pathfinderlanduse.com
Site Location:	4500 Powers Avenue NW, Albany, OR 97321-9367
Benton County Tax Assessor's Map No.	10S-4W-26B Tax Lot 600
Site Size:	±19.43-acres
Existing Land Use:	Rural Residential
Zone Designation:	Rural Residential – 2 (RR-2)
Comprehensive Plan Designation:	Rural Residential

Surrounding Zoning:	RR-2
Surrounding Uses:	Rural Residential

I. Project Overview

This application is submitted on behalf of Northside Christian Church to request approval of a Conditional Use Permit and a Variance for a religious institution located at 4500 Powers Avenue NW, Albany, Oregon (Map 10S-04W-26B, Tax Lot 600). The proposal is envisioned as a multi-phase project designed to meet the long-term needs of the church and community.

Phasing and Operations

The project will be constructed in two phases over an anticipated 10-year horizon.

- Phase I Construction – Estimated to commence in May 2026, with an anticipated construction duration of approximately 16 to 18 months.

  Phase I includes construction of an 18,902-square-foot Gymnasium Building, which will temporarily serve as the primary worship space for up to 500 attendees. The Gymnasium will also accommodate youth meetings and weekday daycare operations for up to 58 children, operating Monday through Friday from 8:00 a.m. to 5:00 p.m. A total of 261 parking stalls will be constructed during this phase, sufficient to meet anticipated demand.

  A 36-foot by 60-foot Storage Shed will also be constructed during this phase. The applicant intends to salvage and re-use the existing wood siding material from the on-site barn as part of the exterior finish of the Storage Shed, supporting sustainability and preserving a connection to the property's historic agricultural character. The Storage Shed will house the domestic water system components and controls and will provide additional storage space for tractors, maintenance tools, and yard equipment.

- Phase II Design and Construction – Planned to begin approximately 10 years after completion of Phase I.

  Phase II includes construction of a 54,709-square-foot Main Sanctuary Building. Once complete, worship services will relocate to the Sanctuary, and the Gymnasium will be used for ancillary activities. Phase II also includes development of a community playground and outdoor pickleball courts to support community recreation and outreach. An additional eight (8) parking stalls will be provided, bringing the campus total to 269 stalls.

At full buildout, the campus will employ up to eight administrative staff during weekdays. Regular worship services will occur primarily on weekends, with occasional evening services during the week. Larger seasonal events including holidays, weddings, and youth gatherings will be scheduled to avoid overlapping peak services in accordance with the Transportation Demand Management Plan.

Outdoor amenities, including the playground, amphitheater, and pickleball courts, will be available during reasonable hours and managed to minimize impacts on surrounding rural residential uses.

Variance Request

Benton County Code § 91.605 requires approximately 520 parking stalls for religious institutions. A Transportation Analysis and Parking Demand Study prepared by Sandow Engineering (2025) demonstrates that actual peak demand will be 135 stalls. At full buildout, the Church proposes 269 on-site stalls, more than adequate to accommodate this demand while preserving rural character. A Transportation Demand Management (TDM) Plan will further ensure safe and efficient access through carpool promotion, volunteer coordination, service scheduling, and monitoring. Strict application of the Code would impose unnecessary hardship by requiring more than double the needed supply.

II. Applicable Review Procedure

As outlined in the section above, this application requests approval of a Conditional Use Permit and a Variance under the Benton County Development Code.

- Conditional Use Permit (BCC § 53.210; § 63.205(5); § 63.405): Religious institutions are allowed in the RR-2 zone only by Conditional Use Permit. Under BCC § 53.210, issuance of a CUP is discretionary. This application will be reviewed by the Planning Commission through a Type III quasi-judicial public hearing, with notice mailed to property owners within 750–1,000 feet of the site.

- Variance (BCC § 53.405; § 53.410; Chapter 91 Parking and Loading): A variance may be granted where strict application of a Development Code requirement would cause significant hardship due to unique property characteristics. This request applies to off-street parking standards under BCC § 91.605, which would otherwise require approximately 520 stalls. Staff has directed that the Variance will be reviewed in conjunction with the CUP at the same Planning Commission public hearing.

Both requests will be subject to public notice, staff review, a Planning Commission hearing, and written findings consistent with BCC Chapter 53 (Review and Decision Procedures).

III. Conditional Use Criteria (BCC § 53.215)

Criterion 1

The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.

1.1 The subject property is located within the RR-2 zoning district, where religious institutions are permitted only through a Conditional Use Permit. The purpose of the RR-2 zone, per BCC

63.005, is to provide areas within Benton County where rural residential lifestyles can occur outside recognized urban areas without conflicting with agriculture and forestry uses.

1.2 The proposed Northside Church campus will be compatible with this purpose. The site is not in agricultural or forestry use, and the proposed facilities will not conflict with nearby agricultural or forestry activities. The development will incorporate landscaped buffers, open space, and outdoor amenities such as pickleball courts, a playground, and an amphitheater, all of which are compatible with the rural community lifestyle envisioned in the RR-2 zone.

1.3 Adjacent properties are primarily rural residential in nature, consisting of single-family dwellings on larger parcels. The proposed development will not displace or restrict rural residential uses and instead will complement the area by providing a local gathering place for community, religious, and educational activities. In addition, the size of surrounding lots and planned setbacks provide natural separation, further reducing the potential for conflict.

1.4 The development will maintain setbacks, landscaping, and buffering to protect neighboring residential privacy and minimize visual and noise impacts.

1.5 The church will conduct its largest activities during weekends and limited weekday hours. This operational schedule will not overlap with peak times of rural residential use, reducing the likelihood of conflicts.

1.6 Transportation impacts will be managed. A Transportation Analysis (Sandow Engineering, 2025) determined that the project will generate approximately 147 Sunday peak-hour trips and require 135 parking stalls, which will be comfortably accommodated within the 269-stall on-site supply. Sight distance at the proposed driveway access meets AASHTO standards, ensuring safe ingress and egress to NW Powers Avenue. The associated Transportation Demand Management (TDM) Plan outlines strategies such as carpool promotion, volunteer parking coordination, staggered service scheduling, and monitoring to minimize transportation effect.

Conclusion

1.1 The proposed use will not seriously interfere with adjacent residential uses, the rural character of the area, or the purpose of the RR-2 zone. The project will preserve opportunities for rural residential lifestyles while avoiding conflicts with agricultural or forestry uses, consistent with the purpose of BCC 63.005. The church will complement the surrounding area as a community gathering place for religious, educational, and social activities. Transportation and parking demands will be fully accommodated on-site in compliance with the Transportation Analysis and TDM Plan, ensuring safe access from NW Powers Avenue and compatibility with neighboring rural residential properties. Criterion 1 is satisfied.

Criterion 2

The proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area.

2.1 Transportation: The Transportation Analysis (Sandow Engineering, 2025) determined that at full buildout the project will generate approximately 147 Sunday peak-hour trips and require 135 parking stalls, which will be comfortably accommodated within the 269-stall on-site supply. Sight distance at the proposed driveway onto NW Powers Avenue meets AASHTO standards. The TDM Plan provides additional measures such as carpool promotion, volunteer parking coordination, and staggered service scheduling to manage traffic and parking demand. As a result, the project will not place an undue burden on the surrounding roadway network.

2.2 Water Supply: The City of Albany has acknowledged that Northside Christian Church may use the existing ¾-inch water meter, originally installed for the residential dwelling, with unlimited capacity. This option provides the best solution to meet the church's domestic water needs. The current plan is to install a storage tank in the range of 3,000–5,000 gallons, which will be trickle-filled from the existing meter and used to pump water into the church facilities as needed.

The proposed storage capacity has been sized to meet the church's peak-day water demand at full occupancy, including worship services of up to 500 attendees, daycare use for 58 children, and weekday office staffing. By filling continuously at a steady rate through the existing meter, the tank ensures that sufficient stored supply is available during service times when water demand is concentrated. This approach prevents peak demands from burdening the public system while guaranteeing reliable service to the church.

The existing house on the property will be retained as a parsonage. Domestic water for the parsonage will be served by the existing City connection, as shown on the Preliminary Water Plan. To ensure reliability of fire suppression, the system will be supported by a backup generator capable of operating the necessary pumps. A large generator for the entire facility is not anticipated; instead, a smaller backup unit will be provided solely to maintain fire suppression capability during an outage.

2.3 Wastewater / Septic: The site will be served by an on-site wastewater disposal system designed in consultation with DEQ. A Water Pollution Control Facility (WPCF) permit will be obtained if design flows exceed 2,500 gpd. County staff have noted that approval of septic areas must be preserved through site design to avoid cut and fill that could invalidate the approval.

2.4 Stormwater / Drainage: Stormwater management and erosion control will be addressed through compliance with BCC Chapter 99 and County requirements. The project will implement an Erosion and Sediment Control (ESC) permit and stormwater management plan prior to construction, ensuring no adverse impacts to downstream drainage systems.

2.5 Stormwater & Wetlands: The site contains a mapped wetland area, which will be protected and integrated into the overall stormwater management system. Development will avoid disturbance to wetlands On-site stormwater facilities will be designed to maintain pre-development water quality and water quantity to protect wetland function

2.6 Fire Protection and Emergency Services: The site will be served by the Albany Fire Department. Required water storage for fire suppression will be installed prior to Certificate of Occupancy. Access routes and turning radii for emergency vehicles are provided on-site consistent with Fire Department standard.

2.7 Other Services: The site is accessible to law enforcement, solid waste collection, electricity, telecommunications, and other utility services. No undue burden is anticipated on these services.

Conclusion

2.1 The proposed Northside Christian Church campus will not impose an undue burden on public improvements, facilities, utilities, or services. Transportation and parking will be adequately managed through the site design and TDM Plan. Domestic water will be supplied through the existing City meter, with supplemental storage capacity of 3,000–5,000 gallons sufficient to meet peak demand at full occupancy. The parsonage will be served either from the City connection, the storage tank, or a new well drilled for irrigation and fire suppression. A backup generator will ensure continued fire suppression capacity. Wastewater, stormwater, and fire protection facilities will be designed to meet County and state standards. The project therefore satisfies Criterion 2.

Criterion 3

The proposed use complies with any additional criteria which may be required for the specific use by this code.

3.1 Conditional Use in RR-2 Zone: Per BCC § 63.205(5), churches and other religious institutions are allowed in the RR-2 zone as conditional uses. This establishes the baseline requirement that a CUP is necessary for this use.

3.2 Siting Standards – BCC § 63.405: Per BCC § 63.405, religious institutions in the RR-2 zone must comply with siting standards in addition to BCC Chapter 99. The proposed development satisfies these standards as follows:

1) The site plan maintains substantial setbacks and landscaped buffers. All buildings are sited consistent with BCC siting standards, and the parking lot is set back a minimum of 15 feet from property lines after accounting for the 5-foot ROW dedication along NW Powers Avenue. Pursuant to BCC § 51.020(69), “Setback” means the minimum allowable horizontal distance from a given line of reference (usually a property line) to the nearest vertical wall of a structure. In addition, BCC § 63.405(1) requires that all structures in the Rural Residential Zone be set back at least 25 feet from a road right-of-way and at least 40 feet from the edge of an existing roadway. The proposed layout complies with these standards and helps preserve privacy, reduce visual impacts, and soften the transition to surrounding rural residential properties.

2) Side setbacks and spacing between structures: The proposed Gymnasium and Main Sanctuary approximately 265 feet and 473 feet from the closest (i.e., east) side

property line. Separation between the church buildings and existing neighboring dwellings exceeds 50 feet, consistent with the standard.

3) Rear setback: The proposed buildings are approximately 234 feet from the rear property line, meeting this requirement.

4) Architectural projections: No architectural features (e.g., eaves, overhangs) project more than 2 feet into any required setback.

5) Non-residential structures in setbacks: No non-residential structures are proposed within required setbacks. Any small accessory structures (e.g., sheds, play structures) will either be under 120 square feet or sited in compliance with required side/rear setback standards.

6) Water-dependent use setbacks (BCC § 63.405(6)): The project site includes a mapped wetland, but no proposed structures are water-dependent uses. All buildings, parking, and accessory structures will be sited outside required wetland buffers and consistent with County and state standards.

7) Wetland Compliance: The Benton County Wetland Overlay Zone (BCC Chapter 87) applies specifically to the Jackson-Frazier Wetland. The subject site does not contain or abut the Jackson-Frazier Wetland; therefore, the Overlay Zone is not applicable.

   However, a separate local wetland inventory mapping identifies a wetland area on the property. Development has been designed to avoid impacts to this feature where possible. Wetland functions will also be incorporated into the project's stormwater management system and landscaping plan, ensuring compliance with Goal 5 resource protection policies.

8) Proximity to resource zones: No dwellings are proposed as part of the church campus (the existing residence will remain as a parsonage). The property is not contiguous to a resource zone; therefore, this standard is satisfied.

9) Spark arrestors and fire-retardant roofs: The existing parsonage dwelling is within 200 feet of a forested area. A spark arrestor will be installed on chimneys, and roofing will be fire-retardant as required.

10) Fire break near Forest Conservation Zone: The subject property is not contiguous to land zoned Forest Conservation; therefore, this standard is not applicable.

11) Height limit: The Gymnasium and Main Sanctuary will not exceed the 40-foot height limit. Architectural features such as steeples or spires are exempt under this section.

3.3 Parking and Access – BCC § 91.605: Off-street parking requirements are addressed through the accompanying Variance request. A Parking Demand Study (Sandow Engineering, 2025) and Transportation Demand Management (TDM) Plan demonstrate that the provision of 135 on-site stalls is adequate to accommodate the actual peak demand. Access design satisfies County and AASHTO sight-distance standards, ensuring safe ingress and egress.

3.4 Parking Standards (BCC Chapter 91, other than § 91.605)

1) Location of Spaces (§ 91.610): All required parking stalls will be located on the same parcel as the Gymnasium and Main Sanctuary. The furthest stalls are well within 300 feet of both buildings.

2) Multiple Users (§ 91.615): The parking areas are shared between the Sanctuary, Gymnasium, daycare, and ancillary facilities. The Traffic Study demonstrates that peak parking demand (135 stalls) will not overlap across uses, and the 269 total stalls exceed this peak demand.

3) Parking Surface (§ 91.620): Parking lots will be hard-surfaced with asphalt or concrete, graded for on-site drainage, and designed to avoid runoff to adjacent properties or ROWs.

4) Loading Areas (§ 91.625): Dedicated loading/unloading area will be provided separate from required parking stalls. Deliveries will be scheduled outside of peak worship hours.

5) Curbs (§ 91.630): Perimeter parking rows will be contained by curbs or bumpers to prevent vehicle encroachment.

6) Design (§ 91.640): Parking areas will use standard angled and 90-degree configurations. Stalls will be dimensioned at least 8′×18′ with drive aisles sized per Code.

7) Driveways (§ 91.645): Internal circulation will be provided via a main driveway access to NW Powers Avenue. A Benton County road approach permit will be obtained, and the design meets AASHTO sight distance standards.

8) Continued Use (§ 91.655): Parking areas will be maintained as a continuing obligation of the church.

9) Accessible Parking (§ 91.665): Accessible stalls will be provided at a ratio of one stall per 50 occupants, with required signage and ADA-compliant design.

3.5 Other Applicable Standards:

1) Landscaping and Screening (BCC § 91.650)

- The site design incorporates setbacks along the street frontage to soften visual impacts of buildings and parking areas.
- Parking lots will be landscaped with perimeter plantings and interior islands, providing shade, stormwater benefits, and visual screening of vehicles from off-site viewpoints.
- Building perimeters will include ornamental and native plantings to integrate the structures into the rural landscape and reduce bulk and scale.

2) Lighting (BCC § 61.635)

- Exterior lighting fixtures will be full cut-off and downward-directed, ensuring that illumination is contained on-site and does not spill onto neighboring properties or the public right-of-way.
- Parking lot lighting will be mounted on poles of appropriate height and shielded to avoid glare visible from NW Powers Avenue or nearby dwellings.
- Architectural and pedestrian-scale lighting will be designed to enhance safety and accessibility without creating unnecessary brightness.
- A lighting plan will be provided with building permit applications to confirm compliance with County standards.

3) Noise

- Worship services, daycare operations, and administrative activities will occur during normal daytime and weekend hours (daycare 8 AM–5 PM weekdays; worship primarily weekends).
- Outdoor activities (e.g., amphitheater events, playground use, pickleball courts) will be limited to reasonable hours and managed to minimize disturbance to adjacent rural residences.
- No amplified sound will extend beyond the property boundaries at levels inconsistent with County nuisance standards.
- Mechanical equipment (e.g., HVAC units, pumps, backup generator) will be screened and located to minimize off-site noise impacts, and all equipment will comply with applicable County and DEQ noise regulations.

Conclusion

3.1 The proposed Northside Christian Church complies with all additional standards required under the Benton County Development Code, including siting (BCC § 63.405), parking (BCC § 91.605, addressed via Variance), landscaping (BCC § 91.650), lighting (BCC § 61.635), and noise. Through compliance with these standards, the project ensures compatibility with surrounding rural residential uses and the intent of the RR-2 zone.

IV. Variance Decision Criteria

Criterion 1

Physical circumstances or other conditions of the land prevent the property from being reasonably developed in a manner consistent with the standards of the Development Code without significant hardship;

1.1 Under BCC § 91.605 (Off-Street Parking), religious institutions are required to provide one stall per 3.5 seats or per 35 sq. ft. of assembly area, whichever is greater. Applied to the

proposed 54,709 sq. ft. Main Sanctuary and 18,902 sq. ft. Gymnasium, this results in a requirement of approximately 520 parking stalls.

1.2 Phase 1: 98 stalls constructed, adequate for Gymnasium use. Phase 2: 171 additional stalls constructed for a total of 269 stalls. The 269 stalls at buildout more than cover peak demand and provide additional capacity for special events and operational flexibility, without the unnecessary burden of paving 520 stalls.

1.3 The Traffic Impact Study (Sandow Engineering, 2025) determined that actual peak demand at full buildout is 135 stalls, corresponding to a Sunday AM peak of 147 vehicle trips. This is equivalent to 1.83 stalls per 1,000 sq. ft., which is far less than the prescriptive Code requirement.

1.4 The study further notes that the entire facility will not be used at the same time. Once the Main Sanctuary is constructed, all worship services will relocate there, and the Gymnasium will only be used for ancillary activities with lower weekday attendance.

1.5 Constructing 520 stalls would impose a hardship by forcing the site to be unnecessarily paved, eliminating landscaping, stormwater facilities, and recreational amenities, and eroding the rural residential character envisioned for the RR-2 zone.

Conclusion

1.1 Literal application of the Code results in a requirement far beyond the project's demonstrated need, creating a significant hardship. Criterion 1 is satisfied.

Criterion 2

Such circumstances or conditions result in a hardship unique to the property in question;

2.1 The hardship stems from a discrepancy between the County's uniform parking standard and the site-specific operational characteristics of Northside Christian Church.

2.2 The Traffic Study demonstrates that 135 stalls are sufficient to accommodate full buildout, while the TDM Plan adds strategies such as carpool promotion, volunteer parking coordination, staggered services, and attendance monitoring to ensure demand remains within supply.

2.3 Unlike urban church campuses, this rural residential property must maintain balance between built improvements and open space buffers. Requiring 520 stalls would urbanize the property and conflict with RR-2 zoning intent.

2.4 The final provision of 269 stalls is a site-specific solution that supports both functionality and compatibility.

Conclusion

2.1 The hardship is unique because it arises from the application of a generic standard to a rural church campus with demonstrated lower demand. Criterion 2 is satisfied.

Criterion 3

The hardship does not result from actions of the applicant nor derive from personal circumstances of the applicant such as age, physical condition, or financial situation;

3.1 The applicant has not created the hardship; it results directly from application of BCC § 91.605, which requires a formula-based calculation not aligned with actual conditions.

3.2 The Traffic Study and TDM Plan were commissioned by the applicant to provide objective, data-driven analysis of parking demand and transportation impacts. This demonstrates that the request is based on operational evidence rather than personal or financial circumstances.

Conclusion

3.1 The hardship arises from the Code, not the applicant's actions or personal situation. Criterion 3 is satisfied.

Criterion 4

Strict adherence to the standard is unnecessary in that the proposed variance will not alter the essential character of the neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property; and

4.1 The surrounding neighborhood is rural residential, characterized by large-lot homes and open landscapes.

4.2 Providing 520 stalls would fundamentally alter this character by introducing a vast expanse of asphalt inconsistent with the area. Limiting parking to 269 stalls allows the campus to maintain landscaped buffers, stormwater facilities, and outdoor recreation amenities (pickleball courts, playground, amphitheater) that blend with the rural setting.

4.3 The Traffic Study confirmed that site access onto NW Powers Avenue meets AASHTO sight distance standards, ensuring safe ingress and egress.

4.4 The TDM Plan ensures that services are scheduled and managed to avoid overflow, preventing spillover parking on neighboring residential properties.

Conclusion

4.1 The variance preserves neighborhood character and avoids negative impacts to adjacent properties. Criterion 4 is satisfied.

Criterion 5

The proposed variance is the minimum variance of the standard that will afford relief and is the least modification possible of the provisions of the Development Code.

5.1 The applicant provides 269 stalls total, which is significantly less than the 520 stalls required by Code but more than adequate to cover the demonstrated peak demand of 135 stalls.

5.2 The applicant does not seek to eliminate parking requirements but to reduce them to 98 stalls for phase I and 171 stalls for phase II (i.e., total of 269 stalls), which reflects the maximum demonstrated demand at full buildout.

5.3 The TDM Plan further reduces demand pressures by implementing carpooling, volunteer coordination, staggered service times, and attendance monitoring.

5.4 This approach ensures that parking demand is fully met without overflow while avoiding unnecessary paving.

5.5 The variance therefore represents the least deviation possible from the Code while still providing adequate and safe on-site parking.

Conclusion

5.1 The requested reduction is the minimum necessary to provide relief, balancing Code intent with actual demand. Criterion 5 is satisfied.

V. Conclusion

Based on the record from the Northside Christian Church proposal:

Meets the Conditional Use criteria (BCC § 53.215) by (a) maintaining rural-residential compatibility through generous setbacks, buffers, and hours of operation; (b) avoiding undue burdens on transportation, water, wastewater, stormwater, fire protection, and other public services; and (c) complying with all additional applicable standards (siting, landscaping, lighting, noise).

Meets the Variance criteria (BCC § 53.410) for off-street parking (BCC § 91.605) because:

- strict application would cause significant hardship and conflict with rural character;
- the hardship is unique to the site and use;
- it is not self-imposed;
- the requested relief will not alter neighborhood character or impair adjacent properties; and
- the relief is the minimum necessary, with 269 total stalls (98 in Phase 1; 171 in Phase 2) providing a comfortable operational margin over the 135-stall demonstrated peak demand, supported by TDM measures to prevent spillover.

Therefore, the Applicant respectfully requests approval of:

1. A Conditional Use Permit to establish a religious institution in the RR-2 zone; and
2. A Variance from BCC § 91.605 (Off-Street Parking) consistent with the phasing plan (98 stalls in Phase 1; total 269 stalls at buildout) and ongoing implementation of the TDM Plan.

VI. Attachments

A. Application

B. Transportation Analysis, Sandow Engineering, dated May 30, 2025

C. Transportation Demand Management Plan

D. Civil Plan Set

   a. Sheet C1.0 Cover Sheet

   b. Sheet C1.1 Existing Conditions/Demo Plan

   c. Sheet C1.2 Preliminary Site Plan

   d. Sheet C1.3 Preliminary Civil Site Plan

   e. Sheet C1.4 Preliminary Fire Route Plan

   f. Sheet C2.0 Preliminary Grading Plan

   g. Sheet C2.1 Preliminary Grading Plan

   h. Sheet C2.2 Preliminary Grading Plan

   i. Sheet C2.3 Preliminary Grading Plan

   j. Sheet C3.0 Preliminary Stormwater Management Plan

   k. Sheet C4.0 Preliminary Sewer Plan

   l. Sheet C4.1 Preliminary Water Plan

   m. Sheet C4.2 Preliminary Dry Utility Plan

   n. Sheet C6.0 Details

E. Architectural Exterior Schematic Designs

   a. Cover Sheet

   b. Southwest View, Main Sanctuary Building

   c. Southeast View, Main Sanctuary Building

   d. Southeast View, Gymnasium building Option 1

F. Architectural Floor Plans

   a. Phase I Gymnasium

   b. Phase II Main Sanctuary Building (Basement and Level 1)

G. Statutory Warranty Deed (2023-636785)

H. Corrective Warranty Deed (2023-640923)

I. Landscaping Plans

   a. Sheet L0.0 Cover Sheet

   b. Sheet L1.1 Overall Site Layout

   c. Sheet L1.2 Preliminary Planting Plan

d. Sheet L1.3 Preliminary Planting Plan and Plant Schedule

J. Benton County Septic Site Evaluation 138-23-000125-EVAL

K. City of Albany email, dated October 2, 2025

Benton County
COMMUNITY DEVELOPMENT DEPARTMENT

Office: Kalapuya Building
4500 SW Research Way
Corvallis, OR 97333
(541) 766-6819
www.co.benton.or.us/cd

LAND USE APPLICATION
CONDITIONAL USE PERMIT

File # LU-_____
(OFFICE USE ONLY)

Fee: $_____
(SEE CURRENT FEE SCHEDULE)

ALL SECTIONS MUST BE COMPLETED BY OWNER, OWNER'S AGENT or APPLICANT. ATTACH ADDITIONAL SHEETS AS NECESSARY. COUNTY REVIEW WILL BEGIN WHEN THE APPLICATION IS DETERMINED TO BE COMPLETE.

I. Property Owner Information

Name(s):_____ Phone #1:_____

Mailing Address_____ Phone #2:_____

City: _____ State: _____ Zip: _____ Email: _____

II. Applicant Information (skip this section if Property Owner is Applicant)

Name(s):_____ Phone #1:_____

Mailing Address: _____ Phone #2:_____

City: _____ State: _____ Zip: _____ Email: _____

Other individuals to be notified of this application: Name, Address, City & Zip, or Email

_____

_____

III. Property Information

Site Address:_____

Assessor's Map & Tax Lot Number: T_____S, R_____W, Section(s)_____, Tax Lot(s)_____

Acreage:_____ Zoning:_____ Fire District:_____

Water Supplied By:_____ Sewage Disposal Type:_____

Existing Structures:_____

Current use(s) of the property:_____

IV. Request Summary (Example: **"**Conditional Use approval to operate a commercial kennel in the RR Zone.")

_____

_____

_____

Attached Documentation: With all land use applications, the "burden of proof" is on the applicant to demonstrate how the proposal complies with the Benton County development code and other law. It is important that you provide **ALL** the information listed on the following pages at the time you submit your application. The processing of your application will not begin until the application is determined to be complete.

Conditional Use Criteria *Please answer each question in detail on a separate sheet of paper.*

1. Describe how the proposed use will not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.

2. Describe how the proposed use will not impose an undue burden on any public improvements, facilities, utilities, or services available to the area.

3. If the property is zoned Exclusive Farm Use (EFU) or Forest Conservation (FC), describe how the proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.

4. If the property is zoned EFU or FC, describe how the proposed use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

5. Will the proposed use involve the use of water (plumbing facilities, bathroom, water for processing, etc.)? _____ If yes:
   a. Is there an existing well or spring on the proposed parcel(s)? _____ Please attach a copy of a well log or pump test, if available, which identifies the rated yield of this water source.
   b. Is there an existing septic system on the proposed parcel(s)? _____ An evaluation by Environmental Health may be required of an existing system unless the system was recently installed or repaired. Please attach a copy of any septic system records you may have available.

6. Is the only access or proposed access to the property via a road that crosses a railroad? _____
   If yes, please draw the location on your map and explain here: _____

Mitigating Measures *Please answer in detail on a separate sheet of paper.*

1. Describe any special measures you propose to undertake in order to minimize impacts on adjacent properties and public services, and to ensure compliance with the purpose of the zone. Consideration may be given to such features as: location of the use on the parcel; road capacities in the area; driveway location; parking area; on-site traffic circulation; landscape or fencing separations; size of structures; signs; exterior lighting; noise; air emissions; drainage and more.

Attachments

1. A copy of deed(s) covering the subject property.
2. A copy of all easements or other instruments granting access to any proposed parcel that does not have frontage on a public road.
3. An accurate scale drawing of the property, showing the locations of existing and proposed structures, roads, water supply, subsurface sewage system, easements, and driveways. Label all tax lots.

Signature(s)

Assessed Property Value Notice

This action or any future related action(s), if approved, may result in a change to my property valuation, and therefore the tax amount I pay annually. I will contact the Assessor's Office at 541-766-6855 to discuss and understand potential property tax impacts.

☒ **I understand**

I hereby certify that I am the legal owner or contract purchaser of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the requested conditional use permit would not violate any deed restrictions attached to the property.

NSC Prop

Owner/Contract Purchaser Signature — Date: 9/30/25

Owner/Contract Purchaser Signature — Date

For Office Use Only

Date Application Received:_____ Receipt Number:_____ By:_____

File Number Assigned:_____ Planner Assigned:_____

Date Application Deemed Complete:_____

Benton County
COMMUNITY DEVELOPMENT DEPARTMENT

Community Development Department
Office: (541) 766-6819
360 SW Avery Avenue
Corvallis, OR 97333
co.benton.or.us/cd

APPLICATION

VARIANCE

File #

Fee: $_____
(SEE CURRENT FEE SCHEDULE)

ALL SECTIONS MUST BE COMPLETED. ATTACH ADDITIONAL SHEETS IF NECESSARY.
REVIEW WILL BEGIN ONLY WHEN THE APPLICATION IS DETERMINED TO BE COMPLETE

I. Property Owner(s) Information

Name(s):_____ Phone #1:_____

Mailing Address: _____ Phone #2:_____

City: _____ State: _____ Zip: _____ Email: _____

II. Applicant Information

Name(s):_____ Phone #1:_____

Mailing Address: _____ Phone #2:_____

City: _____ State: _____ Zip: _____ Email: _____

Other individuals to be notified of this application: Name, Address, City & Zip, or Email

_____

_____

III. Property Information

Site Address:_____

Assessor's Map & Tax Lot Number: T_____S, R_____W, Section(s)_____, Tax Lot(s)_____

Acreage:_____ Zoning:_____ Fire District:_____

Water Supplied By:_____ Sewage Disposal Type:_____

Existing Structures:_____

Current use(s) of the property:_____

IV. Request Summary (Example: "Reduce the 25-foot rear setback for a dwelling in the RR zone to 15 feet.")

_____

V. Attached Documentation: With all land use applications, the "burden of proof" is on the applicant. It is important that you provide **ALL** the information listed on the following pages at the time you submit your application. The processing of your application does not begin until the application is determined to be complete.

Variance Criteria (Please review Benton County Code 53.405-53.425 on page 3.)

A variance will be approved only if *all* of the following criteria are met. Your written justification as to how your situation meets these criteria is critical to the success of your application. On a few pages of paper, in detail:

1. Discuss why it is "reasonable" to expect that your property could be developed for the use you are proposing.
2. Describe the physical circumstances or other conditions of the land (e.g., slope, soils, lot dimensions, etc.) that would create significant hardship if you were required to meet the Code standards as you develop your property.
3. Describe how the hardship situation described in #2 is unique to your property.
4. Describe how the hardship does not result from your actions or your personal circumstances such as age, physical condition, or financial situation.
5. Describe the uses on adjacent properties. Describe how the proposed use and the proposed variance to the code criteria would not change or harm the appropriate use or development of adjacent lands.
6. Describe the character of the neighborhood. Describe how the proposed variance would not change the essential character of the neighborhood.
7. Explain why you cannot reduce the proposed variance; that is, how the requested variance would be the minimum variance that would allow relief and is the least change possible to the Code standards. For example, if a setback requirement between a building and a property line is 20 feet and you are asking for a 5-foot setback, you must explain why a 6-foot setback would not work.
8. Describe how any impacts are being minimized or mitigated, including:
   a. Size and location of site.
   b. Road capacities in the area.
   c. Number and location of proposed access points.
   d. Location and amount of off-street parking.
   e. Internal traffic circulation.
   f. Fencing, screening, and landscape separations.
   g. Height and square footage of a building.
   h. Signs.
   i. Exterior lighting.
   j. Noise, vibration, air pollution, and other environmental influences.
   k. Water supply and sewage disposal.
   l. Law enforcement.
   m. Wetlands.
   n. Floodplains and building elevations.

Attachments

1. A copy of deed(s) covering the subject property.
2. A copy of the easement granting access to any property. (For example, a property that does not have frontage on a public road.)
3. An accurate drawing of the property, "drawn to scale" (sizes and distances accurately represented). The drawing must show the locations of all existing and proposed structures, roads, well(s) and water supply system, subsurface sewage system, easements, driveways, and any other items mentioned in your narrative (for example, a creek or a cliff). Label all items on the map. Include a North arrow.
4. Is the only access or proposed access to the property via a road that crosses a railroad? _____ If yes, draw the location on your map and explain here: _____

Signature(s) I hereby certify that I am the legal owners(s) or contract purchaser of the above noted property; that the information contained in this application is accurate to the best of my knowledge; and that the proposed variance would not violate any deed restrictions attached to the property.

NSC Prop. 9/30/25

Owner/Contract Purchaser Signature Date

Owner/Contract Purchaser Signature Date

For Office Use Only

Date Application Received:_____ Receipt Number:_____ By:_____

File # Assigned:_____ Planner Assigned:_____ Date Application Deemed Complete:_____

BENTON COUNTY CODE VARIANCE CRITERIA:

53.405 Purpose. A variance to any requirement of the Development Code may be granted where literal application of the requirement would cause significant hardship caused by unique characteristics of the property. [Ord 26, Ord 90-0069]

53.410 Variance Criteria. The decision to approve a variance shall be based on findings that:

(1) Physical circumstances or other conditions of the land prevent the property from being reasonably developed in a manner consistent with the standards of the Development Code without significant hardship;

(2) Such circumstances or conditions result in a hardship unique to the property in question;

(3) The hardship does not result from actions of the applicant nor derive from personal circumstances of the applicant such as age, physical condition, or financial situation;

(4) Strict adherence to the standard is unnecessary in that the proposed variance will not alter the essential character of the neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property; and

(5) The proposed variance is the minimum variance of the standard that will afford relief and is the least modification possible of the provisions of the Development Code.

53.415 Variance Conditions. Conditions of approval pursuant to BCC 53.220 may be imposed on an approval of a variance to mitigate adverse impacts which may result from granting the variance.

53.420 Period of Validity. Unless otherwise specified at the time of approval, a variance shall be valid for one (1) year.

53.425 Extension of Variance Approval. A variance approval may be extended for good cause at the discretion of the approving authority responsible for the original decision. The applicant shall submit the request for extension in writing to the Planning Official prior to expiration of the initial variance.

TRANSPORTATION ANALYSIS

NORTHSIDE CHURCH

Albany, Oregon

May 30, 2025

160 Madison Street, Suite A
Eugene, Oregon 97402
541.513.3376

SANDOW
ENGINEERING

Attachment K.22

Transportation Analysis
Northside Church

RENEWAL 06/30/26

Albany, Oregon
May 30, 2025

Kelly Sandow PE

SANDOW
ENGINEERING
160 Madison Street, Suite A
Eugene Oregon 97402
541.513.3376
sandowengineering.com

project # 6174

SANDOW
ENGINEERING

EXECUTIVE SUMMARY

This report provides a Transportation Analysis for the proposed Northside Church in Albany, Oregon. The proposed Northside Church is located at 4500 NW Powers Road. The church is proposed to be completed in 2 phases. Phase 1 will include an 18,902-square-foot gymnasium building that will allow for service of up to 500 attendees. This building will be used for services and small group church meetings until the main sanctuary building can be completed. Phase 2 will be the construction of the main sanctuary building, which is proposed at 54,709 square feet. Church services will be moved to this building, and the gym building will be used for ancillary uses.

The transportation analysis includes the following:

- **Sunday Local Trip Generation Study:** A local trip generation study was performed to estimate the peak number of vehicles on a Sunday using local data for similar churches.
- **Parking Demand Analysis:** A parking demand analysis was prepared to estimate the peak parking demand for the site using local data.
- **Driveway Sight Distance Analysis:** The visual line of sight was evaluated for vehicles entering and exiting the proposed new driveway to ensure that movements can operate safely.

FINDINGS

- **Sunday Local Trip Generation Study:** Following the methodology found within the ITE Trip Generation Handbooks. The results of the local trip generation study is 1.99 trips per 1,000 square feet. The application of this rate to the propped Northside Church at 73,611 total square feet (both phase 1 and phase 2 buildings) results in an estimated Sunday peak hour trip estimate of 147 total trips.
- **Parking Demand Analysis:** A parking demand analysis determines that the local rate for larger churches with ancillary buildings/uses has a parking demand of 1.83 stalls/ksf. Applying the local rate to the new Northside Church results in an estimated maximum parking demand of 135 parking stalls.
- **Driveway Sight Distance Analysis:** The available line of sight for drivers on Powers Road to perceive and stop for a vehicle entering and exiting the site driveway meets the standards. Additionally, the available line of sight for a driver exiting the driveway to perceive safe gaps in traffic meets the standard.

SANDOW
ENGINEERING

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APPENDIX A: TRAFFIC COUNTS

1.0 INTRODUCTION

This report provides a Transportation Analysis for the proposed Northside Church located at 4500 NW Powers Avenue in Albany, Oregon. The church is proposed to be constructed in two phases. Phase 1 (gym building) will be an 18,902 sf building that will have a capacity of 500 attendees. This building will be used to hold services and small group activities until the main building is constructed. Phase 2 (main sanctuary building) will be a 2-story 54,709 sf building. This building will contain a sanctuary, offices, classrooms, and gathering spaces. When phase 2 building is complete, all Sunday services will be held within the main building.

Northside Church will hold a single service on Sundays with a maximum capacity of 500 attendees. The church site will have group meetings, etc., throughout the week with an anticipated maximum of fewer than 80 in a group setting. Services will not be held in the main building and gym building simultaneously.

A large church facility such as the one proposed typically has sanctuary areas and ancillary areas that are used by members outside of typical service times. The ancillary areas do not increase attendance during services.

This transportation study provides the following evaluation for the proposed Northside Church:

- **Sunday Local Trip Generation Study:** The ITE Trip Generation Manuals provide a trip rate for churches (560-Church). A majority of churches included in the ITE manual are between 5,000 sf and 27,000 sf. At completion, Northside Church will have approximately 73,611 square feet. The data is not representative of larger church sites that contain ancillary buildings/areas. Using a trip rate based on smaller churches will provide an overestimation of trips when considering the ancillary areas not used for regular services. Therefore, a local trip study is performed according to the ITE methodology to determine the trip rate for these larger church buildings.

- **Parking Demand Analysis:** A local parking demand analysis was performed for larger churches that contain ancillary buildings/uses. The study provides peak parking demand rates for typical Sunday services.

- **Driveway Sight Distance Analysis:** A line of sight analysis at the site driveway according to AASHTO Geometric Design of Highways and Streets.

2.0 LOCAL TRIP GENERATION STUDY

A local trip generation study was performed for large church sites that contain ancillary uses on site, such as gyms, meeting spaces, classrooms, etc. The study was performed per the ITE Trip Generation Handbook. ITE Trip Generation Manuals have a Land Use for churches (560-Church). A majority of churches included within the ITE Manual are between 5,000 and 27,000 sf. The description for this land use is a building that "houses an assembly hall or sanctuary" and "may house meeting rooms and classrooms." The churches used in the ITE manuals typically do not contain a larger building footprint and include gyms, etc., as proposed by Northside. Therefore, a local trip study is justified.

To develop a local trip generation rate for this specific land use type, three similar sites were selected. The sites are all of a larger size, and all contain ancillary uses and enough parking on site to facilitate all attendees (no off-site parking is needed or used). Descriptions of each of the study sites are provided below.

2.1 STUDY LOCATIONS

A. MANNAHOUSE CHURCH

This site is located at 89780 N Game Farm Road in Eugene, Oregon. The total building square footage on this site is approximately 50,282 sf. There is one service held on Sundays at 10 AM. This site holds typical services and has ancillary uses such as gyms and a large number of classrooms on site.

Mannahouse Church Campus

B. FIRST BAPTIST CHURCH

This site is located at 3550 Fox Meadow Road in Eugene, Oregon. The buildings on this site total approximately 197,800 sf. Services are held on Sundays at 9:00 AM and 10:30 AM. This site holds typical services and has ancillary uses on site, such as gyms and a large number of classrooms.

First Baptist Church Campus

C. WILLAMETTE CHRISTIAN CENTER

This site is located at 2500 W 18th Avenue in Eugene, Oregon. The buildings on this site are approximately 78,357 sf. One service is held on Sundays at 10:00 AM. This site holds regular services and has ancillary uses such as gyms and classrooms.

Willamette Christian Center Campus

2.2 TRIP GENERATION CALCULATION

This Trip Generation study is performed in accordance with the methodology within the ITE Trip Generation Manual. To establish a local trip generation rate, each of the site's vehicle trips entering and exiting were collected on a typical Sunday service from 8:00 AM to 1:00 PM. The counts are provided in Appendix A. The trips entering and exiting were evaluated at each site to determine the one hour that has the highest trip levels. The weighted average rate of trips/thousand square feet (ksf) was determined over all three sites using one hour that has the highest trip generation. Table 1 illustrates the trip rates for the Sunday peak hour.

TABLE 1: TRIP GENERATION RATES SUNDAY PEAK

Location	Square Feet	Peak Volume	Trips/ksf
Mannahouse	50,282	111	2.21
First Baptist	197,801	413	2.09
Willamette Christian Center	78,357	126	1.61
Weighted Average Rate		**1.99**	

KSF=thousand square feet

The analysis finds that the trips per unit for all three local sites were consistent, ranging from 1.61 to 2.21 trips/ksf during the Sunday peak hour. The weighted average rate for this specific land use is found to be 1.99 trips/ksf for the Sunday peak hour.

The ITE statistical validity standards of standard deviation and R^2 are illustrated in Table 2. As shown in Table 2, the standard deviation is less than 110 percent of the weighted average rate for all time periods, as required in the ITE Trip Generation Manual. The R^2 computed for the regression equation is less than the ITE Trip Generation Manual specified value of 0.75 for all time periods. Therefore, this average rate is appropriate.

TABLE 2: STATISTICAL VALIDATION

Weighted Average	Standard Deviation	R^2
1.99	0.26	0.02

2.3 APPLICATION OF TRIP RATE TO NORTHSIDE CHURCH

The results of the local trip generation study is 1.99 trips per 1,000 square feet. The application of this rate to the propped Northside Church at 73,611 total square feet (both phase 1 and phase 2 buildings) results in an estimated Sunday peak hour trip estimate of 147 total trips.

3.0 PARKING DEMAND ANALYSIS

3.1 METHODOLOGY

A Parking Demand Study was performed for the same locations studied in the local trip generation analysis described in Section 2.0. The number of vehicles parked on site was collected at 15-minute intervals between 8:00 AM and 1:00 PM on the same Sunday as the trip generation collections. Table 3 provides the peak parking demand at each site. The parking demand was calculated using a weighted average rate of stalls/thousand square feet (ksf) over all three sites.

Location	Square Feet	Peak Parking	Stalls/ksf
Mannahouse	50,282	108	2.15
First Baptist	197,801	387	1.96
Willamette Christian Center	78,357	103	1.31
Weighted Average Rate		**1.83**	

The analysis finds that for the larger churches with ancillary buildings/uses, the parking demand over the site is consistent, ranging from 1.31 stalls/ksf to 2.15 stalls/ksf. The weighted average rate is 1.83 stalls/ksf.

3.2 APPLICATION OF PARKING RATE TO NORTHSIDE CHURCH

Applying the local rate of 1.83 stalls/ksf to the new Northside Church results in an estimated maximum parking demand of 135 parking stalls.

4.0 SIGHT DISTANCE

The new proposed driveway location was evaluated for line of sight/sight distance for vehicles entering and exiting the site driveway onto NW Powers Avenue.

Sight distances are classified by the stopping sight distance (SSD) for the major roadway and departure/intersection sight distance (ISD) for the site accesses. The stopping sight distance is the length of roadway needed for a vehicle traveling at the design speed to safely stop for a stationary object in the roadway. The required sight distance allows a driver to perceive and react to an object 2 feet high on the roadway visible from a driver's eye height of 3.5 feet above the ground. The departure sight distance (ISD) is a measure of the length of visibility of the roadway given to a stopped driver on a minor road approach. The distance provides time to perceive and react to gaps in traffic. For this calculation, it is assumed that the driver's eye is 3.5 feet above the ground and that the object to be seen is 3.5 feet above the ground of the intersecting road.

The standards for evaluating SSD and ISD follow the methodology in the AASHTO's *A Policy on Geometric Design of Highways and Streets* (2011). As per the AASHTO methodology, intersections and driveways should, at a minimum, meet the SSD requirements. However, it is desirable to achieve the ISD whenever possible.

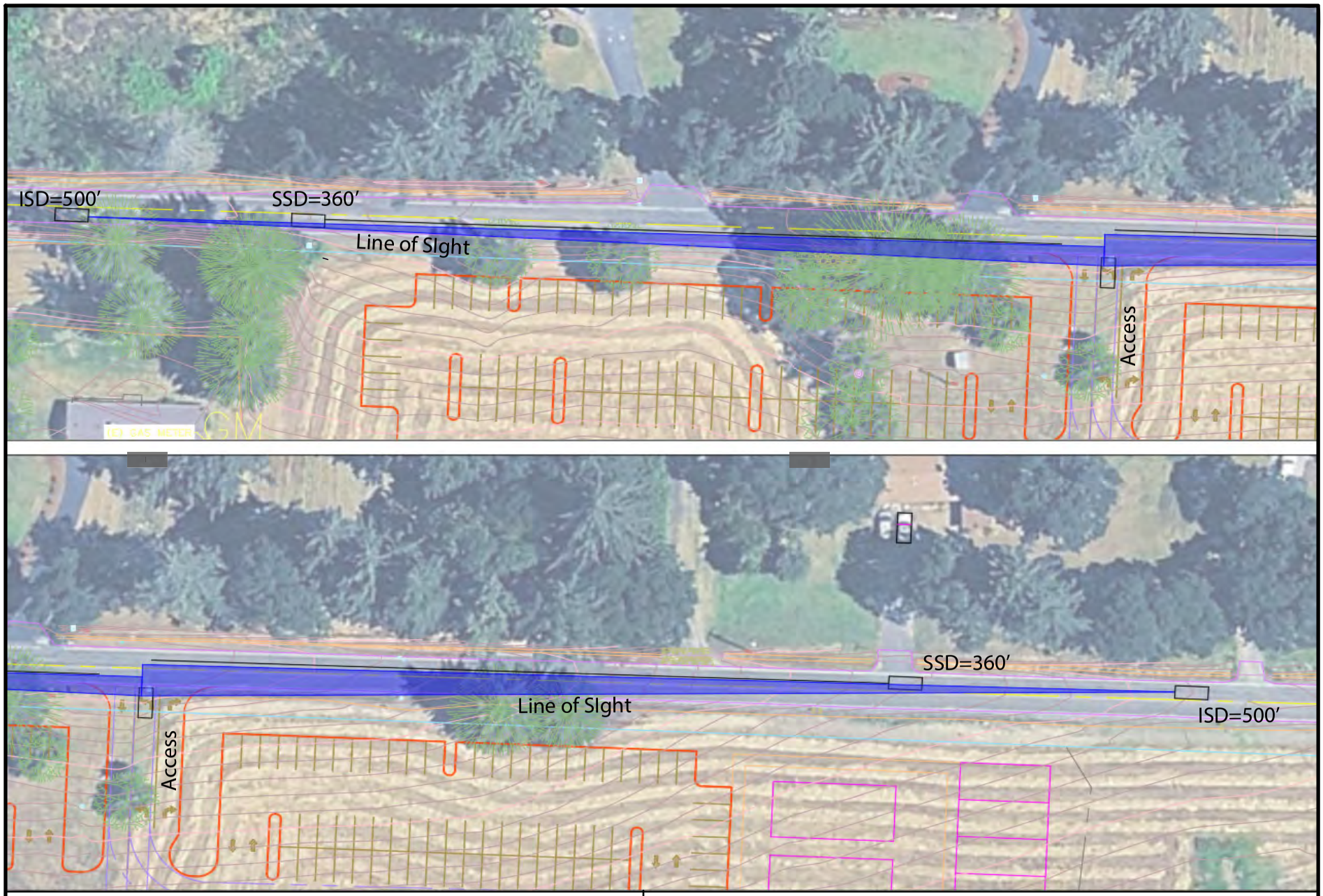
Stopping Sight Distance

Stopping sight distance is based on the speed of the major roadway. NW Powers Avenue has a posted speed of 45 mph. As per AASHTO, the SSD standard for a vehicle traveling on NW Powers Road towards the site driveway is 360 feet. The available stopping sight distance was measured in the field. The roadway has no horizontal curvature. However, there is vertical

curvature towards the west. The vertical curvature does not impact the sight distance at the driveway. The available stopping sight distance exceeds the standard distance for both the eastbound and westbound traveling distance. See Figure 1 for an illustration of the stopping sight distance. As demonstrated, the stopping sight distance is met.

Intersection Sight Distance

The recommended intersection sight distance is calculated for the site driveway on NW Powers Avenue for both left and right turn maneuvers. Therefore, the intersection site distance calculations are based on Case B1 of the AASHTO manual. Again, the speed used was 45 mph, resulting in an ISD of 500 feet for this approach. The available ISD exceeds this distance. See Figure 1 for an illustration of the intersection sight distance. As demonstrated, the intersection sight distance is met. The horizontal curvature to the west does not impact the sight distance being met at the access.



Northside Churc, Albany Oregon

Figure 1: Sight Distance Measurement

SANDOWENGINEERING

160 Madison Street Suite A Eugene, Oregon 97402 - 541.513.3376 - sandowengineering.com

Attachment K.32

5.0 CONCLUSION

- **Sunday Local Trip Generation Study:** Following the methodology found within the ITE Trip Generation Handbooks. The results of the local trip generation study is 1.99 trips per 1,000 square feet. The application of this rate to the propped Northside Church at 73,611 total square feet (both phase 1 and phase 2 buildings) results in an estimated Sunday peak hour trip estimate of 147 total trips.
- **Parking Demand Analysis:** A parking demand analysis determines that the local rate for larger churches with ancillary buildings/uses has a parking demand of 1.83 stalls/ksf. Applying the local rate to the new Northside Church results in an estimated maximum parking demand of 135 parking stalls.
- **Driveway Sight Distance Analysis:** The available line of sight for drivers on Powers Road to perceive and stop for a vehicle entering and exiting the site driveway meets the standards. Additionally, the available line of sight for a driver exiting the driveway to perceive safe gaps in traffic meets the standard.