

## MEMORANDUM

**TO:** Board of Commissioners  
**FR:** Bob Richardson, Director, Community Development Department  
**DT:** July 27, 2026  
**RE:** Executive Summary: Appeal of Northside Christian Church Conditional Use Permit  
(File #LU-25-067)

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### Background

The applicant, Northside Christian Church requests approval of a Conditional Use Permit to construct a church, consisting of a main building (18,902sq.ft.), a storage building (2,160sq.ft.), and a vehicle parking lot (261 spaces) on a 19.43-acre property. The original request first heard by the Planning Commission included a second development phase that envisioned additional building construction as well as a variance request<sup>1</sup> for reduced vehicle parking spaces. During the Planning Commission public hearing process and prior to their decision, the applicant withdrew the request for Phase II and the variance request.

The property is zoned Rural Residential, 2-acre minimum (RR-2) and is located on the south side of Powers Avenue in an area of Benton County commonly referred to as North Albany.

On May 5, 2026, the Planning Commission denied the application with a 4 – 2 vote. On May 18, 2026, the applicant appealed the decision and, over the following weeks, provided new information in support of their appeal and revised application that withdrew the Phase II building and parking variance requests. During this same period, additional written testimony was accepted, and County staff revised and updated their analysis of the proposal. Staff's revised findings and conclusions are included in the July 24, 2026, Staff Report to the Board of Commissioners.

The Board of Commissioners is scheduled to hold a de novo public hearing on the matter on August 4, 2026.

### Purpose of Zone and Conditional Use Permit Review

The purpose of the Rural Residential zone is to “provide areas within Benton County where rural residential lifestyles can occur outside recognized urban areas without conflicting with agriculture and forestry uses”.<sup>2</sup> The purpose and allowed land uses apply to the entire zone, regardless of parcel size. Some uses are permitted outright in the Rural Residential zone, while

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<sup>1</sup> Planning File LU-25-066

<sup>2</sup> Benton County Code (BCC) 63.005

others – including churches – require review and approval through the Conditional Use Permit process.

Conditional uses are land uses which may have an adverse effect on surrounding permitted uses within the same zone, typically due to size, intensity, or other factors that are different from surrounding uses.<sup>3</sup> The Conditional Use Permit review process evaluates such uses to determine if the proposed use will fit within the character of the area, either as proposed, or with conditions of approval designed to mitigate potential negative impacts.

### **Decision Making Framework**

The decision to issue a conditional use permit is discretionary (BCC 53.210), and is based on findings that the proposal satisfies the following criteria found in BCC 53.215:

- (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.

If a decision-making body determines that a proposed use does not fully satisfy all applicable review criteria but it could satisfy those criteria through the application of conditions of approval, the decision-making body is expected, within reason, to apply conditions that would ensure operation of the proposed use in a manner consistent with the review criteria. In part, BCC 53.220 – Conditions of Approval states:

“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.”

This code section also lists the following twelve topics that conditions of approval might address and acknowledges that this list is not exhaustive:

- |                                                     |                                                                          |
|-----------------------------------------------------|--------------------------------------------------------------------------|
| 1. Size and location of site.                       | 7. Height and square footage of a building.                              |
| 2. Road capacities in the area.                     | 8. Signs.                                                                |
| 3. Number and location of road access points.       | 9. Exterior lighting.                                                    |
| 4. Location and amount of off-street parking.       | 10. Noise, vibration, air pollution, and other environmental influences. |
| 5. Internal traffic circulation.                    | 11. Water supply and sewage disposal.                                    |
| 6. Fencing, screening, and landscaping separations. | 12. Law enforcement and protection.                                      |

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<sup>3</sup> BCC 53.205

The above are topic areas for consideration, not decision-making criteria. They provide guidance to decision makers on issues that could be considered when evaluating the need, if any, to apply approval conditions to ensure consistency with the applicable review criteria.

### **Request and Recommendation**

The Board of Commissioners is asked to hold a de novo public hearing, consider materials in the record, including public testimony, and evaluate the conditional use permit against applicable review criteria.

The Board of Commissioners has three decision options:

Option 1: Approve the application as submitted.

Option 2: Approve the application with conditions of approval, either those provided in the July 24, 2026, staff report or with conditions of approval revised by Commissioners through the public hearing process.

Option 3: Deny the application.

Staff recommend the Board of Commissioners approve the application subject to conditions of approval.

### **Suggested Motions**

Based on the recommendation to approve with conditions of approval, the following two motions are suggested. The first motion references conditions that are currently proposed by staff. The second motion references conditions revised by the Board of Commissioners.

*"I move to approve Planning File LU-25-067 (Northside Christian Church Conditional Use Permit application) as revised and presented to the Board of Commissioners, with the Staff recommended conditions of approval provided in the July 24, 2026, staff report."*

Or,

*"I move to approve Planning File LU-25-067 (Northside Christian Church Conditional Use Permit application) as revised and presented to the Board of Commissioners, with the revised conditions of approval developed by the Board of Commissioners during the public hearing deliberations."*

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**STAFF REPORT TO  
THE BOARD OF COMMISSIONERS**

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|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Nature of Application:</b>            | <b>Appeal of the Planning Commission to deny the Northside Christian Church Conditional Use Permit (CUP) application (File # LU-25-067)</b><br><br>The Board of Commissioners will consider the appeal of the Planning Commission's decision to deny a CUP application to construct an 18,902-SF church building to serve as a worship space and multi-purpose facility for up to 500 attendees per service. A 2,160 SF storage building is also proposed. |
| <b>Review Criteria:</b>                  | Benton County Code Sections 53.215-53.220, Chapter 63- Rural Residential, Chapter 91- Specific Use Standards, Chapter 99- General Development Standards.                                                                                                                                                                                                                                                                                                   |
| <b>Property Location:</b>                | 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.                                                                                                                                                                                                                                                                                                                |
| <b>Appellant:</b>                        | Northside Christian Church   Jamey Mills, Pastor                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Applicant(s) / Property Owner(s):</b> | Northside Christian Church   Kevin Kropf (Owner's Representative)                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Zone Designation:</b>                 | Rural Residential, 2-acre minimum (RR-2)                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>CAC Planning Area:</b>                | North Benton (not active)                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Staff Contact:</b>                    | Bob Richardson   <a href="mailto:Bob.Richardson@bentoncountyor.gov">Bob.Richardson@bentoncountyor.gov</a>   541-766-6819                                                                                                                                                                                                                                                                                                                                   |
| <b>Date:</b>                             | 7/24/2026 <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                     |

**Attachments**

- A. Public Works 06/17/26, Memo and DKS Trip Report
- B. Appellant/applicant materials submitted on appeal
- C. Public Testimony submitted between 05/18/26 and 7/27/26
- D. Public notice and legal ad. for 08/04/26 Board of Commissioners Hearing
- E. Planning Commission Notice of Decision
- F. Planning Commission deliberation minutes 05/05/26
- G. Planning Commission meeting packet for 05/05/26:
  - Agenda

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<sup>1</sup> Revised 7/28/2026. Condition of Approval P-4 updated; Conditions of Approval O-4 and O-5 added.



- Staff memo
- Written testimony submitted 3/17 to 3/24
- Applicant Rebuttal
- Staff Response to applicant rebuttal
- Planning Commission meeting minutes from 3/17/26
- H. Sign-in sheet and written testimony submitted between 3/10/26 and during the 3/17/206 Planning Commission Hearing
- I. Planning Commission meeting packet for 3/17/26
  - Staff Report
  - Public Works Memo dated 03/05/26
  - Written testimony received by 03/10/17
- J. Planning Commission Public Notice and Legal Ad.
- K. Original Conditional Use Permit application reviewed by the Planning Commission

## Background

On December 29, 2025, Northside Christian Church, (“applicant”), submitted two applications to the Benton County Community Development Department (“Department”): a Conditional Use Permit<sup>2</sup> for establishment of a church on the subject property and a Variance<sup>3</sup> to the parking requirements for a church (**Attachment K**). The Department deemed the applications complete on January 21, 2026.

On February 10, 2026, the Department mailed notice of the applications to all property owners within 1,000 feet of the subject property. A total of 106 notices were mailed, with one notice returned as undeliverable. A legal notice for the public hearing was published in the Gazette-Times on February 17, 2026 (**Attachment J**).

On March 17, 2026, the Planning Commission held a public hearing to review the applications. Staff presented the staff report, followed by the applicant’s presentation in support of the proposal, public testimony, and an opportunity for the Planning Commission to ask questions of Staff and the applicant.

At the close of the hearing, the Planning Commission granted the applicant’s request to keep the record open, pursuant to Oregon Revised Statutes (ORS) 197.797<sup>4</sup>, and identified the following schedule:

- Seven days for submission of new evidence or testimony to supplement the record. This period closed on March 24, 2026.
- Seven days for the applicant to submit rebuttal to any new evidence or testimony received during the first seven-day period. This period closed on March 31, 2026.
- Seven days for the applicant to submit final written argument in support of the application and for staff to revise the staff report as necessary. This period closed on April 7, 2026.

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<sup>2</sup> Planning File LU-25-067

<sup>3</sup> Planning File LU-25-066

<sup>4</sup> This process is commonly referred to as the “7-7-7” process.

During the rebuttal period, the applicant revised the proposal by withdrawing the Variance application (File No. LU-25-066) and removing the larger “Phase 2” portion of the project, which included a proposed 54,709-square-foot structure.

The revised proposal to be reviewed by the Planning Commission at the subsequent hearing was limited to only “Phase 1”: an 18,902 SF structure to be used as the main sanctuary and multipurpose facility.

On May 4, 2026, Staff requested the applicant grant a 40-day extension to the 150-day final action requirement identified in BCC 51.535.

On May 5, 2026, the applicant granted an extension – agreeing to allow a final action to be concluded by July 30, 2026 – and the Planning Commission reconvened for deliberations on the revised application.

Following deliberations, the Planning Commission voted 4-2 to deny the request. The motion for denial was based on Commissioners’ concerns regarding compatibility with the surrounding area, potential interference with adjacent property uses, and the possibility of creating an undue burden on public improvements and infrastructure **(Attachment F)**.

On May 18, 2026, the applicant submitted an appeal of the Planning Commission’s decision **(Attachment B)**.<sup>5</sup>

On June 6, 2026, staff mailed notice of the appeal hearing to property owners within 1,000 feet of the subject property and to all individuals who had provided written or oral testimony during the Planning Commission proceedings. A total of 158 mailings were sent. A legal notice was published in the Gazette-Times on June 1, 2026.

On June 19, 2026, the applicant granted an additional 30-day extension to the 150-day decision-making timeline to provide time for staff to respond to the new information submitted as part of the appeal request. The new 150-day deadline is August 29, 2026. A revised notice and legal ad were posted announcing the hearing date had been moved to August 4, 2026 **(Attachment D)**.

## **Agency Comments**

On January 29, 2026, David Malone, County Surveyor, Benton County Public Works Department, submitted an email stating that he had no comments.

Benton County Assessment Department provided the following responses via email:

- January 30, 2026, Ryah Schofield, stated she had no comments or issues regarding the applicant's proposal.
- January 30, 2026, Michele Collins, identified the property has having 18.43 acres enrolled in the Farm Special Assessment Program and stated that, once ground is broken for the structures, the Farm Special Assessment will be lost and the applicant will have to pay back taxes.

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<sup>5</sup> The appeal included the required appeal form, additional materials to support the appeal, and the required application fee.

On February 13, 2026, Lora Ratcliff, Division Chief- Fire Marshal, Albany Fire Department, submitted a memo identifying future requirements that will be applied at the time of building permit review.

On March 5, 2026, Gordon Kurtz, Associate Engineer, Benton County Public Works Department, submitted a memo identifying that department's comments. The memo identifies requirements relating to road improvements, road dedication, Erosion Sediment Control, Stormwater Management, and road approaches (**Attachment I. 37**).

Benton County Environmental Health Division submitted the following comments via 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."  
*March 3, 2026, Scott Kruger, Registered Environmental Health Specialist*
- "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."  
*February 25, 2026, Robert Tukisher, Environmental Health Specialist*

## **Public Comments**

Written testimony provided to the Planning Commission is included in **Attachments G, H, and I**.

Written testimony submitted after the Planning Commission decision and by July 27, 2026, is attached to this report as **Attachment C**.

Comments both in favor and opposition to the proposal were received. Testimony in opposition to the proposal can generally be grouped in the categories below. Concerns related to applicable code criteria are evaluated in staff findings throughout this report.

### **Traffic, Road Capacity, and Safety**

The most consistent concern among all public testimony in opposition to the proposal 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 that would be generated by the proposed church. Concerns were raised that the increase in traffic would create safety hazards, especially for bicyclists and pedestrians using Powers Ave.

### **Preservation of Rural and Residential Character**

Multiple comments emphasized the importance of maintaining the existing low-traffic, quiet, rural character of this North Albany neighborhood. Testimony in opposition expressed concern that the scale and intensity of the proposal would:

- Change the essential character of the neighborhood due to increased traffic and introduction of non-residential structures, parking lot, and lights.
- Introduce higher levels of activity inconsistent with surrounding residential uses.

## **Noise and Activity Levels**

Multiple comments expressed concern that additional recreational and event-related uses would introduce noise inconsistent with the existing residential setting.

## **Environmental and Natural Resource Concerns**

Several comments identified concerns regarding potential environmental impacts, 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

Other comments in favor of the application noted that a majority of the site would not be developed, minimizing impacts compared to if the site were developed with multiple residential lots.

While impacts of new uses on wildlife and their habitat may be considered, the conditional use criteria regarding establishment of a church in the Rural Residential zone do not address this topic as a criterion for approval or denial of a requested conditional use.

Contamination risks associated with septic system installation are addressed through Environmental Health Division review and approval of septic feasibility and installation permits. Septic permit approvals for the proposed church are discussed in the findings on pages 9, 10, and 16.

Concerns regarding effects on natural drainage patterns are addressed in the findings related to stormwater discharge on page 19 and in staff recommended conditions of approval P-10 and P-12.

## **Findings of Fact**

### **Staff Findings**

1. Benton County records confirm the subject property was lawfully created by deed<sup>6</sup> in 1953. A subsequent deed recorded in 2006<sup>7</sup> describes the property as two separate parcels; however, there is no record of land division approval allowing the property to be divided. Therefore, the 2006 deed constitutes an unlawful division of land, and the property owner must record a corrected deed description (regardless of approval or denial of the current request).
2. The subject property and all surrounding adjacent properties are zoned Rural Residential.
3. Benton County Assessment data confirms a 1957 single-family dwelling and a barn are present on-site. These structures are also visible in current aerial images.

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<sup>6</sup> Book 141, Page 407; Benton County Deed Records

<sup>7</sup> Document Number 2006-407551; Benton County Deed Records

4. Benton County Environmental Health Division approved a septic feasibility permit for a 650-seat church on March 7, 2024.<sup>8</sup>

## Findings Regarding Review Criteria

Benton County Code Chapter 53 General Review and Procedures provides the following criteria for evaluation of conditional use permit applications. The applicant's narrative, additional written materials and site plans addressing these criteria provided in **Attachments B and K**.

### 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.

The following provides staff analysis regarding the proposal's consistency with applicable review criteria.

**Criterion BCC 53.215(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;**

### Staff Findings – Purpose of the Zone

5. Criterion 53.215(1), states,

**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;**

6. On appeal, the applicant provided an additional narrative addressing this review criterion (**Attachment B.4**).
7. The purpose of the Rural Residential Zone is to “provide areas within Benton County where rural residential lifestyles can occur outside of recognized urban areas without conflicting with agriculture and forestry uses”.<sup>9</sup>

This zone identifies residential uses, as well as farm or forest use and daycare for fewer than thirteen children as permitted uses that are allowed outright.<sup>10</sup>

In addition to the uses permitted outright, the following ten additional use types may be permitted through approval of a Conditional Use Permit:

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<sup>8</sup> Septic Permit 138-23-000125-EVAL; Benton County Permit Records

<sup>9</sup> BCC 63.005

<sup>10</sup> Permitted uses are consistent with the purpose of the zone without requiring additional land use review to determine compatibility.

- Park or recreational facility
- Television or radio station facility; transmitter or tower
- Public or private power, water, or sewage facility
- Private airstrip
- Church, grange hall, community hall or similar community facility Commercial kennel
- School
- Residential facility
- Day care center
- Fire station

8. The proposed use is a Church with seating for 500 attendees per service and an associated daycare for up to 35 children operating Monday through Friday, 8:00 AM to 5:00 PM. Additional youth meetings and other gatherings of the church community are proposed throughout any given week.

9. The Benton County Code defines Church<sup>11</sup> as:

“...a church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship. When a church is allowed on real property pursuant to the Development Code, also allowed shall be the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including worship services, religion classes, weddings, funerals, childcare and meal programs, but not including private or parochial school education for prekindergarten through grade 12 or higher education.”

10. The above definition aligns with Oregon Revised Statute<sup>12</sup> which states that, if a church or other nonresidential place of worship is allowed under 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”.

The statute identifies the following activities as customarily associated with the practices of the religious activity: worship services, religion classes, weddings, funerals, meal programs, and childcare or any preschool or prekindergarten program (not including private or parochial education for kindergarten through grade 12 or higher education).

### **Staff Conclusions Regarding Purpose of the Zone**

The purpose of the Rural Residential zone applies to the entire zone, regardless of minimum parcel size. This means that areas zone Rural Residential-2, with a 2-acre minimum parcel size may be developed with nonresidential uses through conditional use permit review.

The proposed use and associated activities meet the state and local definitions for Church, and the Benton County Code allows church uses in the Rural Residential zone with conditional use approval and compliance with other applicable development standards.

The proposed use does not conflict with agriculture or forestry uses.

Given that churches are allowed within the Rural Residential zone, the use, as conditioned, does not interfere with the purpose of the zone.

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<sup>11</sup> BCC 51.020(8)

<sup>12</sup> ORS 215.441

## **Staff Findings – Character of the Area and Adjacent Uses**

11. Conditional use permit review criteria require evaluation of proposed uses for consistency with, and expected effect on, the “character of the area” in which the site is located.

Because the Benton County Code neither defines, nor provides guidance on how to determine, the existing character of an area, Staff rely on a variety of information sources – professional judgment, input from the applicant, public testimony submitted by nearby property owners, aerial photography, and site visits – to identify the existing character of an area and then analyze and evaluate the likely impact of establishing a proposed use in that area.

Additionally, the Benton County Code provides a list of topics – identified in BCC 53.220 (see page 20) – for Staff to consider when determining and evaluating the impacts of a proposed use on the character of an area. If any negative impacts are expected or safety concerns are identified, BCC 53.220 also allows Staff to use the list of topics as a starting point for creating “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 of the zone”.

12. Concerns that the proposed church would significantly alter the existing rural residential character of the area due to its proposed scale, intensity of use, and associated site improvements are identified in written testimony submitted prior to and after the Planning Commission hearing, as well as by the Planning Commission during deliberation of the proposal.

Planning Commissioners commented that the proposed development would introduce an institutional use with a building footprint, parking area, and level of activity that differs from the current surrounding pattern of residential and agricultural development, and discussed whether this introduction would be compatible with the established character of the surrounding rural residential neighborhood.

13. The topics listed for consideration in BCC 53.220 are not exhaustive and are not review criteria. However, these topics are used to guide evaluation of the proposal and identify areas where conditions of approval should be applied to ensure consistency with the conditional use permit review criteria. Similar topics are grouped together below for ease of evaluation.
14. Road capacities are addressed in the following section of this report under BCC 53.215(2).

### Subject Site Size, Location, and Surrounding Uses

15. The subject site is a 19.43-acre parcel zoned Rural Residential, with a 2-acre minimum for creation of new parcels, (RR-2). It is surrounded by other RR-2 zoned land with parcels ranging in size from 0.43 acres to 27.54 acres.



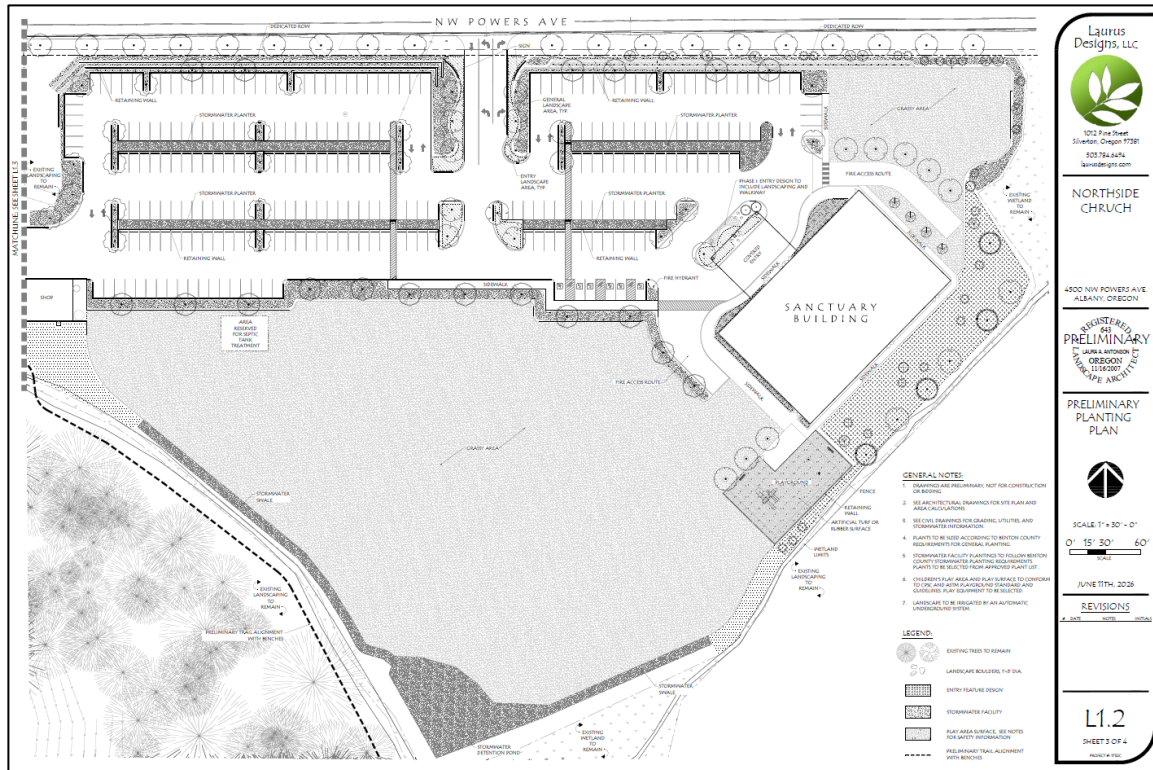
16. The subject site fronts one road, NW Powers Ave, which is identified as a Primary Local Road in the Benton County Transportation System Plan.
17. The subject site is currently developed with a single-family dwelling in the northwest corner of the site and a barn roughly in the center of the site. The applicant proposes to retain the single-family dwelling as a parsonage and demolish the barn. The southwest area of the site is forested, while the central and eastern areas (approx. 12.7-acres) are active agricultural fields.
18. Properties surrounding the site are developed with single-family dwellings and accessory structures, which are typically set back from roadways and neighboring properties. Some parcels have active agricultural uses, or are forested, creating a dispersed, rural development pattern.

Two parcels abut the site to the west, three to the south, and one to the east. Each abutting parcel contains a single-family dwelling. On the north side of Powers Ave are six parcels, four of which contain single-family homes accessed from Powers Ave.

### Building Height and Square Footage, Water Supply, and Sewage Disposal

19. The proposed development includes construction of an 18,902-sq.ft. church building and 2,160-sq.ft. storage building, as well as installation of a 261-space parking lot, site lighting, trees, and landscaping. (A small image of the applicant's proposal is included below; see **Attachment B.37** for a larger version of this site plan.)





20. The proposed use must be served by an approved sewage disposal system. Because the property is located outside city limits, the church must be served by an approved septic system.

The permitting process for installation of a new septic system requires two permit approvals: a septic feasibility permit (to determine the required location, size, and type of septic drainfield and reserve areas) and a septic installation permit (to authorize installation of the septic system within the approved drainfield area). If the reviewing Environmental Health Specialist determines that a requested septic approval area or system would cause contamination, the permit is not approved.

The applicant received septic feasibility permit approval<sup>13</sup> from the Benton County Environmental Health Division for a 650-seat church, which is enough to support the proposed church size of 500 attendees.

Approval of a septic installation permit to support the proposed church (and associated daycare) will only be authorized if land use approval is granted to establish a church on the subject property. The applicant must obtain approval for a septic installation permit before building permit issuance for construction of the proposed church (**Condition of Approval P-7**).

#### Landscaping and Separations, Lighting, and Signage

21. Concerns related to the overall scale of development and the amount of the site proposed for development are identified in written testimony received as well as Planning Commission

<sup>13</sup> Septic Permit 138-23-000125-EVAL; Benton County Permit Records

comments expressed during deliberations. These concerns are related to an overall change in the visual appearance of the site and area – due to establishment of the church buildings, parking lot, and associated lighting – as well as impacts to wildlife.

22. At 19.43 acres, the subject site exceeds the 2-acre minimum parcel size for the zone and provides ample space for the proposed buildings, required parking areas, and outdoor activity spaces to be located centrally on the property with separation from adjacent property lines.

The Rural Residential zone siting standards<sup>14</sup> will ensure all new structures are located entirely on the subject site. Compliance with these standards will be verified through the building permit review process and must be met prior to issuance of a building permit **(Condition of Approval P-1)**.

23. Landscaping is proposed throughout the site, including around the proposed church building. The applicant's Preliminary Planting Plan proposes 19 trees along Powers Ave. A retaining wall and landscape buffer is proposed between the parking area and Powers Ave, as well as along the center driveway **(Attachments B.119 - 121)**. Stormwater planter areas and islands for tree planting are also proposed within the parking lot, between rows of parking.
24. The applicant proposes a grassy area in the northeast corner of the site; this area abuts an existing wetland area that is proposed to be retained. An additional grassy area is proposed south of the parking lot and west of the sanctuary building; this area would contain a stormwater swale at its south and west edges.
25. The applicant's proposal also includes a playground area internal to the site, south of the proposed sanctuary building, and a walking trail along the west side of the site. These features are not required by the BCC and are not necessary to satisfy applicable review criteria.
26. The applicant proposes installation of parking lot lights that will be shielded to prevent glare and light trespass. Other exterior lighting associated with the proposed buildings is expected. **Condition of Approval P-4** requires all exterior lights to be shielded and downward-directed to prevent glare and light trespass.
27. Signage is not illustrated on the applicant's site plans. Any signage installed must comply with all applicable Benton County Code standards identified in BCC Chapter 91, including but not limited to BCC 91.810, which identifies a maximum sign size of 16sq.ft. for signs associated with uses approved through conditional use permits in rural residential zones. A larger sign would require a separate conditional use permit approval. **(Condition of Approval P-1)**.

#### **Road Access, Internal Circulation, and Parking**

28. Access to the property from NW Powers Ave is currently obtained via a single residential approach (R1 – MP 0.36) and two field approaches (F1 & F2 – MP 0.45 and MP 0.59).

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<sup>14</sup> BCC 63.405

29. The applicant's site plan identifies establishment of two additional driveways, accessing the site from NW Powers Ave. One of the new driveways, proposed for residential use, is identified along the west property line and west of the existing house (proposed to become a parsonage). The second driveway, containing three lanes, is proposed near the center of the site. Both driveways lead to the central parking area.
30. Having two points of access that allow circulation through the site is beneficial for emergency services. However, for normal use by visitors, multiple access points can create safety concerns due to cars entering and exiting from multiple points on Powers Ave.
- To provide access control and enhance safety, Staff recommends **Condition of Approval P-15**, which requires the two existing field approaches be removed and abandoned, and restricts access in/out of the residential driveway to only traffic associated with the parsonage. This restriction can be achieved through installation of gate, chain, or Fire Department approved knock-down bollards where the driveway connects with the parking lot.
31. To meet standards for use as an emergency access, the proposed residential driveway must be widened to accommodate two-way emergency vehicle access and egress. This includes providing a 10-ft wide driveway apron and meeting other Fire Department access standards along the length of the driveway (**Condition of Approvals P-5 and P-15**).
32. While preliminary Staff analysis finds that the parking and circulation configuration satisfies applicable Benton County Code standards, the parking lot design is likely to change with the application of recommended conditions of approval. Final parking lot design will be reviewed prior to issuance of permits, through the normal development review process, to ensure continued compliance with applicable parking lot design and access standards.
33. The parking standards identified in BCC 91.605(5) require churches to provide at least one vehicle parking space for every 100sq.ft. of gross floor area or one space for each eight seats. Based on this, the 18,902sq.ft. church building is required to provide at least 189 parking spaces. The applicant proposes construction of a 261-space parking lot, which exceeds the minimum parking amount required. The BCC does not have a maximum parking standard.
34. Additional issues related to traffic and road capacities – including consideration of whether an increase in traffic will seriously interfere with adjacent uses and the character of the area per the BCC 53.215(1) – are addressed later in this report under findings for BCC 53.215(2).

#### **Noise, Vibrations, Emissions**

35. The applicant states the following regarding noise:
- Worship services, daycares, and administrative activities will occur during normal daytime hours, and worship primarily on weekends.
  - Outdoor activities will be limited to reasonable hours and managed to minimize disturbance to adjacent residents.
  - Mechanical equipment will be screened and located to minimize off-site noise impacts.

## Water and Fire Protection

36. The property is served by an existing City of Albany municipal water connection, and the City has confirmed service is available to the site.
37. The application proposes to install an on-site water tank to store and pump water to proposed facilities to manage internal water demand and reduce strain during peak use periods.
38. Fire suppression requirements, including potential sprinkler systems or hydrant improvements and relocations, will be addressed through building permit review and coordination with the fire authority. Required fire protection improvements will be determined and conditioned through the construction permit review process and will be granted approval before building permit issuance, identified as **Condition of Approval P-5**.

## County Context

39. In addition to evaluating the proposed church within the context of its immediate surroundings, Staff reviewed other churches throughout Benton County to identify development context and relative residential density.

The table below reflects a range of churches located within Urban Residential, Rural Residential, Urban Industrial, and Village Commercial zones. Residential density surrounding these churches varies significantly, from as low as 21 residences within 1,000 feet of the properties (St. Anne Orthodox Church in a Rural Residential, 10-acre minimum zone) to more than 200 residences within 1,000 feet (Life Community Church and Kings Circle on Elliott Circle, respectively, in Urban Residential zones).

The residential density for the area around the subject property is 100 residences within 1,000 feet.

| Name of Church                                   | Associated Zoning  | Residential Density<br>(Residence within 1,000<br>feet of subject property) |
|--------------------------------------------------|--------------------|-----------------------------------------------------------------------------|
| St. Anne Orthodox Church <sup>15</sup>           | Rural Residential  | 21                                                                          |
| Westminster Presbyterian Church                  | Urban Residential  | 24                                                                          |
| Calvary Corvallis                                | Urban Residential  | 26                                                                          |
| Bellfountain Community Church                    | Village Commercial | 28                                                                          |
| St. Martin Russian Orthodox Church               | Urban Residential  | 62                                                                          |
| Suburban Christian Church                        | Urban Residential  | 78                                                                          |
| Northside Christian Church<br>(Subject Property) | Rural Residential  | 100                                                                         |

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<sup>15</sup> The zoning and residential density for St. Anne Orthodox Church reflects the current church location at 6497 NE Elliott Circle.

|                                |                   |     |
|--------------------------------|-------------------|-----|
| Life Community Church          | Urban Residential | 287 |
| Kings Circle on Elliott Circle | Urban Industrial  | 294 |

40. The above comparison illustrates that churches operate within a wide range of zones and surrounding residential densities, including both rural and urban residential areas.

Notably, churches such as St. Anne Orthodox Church (Rural Residential zone) and St. Martin Russian Orthodox Church (Urban Residential zone) were specifically granted land use approval, demonstrating an example for siting religious institutions within similar zones when review criteria are met.

### **Staff Conclusions Regarding Adjacent Uses and Character of the Area**

#### **Site Capacity**

The subject property is large enough to accommodate the proposed buildings, parking, access points, and required setbacks while continuing to maintain open space areas on the site. The proposed church buildings can be located in a manner that leaves substantial undeveloped areas on the property and maintains separation from adjacent properties.

Given the parcel size and layout, the site can support the proposed use without appearing crowded or overly developed and without imposing on or altering uses occurring on adjacent properties.

#### **Adjacent Property Use**

Adjacent properties will retain their full ability to establish new, and maintain existing, permitted uses such as construction of single-family dwellings and associated accessory structures.

Staff identifies no alteration to the zoning or development rights of surrounding properties due to establishment of the proposed church and associated activities on the subject property.

#### **Access**

The applicant's proposal identifies a revision to the number and location of driveway access points along NW Powers Ave. Benton County Public Works Department evaluated the proposed revisions and provided recommended conditions of approval to enhance safety concerns caused by the increased vehicle traffic expected to be generated by the proposed church.

The proposed use will not restrict access to adjacent properties, nor will it introduce conditions that would preclude future development of those properties consistent with the character of the area.

#### **Character of the Site vs. Character of the Area**

The introduction of a nearly 19,000-sq.ft. main church building, 2,160-sq.ft. storage building, and 260-space parking area will change the visual character of the site; however, the review criteria neither state nor imply that the character of a site or an area must remain static. The site could be developed with outright permitted uses – such as a nine-lot residential subdivision

– that would also change the visual character of the site but would not include any review for compatibility with the character of the area.

A parking lot that meets or exceeds the BCC standards will help ensure that illegal overflow parking does not occur on Powers Ave. This responds to concerns raised by some in public testimony. **Condition of Approval P-2** requires the applicant to construct a parking lot that meets the minimum BCC standards and does not exceed the proposed 261 parking spaces. The proposed cap on the amount of parking is intended to prevent an unnecessarily large parking lot that would seriously interfere with the character of the area.

#### **Mitigation of Visual Impacts to Adjacent Properties**

The application materials propose new trees along NW Powers Avenue, as well as plantings throughout the parking lot and site. These trees and vegetation will soften views of the parking lot and new buildings. To minimize interference of the proposed use with adjacent uses and the character of the area, **Condition of Approval P-3**, requires the applicant install all proposed landscaping features identified on the Preliminary Landscape Plan (**Attachments B.119 - B.121**).

Some ambient lighting is expected from the main church building at night, as well as exterior building lighting near entrances and walkways. The location of the building away from adjacent properties will prevent this lighting from creating off-sight impacts; to ensure this, the applicant must construct the building in substantially the same location as proposed on their site plan (**Condition of Approval P-1**). Parking lot lighting is proposed and will be shielded and down-directed (**Condition of Approval P-4**).

As proposed and conditioned, neither the landscaping nor the exterior building and parking lot lighting will seriously interfere with uses on adjacent property or the character of the area.

#### **Church and Associated Activities**

Activities such as worship services and daycare are expected to occur indoors. The proposed playground area is located central to the site, next to the sanctuary building and south of the parking lot. The location of outside activity areas interior to the property, as well as the occurrence of most activities indoors, minimizes possible noise-related impacts that might affect adjacent properties. No emissions or noticeable odors are expected from the proposed use.

Conditions of approval could be applied to limit outdoor activities to occur within certain times to minimize potential noise impacts to the surrounding area.

#### **Water Availability and Fire Suppression**

Municipal water service is available to the property for water consumption and for fire suppression. Compliance with building code compliance and local fire entities will ensure adequate fire flow (fire hydrant testing) and system capacity.

Staff find that sufficient water infrastructure exists to serve the proposed development without impacting water services of adjacent properties.

### **Church Uses in Residential Zones**

The comparative analysis of churches in Benton County indicates that churches in a variety of land use zones – including at least one church in a Rural Residential zone and at least five in the Urban Residential zone – and neighborhood densities throughout Benton County. The presence of these institutions in areas with both lower and higher surrounding densities supports the conclusion that a church use can be compatible with residential development patterns.

### **Land Use Patterns**

The area surrounding the subject property consists of a range of parcel sizes and shapes. Development in the area is primarily a mixture of residential and agricultural uses. Structures are dispersed throughout the area and separated by agricultural fields, forested areas, and yards. The applicant's proposal to cluster development near the center of the site and setback from Powers Ave is consistent with the existing land use pattern of the area. By requiring church uses to be substantially consistent with the applicant's current site plan, **Condition(s) of Approval P-1 and P-3** will ensure future development of the property remains consistent with these patterns.

### **Overall Staff Conclusions Regarding BCC 53.215(1)**

The Conditional Use Permit criteria in BCC 53.215(1) are satisfied if a proposed use is found to not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.

The above analysis evaluated the applicant's revised request and finds the proposed use, when established in compliance with the conditions of approval, meets this criterion.

### **Criterion BCC 53.215(2) - The proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area;**

#### **Staff Recommended Findings**

41. The applicant's appeal narrative includes a specific response to this criterion in **Attachment B.6**.
42. Access to the subject property is provided via NW Powers Ave (a county road). Additional findings relating to transportation and road improvements are included below.
43. Water and emergency services are available to the property from City of Albany.
44. Law enforcement is provided by Benton County Sheriff's Department.
45. While not public facilities or services, concerns relating to the property's ability to support a private septic system and stormwater management are identified in public testimony and Planning Commission deliberation.

Community sewer service is not available to the subject property; therefore, wastewater treatment for approved uses on the property must be accomplished via county septic system approval.

46. The applicant provided the following information (**Attachment B.8**):  
*The applicant submitted engineering evidence from Udell Engineering and GSI Water Solutions addressing septic capacity and groundwater protection. Udell estimates the Phase I peak Sunday septic demand at 4,200 gallons per day and weekday demand at approximately 900 gallons per day. Benton County Environmental Health previously approved onsite septic disposal field areas based on a 5,175-gallon-per-day peak design flow, and GSI evaluated the system at that design flow and concluded that it would comply with Oregon groundwater protection rules if designed to the modeled treatment assumptions.*
47. Stormwater management is evaluated and conditioned by the Public Works Department for consistency with the Benton County Code as part of the permit review process for ground-disturbing activities. When ground disturbance exceeds one acre, stormwater management is also evaluated and conditioned by the Oregon Department of Environmental Quality for consistency with state regulations.

#### **Transportation and Road Improvements**

48. Testimony in opposition to the proposal expressed concerns about the increase of traffic on Powers Ave and in the general vicinity that would be created by the proposed use. Traffic related concerns expressed in written testimony included a reduction in safety for those using Powers Ave, especially for bicyclists and pedestrians, the increased wear and tear on the road itself that would potentially increase maintenance costs, and general changes to the character of the area through the addition of more vehicles on Power Ave.
49. Powers Avenue is classified as a Primary Local Road in the Benton County Transportation System Plan. The horizontal design standard for this road classification is two 2-ft wide gravel shoulders and two 10-ft wide paved drive lanes within a 50-ft right-of-way.
50. When evaluating traffic impacts caused by a proposed development, it is common to consider both Average Daily Trips (ADT) volumes as well as peak hour trips. In this instance, the proposed use is expected to inflate peak hour trips on weekends. Therefore, Staff analysis focuses on ADT as the parameter that best describes expected traffic impacts.
51. Primary Local Roads are expected to have a maximum of 700 Average Daily Trips (ADT).
52. The applicant and County staff agree there are currently approximately 307 average daily trips at Oak Grove and 513 at Scenic Drive. It is reasonable to assume that trip distribution from the church will generate 25% of vehicles to/from the west end of Powers Ave at the Oak Grove intersection, and 75% will travel from the east end at the Scenic Drive intersection.
53. The applicant's appeal materials include a traffic study from Sandow Engineering, dated June 9, 2026 (**Attachment B.16**). The Sandow study is based on an 18,902 SF church. This study found the following:
54. There are approximately 307 average daily trips at Oak Grove to the west and 513 average daily trips at Scenic to the east.
55. The proposed church is expected to generate 128 weekday daily trips and 851 Sunday trips.
56. Adding new Average Daily Trips (ADT) from the church to existing trips results in 365 of the trips expected to move through the Oak Grove intersection west of the site and 686 trips



expected to move through the Scenic Drive intersection, east of the site.

57. Average Daily Trips on weekends are expected to be higher than the weekly combined average. On Saturdays the 291 trips are expected to move through the Oak Grove intersection and 676 through the Scenic Drive intersection. On Sundays these numbers increase to 462 and 638, respectively.
58. The conclusion drawn by the applicant is that the impact of the proposed development will not contribute traffic that will exceed the 700 ADT threshold that the Benton County TSP identifies for the Primary Local Road functional classification.
59. In their June 17, 2026, memo (**Attachment A**), Benton County Public Work staff identified multiple weaknesses in the applicant's traffic analysis. To assist in their evaluation of transportation impacts, the Public Works staff retained DKS Associates to provide a trip generation report to estimate the number of trips that would be generated by the proposed use (**Attachment A.3**).
60. Analysis in the DKS report is based on the proposed 500-seat church as compared to the Sandow study which was based on the square footage of the church.
61. Considering the observations described in their June 17, 2026, memo, the information provided by DKS, and distribution percentages that assume 25% of vehicle trips will move through the west, Oak Grove intersection, and 75% will move through the east, Scenic Drive, intersection staff find:

| Average Daily Trips                        | West Side | East Side |
|--------------------------------------------|-----------|-----------|
| Existing Counts                            | 307       | 513       |
| Additional Counts (to Scenic Drive)        | 0         | 54        |
| Estimated Church Counts                    | 113       | 337       |
| Future Counts (assumes 50/50 distribution) | 85        | 86        |
| Total                                      | 505       | 990       |

62. Public Works staff find that existing pavement shoulder and travel lane widths do not meet Primary Local Road standards, and the traffic resulting from the proposed use exceeds volumes that would be generated by residential development according to the current RR-2 zone.
63. Staff find that proposed development will likely accelerate deterioration of Powers Avenue due to the added traffic generated by the use.
64. Increased traffic may also introduce additional safety hazards through the potential for more conflicts between vehicles and bikes and pedestrians.
65. To mitigate these impacts, staff recommends conditions of approval that require the applicant to provide a 24-foot-wide paved section with 2-foot aggregate shoulders on Powers Avenue from the west property line of the subject parcel to Scenic Drive given the existing right-of-way and other constraints elsewhere in the corridor. The asphalt and base

rock thickness section for this widening shall follow Primary Local Standards (**Condition of Approval P-12**).

66. Existing mailboxes, utility pedestals, and a power pole on the along the Powers Ave subject property frontage may also need to be relocated in association with the required road improvements.

67. A City of Albany fire hydrant is located 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 required road improvements associated with the proposed development. The replacement hydrant will be required to comply with the guidelines identified by the AASHTO Roadside Design Guide. The design and location of the hydrant must be approved by 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 as outlined in **Condition of Approval P-5**.

#### **Transportation and Road Improvement Conclusions**

An analysis of trips generated by the proposed use was performed by two different traffic engineering firms; one based on the size of the proposed church (sanctuary building) the other based on proposed number of seats. Taken together, these studies show a range of expected new trips on Powers Avenue resulting from the proposed development.

Public Works staff evaluated both traffic reports and concluded 505 trips will move through the west intersection, and 990 trips will move through the east intersection. The proposed development will increase traffic on Powers Avenue to levels that exceed what is expected for a Primary Local Road. The proposed development will increase wear and tear on the road compared to residential development. This means major pavement maintenance will be required more frequently, but it is not expected to create an undue burden on the physical structure of the road.

As stated above, increased traffic may introduce additional safety hazards through conflicts between vehicles and bicyclists and pedestrians that use Powers Avenue. In the report to the Planning Commission, Staff recommended a condition of approval that would require a 4-foot wide paved shoulder along the entire south side of Power Ave from Oak Grove to Scenic Drive to mitigate this safety concern. Based on information and analysis provided in the respective traffic reports, Staff conclude that the greatest traffic impact and potential for conflicts are likely to occur on the eastern leg of Powers Avenue. In response, Staff propose revised conditions that would require road improvements, including a widened pavement section along the site's frontage to Scenic Drive (**Condition of Approval P-12**).

Staff recommend denial of the application if this, or a similar Condition of Approval is not applied to enhance safety for pedestrians and bicyclists along Powers Avenue in response to the increased amount of vehicle traffic the church would generate.

#### **Overall Recommended Findings**

The record demonstrates that the site can be adequately served by existing public facilities and required on-site improvements without impacting neighboring properties. Transportation impacts can be addressed through compliance with conditions of

approval for road improvements to enhance safety. Municipal water and fire services are available and local fire department oversight 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.

### **Overall Staff Conclusions**

As conditioned, the proposal satisfies the applicable review criteria.

**Criterion BCC 53.215(3) - The proposed use complies with any additional criteria which may be required for the specific use by this code.**

### **Staff Recommended Findings**

- 68. The application narrative responds to criterion BCC.53.215(3) in **Attachment B.9** as well as in their original application materials provided in **Attachment K**.
- 69. Applicable review criteria from BCC Chapter 53 are addressed previously in this report and there are no additional review criteria that apply to this proposal.
- 70. The proposed development would be required to comply with all applicable development standards in addition to complying with any conditions of approval.

### *Stormwater, Drainage, Erosion Control, and Natural Features*

- 71. Public testimony as well as comments made by some Planning Commissioners during deliberations on the proposal raised concerns that the proposed use would change drainage patterns that would negatively affect adjacent properties.
- 72. The proposed development must comply with applicable Benton County stormwater management and erosion control standards, which are found in BCC Chapter 99.
- 73. Compliance with those standards is not evaluated through the conditional use permit review process, but if the conditional use permit application is approved, compliance with standards will be ensured through the subsequent development review process.
- 74. Prior to construction, the applicant will be required to obtain a DEQ 1200-C Construction Stormwater Permit. 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. These permitting requirements address erosion control, sediment management, and post-construction stormwater runoff **(Conditions of Approval P-9 - 12)**.
- 75. 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.

## **Staff Conclusions**

Other than the review criteria in BCC Chapter 53, there are no other review criteria applicable to the proposed Conditional Use Permit application. Conformance with applicable review criteria has been addressed throughout this report. If the Conditional Use Permit is approved, subsequent review would occur to ensure any development complies with applicable development standards such as siting standards and building and fire codes.

As conditioned, the application satisfies applicable review criteria.

## **BCC 53.220 - Conditions of Approval**

Benton County Code 53.220 states,

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:

- (1) Size and location of site.
- (2) Road capacities in the area.
- (3) Number and location of road access points.
- (4) Location and amount of off-street parking.
- (5) Internal traffic circulation.
- (6) Fencing, screening and landscape separations.
- (7) Height and square footage of a building.
- (8) Signs.
- (9) Exterior lighting.
- (10) Noise, vibration, air pollution, and other environmental influences.
- (11) Water supply and sewage disposal.
- (12) Law enforcement and fire protection.

## **Staff Recommended Findings**

The condition of approval topics identified in BCC 53.220(1) through (12) were considered by Staff when evaluating the proposal. As necessary to ensure conformance with applicable review

criteria, Staff have recommended conditions of approval, which are provided at the end of this report.

### **Staff Conclusions**

Recommended conditions of approval are provided at the end of this report. Application of these or similar conditions is necessary to ensure conformance with applicable review criteria. Without the application of these conditions, Staff would recommend the application be denied.

### **Overall 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 Board of Commissioners with respect to the Conditional Use Permit application:

#### **Option 1) Approve with Conditions**

#### **Option 2) Approve with Revised Conditions**

#### **Option 3) Deny the request**

With the recommended conditions of approval, Staff concluded that the proposal satisfies all applicable review criteria and recommend the Board of Commissioners choose option 1 and approve the request subject to conditions of approval provided in this report.

### **Staff Recommended Conditions of Approval**

#### **General Conditions of Preliminary Approval**

1. The applicant must satisfy all preliminary approval conditions prior to issuance of operating approval.
2. The applicant must maintain compliance with all operating approval conditions. The Community Development Department is responsible for objectively assessing compliance with all conditions of approval and, after all preliminary approval conditions are met, will issue a letter of operating approval.
3. Physical development of the property shall be limited to the approved use, consistent with the conditions of preliminary and operating approval.

#### **Conditions of Preliminary Approval**

- P-1. **Conformance with Approved Plans and Other Development Standards:** All development on the subject property shall be substantially consistent with the approved site plan and supporting materials submitted with the applicant's appeal request and conform to conditions of approval. Modifications or additional structures shall be reviewed by the Planning Official for compliance with this land use approval. Additionally, all development must comply with applicable development standards,

including, but not limited to, those in BCC Chapter 63 – Rural Residential Zone, BCC 91 – Specific Use Standards, and BCC 99 – General Development Standards.

- P-2. **Parking Requirements:** Prior to issuance of a Certificate of Occupancy for construction of the main church building (the sanctuary building), the applicant shall construct at least the minimum amount of parking required by the Benton County Code, but no more than the 261 spaces proposed with this application.
- P-3. **Landscaping Requirements:** The applicant shall establish landscaping in general conformance with the landscape plan prepared by Laurus Designs, LLC and dated June 11, 2026, and included with the applicant's materials submitted on appeal.

Prior to issuance of a Certificate of Occupancy for construction of the main church building, the applicant shall submit a letter of completion to the Benton County Community Development Department, prepared by a certified Landscape Architect, documenting all required landscaping has been established.
- P-4. **Lighting Standards:** Prior to issuance of a Certificate of Occupancy the applicant shall submit a final exterior lighting plan demonstrating that all exterior lighting will be shielded, downward-directed, and designed to avoid glare or light spillover onto adjacent properties or public roadways. Light spillover shall not exceed 0.5 foot-candles at any property line abutting residential developed property, as demonstrated by a final lighting/photometric plan.
- P-5. **Fire Protection:** Prior to issuance of building permits, all fire suppression, hydrant spacing, fire flow, and emergency vehicle access requirements shall be approved by the Albany Fire Department.
- P-6. **DEQ WPCF Permit:** Prior to issuance of building permits, the applicant shall obtain a Water Pollution Control Facility (WPCF) permit, if required, from the Oregon Department of Environmental Quality (DEQ) based on design flow.
- P-7. **Septic Permit:** Prior to issuance of building permits, the applicant shall obtain approval from the Benton County Environmental Health Division for all required septic permits to support the authorized structure(s) proposed for construction.
- P-8. **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.
- P-9. **Erosion and Sediment Control Permit:** Prior to initiation of ground disturbing activities, the applicant shall:
  - a. Obtain approval for a 1200-C Permit from the Oregon Department of Environmental Quality (DEQ).
  - b. Obtain approval for an Erosion and Sediment Control permit from the Benton County Public Works Department.
- P-10. **Stormwater Management Permit:** The applicant shall obtain approval for a Stormwater Management (SWM) permit from the Benton County Public Works Department.

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.

**P-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 obtain approval for an Oregon Department of Environmental Quality (DEQ) 1200-C Construction Stormwater Quality Permit.

**P-12. Road Improvements:** The applicant shall survey, design, and construct roadway improvements to Powers Avenue between a point ~50 to the west of the westerly line of the subject property and Scenic Drive.

- a. The improvements shall consist of a 24-foot wide Hot-Mix Asphalt Concrete (HMAC) paved section with 2-foot crushed aggregate shoulders. Roadway improvements may also require modification of existing drainage facilities.
- b. The asphalt and crushed aggregate base (CAB) thickness section for this widening shall follow Primary Local Road Standards (3 inches of HMAC over 10 inches of CAB).
- c. The applicant shall design and construct Powers Avenue drainage ditches, stormwater conveyances, detention/treatment facilities, and connections to off-right of way conveyances to accommodate runoff using Benton County Development Code Chapter 99 and ODOT standards, details and methodologies.
- d. The applicant shall provide calculations, design, and specifications for all proposed public infrastructure to Benton County Public Works Staff for review and approval.
- e. Construction and post-construction storm drainage discharge shall conform to the standards and tenets established by Oregon Drainage Law and shall conform to all Oregon Department of Environmental Quality and Benton County Stormwater Support Documents, erosion and sediment control details, and best management practices.

**P-13. Road improvements or Security:** Prior to issuance of operating approval, the applicant shall fulfill **ONE** of the following **TWO** options to meet the required road improvements identified in Condition of Approval P-111:

- 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 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.

P-14. **Right-of-Way Dedication:** The applicant shall dedicate right-of-way, along the south side of NW Powers Avenue, sufficient to meet the minimum 50-foot right-of-way standard. The length of the right-of-way dedication shall be equal to the entire subject property frontage on this road. The right-of-way dedication shall be reviewed, and approved by, the Benton County Public Works Department prior to issuance of operating approval.

P-15. **Road Approach:** The existing field approaches providing access from NW Powers Avenue to the subject property shall be removed at the time the road approach for the new entrance is established. The new road approach entrance shall serve as the construction entrance to the site. Other construction entrances are not permitted.

- a. The existing residential road approach shall be modified to accommodate two-way traffic.
- b. To prevent cut-through traffic for access and egress, knock-down bollards, a chain gate, or a knox-box gate shall be installed in the throat of the connecting interior road between the existing residence and the main parking lot.
- c. The applicant shall obtain approval for Road Approach Permits for all new road approaches, and/or modifications to existing road approaches, providing access from NW Powers Avenue to the subject property.

P-16. **Deed Consolidation:** Prior to issuance of any building or septic permit, the applicant shall record a deed consolidating the subject property (currently described as "Parcel 1" and "Parcel 2" on the current deed, Document Number 2023-640923) into a single legal parcel. Proof of recordation shall be provided to the Benton County Community Development Department.

P-17. **Water Service:** Water service shall be provided, and approved by, the City of Albany. Any on-site storage tank and pumping infrastructure shall be installed prior to issuance of a Certificate of Occupancy for the main church building.

P-18. **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 Benton County Assessment Department (541-766-6855) to determine the amount due.

### **Conditions of Operating Approval**

O-1. **Stormwater Management Long-Term Maintenance Agreement:** The applicant shall maintain on-site stormwater management in compliance with a Stormwater Management Long-Term Maintenance Agreement approved by the Benton County Public Works Department.



**O-2. Daycare:**

- a. Any daycare established on the subject property must substantially conform with this land use approval (Planning File LU-25-067) and all applicable conditions of approval.
- b. The applicant shall obtain all applicable approvals and comply with all applicable requirements of the Oregon Department of Early Learning and Care (DELIC) for the operation of a daycare. Any improvements required by DELIC must also comply with Benton County development standards.
- c. The applicant shall obtain all applicable approvals and comply with all applicable requirements of Benton County – including but not limited to, Planning Division land use approvals, Building Division and State of Oregon construction standards, Environmental Health Division food and wastewater standards, etc. – for the operation of a daycare.

**O-4. Outdoor Amplified Sound and Outdoor Activities**

- a. Outdoor amplified sound shall be limited to the areas immediately adjacent to the approved Phase I worship and multi-purpose building and shall not be directed toward adjacent residential properties.
- b. Outdoor amplified sound activities shall occur only between 7:00 a.m. and 9:00 p.m. except for arrival, departure, parking lot circulation, emergency access, maintenance, or activities necessary for safe site operation.

**O-5 Lighting Hours:** Parking lot and exterior site lighting shall be turned off or reduced to security-level lighting no later than 10:30 p.m., or within 30 minutes after the conclusion of an evening activity, whichever is later. Security lighting, emergency lighting, and lighting necessary for safe building access and egress may remain in operation, provided such lighting is shielded and downward directed.



**Attachment A.1**  
**Engineering & Survey Division**

Office: (541) 766-6821

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360 SW Avery Avenue.

Corvallis, OR 97333

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**DATE:** June 17, 2026

**TO:** Bob Richardson  
Benton County Community Development Director

**FROM:** Laurel Byer, PE, County Engineer  
Gordon Kurtz – Associate Engineer  
Benton County Public Works

**RE:** **LU-25-067 – Conditional Use Permit**  
**Appeal to Board of Commissioners**  
**Owner / Appellant: Northside Christian Church**  
**Situs Address: 4500 Powers Avenue NW**  
**County Road: # 25300 – MP 0.34 – 0.58**  
**T10S – R4W – Section 26B – Tax Lot 600**

This memo is to provide comments for Community Development Planning staff regarding the above referenced appeal and supplemental information provided to County staff by the appellant on June 16, 2026.

Staff wishes to point out a few discrepancies in the supplemental transportation information provided in the Sandow Engineering memo dated June 9, 2026. Benton County Public Works staff was made aware on June 1<sup>st</sup> that traffic counters had been placed in the corridor without staff consultation. The western counter was attached to a speed limit sign and the eastern counter was attached to a power pole, ¼ mile west of the intersection with Scenic Drive. The eastern counter location neglected to include six residential access points that, when using Land Use Code 210 (Single Family Detached Housing) from the ITE Trip Generation Manual could generate up to 54 weekday trips and would have added to the average daily traffic (ADT) identified in the report.

Also, typically a Traffic Impact Analysis would include projected future traffic on Powers given the available developable property and current zoning. A conservative estimate results in 39 acres of property that front Powers Ave that could be partitioned into 2-acre parcels or approximately 19 additional single-family homes. These future trips also factor into determining if the roadway operates within the volume range for a Local Road. Using Land Use Code 210 (Single Family Detached Housing) from the ITE Trip Generation Manual this could generate up to 171 additional weekday trips.

It is unclear from the Sandow Engineering memos which Land Use Code from the Institute of Transportation Engineers Trip General Manual is used for the calculations. The County had an independent traffic engineer produce a Trip Generation Letter based upon the proposed Phase 1 development. They utilized Land Use Code 560 (Church) which included churches that

*At your service,  
every day.*

offered day care or extended care programs during the week. Rather than use the square footage of the building it was determined to be more appropriate to use the number of seats in the trip generation calculation. The DKS Trip Generation Letter found that the proposed church would generate an estimated 270 Sunday peak hour trips, 35 a.m. peak hour trips, 50 p.m. peak hour trips, and 450 weekday trips. It should be noted that the ITE manual noted small sample sizes for the weekday time periods, therefore using a local trip rate for weekday time periods, as recommended in Public Works' original staff report dated March 3, 2026, could be justified.

The County agrees that the trip distribution could be assumed 25% westbound and 75% eastbound. Therefore, with the above observations, Public Works staff conclude the average daily impact to Powers Avenue is as follows:

| Average Daily Trips                        | West Side | East Side |
|--------------------------------------------|-----------|-----------|
| Existing Counts                            | 307       | 513       |
| Additional Counts (to Scenic Dr)           | 0         | 54        |
| Estimated Church Counts                    | 113       | 337       |
| Future Counts (assumes 50/50 distribution) | 85        | 86        |
| Total                                      | 505       | 990       |

Per our previous conversations and email correspondence, Public Works does not believe that the proposal will place an undue burden on public infrastructure as long as the impacts are mitigated as they are currently conditioned. Public Works staff consider the safety of pedestrians and cyclists in the Powers Avenue corridor to be the primary consideration for the proposed development, and this corridor is regularly used by the local residents for pedestrian recreational activities.

The project will likely accelerate the deterioration of Powers Avenue due to added traffic. The existing pavement on Powers is a combination of oil mat, asphalt overlay, and chip seal overlay. The pavement depth varies widely between three and six inches. Both the pavement shoulder and travel lane widths do not meet current standards, and the traffic resulting from the proposed use exceeds volumes that would be generated by residential development according to the current zoning.

Regarding right-of-way needs for the conditioned improvements, a 24' paved section with 2' gravel shoulders and shallow ditches on each side may be able to fit within the existing 40' right-of-way, but additional analysis will need to be completed. The County has not conditioned the applicant to acquire right-of-way.

Please contact me if you have questions.

cc: Gary Stockhoff



## TRIP GENERATION LETTER

DATE: June 9, 2026

TO: Laurel Byer, PE | Benton County

FROM: Scott Mansur, PE, PTOE, RSP1 | DKS Associates  
Jenna Bogert, PE | DKS Associates



SUBJECT: Northside Christian Church Trip Generation Estimate

26784-000

This letter provides the estimated vehicle trip generation for the proposed Northside Christian Church to be located at 4500 Powers Avenue in Benton County, Oregon. The current site proposal includes a 18,902-square-foot, two-story gymnasium building that will accommodate up to 500 seats for Sunday church services. The church will provide daycare services on weekdays (Monday through Friday) from 8:00 am – 5:00 pm for up to 58 children. The proposed church is a conditional use under the current Rural Residential (RR-2) zoning.

### VEHICLE TRIP GENERATION

Trip generation is the method used to estimate the number of vehicles that are added to the Benton County roadway network by the proposed church land use during a specified period. The periods evaluated in this analysis are listed below.

- the morning peak hour on a Sunday (peak hour during a church service)
- the weekday a.m. peak hour (one hour between 7 a.m. and 9 a.m.)
- the weekday p.m. peak hour (one hour between 4 p.m. and 6 p.m.)
- the average weekday (24-hours)

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition<sup>1</sup>, is the industry standard for calculating vehicle trip generation. For the proposed church, the trip generation rates for Land Use Code 560 (Church) were used and reported in this letter. Per the ITE description of Land Use Code 560, some of the sites surveyed included churches that offered day care or extended care programs during the week. Therefore, Land Use Code 560 was used for all time periods evaluated in this letter; Land Use Code 565 (Daycare Center) was not used to estimate trip generation for the church's proposed daycare services. Land Use Code 560 (Church) has two variables from which vehicle trip generation can be calculated: square footage of the building and number of seats in the church. Based on the Northside Church's decision to proceed

<sup>1</sup> Trip Generation Manual, 12<sup>th</sup> Edition, Institute of Transportation Engineers, 2025.

with Phase 1 only, it would be more appropriate to base the vehicle trips off the number of seats (not square footage).

Therefore, the proposed church is estimated to generate 270 Sunday peak hour trips, 35 a.m. peak hour trips, 50 p.m. peak hour trips, and 450 weekday trips. See Table 1.

**TABLE 1: VEHICLE TRIP GENERATION**

| LAND USE<br>(ITE CODE)                                                      | SIZE                                                                        | SUNDAY PEAK<br>HOUR                   | WEEKDAY A.M.<br>PEAK HOUR <sup>1</sup> | WEEKDAY P.M.<br>PEAK HOUR <sup>1*</sup> | WEEKDAY <sup>1,2</sup>                |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------|
| Church<br>(560)<br><br><i>includes<br/>weekday<br/>daycare<br/>services</i> | 500 seats<br>(Sundays)<br><br><i>58 daycare<br/>students<br/>(weekdays)</i> | 270 trips<br>(0.54 trips per<br>seat) | 35 trips<br>(0.07 trips per<br>seat)   | 50 trips<br>(0.10 trips per<br>seat)    | 450 trips<br>(0.90 trips per<br>seat) |

<sup>1</sup> ITE Trip Generation Manual reported small sample sizes for the weekday time periods (a.m. peak hour, p.m. peak hour, and weekday). Therefore, using local trip rates for the weekday time periods could be justified for those time periods and calculated by collecting counts at similar church locations per the methodology outlined in the ITE Trip Generation Handbook, 3<sup>rd</sup> Edition, Chapter 9.<sup>2</sup>

<sup>2</sup> Weekday vehicle trips (24-hour period) could be generated by on-site activities such as staff meetings, daycare programs, mid-morning small group meetings, evening church services, and evening youth programs.

#### COMPARISON TO ALLOWED USES UNDER CURRENT ZONING

As noted earlier, the church is a conditional use under the current zoning, which is Rural Residential (RR-2). Per the Benton County zoning code, up to nine single family homes could be developed on the subject property based on the size of the property and County development code. Using Land Use Code 210 (Single Family Detached Housing) from the ITE Trip Generation Manual, nine single family homes could generate up to 8 Sunday peak hour trips, 6 a.m. peak hour trips, 8 p.m. peak hour trips, and 82 weekday trips.

Please let me know if you have any questions.

<sup>2</sup> Trip Generation Handbook, 3<sup>rd</sup> Edition, Institute of Transportation Engineers, 2017.

## MEMORANDUM

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**To:** Benton County Board of Commissioners

**From:** Northside Christian Church, Applicant

**Date:** June 17, 2026

**Re:** Applicant's Appeal Memorandum and Revised Findings — LU-25-067, Conditional Use Permit

**Property:** 4500 Powers Avenue NW, Albany, Oregon; Assessor's Map 10-4-26B, Tax Lot 600

### I. Introduction and Requested Action

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Northside Christian Church respectfully submits this memorandum in support of its appeal of the Benton County Planning Commission's denial of File No. LU-25-067, a Conditional Use Permit request to establish a church on property zoned Rural Residential-2 at 4500 Powers Avenue NW.

The applicant respectfully requests that the Board of Commissioners reverse the Planning Commission's denial and approve LU-25-067 for the revised Phase I-only Conditional Use Permit, subject to reasonable and proportional conditions of approval.

This appeal concerns LU-25-067 only. Phase II is not before the Board, and LU-25-066, the parking variance, has been withdrawn.

County staff identified an approval path for LU-25-067. The May 5, 2026, Planning Commission packet included a Supplement Staff Memorandum dated April 7, 2026, from planning staff responding to Applicant's rebuttal. Staff stated that the current application was limited to the Phase I-only Conditional Use Permit, that the proposal satisfied the applicable approval criteria subject to conditions, and that staff continued to recommend approval of LU-25-067 subject to conditions.

For the reasons set forth below, the record supports approval under BCC 53.215, with conditions authorized by BCC 53.220.

### II. Planning Commission Decision and Appeal Issues

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The Planning Commission denied LU-25-067 on May 5, 2026. The Notice of Decision states only that the Commission reconvened, deliberated, and denied the request. It does not identify which approval criteria were found unmet, does not adopt findings explaining the basis for denial, and does not identify substantial evidence supporting denial.

Because the proposal was narrowed before the Planning Commission's final deliberation, the Board's review should be based on the revised Phase I-only proposal and should not rely on impacts associated with withdrawn or speculative future development.

### III. Procedural Background

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The procedural history confirms that the application originally included both the Conditional Use Permit for Phase I and Phase II and parking variance, but the proposal was later narrowed to the Phase I Conditional Use Permit only.

- **December 22, 2025:** The applicant submitted applications for a Conditional Use Permit, LU-25-067, and a parking variance, LU-25-066, for development of a church on the subject property.
- **December 23, 2025:** County staff confirmed that intake was complete and that formal review would begin after payment of the application fees.
- **December 29, 2025:** The applicant paid the required application fees.
- **January 21, 2026:** The County deemed the applications complete.
- **February 10, 2026:** The County mailed notice to owners of property within 1,000 feet of the subject property.
- **February 17, 2026:** Legal notice was published in the *Gazette-Times*.
- **March 9, 2026:** Written testimony submitted by this date was included in the Planning Commission staff report.
- **March 17, 2026:** The Planning Commission held the public hearing.
- **March 17–April 7, 2026:** At the close of the public hearing, the record was left open under the ORS 197.797 “7-7-7” process. The first seven-day period for new evidence and testimony closed on March 24, 2026; the second seven-day period for applicant rebuttal closed on March 31, 2026; and the final seven-day period for applicant final written argument closed on April 7, 2026. The 21-day continuance period concluded on April 7, 2026.
- **March 31, 2026:** During the rebuttal period, the applicant submitted rebuttal testimony revising the proposal to eliminate Phase II and limit LU-25-067 to Phase I only. The request for a parking variance was necessary only for Phase II and as such was no longer applicable. The applicant supported staff’s Phase I-only approval option and accepted staff’s recommended conditions, subject to proposed modifications primarily related to transportation improvements.
- **May 5, 2026:** In the Planning Commission packet, staff confirmed that LU-25-066, the parking variance, had been withdrawn, that the Planning Commission should not consider LU-25-066, and that the current application was limited to LU-25-067 for Phase I only.
- **May 5, 2026:** The applicant submitted written agreement to a 40-day extension of the 150-day review deadline for LU-25-067 to allow additional time for a thorough and orderly review process. Based on the County’s January 21, 2026, completeness determination, the original 150-day deadline was June 20, 2026, and the extended deadline is July 30, 2026.
- **May 5, 2026:** The Planning Commission reconvened, deliberated, and denied LU-25-067.
- **May 7, 2026:** The Notice of Decision was mailed.
- **May 18, 2026:** The applicant timely appealed the denial to the Board of Commissioners.

**IV. Application Before the Board**

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The application before the Board is the revised Phase I-only Conditional Use Permit request. Phase II is not before the Board, and LU-25-066, the parking variance, has been withdrawn. The Board is therefore asked to determine whether the current Phase I proposal satisfies BCC 53.215, subject to conditions authorized by BCC 53.220.

The Board's review should be limited to the impacts and approval criteria applicable to the revised Phase I proposal. References in the original application materials to the Phase II sanctuary, full campus buildout, amphitheater, pickleball courts, playground, expanded outdoor recreational amenities, or parking variance should be treated as background only. Those elements are not included in the approval request now before the Board. Future expansion, including any Phase II sanctuary or additional outdoor recreational amenities, would require separate land use review if pursued and should not be treated as part of the current request.

The current proposal consists of construction of an 18,902-square-foot worship and multi-purpose building, associated parking, a storage structure, and related site improvements. The building would function as the church's worship and multi-purpose facility, with capacity for up to 500 attendees, and would accommodate worship services, youth meetings, offices, classrooms, fellowship space, related church activities, and a potential small weekday childcare program. The Phase I floor plans, included as Exhibit F, show the proposed internal building layout, including the primary assembly/worship area, stage, fellowship area, classrooms, nursery, offices, storage, restrooms, kitchen/pantry, second-floor flex space, and additional offices. Exhibit F is submitted to document the proposed Phase I building program and does not expand the scope of approval beyond the revised Phase I-only Conditional Use Permit request.

The applicant's usage summary indicates that regular church activities would include Sunday morning worship services, Sunday evening youth group, limited staff office hours Monday through Thursday, occasional evening classes or meetings, periodic leadership meetings, men's and women's events, classes or seminars, and occasional weddings and memorials. The applicant also indicates that Northside may decide to operate a small daycare for approximately 30 to 35 children, with associated staffing, Monday through Friday, coordinated with normal business hours.

ORS 215.441(1) identifies childcare as an activity customarily associated with religious practices but excludes private or parochial school education for prekindergarten through grade 12 or higher education. Based on the applicant's description, the potential childcare component would be limited in size and hours, would operate in coordination with the church facility, and is not proposed as a private or parochial school. Accordingly, the childcare component may be evaluated as an associated religious activity within the scope of the current church CUP, subject to conditions limiting the use to the scope described in the record.

The applicant's current church usage information provides an operational profile for the proposed Phase I use. The church anticipates two Sunday morning services, currently scheduled for 8:30 a.m. and 10:15 a.m., with Sunday traffic generally spread between approximately 7:00 a.m. and 11:40 a.m. Sunday evening activities may include middle school youth group at approximately 4:00 p.m.



and high school youth group at approximately 6:00 p.m. Other anticipated activities include occasional adult meetings, four to five staff members on site Monday through Thursday from approximately 9:00 a.m. to 5:00 p.m., occasional evening classes or meetings two to three times per week with approximately 6 to 20 people, limited leadership meetings, men's and women's events, classes or seminars, and occasional weddings or memorials limited to the capacity of the building. Weekday daycare may be pursued in the future and would operate during normal business hours.

The applicant proposes approximately 261 parking stalls for the proposed capacity of up to 500 attendees, exceeding the minimum parking requirement of 189 parking stalls. The applicant also proposes operational and parking management measures to address peak parking demand, including on-site parking management, volunteer parking coordination during peak services or major events, monitoring of parking use, scheduling practices to avoid overlapping high-occupancy activities, carpooling and rideshare support, signage and wayfinding, designation of a parking coordinator, and ongoing monitoring and evaluation. Because the proposed Phase I parking supply satisfies the applicable minimum parking requirement, no parking variance is requested or required for the revised proposal.

### **V. Applicable Criteria**

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BCC 53.215 provides that approval of a Conditional Use Permit must 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 public improvements, facilities, utilities, or services available to the area; and
3. The proposed use complies with any additional criteria required for the specific use by the Code.

These criteria apply to the revised Phase I-only Conditional Use Permit request before the Board. BCC 53.220 authorizes the County to impose conditions to mitigate impacts, meet public service demand, ensure Code compliance, and limit approval to the current proposal. The Conditional Use chapter allows approval where the applicable criteria are satisfied and identified impacts can be reasonably addressed through conditions of approval.

### **VI. Applicant Findings — BCC 53.215(1)**

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BCC 53.215(1) requires a finding that the proposed use does not seriously interfere with uses on adjacent property, the character of the area, or the purpose of the zone.

The Board's compatibility analysis under BCC 53.215(1) should be limited to the revised Phase I proposal. Phase II and future expanded outdoor or recreational uses are not part of the current application and should not be used as a basis for denial.

The current proposal satisfies this criterion.

The subject property is zoned Rural Residential-2. The Rural Residential Zone is intended to provide areas within Benton County where rural residential lifestyles can occur outside recognized urban areas without conflicting with agriculture and forestry uses (BCC 63.005).

The Code also expressly identifies a “church, grange hall, community hall, or other similar non-profit community facility” as a conditional use that may be allowed in the Rural Residential Zone (BCC 63.205(5)). The same conditional use list also allows other community-serving and institutional uses, including parks or recreational facilities, public or private utility facilities, schools, day care centers, residential facilities, and fire stations (BCC 63.205). These provisions demonstrate that the Rural Residential Zone is not limited exclusively to single-family residential use. Rather, the Code allows certain community-serving and institutional uses when the conditional use criteria are satisfied.

Read together, BCC 63.005 and BCC 63.205 demonstrate that churches and similar nonprofit community facilities are not inherently inconsistent with the purpose or character of the Rural Residential Zone. Instead, the Code requires case-by-case review under the conditional use criteria to determine whether the proposed use can operate without serious interference with adjacent uses, area character, or the purpose of the zone.

The surrounding area is generally rural residential in character, with low-density residential development, larger parcels, rural roadways, open space, accessory structures, and rural landscape features. The current proposal does not prevent adjacent or nearby properties from continuing rural residential use, and the record does not demonstrate a conflict with agriculture or forestry uses.

The proposal is limited to the current Conditional Use Permit request and does not include Phase II, the withdrawn parking variance, the original full buildout, or future outdoor recreational amenities. The proposed 18,902-square-foot worship and multi-purpose building will be located on a 19.43-acre property, together with associated parking, a storage structure, and related site improvements. The amount of development proposed is limited relative to the overall site area. The proposal concentrates development within a defined portion of the property and leaves substantial portions of the site undeveloped or available for open space, landscaping, stormwater facilities, buffers, and required setbacks. This limited development footprint helps maintain the rural residential character of the area and reduces potential visual, noise, lighting, and activity impacts on surrounding properties.

Compatibility with adjacent rural residential uses is addressed through the applicant’s proposal. The proposal provides on-site parking in excess of the minimum required for the proposed capacity of up to 500 attendees, includes internal circulation to manage vehicle movement on site, and is supported by operational and parking management measures addressing volunteer parking coordination, service scheduling, signage and wayfinding, and monitoring parking demand. Exterior lighting is proposed to be shielded and downward directed to reduce glare and light spillover. Landscaping and screening are included to soften views of parking and site improvements from surrounding properties and the public roadway. Parking demand is accommodated on site, and the proposal does not rely on overflow parking on Powers Avenue or nearby public roads. Because Phase II and future expanded outdoor or recreational uses are excluded from the current request, concerns related to those future uses can be addressed through a condition requiring separate County review before any such expansion occurs.

Public testimony expressed concern that the proposal would change the rural residential character of the area. The applicant respects those concerns. However, BCC 53.215(1) does not prohibit all change. The standard is whether the proposed use will seriously interfere with adjacent uses, the character of the area, or the purpose of the zone. Because churches and similar nonprofit community facilities are conditionally allowed in the RR-2 zone, the relevant question is not whether

the use is identical to surrounding residential uses, but whether the specific proposal can operate compatibly with the area.

Based on the limited Phase I scope, the 19.43-acre site, on-site parking, internal circulation, lighting controls, landscaping and screening, parking management measures, and required separate review for future expansion, the proposed use will not seriously interfere with adjacent uses, the character of the area, or the purpose of the RR-2 zone. Criterion 1 is satisfied.

### **VII. Applicant Findings — BCC 53.215(2)**

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BCC 53.215(2) requires a finding that the proposed use does not impose an undue burden on public improvements, facilities, utilities, or services available to the area.

The revised Phase I proposal satisfies this criterion. Because the Phase II sanctuary, expanded outdoor amenities, and parking variance are no longer part of the request, the public facilities analysis should not be based on full-buildout assumptions. The relevant question is whether the revised Phase I proposal imposes an undue burden on public improvements, facilities, utilities, or services available to the area.

#### **A. Transportation and Road Capacity**

Transportation impacts must be evaluated based on the revised Phase I proposal only. The applicant does not dispute that transportation capacity, access, and safety are relevant under BCC 53.215(2) and BCC 53.220. The applicant accepts reasonable transportation-related conditions proportional to the impacts of Phase I addressing safe site access, road approach permits, internal circulation, emergency access, frontage right-of-way dedication, and parking management.

However, the record does not establish that corridor-wide reconstruction or widening of Powers Avenue from NW Scenic Drive to NW Oak Grove Drive is necessary or proportional to the impacts of Phase I.

Sandow Engineering's March 31, 2026, response states that Powers Avenue is classified as a Primary Local Road in the Benton County Transportation System Plan, with applicable design parameters including fewer than 700 average daily trips and fewer than 100 design-hour vehicles. Sandow estimated that Phase I would generate approximately 128 weekday daily trips, 588 Sunday daily trips, and approximately 194 site-generated trips on a seven-day average. With Phase I, projected traffic volumes would be approximately 295 vehicles per day west of the site and 585 vehicles per day east of the site, below the 700 ADT threshold identified for a Primary Local Road.

Staff acknowledged the applicant's trip generation analysis but noted concerns regarding peak trip timing, assembly use, and existing roadway constraints. Those considerations may be relevant, but they do not independently establish an undue burden under BCC 53.215(2). Staff's position appears to rely, at least in part, on the fact that Phase I will add trips to the existing roadway system. Added trips alone, however, do not justify denial or off-site roadway improvements. The record must show that the revised Phase I proposal will cause a specific capacity, safety, or operational deficiency under applicable adopted standards.

The County must connect any required off-site improvement to impacts caused by the revised Phase I proposal, supported by substantial evidence and applicable adopted standards. Generalized concerns on anecdotal evidence about existing roadway constraints, existing

pedestrian activity, or potential future expansion are not a sufficient basis to deny the current application or require improvements beyond those reasonably related to Phase I impacts.

The applicant's rebuttal memorandum explained that the Public Works roadway condition would require improvements beyond the project frontage, apply a hybrid roadway standard beyond the current functional classification standard, and address broader, pre-existing corridor conditions rather than impacts attributable to the current proposal. The condition also appears to require a gravel shoulder intended, at least in part, to accommodate pedestrian activity along Powers Avenue. The applicant acknowledges that pedestrians may currently use Powers Avenue; however, that existing informal use does not convert the roadway into a pedestrian facility or justify corridor-wide pedestrian improvements that are not required by the roadway's adopted functional classification.

Conditions of approval must mitigate impacts attributable to the proposed use and must be roughly proportional to those impacts. They should not be used to retrofit pre-existing roadway conditions, address broader corridor deficiencies, or create a higher-level pedestrian facility unrelated to the revised Phase I proposal.

The Board may impose reasonable transportation conditions for the revised Phase I proposal, including conditions related to safe site access, road approach permits, emergency access, internal circulation, frontage right-of-way dedication, and parking management. However, the record does not support using the Phase I CUP to require corridor-wide roadway reconstruction, widening, or financial assurance for improvements intended to address pre-existing roadway conditions, broader corridor deficiencies, or impacts associated with Phase II or other development that is not currently proposed.

### **B. Parking**

The current proposal complies with applicable parking standards and does not require a variance.

Staff found that the current proposal requires 189 parking spaces under BCC 91.605 and that the applicant proposes approximately 261 parking stalls. Staff therefore found that the proposal exceeds the minimum parking requirement and complies with the applicable parking standards.

The applicant also proposes operational and parking management measures to address peak parking demand, including carpooling and rideshare support, volunteer parking coordination, service scheduling, signage and wayfinding, designation of a parking coordinator, and monitoring and evaluation. These measures address public testimony concerning overflow parking, overlapping parking demand, and road safety.

Because LU-25-066 has been withdrawn and the current Phase I proposal complies with the applicable parking standard, parking does not provide a basis to deny LU-25-067.

### **C. Wastewater, Septic, and Water Service**

Wastewater, septic, and water service will be addressed through final design, agency review, and applicable permit approvals.

The staff report noted that Environmental Health identified the potential need for a Water Pollution Control Facilities permit from the Oregon Department of Environmental Quality if final design flows exceed 2,500 gallons per day. The applicant accepts a condition requiring any required Oregon Department of Environmental Quality permit approval based on final wastewater design flow. The applicant also accepts conditions requiring septic system approval

by the applicable reviewing authority and protection of approved primary and reserve drainfield areas from grading, compaction, or disturbance during construction.

The applicant submitted engineering evidence from Udel Engineering and GSI Water Solutions addressing septic capacity and groundwater protection. Udel estimates the Phase I peak Sunday septic demand at 4,200 gallons per day and weekday demand at approximately 900 gallons per day. Benton County Environmental Health previously approved onsite septic disposal field areas based on a 5,175-gallon-per-day peak design flow, and GSI evaluated the system at that design flow and concluded that it would comply with Oregon groundwater protection rules if designed to the modeled treatment assumptions.

Water service, fire flow, and related water infrastructure will be coordinated with the applicable service providers and reviewed before occupancy. These technical requirements can be verified through final design, agency review, and permit approval.

Accordingly, wastewater, septic, and water service requirements can be addressed through standard conditions of approval and do not establish noncompliance with BCC 53.215(2). The record contains engineering evidence demonstrating that the anticipated Phase I septic demand can be served on site, subject to any required Oregon Department of Environmental Quality Water Pollution Control Facilities permit, final engineered design, approval by the applicable reviewing authority, and protection of approved primary and reserve drainfield areas.

### **D. Stormwater and Drainage**

Stormwater and drainage will be addressed through engineered stormwater design, erosion control requirements, applicable Oregon Department of Environmental Quality permitting, Benton County erosion and sediment control review, Benton County stormwater management review, and a recorded long-term maintenance agreement.

The applicant's proposed conditions include obtaining a Oregon Department of Environmental Quality 1200-C Construction Stormwater Quality Permit, if required; obtaining a Benton County Erosion and Sediment Control Permit before ground-disturbing activities; obtaining a Benton County Stormwater Management Permit where impervious area exceeds one-quarter acre; and recording a Long-Term Maintenance Agreement before building permit issuance or before work begins on the drainage system, as applicable.

Udel Engineering also concluded that Phase I stormwater can be managed through onsite detention, flow control, water quality facilities, County stormwater review, erosion control permitting, and long-term maintenance requirements.

These requirements provide a clear permitting and compliance pathway and do not establish noncompliance with BCC 53.215(2). The record does not show that Phase I will create an unmitigated drainage or stormwater impact.

### **E. Fire Protection and Emergency Access**

Fire protection and emergency access have already been preliminarily coordinated with the Albany Fire Department Fire Marshal through review of the preliminary plans. Final fire protection requirements will be confirmed through the building permit process before construction and occupancy.

The applicant accepts conditions requiring fire suppression, hydrant spacing, fire flow, emergency vehicle access, and related fire protection requirements to be reviewed and approved by the Albany Fire Department before building permit issuance. These requirements

ensure that adequate emergency access and fire protection infrastructure will be provided before the building is occupied.

Accordingly, fire protection and emergency access can be addressed through Fire Department review and building permit conditions before the Phase I building is occupied.

Based on the Phase I transportation analysis, parking supply, engineering evidence regarding septic capacity and stormwater management, and conditions requiring final agency review and applicable permits, the revised Phase I proposal will not impose an undue burden on public improvements, facilities, utilities, or services available to the area. Criterion 2 is satisfied.

### **VIII. Applicant Findings — BCC 53.215(3)**

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BCC 53.215(3) requires compliance with any additional criteria required for the specific use by the Code.

The current proposal satisfies BCC 53.215(3). The revised Phase I proposal complies with the applicable parking, siting, access, internal circulation, building height, landscaping, lighting, and signage standards, or will be required to demonstrate compliance through final agency review, building permit review, and conditions of approval. Conditions may require final approval of fire protection, emergency access, water service, wastewater/septic facilities, stormwater management, erosion control, and other applicable permits before construction or occupancy.

ORS 215.441(1) requires counties to allow the reasonable use of church property for activities customarily associated with religious activity, including worship services, religion classes, weddings, funerals, meal programs, and childcare, but not private or parochial school education for prekindergarten through grade 12 or higher education. Although the statute does not use the term “accessory use,” it recognizes that these activities may be reasonably conducted on property where a church or other nonresidential place of worship is allowed.

The proposed Phase I activities, including worship services, religious education, meetings, fellowship activities, weddings, funerals, meal-related activities, and church-operated childcare, should therefore be evaluated as activities associated with the principal church use rather than as separate primary uses. The applicant supports conditions requiring associated activities to be operated by the church or an affiliated ministry, located on the same property, supportive of the church’s religious or educational mission, subordinate and incidental to the principal church use, and subject to applicable licensing or permitting requirements.

Staff evaluated the current proposal independently and found that it complies with applicable parking standards and may proceed subject to conditions. Staff also addressed internal circulation, emergency access, landscaping, building height, signage, and lighting. Final compliance with applicable standards can be verified through conditions, building permit review, and applicable agency review.

The application materials address Chapter 91 parking and loading standards, landscaping and screening, lighting, and noise. Final compliance can be verified through conditions, building permit review, and applicable agency review.

The applicant’s March 31 rebuttal memorandum further accepted or proposed conditions addressing deed consolidation, minimum parking before occupancy, right-of-way dedication, road approach permits, water service, fire protection, Oregon Department of Environmental Quality Water Pollution Control Facilities permitting if required, septic area protection, Oregon Department of Environmental Quality 1200-C permitting, Benton County erosion and sediment control

permitting, Benton County stormwater management permitting, long-term stormwater maintenance, taxes, western access restrictions, and Oregon Department of Early Learning and Care compliance for any child care operation.

Accordingly, the applicant submits that the revised Phase I proposal satisfies BCC 53.215(3). The proposal complies with applicable standards or will be required to demonstrate compliance through final agency review, building permit review, and conditions of approval. Approval of LU-25-067 does not approve the withdrawn parking variance, Phase II sanctuary, expanded worship capacity, amphitheater, pickleball courts, playground, or other expanded outdoor assembly or recreational uses. Any such future development or expansion would require separate County review or modification approval as required by the Benton County Code.

### **IX. Applicant Response to Public Testimony**

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The applicant acknowledges and respects the concerns raised by neighboring property owners. Public testimony focused on traffic, safety, rural character, environmental impacts, and project scale. Staff recognized these concerns in the May 5, 2026, staff report. Those concerns should be evaluated against the revised Phase I proposal now before the Board, not the original full-buildout concept or withdrawn parking variance.

#### **A. Scale Concerns**

Public testimony describing the proposal as a full campus generally responds to elements that are no longer proposed. The current request is limited to Phase I. Future sanctuary construction, expanded worship capacity, outdoor assembly areas, or recreational amenities would require separate County review or modification approval.

#### **B. Parking Concerns**

Public testimony raised concerns about parking overflow, overlapping parking demand, and safety on Powers Avenue. Staff found that the current proposal requires 189 parking spaces and proposes approximately 261 spaces. Because LU-25-066 has been withdrawn and the current proposal complies with BCC 91.605, parking does not provide a basis to deny LU-25-067. Conditions may require construction of parking before occupancy, prohibit overflow parking, and require parking management.

#### **C. Traffic and Road Safety Concerns**

Traffic and road safety concerns are relevant under BCC 53.215(2) and BCC 53.220 to the extent such concerns relate to the proposed impacts of the project and not broader, pre-existing conditions. The record does not establish that the current proposal requires corridor-wide reconstruction or widening of Powers Avenue from NW Scenic Drive to NW Oak Grove Drive.

The applicant accepts reasonable transportation-related conditions proportional to the proposed impacts of Phase I addressing safe site access, emergency access, road approach permits, internal circulation, frontage right-of-way dedication, and parking management. As described in detail in the legal memorandum prepared by the applicant's attorney, Oregon and federal law does not support that the broader corridor improvements or addressing pre-existing roadway issues. Such conditions are unreasonable and unlawful.

### **D. Rural Character Concerns**

The applicant recognizes that the area has rural residential character. The Code also allows churches and similar nonprofit community facilities in the RR-2 zone through conditional use review. The standard is not whether the use will be noticeable or whether the property will remain unchanged; the standard is whether the current proposal will seriously interfere with adjacent uses, the character of the area, or the purpose of the zone.

The current proposal is limited to an 18,902-square-foot worship and multi-purpose building, associated parking, a storage structure, and related site improvements on a 19.43-acre property. The proposal includes on-site parking that exceeds the minimum required parking standard, internal circulation to manage vehicle movement on site, and a Transportation Demand Management Plan addressing parking coordination, service scheduling, signage and wayfinding, and monitoring of parking demand. The current proposal does not include the Phase II sanctuary, amphitheater, pickleball courts, or other future outdoor recreational amenities that were part of the original full buildout concept.

These project features, together with separate County review for any future expansion or additional use not approved through LU-25-067, support a finding that the current proposal will not seriously interfere with the functional rural residential character of the area.

### **E. Noise, Lighting, and Outdoor Activity Concerns**

Noise, lighting, and outdoor activity concerns are relevant to the compatibility analysis under BCC 53.215(1). However, the application currently before the Board is limited to the revised Phase I proposal and does not include the Phase II sanctuary, amphitheater, pickleball courts, or other future outdoor recreational amenities included in the original full buildout concept.

The proposed use is limited to the worship and multi-purpose building and related church activities. Exterior lighting is proposed to be shielded and downward-directed, and conditions of approval require all outdoor lighting to be top-mounted, shielded, and directed downward to prevent glare and light spillover onto adjacent properties or public roadways. Freestanding light fixtures are limited to a maximum height of 30 feet.

To further address compatibility concerns, conditions of approval may limit outdoor amplified sound and require non-security lighting to be turned off after evening activities conclude. Based on the current scope of the application, and with conditions limiting approval to the Phase I improvements and regulating outdoor noise and lighting impacts, the record does not show that noise, lighting, or outdoor activity associated with the proposed use will seriously interfere with adjacent uses, the character of the area, or the purpose of the zone.

### **F. Septic, Drainage, and Environmental Concerns**

Public testimony raised concerns regarding septic capacity, drainage, stormwater runoff, wetlands, and environmental protection. The current proposal is subject to Environmental Health review, DEQ review if required, stormwater management review, erosion and sediment control permitting, and long-term stormwater maintenance requirements. The applicant has also submitted engineering evidence addressing septic capacity, groundwater protection, and stormwater management including the Udell Engineering & Land Surveying memorandum dated May 28, 2026, included as Exhibit D. The Udell memorandum states that the proposed peak



septic demand is 4,200 gallons per day, compared to the previously evaluated 5,175-gallon-per-day design flow, and that the final septic design will be prepared by a registered professional engineer and reviewed and permitted by DEQ before installation. The memorandum also states that stormwater from new impervious surfaces will be managed through detention, flow control, and water quality treatment consistent with Benton County and Oregon DEQ standards. The need to obtain applicable permits before construction, occupancy, or ground disturbance does not establish noncompliance with BCC 53.215. Rather, it confirms that these matters will be reviewed and verified through the required permitting process.

### **G. Alternative Site Comments**

Some comments suggested that the church should be located elsewhere or use an existing building. The applicable criteria require review of the application submitted for the subject property. The perceived availability or desirability of alternative sites is not an approval criterion for LU-25-067.

### **X. Applicant Findings — BCC 53.220 Conditions of Approval**

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BCC 53.220 authorizes conditions to mitigate impacts, meet public service demand, and ensure Code compliance. Conditions may address the matters raised in the record, including access, parking, circulation, lighting, landscaping, stormwater, wastewater, fire protection, and future expansion. Conditions should be tied to impacts of the revised Phase I proposal and should not require improvements, financial assurances, or mitigation for impacts associated with Phase II, the original full-buildout campus, or broader pre-existing public facility deficiencies.

### **XI. Applicant's Proposed Conditions of Approval**

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The applicant requests approval of LU-25-067 subject to conditions substantially consistent with the following:

- 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 the revised Phase I development, consisting of the 18,902-square-foot worship and multi-purpose building, associated parking, storage structure, access, and related site improvements.
- 4. Lighting Plan.** Prior to issuance of building permits, the applicant shall submit a final exterior lighting plan demonstrating that all exterior lighting will be shielded, downward-directed, and designed to avoid glare or light spillover onto adjacent properties or public roadways.
- 5. Parking Requirements:** 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.
- 6. Frontage Improvements and Road Dedication:** The applicant shall dedicate five feet of right-of-way along the subject property frontage on Powers Avenue NW. Required frontage

improvements shall be limited to the subject property frontage only and shall consist of widening along the frontage to increase the south travel lane to 10 feet, with a 2-foot gravel shoulder, conforming to the applicable Primary Local Roadway standard, as approved by the County Engineer.

7. **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.
8. **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.
9. **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.
10. **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 daily sewer discharge design flow.
11. **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.
12. **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.
13. **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.
14. **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.

**15. 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 knock-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 Long-Term Maintenance:** The applicant shall maintain onsite stormwater management in compliance with Public works form.
3. **Associated Religious Activities / Child Care.** Activities customarily associated with the approved church use, including worship services, religion classes, weddings, funerals, meal programs, and childcare, may occur in connection with the approved Phase I use, subject to these conditions of approval. The applicant shall comply with Oregon Department of Early Learning and Care (DELIC) for the operation of a daycare.
4. **Outdoor Amplified Sound and Outdoor Activities.**
  - a. Outdoor amplified sound shall be limited to the areas immediately adjacent to the approved Phase I worship and multi-purpose building and shall not be directed toward adjacent residential properties.
  - b. Outdoor amplified sound activities shall occur only between 7:00 a.m. and 9:00 p.m., except for arrival, departure, parking lot circulation, emergency access, maintenance, or activities necessary for safe site operation.
5. **Exterior Lighting.** All exterior lighting, including parking lot, building-mounted, pathway, and security lighting, shall be shielded, downward-directed, designed, located, and operated to avoid glare or light spillover onto adjacent developed properties. Light spillovers shall not exceed 0.5 foot-candles at any property line abutting residential developed property, as demonstrated by a final lighting/photometric plan.
6. **Lighting Hours.** Parking lot and exterior site lighting shall be turned off or reduced to security-level lighting no later than 10:30 p.m., or within 30 minutes after the conclusion of an evening activity, whichever is later. Security lighting, emergency lighting, and lighting necessary for safe building access and egress may remain in operation, provided such lighting is shielded, and downward directed.

## **XII. Conclusion**

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The revised Phase I proposal satisfies the applicable Conditional Use Permit criteria in BCC 53.215. The application before the Board is limited to LU-25-067 for Phase I only. LU-25-066 has been withdrawn, Phase II is not before the Board, and the proposal complies with applicable parking standards without a variance.

Matters related to access, parking management, traffic, lighting, noise, landscaping, stormwater, wastewater, fire protection, and future expansion can be addressed through the applicant's proposal, applicable permitting requirements, and conditions authorized by BCC 53.220. Conditions limiting approval to Phase I and requiring separate review for future expansion directly address public testimony concerning scale, intensity, parking, outdoor activities, and future campus development.

The applicant respectfully requests that the Board of Commissioners reverse the Planning Commission's denial and approve LU-25-067 for the revised Phase I-only proposal, subject to reasonable and proportional conditions of approval.

## **XIII. Exhibits**

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- A. Sandow Engineering Additional Transportation Information, dated June 9, 2026
- B. Legal Memorandum from Saalfeld Griggs PC, dated June 10, 2026
- C. Revised Phase I Site Plan, dated June 11, 2026
- D. Udell Engineering Septic Capacity and Stormwater Management Memorandum, dated May 28, 2026
- E. Preliminary Landscape Plans prepared by Laurus Designs, LLC, dated June 11, 2026
- F. Phase I Floor Plans prepared by Varitone Architecture, LLC, dated May 26, 2026

# SANDOWENGINEERING

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DATE: June 9, 2026

TO: Benton County Planning Commission

FROM: Kelly Sandow P.E.  
Sandow Engineering



RENEWAL 06/30/26

RE: LU-25-066 and LU-25-067 Northside Church-Additional Information

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This memorandum provides additional transportation information pertaining to the proposed Northside Church building on Powers Avenue.

## 1.0 ROADWAY STANDARDS AND 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

The Average Daily Trips (ADT) is the average of the total daily trips collected over a typical week (7 days). Sandow Engineering collected daily traffic volumes on Powers Avenue for 7 consecutive days from Wednesday, May 27, 2026, to Wednesday, June 3, 2026. The volumes were collected for a 24-hour on each day. The data was collected on typical days while school was in session, and there were no road closures or traffic diversions in the area. Traffic volumes were collected on the west end of Powers Road, approximately 115 feet from Oak Grove Drive, and on the east end of Powers Avenue along the Northside Church property frontage near the existing driveway to the site. The count data is included in an attachment and summarized in Table 1 below.

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TABLE 1: EXISTING DAILY TRIPS

| Day                        | West Side<br>Daily Trips | East Side<br>Daily Trips |
|----------------------------|--------------------------|--------------------------|
| <b>May 27, 2026</b>        | 331                      | 549                      |
| <b>May 28, 2026</b>        | 352                      | 499                      |
| <b>May 29, 2026</b>        | 331                      | 491                      |
| <b>May 30, 2026</b>        | 259                      | 580                      |
| <b>May 31, 2026</b>        | 249                      | 410                      |
| <b>June 1, 2026</b>        | 311                      | 540                      |
| <b>June 2, 2026</b>        | 314                      | 522                      |
| <b>Average Daily Trips</b> | <b>307</b>               | <b>513</b>               |

The existing Average Daily Trips on Powers Road is 307 on the west end and 513 on the east end near the church property.

The site trips for the proposed church use were estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12<sup>th</sup> ed. 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
- 851 Sunday daily trips

Directional distribution is estimated at 25% to/from the west and 75% to/from the east, consistent with regional travel patterns and the roadway network.

Based on these assumptions, the total projected ADT on Powers Avenue is illustrated in Table 2.

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TABLE 2: AVERAGE DAILY TRIPS WITH NORTHSIDE CHURCH

| Day                        | West Side  |            |            | East Side  |            |            |
|----------------------------|------------|------------|------------|------------|------------|------------|
|                            | Existing   | Site Trips | Total      | Existing   | Site Trips | Total      |
| <b>Wednesday</b>           | 331        | 32         | 363        | 549        | 96         | 645        |
| <b>Thursday</b>            | 352        | 32         | 384        | 499        | 96         | 595        |
| <b>Friday</b>              | 331        | 32         | 363        | 491        | 96         | 587        |
| <b>Saturday</b>            | 259        | 32         | 291        | 580        | 96         | 676        |
| <b>Sunday</b>              | 249        | 213        | 462        | 410        | 638        | 1048       |
| <b>Monday</b>              | 311        | 32         | 343        | 540        | 96         | 636        |
| <b>Tuesday</b>             | 314        | 32         | 346        | 522        | 96         | 618        |
| <b>Average Daily Trips</b> | <b>307</b> | <b>58</b>  | <b>365</b> | <b>513</b> | <b>173</b> | <b>686</b> |

With the construction of Phase 1 of Northside Church, 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 Design Hour Volumes (DHV) are typically the peak volume of the day and generally occur during the commuter time periods. The 7-day counts collected by Sandow Engineering were used to determine the peak hour/DHV for Powers Road. Table 3 summarizes the data.

TABLE 3: DHV-EXISTING

| Day                        | West Side DHV | East Side DHV |
|----------------------------|---------------|---------------|
| <b>May 27, 2026</b>        | 41            | 50            |
| <b>May 28, 2026</b>        | 36            | 50            |
| <b>May 29, 2026</b>        | 39            | 51            |
| <b>May 30, 2026</b>        | 30            | 63            |
| <b>May 31, 2026</b>        | 28            | 45            |
| <b>June 1, 2026</b>        | 33            | 49            |
| <b>June 2, 2026</b>        | 30            | 53            |
| <b>Average Daily Trips</b> | <b>34</b>     | <b>52</b>     |

The existing DHVs on Powers Road is 34 on the west end and 52 on the east end near the church property.

Again, using the ITE Manuals trip generation rate. The DHV for the weekday and Sunday hours is estimated at:

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- 11 weekday peak hour
- 314 Sunday peak hour

Directional distribution is estimated at 25% to/from the west and 75% to/from the east, consistent with regional travel patterns and the roadway network.

Based on these assumptions, the total projected DHV on Powers Avenue is illustrated in Table 4.

TABLE 4: DHV WITH NORTHSIDE CHURCH

| Day                        | West Side |            |           | East Side |            |           |
|----------------------------|-----------|------------|-----------|-----------|------------|-----------|
|                            | Existing  | Site Trips | Total     | Existing  | Site Trips | Total     |
| <b>Wednesday</b>           | 41        | 3          | 44        | 50        | 8          | 58        |
| <b>Thursday</b>            | 36        | 3          | 39        | 50        | 8          | 58        |
| <b>Friday</b>              | 39        | 3          | 42        | 51        | 8          | 59        |
| <b>Saturday</b>            | 30        | 3          | 33        | 63        | 8          | 71        |
| <b>Sunday</b>              | 28        | 88         | 116       | 45        | 263        | 308       |
| <b>Monday</b>              | 33        | 3          | 36        | 49        | 8          | 57        |
| <b>Tuesday</b>             | 30        | 3          | 33        | 53        | 8          | 61        |
| <b>Average Daily Trips</b> | <b>34</b> | <b>15</b>  | <b>49</b> | <b>52</b> | <b>44</b>  | <b>96</b> |

The DHV for Powers Road after completion of the church is estimated at 49 vph for the west side and 60 vph for the east side. The typical daily peak-hour 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.



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### **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 (365-688 VPD) and design hour volumes (49-96 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.

### **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 projected ADT (365-686 total ADT) 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.

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.

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### 5.0 CONCLUSION

The additional traffic data collected for Powers Avenue demonstrates that the roadway currently operates within the volume range anticipated for a Primary Local Road under the Benton County Transportation System Plan. Existing traffic volumes average approximately 307 vehicles per day on the west segment of Powers Avenue and 513 vehicles per day adjacent to the church property. Based on ITE Trip Generation rates and anticipated travel patterns, traffic volumes with Phase 1 of the proposed Northside Church are projected to average approximately 365 vehicles per day on the west segment and 686 vehicles per day adjacent to the site. These projected volumes remain below the 700 vehicle-per-day threshold identified in the TSP for a Primary Local Road. Likewise, the roadway continues to operate within the design hour volume range identified for this roadway classification.

The traffic data further demonstrates that Powers Avenue functions as a low-volume rural roadway. While portions of the roadway do not currently meet all adopted cross-section standards, the roadway continues to operate within the volume thresholds established by the County for its functional classification. The proposed development does not create a capacity deficiency, operational deficiency, or change in roadway function that would warrant reconstruction of the roadway.

Powers Road West End

| Daily Trips |     |             | Church |     | Total       |  |
|-------------|-----|-------------|--------|-----|-------------|--|
| W           | 331 | 307 Total   | 32     | 363 | 365 Total   |  |
| Th          | 352 | 254 Weekend | 32     | 384 | 377 Weekend |  |
| F           | 331 | 328 Weekday | 32     | 363 | 360 Weekday |  |
| St          | 259 |             | 32     | 291 |             |  |
| Su          | 249 |             | 213    | 462 |             |  |
| M           | 311 |             | 32     | 343 |             |  |
| Tu          | 314 |             | 32     | 346 |             |  |
|             |     |             | 58     | 365 |             |  |
| DHV         |     |             | Church |     | Total       |  |
| W           | 41  | 34 Total    | 3      | 44  | 49 Total    |  |
| Th          | 36  | 29 Weekend  | 3      | 39  | 75 Weekend  |  |
| F           | 39  | 36 Weekday  | 3      | 42  | 39 Weekday  |  |
| St          | 30  |             | 3      | 33  |             |  |
| Su          | 28  |             | 88     | 116 |             |  |
| M           | 33  |             | 3      | 36  |             |  |
| Tu          | 30  |             | 3      | 33  |             |  |
|             |     |             | 15     | 49  |             |  |

# Attachment B.23

| 5/27/2026 331         |     |     |    | 5/28/2026 352         |     |     |    |
|-----------------------|-----|-----|----|-----------------------|-----|-----|----|
| WB Volumes EB Volumes |     |     |    | WB Volumes EB Volumes |     |     |    |
| 0:00                  | 0   | 1   |    | 0:00                  | 0   | 0   |    |
| 0:15                  | 0   | 0   |    | 0:15                  | 0   | 0   |    |
| 0:30                  | 2   | 0   |    | 0:30                  | 0   | 1   |    |
| 0:45                  | 0   | 0   | 3  | 0:45                  | 0   | 0   | 1  |
| 1:00                  | 0   | 0   | 2  | 1:00                  | 0   | 0   | 1  |
| 1:15                  | 0   | 0   | 2  | 1:15                  | 0   | 0   | 1  |
| 1:30                  | 0   | 0   | 0  | 1:30                  | 0   | 0   | 0  |
| 1:45                  | 0   | 0   | 0  | 1:45                  | 0   | 0   | 0  |
| 2:00                  | 0   | 0   | 0  | 2:00                  | 0   | 0   | 0  |
| 2:15                  | 0   | 0   | 0  | 2:15                  | 0   | 0   | 0  |
| 2:30                  | 0   | 0   | 0  | 2:30                  | 0   | 0   | 0  |
| 2:45                  | 0   | 0   | 0  | 2:45                  | 0   | 0   | 0  |
| 3:00                  | 0   | 0   | 0  | 3:00                  | 1   | 1   | 2  |
| 3:15                  | 2   | 0   | 2  | 3:15                  | 2   | 0   | 4  |
| 3:30                  | 0   | 0   | 2  | 3:30                  | 0   | 0   | 4  |
| 3:45                  | 0   | 0   | 2  | 3:45                  | 0   | 0   | 4  |
| 4:00                  | 0   | 0   | 2  | 4:00                  | 0   | 0   | 2  |
| 4:15                  | 0   | 1   | 1  | 4:15                  | 0   | 1   | 1  |
| 4:30                  | 0   | 0   | 1  | 4:30                  | 0   | 0   | 1  |
| 4:45                  | 0   | 0   | 1  | 4:45                  | 0   | 0   | 1  |
| 5:00                  | 0   | 1   | 2  | 5:00                  | 0   | 0   | 1  |
| 5:15                  | 1   | 0   | 2  | 5:15                  | 0   | 0   | 0  |
| 5:30                  | 0   | 1   | 3  | 5:30                  | 0   | 1   | 1  |
| 5:45                  | 2   | 1   | 6  | 5:45                  | 1   | 1   | 3  |
| 6:00                  | 0   | 0   | 5  | 6:00                  | 0   | 1   | 4  |
| 6:15                  | 3   | 0   | 7  | 6:15                  | 2   | 2   | 8  |
| 6:30                  | 5   | 1   | 12 | 6:30                  | 6   | 4   | 17 |
| 6:45                  | 1   | 5   | 15 | 6:45                  | 4   | 1   | 20 |
| 7:00                  | 1   | 0   | 16 | 7:00                  | 3   | 3   | 25 |
| 7:15                  | 7   | 1   | 21 | 7:15                  | 1   | 4   | 26 |
| 7:30                  | 4   | 6   | 25 | 7:30                  | 14  | 2   | 32 |
| 7:45                  | 1   | 3   | 23 | 7:45                  | 6   | 2   | 35 |
| 8:00                  | 0   | 1   | 23 | 8:00                  | 2   | 3   | 34 |
| 8:15                  | 5   | 3   | 23 | 8:15                  | 2   | 1   | 32 |
| 8:30                  | 1   | 2   | 16 | 8:30                  | 0   | 5   | 21 |
| 8:45                  | 2   | 10  | 24 | 8:45                  | 2   | 3   | 18 |
| 9:00                  | 2   | 0   | 25 | 9:00                  | 2   | 2   | 17 |
| 9:15                  | 2   | 0   | 19 | 9:15                  | 3   | 1   | 18 |
| 9:30                  | 2   | 0   | 18 | 9:30                  | 1   | 4   | 18 |
| 9:45                  | 1   | 1   | 8  | 9:45                  | 2   | 0   | 15 |
| 10:00                 | 3   | 1   | 10 | 10:00                 | 5   | 6   | 22 |
| 10:15                 | 2   | 2   | 12 | 10:15                 | 3   | 4   | 25 |
| 10:30                 | 2   | 1   | 13 | 10:30                 | 6   | 2   | 28 |
| 10:45                 | 1   | 0   | 12 | 10:45                 | 4   | 1   | 31 |
| 11:00                 | 2   | 2   | 12 | 11:00                 | 4   | 3   | 27 |
| 11:15                 | 2   | 1   | 11 | 11:15                 | 1   | 2   | 23 |
| 11:30                 | 1   | 1   | 10 | 11:30                 | 5   | 5   | 25 |
| 11:45                 | 0   | 2   | 11 | 11:45                 | 1   | 3   | 24 |
| 12:00                 | 0   | 1   | 8  | 12:00                 | 2   | 4   | 23 |
| 12:15                 | 3   | 4   | 12 | 12:15                 | 1   | 2   | 23 |
| 12:30                 | 1   | 2   | 13 | 12:30                 | 2   | 2   | 17 |
| 12:45                 | 6   | 0   | 17 | 12:45                 | 2   | 1   | 16 |
| 13:00                 | 2   | 4   | 22 | 13:00                 | 3   | 4   | 17 |
| 13:15                 | 3   | 4   | 22 | 13:15                 | 1   | 3   | 18 |
| 13:30                 | 3   | 3   | 25 | 13:30                 | 1   | 4   | 19 |
| 13:45                 | 1   | 2   | 22 | 13:45                 | 0   | 4   | 20 |
| 14:00                 | 1   | 1   | 18 | 14:00                 | 3   | 3   | 19 |
| 14:15                 | 2   | 3   | 16 | 14:15                 | 1   | 2   | 18 |
| 14:30                 | 9   | 5   | 24 | 14:30                 | 1   | 7   | 21 |
| 14:45                 | 0   | 1   | 22 | 14:45                 | 3   | 3   | 23 |
| 15:00                 | 3   | 2   | 25 | 15:00                 | 5   | 3   | 25 |
| 15:15                 | 2   | 3   | 25 | 15:15                 | 4   | 6   | 32 |
| 15:30                 | 9   | 3   | 23 | 15:30                 | 3   | 7   | 34 |
| 15:45                 | 6   | 7   | 35 | 15:45                 | 2   | 6   | 36 |
| 16:00                 | 7   | 2   | 39 | 16:00                 | 2   | 4   | 34 |
| 16:15                 | 3   | 4   | 41 | 16:15                 | 1   | 4   | 29 |
| 16:30                 | 6   | 1   | 36 | 16:30                 | 4   | 6   | 29 |
| 16:45                 | 3   | 1   | 27 | 16:45                 | 5   | 2   | 28 |
| 17:00                 | 3   | 4   | 25 | 17:00                 | 2   | 4   | 28 |
| 17:15                 | 4   | 2   | 24 | 17:15                 | 3   | 3   | 29 |
| 17:30                 | 2   | 3   | 22 | 17:30                 | 4   | 2   | 25 |
| 17:45                 | 2   | 5   | 25 | 17:45                 | 3   | 5   | 26 |
| 18:00                 | 1   | 6   | 25 | 18:00                 | 0   | 0   | 20 |
| 18:15                 | 6   | 1   | 26 | 18:15                 | 4   | 4   | 22 |
| 18:30                 | 3   | 2   | 26 | 18:30                 | 5   | 4   | 25 |
| 18:45                 | 3   | 3   | 25 | 18:45                 | 3   | 2   | 22 |
| 19:00                 | 3   | 4   | 25 | 19:00                 | 1   | 3   | 26 |
| 19:15                 | 0   | 3   | 21 | 19:15                 | 1   | 1   | 20 |
| 19:30                 | 2   | 1   | 19 | 19:30                 | 0   | 2   | 13 |
| 19:45                 | 3   | 4   | 20 | 19:45                 | 2   | 1   | 11 |
| 20:00                 | 0   | 6   | 19 | 20:00                 | 0   | 2   | 9  |
| 20:15                 | 3   | 5   | 24 | 20:15                 | 1   | 1   | 9  |
| 20:30                 | 0   | 3   | 24 | 20:30                 | 0   | 2   | 9  |
| 20:45                 | 1   | 0   | 18 | 20:45                 | 3   | 0   | 9  |
| 21:00                 | 0   | 2   | 14 | 21:00                 | 0   | 0   | 7  |
| 21:15                 | 0   | 2   | 8  | 21:15                 | 1   | 2   | 8  |
| 21:30                 | 3   | 0   | 8  | 21:30                 | 0   | 1   | 7  |
| 21:45                 | 2   | 4   | 13 | 21:45                 | 0   | 0   | 4  |
| 22:00                 | 0   | 0   | 11 | 22:00                 | 0   | 0   | 4  |
| 22:15                 | 0   | 0   | 9  | 22:15                 | 2   | 1   | 4  |
| 22:30                 | 0   | 0   | 6  | 22:30                 | 0   | 0   | 3  |
| 22:45                 | 0   | 2   | 2  | 22:45                 | 2   | 0   | 5  |
| 23:00                 | 0   | 0   | 2  | 23:00                 | 0   | 0   | 5  |
| 23:15                 | 0   | 0   | 2  | 23:15                 | 0   | 0   | 2  |
| 23:30                 | 0   | 0   | 2  | 23:30                 | 0   | 0   | 2  |
| 23:45                 | 0   | 0   | 0  | 23:45                 | 0   | 0   | 0  |
| total                 | 168 | 163 |    | total                 | 166 | 186 |    |
| DHV                   |     |     | 41 | DHV                   |     |     | 36 |

# Attachment B.24

| 5/29/2026  |     |            |    | 331 | 5/30/2026  |     |            |    | 259 |
|------------|-----|------------|----|-----|------------|-----|------------|----|-----|
| WB Volumes |     | EB Volumes |    |     | WB Volumes |     | EB Volumes |    |     |
| 0:00       | 1   | 0          |    |     | 0:00       | 0   | 0          |    |     |
| 0:15       | 0   | 0          |    |     | 0:15       | 0   | 0          |    |     |
| 0:30       | 0   | 0          |    |     | 0:30       | 0   | 0          |    |     |
| 0:45       | 0   | 0          | 1  |     | 0:45       | 0   | 0          | 0  |     |
| 1:00       | 0   | 0          | 0  |     | 1:00       | 0   | 0          | 0  |     |
| 1:15       | 0   | 0          | 0  |     | 1:15       | 0   | 0          | 0  |     |
| 1:30       | 0   | 0          | 0  |     | 1:30       | 0   | 0          | 0  |     |
| 1:45       | 0   | 0          | 0  |     | 1:45       | 0   | 0          | 0  |     |
| 2:00       | 0   | 0          | 0  |     | 2:00       | 0   | 0          | 0  |     |
| 2:15       | 0   | 0          | 0  |     | 2:15       | 0   | 0          | 0  |     |
| 2:30       | 0   | 0          | 0  |     | 2:30       | 0   | 0          | 0  |     |
| 2:45       | 0   | 0          | 0  |     | 2:45       | 0   | 0          | 0  |     |
| 3:00       | 0   | 0          | 0  |     | 3:00       | 1   | 0          | 1  |     |
| 3:15       | 2   | 0          | 2  |     | 3:15       | 2   | 0          | 3  |     |
| 3:30       | 0   | 0          | 2  |     | 3:30       | 0   | 0          | 3  |     |
| 3:45       | 0   | 0          | 2  |     | 3:45       | 0   | 2          | 5  |     |
| 4:00       | 0   | 0          | 2  |     | 4:00       | 0   | 1          | 5  |     |
| 4:15       | 0   | 0          | 0  |     | 4:15       | 0   | 0          | 3  |     |
| 4:30       | 0   | 0          | 0  |     | 4:30       | 0   | 0          | 3  |     |
| 4:45       | 0   | 1          | 1  |     | 4:45       | 0   | 0          | 1  |     |
| 5:00       | 0   | 0          | 1  |     | 5:00       | 0   | 0          | 0  |     |
| 5:15       | 0   | 0          | 1  |     | 5:15       | 0   | 0          | 0  |     |
| 5:30       | 1   | 3          | 5  |     | 5:30       | 0   | 0          | 0  |     |
| 5:45       | 1   | 0          | 5  |     | 5:45       | 0   | 0          | 0  |     |
| 6:00       | 1   | 0          | 6  |     | 6:00       | 1   | 0          | 1  |     |
| 6:15       | 1   | 0          | 7  |     | 6:15       | 0   | 0          | 1  |     |
| 6:30       | 3   | 2          | 8  |     | 6:30       | 0   | 0          | 1  |     |
| 6:45       | 2   | 0          | 9  |     | 6:45       | 0   | 0          | 1  |     |
| 7:00       | 1   | 4          | 13 |     | 7:00       | 3   | 2          | 5  |     |
| 7:15       | 2   | 6          | 20 |     | 7:15       | 1   | 5          | 11 |     |
| 7:30       | 8   | 1          | 24 |     | 7:30       | 1   | 2          | 14 |     |
| 7:45       | 3   | 4          | 29 |     | 7:45       | 0   | 2          | 16 |     |
| 8:00       | 1   | 3          | 28 |     | 8:00       | 1   | 0          | 12 |     |
| 8:15       | 0   | 3          | 23 |     | 8:15       | 1   | 3          | 10 |     |
| 8:30       | 0   | 2          | 16 |     | 8:30       | 1   | 0          | 8  |     |
| 8:45       | 1   | 3          | 13 |     | 8:45       | 4   | 1          | 11 |     |
| 9:00       | 2   | 0          | 11 |     | 9:00       | 1   | 4          | 15 |     |
| 9:15       | 0   | 0          | 8  |     | 9:15       | 1   | 2          | 14 |     |
| 9:30       | 2   | 2          | 10 |     | 9:30       | 1   | 1          | 15 |     |
| 9:45       | 2   | 0          | 8  |     | 9:45       | 1   | 0          | 11 |     |
| 10:00      | 1   | 1          | 8  |     | 10:00      | 1   | 1          | 8  |     |
| 10:15      | 1   | 2          | 11 |     | 10:15      | 3   | 3          | 11 |     |
| 10:30      | 7   | 1          | 15 |     | 10:30      | 0   | 3          | 12 |     |
| 10:45      | 2   | 5          | 20 |     | 10:45      | 2   | 3          | 16 |     |
| 11:00      | 0   | 1          | 19 |     | 11:00      | 2   | 8          | 24 |     |
| 11:15      | 4   | 4          | 24 |     | 11:15      | 2   | 4          | 24 |     |
| 11:30      | 3   | 3          | 22 |     | 11:30      | 0   | 3          | 24 |     |
| 11:45      | 2   | 2          | 19 |     | 11:45      | 1   | 1          | 21 |     |
| 12:00      | 1   | 5          | 24 |     | 12:00      | 1   | 4          | 16 |     |
| 12:15      | 0   | 0          | 16 |     | 12:15      | 1   | 1          | 12 |     |
| 12:30      | 2   | 4          | 16 |     | 12:30      | 1   | 1          | 11 |     |
| 12:45      | 1   | 2          | 15 |     | 12:45      | 4   | 1          | 14 |     |
| 13:00      | 4   | 5          | 18 |     | 13:00      | 2   | 0          | 11 |     |
| 13:15      | 6   | 3          | 27 |     | 13:15      | 5   | 1          | 15 |     |
| 13:30      | 1   | 1          | 23 |     | 13:30      | 4   | 2          | 19 |     |
| 13:45      | 2   | 1          | 23 |     | 13:45      | 1   | 3          | 18 |     |
| 14:00      | 1   | 1          | 16 |     | 14:00      | 2   | 2          | 20 |     |
| 14:15      | 2   | 3          | 12 |     | 14:15      | 0   | 0          | 14 |     |
| 14:30      | 1   | 3          | 14 |     | 14:30      | 2   | 5          | 15 |     |
| 14:45      | 1   | 2          | 14 |     | 14:45      | 3   | 2          | 16 |     |
| 15:00      | 2   | 3          | 17 |     | 15:00      | 2   | 1          | 15 |     |
| 15:15      | 5   | 3          | 20 |     | 15:15      | 2   | 4          | 21 |     |
| 15:30      | 3   | 3          | 22 |     | 15:30      | 3   | 0          | 17 |     |
| 15:45      | 3   | 6          | 28 |     | 15:45      | 3   | 4          | 19 |     |
| 16:00      | 4   | 8          | 35 |     | 16:00      | 1   | 3          | 20 |     |
| 16:15      | 0   | 8          | 35 |     | 16:15      | 2   | 1          | 17 |     |
| 16:30      | 5   | 4          | 38 |     | 16:30      | 2   | 2          | 18 |     |
| 16:45      | 4   | 6          | 39 |     | 16:45      | 3   | 8          | 22 |     |
| 17:00      | 0   | 6          | 33 |     | 17:00      | 1   | 7          | 26 |     |
| 17:15      | 1   | 5          | 31 |     | 17:15      | 3   | 4          | 30 |     |
| 17:30      | 2   | 5          | 29 |     | 17:30      | 0   | 2          | 28 |     |
| 17:45      | 1   | 1          | 21 |     | 17:45      | 1   | 3          | 21 |     |
| 18:00      | 3   | 1          | 19 |     | 18:00      | 1   | 3          | 17 |     |
| 18:15      | 1   | 2          | 16 |     | 18:15      | 2   | 0          | 12 |     |
| 18:30      | 4   | 3          | 16 |     | 18:30      | 2   | 1          | 13 |     |
| 18:45      | 4   | 5          | 23 |     | 18:45      | 1   | 2          | 12 |     |
| 19:00      | 1   | 1          | 21 |     | 19:00      | 1   | 2          | 11 |     |
| 19:15      | 0   | 4          | 22 |     | 19:15      | 4   | 2          | 15 |     |
| 19:30      | 3   | 2          | 20 |     | 19:30      | 0   | 2          | 14 |     |
| 19:45      | 5   | 1          | 17 |     | 19:45      | 5   | 1          | 17 |     |
| 20:00      | 2   | 2          | 19 |     | 20:00      | 4   | 1          | 19 |     |
| 20:15      | 2   | 7          | 24 |     | 20:15      | 1   | 0          | 14 |     |
| 20:30      | 1   | 4          | 24 |     | 20:30      | 2   | 0          | 14 |     |
| 20:45      | 0   | 2          | 20 |     | 20:45      | 2   | 1          | 11 |     |
| 21:00      | 1   | 3          | 20 |     | 21:00      | 1   | 2          | 9  |     |
| 21:15      | 1   | 0          | 12 |     | 21:15      | 0   | 3          | 11 |     |
| 21:30      | 0   | 4          | 11 |     | 21:30      | 6   | 1          | 16 |     |
| 21:45      | 0   | 1          | 10 |     | 21:45      | 0   | 1          | 14 |     |
| 22:00      | 2   | 3          | 11 |     | 22:00      | 0   | 4          | 15 |     |
| 22:15      | 0   | 2          | 12 |     | 22:15      | 5   | 1          | 18 |     |
| 22:30      | 0   | 0          | 8  |     | 22:30      | 1   | 0          | 12 |     |
| 22:45      | 0   | 0          | 7  |     | 22:45      | 0   | 1          | 12 |     |
| 23:00      | 1   | 0          | 3  |     | 23:00      | 1   | 0          | 9  |     |
| 23:15      | 0   | 2          | 3  |     | 23:15      | 0   | 0          | 3  |     |
| 23:30      | 0   | 1          | 4  |     | 23:30      | 0   | 0          | 2  |     |
| 23:45      | 0   | 3          | 7  |     | 23:45      | 0   | 0          | 1  |     |
| total      | 137 | 194        |    |     | total      | 119 | 140        |    |     |
| DHV        |     |            | 39 |     | DHV        |     |            | 30 |     |

# Attachment B.25

| 5/31/2026             |     |     |    | 6/1/2026              |     |     |    |
|-----------------------|-----|-----|----|-----------------------|-----|-----|----|
| WB Volumes EB Volumes |     |     |    | WB Volumes EB Volumes |     |     |    |
| 0:00                  | 0   | 0   |    | 0:00                  | 0   | 0   |    |
| 0:15                  | 0   | 0   |    | 0:15                  | 0   | 0   |    |
| 0:30                  | 0   | 0   |    | 0:30                  | 1   | 0   |    |
| 0:45                  | 0   | 0   | 0  | 0:45                  | 0   | 0   | 1  |
| 1:00                  | 0   | 0   | 0  | 1:00                  | 0   | 0   | 1  |
| 1:15                  | 0   | 0   | 0  | 1:15                  | 0   | 0   | 1  |
| 1:30                  | 0   | 0   | 0  | 1:30                  | 0   | 0   | 0  |
| 1:45                  | 0   | 0   | 0  | 1:45                  | 0   | 0   | 0  |
| 2:00                  | 1   | 0   | 1  | 2:00                  | 0   | 0   | 0  |
| 2:15                  | 0   | 0   | 1  | 2:15                  | 0   | 2   | 2  |
| 2:30                  | 0   | 0   | 1  | 2:30                  | 0   | 0   | 2  |
| 2:45                  | 0   | 0   | 1  | 2:45                  | 0   | 0   | 2  |
| 3:00                  | 1   | 2   | 3  | 3:00                  | 0   | 0   | 2  |
| 3:15                  | 0   | 0   | 3  | 3:15                  | 2   | 0   | 2  |
| 3:30                  | 0   | 0   | 3  | 3:30                  | 0   | 0   | 2  |
| 3:45                  | 0   | 0   | 3  | 3:45                  | 0   | 0   | 2  |
| 4:00                  | 0   | 0   | 0  | 4:00                  | 0   | 0   | 2  |
| 4:15                  | 0   | 0   | 0  | 4:15                  | 0   | 0   | 0  |
| 4:30                  | 0   | 0   | 0  | 4:30                  | 0   | 1   | 1  |
| 4:45                  | 0   | 0   | 0  | 4:45                  | 0   | 0   | 1  |
| 5:00                  | 0   | 0   | 0  | 5:00                  | 0   | 0   | 1  |
| 5:15                  | 0   | 0   | 0  | 5:15                  | 0   | 0   | 1  |
| 5:30                  | 0   | 0   | 0  | 5:30                  | 1   | 1   | 2  |
| 5:45                  | 0   | 0   | 0  | 5:45                  | 2   | 0   | 4  |
| 6:00                  | 0   | 0   | 0  | 6:00                  | 3   | 2   | 9  |
| 6:15                  | 1   | 0   | 1  | 6:15                  | 3   | 0   | 12 |
| 6:30                  | 0   | 0   | 1  | 6:30                  | 0   | 2   | 12 |
| 6:45                  | 0   | 0   | 1  | 6:45                  | 4   | 0   | 14 |
| 7:00                  | 0   | 1   | 2  | 7:00                  | 7   | 3   | 19 |
| 7:15                  | 1   | 0   | 2  | 7:15                  | 3   | 3   | 22 |
| 7:30                  | 0   | 0   | 2  | 7:30                  | 5   | 6   | 31 |
| 7:45                  | 2   | 1   | 5  | 7:45                  | 2   | 3   | 32 |
| 8:00                  | 6   | 3   | 13 | 8:00                  | 1   | 4   | 27 |
| 8:15                  | 3   | 1   | 16 | 8:15                  | 0   | 2   | 23 |
| 8:30                  | 0   | 0   | 16 | 8:30                  | 2   | 1   | 15 |
| 8:45                  | 2   | 2   | 17 | 8:45                  | 5   | 3   | 18 |
| 9:00                  | 2   | 5   | 15 | 9:00                  | 3   | 1   | 17 |
| 9:15                  | 3   | 5   | 19 | 9:15                  | 1   | 0   | 16 |
| 9:30                  | 3   | 1   | 23 | 9:30                  | 1   | 1   | 15 |
| 9:45                  | 4   | 2   | 25 | 9:45                  | 1   | 1   | 9  |
| 10:00                 | 3   | 6   | 27 | 10:00                 | 1   | 2   | 8  |
| 10:15                 | 3   | 1   | 23 | 10:15                 | 2   | 1   | 10 |
| 10:30                 | 2   | 0   | 21 | 10:30                 | 0   | 0   | 8  |
| 10:45                 | 1   | 8   | 24 | 10:45                 | 3   | 1   | 10 |
| 11:00                 | 2   | 2   | 19 | 11:00                 | 1   | 2   | 10 |
| 11:15                 | 2   | 3   | 20 | 11:15                 | 3   | 2   | 12 |
| 11:30                 | 3   | 0   | 21 | 11:30                 | 1   | 3   | 16 |
| 11:45                 | 1   | 4   | 17 | 11:45                 | 4   | 1   | 17 |
| 12:00                 | 4   | 2   | 19 | 12:00                 | 1   | 0   | 15 |
| 12:15                 | 2   | 4   | 20 | 12:15                 | 4   | 1   | 15 |
| 12:30                 | 2   | 9   | 28 | 12:30                 | 4   | 2   | 17 |
| 12:45                 | 2   | 3   | 28 | 12:45                 | 5   | 2   | 19 |
| 13:00                 | 0   | 4   | 26 | 13:00                 | 4   | 3   | 25 |
| 13:15                 | 2   | 4   | 26 | 13:15                 | 4   | 2   | 26 |
| 13:30                 | 1   | 1   | 17 | 13:30                 | 3   | 2   | 25 |
| 13:45                 | 2   | 2   | 16 | 13:45                 | 3   | 5   | 26 |
| 14:00                 | 1   | 1   | 14 | 14:00                 | 2   | 5   | 26 |
| 14:15                 | 1   | 2   | 11 | 14:15                 | 3   | 4   | 27 |
| 14:30                 | 3   | 3   | 15 | 14:30                 | 4   | 1   | 27 |
| 14:45                 | 0   | 0   | 11 | 14:45                 | 6   | 4   | 29 |
| 15:00                 | 2   | 1   | 12 | 15:00                 | 3   | 3   | 28 |
| 15:15                 | 4   | 2   | 15 | 15:15                 | 4   | 6   | 31 |
| 15:30                 | 0   | 4   | 13 | 15:30                 | 4   | 3   | 33 |
| 15:45                 | 2   | 3   | 18 | 15:45                 | 2   | 4   | 29 |
| 16:00                 | 3   | 3   | 21 | 16:00                 | 1   | 6   | 30 |
| 16:15                 | 9   | 4   | 28 | 16:15                 | 3   | 6   | 29 |
| 16:30                 | 1   | 2   | 27 | 16:30                 | 2   | 8   | 32 |
| 16:45                 | 2   | 3   | 27 | 16:45                 | 2   | 0   | 28 |
| 17:00                 | 2   | 3   | 26 | 17:00                 | 3   | 4   | 28 |
| 17:15                 | 0   | 4   | 17 | 17:15                 | 2   | 4   | 25 |
| 17:30                 | 2   | 1   | 17 | 17:30                 | 2   | 4   | 21 |
| 17:45                 | 1   | 1   | 14 | 17:45                 | 2   | 2   | 23 |
| 18:00                 | 2   | 2   | 13 | 18:00                 | 3   | 1   | 20 |
| 18:15                 | 1   | 3   | 13 | 18:15                 | 0   | 3   | 17 |
| 18:30                 | 0   | 2   | 12 | 18:30                 | 2   | 1   | 14 |
| 18:45                 | 4   | 5   | 19 | 18:45                 | 0   | 5   | 15 |
| 19:00                 | 0   | 2   | 17 | 19:00                 | 0   | 0   | 11 |
| 19:15                 | 2   | 1   | 16 | 19:15                 | 2   | 1   | 11 |
| 19:30                 | 3   | 1   | 18 | 19:30                 | 0   | 4   | 12 |
| 19:45                 | 0   | 4   | 13 | 19:45                 | 0   | 1   | 8  |
| 20:00                 | 2   | 1   | 14 | 20:00                 | 0   | 3   | 11 |
| 20:15                 | 1   | 1   | 13 | 20:15                 | 1   | 0   | 9  |
| 20:30                 | 0   | 1   | 10 | 20:30                 | 2   | 1   | 8  |
| 20:45                 | 0   | 0   | 6  | 20:45                 | 2   | 6   | 15 |
| 21:00                 | 0   | 1   | 4  | 21:00                 | 0   | 1   | 13 |
| 21:15                 | 1   | 2   | 5  | 21:15                 | 0   | 2   | 14 |
| 21:30                 | 0   | 0   | 4  | 21:30                 | 0   | 0   | 11 |
| 21:45                 | 0   | 0   | 4  | 21:45                 | 0   | 2   | 5  |
| 22:00                 | 0   | 0   | 3  | 22:00                 | 0   | 0   | 4  |
| 22:15                 | 0   | 0   | 0  | 22:15                 | 0   | 2   | 4  |
| 22:30                 | 0   | 0   | 0  | 22:30                 | 0   | 0   | 4  |
| 22:45                 | 0   | 0   | 0  | 22:45                 | 0   | 0   | 2  |
| 23:00                 | 0   | 0   | 0  | 23:00                 | 0   | 0   | 2  |
| 23:15                 | 0   | 0   | 0  | 23:15                 | 0   | 0   | 0  |
| 23:30                 | 0   | 0   | 0  | 23:30                 | 0   | 2   | 2  |
| 23:45                 | 0   | 0   | 0  | 23:45                 | 0   | 0   | 2  |
| total                 | 110 | 139 |    | total                 | 147 | 164 |    |
| DHV                   |     |     | 28 | DHV                   |     |     | 33 |

# Attachment B.26

|                      |     |     |
|----------------------|-----|-----|
| 6/2/2026             |     | 314 |
| WB Volume EB Volumes |     |     |
| 0:00                 | 2   | 0   |
| 0:15                 | 0   | 0   |
| 0:30                 | 0   | 0   |
| 0:45                 | 0   | 0   |
| 1:00                 | 0   | 0   |
| 1:15                 | 0   | 0   |
| 1:30                 | 0   | 0   |
| 1:45                 | 0   | 0   |
| 2:00                 | 0   | 0   |
| 2:15                 | 0   | 0   |
| 2:30                 | 0   | 0   |
| 2:45                 | 0   | 0   |
| 3:00                 | 0   | 0   |
| 3:15                 | 2   | 0   |
| 3:30                 | 0   | 0   |
| 3:45                 | 0   | 0   |
| 4:00                 | 0   | 0   |
| 4:15                 | 0   | 1   |
| 4:30                 | 0   | 0   |
| 4:45                 | 0   | 0   |
| 5:00                 | 0   | 1   |
| 5:15                 | 1   | 1   |
| 5:30                 | 2   | 1   |
| 5:45                 | 1   | 0   |
| 6:00                 | 1   | 0   |
| 6:15                 | 3   | 1   |
| 6:30                 | 2   | 2   |
| 6:45                 | 4   | 1   |
| 7:00                 | 4   | 4   |
| 7:15                 | 1   | 2   |
| 7:30                 | 5   | 1   |
| 7:45                 | 1   | 1   |
| 8:00                 | 0   | 0   |
| 8:15                 | 2   | 2   |
| 8:30                 | 2   | 2   |
| 8:45                 | 4   | 4   |
| 9:00                 | 1   | 8   |
| 9:15                 | 3   | 2   |
| 9:30                 | 2   | 0   |
| 9:45                 | 2   | 2   |
| 10:00                | 5   | 0   |
| 10:15                | 4   | 4   |
| 10:30                | 4   | 3   |
| 10:45                | 0   | 4   |
| 11:00                | 4   | 5   |
| 11:15                | 4   | 2   |
| 11:30                | 1   | 1   |
| 11:45                | 2   | 3   |
| 12:00                | 2   | 4   |
| 12:15                | 2   | 0   |
| 12:30                | 2   | 4   |
| 12:45                | 6   | 5   |
| 13:00                | 4   | 0   |
| 13:15                | 2   | 3   |
| 13:30                | 3   | 3   |
| 13:45                | 1   | 4   |
| 14:00                | 0   | 2   |
| 14:15                | 2   | 1   |
| 14:30                | 0   | 0   |
| 14:45                | 4   | 6   |
| 15:00                | 2   | 2   |
| 15:15                | 3   | 2   |
| 15:30                | 4   | 7   |
| 15:45                | 1   | 5   |
| 16:00                | 4   | 3   |
| 16:15                | 2   | 4   |
| 16:30                | 0   | 2   |
| 16:45                | 4   | 2   |
| 17:00                | 1   | 4   |
| 17:15                | 4   | 4   |
| 17:30                | 2   | 3   |
| 17:45                | 3   | 4   |
| 18:00                | 2   | 3   |
| 18:15                | 2   | 2   |
| 18:30                | 2   | 2   |
| 18:45                | 0   | 3   |
| 19:00                | 1   | 2   |
| 19:15                | 2   | 1   |
| 19:30                | 0   | 1   |
| 19:45                | 2   | 5   |
| 20:00                | 4   | 2   |
| 20:15                | 1   | 2   |
| 20:30                | 0   | 3   |
| 20:45                | 1   | 0   |
| 21:00                | 0   | 2   |
| 21:15                | 0   | 3   |
| 21:30                | 0   | 1   |
| 21:45                | 0   | 0   |
| 22:00                | 2   | 0   |
| 22:15                | 2   | 2   |
| 22:30                | 0   | 0   |
| 22:45                | 0   | 0   |
| 23:00                | 0   | 0   |
| 23:15                | 0   | 0   |
| 23:30                | 0   | 0   |
| 23:45                | 0   | 0   |
| total                | 148 | 166 |
| DHV                  |     | 30  |

# Attachment B.27

Powers Road East End

| Daily Trips |     |             | Church |      | Total       |  |
|-------------|-----|-------------|--------|------|-------------|--|
| W           | 549 | 513 Total   | 96     | 645  | 686 Total   |  |
| Th          | 499 | 495 Weekend | 96     | 595  | 862 Weekend |  |
| F           | 491 | 520 Weekday | 96     | 587  | 616 Weekday |  |
| St          | 580 |             | 96     | 676  |             |  |
| Su          | 410 |             | 638    | 1048 |             |  |
| M           | 540 |             | 96     | 636  |             |  |
| Tu          | 522 |             | 96     | 618  |             |  |
|             |     |             | 173    |      |             |  |
| DHV         |     |             | Church |      | Total       |  |
| W           | 50  | 52 Total    | 8      | 58   | 96 Total    |  |
| Th          | 50  | 54 Weekend  | 8      | 58   | 190 Weekend |  |
| F           | 51  | 51 Weekday  | 8      | 59   | 59 Weekday  |  |
| St          | 63  |             | 8      | 71   |             |  |
| Su          | 45  |             | 263    | 308  |             |  |
| M           | 49  |             | 8      | 57   |             |  |
| Tu          | 53  |             | 8      | 61   |             |  |
|             |     |             | 44     | 96   |             |  |



# Attachment B.28

| 5/27/2026  |     |            |    | 5/28/2026  |     |            |    |
|------------|-----|------------|----|------------|-----|------------|----|
| WB Volumes |     | EB Volumes |    | WB Volumes |     | EB Volumes |    |
| 0:00       | 0   | 0          |    | 0:00       | 0   | 0          |    |
| 0:15       | 0   | 1          |    | 0:15       | 0   | 0          |    |
| 0:30       | 1   | 0          |    | 0:30       | 1   | 0          |    |
| 0:45       | 2   | 0          | 4  | 0:45       | 2   | 0          | 3  |
| 1:00       | 0   | 0          | 4  | 1:00       | 0   | 0          | 3  |
| 1:15       | 0   | 0          | 3  | 1:15       | 0   | 0          | 3  |
| 1:30       | 0   | 0          | 2  | 1:30       | 0   | 0          | 2  |
| 1:45       | 0   | 0          | 0  | 1:45       | 0   | 0          | 0  |
| 2:00       | 0   | 0          | 0  | 2:00       | 0   | 0          | 0  |
| 2:15       | 0   | 0          | 0  | 2:15       | 0   | 0          | 0  |
| 2:30       | 0   | 0          | 0  | 2:30       | 0   | 0          | 0  |
| 2:45       | 0   | 0          | 0  | 2:45       | 0   | 0          | 0  |
| 3:00       | 0   | 0          | 0  | 3:00       | 0   | 1          | 1  |
| 3:15       | 0   | 0          | 0  | 3:15       | 0   | 0          | 1  |
| 3:30       | 0   | 0          | 0  | 3:30       | 0   | 0          | 1  |
| 3:45       | 0   | 0          | 0  | 3:45       | 0   | 0          | 1  |
| 4:00       | 0   | 0          | 0  | 4:00       | 0   | 0          | 0  |
| 4:15       | 0   | 1          | 1  | 4:15       | 0   | 1          | 1  |
| 4:30       | 0   | 1          | 2  | 4:30       | 0   | 3          | 4  |
| 4:45       | 0   | 0          | 2  | 4:45       | 0   | 1          | 5  |
| 5:00       | 0   | 2          | 4  | 5:00       | 0   | 1          | 6  |
| 5:15       | 1   | 2          | 6  | 5:15       | 0   | 0          | 5  |
| 5:30       | 0   | 4          | 9  | 5:30       | 0   | 0          | 2  |
| 5:45       | 1   | 1          | 11 | 5:45       | 0   | 1          | 2  |
| 6:00       | 1   | 1          | 11 | 6:00       | 0   | 1          | 2  |
| 6:15       | 2   | 0          | 10 | 6:15       | 1   | 4          | 7  |
| 6:30       | 1   | 3          | 10 | 6:30       | 2   | 1          | 10 |
| 6:45       | 0   | 3          | 11 | 6:45       | 2   | 3          | 14 |
| 7:00       | 2   | 6          | 17 | 7:00       | 1   | 7          | 21 |
| 7:15       | 2   | 5          | 22 | 7:15       | 1   | 6          | 23 |
| 7:30       | 1   | 6          | 25 | 7:30       | 6   | 3          | 29 |
| 7:45       | 0   | 6          | 28 | 7:45       | 5   | 6          | 35 |
| 8:00       | 0   | 5          | 25 | 8:00       | 3   | 4          | 34 |
| 8:15       | 5   | 1          | 24 | 8:15       | 3   | 1          | 31 |
| 8:30       | 2   | 3          | 22 | 8:30       | 1   | 5          | 28 |
| 8:45       | 1   | 8          | 25 | 8:45       | 2   | 3          | 22 |
| 9:00       | 5   | 7          | 32 | 9:00       | 2   | 3          | 20 |
| 9:15       | 6   | 2          | 34 | 9:15       | 4   | 4          | 24 |
| 9:30       | 4   | 5          | 38 | 9:30       | 5   | 4          | 27 |
| 9:45       | 3   | 1          | 33 | 9:45       | 3   | 4          | 29 |
| 10:00      | 4   | 3          | 28 | 10:00      | 0   | 4          | 28 |
| 10:15      | 5   | 3          | 28 | 10:15      | 6   | 7          | 33 |
| 10:30      | 1   | 6          | 26 | 10:30      | 3   | 9          | 36 |
| 10:45      | 5   | 3          | 30 | 10:45      | 4   | 2          | 35 |
| 11:00      | 4   | 6          | 33 | 11:00      | 4   | 3          | 38 |
| 11:15      | 6   | 5          | 36 | 11:15      | 6   | 4          | 35 |
| 11:30      | 3   | 4          | 36 | 11:30      | 5   | 4          | 32 |
| 11:45      | 1   | 2          | 31 | 11:45      | 2   | 4          | 32 |
| 12:00      | 4   | 8          | 33 | 12:00      | 1   | 5          | 31 |
| 12:15      | 3   | 3          | 28 | 12:15      | 4   | 8          | 33 |
| 12:30      | 7   | 4          | 32 | 12:30      | 5   | 3          | 32 |
| 12:45      | 9   | 1          | 39 | 12:45      | 6   | 3          | 35 |
| 13:00      | 4   | 8          | 39 | 13:00      | 8   | 4          | 41 |
| 13:15      | 6   | 4          | 43 | 13:15      | 6   | 4          | 39 |
| 13:30      | 5   | 10         | 47 | 13:30      | 4   | 9          | 44 |
| 13:45      | 7   | 3          | 47 | 13:45      | 1   | 5          | 41 |
| 14:00      | 6   | 1          | 42 | 14:00      | 4   | 2          | 35 |
| 14:15      | 7   | 6          | 45 | 14:15      | 1   | 4          | 30 |
| 14:30      | 9   | 7          | 46 | 14:30      | 5   | 4          | 26 |
| 14:45      | 3   | 3          | 42 | 14:45      | 5   | 6          | 31 |
| 15:00      | 5   | 7          | 47 | 15:00      | 5   | 2          | 32 |
| 15:15      | 8   | 8          | 50 | 15:15      | 6   | 7          | 40 |
| 15:30      | 6   | 2          | 42 | 15:30      | 3   | 12         | 46 |
| 15:45      | 2   | 4          | 42 | 15:45      | 3   | 6          | 44 |
| 16:00      | 4   | 4          | 38 | 16:00      | 7   | 6          | 50 |
| 16:15      | 6   | 2          | 30 | 16:15      | 7   | 5          | 49 |
| 16:30      | 7   | 5          | 34 | 16:30      | 6   | 5          | 45 |
| 16:45      | 8   | 2          | 38 | 16:45      | 5   | 2          | 43 |
| 17:00      | 3   | 6          | 39 | 17:00      | 7   | 5          | 42 |
| 17:15      | 7   | 3          | 41 | 17:15      | 9   | 5          | 44 |
| 17:30      | 7   | 4          | 40 | 17:30      | 5   | 6          | 44 |
| 17:45      | 6   | 3          | 39 | 17:45      | 2   | 3          | 42 |
| 18:00      | 6   | 6          | 42 | 18:00      | 0   | 4          | 34 |
| 18:15      | 6   | 6          | 44 | 18:15      | 7   | 2          | 29 |
| 18:30      | 5   | 5          | 43 | 18:30      | 4   | 4          | 26 |
| 18:45      | 5   | 3          | 42 | 18:45      | 5   | 3          | 29 |
| 19:00      | 3   | 3          | 36 | 19:00      | 1   | 2          | 28 |
| 19:15      | 4   | 1          | 29 | 19:15      | 2   | 3          | 24 |
| 19:30      | 7   | 8          | 34 | 19:30      | 4   | 1          | 21 |
| 19:45      | 4   | 5          | 35 | 19:45      | 4   | 1          | 18 |
| 20:00      | 2   | 3          | 34 | 20:00      | 2   | 3          | 20 |
| 20:15      | 1   | 1          | 31 | 20:15      | 4   | 2          | 21 |
| 20:30      | 7   | 3          | 26 | 20:30      | 3   | 2          | 21 |
| 20:45      | 2   | 0          | 19 | 20:45      | 7   | 0          | 23 |
| 21:00      | 1   | 4          | 19 | 21:00      | 0   | 1          | 19 |
| 21:15      | 2   | 3          | 22 | 21:15      | 1   | 2          | 16 |
| 21:30      | 7   | 2          | 21 | 21:30      | 0   | 0          | 11 |
| 21:45      | 2   | 2          | 23 | 21:45      | 0   | 1          | 5  |
| 22:00      | 0   | 1          | 19 | 22:00      | 0   | 0          | 4  |
| 22:15      | 0   | 0          | 14 | 22:15      | 4   | 2          | 7  |
| 22:30      | 0   | 0          | 5  | 22:30      | 0   | 0          | 7  |
| 22:45      | 1   | 3          | 5  | 22:45      | 1   | 0          | 7  |
| 23:00      | 0   | 0          | 4  | 23:00      | 1   | 1          | 9  |
| 23:15      | 0   | 0          | 4  | 23:15      | 0   | 0          | 3  |
| 23:30      | 3   | 0          | 7  | 23:30      | 0   | 0          | 3  |
| 23:45      | 0   | 0          | 3  | 23:45      | 1   | 0          | 3  |
| total      | 276 | 273        |    | total      | 240 | 259        |    |
| DHV        |     |            | 50 | DHV        |     |            | 50 |

# Attachment B.29

| 5/29/2026            |     |     |    | 491 | 5/30/2026            |     |     |    | 580 |
|----------------------|-----|-----|----|-----|----------------------|-----|-----|----|-----|
| WB Volume EB Volumes |     |     |    |     | WB Volume EB Volumes |     |     |    |     |
| 0:00                 | 0   | 0   |    |     | 0:00                 | 0   | 0   |    |     |
| 0:15                 | 0   | 0   |    |     | 0:15                 | 0   | 0   |    |     |
| 0:30                 | 2   | 0   |    |     | 0:30                 | 0   | 0   |    |     |
| 0:45                 | 0   | 0   | 2  |     | 0:45                 | 0   | 0   | 0  |     |
| 1:00                 | 0   | 0   | 2  |     | 1:00                 | 0   | 0   | 0  |     |
| 1:15                 | 0   | 0   | 2  |     | 1:15                 | 0   | 0   | 0  |     |
| 1:30                 | 0   | 0   | 0  |     | 1:30                 | 1   | 1   | 2  |     |
| 1:45                 | 0   | 0   | 0  |     | 1:45                 | 0   | 0   | 2  |     |
| 2:00                 | 0   | 0   | 0  |     | 2:00                 | 0   | 0   | 2  |     |
| 2:15                 | 0   | 0   | 0  |     | 2:15                 | 0   | 0   | 2  |     |
| 2:30                 | 0   | 0   | 0  |     | 2:30                 | 0   | 0   | 0  |     |
| 2:45                 | 0   | 0   | 0  |     | 2:45                 | 0   | 0   | 0  |     |
| 3:00                 | 1   | 0   | 1  |     | 3:00                 | 1   | 0   | 1  |     |
| 3:15                 | 0   | 0   | 1  |     | 3:15                 | 0   | 0   | 1  |     |
| 3:30                 | 0   | 0   | 1  |     | 3:30                 | 0   | 0   | 1  |     |
| 3:45                 | 0   | 0   | 1  |     | 3:45                 | 0   | 2   | 3  |     |
| 4:00                 | 0   | 0   | 0  |     | 4:00                 | 0   | 1   | 3  |     |
| 4:15                 | 0   | 0   | 0  |     | 4:15                 | 0   | 0   | 3  |     |
| 4:30                 | 0   | 2   | 2  |     | 4:30                 | 1   | 2   | 6  |     |
| 4:45                 | 0   | 1   | 3  |     | 4:45                 | 0   | 0   | 4  |     |
| 5:00                 | 0   | 0   | 3  |     | 5:00                 | 0   | 0   | 3  |     |
| 5:15                 | 0   | 0   | 3  |     | 5:15                 | 0   | 0   | 3  |     |
| 5:30                 | 0   | 1   | 2  |     | 5:30                 | 0   | 1   | 1  |     |
| 5:45                 | 0   | 1   | 2  |     | 5:45                 | 0   | 1   | 2  |     |
| 6:00                 | 0   | 0   | 2  |     | 6:00                 | 1   | 0   | 3  |     |
| 6:15                 | 1   | 1   | 4  |     | 6:15                 | 0   | 0   | 3  |     |
| 6:30                 | 2   | 1   | 6  |     | 6:30                 | 0   | 0   | 2  |     |
| 6:45                 | 1   | 3   | 9  |     | 6:45                 | 1   | 1   | 3  |     |
| 7:00                 | 0   | 8   | 17 |     | 7:00                 | 1   | 0   | 3  |     |
| 7:15                 | 2   | 5   | 22 |     | 7:15                 | 2   | 4   | 9  |     |
| 7:30                 | 4   | 6   | 29 |     | 7:30                 | 0   | 5   | 14 |     |
| 7:45                 | 5   | 6   | 36 |     | 7:45                 | 2   | 1   | 15 |     |
| 8:00                 | 3   | 4   | 35 |     | 8:00                 | 3   | 4   | 21 |     |
| 8:15                 | 0   | 1   | 29 |     | 8:15                 | 2   | 5   | 22 |     |
| 8:30                 | 1   | 1   | 21 |     | 8:30                 | 1   | 5   | 23 |     |
| 8:45                 | 2   | 5   | 17 |     | 8:45                 | 5   | 6   | 31 |     |
| 9:00                 | 2   | 2   | 14 |     | 9:00                 | 3   | 6   | 33 |     |
| 9:15                 | 1   | 2   | 16 |     | 9:15                 | 5   | 7   | 38 |     |
| 9:30                 | 4   | 7   | 25 |     | 9:30                 | 8   | 7   | 47 |     |
| 9:45                 | 3   | 4   | 25 |     | 9:45                 | 4   | 5   | 45 |     |
| 10:00                | 2   | 2   | 25 |     | 10:00                | 3   | 4   | 43 |     |
| 10:15                | 4   | 1   | 27 |     | 10:15                | 4   | 4   | 39 |     |
| 10:30                | 8   | 5   | 29 |     | 10:30                | 5   | 5   | 34 |     |
| 10:45                | 2   | 6   | 30 |     | 10:45                | 5   | 4   | 34 |     |
| 11:00                | 0   | 6   | 32 |     | 11:00                | 10  | 9   | 46 |     |
| 11:15                | 6   | 3   | 36 |     | 11:15                | 5   | 3   | 46 |     |
| 11:30                | 2   | 6   | 31 |     | 11:30                | 1   | 1   | 38 |     |
| 11:45                | 2   | 5   | 30 |     | 11:45                | 7   | 7   | 43 |     |
| 12:00                | 0   | 3   | 27 |     | 12:00                | 4   | 9   | 37 |     |
| 12:15                | 2   | 1   | 21 |     | 12:15                | 7   | 3   | 39 |     |
| 12:30                | 4   | 2   | 19 |     | 12:30                | 2   | 8   | 47 |     |
| 12:45                | 3   | 3   | 18 |     | 12:45                | 4   | 5   | 42 |     |
| 13:00                | 7   | 7   | 29 |     | 13:00                | 2   | 3   | 34 |     |
| 13:15                | 9   | 5   | 40 |     | 13:15                | 7   | 4   | 35 |     |
| 13:30                | 5   | 1   | 40 |     | 13:30                | 4   | 3   | 32 |     |
| 13:45                | 2   | 1   | 37 |     | 13:45                | 2   | 2   | 27 |     |
| 14:00                | 1   | 1   | 25 |     | 14:00                | 7   | 6   | 35 |     |
| 14:15                | 1   | 2   | 14 |     | 14:15                | 0   | 3   | 27 |     |
| 14:30                | 3   | 5   | 16 |     | 14:30                | 5   | 8   | 33 |     |
| 14:45                | 4   | 2   | 19 |     | 14:45                | 10  | 8   | 47 |     |
| 15:00                | 5   | 4   | 26 |     | 15:00                | 2   | 1   | 37 |     |
| 15:15                | 5   | 2   | 30 |     | 15:15                | 3   | 9   | 46 |     |
| 15:30                | 6   | 8   | 36 |     | 15:30                | 3   | 3   | 39 |     |
| 15:45                | 7   | 7   | 44 |     | 15:45                | 2   | 6   | 29 |     |
| 16:00                | 4   | 6   | 45 |     | 16:00                | 4   | 3   | 33 |     |
| 16:15                | 3   | 10  | 51 |     | 16:15                | 3   | 2   | 26 |     |
| 16:30                | 8   | 4   | 49 |     | 16:30                | 8   | 4   | 32 |     |
| 16:45                | 5   | 3   | 43 |     | 16:45                | 8   | 4   | 36 |     |
| 17:00                | 1   | 6   | 40 |     | 17:00                | 14  | 12  | 55 |     |
| 17:15                | 3   | 8   | 38 |     | 17:15                | 10  | 3   | 63 |     |
| 17:30                | 6   | 6   | 38 |     | 17:30                | 6   | 4   | 61 |     |
| 17:45                | 3   | 5   | 38 |     | 17:45                | 5   | 6   | 60 |     |
| 18:00                | 7   | 5   | 43 |     | 18:00                | 10  | 6   | 50 |     |
| 18:15                | 2   | 4   | 38 |     | 18:15                | 5   | 0   | 42 |     |
| 18:30                | 7   | 4   | 37 |     | 18:30                | 7   | 4   | 43 |     |
| 18:45                | 5   | 3   | 37 |     | 18:45                | 4   | 6   | 42 |     |
| 19:00                | 0   | 1   | 26 |     | 19:00                | 4   | 4   | 34 |     |
| 19:15                | 3   | 7   | 30 |     | 19:15                | 2   | 8   | 39 |     |
| 19:30                | 3   | 2   | 24 |     | 19:30                | 4   | 3   | 35 |     |
| 19:45                | 6   | 2   | 24 |     | 19:45                | 7   | 7   | 39 |     |
| 20:00                | 5   | 2   | 30 |     | 20:00                | 4   | 3   | 38 |     |
| 20:15                | 5   | 4   | 29 |     | 20:15                | 3   | 3   | 34 |     |
| 20:30                | 6   | 4   | 34 |     | 20:30                | 2   | 1   | 30 |     |
| 20:45                | 2   | 4   | 32 |     | 20:45                | 1   | 8   | 25 |     |
| 21:00                | 1   | 4   | 30 |     | 21:00                | 5   | 4   | 27 |     |
| 21:15                | 5   | 3   | 29 |     | 21:15                | 2   | 2   | 25 |     |
| 21:30                | 0   | 1   | 20 |     | 21:30                | 2   | 2   | 26 |     |
| 21:45                | 0   | 1   | 15 |     | 21:45                | 3   | 6   | 26 |     |
| 22:00                | 6   | 4   | 20 |     | 22:00                | 2   | 3   | 22 |     |
| 22:15                | 0   | 1   | 13 |     | 22:15                | 1   | 3   | 22 |     |
| 22:30                | 0   | 1   | 13 |     | 22:30                | 2   | 4   | 24 |     |
| 22:45                | 2   | 3   | 17 |     | 22:45                | 0   | 1   | 16 |     |
| 23:00                | 0   | 2   | 9  |     | 23:00                | 1   | 1   | 13 |     |
| 23:15                | 1   | 1   | 10 |     | 23:15                | 1   | 2   | 12 |     |
| 23:30                | 4   | 2   | 15 |     | 23:30                | 3   | 1   | 10 |     |
| 23:45                | 0   | 2   | 12 |     | 23:45                | 0   | 0   | 9  |     |
| total                | 227 | 264 |    |     | total                | 278 | 302 |    |     |
| DHV                  |     |     | 51 |     | DHV                  |     |     | 63 |     |

# Attachment B.30

| 5/31/2026 410        |     |     |    | 6/1/2026 540         |     |     |    |
|----------------------|-----|-----|----|----------------------|-----|-----|----|
| WB Volume EB Volumes |     |     |    | WB Volume EB Volumes |     |     |    |
| 0:00                 | 0   | 4   |    | 0:00                 | 1   | 0   |    |
| 0:15                 | 0   | 0   |    | 0:15                 | 0   | 0   |    |
| 0:30                 | 0   | 0   |    | 0:30                 | 3   | 0   |    |
| 0:45                 | 2   | 0   | 6  | 0:45                 | 2   | 0   | 6  |
| 1:00                 | 1   | 2   | 5  | 1:00                 | 0   | 0   | 5  |
| 1:15                 | 0   | 0   | 5  | 1:15                 | 0   | 0   | 5  |
| 1:30                 | 0   | 0   | 5  | 1:30                 | 0   | 0   | 2  |
| 1:45                 | 0   | 0   | 3  | 1:45                 | 0   | 0   | 0  |
| 2:00                 | 1   | 0   | 1  | 2:00                 | 0   | 0   | 0  |
| 2:15                 | 0   | 0   | 1  | 2:15                 | 0   | 2   | 2  |
| 2:30                 | 0   | 1   | 2  | 2:30                 | 0   | 0   | 2  |
| 2:45                 | 0   | 0   | 2  | 2:45                 | 0   | 0   | 2  |
| 3:00                 | 1   | 1   | 3  | 3:00                 | 0   | 1   | 3  |
| 3:15                 | 0   | 0   | 3  | 3:15                 | 0   | 0   | 1  |
| 3:30                 | 0   | 0   | 2  | 3:30                 | 0   | 0   | 1  |
| 3:45                 | 0   | 0   | 2  | 3:45                 | 0   | 0   | 1  |
| 4:00                 | 0   | 0   | 0  | 4:00                 | 0   | 0   | 0  |
| 4:15                 | 0   | 0   | 0  | 4:15                 | 1   | 0   | 1  |
| 4:30                 | 0   | 0   | 0  | 4:30                 | 0   | 1   | 2  |
| 4:45                 | 0   | 0   | 0  | 4:45                 | 0   | 0   | 2  |
| 5:00                 | 0   | 0   | 0  | 5:00                 | 2   | 4   | 8  |
| 5:15                 | 0   | 0   | 0  | 5:15                 | 0   | 0   | 7  |
| 5:30                 | 0   | 0   | 0  | 5:30                 | 0   | 2   | 8  |
| 5:45                 | 0   | 1   | 1  | 5:45                 | 2   | 2   | 12 |
| 6:00                 | 1   | 0   | 2  | 6:00                 | 2   | 2   | 10 |
| 6:15                 | 0   | 1   | 3  | 6:15                 | 0   | 0   | 10 |
| 6:30                 | 0   | 0   | 3  | 6:30                 | 0   | 3   | 11 |
| 6:45                 | 0   | 0   | 2  | 6:45                 | 1   | 3   | 11 |
| 7:00                 | 1   | 0   | 2  | 7:00                 | 4   | 4   | 15 |
| 7:15                 | 1   | 1   | 3  | 7:15                 | 5   | 8   | 28 |
| 7:30                 | 0   | 2   | 5  | 7:30                 | 5   | 7   | 37 |
| 7:45                 | 0   | 1   | 6  | 7:45                 | 3   | 4   | 40 |
| 8:00                 | 1   | 7   | 13 | 8:00                 | 0   | 13  | 45 |
| 8:15                 | 2   | 4   | 17 | 8:15                 | 4   | 4   | 40 |
| 8:30                 | 3   | 3   | 21 | 8:30                 | 3   | 3   | 34 |
| 8:45                 | 1   | 3   | 24 | 8:45                 | 5   | 8   | 40 |
| 9:00                 | 0   | 5   | 21 | 9:00                 | 5   | 4   | 36 |
| 9:15                 | 0   | 5   | 20 | 9:15                 | 4   | 4   | 36 |
| 9:30                 | 7   | 5   | 26 | 9:30                 | 3   | 4   | 37 |
| 9:45                 | 1   | 2   | 25 | 9:45                 | 5   | 6   | 35 |
| 10:00                | 2   | 4   | 26 | 10:00                | 1   | 2   | 29 |
| 10:15                | 2   | 8   | 31 | 10:15                | 5   | 3   | 29 |
| 10:30                | 4   | 5   | 28 | 10:30                | 2   | 4   | 28 |
| 10:45                | 2   | 1   | 28 | 10:45                | 3   | 0   | 20 |
| 11:00                | 3   | 4   | 29 | 11:00                | 3   | 1   | 21 |
| 11:15                | 1   | 3   | 23 | 11:15                | 1   | 6   | 20 |
| 11:30                | 2   | 2   | 18 | 11:30                | 6   | 5   | 25 |
| 11:45                | 6   | 9   | 30 | 11:45                | 4   | 5   | 31 |
| 12:00                | 4   | 3   | 30 | 12:00                | 7   | 12  | 46 |
| 12:15                | 2   | 6   | 34 | 12:15                | 5   | 5   | 49 |
| 12:30                | 5   | 6   | 41 | 12:30                | 2   | 6   | 46 |
| 12:45                | 4   | 5   | 35 | 12:45                | 6   | 6   | 49 |
| 13:00                | 2   | 6   | 36 | 13:00                | 6   | 3   | 39 |
| 13:15                | 5   | 6   | 39 | 13:15                | 9   | 3   | 41 |
| 13:30                | 5   | 6   | 39 | 13:30                | 2   | 8   | 43 |
| 13:45                | 3   | 4   | 37 | 13:45                | 7   | 4   | 42 |
| 14:00                | 5   | 3   | 37 | 14:00                | 5   | 9   | 47 |
| 14:15                | 5   | 5   | 36 | 14:15                | 8   | 3   | 46 |
| 14:30                | 2   | 2   | 29 | 14:30                | 4   | 6   | 46 |
| 14:45                | 4   | 3   | 29 | 14:45                | 4   | 3   | 42 |
| 15:00                | 2   | 3   | 26 | 15:00                | 9   | 6   | 43 |
| 15:15                | 8   | 3   | 27 | 15:15                | 5   | 5   | 42 |
| 15:30                | 1   | 3   | 27 | 15:30                | 7   | 6   | 45 |
| 15:45                | 6   | 8   | 34 | 15:45                | 2   | 3   | 43 |
| 16:00                | 8   | 6   | 43 | 16:00                | 2   | 9   | 39 |
| 16:15                | 6   | 5   | 43 | 16:15                | 8   | 5   | 42 |
| 16:30                | 2   | 4   | 45 | 16:30                | 5   | 5   | 39 |
| 16:45                | 2   | 0   | 33 | 16:45                | 8   | 2   | 44 |
| 17:00                | 6   | 2   | 27 | 17:00                | 9   | 4   | 46 |
| 17:15                | 5   | 4   | 25 | 17:15                | 4   | 4   | 41 |
| 17:30                | 3   | 6   | 28 | 17:30                | 3   | 12  | 46 |
| 17:45                | 1   | 3   | 30 | 17:45                | 4   | 3   | 43 |
| 18:00                | 4   | 3   | 29 | 18:00                | 4   | 2   | 36 |
| 18:15                | 1   | 2   | 23 | 18:15                | 2   | 4   | 34 |
| 18:30                | 2   | 4   | 20 | 18:30                | 3   | 1   | 23 |
| 18:45                | 5   | 2   | 23 | 18:45                | 3   | 6   | 25 |
| 19:00                | 5   | 6   | 27 | 19:00                | 4   | 0   | 23 |
| 19:15                | 3   | 2   | 29 | 19:15                | 3   | 1   | 21 |
| 19:30                | 3   | 2   | 28 | 19:30                | 0   | 1   | 18 |
| 19:45                | 5   | 4   | 30 | 19:45                | 3   | 3   | 15 |
| 20:00                | 4   | 1   | 24 | 20:00                | 3   | 3   | 17 |
| 20:15                | 2   | 4   | 25 | 20:15                | 2   | 3   | 18 |
| 20:30                | 3   | 3   | 26 | 20:30                | 2   | 0   | 19 |
| 20:45                | 1   | 0   | 18 | 20:45                | 0   | 5   | 18 |
| 21:00                | 0   | 3   | 16 | 21:00                | 1   | 1   | 14 |
| 21:15                | 2   | 3   | 15 | 21:15                | 1   | 1   | 11 |
| 21:30                | 2   | 0   | 11 | 21:30                | 0   | 0   | 9  |
| 21:45                | 0   | 0   | 10 | 21:45                | 0   | 1   | 5  |
| 22:00                | 0   | 1   | 8  | 22:00                | 3   | 1   | 7  |
| 22:15                | 1   | 0   | 4  | 22:15                | 0   | 1   | 6  |
| 22:30                | 0   | 0   | 2  | 22:30                | 0   | 1   | 7  |
| 22:45                | 0   | 0   | 2  | 22:45                | 4   | 2   | 12 |
| 23:00                | 0   | 0   | 1  | 23:00                | 0   | 0   | 8  |
| 23:15                | 0   | 0   | 0  | 23:15                | 0   | 0   | 7  |
| 23:30                | 0   | 0   | 0  | 23:30                | 0   | 1   | 7  |
| 23:45                | 0   | 0   | 0  | 23:45                | 0   | 1   | 2  |
| total                | 184 | 226 |    | total                | 254 | 286 |    |
| DHV                  |     |     | 45 | DHV                  |     |     | 49 |

# Attachment B.31

|                      |     |     |    |
|----------------------|-----|-----|----|
| 6/2/2026             |     | 522 |    |
| WB Volume EB Volumes |     |     |    |
| 0:00                 | 2   | 0   |    |
| 0:15                 | 0   | 0   |    |
| 0:30                 | 0   | 0   |    |
| 0:45                 | 0   | 0   | 2  |
| 1:00                 | 0   | 0   | 0  |
| 1:15                 | 0   | 0   | 0  |
| 1:30                 | 0   | 0   | 0  |
| 1:45                 | 0   | 0   | 0  |
| 2:00                 | 0   | 0   | 0  |
| 2:15                 | 0   | 0   | 0  |
| 2:30                 | 0   | 0   | 0  |
| 2:45                 | 0   | 0   | 0  |
| 3:00                 | 0   | 0   | 0  |
| 3:15                 | 0   | 0   | 0  |
| 3:30                 | 0   | 0   | 0  |
| 3:45                 | 0   | 0   | 0  |
| 4:00                 | 0   | 0   | 0  |
| 4:15                 | 0   | 2   | 2  |
| 4:30                 | 0   | 0   | 2  |
| 4:45                 | 0   | 0   | 2  |
| 5:00                 | 0   | 2   | 4  |
| 5:15                 | 1   | 1   | 4  |
| 5:30                 | 1   | 2   | 7  |
| 5:45                 | 0   | 0   | 7  |
| 6:00                 | 1   | 1   | 7  |
| 6:15                 | 1   | 0   | 6  |
| 6:30                 | 1   | 2   | 6  |
| 6:45                 | 1   | 4   | 11 |
| 7:00                 | 2   | 7   | 18 |
| 7:15                 | 0   | 5   | 22 |
| 7:30                 | 3   | 8   | 30 |
| 7:45                 | 6   | 4   | 35 |
| 8:00                 | 2   | 2   | 30 |
| 8:15                 | 2   | 2   | 29 |
| 8:30                 | 5   | 9   | 32 |
| 8:45                 | 3   | 4   | 29 |
| 9:00                 | 2   | 4   | 31 |
| 9:15                 | 5   | 8   | 40 |
| 9:30                 | 3   | 5   | 34 |
| 9:45                 | 1   | 5   | 33 |
| 10:00                | 5   | 5   | 37 |
| 10:15                | 6   | 7   | 37 |
| 10:30                | 3   | 2   | 34 |
| 10:45                | 1   | 12  | 41 |
| 11:00                | 5   | 4   | 40 |
| 11:15                | 2   | 3   | 32 |
| 11:30                | 1   | 3   | 31 |
| 11:45                | 4   | 3   | 25 |
| 12:00                | 5   | 5   | 26 |
| 12:15                | 5   | 4   | 30 |
| 12:30                | 4   | 5   | 35 |
| 12:45                | 7   | 8   | 43 |
| 13:00                | 4   | 0   | 37 |
| 13:15                | 5   | 6   | 39 |
| 13:30                | 4   | 5   | 39 |
| 13:45                | 3   | 2   | 29 |
| 14:00                | 0   | 6   | 31 |
| 14:15                | 7   | 3   | 30 |
| 14:30                | 4   | 1   | 26 |
| 14:45                | 8   | 7   | 36 |
| 15:00                | 4   | 4   | 38 |
| 15:15                | 6   | 3   | 37 |
| 15:30                | 6   | 11  | 49 |
| 15:45                | 6   | 5   | 45 |
| 16:00                | 7   | 5   | 49 |
| 16:15                | 6   | 7   | 53 |
| 16:30                | 2   | 2   | 40 |
| 16:45                | 9   | 3   | 41 |
| 17:00                | 6   | 3   | 38 |
| 17:15                | 4   | 8   | 37 |
| 17:30                | 6   | 8   | 47 |
| 17:45                | 3   | 5   | 43 |
| 18:00                | 4   | 7   | 45 |
| 18:15                | 3   | 3   | 39 |
| 18:30                | 4   | 3   | 32 |
| 18:45                | 5   | 5   | 34 |
| 19:00                | 6   | 2   | 31 |
| 19:15                | 1   | 4   | 30 |
| 19:30                | 3   | 3   | 29 |
| 19:45                | 9   | 9   | 37 |
| 20:00                | 8   | 1   | 38 |
| 20:15                | 4   | 2   | 39 |
| 20:30                | 0   | 1   | 34 |
| 20:45                | 0   | 1   | 17 |
| 21:00                | 0   | 1   | 9  |
| 21:15                | 0   | 0   | 3  |
| 21:30                | 1   | 1   | 4  |
| 21:45                | 3   | 0   | 6  |
| 22:00                | 0   | 0   | 5  |
| 22:15                | 1   | 1   | 7  |
| 22:30                | 0   | 0   | 5  |
| 22:45                | 2   | 0   | 4  |
| 23:00                | 0   | 2   | 6  |
| 23:15                | 0   | 0   | 4  |
| 23:30                | 0   | 0   | 4  |
| 23:45                | 0   | 0   | 2  |
| total                | 244 | 278 |    |
| DHV                  |     |     | 53 |



# MEMORANDUM

**To:** Benton County Board of Commissioners

**From:** Alan Sorem

**Date:** June 11, 2026

**Re:** Phase I Conditional Use Permit – LU-25-067

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## I. Introduction

Our office represents Northside Christian Church, as “**Applicant**” in Benton County Planning File No. LU-25-067. Applicant has requested a Conditional Use Permit to construct an 18,902-square-foot worship and multi-purpose building, associated parking, a storage structure, and related site improvements (the “**Project**”). The purpose of the Project is to provide worship services and related church activities.

As stated in Applicant’s Appeal Memorandum and Revised Findings dated \_\_\_\_\_, the application before the Planning Commission included a request for a parking variance (LU-25-066) and a Phase II development. In the Staff Report to the Planning Commission, Staff proposed certain road improvements under conditions of approval numbers 5, 6, and 7 which would require Applicant to provide significant improvements and right of way dedication beyond Applicant’s frontage and beyond adopted road standards for local roads (the “**Road Exaction**”).

Applicant has since modified its proposal, withdrawing the request for approval of Phase II, and as such the parking variance is no longer applicable. Only the Phase I Conditional Use Permit is on appeal before the Benton County Board of Commissioners (the “**Board**”). Applicant has provided substantial evidence demonstrating that all applicable criteria are satisfied by the design and operational characteristics of the Project or will be satisfied with the reasonable conditions of approval proposed by Applicant. For the reasons provided herein, we respectfully request the Board approve the Phase I-only Conditional Use Permit under LU-25-067, subject only to those certain conditions of approval as set forth in Applicant’s Appeal Memorandum and Revised Findings.

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## II. Standard of Proof

Applicant has provided substantial evidence that all applicable criteria has been satisfied through the design or operational characteristics of the Project, or will be satisfied with the reasonable conditions of approval proposed by Applicant in Applicant's Appeal Memorandum and Revised Findings. Applicant's proposed conditions of approval include almost all of the conditions of approval proposed by staff in the Staff Report, with the exception that any conditions relating to Phase II or the parking variance were removed and instead of the Road Exaction, Applicant has proposed to dedicate five feet of right-of-way and road improvements along the Applicant's frontage on Powers Avenue NW in order to address potential traffic impacts in a manner consistent with federal law, as described in detail below. Pursuant to the Land Use Board of Appeals, findings of fact in a decision are adequate if supported by substantial evidence in the record, which when viewed as a whole, permit a reasonable person to make that finding. Applicant only needs to prove each criterion by a preponderance of the evidence, not clear and convincing evidence or beyond a reasonable doubt.

The Road Exaction proposed by staff, and the denial by the Planning Commission based on public comments, support that the County has mistakenly applied a higher standard of evidence than is allowed by applicable law. Applicant does not need to prove that the Project will have no impacts or remove all possibility of impacts. The key question is whether applicant has provided evidence into the record that a reasonable person could conclude that reasonably anticipated impacts can be adequately mitigated in compliance with the applicable criteria. Many of the public comments, such as the comments cited by staff to support the Road Exaction, were generalized concerns based on anecdotal evidence about pre-existing conditions. Other concerns such as impacts on groundwater were not based on expert evidence or tied to potential impacts from the Project. Applicant has provided substantial evidence, including expert testimony from traffic and civil engineers stating that all potential health and safety impacts from the Project such as traffic, groundwater, stormwater, and septic impacts will be adequately mitigated in compliance with the applicable standards. Based on the evidence in the record as a whole, the Board must conclude that the Application satisfies the applicable supported by substantial evidence. As such, the Board should approve the Phase I-only Conditional Use Permit subject to the conditions of approval proposed by Applicant.

## III. RLUIPA

The Religious Land Use and Institutionalized Persons Act, 42 USC § 2000cc ("**RLUIPA**") provides federal protections to religious uses by instituting limitations on the type of land use regulations local governments can adopt as well as how local governments may apply its land use regulations in certain instances. RLUIPA specifically provides, in part, that "[n]o government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution." RLUIPA further

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protects from the imposition of “substantial burden on the religious exercise of a person, including a religious assembly or institution” in the application of land use proceedings unless the government proves the “imposition of the burden” “is the least restrictive means of furthering” the government’s compelling interest. Pursuant to Article VI, Clause 2 of the United States Constitution, the Supremacy Clause, federal law supersedes all state and local laws and regulations and must be complied with regardless of whether such compliance would conflict with state or local laws.

As described in Applicant’s application materials and Applicant’s Appeal Memorandum and Revised Findings, the proposed Project is for Northside Christian Church to develop a new building to function as the church’s worship and multi-purpose facility, which would house worship services as well as other incidental and accessory uses to facilitate Applicant’s religious practices. RLUIPA applies to the Project, and the County must issue its decision, including all conditions of approval, consistent with RLUIPA’s requirements.

As stated above, one of RLUIPA’s requirements is that the County cannot apply regulations that would treat Applicant on less than equal terms with any application. As stated by the United States Ninth Circuit Court of Appeals in *New Harvest Christian Fellowship v. City of Salinas*, 29 F.4th 596 (2022), RLUIPA applies not only to a facially discriminatory regulation but also to the enforcement of a facially neutral regulation in a discriminatory manner.

The County imposing the Road Exaction as conditions of approval to the Project would treat Northside Christian Church on less than equal terms to similarly situated nonreligious uses. As stated in the Staff Report to the Planning Commission, “Powers Avenue NW does not meet current minimum roadway right of way standards.” In order to be compliant with RLUIPA, the County could only require Powers Avenue NW to be improved to the minimum standards in the TSP if the County required such improvements to similarly situated nonreligious uses. However, the County has gone above and beyond in this instance by proposing the Road Exaction, which would require Powers Avenue NW to be improved to a hybrid standard, above and beyond the requirements of the Benton County’s Transportation System Plan (the “*TSP*”) based on the classification of Powers Avenue NW. Powers Avenue NW is classified as a Primary Local Access Road in the TSP. As stated in the Staff Report to the Planning Commission, the Road Exaction “merge the functional classifications of the Primary Residential and Minor Collector functional classifications.” As a matter of law, such Road Exactions are a disparate or unequal treatment of the Applicant. The County cannot impose the Road Exaction as conditions of approval to the Project without violating the requirements of federal law under RLUIPA.

Additionally, the Applicant, unlike the County, does not have the legal right of eminent domain. This means that any condition of approval requiring the Applicant to obtain third-party property owner’s right-of-way for dedication to the County could effectively delay the development of the proposed religious assembly indefinitely. As such, requiring off-site right-of-way and related road improvements would be substantial burden in violation of RLUIPA.

#### **IV. Constitutional Taking**

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In addition to the County's decision complying with RLUIPA, the County must also comply with constitutional requirements. As described in detail below, the County requiring the Road Exaction as conditions of approval for the Project would constitute a Taking under the Fifth Amendment of the United States Constitution. The United States Supreme Court held in *Nollan v. California Coastal Com.*, 483 US 825, 107 S Ct 3141 (1987), that an exaction of property as a condition of approval, such as a condition requiring the dedication of property, would be a taking unless there is an "essential nexus" to the stated purpose for the exaction to the impact it is intended to mitigate. In *Dolan v. City of Tigard*, 512 US 374, 114 S Ct 2309, 129 L Ed2d 304 (1994), the United States Supreme Court expanded on the exaction analysis it began in *Nollan*, 483 US 825 (1987). Under *Dolan*, local government must make some sort of individualized determination that the exaction is roughly proportional to the specific development at issue, which means the exaction must be related both in nature and extent to the impact of the proposed development. *Dolan*, 512 US at 391. Moreover, it is the City's burden of proof to demonstrate that an exaction meets the rough proportionality test under *Nollan/Dolan*. *Dolan*, 512 US at 391 n 8. A local government must adopt individualized findings for each exaction. See *McClure v. City of Springfield*, 175 Or App 425, 433–434, 28 P2d 1222 (2001).

As described above, the County has proposed an exaction in the form of the Road Exaction which would require dedication of real property for frontage purposes as well as significant road improvements to Powers Avenue NW. The United States Supreme Court held in *Sheetz v. County of El Dorado, California*, 601 U.S. 267 (2024) that legislative and administrative actions are equally subject to the *Nollan/Dolan* proportionality test required under the Takings Clause of the Fifth Amendment. This means that even if a land use regulation, such as the County's Transportation System Plan, requires certain improvements to be made, a condition of approval requiring such improvements is still subject to the *Nollan/Dolan* proportionality test. Here, the County has gone a step further than requiring improvements based on legislative standards and has proposed conditions of approval which would require Powers Avenue NW to be improved to a standard beyond the requirements of the TSP. The TSP standards are intended and designed to ensure that roadways function safely and efficiently. The County has not proposed reclassification of Powers Avenue NW. Moreover, the County has failed to articulate why the codified TSP standards would be insufficient to mitigate the potential impacts from the Project, when the codified standards are designed to mitigate such impacts.

Certain road improvements may have an essential nexus to the County's interest in traffic safety as required by *Nollan*. As stated in Applicant's Appeal Memorandum and Revised Findings, Applicant is willing to accept reasonable conditions that are proportional to the Project to address safe site access, road approach permits, internal circulation, emergency access, parking management, frontage right-of-way dedication, and half-street improvements to standard on Applicant's portion of Powers Avenue NW. Applicant's proposed conditions of approval meet and exceed its impact. Any further exactions will fail the essential nexus and rough proportionality test under *Nollan/Dolan*, which the County must prove based on individualized findings. The County cannot meet this burden for the Road Exaction.



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LU-25-067

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It would not be roughly proportional to the impact of the Project to require Applicant to make improvements based on pre-existing conditions such as unlawful pedestrian activity (See ORS 814.070) or the fact that the roadway is currently not up to the TSP standards. The record does not support the assertion that the Road Exaction is lawful. The County requiring the Road Exaction as conditions of approval would constitute a Taking under the Fifth amendment.

**V. Conclusion**

In conclusion, Applicant has provided substantial evidence to satisfy all applicable approval criteria. We respectfully request the Board approve the Phase I-only Conditional Use Permit under LU-25-067, subject only to those certain conditions of approval as set forth in Applicant's Appeal Memorandum and Revised Findings. As set forth in detail above, the County cannot legally require the Road Exaction as a condition of approval for the Project and any conditions of approval must comply with applicable law.

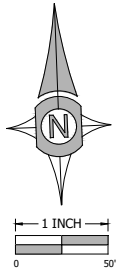
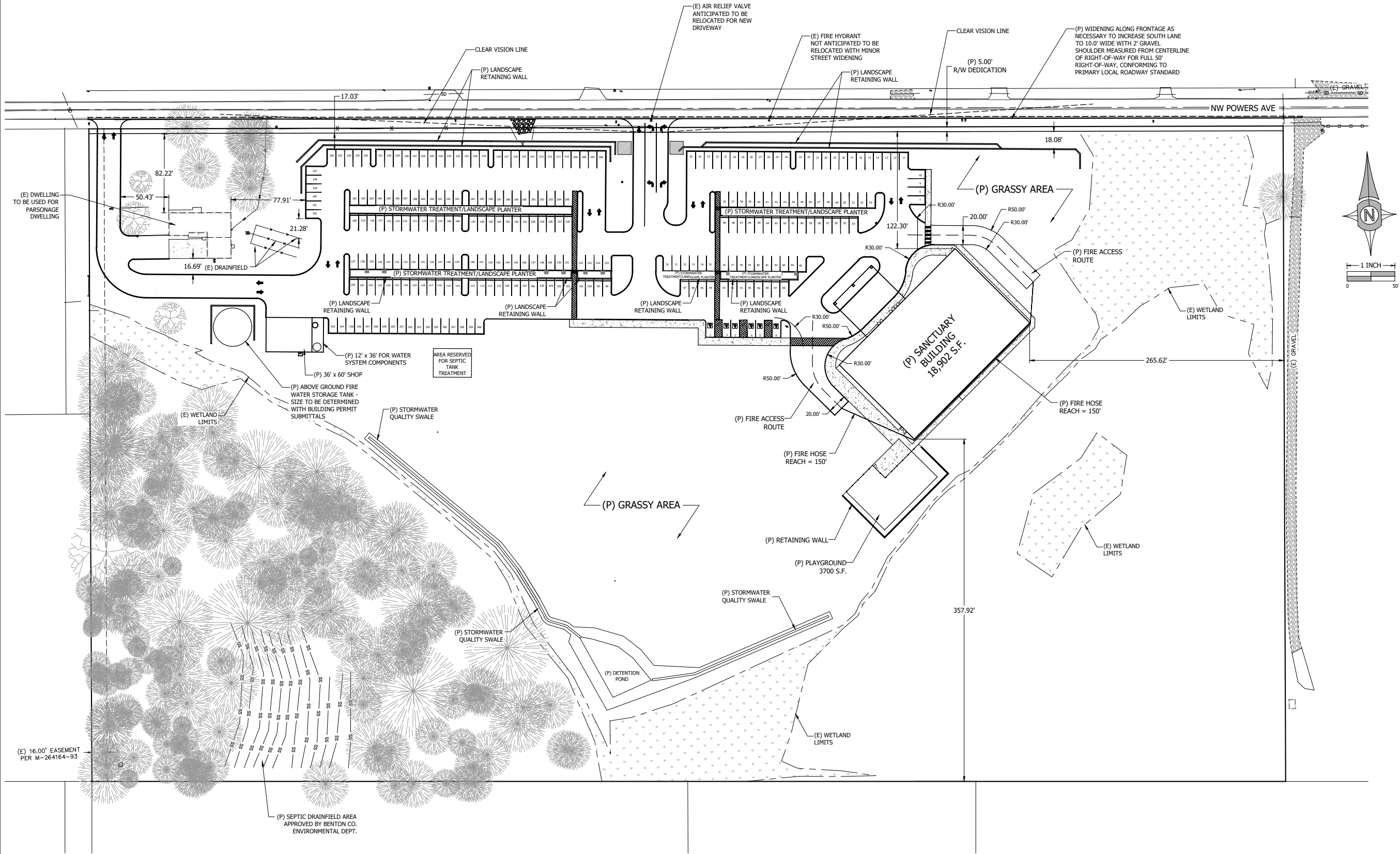
Applicant maintains that the applicable criteria have been satisfied and as such the Board should approve the application. Notwithstanding, in the event the Board denies the application, the Board's decision must provide information which was notably missing from the Planning Commission decision. The County decision must include findings supporting denial. As held by the Land Use Board of Appeals in *MEK Properties, LLC v. Coos County*, 61 Or LUBA 360 (2010), "[f]indings supporting denial must provide a coherent explanation for why the local government does not believe the application complies with the applicable criteria, and must be sufficient to inform the Applicant what steps are necessary to obtain approval or explain the reasons that it is unlikely that the application will be approved."

Thank you for your consideration. We are happy to address any questions the Board may have.

Sincerely,



ALAN M. SOREM  
asorem@sglaw.com  
Voice Message #303



**CLIENT:**  
VARTONE ARCHITECTURE  
AND INTERIOR DESIGN, LLC  
231 SW 2nd AVENUE  
ALBANY, OREGON 97321  
(541) 497-2954  
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**UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC**  
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(541) 451-1366 FAX

**PROPOSED SITE PLAN**  
  
**NORTHSIDE CHURCH  
CONDITIONAL USE APPLICATION  
BENTON COUNTY, OREGON**

DATE: JUNE 11, 2026  
PROJECT: NORTHSIDE CHURCH  
DRAWN BY: MLH  
CHECKED BY: JSV

THIS MAP WAS  
PREPARED FOR  
PLANNING  
PURPOSES ONLY

| PLAN REVISIONS | DATE |
|----------------|------|
|                |      |
|                |      |
|                |      |
|                |      |

C1.2

Sheet

SCALE: SEE BARSCALE

POTENTIAL FUTURE SITE PLAN

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NORTHSIDE CHURCH  
 CONDITIONAL USE APPLICATION  
 BENTON COUNTY, OREGON

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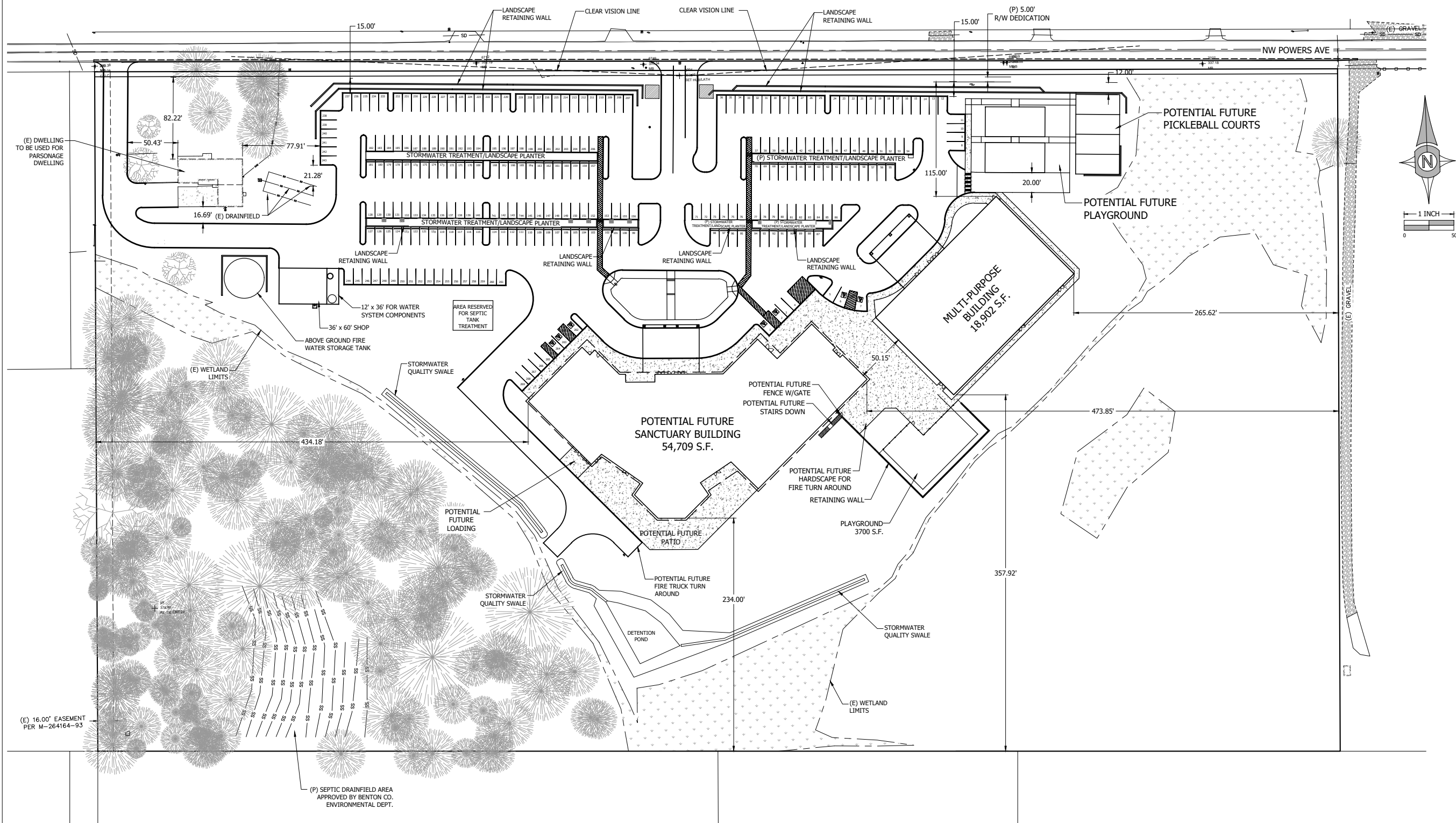
|             |                                 |
|-------------|---------------------------------|
| DATE:       | JUNE 11, 2026                   |
| PROJECT:    | 23-225 VARTONE NORTHSIDE CHURCH |
| DRAWN BY:   | MLM                             |
| CHECKED BY: | BSV                             |

THIS MAP WAS  
PREPARED FOR  
PLANNING  
PURPOSES ONLY

| PLAN REVISIONS | DATE |
|----------------|------|
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |

Sheet C1.3

SCALE: SEE BARSCALE



## Udell Engineering & Land Surveying LLC

63 East Ash Street, Lebanon, OR 97355  
Ph: 541-451-5125 • Fax: 541-451-1366

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DATE: May 28, 2026

Benton County Board of Commissioners  
4500 SW Research Way  
2<sup>nd</sup> Floor  
Corvallis, Oregon 97333

Re: LU-25-067: CUP-Church, Northside Church Septic Capacity and Stormwater Management

Dear Members of the Board of Commissioners,

My name is Brian Vandetta and I am the Civil Engineer and Land Surveyor representing the Northside Church for their proposed development at 4500 Powers Avenue NW in Albany, Oregon. I am writing this letter to address onsite septic disposal capacity and stormwater management in response to concerns raised by neighboring property owners and by planning commission members during the Conditional Use Review process for the proposed church development.

### Onsite Septic Disposal Capacity:

To demonstrate adequate onsite septic disposal capacity both the anticipated amount of waste to be generated and the capacity of the site for disposal must be understood.

The anticipated amount of waste to be generated is a function of the uses and the intensity of the uses. The proposed uses are a combination of a sanctuary for religious worship with youth group classes on Sunday and evening classes and daycare uses Monday through Friday.

The evening classes and daycare use are anticipated to have a maximum of 60 people onsite throughout the day. The anticipated waste generation Monday-Friday is 60 people x 15 gppd (day school use Table 2, OAR 340-071-0220) totaling 900 gpd.

The sanctuary for religious worship and youth group classes are anticipated to have a maximum of 390 people per worship service x 2 worship services per day. The youth group classes are anticipated to have a maximum of 60 people per evening including students and staff. The anticipated waste generation Sunday is 840 people x 5 gppd (church use Table 2, OAR 340-071-0220) totaling 4,200 gpd.

The church use on Sunday is clearly the peak daily generating demand for the site at 4,200 gpd and will be used for the onsite system design demand.

An approval for onsite septic disposal was granted by Benton County Health Department on March 7, 2024 for the Septic Site Evaluation performed on the site with an estimated daily peak design flow of 5,175 gpd. Therefore, the approval granted by Benton County Health Department is for a peak daily flow that far exceeds the proposed peak daily flow (over 20% safety factor). It is important to note that the generated septic waste will be 900 gpd, less than 21.5% of the peak design flow of 4,200 gpd, for 6 days of the week.

This demonstrates the site has been approved by Benton County Health Department for onsite septic disposal field areas that are in excess of the size demonstrated to be sufficient to dispose of the anticipated septic demands of the proposed development.

Furthermore, a final design of the onsite septic pre-treatment system and disposal system will be prepared by a Registered Professional Engineer and reviewed and permitted by The Oregon DEQ prior to installation.

Designing and constructed the Onsite Septic System to the established Benton County and the Oregon DEQ standards has proven to be sufficient to treat and dispose of septic waste for the many similar projects I have design and overseen in my 28 plus years of practical experience as a Registered Professional Engineer in the State of Oregon.

As an additional measure to ensure the onsite conditions can properly dispose of the anticipated generated septic waste without causing negative impact to the quality of groundwater, Northside Church hired GSI Water Solutions, Inc. to perform a Groundwater Study. The groundwater study provided evidence and conclusions that the system (at 5,175 gpd which is far in excess of the current anticipated waste discharge of 4,200 gpd) would be in compliance with Oregon's groundwater protection rules. A copy of the study is attached for reference as Exhibit A.

### Stormwater Management:

The stormwaters generated from the addition of impervious surfaces by the development will be managed for stormwater flow control, quantity and stormwater quality based on the current standards implemented by Benton County Public Works Department which are consistent with the standards of The Oregon DEQ.

Stormwater flow control and quantity will be attended to by limiting the stormwater discharge rate leaving the post-developed site to the rate of release that leaves the pre-developed site for a 5-year, 24-hour storm event or to a rate that matches the available downstream capacity. An onsite detention pond will be provided with sufficient volume to store generated stormwaters while the release rate is being restricted to the above mentioned pre-development rate or downstream capacity.

Stormwater quality will be attended to with the design and construction of vegetated stormwater infiltration planters or vegetated stormwater quality swales. They will be sized to treat 100% of the stormwaters generated by the added impervious surfaces during a storm event equal to 50% of a 2-year, 24-hour event. This is the established standard of Benton County and Oregon DEQ for this western region.

Designing and constructing the stormwater system to the established Benton County and the Oregon DEQ standards has proven to be sufficient to treat and manage stormwaters for the many similar projects I have design and overseen in my 28 plus years of practical experience as a Registered Professional Engineer in the State of Oregon.

Conclusion:

Both the onsite septic system and onsite stormwater management system will be sufficient when designed and constructed to the local and state standards to properly treat the anticipated demand from the proposed Northside Church Development.

Respectfully,

Brian Vandetta PE, PLS  
Udell Engineering & Land Surveying LLC



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## TECHNICAL MEMORANDUM

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### Groundwater Study in Support of a Large Capacity Septic System, Northside Church, Albany, Oregon

**To:** Kevin Kropf / Northside Church  
Brian Vandetta, PE, PLS / Udell Engineering and Land Surveying, LLC

**From:** Jesse Hall, GIT / GSI Water Solutions, Inc.  
Matt Kohlbecker, RG / GSI Water Solutions, Inc.

**Attachments:** Figure 1. Site Location Map  
Attachment A – Site Plan  
Attachment B – Redmond Geotechnical Services Geotechnical Report  
Attachment C – Benton County Health Department Site Evaluation  
Attachment D – LOSS Model

**Date:** July 2, 2025

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## 1. Background

Northside Church plans to construct a 650-seat church at 4500 NW Powers Avenue in Albany, Oregon (the Site) ([Figure 1](#)). The proposed facility will include a gym, shower, cafeteria, daycare facility, café, and youth ministry facilities. The church intends to use a septic system at the Site to dispose of an estimated peak wastewater design flow of 5,175 gallons per day (gpd). The Oregon Department of Environmental Quality (DEQ) is requiring a written assessment of the impact of the proposed system on the quality of groundwater (called a “groundwater study” in this technical memorandum). This technical memorandum (TM) documents a groundwater study using the Large Onsite Septic System (LOSS) model, which was developed by the Washington Department of Ecology and simulates nitrate attenuation due to mixing in groundwater. Inputs to the LOSS model include certain characteristics of the wastewater, physical dimensions of the site, and subsurface soil properties. Output from the LOSS model is the nitrate concentration in groundwater some distance from the septic drainfield.

## 2. Model Input Parameters

The following subsections describe the methods that were used to develop the model input parameters and the value of the model input parameter used in the LOSS model. LOSS model input parameters are summarized below in [Table 1](#).

**Table 1. LOSS Model Input Parameters.**

| Model Input Parameter                           | Symbol   | Value  | Units           | Subsection in the Text |
|-------------------------------------------------|----------|--------|-----------------|------------------------|
| Nitrate Concentration in Precipitation          | $N_R$    | 0.24   | mg/L            | Subsection 2.1         |
| Total Nitrogen Concentration in Wastewater      | $N_W$    | 30.0   | mg/L            | Subsection 2.2         |
| Soil Denitrification                            | $d$      | 10     | percent         | Subsection 2.3         |
| Aquifer Thickness                               | $b$      | 20     | feet            | Subsection 2.4         |
| Drainfield Area                                 | $A_D$    | 92,792 | ft <sup>2</sup> | Subsection 2.5         |
| Distance from Drainfield to Property Boundary   | $D_{pb}$ | 100    | feet            | Subsection 2.6         |
| Aquifer Width                                   | $W_A$    | 538    | feet            | Subsection 2.7         |
| Aquifer Hydraulic Conductivity                  | $K$      | 360.0  | feet/day        | Subsection 2.8         |
| Hydraulic Gradient                              | $i$      | 0.01   | feet/feet       | Subsection 2.9         |
| Recharge                                        | $R$      | 16.0   | inches/year     | Subsection 2.10        |
| Nitrate Concentration of Upgradient Groundwater | $N_B$    | 3.1    | mg/L            | Subsection 2.11        |
| Wastewater Volume                               | $V_W$    | 5,175  | gpd             | Subsection 2.12        |

**Notes**

mg/L = milligrams per liter

gpd = gallons per day

ft<sup>2</sup> = square feet**2.1 Nitrate Concentration in Precipitation ( $N_R$ )**

Precipitation contains a small amount of nitrate from anthropogenic and natural sources. The default value for  $N_R$  of 0.24 milligrams per liter (mg/L) was used in the LOSS model (the Washington State Department of Health [DOH], 2021).

**2.2 Total Nitrogen Concentration in Wastewater ( $N_W$ )**

The total nitrogen concentration in wastewater ( $N_W$ ) is the target nitrogen concentration in effluent after treatment and before distribution to the drainfield. **A  $N_W$  value of 30.0 mg/L was used in the LOSS model.** The Northside Church septic system treatment system will be designed to treat nitrate concentrations in effluent to this value.

**2.3 Soil Denitrification ( $d$ )**

After discharge from the septic drainfield, denitrification in soil reduces the nitrate concentration that reaches groundwater. The default value for  $d$  of 10 percent from DOH (2021) was used in the LOSS model.

**2.4 Aquifer Thickness ( $b$ )**

Publicly available well logs from wells surrounding the Site show the saturated thickness of the surficial aquifer ranges from approximately 5 feet to 120 feet (OWRD, 2025) ([Attachment A](#)). DOH (2021) guidance requires that the maximum aquifer thickness that can be used for modeling purposes is 20 feet. Therefore, a value of 20 feet was used for  $b$  in the LOSS model.

**2.5 Drainfield Area ( $A_D$ )**

The drainfield area of 92,792 square feet (ft<sup>2</sup>; 2.13 acres) was calculated based on the site plan provided by Udell Engineering and Land Surveying, LLC (Udell) (see [Attachment B](#)). This was the input value used for  $A_D$  in the LOSS model.



## 2.6 Distance from Drainfield to Property Boundary ( $D_{pb}$ )

In the case of the new Northside Church property on NW Powers Ave, DEQ determined that the down gradient property boundary was not the point of compliance (POC) because of a seasonal stream that runs through the property between the planned drainfield and the property boundary. Since groundwater generally flows across the property from the west to the east toward the Willamette River, it is assumed that groundwater discharges to this stream at least part of the year. Consequently, DEQ determined this seasonal stream was the POC for the LOSS model. The distance from the septic drainfield boundary to the stream was derived from the Benton County Health Department memorandum to Northside Church dated March 7, 2024. As [Figure 1](#) indicates, there is a minimum setback from the drainfield to stream of 100 feet, which was the input value for  $D_{pb}$  used in the LOSS model.

## 2.7 Aquifer Width ( $W_A$ )

The aquifer width, which is equivalent to the width of the drainfield perpendicular to groundwater flow, was determined to be 538 feet based on the existing conditions figure included as [Attachment B](#). This was the input value used for  $W_A$  in the LOSS model.

## 2.8 Aquifer Hydraulic Conductivity ( $K$ )

Hydraulic conductivity is a property of porous materials that describes how easily fluid moves through soil pore space. A geotechnical investigation was completed at the Site by Redmond Geotechnical Services in December of 2024 (see [Attachment C](#)). This investigation included infiltration testing of shallow soils between 3 and 5 feet below ground surface (bgs) with the goal of measuring the vertical hydraulic conductivity of the shallow aquifer. Results showed the vertical hydraulic conductivity of the medium dense, clayey silty sand subgrade soil deposits is between 1.4 to 1.8 inches per hour, or 2.8 to 3.6 feet per day.

The hydraulic conductivity value described in the Redmond geotechnical report was measured using a 3 inch diameter sleeve inserted into the bottom of a test pit, which provides estimates of vertical hydraulic conductivity. For the purposes of this study, horizontal hydraulic conductivity is the primary factor influencing the movement of water through the soil medium. Vertical hydraulic conductivity was converted to horizontal hydraulic conductivity using a ratio of 1:100 based on the established anisotropic relationship between vertical to horizontal hydraulic conductivity in layered isotropic geologic formations (Freeze and Cherry, 1979). The horizontal hydraulic conductivity value calculated for this LOSS model (360 feet per day) is based on the more conservative range of values presented in the geotechnical report.

## 2.9 Hydraulic Gradient ( $i$ )

The hydraulic gradient ( $i$ ) at the Site, or the slope of the water table, is unknown. Therefore, the default value of 0.01 ft/ft was used for  $i$  in the LOSS model.

## 2.10 Recharge ( $R$ )

Recharge ( $R$ ) is the amount of precipitation that infiltrates into the aquifer. USGS estimates annual recharge for the Albany, Oregon region of the Willamette Basin to be approximately 16.0 inches per year (USGS, 2005). This was the input value used for  $R$  in the LOSS model.

## 2.11 Nitrate Concentration of Upgradient Ground Water ( $N_B$ )

The nitrate concentration in upgradient groundwater ( $N_B$ ) was estimated based on groundwater quality analysis data available online from the Oregon Health Authority (OHA) for a nearby well located 2.8 miles southeast of the Site (Water System ID 05532). The  $N_B$  value of 3.1 mg/L used in the model was the average of nitrate values from 2018 through 2023 (OHA, 2025).

## 2.12 Wastewater Volume ( $V_w$ )

The wastewater volume used in the LOSS model of 5,175 gpd is based on information provided by the Benton County Health Department in their March 7, 2024 memorandum to Northside Church (see [Attachment D](#)).

## 3. Model Output ( $N_{GW\ ALT}$ )

The output of the LOSS model is the nitrate concentration in groundwater at the POC ( $N_{GW\ ALT}$ , i.e. the seasonal stream), which based on LOSS model results is 3.48 milligrams per liter (mg/L). This results in a net increase in nitrates of 0.38 mg/L from the drainfield boundary to the POC.

## 4. Conclusions

LOSS model results ([Attachment E](#)) show that at a peak flow of 5,175 gpd and a total nitrogen concentration in effluent from the proposed Northside Church expansion of 30.0 mg/L, the concentration of nitrate at the POC is 3.48 mg/L. While this represents some nutrient addition to groundwater, this system would be compliant with Oregon's groundwater protection rules as there are no beneficial uses of groundwater between the downgradient drainfield boundary and the POC, and the increase in groundwater nitrate concentrations are negligible.

Achieving this nitrate concentration at the point of compliance will require treatment by Northside Church as nitrate concentrations in residential effluent can range from 30 mg/L to 100 mg/L, and RV waste may reach nitrate concentrations of up to 500 mg/L.

## 5. References

R.A. Freeze and J.A Cherry. 1979. *Groundwater*. Prentice-Hall Inc., Englewood Cliffs, Vol. 7632, p. 29

DOH. 2021. *Level 1 Nitrate Balance Instructions for Large On-Site Sewage Systems*.

Oregon Health Authority, Drinking Water Services. *Water Advisories*. Accessed June 19, 2025.  
[yourwater.oregon.gov/advisories.php](https://yourwater.oregon.gov/advisories.php).

Oregon Water Resources Department (OWRD) well logs are available online at  
<https://www.oregon.gov/OWRD/PROGRAMS/GWWL/Pages/default.aspx>

USGS. 2005. Ground-Water Hydrology of the Willamette Basin, Oregon. U.S. Department of the Interior, Reston, VA. Scientific Investigations Report 2005-5168, p. 24. Available online:  
<https://pubs.usgs.gov/sir/2005/5168/pdf/sir2005-5168.pdf>



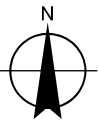
**FIGURE 1**

**Site Location**

Northside Church LOSS Model

**LEGEND**

- Seasonal Drainage
- Drainage Field
- Property Boundary



0 60 120 180  
FEET



Date: July 2, 2025  
Data Sources: BLM, ESRI, ODOT, USGS,  
Imagery (2022)



## ATTACHMENT A

Well Logs





~~SEP 15 1997~~

(START CARD) # 99413  
WATER RESOURCES DEPT.

**Instructions for completing this report are on the last page of this form.**

Well Number 3143

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

Instructions for completing this report are on the last page of this form.

(START CARD) # 99413

(2) TYPE OF WORK  
☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☒ Rotary Air    ☐ Rotary Mud    ☐ Cable    ☐ Auger

☐ Other \_\_\_\_\_

(4) PROPOSED USE:

|                                              |                                    |                                     |                                     |
|----------------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Domestic | <input type="checkbox"/> Community | <input type="checkbox"/> Industrial | <input type="checkbox"/> Irrigation |
| <input type="checkbox"/> Thermal             | <input type="checkbox"/> Injection | <input type="checkbox"/> Livestock  | <input type="checkbox"/> Other      |

(5) BORE HOLE CONSTRUCTION:  
Special Construction approval ☐ Yes ☒ No Depth of Completed Well 70 ft.  
Explosives used ☐ Yes ☒ No Type \_\_\_\_\_ Amount \_\_\_\_\_

| HOLE     |      |        | SEAL      |      |    |                 |
|----------|------|--------|-----------|------|----|-----------------|
| Diameter | From | To     | Material  | From | To | Sacks or pounds |
| 10       | 0    | 38 1/2 | Bentonite | 0    | 39 | 14 sacks        |
| 6        | 0    | 70     | Core      |      |    |                 |

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E  
☐ Other \_\_\_\_\_

Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Size of gravel \_\_\_\_\_

| (6) CASING/LINER: |          |       |        |       |                                     |                          |                                     |                          |
|-------------------|----------|-------|--------|-------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
|                   | Diameter | From  | To     | Gauge | Steel                               | Plastic                  | Welded                              | Threaded                 |
| Casing:           | 6        | 1 1/2 | 38 1/2 | 250   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                   |          |       |        |       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|                   |          |       |        |       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|                   |          |       |        |       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Liner:            | NONE     |       |        |       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|                   |          |       |        |       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Final location of shoe(s) None

(7) PERFORATIONS/SCREENS:

☐ Perforations Method \_\_\_\_\_

☐ Screens Type \_\_\_\_\_ Material \_\_\_\_\_

| From | To | Slot size | Number | Diameter | Tel./pipe size | Casing                   | Line                     |
|------|----|-----------|--------|----------|----------------|--------------------------|--------------------------|
| NONE |    |           |        |          |                | <input type="checkbox"/> | <input type="checkbox"/> |
|      |    |           |        |          |                | <input type="checkbox"/> | <input type="checkbox"/> |
|      |    |           |        |          |                | <input type="checkbox"/> | <input type="checkbox"/> |
|      |    |           |        |          |                | <input type="checkbox"/> | <input type="checkbox"/> |
|      |    |           |        |          |                | <input type="checkbox"/> | <input type="checkbox"/> |

**(8) WELL TESTS:** Minimum testing time is 1 hour

|                               |                                 |                                         |                                           |
|-------------------------------|---------------------------------|-----------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Pump | <input type="checkbox"/> Bailor | <input checked="" type="checkbox"/> Air | <input type="checkbox"/> Flowing Artesian |
| Yield gal/min                 | Drawdown                        | Drill stem at                           | Time                                      |
| 23                            |                                 | 70                                      | 1 hr.                                     |
|                               |                                 |                                         |                                           |
|                               |                                 |                                         |                                           |

Temperature of water 56 Depth Artesian Flow Found \_\_\_\_\_  
 Was a water analysis done? ☐ Yes By whom \_\_\_\_\_  
 Did any strata contain water not suitable for intended use? ☐ Too little  
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other \_\_\_\_\_  
 Depth of strata: \_\_\_\_\_

**(9) LOCATION OF WELL by legal description:**

County Linn Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
Township 10 N of 3 Range 4 E of W W.M.  
Section 22 NE 1/4 NE 1/4  
Tax Lot 3100 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Street Address of Well (or nearest address) Next to 4696 Powers  
Ave. Albany, OR 97321

(10) STATIC WATER LEVEL:  
7 ft. below land surface. Date 8-29-97  
 Artesian pressure \_\_\_\_\_ lb. per square inch. Date \_\_\_\_\_

**(11) WATER BEARING ZONES:**

Depth at which water was first found 41

| From | To | Estimated Flow Rate | SWI |
|------|----|---------------------|-----|
| 41   | 43 | 28 gpm              | 7   |
|      |    |                     |     |
|      |    |                     |     |
|      |    |                     |     |
|      |    |                     |     |

**(12) WELL LOG:**

Ground Elevation \_\_\_\_\_

[illegible]

Date started 8-29-97 Completed 8-29-97  
(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

and belief.

Signed Paul J. [Signature] WWC Number 1279  
Date 9-3-97

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Construction Signature: [Signature] WWC Number 514  
Signed [Signature] Date 9-3-9



BENT 51674

STATE OF OREGON  
WATER SUPPLY WELL REPORT  
(as required by ORS 537.765)

Instructions for completing this report are on the last page of this form.

WELL I.D. # L 40624  
START CARD # 135915

(1) OWNER: BRIAN RABE Well Number DR-1536  
Name BRIAN RABE  
Address 3496 N.W. SCENIC DR.  
City ALBANY State ORE Zip 97321

(2) TYPE OF WORK  
☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:  
☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger  
☐ Other

(4) PROPOSED USE:  
☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation  
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION:  
Special Construction approval ☐ Yes ☒ No Depth of Completed Well 343 ft.  
Explosives used ☐ Yes ☒ No Type \_\_\_\_\_ Amount \_\_\_\_\_

HOLE SEAL  
Diameter From To Material From To Sacks or pounds  
10" 0 49 BENTONITE 0 49 23 SACKS  
6" 49 343 \_\_\_\_\_

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E  
☒ Other Poured Dry  
Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Size of gravel \_\_\_\_\_

(6) CASING/LINER:  
Diameter From To Gauge Steel Plastic Welded Threaded  
Casing: 6" +1 59 250 ☒ ☐ ☒ ☐  
Liner: 4 1/2" -3 343 ☐ ☒ ☐ ☐

Final location of shoe(s) 59'

(7) PERFORATIONS/SCREENS:  
☒ Perforations Method SAW  
☐ Screens Type SLOT Material PVC  
From To Slot Number Diameter Tele/pipe Casing Liner  
size size size size size size  
253 323 6x6 210 4 1/2" \_\_\_\_\_ ☐ ☒

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump ☐ Bailer ☒ Air ☐ Flowing  
Yield gal/min Drawdown Drill stem at Time  
30 \_\_\_\_\_ 320' 1 hr.

Temperature of water 52° Depth Artesian Flow Found \_\_\_\_\_  
Was a water analysis done? ☐ Yes By whom \_\_\_\_\_  
Did any strata contain water not suitable for intended use? ☐ Too little  
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other \_\_\_\_\_  
Depth of strata: \_\_\_\_\_

(9) LOCATION OF WELL by legal description:  
County BENTON Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
Township 10 N or S Range 4 E or W WM.  
Section 26 SE 1/4 NW 1/4  
Tax Lot 2700 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Street Address of Well (or nearest address) SAME

(10) STATIC WATER LEVEL:  
31 ft. below land surface. Date 11-1-00  
Artesian pressure \_\_\_\_\_ lb. per square inch. Date \_\_\_\_\_

(11) WATER BEARING ZONES:  
Depth at which water was first found 303'

| From       | To         | Estimated Flow Rate | SWL        |
|------------|------------|---------------------|------------|
| <u>303</u> | <u>323</u> | <u>30 gpm</u>       | <u>31'</u> |
|            |            |                     |            |
|            |            |                     |            |
|            |            |                     |            |

(12) WELL LOG:  
Ground Elevation \_\_\_\_\_

| Material                       | From       | To         | SWL        |
|--------------------------------|------------|------------|------------|
| <u>TOP SOIL</u>                | <u>0</u>   | <u>2</u>   |            |
| <u>CLAY-BROWN</u>              | <u>2</u>   | <u>12</u>  |            |
| <u>SANDSTONE-GRAY</u>          | <u>12</u>  | <u>56</u>  |            |
| <u>CLAYSTONE-BROWN</u>         | <u>56</u>  | <u>57</u>  |            |
| <u>SANDSTONE-GRAY</u>          | <u>57</u>  | <u>173</u> |            |
| <u>SANDSTONE-AT GRAY-WHITE</u> | <u>173</u> | <u>343</u> | <u>31'</u> |
|                                |            |            |            |
|                                |            |            |            |
|                                |            |            |            |

RECEIVED

DEC 11 2000

WATER RESOURCES DEPT.  
SALEM, OREGONDate started 10-27-00 Completed 11-1-00

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed LARRY GRAY WWC Number 1581 Date 11-13-00

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed Charles D. August WWC Number 664 Date 11-13-00





STATE OF OREGON  
WATER SUPPLY WELL REPORT

BENT 56777

WELL I.D. LABEL# L

152161

START CARD #

1075802

ORIGINAL LOG #

(as required by ORS 537.545 &amp; 537.765 and OAR 690-205-0210)

10/28/2024

## (1) LAND OWNER

Owner Well I.D. DR-3750

First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
Company NORTHWEST CUSTOM CONSTRUCTION LLC  
Address P. O. BOX 3049  
City ALBANY State OR Zip 97321

## (2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Conversion☐ Alteration (complete 2a & 10) ☐ Abandonment (complete 5a)

## (2a) PRE-ALTERATION

Casing: Dia + From To Gauge Stl Plstc Wld Thrd  
Material From To Amt sacks/lbs  
Seal: \_\_\_\_\_

## (3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud  
☐ Reverse Rotary ☐ Other \_\_\_\_\_

## (4) PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Community

☐ Industrial/ Commercial ☐ Livestock ☐ Dewatering  
☐ Thermal ☐ Injection ☐ Other \_\_\_\_\_

## (5) BORE HOLE CONSTRUCTION

Special Standard ☐ (Attach copy)

Depth of Completed Well 181.00 ft.

## BORE HOLE

## SEAL

sacks/

| Dia | From | To  | Material  | From | To         | Amt   | lbs |
|-----|------|-----|-----------|------|------------|-------|-----|
| 10  | 0    | 59  | Bentonite | 0    | 59         | 27    | S   |
| 6   | 59   | 181 |           |      | Calculated | 26.93 |     |
|     |      |     |           |      | Calculated |       |     |

Seal placement method: ☐ A ☐ B ☐ C ☐ D ☒ Other: POURED DRY

Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_

Filter pack from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_ Size \_\_\_\_\_

Explosives used: ☐ Type \_\_\_\_\_ Amount \_\_\_\_\_

Seal Placement Begin Date 10/25/2024 Begin Time 14:00

## (5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount

Actual Amount

## (6) CASING/LINER

| C/L | Dia | + From To Gauge                                  | Mat. Type | Wld                                 | Thrd                                | Shoe | Location |
|-----|-----|--------------------------------------------------|-----------|-------------------------------------|-------------------------------------|------|----------|
| C   | 6   | <input checked="" type="checkbox"/> 1.3 59 0.250 | ST        | <input checked="" type="checkbox"/> |                                     | OUT. | 59       |
| L   | 4.5 | <input type="checkbox"/> 1 181 .250              | PL        |                                     | <input checked="" type="checkbox"/> |      |          |
|     |     |                                                  |           |                                     |                                     |      |          |
|     |     |                                                  |           |                                     |                                     |      |          |

Temp casing ☐ Yes Dia \_\_\_\_\_ From + \_\_\_\_\_ To \_\_\_\_\_

## (7) PERFORATIONS/SCREENS

Perforations Method Saw Cut

Screens Type \_\_\_\_\_

Material \_\_\_\_\_

| Perf/ Screen | Casing/ Liner | Dia | From | To  | Scr/slot width | Slot length | # of slots | Tele/ Pipe size |
|--------------|---------------|-----|------|-----|----------------|-------------|------------|-----------------|
| Perf         | Liner         | 4.5 | 62   | 179 | .125           | 6           | 216        |                 |
|              |               |     |      |     |                |             |            |                 |
|              |               |     |      |     |                |             |            |                 |
|              |               |     |      |     |                |             |            |                 |

## (8) WELL TESTS: Minimum testing time is 1 hour

| Type of Test | Yield (gal/min) | Drawdown | Drill Stem/ Pump Depth | Duration (hr) |
|--------------|-----------------|----------|------------------------|---------------|
| Air          | 24              |          | 177                    | 1             |
|              |                 |          |                        |               |
|              |                 |          |                        |               |

Temperature 53 °F Lab analysis ☐ Yes By \_\_\_\_\_Water quality concerns? ☐ Yes (describe below) TDS amount 81 ppm

| From | To | Description | Amount | Units |
|------|----|-------------|--------|-------|
|      |    |             |        |       |
|      |    |             |        |       |
|      |    |             |        |       |

## (9) LOCATION OF WELL (legal description)

County BENTON Twp 10.00 S N/S Range 4.00 W E/W WM

Sec 26 NE 1/4 of the NW 1/4 Tax Lot 3500

Tax Map Number \_\_\_\_\_ Lot \_\_\_\_\_

Lat \_\_\_\_\_ " or 44.67790172 DMS or DD

Long \_\_\_\_\_ " or -123.14740872 DMS or DD

☐ Street address of well ☒ Nearest address

EAST OF: 4159 NW POWERS AVE.

ALBANY OR. 97321

## (10) STATIC WATER LEVEL

|                                | Date                     | SWL(psi) | + | SWL(ft) |
|--------------------------------|--------------------------|----------|---|---------|
| Existing Well / Pre-Alteration |                          |          |   |         |
| Completed Well                 | 10/25/2024               |          |   | 11      |
| Flowing Artesian?              | <input type="checkbox"/> |          |   |         |
| Dry Hole?                      | <input type="checkbox"/> |          |   |         |

## WATER BEARING ZONES

Depth water was first found 61.00

| SWL Date   | From | To  | Est Flow | SWL(psi) | + | SWL(ft) |
|------------|------|-----|----------|----------|---|---------|
| 10/25/2024 | 61   | 101 | 13       |          |   | 11      |
| 10/25/2024 | 101  | 161 | 11       |          |   | 11      |
|            |      |     |          |          |   |         |
|            |      |     |          |          |   |         |
|            |      |     |          |          |   |         |

## (11) WELL LOG

Ground Elevation 345.86 FT

| Material                      | From | To  |
|-------------------------------|------|-----|
| Topsoil                       | 0    | 2   |
| Clay Brown                    | 2    | 10  |
| Clay Gray Sandy               | 10   | 36  |
| Clay Dark Gray Sandy          | 36   | 48  |
| Sandstone Gray w/ Coal Medium | 48   | 65  |
| Sandstone Gray Soft           | 65   | 79  |
| Sandstone Gray w/ Coal        | 79   | 81  |
| Sandstone Gray Soft           | 81   | 109 |
| Sandstone Gray Medium         | 109  | 118 |
| Sandstone Gray Hard           | 118  | 132 |
| Coal w/ Sandstone Gray        | 132  | 134 |
| Sandstone Dark Gray Hard      | 134  | 181 |
|                               |      |     |
|                               |      |     |
|                               |      |     |
|                               |      |     |
|                               |      |     |

Construction

Begin Date 10/24/2024 Begin Time 10:00 End Date 10/25/2024

## (unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 2107 Date 10/27/2024

Signed KYLE MOORE (E-filed)

## (bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 664 Date 10/28/2024

Signed CHARLES NUGENT (E-filed)

Drilling Company: Nugent Drilling Co. Lebanon OR. 541-258-7816

ORIGINAL - WATER RESOURCES DEPARTMENT

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:  
New exempt use wells must be submitted with a map and recording fee.



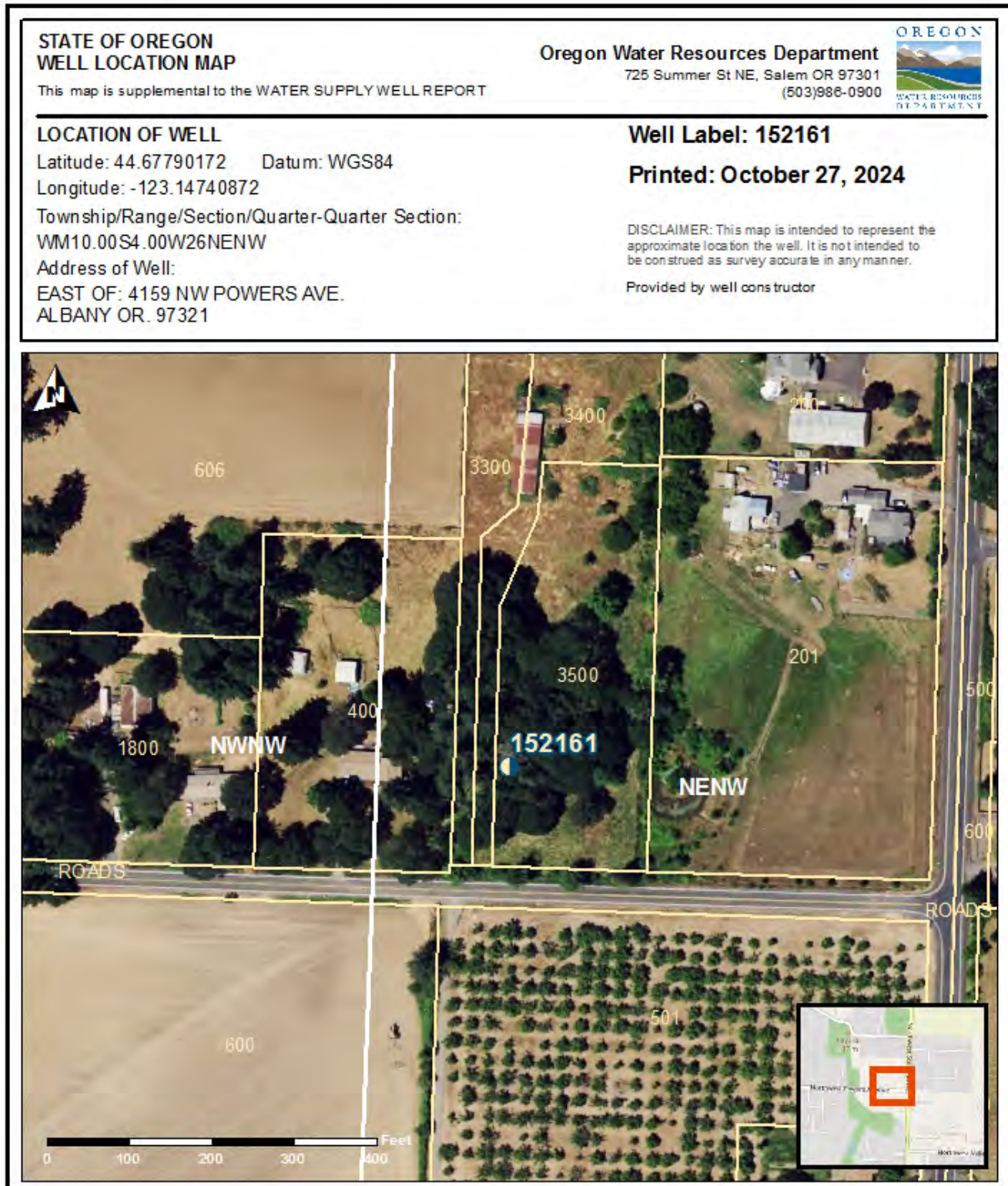


WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

BENT 56777

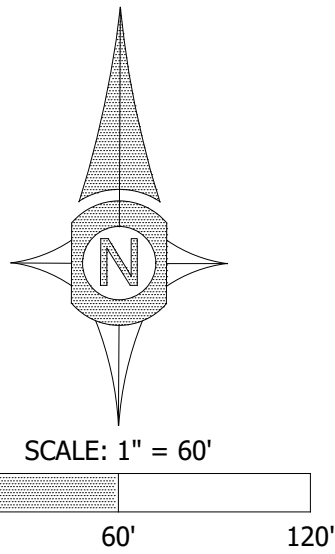
10/28/2024

## Map of Hole



ATTACHMENT B

Existing Conditions Figure



EXISTING SYMBOL LEGEND

- — FOUND MONUMENT AS NOTED
- ⦿ — FOUND GPS AS NOTED
- x — FINISH FLOOR ELEVATION
- — (E) BOLLARD
- △ — (E) CONTROL
- ⊠ — (E) GAS METER
- ⊠ — (E) GAS VALVE
- ⊠ — (E) LIGHT POLE
- ⊠ — (E) MAILBOX
- ⊠ — (E) ORNAMENTAL LIGHT
- ⊠ — (E) PHONE PEDESTAL
- ⊠ — (E) POST/POLE
- ⊠ — (E) POWER GUY ANCHOR
- ⊠ — (E) POWER LIGHT POLE W/ DROP
- ⊠ — (E) POWER POLE
- ⊠ — (E) POWER POLE W/DROP
- ⊠ — (E) POWER METER
- ⊠ — (E) SANITARY MANHOLE
- ⊠ — (E) SANITARY SEWER CLEAN-OUT
- ⊠ — (E) SANITARY SEPTIC
- ⊠ — (E) STORM DRAIN CLEAN-OUT
- ⊠ — (E) STORM MANHOLE
- ⊠ — (E) SIGN
- ⊠ — (E) TREE EVERGREEN
- ⊠ — (E) TREE DECIDUOUS
- ⊠ — (E) WATER FIRE HYDRANT
- ⊠ — (E) WATER METER
- ⊠ — (E) WATER VALVE
- ⊠ — (E) WETLAND FLAG
- ⊠ — (E) CONCRETE
- ⊠ — (E) GRAVEL
- ⊠ — (E) PAVEMENT
- ⊠ — (E) WOOD FENCE
- x — x — x — x — x — x — (E) WIRE FENCE
- SD — SD — SD — SD — (E) STORM DRAIN LOCATE PAINT
- SS — SS — SS — SS — (E) SANITARY SEWER LOCATE PAINT
- W — W — W — W — (E) WATER LOCATE PAINT
- PH — PH — PH — PH — (E) PHONE LOCATE PAINT
- OHP — OHP — OHP — OHP — (E) OVERHEAD POWER
- GAS — GAS — GAS — GAS — (E) GAS LINE LOCATE

ABBREVIATIONS LEGEND

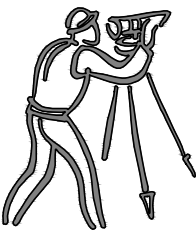
- (E) — EXISTING
- BLDG — BUILDING
- CONC — CONCRETE
- CO — CLEAN OUT
- CS — COUNTY SURVEY
- FD — FOUND
- FH — FIRE HYDRANT
- IE — INVERT ELEVATION (FLOW LINE)
- IR — IRON ROD
- IP — IRON PIPE
- LP/PP — POWER POLE WITH STREET LAMP
- MH — MANHOLE
- R/W — RIGHT-OF-WAY
- SS — SANITARY SEWER
- SD — STORM DRAIN
- SQ FT — SQUARE FEET
- W/ — WITH

PROJECT VERTICAL DATUM -- NGVD 29

ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS LINN COUNTY GPS CONTROL POINT 93630 LOCATED ON SCENIC DR ±130' SOUTHERLY OF SPARKS AVE. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



CLIENT:  
VARTONE ARCHITECTURE AND  
INTERIOR DESIGN, LLC  
231 SW 2ND AVE  
ALBANY, OREGON 97321  
(541) 497-2954  
CHRISTINA@VARTONEARCHITECTURE.COM

UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

EXISTING CONDITIONS  
NORTHSIDE CHURCH  
4500 POWERS AVE NW  
ALBANY, OR 97321

DATE:  
2023-11-21  
PROJECT:  
NORTHSIDE CHURCH  
CHURCH COND  
DRAWN BY:  
NDJ  
CHECKED BY:  
WVD, ESV

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
PRELIMINARY

OREGON  
JULY 13, 1999  
BRIAN VANDETTA  
51041-LS  
EXPIRES 06-30-2024

Sheet  
of  
1  
1

SCALE: SEE BARS SCALE



## ATTACHMENT C

Redmond Geotechnical Services  
Geotechnical Report



**Geotechnical Investigation and Consultation Services**

**Proposed Northside Church Development Project**

**Tax Lot No. 600**

**4500 Powers Avenue NW**

**Albany (Benton County), Oregon**

**for**

**Northside Christian Church**

**Project No. 2082.001.G  
February 14, 2025**



February 14, 2025

Northside Christian Church  
c/o Mr. Brian Vandetta  
Udell Engineering & Land Surveying, LLC  
P.O. Box 1485  
Lebanon, Oregon 97321

Dear Mr. Vandetta:

**Re: Geotechnical Investigation and Consultation Services,  
Proposed Northside Church Development Project, Tax Lot No. 600,  
4500 Powers Avenue NW, Albany (Benton County), Oregon**

Submitted herewith is our report entitled "Geotechnical Investigation and Consultation Services, Proposed Northside Church Development Project, Tax Lot No. 600, 4500 Powers Avenue NW, Albany (Benton County), Oregon". The scope of our services was outlined in our formal proposal to Mr. Brian Vandetta of Udell Engineering & Land Surveying, LLC dated November 18, 2024. Written authorization of our services was provided on November 22, 2024.

During the course of our investigation, we have kept you and/or others advised of our schedule and preliminary findings. We appreciate the opportunity to assist you with this phase of the project. Should you have any questions regarding this report, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel M. Redmond', is written over a light blue circular background.

Daniel M. Redmond, P.E., G.E.  
President/Principal Engineer



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**GEOTECHNICAL INVESTIGATION AND GEOLOGIC HAZARD ASSESSMENT  
PROPOSED NORTHSIDE CHURCH DEVELOPMENT PROJECT  
TAX LOT NO. 600  
4500 POWERS AVENUE NW  
ALBANY (BENTON COUNTY) OREGON**

**INTRODUCTION**

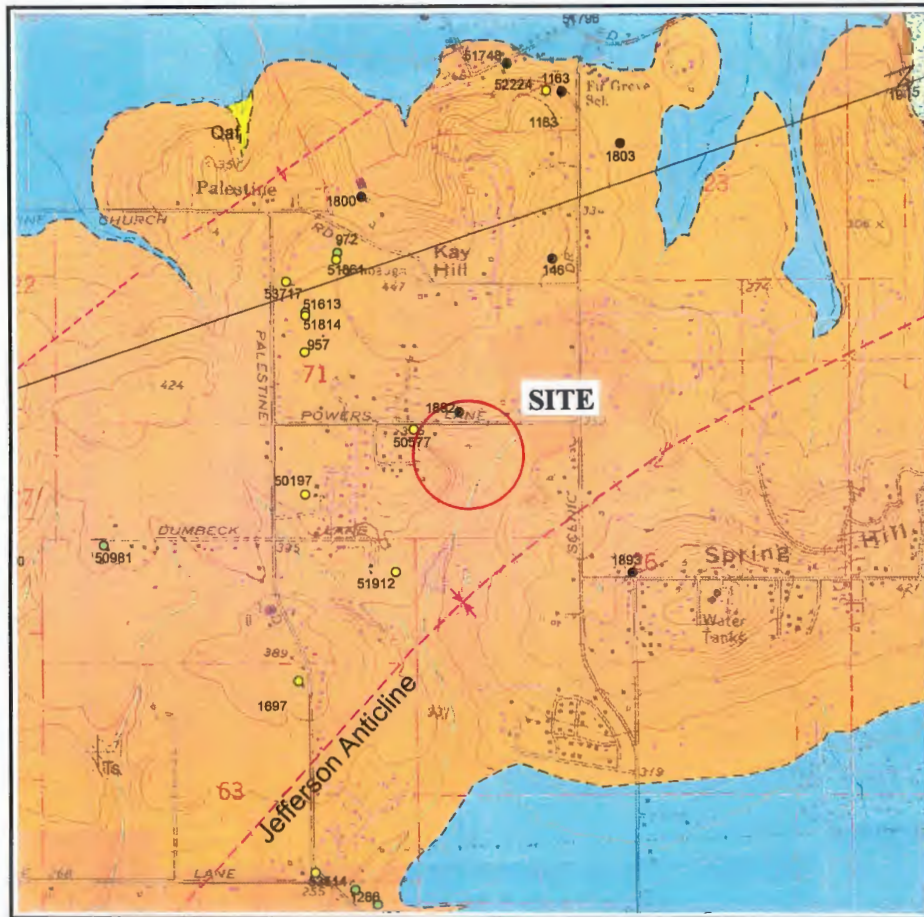
Redmond Geotechnical Services, LLC is pleased to submit to you the results of our Geotechnical Investigation and Consultation Services at the site of the proposed Northside Church development project located to the south of Powers Avenue NW and to the west of the intersection with Scenic Drive in Albany (Benton County), Oregon. The general location of the subject site is shown on the Site Vicinity and Geologic Map, Figure No. 1. The purpose of our geotechnical investigation and consultation services at this time was to explore the existing subsurface soils and/or groundwater conditions across the subject site and to evaluate any potential concerns with regard to potential slope failure at the site as well as to develop and/or provide appropriate geotechnical design and construction recommendations for the proposed new Northside Church development project.

**PROJECT DESCRIPTION**

Based on a review of the proposed site development plan(S), we understand that present plans are to construct a new church and gymnasium building at the site. Reportedly, the new church building be a single- and/or two-story wood-frame U-shaped structure with a concrete slab-on-grade floor. The new church building will contain a large worship room, classrooms, meeting rooms, kitchen and support space and will have a base and/or ground floor footprint of approximately 40,000 square feet. The proposed new gymnasium will likely be a tall single- and/or two-story wood-frame rectangular structure with a base and/or ground floor footprint of approximately 20,000 square feet.

Support of the proposed new church and gymnasium structures is anticipated to consist primarily of conventional shallow strip (continuous) footings although some individual (spread) column-type footings will also likely be required. Structural loading information, although unavailable at this time, is anticipated to be fairly typical for this/these type(s) of single- and/or two-story wood-frame structures and is expected to result in maximum dead plus live continuous (strip) and individual (spread) column-type footing loads on the order of about 3.0 to 5.0 kips per lineal foot (klf) and 25 to 75 kips, respectively.

Although a proposed site grading plan is not available at this time, we understand that both cuts and fills are presently planned for the church project. In general, cuts and/or fills of between five (5) and ten (10) feet are generally anticipated for the project.



ALBANY QUADRANGLE  
OREGON  
7.5-MINUTE SERIES

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

**SITE VICINITY AND GEOLOGIC MAP**

Project No. 2082.001.G

**PROPOSED NORTHSIDE CHURCH  
TL 600, 4500 POWERS AVENUE NW**

Figure No. 1



In this regard, due to the existing and/or finish grade sloping site conditions, we understand that the proposed new church structure will also likely include the construction of a partial below grade floor and retaining walls.

Other associated site improvements for the project will include construction of new paved parking and drive areas. Additionally, the project will include the construction of new underground utility services as well as new concrete curbs and sidewalks. Further, we understand that stormwater from hard and/or impervious surfaces of the project site (i.e., roofs and pavements) will be collected for on-site treatment and/or possible disposal within an on-site storm water management facility located near the southerly portion of the site.

### **SCOPE OF WORK**

The purpose of our geotechnical and/or geologic studies was to evaluate the overall subsurface soil and/or groundwater conditions underlying the subject site with regard to the proposed new Northside Church development and construction at the site and any associated impacts or concerns with respect to potential slope failure at the site as well as provide appropriate geotechnical design and construction recommendations for the project. Specifically, our geotechnical investigation and consultation services performed for this project include the following scope of work items:

1. Review of available and relevant geologic and/or geotechnical investigation reports for the subject site and/or area.
2. A detailed field reconnaissance and subsurface exploration program of the soil and ground water conditions underlying the site by means of fourteen (14) exploratory test pit excavations. The exploratory test pits were excavated to depths ranging from about five (5) to seven (7) feet beneath existing site grades at the approximate locations as shown on the Site Exploration Plan, Figure No. 2. Additionally, field infiltration testing was also performed within five (5) of the exploratory test pit excavations (TH-#9 through TH-#13) in general conformance with the EPA Falling Head and/or the City of Albany/Benton County Standards.
3. Laboratory testing to evaluate and identify pertinent physical and engineering properties of the subsurface soils encountered relative to the planned site development and construction at the site. The laboratory testing program included tests to help evaluate the natural (field) moisture content and dry density, maximum dry density and optimum moisture content, Atterberg Limits and gradational characteristics, consolidation and (remolded) direct shear strength tests as well as "R"-value tests.
4. A literature review and engineering evaluation and assessment of the regional seismicity to evaluate the potential ground motion hazard(s) at the subject site. The evaluation and assessment included a review of the regional earthquake history and sources such as potential seismic sources, maximum credible earthquakes, and reoccurrence intervals as well as a discussion of the possible ground response to the selected design earthquake(s), fault rupture, landsliding, liquefaction, and tsunami and seiche flooding.



5. Engineering analyses utilizing the field and laboratory data as a basis for furnishing recommendations for foundation support of the proposed new church and gymnasium structure. Recommendations include maximum design allowable contact bearing pressure(s), depth of footing embedment, estimates of foundation settlement, lateral soil resistance, and foundation subgrade preparation. Additionally, construction and/or permanent subsurface water drainage considerations have also been prepared. Further, our report includes recommendations regarding site preparation, placement and compaction of structural fill materials, suitability of the on-site soils for use as structural fill, criteria for import fill materials, and preparation of foundation, pavement and/or floor slab subgrades.
6. Flexible pavement design and construction recommendations for the proposed new paved parking and drive areas.

## **SITE CONDITIONS**

### **Site Geology**

Based on a review of the Preliminary Geologic Map of the Lewisburg Quadrangle, Benton, Linn, Polk and Marion Counties, Oregon (Open File Report O-09-05) by Thomas J. Wiley dated 2009, the subject site and/or site area is underlain by the Spencer Formation (Ts) of middle Eocene age. Characteristics include micaceous sandstone and siltstone with minor fine-pebble conglomerate and grit.

### **Surface Conditions**

The subject proposed new Northside Church development property consists of one (1) rectangular shaped tax lot (TL 600) which encompasses a total plan area of approximately 19.43 acres. The proposed new church development property is roughly located to the south of Powers Avenue NW and to the west of the intersection with Scenic Drive NW. In general, except for a small wooden outbuilding, the subject church property is presently unimproved and consists of an open agricultural and/or farm field. However, the northwest corner of the subject site is improved and contains an existing single-family residential home and/or farm structure. Surface vegetation across most of the site generally consists of a light growth of grass. However, the southwesterly portion of the site is heavily vegetated with brush and ground cover as well as numerous small to large size trees.

Topographically, the northerly and central portions of the site are characterized as gently sloping terrain (5 to 10 percent) descending downward towards the south with overall topographic relief estimated at about forty-five (45) feet and ranges from a low about Elevation 310 feet near the southerly portion of the subject site to a high of about Elevation 355 feet near the northerly site boundary adjacent to Powers Avenue NW site. However, the southerly and/or southwesterly portion of the site is characterized by moderately sloping terrain (i.e., 15 to 20 percent) descending downward towards the north/northeast towards an existing seasonal drainage feature.

**Subsurface Soil Conditions**

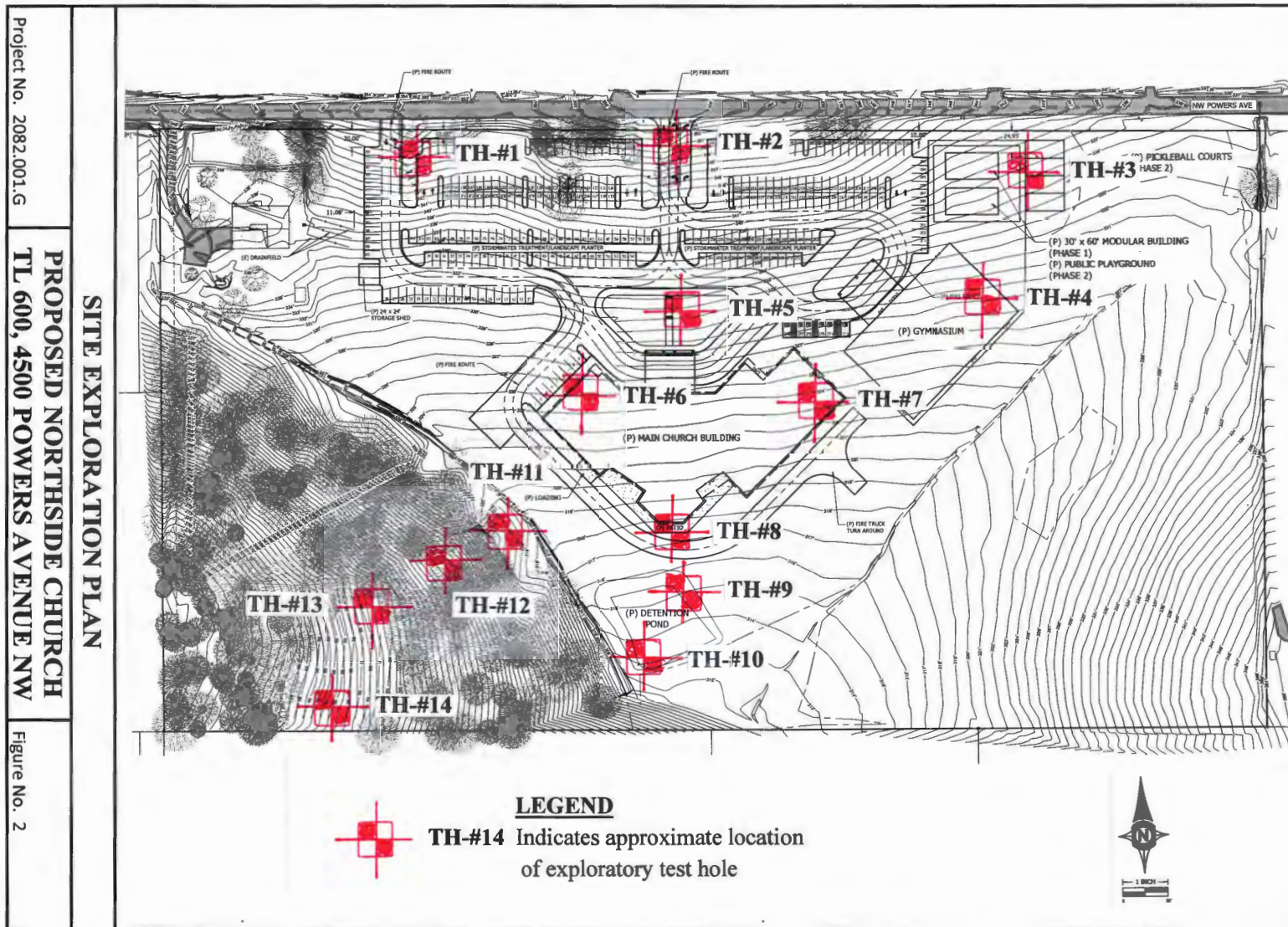
Our understanding of the subsurface soil conditions underlying the site was developed by means of fourteen (14) exploratory test pits excavated to depths ranging from about five (5) to seven (7) feet beneath existing site grades on December 16, 2024 with portable Geoprobe equipment. The location of the exploratory test pits were located in the field by marking off distances from existing and/or known site features and are shown in relation to the existing and/or proposed new site improvements on the Site Exploration Plan, Figure No. 2. Detailed logs of the test pit explorations, presenting conditions encountered at each location explored, are presented in the Appendix, Figure No's. A-5 through A-11.

The exploratory test pit excavations were observed by staff from Redmond Geotechnical Services, LLC who logged each of the test pit explorations and obtained representative samples of the subsurface soils encountered across the site. Additionally, the elevation of the exploratory test pit excavations were referenced from a Preliminary Site Plan prepared by Edell Engineering and should be considered as approximate. All subsurface soils encountered at the site and/or within the exploratory test pit excavations were logged and classified in general conformance with the Unified Soil Classification System (USCS) which is outlined on Figure No. A-4.

The test pit explorations revealed that the subject site is underlain by native soil deposits comprised of residual soils and/or highly weathered bedrock deposits composed of a surficial layer of dark brown, wet, soft to very soft, organic to highly organic, sandy, clayey silt topsoil materials to depths of about 10 to 14 inches. These surficial topsoil materials were in turn underlain by an upper layer of residual soils comprised of medium to orangish-brown, very moist to wet, soft to medium stiff becoming wet to saturated at depth, sandy, clayey silt to depths of between four (4) to five (5) feet beneath the existing site and/or surface grades. This upper layer of residual soil is best characterized by relatively low to moderate strength and moderate compressibility. The upper residual soils were in turn underlain at depth by medium to light brown, very moist, medium dense, clayey, silty sand to highly weathered bedrock deposits to the maximum depth explored of about seven (7) feet beneath the existing site and/or surface grades. These clayey, silty sand to highly weathered bedrock deposits are best characterized by relatively moderate to high strength and low compressibility.

**Groundwater**

Groundwater, in the form of seepage, was encountered within several of the exploratory test hole explorations (TH-#3 through TH-#10) at the time of the field work at depths of between one (1) and five (5) feet beneath existing surface grades. Additionally, due to the gently sloping nature of the lower southerly portion of the subject property, ponding of surface water was also present across the lower southerly portion of the site at the time of our field work. In general, ponding of surface water at the site is generally believed to be associated with very low infiltration rates of the near surface sandy, clayey silt subgrade soils of the site area as well as the result of storm and/or surface water runoff from the northerly uphill portion of the subject property as well as the presence of two (2) or more existing seasonal drainage features located across the easterly and westerly portions of the site.





In this regard, groundwater elevations at and/or beneath the site may fluctuate seasonally in accordance with rainfall conditions as well as changes in site utilization. As such, we are generally of the opinion that the static water levels beneath and/or across the site associated with the sandy, clayey silt subgrade soils encountered during our recent field exploration work generally reflect a high seasonal groundwater level at and/or beneath the site.

### **INFILTRATION/HYDRAULIC CONDUCTIVITY TESTING**

Two (2) field infiltration tests and three (3) hydraulic conductivity tests were performed at the site on December 16, 2024. The infiltration tests were performed in test holes TH-#9 and TH-#10 and the hydraulic conductivity tests were performed in test holes TH-#11 through TH-#13 at depths of between three (3) and five (5) feet beneath existing site grades, respectively. The subgrade soils encountered in TH-#9 and TH-#10 consisted of soft to medium stiff, sandy, clayey silt while the subgrade soils encountered in TH-#11 through TH-#13 consisted of medium dense, clayey, silty sand.

The field infiltration testing was performed in general conformance with the EPA and/or City of Albany/Benton County Encased Single-Sleeve Falling Head test method while the hydraulic conductivity tests were performed in accordance with ASTM D-6391. Specifically, a 3-inch diameter sleeve was inserted into the to the bottom of each test hole following which water was discharged into each test hole and allowed to penetrate the exposed subgrade soils at depth within each test hole excavations. The water level was adjusted over a two (2) to three (3) hour period and allowed to achieve a saturated subgrade soil condition consistent with the bottom twelve (12) inches of the bottom of the test hole excavation. Following the required saturation period, water was again added into each test hole to achieve a depth of 12 inches and the time and/or rate at which the water level dropped was monitored and recorded. The water level drop was recorded until a consistent infiltration rate was observed and/or repeated.

Based on the results of the field infiltration and hydraulic conductivity testing, we have found that the underlying soft to medium stiff sandy, clayey silt subgrade soils possess an apparent ultimate infiltration rate of less than 0.2 inches per hour (in/hr) while the medium dense, clayey silty sand subgrade soil deposits have an apparent hydraulic conductivity of between 1.4 to 1.8 inches per hour (in/hr) (i.e.,  $9.9 \times 10^{-4}$  cm/sec to  $1.3 \times 10^{-3}$  cm/sec). As such, the infiltration of stormwater at the site is limited and/or will provide only marginal infiltration. In this regard, stormwater infiltration at the site and/or the subject proposed Northside Church project is generally not recommended unless approved by the Geotechnical Engineer.

### **LABORATORY TESTING**

Representative samples of the on-site subsurface soils were collected at selected depths and intervals from various test pit excavations and returned to our laboratory for further examination and testing and/or to aid in the classification of the subsurface soils as well as to help evaluate and identify their engineering strength and compressibility characteristics.

The laboratory testing consisted of visual and textural sample inspection, moisture content and dry density determinations, maximum dry density and optimum moisture content, Atterberg Limits, gradation analyses, consolidation and (remolded) direct shear strength as well as "R"-value tests. Results of the various laboratory tests are presented in the Appendix, Figure No's. A-12 through A-17.

### **SEISMICITY AND EARTHQUAKE SOURCES**

The seismicity of the southwest Washington and northwest Oregon area, and hence the potential for ground shaking, is controlled by three separate fault mechanisms. These include the Cascadia Subduction Zone (CSZ), the mid-depth intraplate zone, and the relatively shallow crustal zone. Descriptions of these potential earthquake sources are presented below.

The CSZ is located offshore and extends from northern California to British Columbia. Within this zone, the oceanic Juan de Fuca Plate is being subducted beneath the continental North American Plate to the east. The interface between these two plates is located at a depth of approximately 15 to 20 kilometers (km). The seismicity of the CSZ is subject to several uncertainties, including the maximum earthquake magnitude and the recurrence intervals associated with various magnitude earthquakes. Anecdotal evidence of previous CSZ earthquakes has been observed within coastal marshes along the Washington and Oregon coastlines. Sequences of interlayered peat and sands have been interpreted to be the result of large Subduction zone earthquakes occurring at intervals on the order of 300 to 500 years, with the most recent event taking place approximately 300 years ago. A study by Geomatrix (1995) and/or USGS (2008) suggests that the maximum earthquake associated with the CSZ is moment magnitude (Mw) 8 to 9. This is based on an empirical expression relating moment magnitude to the area of fault rupture derived from earthquakes that have occurred within Subduction zones in other parts of the world. An Mw 9 earthquake would involve a rupture of the entire CSZ. As discussed by Geomatrix (1995) this has not occurred in other subduction zones that have exhibited much higher levels of historical seismicity than the CSZ. However, the 2008 USGS report has assigned a probability of 0.67 for a Mw 9 earthquake and a probability of 0.33 for a Mw 8.3 earthquake. For the purpose of this study an earthquake of Mw 9.0 was assumed to occur within the CSZ.

The intraplate zone encompasses the portion of the subducting Juan de Fuca Plate located at a depth of approximately 30 to 50 km below western Washington and western Oregon. Very low levels of seismicity have been observed within the intraplate zone in western Oregon and western Washington. However, much higher levels of seismicity within this zone have been recorded in Washington and California. Several reasons for this seismic quiescence were suggested in the Geomatrix (1995) study and include changes in the direction of Subduction between Oregon, Washington, and British Columbia as well as the effects of volcanic activity along the Cascade Range. Historical activity associated with the intraplate zone includes the 1949 Olympia magnitude 7.1 and the 1965 Puget Sound magnitude 6.5 earthquakes. Based on the data presented within the Geomatrix (1995) report, an earthquake of magnitude 7.25 has been chosen to represent the seismic potential of the intraplate zone.

The third source of seismicity that can result in ground shaking within the Vancouver and southwest Washington area is near-surface crustal earthquakes occurring within the North American Plate. The historical seismicity of crustal earthquakes in this area is higher than the seismicity associated with the CSZ and the intraplate zone. The 1993 Scotts Mills (magnitude 5.6) and Klamath Falls (magnitude 6.0), Oregon earthquakes were crustal earthquakes.

### **Liquefaction**

Seismic induced soil liquefaction is a phenomenon in which loose, granular soils and some silty soils, located below the water table, develop high pore water pressures and lose strength due to ground vibrations induced by earthquakes. Soil liquefaction can result in lateral flow of material into river channels, ground settlements and increased lateral and uplift pressures on underground structures. Buildings supported on soils that have liquefied often settle and tilt and may displace laterally. Soils located above the ground water table cannot liquefy, but granular soils located above the water table may settle during the earthquake shaking.

Our review of the subsurface soil test pit logs from our exploratory field explorations (TH-#1 through TH-#14) and laboratory test results indicate that the site is generally underlain by soft to medium stiff, sandy, clayey silt soils and/or medium dense, clayey, silty sand to highly weathered bedrock deposits to depths of at least seven (7) feet beneath existing site grades. As such, although groundwater was encountered at and/or across the site at the time of our field work, due to the medium stiff and/or cohesive nature of the sandy, clayey silt subgrade soils as well as the medium dense characteristics of the underlying clayey, silty sand to highly weathered bedrock deposits beneath the site, it is our opinion that the native sandy, clayey silt subgrade soil as well as the medium dense, clayey, silty sand to deposits located beneath the subject site have a very low potential for liquefaction during the design earthquake motions previously described.

### **Landslides**

No ancient and/or active landslides were observed or are known to be present on and/or adjacent to the subject site. As such, development of the subject site into the planned new Northside Church site does not appear to present a potential geologic and/or landslide hazard provided that the site grading and development activities conform with the recommendations presented within this report.

### **Surface Rupture**

Although the site is generally located within a region of the country known for seismic activity, no known faults exist on and/or immediately adjacent to the subject site. The closest known fault is the Corvallis Fault which is located approximately 2.5 miles to the northwest of the subject property. As such, the risk of surface rupture due to faulting is considered negligible.

### **Tsunami and Seiche**

A tsunami, or seismic sea wave, is produced when a major fault under the ocean floor moves vertically and shifts the water column above it. A seiche is a periodic oscillation of a body of water resulting in changing water levels, sometimes caused by an earthquake. Tsunami and seiche are not considered a potential hazard at this site because the site is not near to the coast and/or there are no adjacent significant bodies of water.

### **Flooding and Erosion**

Stream flooding is a potential hazard that should be considered in lowland areas of Benton County and Albany. The FEMA (Federal Emergency Management Agency) flood maps should be reviewed as part of the design for the proposed new church structures and site improvements. Elevations of structures on the site should be designed based upon consultants reports, FEMA (Federal Emergency Management Agency), and Benton County requirements for the 100-year flood levels of any nearby creeks, streams and/or drainage basins.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **General**

Based on the results of our field explorations, laboratory testing, and engineering analyses, it is our opinion that the site is presently stable and suitable for the proposed new Northside Church development and its associated site improvements provided that the recommendations contained within this report are properly incorporated into the design and construction of the project.

The primary features of concern at the site are 1) the presence of highly moisture sensitive clayey and silty subgrade soils across the site, 2) the presence of gently to moderately sloping site conditions across the proposed new church site, and 3) the relatively low infiltration rates within the near surface clayey silt subgrade soils located across the lower central portion of the site.

With regard to the moisture sensitive clayey and silty subgrade soils, we are generally of the opinion that all site grading and earthwork activities be scheduled for the drier summer months which are typically June through September. In regard to the gently to moderately sloping site conditions across the proposed new church site, we are of the opinion that site grading and/or structural fill placement should be minimized where possible and should generally limit cuts and/or fills to about ten (10) feet or less without the approval of the Geotechnical Engineer. Additionally, where existing site slopes and/or surface grades exceed about 20 percent (1V:5H) and/or in order to construct the proposed new site improvements, benching and keying of all fills into the natural site slopes may be required. With regard to the relatively low infiltration rates found within the clayey silt subgrade soils beneath the site, we generally do not recommend stormwater infiltration within structural and/or embankment fills. However, limited stormwater infiltration and/or flow through planters may be feasible within the upper northerly portion the site where the existing and/or finish slope gradients are no steeper than about 20 percent (1V:5H).



In this regard, we recommend that all proposed stormwater detention and/or infiltration systems for the project be reviewed and approved by Redmond Geotechnical Services, LLC.

The following sections of this report provide specific recommendations regarding subgrade preparation and grading as well as foundation and floor slab design and construction for the new Northside Church development project.

### **Site Preparation**

As an initial step in site preparation, we recommend that the proposed new Northside Church building site as well as the associated structural and/or site improvement area(s) be stripped and cleared of all existing improvements, any existing unsuitable fill materials, surface debris, existing vegetation, topsoil materials, and/or any other deleterious materials present at the time of construction. In general, we envision that the site stripping to remove existing vegetation and topsoil materials will generally be about 10 to 14 inches. However, localized areas requiring deeper removals, such as any existing undocumented and/or unsuitable fill materials as well as old foundation remnants and/or tree stumps, will likely be encountered and should be evaluated at the time of construction by the Geotechnical Engineer. The stripped and cleared materials should be properly disposed of as they are generally considered unsuitable for use/reuse as fill materials.

Following the completion of the site stripping and clearing work and prior to the placement of any required structural fill materials and/or structural improvements, the exposed subgrade soils within the planned structural improvement area(s) should be inspected and approved by the Geotechnical Engineer and possibly proof-rolled with a half and/or fully loaded dump truck. Areas found to be soft or otherwise unsuitable should be over-excavated and removed or scarified and recompacted as structural fill. During wet and/or inclement weather conditions, proof rolling and/or scarification and recompaction as noted above may not be appropriate.

The on-site native sandy, clayey silt subgrade soil materials are generally considered suitable for use/reuse as structural fill materials provided that they are free of organic materials, debris, and rock fragments in excess of about 6 inches in dimension. However, if site grading is performed during wet or inclement weather conditions, the use of some of the on-site native soil materials which contain significant silt and clay sized particles will be difficult at best. In this regard, during wet or inclement weather conditions, we recommend that an import structural fill material be utilized which should consist of a free-draining (clean) granular fill (sand & gravel) containing no more than about 5 percent fines. Representative samples of the materials which are to be used as structural fill materials should be submitted to the Geotechnical Engineer and/or laboratory for approval and determination of the maximum dry density and optimum moisture content for compaction.

In general, all site earthwork and grading activities should be scheduled for the drier summer months (June through September) if possible. However, if wet weather site preparation and grading is required, it is generally recommended that the stripping of topsoil materials be accomplished with a tracked excavator utilizing a large smooth-toothed bucket working from areas yet to be excavated.



Additionally, the loading of strippings into trucks and/or protection of moisture sensitive subgrade soils will also be required during wet weather grading and construction. In this regard, we recommend that areas in which construction equipment will be traveling be protected by covering the exposed subgrade soils with a woven geotextile fabric such as Mirafi FW440 followed by at least 12 inches or more of crushed aggregate base rock. Further, the geotextile fabric should have a minimum Mullen burst strength of at least 250 pounds per square inch for puncture resistance and an apparent opening size (AOS) between the U.S. Standard No. 70 and No. 100 sieves.

All structural fill materials placed within the new building and/or pavement areas should be moistened or dried as necessary to near (within 3 percent) optimum moisture conditions and compacted by mechanical means to a minimum of 92 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. Structural fill materials should be placed in lifts (layers) such that when compacted do not exceed about 8 inches. Additionally, all fill materials placed within five (5) lineal feet of the perimeter (limits) of the proposed church structure and/or pavements should be considered structural fill.

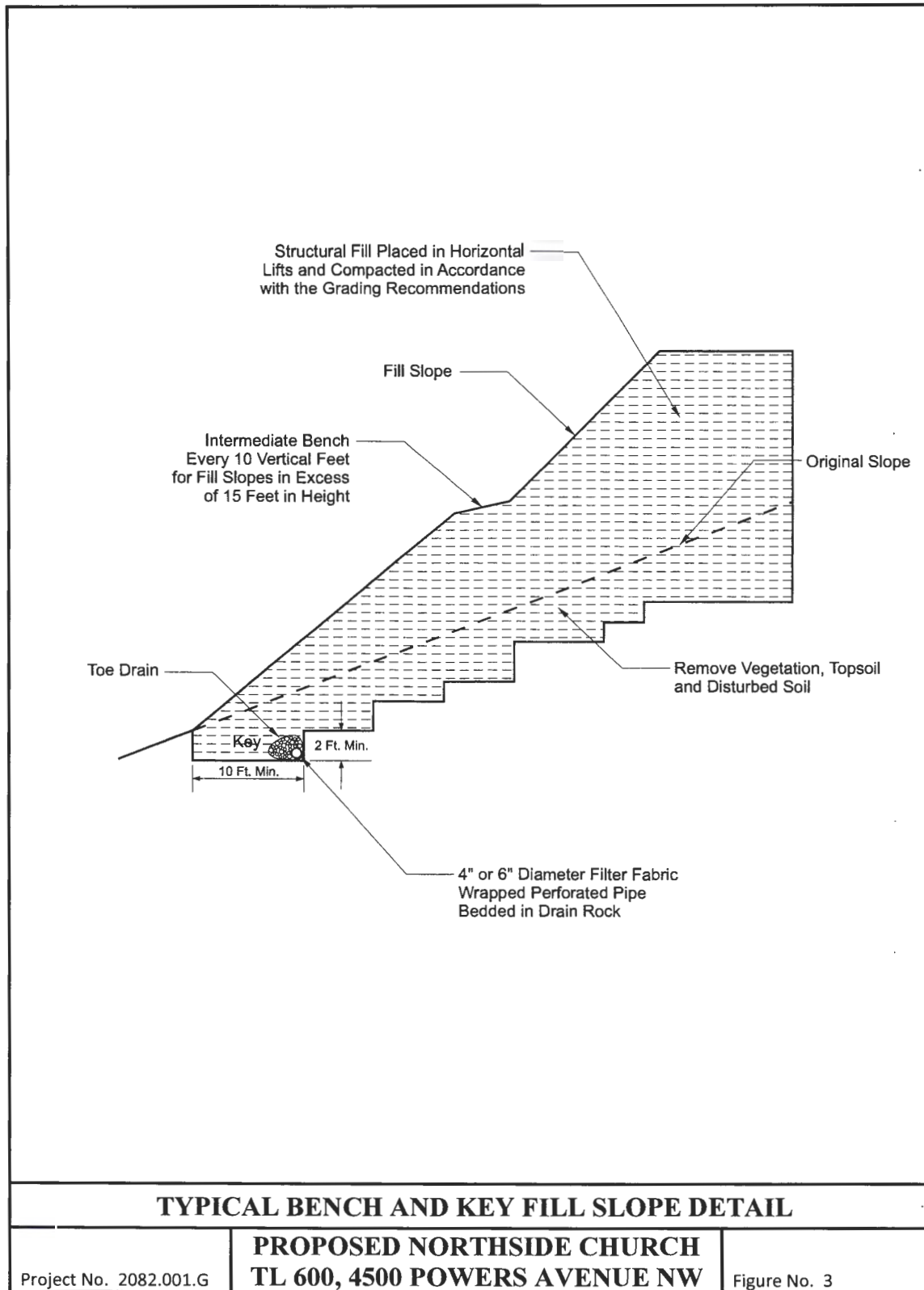
Additionally, due to the sloping site conditions, we recommend that all structural fill materials planned in areas where existing surface and/or slope gradients exceed about 20 percent (1V:5H) be properly benched and/or keyed into the native (natural) slope subgrade soils. In general, a bench width of at least eight (8) feet and a keyway depth of at least one (1) foot is recommended (see Typical Key and Bench Fill Slope Detail, Figure No. 3). However, the actual bench width and keyway depth should be determined at the time of construction by the Geotechnical Engineer. Further, all fill slopes should be constructed with a finish slope surface gradient no steeper than about 2H:1V. All aspects of the site grading, including a review of the proposed site grading plan(s), should be approved and/or monitored by a representative of Redmond Geotechnical Services, LLC.

### **Foundation Support**

Based on the results of our investigation, it is our opinion that the site of the proposed new Northside Church development is suitable for support of the single- and/or two-story wood-frame structure(s) provided that the following foundation design recommendations are followed. The following sections of this report present specific foundation design and construction recommendations for the planned new church structure(s).

#### **Shallow Foundations**

In general, conventional shallow continuous (strip) footings and individual (spread) column footings may be supported by approved native (untreated) subgrade soil materials and/or silty sand structural fill soils based on an allowable contact bearing pressure of about 2,000 pounds per square foot (psf). Where higher allowable bearing pressures are desired and/or required, such as retaining wall footings, an allowable contact bearing pressure of 2,500 pounds per square foot (psf) may be used for design where the foundations are supported by eight (8) inches or more of properly compacted import crushed rock structural fill and/or above an approved medium dense, clayey, silty sand subgrade soil to highly weathered bedrock deposits.



These recommended allowable contact bearing pressures are intended for dead loads and sustained live loads and may be increased by one-third for the total of all loads including short-term wind or seismic loads. In general, continuous strip footings should have a minimum width of at least 16 inches and be embedded at least 18 inches below the lowest adjacent finish grade (includes frost protection). Individual column footings (where required) should be embedded at least 18 inches below grade and have a minimum width of at least 24 inches. Additionally, if foundation excavation and construction work is planned to be performed during wet and/or inclement weather conditions, we recommend that a 3- to 4-inch layer of compacted crushed rock be used to help protect the exposed foundation bearing surfaces until the placement of concrete.

Total and differential settlements of foundations constructed as recommended above and supported by approved native subgrade soils or by properly compacted structural fill materials are expected to be well within the tolerable limits for this type of single- to two-story wood-frame structure and should generally be less than about 1-inch and 1/2-inch, respectively.

Allowable lateral frictional resistance between the base of the footing element and the supporting subgrade bearing soil can be expressed as the applied vertical load multiplied by a coefficient of friction of 0.30 and 0.45 for native silty subgrade soils and/or import gravel fill materials, respectively. In addition, lateral loads may be resisted by passive earth pressures on footings poured "neat" against in-situ (native) subgrade soils or properly backfilled with structural fill materials based on an equivalent fluid density of 300 pounds per cubic foot (pcf). This recommended value includes a factor of safety of approximately 1.5 which is appropriate due to the amount of movement required to develop full passive resistance.

### **Floor Slab Support**

In order to provide uniform subgrade reaction beneath concrete slab-on-grade floors, we recommend that the floor slab area be underlain by a minimum of 6 inches of free-draining (less than 5 percent passing the No. 200 sieve), well-graded, crushed rock. The crushed rock should help provide a capillary break to prevent migration of moisture through the slab. However, additional moisture protection can be provided by using a 10-mil polyolefin geo-membrane sheet such as StegoWrap.

The base course materials should be compacted to at least 95 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. Where floor slab subgrade materials are undisturbed, firm and stable and where the underslab aggregate base rock section has been prepared and compacted as recommended above, we recommend that a modulus of subgrade reaction of 150 pci be used for design.

**Retaining/Below Grade Walls**

Retaining and/or below grade walls should be designed to resist lateral earth pressures imposed by native soils or granular backfill materials as well as any adjacent surcharge loads. For walls which are unrestrained at the top and free to rotate about their base, we recommend that active earth pressures be computed on the basis of the following equivalent fluid densities:

**Non-Restrained Retaining Wall Pressure Design Recommendations**

| <b>Slope Backfill<br/>(Horizontal/Vertical)</b> | <b>Equivalent Fluid Density/Silt<br/>(pcf)</b> | <b>Equivalent Fluid<br/>Density/Gravel (pcf)</b> |
|-------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| Level                                           | 35                                             | 30                                               |
| 3H:1V                                           | 60                                             | 50                                               |
| 2H:1V                                           | 90                                             | 80                                               |

For walls which are fully restrained at the top and prevented from rotation about their base, we recommend that at-rest earth pressures be computed on the basis of the following equivalent fluid densities:

**Restrained Retaining Wall Pressure Design Recommendations**

| <b>Slope Backfill<br/>(Horizontal/Vertical)</b> | <b>Equivalent Fluid Density/Silt<br/>(pcf)</b> | <b>Equivalent Fluid<br/>Density/Gravel (pcf)</b> |
|-------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| Level                                           | 55                                             | 50                                               |
| 3H:1V                                           | 75                                             | 70                                               |
| 2H:1V                                           | 95                                             | 90                                               |

The above recommended values assume that the walls will be adequately drained to prevent the buildup of hydrostatic pressures. Where wall drainage will not be present and/or if adjacent surcharge loading is present, the above recommended values will be significantly higher. For seismic loading, we recommend an additional uniform pressure of  $7H$  where  $H$  is the height of the wall in feet.

Backfill materials behind walls should be compacted to 90 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. Special care should be taken to avoid over-compaction near the walls which could result in higher lateral earth pressures than those indicated herein. In areas within three (3) to five (5) feet behind walls, we recommend the use of hand-operated compaction equipment.

**Pavements**

Flexible pavement design for the project was determined on the basis of projected (anticipated) traffic volume and loading conditions relative to laboratory subgrade soil strength ("R"-value) characteristics.

Based on an average laboratory subgrade "R"-value of 31 (Resilient Modulus = 5,000 to 10,000) and utilizing the Asphalt Institute Flexible Pavement Design Procedures and/or the American Association of State Highway and Transportation Officials (AASHTO) 1993 "Design of Pavement Structures" manual, we recommend that the asphaltic concrete pavement section(s) for the new church development areas at the site consist of the following:

|                          | <b><u>Asphaltic Concrete<br/>Thickness (inches)</u></b> | <b><u>Crushed Base Rock<br/>Thickness (inches)</u></b> |
|--------------------------|---------------------------------------------------------|--------------------------------------------------------|
| Automobile Parking Areas | 3.0                                                     | 8.0                                                    |
| Automobile Drive Areas   | 3.0                                                     | 10.0                                                   |

Note: Where heavy vehicle traffic is anticipated such as those required for fire and/or garbage trucks, we recommend that the automobile drive area pavement section be increased by adding 1.0 inches of asphaltic concrete and 2.0 inches of aggregate base rock. Additionally, the above recommended flexible pavement section(s) assumes a design life of 20 years.

#### **Pavement Subgrade, Base Course & Asphalt Materials**

The above recommended pavement section(s) were based on the design assumptions listed herein and on the assumption that construction of the pavement section(s) will be completed during an extended period of reasonably dry weather. All thicknesses given are intended to be the minimum acceptable. Increased base rock sections and the use of a woven geotextile fabric may be required during wet and/or inclement weather conditions and/or in order to adequately support construction traffic and protect the subgrade during construction. Additionally, the above recommended pavement section(s) assume that the subgrade will be prepared as recommended herein, that the exposed subgrade soils will be properly protected from rain and construction traffic, and that the subgrade is firm and unyielding at the time of paving. Further, it assumes that the subgrade is graded to prevent any ponding of water which may tend to accumulate in the base course.

Pavement base course materials should consist of well-graded 1-1/2 inch and/or 3/4-inch minus crushed base rock having less than 5 percent fine materials passing the No. 200 sieve. The base course and asphaltic concrete materials should conform to the requirements set forth in the latest edition of the Oregon Department of Transportation, Standard Specifications for Highway Construction. The base course materials should be compacted to at least 95 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. The asphaltic concrete paving materials should be compacted to at least 92 percent of the theoretical maximum density as determined by the ASTM D-2041 (Rice Gravity) test method.



### **Wet Weather Grading and Soft Spot Mitigation**

Construction of the proposed new public street improvements is generally recommended during dry weather. However, during wet weather grading and construction, excavation to subgrade can proceed during periods of light to moderate rainfall provided that the subgrade remains covered with aggregate. A total aggregate thickness of 8-inches may be necessary to protect the subgrade soils from heavy construction traffic. Construction traffic should not be allowed directly on the exposed subgrade but only atop a sufficient compacted base rock thickness to help mitigate subgrade pumping. If the subgrade becomes wet and pumps, no construction traffic shall be allowed on the road alignment. Positive site drainage away from the street shall be maintained if site paving will not occur before the on-set of the wet season.

Depending on the timing for the project, any soft subgrade found during proof-rolling or by visual observations can either be removed and replaced with properly dried and compacted fill soils or removed and replaced with compacted crushed aggregate. However, and where approved by the Geotechnical Engineer, the soft area may be covered with a bi-axial geogrid and covered with compacted crushed aggregate.

### **Soil Shrink-Swell and Frost Heave**

The results of the laboratory "R"-value tests indicate that the native subgrade soils possess a low to moderate expansion potential. As such, the exposed subgrade soils should not be allowed to completely dry and should be moistened to near optimum moisture content (plus or minus 3 percent) at the time of the placement of the crushed aggregate base rock materials. Additionally, exposure of the subgrade soils to freezing weather may result in frost heave and softening of the subgrade. As such, all subgrade soils exposed to freezing weather should be evaluated and approved by the Geotechnical Engineer prior to the placement of the crushed aggregate base rock materials.

### **Excavation/Slopes**

Temporary excavations of up to about four (4) feet in depth may be constructed with near vertical inclinations. Temporary excavations greater than about four (4) feet but less than eight (8) feet should be excavated with inclinations of at least 1 to 1 (horizontal to vertical) or properly braced/shored. Where excavations are planned to exceed about eight (8) feet, this office should be consulted. All shoring systems and/or temporary excavation bracing for the project should be the responsibility of the excavation contractor. Permanent slopes should be constructed no steeper than about 2H to 1V unless approved by the Geotechnical Engineer.

Depending on the time of year in which trench excavations occur, trench dewatering may be required in order to maintain dry working conditions if the invert elevations of the proposed utilities are located at and/or below the groundwater level. If groundwater is encountered during utility excavation work, we recommend placing trench stabilization materials along the base of the excavation.

Trench stabilization materials should consist of 1-foot of well-graded gravel, crushed gravel, or crushed rock with a maximum particle size of 4 inches and less than 5 percent fines passing the No. 200 sieve. The material should be free of organic matter and other deleterious material and placed in a single lift and compacted until well keyed.

### **Surface Drainage/Groundwater**

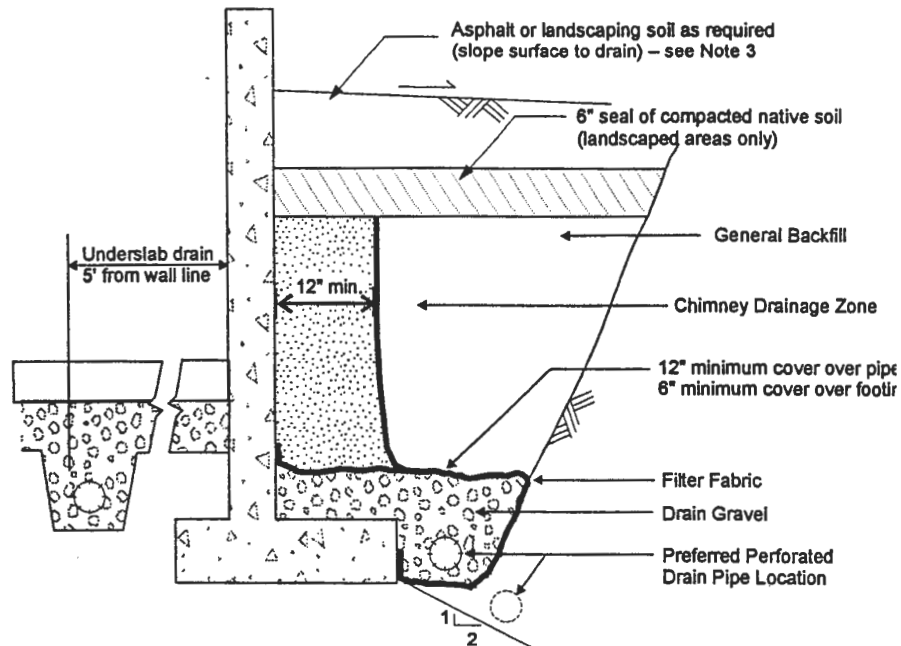
We recommend that positive measures be taken to properly finish grade the site so that drainage waters from the church structure(s) and landscaping areas as well as adjacent properties or buildings are directed away from the new church structures foundations and/or floor slabs. All roof drainage should be directed into conduits that carry runoff water away from the church structure to a suitable outfall. Roof downspouts should not be connected to foundation drains. A minimum ground slope of about 2 percent is generally recommended in unpaved areas around the proposed new church structure(s).

Groundwater was encountered at the site in several of the exploratory test holes (TH-#3 through TH-#10) at the time of our field work at depths of between one (1) and five (5) feet beneath existing site grades. Additionally, surface water ponding was also observed across the lower southerly portion of the site during our field exploration work. Further, the easterly westerly portions of the site contain existing seasonal drainage features.

In this regard, groundwater elevations in the area and/or across the subject property may fluctuate seasonally and may temporarily pond/perch near the ground surface during periods of prolonged rainfall. As such, based on our current understand of the possible site grading required to bring the subject site to finish design grade(s), we are of the opinion that an underslab drainage system should be considered for the below grade portion of the proposed new church structure. Additionally, a perimeter foundation drain is recommended for any perimeter footings and/or below grade retaining walls. A typical recommended perimeter footing/retaining wall drain detail is shown on Figure No. 4. Further, due to our understanding that various surface infiltration ditches and/or bioswales may be utilized for the project as well as the relatively low infiltration rates of the near surface clayey, sandy silt and/or silty sand subgrade soils, we are generally of the opinion that all stormwater detention and/or disposal systems should be limited and/or constructed within the upper northerly portion of the site.

### **Design Infiltration Rates**

In general, infiltration into the natural site subgrade soils was found to be very low and is generally not recommended at the site especially in the area of the proposed new church structure(s). However, some limited infiltration may be possible across the upper northerly portion of the site. In this regard, based on the results of our field infiltration testing, we recommend using the following infiltration rates to design a storm water infiltration and/or disposal system for the project:

**SCHEMATIC - NOT TO SCALE****NOTES:**

1. Filter Fabric to be non-woven geotextile (Amoco 4545, Mirafi 140N, or equivalent)
2. Lay perforated drain pipe on minimum 0.5% gradient, widening excavation as required. Maintain pipe above 2:1 slope, as shown.
3. All-granular backfill is recommended for support of slabs, pavements, etc. (see text for structural fill).
4. Drain gravel to be clean, washed  $\frac{3}{4}$ " to  $1\frac{1}{2}$ " gravel.
5. General backfill to be on-site gravels, or  $\frac{3}{4}$ "-0 or  $1\frac{1}{2}$ "-0 crushed rock compacted to 92% Modified Proctor (AASHTO T-180).
6. Chimney drainage zone to be 12" wide (minimum) zone of clean washed, medium to coarse sand or drain gravel if protected with filter fabric. Alternatively, prefabricated drainage structures (Miradrain 6000 or similar) may be used.

**TYPICAL PERIMETRE FOOTING/RETAINING WALL DRAIN DETAIL**

Project No. 2082.001.G

**PROPOSED NORTHSIDE CHURCH  
TL 600, 4500 POWERS AVENUE NW**

Figure No. 4



**Subgrade Soil Type****Recommended Infiltration Rate**

clayey, sand SILT (ML)

Less than 0.2 inches per hour (in/hr)

Note: A safety factor of two (2) was used to calculate the above recommended design infiltration rate. Additionally, given the gradational variability of the on-site clayey silt subgrade soils across the site, it is generally recommended that field testing be performed during and/or following construction of the on-site storm water infiltration system in order to confirm that the above recommended design infiltration rates are appropriate. Further, we recommend that Redmond Geotechnical Services, LLC review and/or approval all storm water detention and/or disposal systems for the project.

**Seismic Design Considerations**

Structures at the site should be designed to resist earthquake loading in accordance with the methodology described in the 2019 and/or latest edition of the State of Oregon Structural Specialty Code (OSSC), ASCE 7-16 and/or Amendments to the 2018 International Building Code (IBC). The maximum considered earthquake ground motion for short period and 1.0 period spectral response may be determined from the Oregon Structural Specialty Code (OSSC), ASCE 7-16 and/or from the 2015 National Earthquake Hazard Reduction Program (NEHRP) "Recommended Provisions for Seismic Regulations for New Buildings and Other Structures" published by the Building Seismic Safety Council. We recommend Site Class "D" be used for design. Using this information, the structural engineer can select the appropriate site coefficient values ( $F_a$  and  $F_v$ ) from ASCE 7-16 or the 2018 IBC to determine the maximum considered earthquake spectral response acceleration for the project. However, we have assumed the following response spectrum for the project:

**Table 1. Recommended Seismic Design Parameters**

| Site Class | $S_s$ | $S_1$ | $F_a$ | $F_v$ | $S_{M5}$ | $S_{M1}$ | $S_{D5}$ | $S_{D1}$ |
|------------|-------|-------|-------|-------|----------|----------|----------|----------|
| D          | 0.838 | 0.437 | 1.165 | 1.863 | 0.976    | 0.814    | 0.651    | 0.542    |

Notes: 1.  $S_s$  and  $S_1$  were established based on the USGS 2015 mapped maximum considered earthquake spectral acceleration maps for 2% probability of exceedence in 50 years.

2.  $F_a$  and  $F_v$  were established based on 2018 IBC tables using the selected  $S_s$  and  $S_1$  values.

**CONSTRUCTION MONITORING AND TESTING**

We recommend that **Redmond Geotechnical Services, LLC** be retained to provide construction monitoring and testing services during all earthwork operations for the proposed new Northside Church development.

The purpose of our monitoring services would be to confirm that the site conditions reported herein are as anticipated, provide field recommendations as required based on the actual conditions encountered, document the activities of the grading contractor and assess his/her compliance with the project specifications and recommendations. It is important that our representative meet with the contractor prior to any site grading to help establish a plan that will minimize costly over-excavation and site preparation work. Of primary importance will be observations made during site preparation and stripping, structural fill placement, footing excavations and construction as well as retaining wall backfill.

### **CLOSURE AND LIMITATIONS**

This report is intended for the exclusive use of the addressee and/or their representative(s) to use to design and construct the proposed new Northside Church structure(s) and the associated site improvements described herein as well as to prepare any related construction documents. The conclusions and recommendations contained in this report are based on site conditions as they presently exist and assume that the explorations are representative of the subsurface conditions between the explorations and/or at other locations across the study area. The data, analyses, and recommendations herein may not be appropriate for other structures and/or purposes. We recommend that parties contemplating other structures and/or purposes contact our office. In the absence of our written approval, we make no representation and assume no responsibility to other parties regarding this report. Additionally, the above recommendations are contingent on Redmond Geotechnical Services, LLC being retained to provide all site inspections and construction monitoring services for this project. Redmond Geotechnical Services, LLC will not assume any responsibility and/or liability for any engineering judgment, inspection and/or testing services performed by others.

It is the owners/developer's responsibility for ensuring that the project designers and/or contractors involved with this project implement our recommendations into the final design plans, specifications and/or construction activities for the project. Further, in order to avoid delays during construction, we recommend that the final design plans and specifications for the project be reviewed by our office to evaluate as to whether our recommendations have been properly interpreted and incorporated into the project.

If during any future site grading and construction, subsurface conditions different from those encountered in the explorations are observed or appear to be present beneath excavations, we should be advised immediately so that we may review these conditions and evaluate whether modifications of the design criteria are required. We also should be advised if significant modifications of the proposed site development are anticipated so that we may review our conclusions and recommendations.

**LEVEL OF CARE**

The services performed by the Geotechnical Engineer for this project have been conducted with that level of care and skill ordinarily exercised by members of the profession currently practicing in the area under similar budget and time restraints. No warranty or other conditions, either expressed or implied, is made.

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## **Appendix "A"**

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**Test Pit Logs and Laboratory Test Data**

**APPENDIX**

**FIELD EXPLORATIONS AND LABORATORY TESTING**

**FIELD EXPLORATION**

Subsurface conditions at the site were explored by excavating fourteen (14) exploratory test holes (TH-#1 through TH-#14) on December 16, 2024. The approximate location of the test hole explorations are shown in relation to the proposed new church structure(s) and the associated site improvements on the Site Exploration Plan, Figure No. 2.

The test holes were excavated using portable Geoprobe excavating equipment in general conformance with ASTM Methods in Vol. 4.08, D-1586-94 and D-1587-83. The test holes were excavated to depths ranging from about five (5) to seven (7) feet beneath existing site grades. Detailed logs of the test holes are presented on the Log of Test Pits, Figure No's. A-5 through A-11. The soils were classified in accordance with the Unified Soil Classification System (USCS), which is outlined on Figure No. A-4.

The exploration program was coordinated by a field engineer who monitored the excavating and exploration activity, obtained representative samples of the subsurface soils encountered, classified the soils by visual and textural examination, and maintained continuous logs of the subsurface conditions. Disturbed and/or undisturbed samples of the subsurface soils were obtained at appropriate depths and/or intervals and placed in plastic bags and/or with a thin walled ring sample.

Groundwater was encountered in several of the exploratory test holes (TH-#3 through TH-#10) at the time of the field work at depths of between one (1) and five (5) feet beneath existing surface grades.

**LABORATORY TESTING**

Pertinent physical and engineering characteristics of the soils encountered during our subsurface investigation were evaluated by a laboratory testing program to be used as a basis for selection of soil design parameters and for correlation purposes. Selected tests were conducted on representative soil samples. The program consisted of tests to evaluate the existing (in-situ) moisture-density, maximum dry density and optimum moisture content, Atterberg Limits and gradational characteristics, consolidation and direct shear strength as well as "R"-value tests.

**Dry Density and Moisture Content Determinations**

Density and moisture content determinations were performed on both disturbed and relatively undisturbed samples from the test pit explorations in general conformance with ASTM Vol. 4.08 Part D-216. The results of these tests were used to calculate existing overburden pressures and to correlate strength and compressibility characteristics of the soils. Test results are shown on the test pit logs at the appropriate sample depths.



**A-2**

**Maximum Dry Density**

One (1) Maximum Dry Density and Optimum Moisture Content test was performed on a representative sample of the on-site clayey, sandy silt subgrade soils in accordance with ASTM Vol. 4.08 Part D-1557. This test was conducted to help establish various engineering properties for use as structural fill. The test results are presented on Figure No. A-12.

**Atterberg Limits**

Two (2) Liquid Limit (LL) and Plastic Limit (PL) tests were performed on representative samples of the sandy, clayey silt subgrade soils in accordance with ASTM Vol. 4.08 Part D-4318-85. These tests were conducted to facilitate classification of the soils and for correlation purposes. The test results appear on Figure No. A-13.

**Gradation Analysis**

Two (2) Gradation analyses were performed on representative samples of the sandy, clayey silt subgrade soil in accordance with ASTM Vol. 4.08 Part D-422. The test results were used to classify the soil in accordance with the Unified Soil Classification System (USCS). The test results are shown graphically on Figure No. A-14.

**Consolidation Test**

One (1) Consolidation test was performed on a representative sample of the sandy, clayey silt and clayey, silty sand subgrade soils to assess the compressibility characteristics of the underlying subgrade soils in accordance with ASTM Vol. 4.08 Part D-2435-80.

Conventional loading increments of 100, 200, 400, ... 12,800 psf were applied after the 100 percent time of primary consolidation was identified for each loading increment. The samples were unloaded and allowed to rebound after the completion of the loading sequence. Deflection versus time readings were recorded for all load increments from 100 through 12,800 psf. The deflection corresponding to 100 percent primary consolidation was plotted on the consolidation strain versus consolidation pressure curve, which is presented on Figure No. A-15.

**Direct Shear Strength Test**

One (1) Direct Shear Strength test was performed on a remolded sample of the sandy, clayey silt subgrade soil at a continuous rate of shearing deflection (0.02 inches per minute) in accordance with ASTM Vol. 4.08 Part D-3080-79. The test results were used to determine engineering strength properties and are shown graphically on Figure No. A-16.



**A-3**

**"R"-Value Tests**

Two (2) "R"-value tests were performed on a remolded subgrade soil sample in accordance with ASTM Vol. 4.08 Part D-2844. The test results were used to help evaluate the subgrade soils supporting and performance capabilities when subjected to traffic loading. The test results are shown on Figure No. A-17.

The following figures are attached and complete the Appendix:

|                               |                                    |
|-------------------------------|------------------------------------|
| Figure No. A-4                | Key To Exploratory Test Pit Logs   |
| Figure No's. A-5 through A-11 | Log of Test Pits                   |
| Figure No. A-12               | Maximum Dry Density                |
| Figure No. A-13               | Atterberg Limits Test Results      |
| Figure No. A-14               | Gradation Test Results             |
| Figure No. A-15               | Consolidation Test Results         |
| Figure No. A-16               | Direct Shear Strength Test Results |
| Figure No. A-17               | Results of "R"-Value Tests         |

| PRIMARY DIVISIONS                                                                        |                                                                             |                                       | GROUP SYMBOL         | SECONDARY DIVISIONS                                                                                                 |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------|
| COARSE GRAINED SOILS<br><br>MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE | GRAVELS<br><br>MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE | CLEAN GRAVELS<br>(LESS THAN 5% FINES) | GW                   | Well graded gravels, gravel-sand mixtures, little or no fines.                                                      |
|                                                                                          |                                                                             |                                       | GP                   | Poorly graded gravels or gravel-sand mixtures, little or no fines.                                                  |
|                                                                                          |                                                                             | GRAVEL WITH FINES                     | GM                   | Silty gravels, gravel-sand-silt mixtures, non-plastic fines.                                                        |
|                                                                                          |                                                                             |                                       | GC                   | Clayey gravels, gravel-sand-clay mixtures, plastic fines.                                                           |
|                                                                                          | SANDS<br><br>MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE  | CLEAN SANDS<br>(LESS THAN 5% FINES)   | SW                   | Well graded sands, gravelly sands, little or no fines.                                                              |
|                                                                                          |                                                                             |                                       | SP                   | Poorly graded sands or gravelly sands, little or no fines.                                                          |
|                                                                                          |                                                                             | SANDS WITH FINES                      | SM                   | Silty sands, sand-silt mixtures, non-plastic fines.                                                                 |
|                                                                                          |                                                                             |                                       | SC                   | Clayey sands, sand-clay mixtures, plastic fines.                                                                    |
| FINE GRAINED SOILS<br><br>MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE  | SILTS AND CLAYS<br><br>LIQUID LIMIT IS LESS THAN 50%                        |                                       | ML                   | Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity. |
|                                                                                          |                                                                             |                                       | CL                   | Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.                  |
|                                                                                          |                                                                             |                                       | OL                   | Organic silts and organic silty clays of low plasticity.                                                            |
|                                                                                          | SILTS AND CLAYS<br><br>LIQUID LIMIT IS GREATER THAN 50%                     |                                       | MH                   | Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.                                |
|                                                                                          |                                                                             |                                       | CH                   | Inorganic clays of high plasticity, fat clays.                                                                      |
|                                                                                          |                                                                             |                                       | OH                   | Organic clays of medium to high plasticity, organic silts.                                                          |
|                                                                                          |                                                                             |                                       | HIGHLY ORGANIC SOILS |                                                                                                                     |

## DEFINITION OF TERMS

U.S. STANDARD SERIES SIEVE                      CLEAR SQUARE SIEVE OPENINGS

200                      40                      10                      4                      3/4"                      3"                      12"

|                 |      |        |        |        |        |         |          |
|-----------------|------|--------|--------|--------|--------|---------|----------|
| SILTS AND CLAYS | SAND |        |        | GRAVEL |        | COBBLES | BOULDERS |
|                 | FINE | MEDIUM | COARSE | FINE   | COARSE |         |          |

## GRAIN SIZES

| SANDS, GRAVELS AND NON-PLASTIC SILTS | BLOWS/FOOT <sup>†</sup> |
|--------------------------------------|-------------------------|
| VERY LOOSE                           | 0 - 4                   |
| LOOSE                                | 4 - 10                  |
| MEDIUM DENSE                         | 10 - 30                 |
| DENSE                                | 30 - 50                 |
| VERY DENSE                           | OVER 50                 |

| CLAYS AND PLASTIC SILTS | STRENGTH <sup>‡</sup> | BLOWS/FOOT <sup>†</sup> |
|-------------------------|-----------------------|-------------------------|
| VERY SOFT               | 0 - 1/4               | 0 - 2                   |
| SOFT                    | 1/4 - 1/2             | 2 - 4                   |
| FIRM                    | 1/2 - 1               | 4 - 8                   |
| STIFF                   | 1 - 2                 | 8 - 16                  |
| VERY STIFF              | 2 - 4                 | 16 - 32                 |
| HARD                    | OVER 4                | OVER 32                 |

## RELATIVE DENSITY

<sup>†</sup> Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1586).

<sup>‡</sup> Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.

## CONSISTENCY

**REDMOND GEOTECHNICAL SERVICES**  
PO Box 20547 • PORTLAND, OREGON 97294

**KEY TO EXPLORATORY TEST PIT LOGS**  
**Unified Soil Classification System (ASTM D-2487)**

PROPOSED NORTHSIDE CHURCH SITE  
TL 600, 4500 POWERS AVENUE NW

|             |         |        |
|-------------|---------|--------|
| PROJECT NO. | DATE    | Figure |
| 2082.001.G  | 2/14/25 | A-4    |

| BACKHOE COMPANY: Redmond Geotechnical    BUCKET SIZE: 3 inches    DATE: 12/16/24 |            |              |                                |                      |                        |                                                                                                |
|----------------------------------------------------------------------------------|------------|--------------|--------------------------------|----------------------|------------------------|------------------------------------------------------------------------------------------------|
| DEPTH (FEET)                                                                     | BAG SAMPLE | DENSITY TEST | DRY DENSITY (pcf)              | MOISTURE CONTENT (%) | SOIL CLASS. (U.S.C.S.) | SOIL DESCRIPTION                                                                               |
|                                                                                  |            |              |                                |                      |                        | TEST PIT NO. TH-#1    ELEVATION 349'±                                                          |
| 0                                                                                |            |              |                                |                      | ML                     | Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)                              |
|                                                                                  | X          |              |                                | 27.7                 | ML                     | Medium to orangish-brown, very moist to wet, soft to medium stiff, sandy, clayey SILT          |
| 5                                                                                |            |              |                                |                      | SM                     | Medium to light brown, very moist, medium dense, clayey, silty SAND (Highly Weathered Bedrock) |
|                                                                                  |            |              |                                |                      |                        | Total Depth = 5.0 feet<br>No groundwater encountered at time of exploration                    |
| 10                                                                               |            |              |                                |                      |                        |                                                                                                |
| 15                                                                               |            |              |                                |                      |                        |                                                                                                |
|                                                                                  |            |              |                                |                      |                        | TEST PIT NO. TH-#2    ELEVATION 351'±                                                          |
| 0                                                                                |            |              |                                |                      | ML                     | Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)                              |
|                                                                                  |            |              |                                |                      | ML                     | Medium to orangish-brown, very moist to wet, soft to medium stiff, sandy, clayey SILT          |
| 5                                                                                |            |              |                                |                      | SM                     | Medium to light brown, very moist, medium dense, clayey, silty SAND (Highly Weathered Bedrock) |
|                                                                                  |            |              |                                |                      |                        | Total Depth = 5.0 feet<br>No groundwater encountered at time of exploration                    |
| 10                                                                               |            |              |                                |                      |                        |                                                                                                |
| 15                                                                               |            |              |                                |                      |                        |                                                                                                |
| <b>LOG OF TEST PITS</b>                                                          |            |              |                                |                      |                        |                                                                                                |
| PROJECT NO. 2082.001.G                                                           |            |              | PROPOSED NORTHSIDE CHURCH SITE |                      |                        | FIGURE NO. A-5                                                                                 |



| BACKHOE COMPANY: Redmond Geotechnical    BUCKET SIZE: 3 inches    DATE: 12/16/24 |            |                                |                   |                      |                        |                                                                                                            |
|----------------------------------------------------------------------------------|------------|--------------------------------|-------------------|----------------------|------------------------|------------------------------------------------------------------------------------------------------------|
| DEPTH (FEET)                                                                     | BAG SAMPLE | DENSITY TEST                   | DRY DENSITY (pcf) | MOISTURE CONTENT (%) | SOIL CLASS. (U.S.C.S.) | SOIL DESCRIPTION                                                                                           |
|                                                                                  |            |                                |                   |                      |                        | TEST PIT NO. TH_#3    ELEVATION 338'±                                                                      |
| 0                                                                                |            |                                |                   |                      | ML                     | Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)                                          |
|                                                                                  |            |                                |                   |                      | ML                     | Medium to orangish-brown, very moist to wet, soft to medium stiff, sandy, clayey SILT                      |
|                                                                                  |            |                                |                   |                      |                        | Seepage encountered at 4 to 5 feet                                                                         |
| 5                                                                                |            |                                |                   |                      |                        | Total Depth = 5.0 feet<br>Groundwater seepage encountered at a depth of 4 to 5 feet at time of exploration |
| 10                                                                               |            |                                |                   |                      |                        |                                                                                                            |
| 15                                                                               |            |                                |                   |                      |                        |                                                                                                            |
|                                                                                  |            |                                |                   |                      |                        | TEST PIT NO. TH-#4    ELEVATION 329'±                                                                      |
| 0                                                                                |            |                                |                   |                      | ML                     | Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)                                          |
|                                                                                  |            |                                |                   |                      | ML                     | Medium to orangish-brown, very moist to wet, soft to medium stiff, sandy, clayey SILT                      |
| 5                                                                                |            |                                |                   |                      | SM                     | Medium to light brown, very moist, medium dense, clayey, silty SAND (Highly Weathered Bedrock)             |
|                                                                                  |            |                                |                   |                      |                        | Total Depth = 6.0 feet<br>Groundwater seepage encountered at a depth of 4 feet at time of exploration      |
| 10                                                                               |            |                                |                   |                      |                        |                                                                                                            |
| 15                                                                               |            |                                |                   |                      |                        |                                                                                                            |
| <b>LOG OF TEST PITS</b>                                                          |            |                                |                   |                      |                        |                                                                                                            |
| PROJECT NO. 2082.001.G                                                           |            | PROPOSED NORTHSIDE CHURCH SITE |                   |                      | FIGURE NO. A-6         |                                                                                                            |

| BACKHOE COMPANY: Redmond Geotechnical      BUCKET SIZE: 3 inches      DATE: 12/16/24 |            |              |                                |                      |                        |                                                                                                                        |
|--------------------------------------------------------------------------------------|------------|--------------|--------------------------------|----------------------|------------------------|------------------------------------------------------------------------------------------------------------------------|
| DEPTH (FEET)                                                                         | BAG SAMPLE | DENSITY TEST | DRY DENSITY (pcf)              | MOISTURE CONTENT (%) | SOIL CLASS. (U.S.C.S.) | SOIL DESCRIPTION                                                                                                       |
| TEST PIT NO. TH-#5      ELEVATION 332'1                                              |            |              |                                |                      |                        |                                                                                                                        |
| 0                                                                                    |            |              |                                |                      | ML                     | Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)                                                      |
|                                                                                      | X          |              |                                | 28.8                 | ML                     | Medium to orangish-brown, very moist to wet, soft to medium stiff, sandy, clayey SILT<br>Seepage encountered at 4 feet |
| 5                                                                                    | X          |              |                                | 24.2                 | SM                     | Medium to light brown, very moist medium dense, clayey, silty SAND (Highly Weathered Bedrock)                          |
| 10                                                                                   |            |              |                                |                      |                        | Total Depth = 6.0 feet<br>Groundwater seepage encountered at a depth of 4 feet at time of exploration                  |
| 15                                                                                   |            |              |                                |                      |                        |                                                                                                                        |
| TEST PIT NO. TH-#6      ELEVATION 325'±                                              |            |              |                                |                      |                        |                                                                                                                        |
| 0                                                                                    |            |              |                                |                      | ML                     | Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)                                                      |
|                                                                                      |            |              |                                |                      | ML                     | Medium to orangish-brown, very moist to wet, soft to medium stiff, sandy, clayey SILT<br>Seepage encountered at 4 feet |
| 5                                                                                    |            |              |                                |                      | SM                     | Medium to light-brown, very moist, medium dense, clayey, silty SAND (Highly Weathered Bedrock)                         |
| 10                                                                                   |            |              |                                |                      |                        | Total Depth = 7.0 feet<br>Groundwater seepage encountered at a depth of 4 feet at time of exploration                  |
| 15                                                                                   |            |              |                                |                      |                        |                                                                                                                        |
| <b>LOG OF TEST PITS</b>                                                              |            |              |                                |                      |                        |                                                                                                                        |
| PROJECT NO. 2082.001.G                                                               |            |              | PROPOSED NORTHSIDE CHURCH SITE |                      |                        | FIGURE NO. A-7                                                                                                         |



| BACKHOE COMPANY: Redmond Geotechnical BUCKET SIZE: 3 inches |               |                 |                         |                                |                           |                                                                                                                        | DATE: 12/16/24 |       |
|-------------------------------------------------------------|---------------|-----------------|-------------------------|--------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------|----------------|-------|
| DEPTH<br>(FEET)                                             | BAG<br>SAMPLE | DENSITY<br>TEST | DRY<br>DENSITY<br>(pcf) | MOISTURE<br>CONTENT<br>(%)     | SOIL CLASS.<br>(U.S.C.S.) | SOIL DESCRIPTION                                                                                                       |                |       |
|                                                             |               |                 |                         |                                |                           | TEST PIT NO. TH-#7                                                                                                     | ELEVATION      | 324'± |
| 0                                                           |               |                 |                         |                                | ML                        | Dark brown, wet, very soft, organic, sandy, clayey SILT (ML)                                                           |                |       |
|                                                             | X             |                 |                         | 29.5                           | ML                        | Medium to orangish-brown, very moist to wet, soft to medium stiff, sandy, clayey SILT<br>Seepage encountered at 4 feet |                |       |
| 5                                                           |               |                 |                         |                                |                           |                                                                                                                        |                |       |
|                                                             | X             |                 |                         | 23.3                           | SM                        | Medium to light brown, very moist, medium dense, clayey, silty SAND (Highly Weathered Bedrock)                         |                |       |
|                                                             |               |                 |                         |                                |                           | Total Depth = 7.0 feet<br>Groundwater seepage encountered at a depth of 4 feet at time of exploration                  |                |       |
| 10                                                          |               |                 |                         |                                |                           |                                                                                                                        |                |       |
| 15                                                          |               |                 |                         |                                |                           |                                                                                                                        |                |       |
| TEST PIT NO. TH-#8 ELEVATION 318'±                          |               |                 |                         |                                |                           |                                                                                                                        |                |       |
| 0                                                           |               |                 |                         |                                | ML                        | Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)                                                      |                |       |
|                                                             | X             |                 |                         | 32.3                           | ML                        | Medium to orangish-brown, wet to saturated, soft, sandy, clayey SILT                                                   |                |       |
| 5                                                           |               |                 |                         |                                |                           |                                                                                                                        |                |       |
|                                                             |               |                 |                         |                                | SM                        | Medium to light brown, wet, medium dense, clayey, silty SAND (Highly Weathered Bedrock)                                |                |       |
|                                                             |               |                 |                         |                                |                           | Total Depth = 7.0 feet<br>Groundwater seepage encountered at a depth of 2 to 3 feet at time of exploration             |                |       |
| 10                                                          |               |                 |                         |                                |                           |                                                                                                                        |                |       |
| 15                                                          |               |                 |                         |                                |                           |                                                                                                                        |                |       |
| <b>LOG OF TEST PITS</b>                                     |               |                 |                         |                                |                           |                                                                                                                        |                |       |
| PROJECT NO. 2082.001.G                                      |               |                 |                         | PROPOSED NORTHSIDE CHURCH SITE |                           |                                                                                                                        | FIGURE NO. A-8 |       |

| BACKHOE COMPANY: Redmond Geotechnical BUCKET SIZE: 3 inches DATE: 12/16/24 |               |                                |                         |                            |                           |                                                                                                            |
|----------------------------------------------------------------------------|---------------|--------------------------------|-------------------------|----------------------------|---------------------------|------------------------------------------------------------------------------------------------------------|
| DEPTH<br>(FEET)                                                            | BAG<br>SAMPLE | DENSITY<br>TEST                | DRY<br>DENSITY<br>(pcf) | MOISTURE<br>CONTENT<br>(%) | SOIL CLASS.<br>(U.S.C.S.) | SOIL DESCRIPTION<br>TEST PIT NO. TH-#9 ELEVATION 315'±                                                     |
| 0                                                                          |               |                                |                         |                            | ML                        | Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)                                          |
|                                                                            |               |                                |                         |                            | ML                        | Medium to light orangish-brown, wet to saturated, very soft to soft, sandy, clayey SILT                    |
| 5                                                                          |               |                                |                         |                            |                           | Total Depth = 5.0 feet<br>Groundwater seepage encountered at a depth of 2 to 3 feet at time of exploration |
| 10                                                                         |               |                                |                         |                            |                           |                                                                                                            |
| 15                                                                         |               |                                |                         |                            |                           |                                                                                                            |
| TEST PIT NO. TH-#10 ELEVATION 313'±                                        |               |                                |                         |                            |                           |                                                                                                            |
| 0                                                                          |               |                                |                         |                            | ML                        | Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)                                          |
|                                                                            |               |                                |                         |                            | ML                        | Medium to light-ornagish-brown, wet to saturated, very soft to soft, sandy, clayey SILT                    |
| 5                                                                          |               |                                |                         |                            |                           | Total Depth = 5.0 feet<br>Groundwater seepage encountered at a depth of 1 to 2 feet at time of exploration |
| 10                                                                         |               |                                |                         |                            |                           |                                                                                                            |
| 15                                                                         |               |                                |                         |                            |                           |                                                                                                            |
| <b>LOG OF TEST PITS</b>                                                    |               |                                |                         |                            |                           |                                                                                                            |
| PROJECT NO. 2082.001.G                                                     |               | PROPOSED NORTHSIDE CHURCH SITE |                         |                            | FIGURE NO. A-9            |                                                                                                            |



| BACKHOE COMPANY: Redmond Geotechnical    BUCKET SIZE: 3 inches    DATE: 12/16/24 |               |                 |                                |                            |                           |                                                                                                                                |
|----------------------------------------------------------------------------------|---------------|-----------------|--------------------------------|----------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| DEPTH<br>(FEET)                                                                  | BAG<br>SAMPLE | DENSITY<br>TEST | DRY<br>DENSITY<br>(pcf)        | MOISTURE<br>CONTENT<br>(%) | SOIL CLASS.<br>(U.S.C.S.) | SOIL DESCRIPTION                                                                                                               |
| TEST PIT NO. TH-#11    ELEVATION 325'±                                           |               |                 |                                |                            |                           |                                                                                                                                |
| 0                                                                                |               |                 |                                |                            | ML                        | Dark brown, wet, soft, highly organic, sandy, clayey SILT (Topsoil)                                                            |
|                                                                                  |               |                 |                                |                            | ML/SM                     | Medium to orangish-brown, very moist, medium stiff to medium dense, clayey, sandy SILT to silty SAND                           |
| 5                                                                                |               |                 |                                |                            |                           | Total Depth = 5.0 feet<br>No groundwater encountered at time of exploration                                                    |
| 10                                                                               |               |                 |                                |                            |                           |                                                                                                                                |
| 15                                                                               |               |                 |                                |                            |                           |                                                                                                                                |
| TEST PIT NO. TH-#12    ELEVATION 343'±                                           |               |                 |                                |                            |                           |                                                                                                                                |
| 0                                                                                |               |                 |                                |                            | ML                        | Dark brown, wet, soft, highly organic, sandy, clayey SILT (Topsoil)                                                            |
|                                                                                  |               |                 |                                |                            | ML/SM                     | Medium to orangish-brown, very moist medium stiff to medium dense, clayey, sandy SILT to silty SAND (Highly Weathered Bedrock) |
| 5                                                                                |               |                 |                                |                            |                           | Total Depth = 5.0 feet<br>No groundwater encountered at time of exploration                                                    |
| 10                                                                               |               |                 |                                |                            |                           |                                                                                                                                |
| 15                                                                               |               |                 |                                |                            |                           |                                                                                                                                |
| <b>LOG OF TEST PITS</b>                                                          |               |                 |                                |                            |                           |                                                                                                                                |
| PROJECT NO. 2082.001.G                                                           |               |                 | PROPOSED NORTHSIDE CHURCH SITE |                            |                           | FIGURE NO. A-10                                                                                                                |



| BACKHOE COMPANY: Redmond Geotechnical BUCKET SIZE: 3 inches DATE: 12/16/24 |               |                 |                                |                            |                           |                                                                                                                                 |
|----------------------------------------------------------------------------|---------------|-----------------|--------------------------------|----------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| DEPTH<br>(FEET)                                                            | BAG<br>SAMPLE | DENSITY<br>TEST | DRY<br>DENSITY<br>(pcf)        | MOISTURE<br>CONTENT<br>(%) | SOIL CLASS.<br>(U.S.C.S.) | SOIL DESCRIPTION                                                                                                                |
| TEST PIT NO. TH-#13 ELEVATION 357'±                                        |               |                 |                                |                            |                           |                                                                                                                                 |
| 0                                                                          |               |                 |                                |                            | ML                        | Dark brown, wet, soft, highly organic, sandy, clayey SILT (Topsoil)                                                             |
|                                                                            |               |                 |                                |                            | ML/SM                     | Medium to orangish-brown, very moist, medium stiff to medium dense, clayey, sandy SILT to silty SAND (Highly Weathered Bedrock) |
| 5                                                                          |               |                 |                                |                            |                           | Total Depth = 5.0 feet<br>No groundwater encountered at time of exploration                                                     |
| 10                                                                         |               |                 |                                |                            |                           |                                                                                                                                 |
| 15                                                                         |               |                 |                                |                            |                           |                                                                                                                                 |
| TEST PIT NO. TH-#14 ELEVATION 365'±                                        |               |                 |                                |                            |                           |                                                                                                                                 |
| 0                                                                          |               |                 |                                |                            | ML                        | Dark brown, wet, soft, highly organic, sandy, clayey SILT (Topsoil)                                                             |
|                                                                            |               |                 |                                |                            | ML/SM                     | Medium to orangish-brown, very moist, medium stiff to medium dense, clayey, sandy SILT to silty SAND (Highly Weathered Bedrock) |
| 5                                                                          |               |                 |                                |                            |                           | Total Depth = 5.0 feet<br>No groundwater encountered at time of exploration                                                     |
| 10                                                                         |               |                 |                                |                            |                           |                                                                                                                                 |
| 15                                                                         |               |                 |                                |                            |                           |                                                                                                                                 |
| <b>LOG OF TEST PITS</b>                                                    |               |                 |                                |                            |                           |                                                                                                                                 |
| PROJECT NO. 2082.001.G                                                     |               |                 | PROPOSED NORTHSIDE CHURCH SITE |                            |                           | FIGURE NO. A-11                                                                                                                 |

## MAXIMUM DENSITY TEST RESULTS

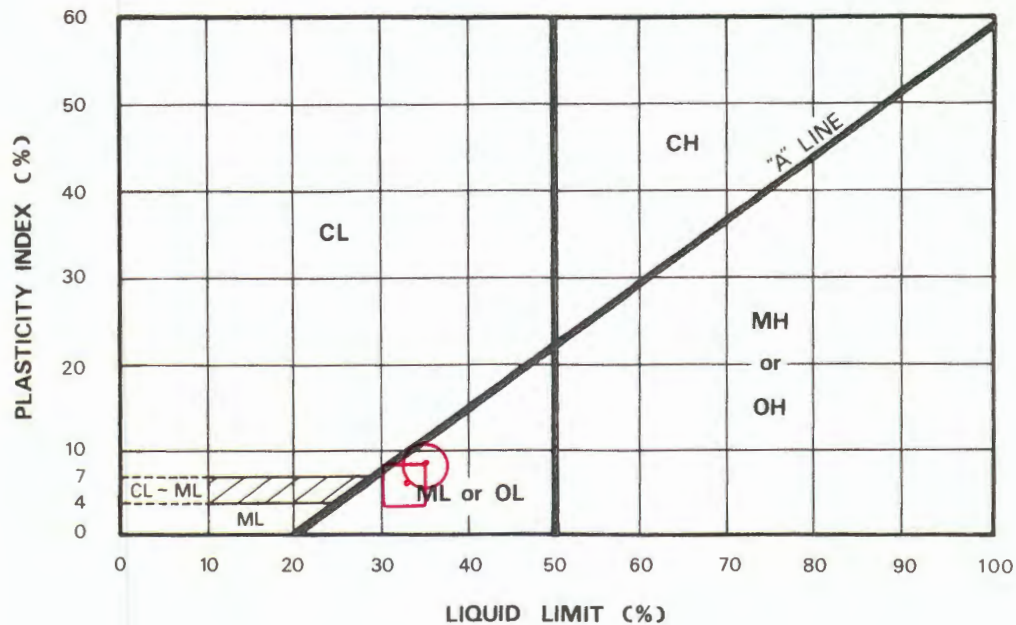
| SAMPLE LOCATION    | SOIL DESCRIPTION                                  | MAXIMUM DRY DENSITY (pcf) | OPTIMUM MOISTURE CONTENT (%) |
|--------------------|---------------------------------------------------|---------------------------|------------------------------|
| TH-#1<br>@<br>2.0' | Medium to orangish-brown, sandy, clayey SILT (ML) | 106.0                     | 19.0                         |

## EXPANSION INDEX TEST RESULTS

| SAMPLE LOCATION | INITIAL MOISTURE (%) | COMPACTED DRY DENSITY (pcf) | FINAL MOISTURE (%) | VOLUMETRIC SWELL (%) | EXPANSION INDEX | EXPANSIVE CLASS. |
|-----------------|----------------------|-----------------------------|--------------------|----------------------|-----------------|------------------|
|                 |                      |                             |                    |                      |                 |                  |

## MAXIMUM DENSITY &amp; EXPANSION INDEX TEST RESULTS

|                         |                                |                  |
|-------------------------|--------------------------------|------------------|
| PROJECT NO.: 2082.001.G | PROPOSED NORTHSIDE CHURCH SITE | FIGURE NO.: A-12 |
|-------------------------|--------------------------------|------------------|



| KEY SYMBOL | BORING NO. | SAMPLE DEPTH (feet) | NATURAL WATER CONTENT % | LIQUID LIMIT % | PLASTICITY INDEX % | PASSING NO. 200 SIEVE % | LIQUIDITY INDEX | UNIFIED SOIL CLASSIFICATION SYMBOL |
|------------|------------|---------------------|-------------------------|----------------|--------------------|-------------------------|-----------------|------------------------------------|
|            | TH-#1      | 2.0                 | 27.7                    | 32.6           | 6.7                | 86.3                    |                 | ML                                 |
|            | TH-#8      | 2.0                 | 32.3                    | 34.9           | 8.4                | ---                     |                 | ML                                 |

**REDMOND  
GEOTECHNICAL  
SERVICES**

PO BOX 20547 • PORTLAND, OREGON 97294

#### PLASTICITY CHART AND DATA

PROPOSED NORTHSIDE CHURCH SITE  
TL 600, 4500 POWERS AVENUE NW

PROJECT NO.

DATE

2082.001.G

2/14/25

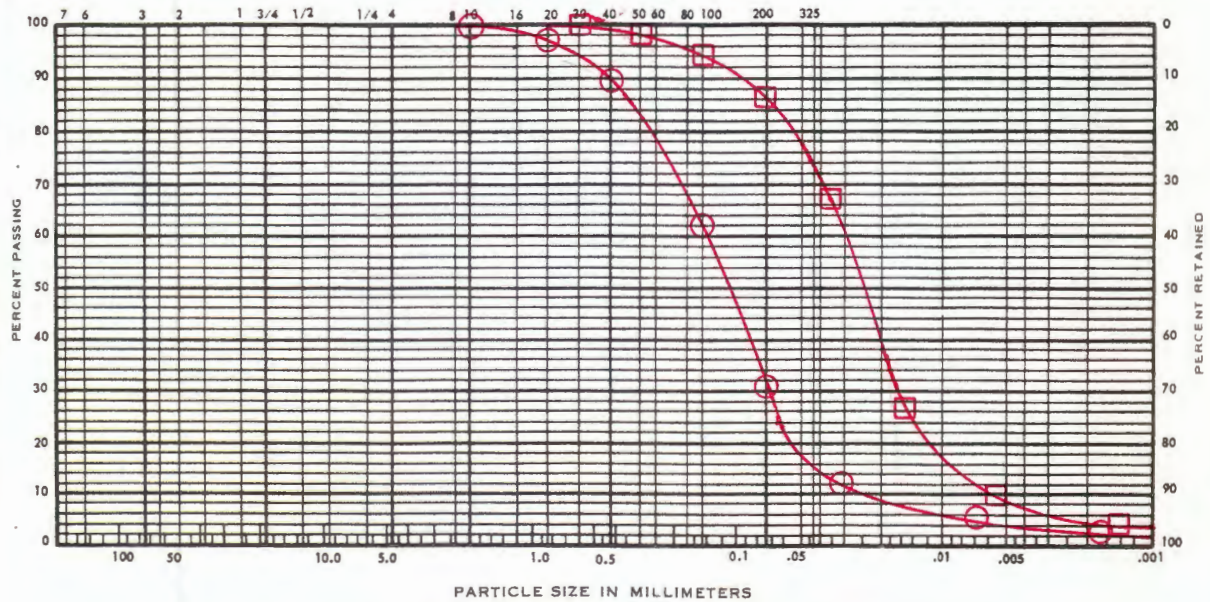
Figure A-13



## UNIFIED SOIL CLASSIFICATION SYSTEM

(ASTM D 422-72)

U. S. STANDARD SIEVE SIZES



| COBBLES | GRAVEL |      | SAND   |        |      | SILT AND CLAY |
|---------|--------|------|--------|--------|------|---------------|
|         | COARSE | FINE | COARSE | MEDIUM | FINE |               |

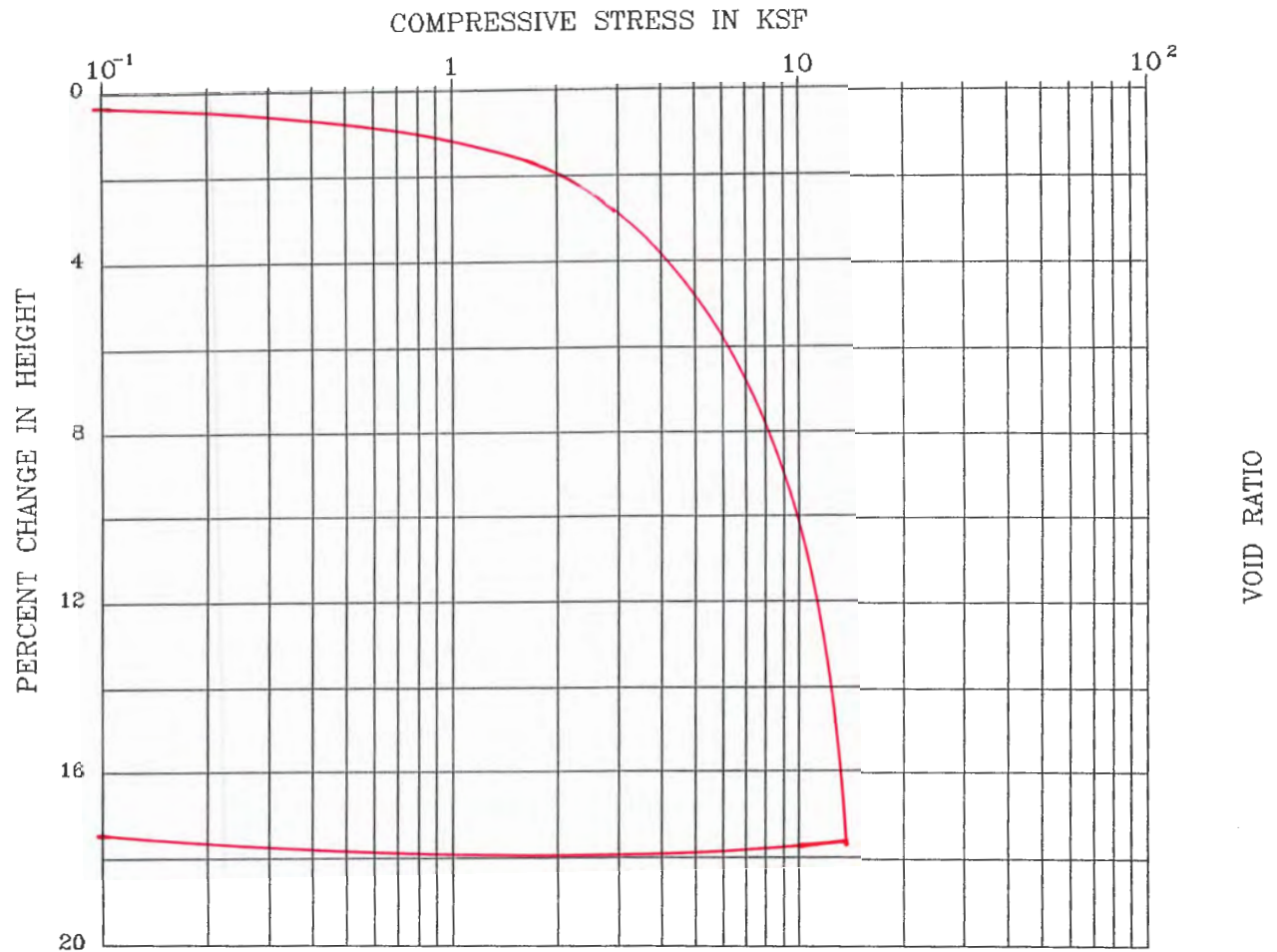
| KEY SYMBOL | BORING NO. | SAMPLE DEPTH (feet) | ELEV. (feet) | UNIFIED SOIL CLASSIFICATION SYMBOL | SAMPLE DESCRIPTION                           |
|------------|------------|---------------------|--------------|------------------------------------|----------------------------------------------|
|            | TH-#1      | 2.0                 |              | ML                                 | Medium to orangish-brown, sandy, clayey SILT |
|            | TH-#5      | 5.5                 |              | SM                                 | Medium to light-brown, clayey, silty SAND    |

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**SERVICES**  
 PO Box 20547 • PORTLAND, OREGON 97294

## GRADATION TEST DATA

PROPOSED NORTHSIDE CHURCH SITE  
 TL 600, 4500 POWERS AVENUE NW

| PROJECT NO. | DATE    | FIGURE |
|-------------|---------|--------|
| 2082.001.G  | 2/14/25 | A-14   |



BORING : TH-#5

DESCRIPTION : sandy, clayey SILT (ML)

DEPTH (ft) : 2.0

LIQUID LIMIT :

SPEC. GRAVITY : 2.5 (assumed)

PLASTIC LIMIT :

|         | MOISTURE<br>CONTENT (%) | DRY DENSITY<br>(pcf) | PERCENT<br>SATURATION | VOID<br>RATIO |
|---------|-------------------------|----------------------|-----------------------|---------------|
| INITIAL | 28.8                    | 89.7                 | 81.2                  |               |
| FINAL   | 12.5                    | 105.8                | 94.3                  |               |

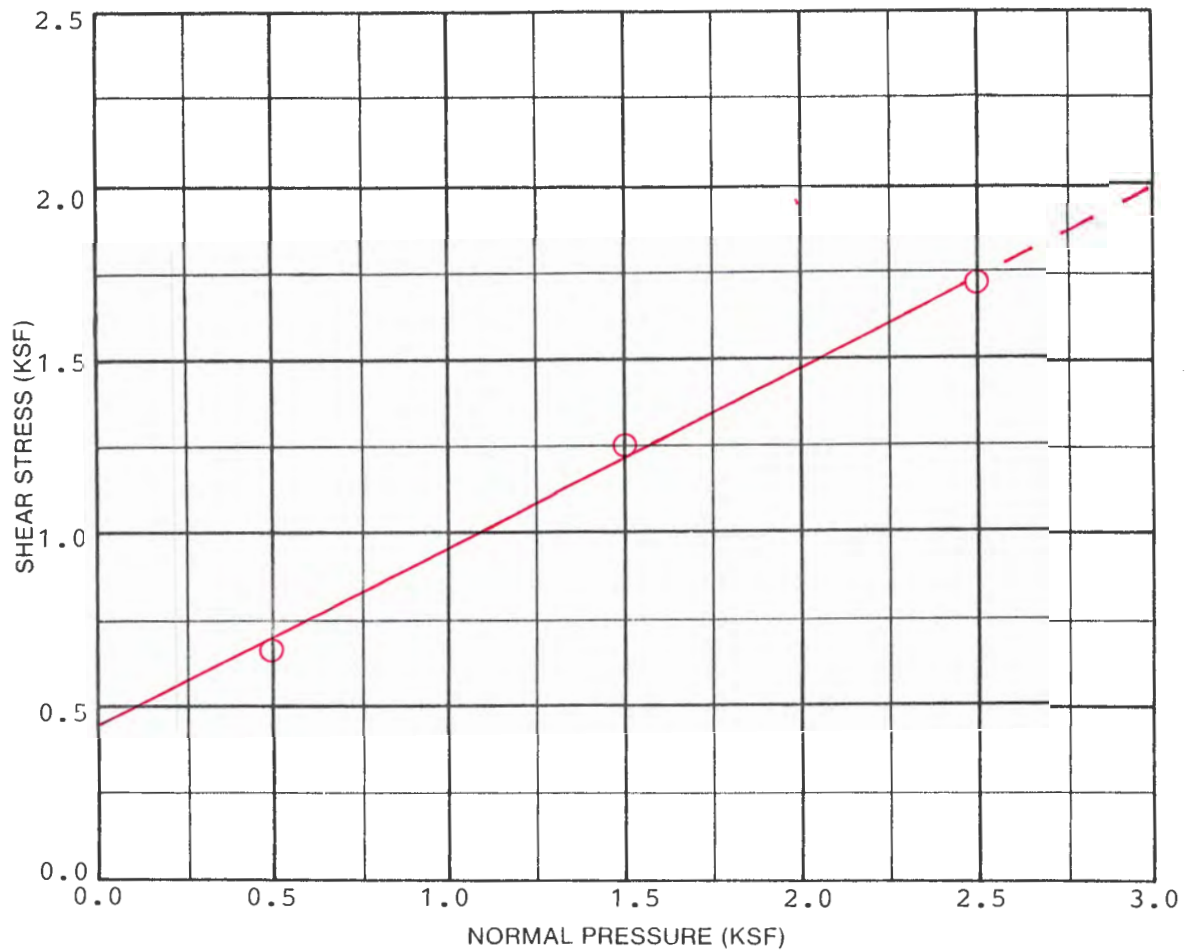


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**CONSOLIDATION TEST DATA**

PROPOSED NORTHSIDE CHURCH SITE  
TL 600, 4500 POWERS AVENUE NW

| PROJECT NO. | DATE    | Figure |
|-------------|---------|--------|
| 2082.001.G  | 2/14/25 | A-15   |



| SAMPLE DATA                                                               |                 |
|---------------------------------------------------------------------------|-----------------|
| DESCRIPTION: Medium to orangish-brown, sandy, clayey SILT (ML) (Remolded) |                 |
| BORING NO.: TH-#1                                                         |                 |
| DEPTH (ft): 2.0                                                           | ELEVATION (ft): |
| TEST RESULTS                                                              |                 |
| APPARENT COHESION (C): 450 psf                                            |                 |
| APPARENT ANGLE OF INTERNAL FRICTION ( $\phi$ ): 26°                       |                 |

| TEST DATA                            |      |       |       |   |
|--------------------------------------|------|-------|-------|---|
| TEST NUMBER                          | 1    | 2     | 3     | 4 |
| NORMAL PRESSURE (KSF)                | 0.5  | 1.5   | 2.5   |   |
| SHEAR STRENGTH (KSF)                 | 0.7  | 1.2   | 1.7   |   |
| INITIAL H <sub>2</sub> O CONTENT (%) | 19.0 | 19.0  | 19.0  |   |
| FINAL H <sub>2</sub> O CONTENT (%)   | 19.8 | 15.7  | 11.9  |   |
| INITIAL DRY DENSITY (PCF)            | 98.0 | 98.0  | 98.0  |   |
| FINAL DRY DENSITY (PCF)              | 98.7 | 103.4 | 107.2 |   |
| STRAIN RATE: 0.02 inches per minute  |      |       |       |   |



PO Box 20547 • PORTLAND, OREGON 97294

## DIRECT SHEAR TEST DATA

PROPOSED NORTHSIDE CHURCH SITE  
TL 600,4500 POWERS AVENUE NW

| PROJECT NO. | DATE    | Figure A-16 |
|-------------|---------|-------------|
| 2082.001.G  | 2/14/25 |             |



**RESULTS OF R (RESISTANCE) VALUE TESTS****SAMPLE LOCATION: TH-#1****SAMPLE DEPTH: 2.0 feet bgs**

| Specimen                                     | A     | B     | C     |
|----------------------------------------------|-------|-------|-------|
| Exudation Pressure (psi)                     | 219   | 322   | 431   |
| Expansion Dial (0.0001")                     | 0     | 1     | 3     |
| Expansion Pressure (psf)                     | 0     | 3     | 9     |
| Moisture Content (%)                         | 24.6  | 19.4  | 14.1  |
| Dry Density (pcf)                            | 102.7 | 107.4 | 111.5 |
| Resistance Value, "R"                        | 18    | 33    | 44    |
| "R"-Value at 300 psi Exudation Pressure = 32 |       |       |       |

**SAMPLE LOCATION: TH-#5****SAMPLE DEPTH: 2.0 feet bgs**

| Specimen                                     | A     | B     | C     |
|----------------------------------------------|-------|-------|-------|
| Exudation Pressure (psi)                     | 211   | 323   | 438   |
| Expansion Dial (0.0001")                     | 0     | 1     | 3     |
| Expansion Pressure (psf)                     | 0     | 3     | 9     |
| Moisture Content (%)                         | 24.9  | 20.1  | 14.7  |
| Dry Density (pcf)                            | 101.6 | 106.8 | 110.5 |
| Resistance Value "R"                         | 16    | 31    | 42    |
| "R"-Value at 300 psi Exudation Pressure = 30 |       |       |       |

**Figure No. A-17**



## ATTACHMENT D

Benton County Health Department  
Site Evaluation



Environmental Health Division

Office: (541) 766-6841

Fax: (541) 766-6248

4077 SW Research Way

P.O. Box 3020

Corvallis, OR 97339-3020

co.benton.or.us/health

(541) 766-6841 FAX (541) 766-6248 TTY (541) 766-6835 [www.co.benton.or.us](http://www.co.benton.or.us)

March 7, 2024

Northside Christian Church c/o Kevin Krypt  
 2975 San Pedro Avenue NW  
 Albany, OR 99321

**Subject:** Pending Water Pollution Control Facilities (WPCF) Permit from ODEQ  
**Site Eval:** 138-23-000125-EVAL  
**Location:** T10, R4, S26 B, TL 600 (4500 Powers Avenue NW, Albany, OR 97321)  
 (This letter is not a permit)

On 2/27/24, I evaluated test pits #1-5 on the above referenced property for on-site sewage disposal to serve the proposed 650 seat church with gym, showers, cafeteria, daycare, café, & youth ministries. Based on soil textures, depth to water tables, restrictive layers, slopes, setbacks, and available area, the following system(s) may be available for use on this property to serve the proposed Northside Christian Church with a peak design flow of 5175 gallons per day (gpd):

| System*                                                                     | Trench Depth        | Rating     | Required Drainfield**                                                  |
|-----------------------------------------------------------------------------|---------------------|------------|------------------------------------------------------------------------|
| Alternative Treatment Technology (ATT) system followed by standard trenches | 24" min. & 24" max. | 50"/150gpd | Approximately 1725 initial + 1725 repair<br><br>(5175gpd x 50"/150gpd) |

\*WPCF Permit required for peak design flows exceeding 2500 gallons per day (gpd)

\*\*Required drainfield based on preliminary calculations by Udell Engineering (541-451-5125)

Please have your septic installer contact the Oregon Department of Environmental Quality (ODEQ) in Eugene at 1-800-844-8467 to apply for a WPCF permit. Because of limited area, ODEQ may require your installer to "stakeout" the initial & future repair systems on contour in the approved area. All "stakeouts" must be accompanied by a scaled plot plan showing all ODEQ required setbacks. Stakes placed in the field must be labeled to indicate what they represent and should match the plot plan submitted.

In addition, engineered plans are required for commercial ATT systems exceeding 600gpd per OAR 340-71-130(18)(b). Please have your engineer coordinate with your septic installer to provide engineered plans.

If you have any questions, please contact me at (541) 766-6841 or ODEQ at 1-800-844-8467.

Sincerely,

Robert N. Turkishher, R.E.H.S.  
 Environmental Health Specialist

Enc: Site Feasibility 138-23-000125-EVAL with attachments.

Cc: Lisette Hamer, Affordable Septic Systems

Brian Vandetta, Udell Engineering



## Septic Site Evaluation Approval

Benton County Environmental Health  
 4500 SW Research Way  
 Corvallis, OR 97333  
 541-766-6841  
 Fax: 541-766-6248  
 environmentalhealth@bentoncountyor.gov  
 Website:  
<https://www.co.benton.or.us/health/page/sewage-disposal>

**138-23-000125-EVAL**

**Date issued:** 03/07/2024

**Application status:** Site Evaluation Approved

**Work description:** Site Feasibility for proposed 650 seat church with gym, showers, cafeteria, daycare, cafe, & youth ministries.

**Applicant:** NORTHSIDE CHRISTIAN CHURCH  
**Address:** 2975 SAN PEDRO AVE NW  
 ALBANY OR 97321  
**Phone:** (541) 928-6535  
**Email:** kevin@stutzmanandkropf.com

**Owner:** NORTHSIDE CHRISTIAN CHURCH  
**Property address:** 4500 NW Powers Ave, Albany, OR 97321

**Address:** 2975 SAN PEDRO AVE NW  
 ALBANY OR 97321

**Parcel:** 10426B000600 - Primary      **Township:** 10      **Range:** 4      **Section:** 26

**Lot size:** 19.43 Acres      **Water supply:** Community Water Supply  
**Zoning:** Non-Resource Zone – Rural Residential, 2 (RR-2)      **City/County/UGB:** County  
**Accessory Dwelling Unit:** No

**Proposed use of structure:** New 650 seat church.  
**Category of construction:** Commercial

### General Specifications

**Max peak design flow:** 5175 gpd.      **Proposed gallons per day:** 5175 gpd.  
**Comments:** Water Pollution Control Facilities (WPCF) permit required for peak design flows exceeding 2500 gallons per day

### System Specifications

|                                  | Initial System                          | Replacement Area                        |
|----------------------------------|-----------------------------------------|-----------------------------------------|
| <b>System type:</b>              | Alternative Treatment Technology (ATTs) | Alternative Treatment Technology (ATTs) |
| <b>ATT description:</b>          | DEQ approved ATT system                 | DEQ approved ATT system                 |
| <b>System distribution type:</b> | N/A                                     | N/A                                     |

### Trench Specifications

|                            | Initial System  | Replacement Area |
|----------------------------|-----------------|------------------|
| <b>Trench linear feet:</b> | 1725 linear ft. | 1725 linear ft.  |
| <b>Max depth:</b>          | 24 in.          | 24 in.           |
| <b>Min depth:</b>          | 24 in.          | 24 in.           |

### Special Requirements

|                           | Initial System | Replacement Area |
|---------------------------|----------------|------------------|
| <b>Stakeout required:</b> | Yes            | Yes              |
| <b>Groundwater type:</b>  | Temporary      | Temporary        |
| <b>Drainfield type:</b>   | Standard       | Standard         |

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)



## Septic Site Evaluation 138-23-000125-EVAL

Page 2 of 2

**Date issued:** 03/07/2024**Application status:** Site Evaluation Approved**Work description:** Site Feasibility for proposed 650 seat church with gym, showers, cafeteria, daycare, cafe, & youth ministries.**Pump to drainfield required:**

Yes

Yes

**Conditions of approval:**

1. All requirements of Oregon Administrative Rules (OAR) Chapter 340, Divisions 071 and 073 apply.
  2. A WPCF permit is required for all systems exceeding a peak flow of 2500 gallons per day (gpd).
  3. Maintain all DEQ required setbacks including 100' to any wells, springs, or year-round surface public waters; 50' to any seasonal waters, cutbanks, or escarpments; 10' to any waterlines, underground utility lines, foundation lines or property lines.
  4. Initial and replacement disposal areas shall not be subjected to vehicular traffic, livestock or other activity that would adversely affect the soil (OAR 340-71-220(1)(h)).
  5. The owner of an ATT system must maintain a contract with a maintenance provider certified by the manufacturer to serve and maintain the onsite system. A service contract must be entered before the system is installed and must be maintained until the system is decommissioned. A single service contract and maintenance provider for both the ATT and the other components is preferable to multiple contracts for maintenance providers.
  6. The homeowner and maintenance provider must comply with all requirements of OAR 340-71-345(14) Service Contracts. The maintenance provider must submit an annual report evaluation and fee to Benton County Environmental Department as defined by OAR 340-71-140(3)(k)(B).
  7. To maintain and extend the life of your septic system, "EPA Small Flows Clearinghouse" recommends that you practice water conservation, avoid use of septic tank additives and pump your tank every 3 to 5 years.
  8. Enclosures: GIS Site Maps, Applicant's Plot Plan, Udel Engineering's Preliminary Calculations, Setbacks.
- THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

*Robert M. Turkisher*  
Robert Turkisher

*REHS*  
Environmental Health Specialist

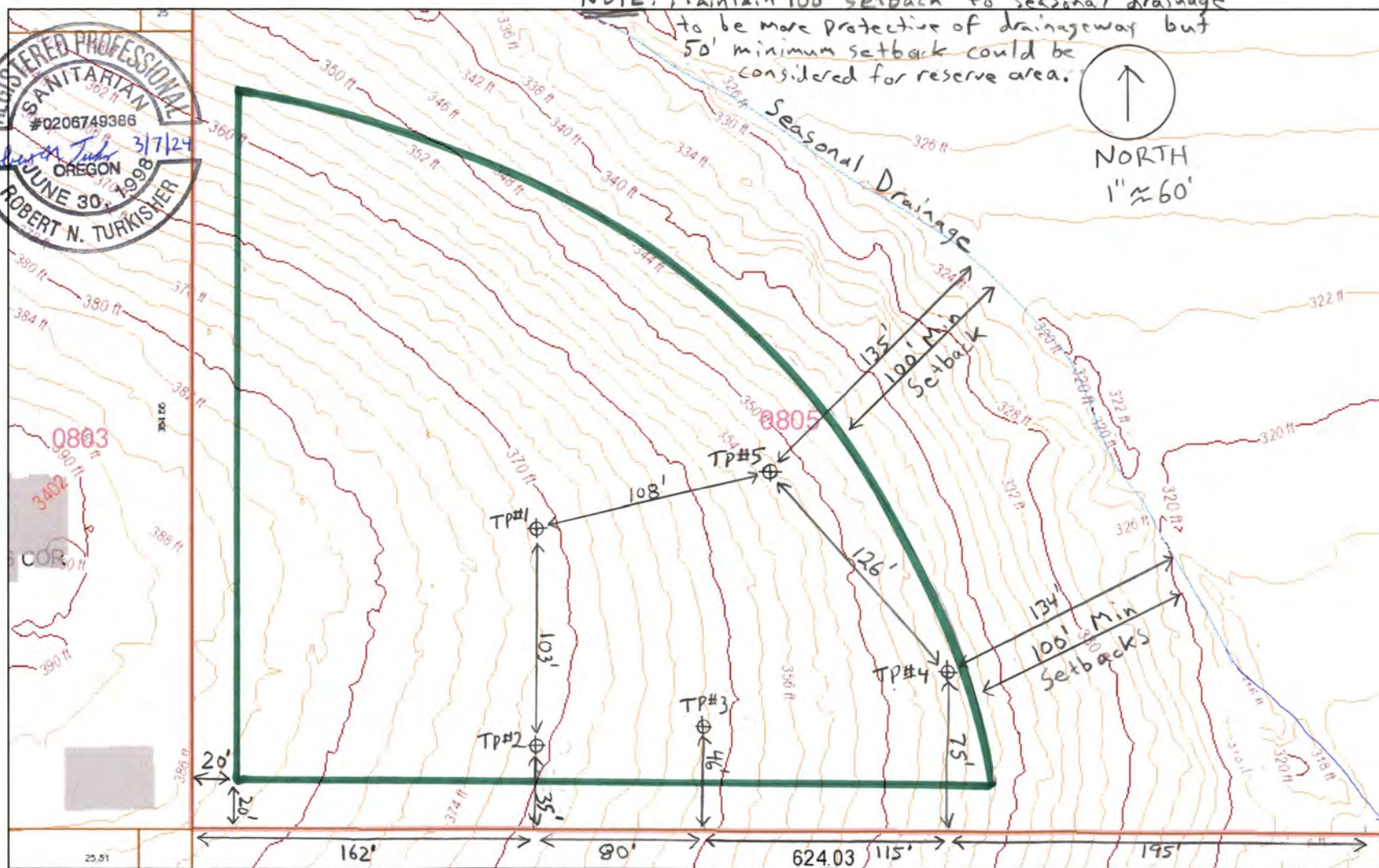
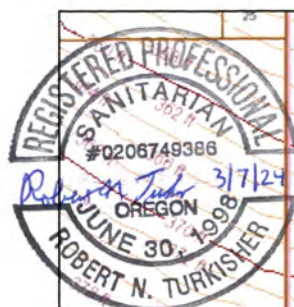
*3/7/24*  
3/7/24

**CALL BEFORE YOU DIG...IT'S THE LAW**

ATTENTION Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

# 4500 Powers Avenue NW, Albany, OR (10-4-26-B0-00300)

NOTE: Maintain 100' setback to seasonal drainage to be more protective of drainage way but 50' minimum setback could be considered for reserve area.



3/6/2024, 8:55:09 AM

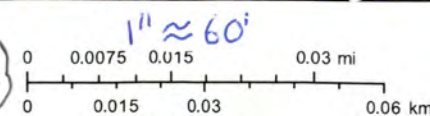
## Taxlots

Override 1  
Address

- Cities and Places
- County Boundary
- County Parks

Structure\_AddressCorvallis  
Buildings

Site Feasibility  
138-23-000125-EVAL  
WPCF Permit Required  
3/7/24  
RT

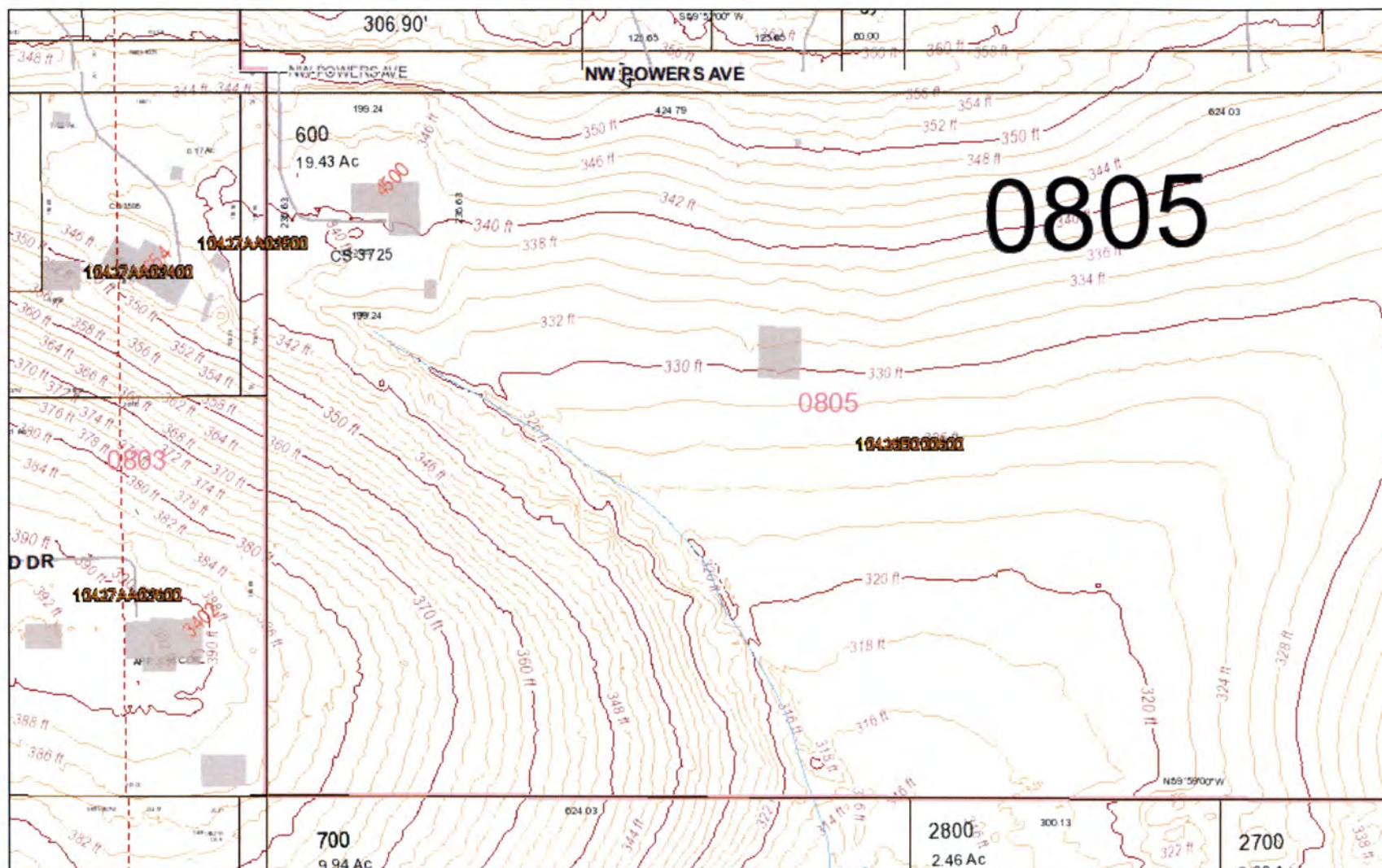


Benton County, Oregon  
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Benton County, Oregon  
This product is for informational purposes



# 4500 Powers Avenue NW, Albany, OR (10-4-26-B0-00300)



3/6/2024, 8:04:31 AM

Taxlots

Sectionlines

Address

County Parks

Road Names

Override 1 --- SEC-LINE

Cities and Places

Buildings

Road Surface

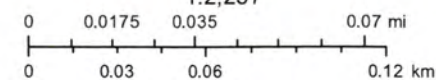
Roads

County Boundary

Driveways

Road Centerlines

1:2,257



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# 4500 Powers Avenue NW, Albany, OR (10-4-26-B0-00300)



3/6/2024, 8:03:37 AM

Taxlots

Sectionlines

Address

County Parks

Road Names

Override 1 --- SEC-LINE

Cities and Places

Buildings

Road Surface

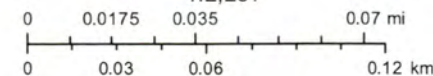
Roads

County Boundary

Driveways

Road Centerlines

1:2,257



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This product is for informational purposes





| # of People | Main Building                                 | GPD | Total GPD | OAR Min. |                          |
|-------------|-----------------------------------------------|-----|-----------|----------|--------------------------|
| 650         | Church - Adults                               | 5   | 3250      | 150      | OAR 340-071-0220 Table A |
| 50          | School w/ gym, shower and cafeteria - Daycare | 25  | 1250      | 150      | OAR 340-071-0220 Table A |
| 150         | Restraunt single service - Café               | 2   | 300       | 300      | OAR 340-071-0220 Table A |

| Secondary Structure |                           |   |     |     |                          |
|---------------------|---------------------------|---|-----|-----|--------------------------|
| 75                  | Church - Youth ministries | 5 | 375 | 150 | OAR 340-071-0220 Table A |

|                             |                                                   |                                 |
|-----------------------------|---------------------------------------------------|---------------------------------|
| Total GPD:                  | 5175                                              |                                 |
| Estimated absorption trench | 1725                                              | Estimated 50ft for every 150gpd |
| 3 of lines w/ 150' per line | 11.5                                              |                                 |
| Estimated total area        | 2 initial area with 6 - 150' lines at 10' spacing |                                 |
|                             | 2 repair area with 6 - 150' lines at 10' spacing  |                                 |
|                             | =30,000 sf drainfield                             |                                 |



## ATTACHMENT E

Northside Church LOSS Model



Large On-Site Sewage System (LOSS)  
LEVEL 1 NITRATE BALANCE

|                                                  |                                                  |                 |        |                                       |                                                                                                                                                                                                                                                                        |
|--------------------------------------------------|--------------------------------------------------|-----------------|--------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project name:                                    | Northside Church                                 |                 |        |                                       |                                                                                                                                                                                                                                                                        |
| Address, city and county:                        | 1500 NW Oak Grove Dr, Albany, OR (Benton County) |                 |        |                                       |                                                                                                                                                                                                                                                                        |
| Completed by (name and title):                   | J. Hall                                          |                 |        |                                       |                                                                                                                                                                                                                                                                        |
| Date:                                            | 20240419                                         |                 |        |                                       |                                                                                                                                                                                                                                                                        |
|                                                  |                                                  |                 |        |                                       |                                                                                                                                                                                                                                                                        |
| Input Values                                     | Factor                                           | Units           | Values | Instructions                          | Information Source                                                                                                                                                                                                                                                     |
| Nitrate concentration in precipitation           | N <sub>R</sub>                                   | mg/l as N       | 0.24   | Default                               | Default from DOH (2021)                                                                                                                                                                                                                                                |
|                                                  |                                                  |                 |        |                                       | Guidance states high strength effluent, such as RV waste, may contain nitrate concentrations greater than 500mg/L. However, any value greater than 60 mg/L must be supported by sampling data or supporting reference. Would need concentration of 3.1 to match precip |
| Total nitrogen concentration in wastewater       | N <sub>W</sub>                                   | mg/l            | 30.0   | Default - residential strength        |                                                                                                                                                                                                                                                                        |
| Soil denitrification                             | d                                                | unitless        | 0.1    | Default                               | Default used                                                                                                                                                                                                                                                           |
| Aquifer thickness                                | b                                                | ft              | 20     | Default or aquifer thickness if known | Default used                                                                                                                                                                                                                                                           |
| Drainfield area                                  | A <sub>D</sub>                                   | ft <sup>2</sup> | 92,792 | Primary drainfield area               | Calculated by GIS from Udeli Site plan                                                                                                                                                                                                                                 |
| Distance from drainfield to property boundary    | D <sub>pb</sub>                                  | ft              | 100    | Measure in direction of GW flow       | From Pending Water Pollution Control Facilities( WPCF) Permit from ODEQ Memo (3/7/2024)                                                                                                                                                                                |
| Aquifer width                                    | W <sub>A</sub>                                   | ft              | 538    | Perpendicular to GW flow              | From Udeli Site plan                                                                                                                                                                                                                                                   |
| Aquifer hydraulic conductivity                   | K                                                | ft/day          | 360.0  | Measured or literature value          | From Freeze and Cherry                                                                                                                                                                                                                                                 |
| Hydraulic gradient                               | i                                                | ft/ft           | 0.010  | If unknown, use 0.01                  | From Pending Water Pollution Control Facilities( WPCF) Permit from ODEQ Memo (3/7/2024). 58 ft/590 ft                                                                                                                                                                  |
| Recharge                                         | R                                                | in/yr           | 16.00  | Recharge will be a % of ppt           | From USGS groundwater hydrology report ( <a href="https://pubs.usgs.gov/sir/2005/5168/pdf/sir2005-5168.pdf">https://pubs.usgs.gov/sir/2005/5168/pdf/sir2005-5168.pdf</a> )                                                                                             |
| Nitrate concentration of upgradient ground water | N <sub>B</sub>                                   | mg/l            | 3.1    | Prefer sampling data                  | 5 yr average from Water System ID 05532 ( <a href="https://yourwater.oregon.gov/chems.php?pwsno=05532">https://yourwater.oregon.gov/chems.php?pwsno=05532</a> )                                                                                                        |
| Wastewater volume                                | V <sub>W</sub>                                   | gpd             | 5,175  | Design flows or measured volume       | Provided by client                                                                                                                                                                                                                                                     |
| Output Values                                    |                                                  |                 |        |                                       |                                                                                                                                                                                                                                                                        |
| Groundwater nitrate value                        | N <sub>GW</sub>                                  | mg/l as N       | 3.49   | Point of Compliance (POC)             |                                                                                                                                                                                                                                                                        |
| Groundwater nitrate value                        | N <sub>GW ALT</sub>                              | mg/l as N       | 3.48   | Alternative POC                       |                                                                                                                                                                                                                                                                        |



# NORTHSIDE CHRUCH

4500 NW POWERS AVENUE  
ALBANY, OREGON

## DRAWINGS FOR:

NORTHSIDE CHRISTIAN CHURCH  
250 BROADALBIN STREET SW SUITE 110  
ALBANY, OREGON 97321

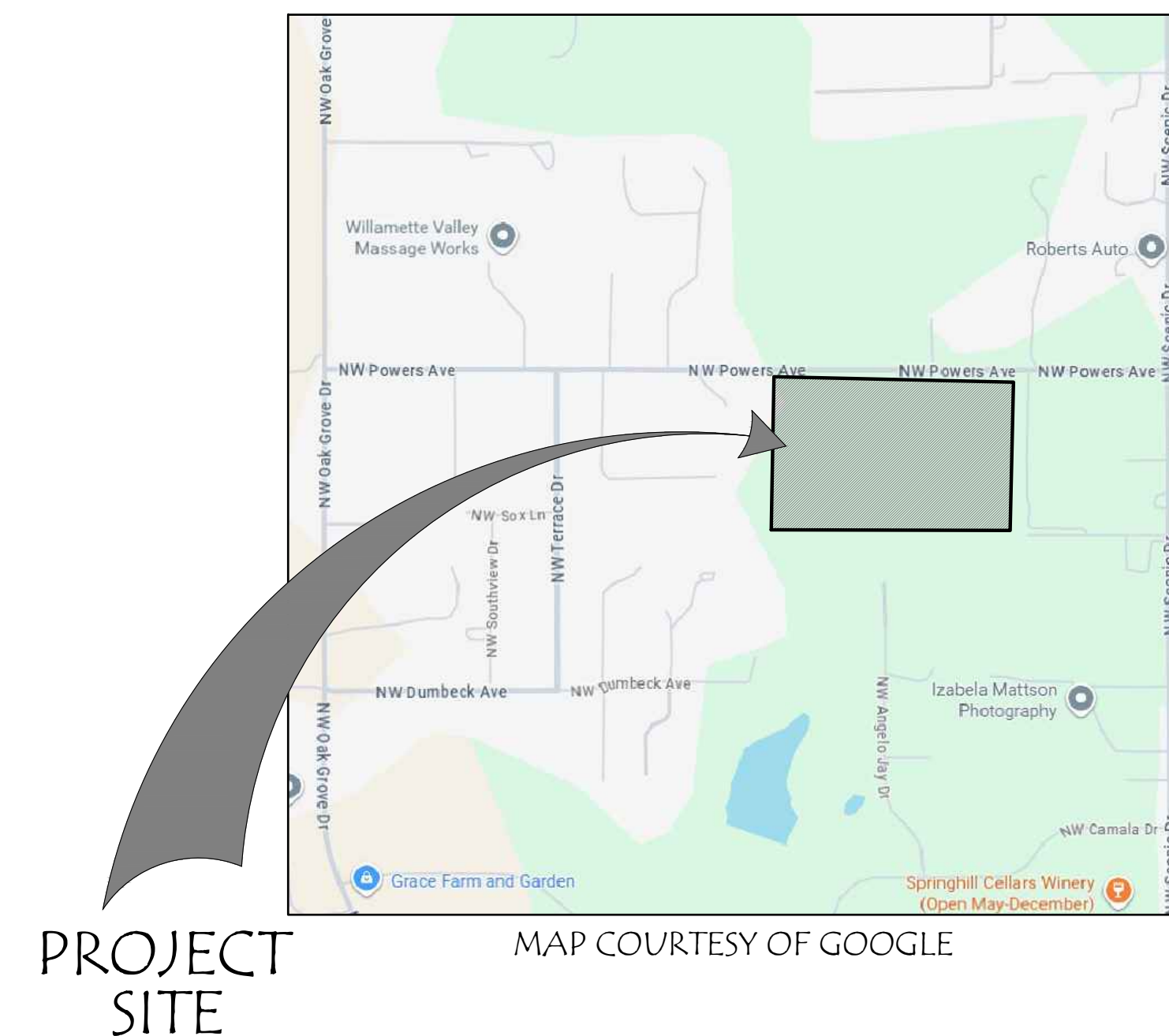
## LANDSCAPE ARCHITECT:

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

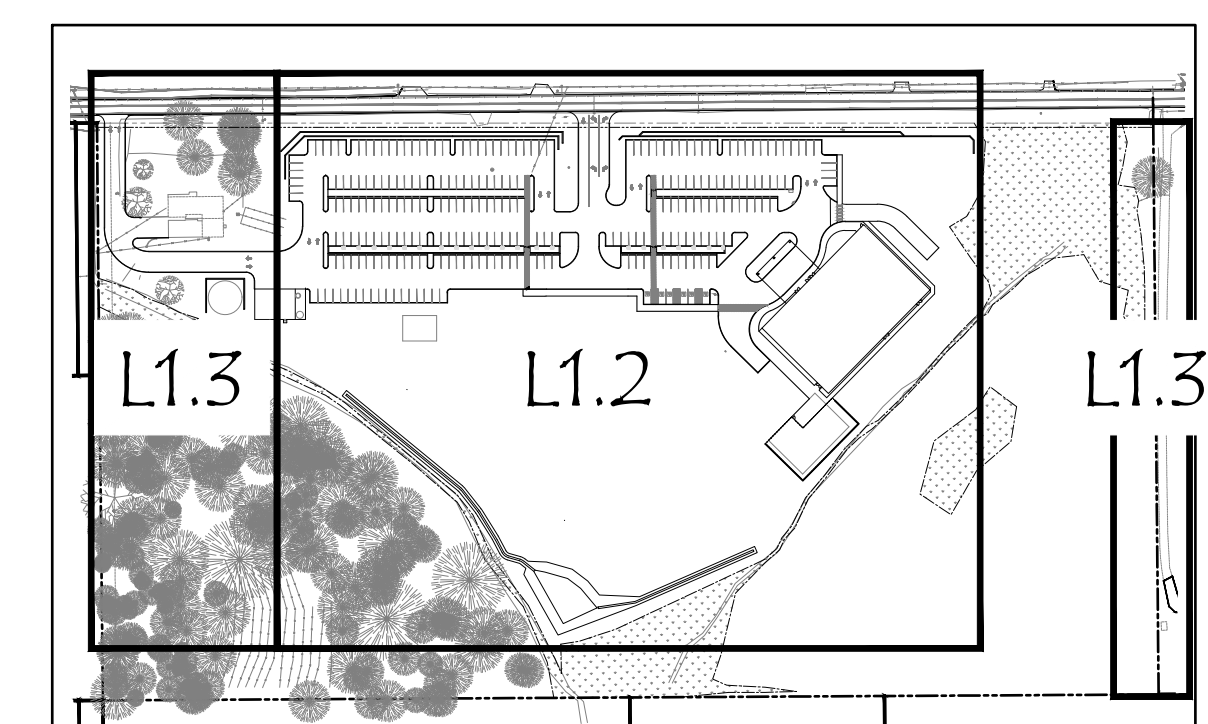
## SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 OVERALL SITE LAYOUT
- L1.2 PRELIMINARY PLANTING PLAN
- L1.3 PRELIMINARY PLANTING PLAN  
AND PLANT SCHEDULE

## VICINITY MAP:



## KEY MAP:



Laurus  
Designs, LLC



1012 Pine Street  
Silverton, Oregon 97381

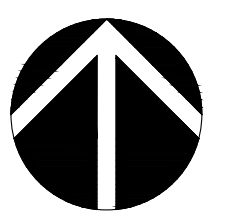
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NORTHSIDE  
CHRUCH

4500 NW POWERS AVE.  
ALBANY, OREGON



COVER SHEET



JUNE 11TH, 2026

### REVISIONS

| # | DATE | NOTES | INITIALS |
|---|------|-------|----------|
|   |      |       |          |

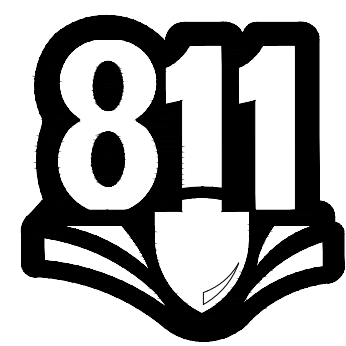
LO.0

SHEET 1 OF 4

PROJECT #: 1752C

CALL BEFORE YOU DIG

AVOID CUTTING UNDERGROUND  
UTILITY LINES. IT'S COSTLY.



OR

1.800.332.2344  
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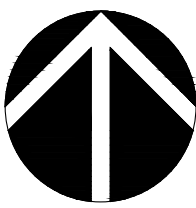
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NORTHSIDE  
CHRUCH

4500 NW POWERS AVE.  
ALBANY, OREGON

REGISTERED  
643  
PRELIMINARY  
LAURA A. ANTONSON  
OREGON  
11/16/2007  
LANDSCAPE ARCHITECT

OVERALL SITE  
LAYOUT



SCALE: 1" = 50' - 0"

0' 25' 50' 100'  
SCALE

JUNE 11TH, 2026

REVISIONS

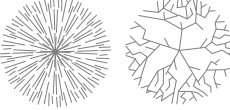
| # | DATE | NOTES | INITIALS |
|---|------|-------|----------|
|---|------|-------|----------|

L1.1

SHEET 2 OF 4

PROJECT #: 1752C

LEGEND:

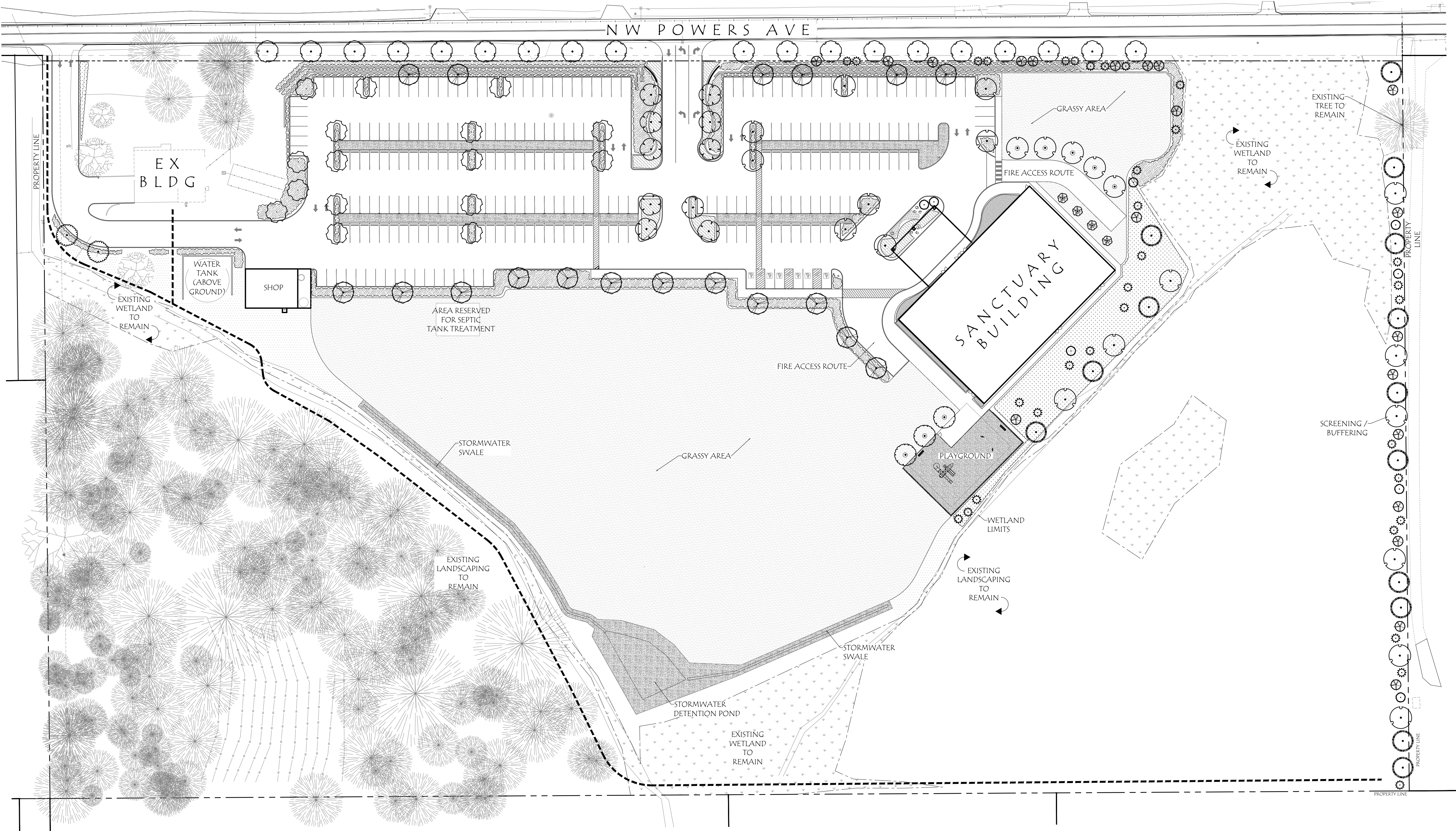


EXISTING TREES TO REMAIN

PRELIMINARY TRAIL ALIGNMENT  
WITH BENCHES

GENERAL NOTES:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AREA CALCULATIONS.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO BENTON COUNTY REQUIREMENTS FOR GENERAL PLANTING.
5. STORMWATER FACILITY PLANTINGS TO FOLLOW BENTON COUNTY STORMWATER PLANTING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST .
6. CHILDREN'S PLAY AREA AND PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
7. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.





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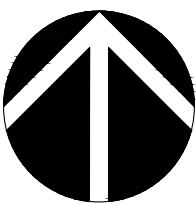
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NORTHSIDE  
CHRUCH

4500 NW POWERS AVE.  
ALBANY, OREGON



PRELIMINARY  
PLANTING  
PLAN



SCALE: 1" = 30' - 0"

0' 15' 30' 60'  
SCALE

JUNE 11TH, 2026

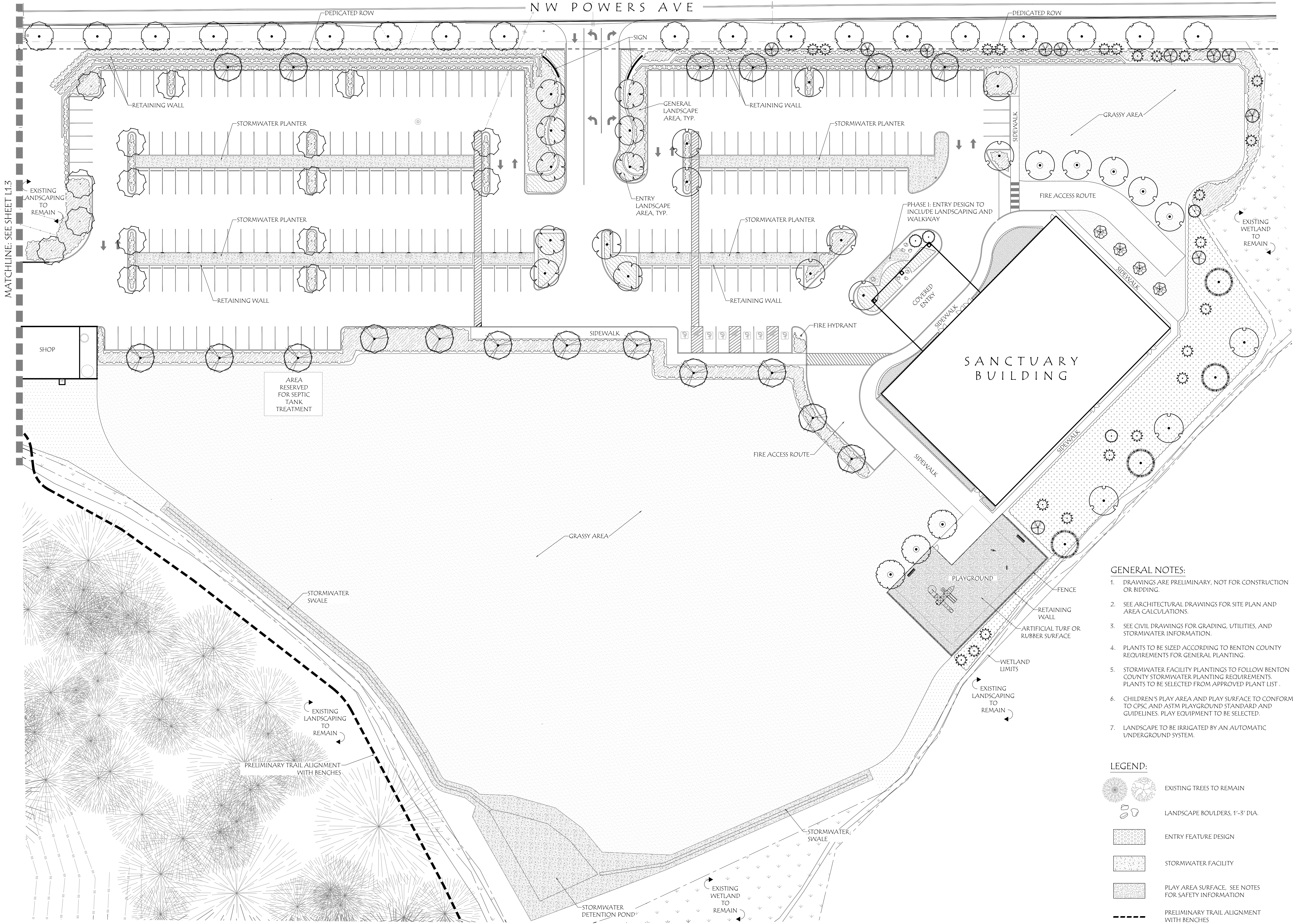
REVISIONS

# DATE NOTES INITIALS

L1.2

SHEET 3 OF 4

PROJECT #: 1752C



GENERAL NOTES:

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LEGEND:

- EXISTING TREES TO REMAIN
- LANDSCAPE BOULDERS, 1'-3' DIA.
- ENTRY FEATURE DESIGN
- STORMWATER FACILITY
- PLAY AREA SURFACE. SEE NOTES FOR SAFETY INFORMATION
- PRELIMINARY TRAIL ALIGNMENT WITH BENCHES



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Silverton, Oregon 97381

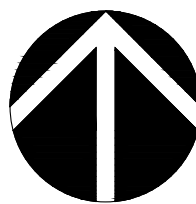
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NORTHSIDE  
CHRUCH

4500 NW POWERS AVE.  
ALBANY, OREGON



PRELIMINARY  
PLANTING PLAN  
AND PLANT  
SCHEDULE



SCALE: 1" = 30' - 0"

0' 15' 30' 60'  
SCALE

JUNE 11TH, 2026

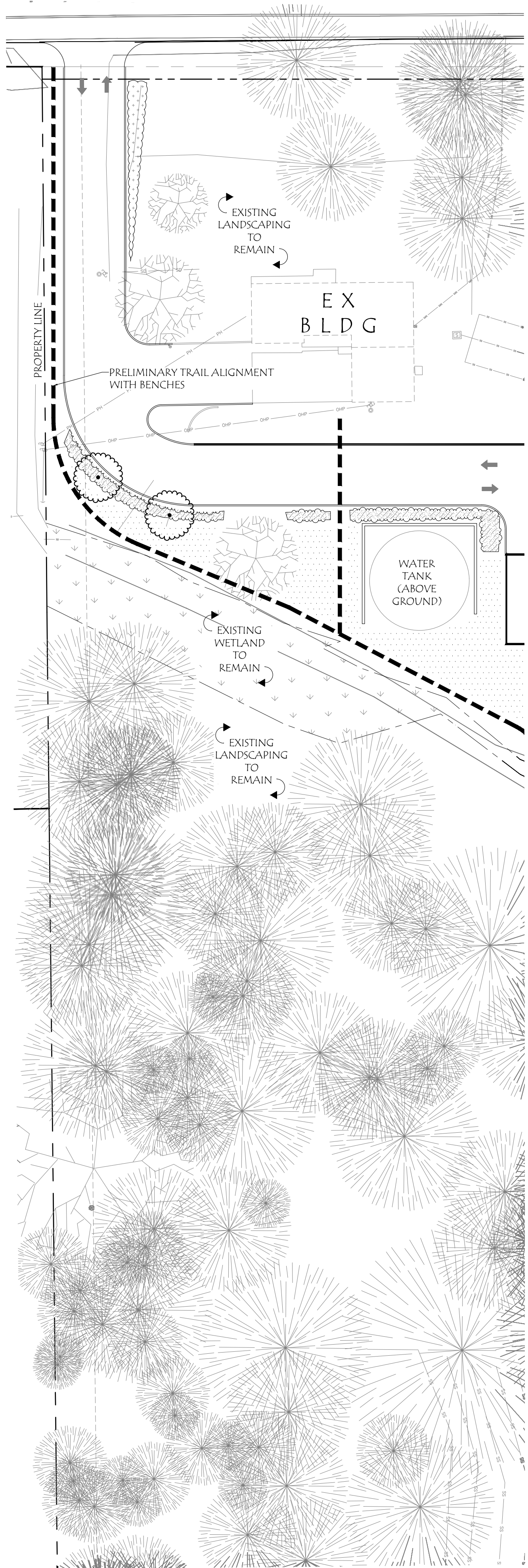
REVISIONS

# DATE NOTES INITIALS

L1.3

SHEET 4 OF 4

PROJECT #: 1752C



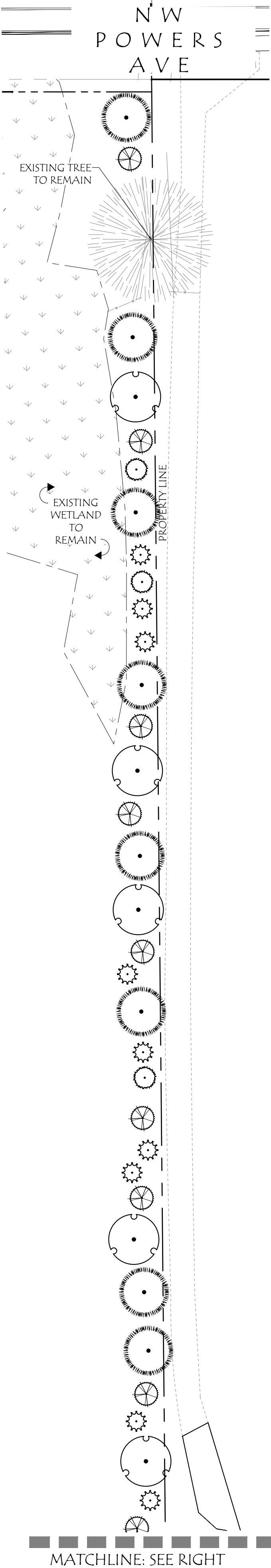
MATCHLINE: SEE SHEET L1.2

PRELIMINARY PLANT SCHEDULE

| TREES | QTY | TYPE                                   | SIZE             |
|-------|-----|----------------------------------------|------------------|
|       | 68  | PARKING LOT TREE                       | 1 1/2" CAL., B&B |
|       | 7   | GENERAL LANDSCAPE SHADE TREE           | 1 1/2" CAL., B&B |
|       | 75  | GENEREAL LANDSCAPE EVERGREEN / CONIFER | 6'-8' HT., B&B   |
|       | 19  | STREET TREE                            | 1 1/2" CAL., B&B |

| GENERL AND ENTRY LANDSCAPE AREAS | QTY   | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SIZE            |
|----------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|                                  | 1,260 | SHRUBS:<br>ABELIA X GRANDIFLORA "KALEIDOSCOPE" / GLOSSY ABELIA<br>ABELIA X GRANDIFLORA "SHERWOODII" / SHERWOOD GLOSSY ABELIA<br>BERBERIS THUNBERGII "NANA" / DWARF REDLEAF JAPANSES BARBERRY<br>CORNUS SERICEA "KELSEY" / KELSEY DOGWOOD<br>EVONYMUS ALATUS "COMPACTUS" / COMPACT BURNING BUSH<br>ILEX CRENATA "SOFT TOUCH" / SOFT TOUCH JAPANESE HOLLY<br>LEUCOTHOE FONTANESIANA "ZEBLID" / SCARLETTA' DROOPING LEUCOTHOE<br>LONICERA PILEATA / PRIVET HONEYSUCKLE<br>MAHONIA AQUIFOLIUM "COMPACTA" / COMPACT OREGON GRAPE<br>NANDINA DOMESTICA "FIRE POWER" / FIREPOWER NANDINA<br>PRUNUS LAUROCEASUS MT VERNON / MT. VERNON LAUREL<br>RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN<br>RHAPHIOLEPIS UMBELLATA 'SNOW WHITE' / YEDDA HAWTHORN<br>ROSA X 'KO DOUBLE' / PINK DOUBLE KNOCKOUT ROSE<br>SARCOCOCCA CONFUSA / FRAGRANT SARCOCOCCA<br>WEIGELA FLORIDA "ALEXANDRA" TM / WINE AND ROSE WEIGELA<br><br>GRASSES AND PERENNIALS:<br>ROUTELOVA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA<br>CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER" / FEATHER REED GRASS<br>DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS<br>HAKONECHLOA MACRA 'ALL GOLD' / ALL GOLD JAPANESE FOREST GRASS<br>HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS<br>HEMEROCALLIS X 'PURPLE DE ORO' / PURPLE DE ORO DAYLILY<br>LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF<br>MISCANTHUS SINENSIS "YAKUSHIMA" / DWARF MAIDEN GRASS<br>PENNISETUM ALOPECUROIDES "HAMELN" / HAMELN FOUNTAIN GRASS<br><br>GROUND COVER:<br>ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS KINNIKINNICK<br>CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS<br>FRAGARIA VESCA / WOODLAND STRAWBERRY<br>PACHYSANDRA TERMINALIS 'GREEN CARPET' / GREEN CARPET PACHYSANDRA<br>ROSA X "NOAMEL" / FLOWER CARPET APPLELOSSOM ROSE<br>RUBUS PENTALOBUS "EMERALD CARPET" / EMERALD CARPET CREEPING RASPBERRY | 1 GAL. - 5 GAL. |

| SLOPE LANDSCAPE AREAS | QTY        | TYPE                                                                                                                                                                                                                                                                                                                                                                                             | SIZE        |
|-----------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                       | 17,200 SF  | SHRUBS:<br>COTONEASTER DAMMERI / COTONEASTER<br>MAHONIA REPENS / CREEPING MAHONIA<br>POTENTILLA FRUTICOSA / BUSH CINQUEFOIL<br>ROSA PISOCARPA / CLUSTERED WILD ROSE<br><br>GROUND COVER:<br>SEED MIX SUITABLE FOR EROSION CONTROL<br>ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS KINNIKINNICK<br>CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS<br>FRAGARIA VESCA / WOODLAND STRAWBERRY | 1 GAL.      |
|                       | 8,550 SF   | SEED MIX                                                                                                                                                                                                                                                                                                                                                                                         | SEED        |
|                       | 150,000 SF | TURF/LAWN WHERE SLOPES AND GRADE ALLOW                                                                                                                                                                                                                                                                                                                                                           | SEED OR SOD |

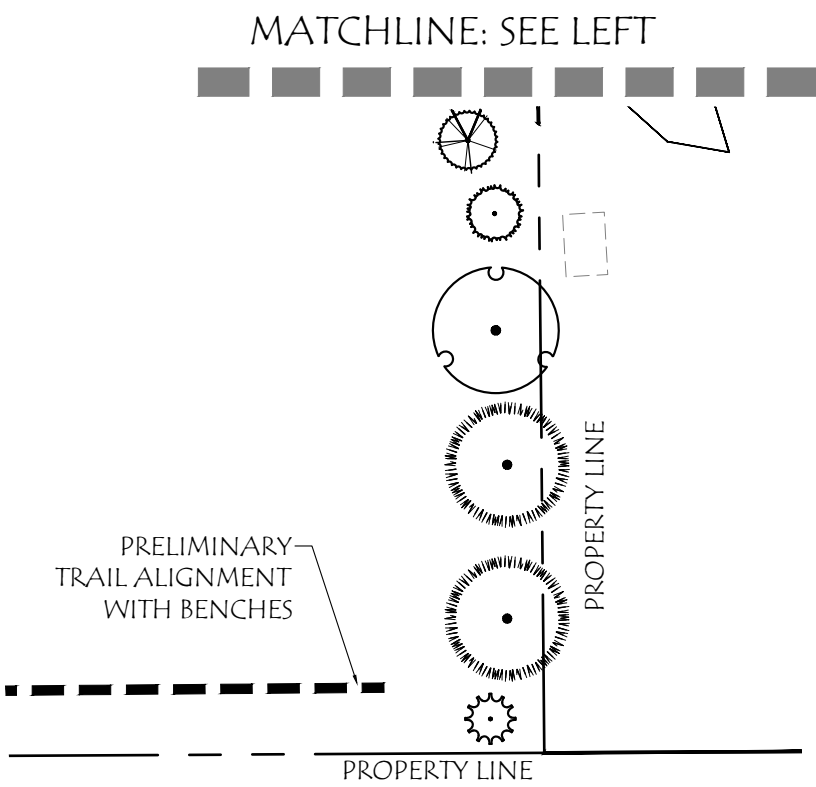


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- LANDSCAPE BOULDERS, 1'-3" DIA.
- ENTRY FEATURE DESIGN
- STORMWATER FACILITY
- PLAY AREA SURFACE, SEE NOTES FOR SAFETY INFORMATION
- PRELIMINARY TRAIL ALIGNMENT WITH BENCHES





DD SET

VARITONE ARCHITECTURE

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

CIVIL ENGINEER  
VUELL ENGINEERING & LAND SURVEYING, LLC  
63 EAST ASH STREET  
LEBANON, OREGON, 97355  
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CONTACT: BRIAN VANDETTA

ARCHITECT  
VARITONE ARCHITECTURE, LLC  
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ALBANY, OR 97321  
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CONTACT: TAYLOR ROOSA, NICOLO

STRUCTURAL ENGINEER  
MSC ENGINEERS INC.  
3170 PIPERENO PLACE  
SALEM, OREGON, 97301  
503-369-1399  
CONTACT: DOUGLAS S. MELTZER, P.E. 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

4500 NW Powers Avenue  
Albany, Oregon

Issue: 90% SD SET  
Date: 12/03/24

Revision: Date:

FLOOR PLAN - LEVEL 1

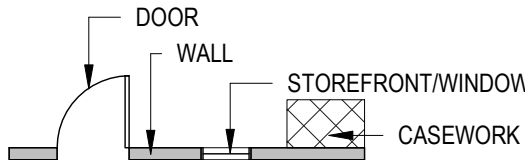
A2.00

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. 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.
- 

LEGEND:

NEW CONSTRUCTION



X WALL TAG

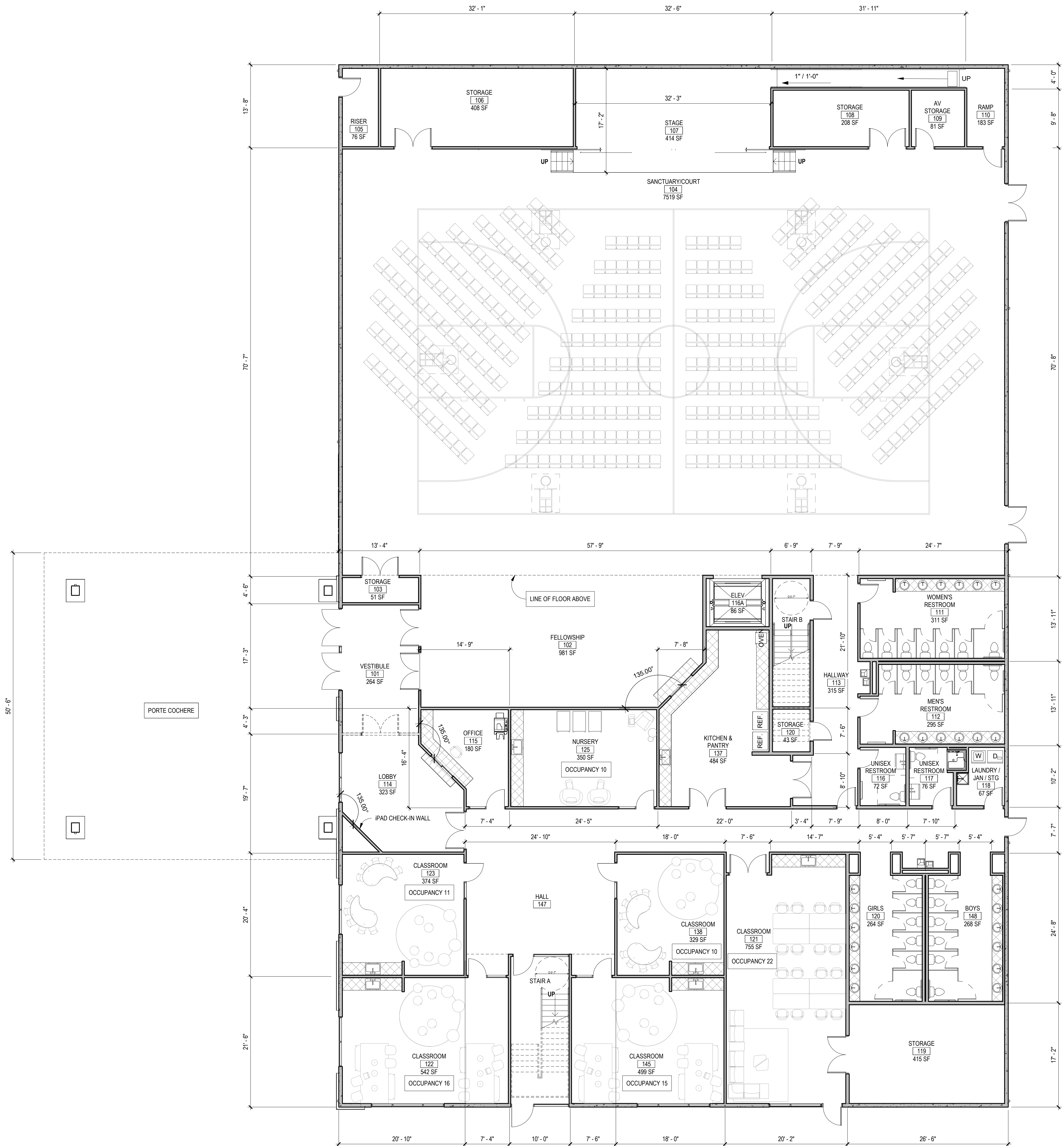
# WINDOW TAG

101 DOOR TAG

0 GRID LINE IDENTIFICATION - NEW

KEYNOTE LEGEND

| # | Keynote Description |
|---|---------------------|
|---|---------------------|



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





DD SET



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

CIVIL ENGINEER  
UDALL ENGINEERING & LAND SURVEYING, LLC  
63 EAST ASH STREET  
LEBANON, OREGON, 97355  
541-461-5129  
CONTACT: BRIAN VANDETTA

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

STRUCTURAL ENGINEER  
MSC ENGINEERS INC.  
3170 PIPERBEND PLACE  
SALEM, OREGON, 97301  
503-369-1399  
CONTACT: DOUGLAS S. MELTZER, P.E. 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

4500 NW Powers Avenue  
Albany, Oregon

Issue: 90% SD SET  
Date: 12/03/24

Revision: Date:

FLOOR PLAN - LEVEL 2

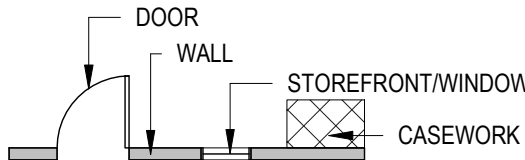
A2.01

GENERAL FLOOR PLAN NOTES:

1. DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. 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



X WALL TAG

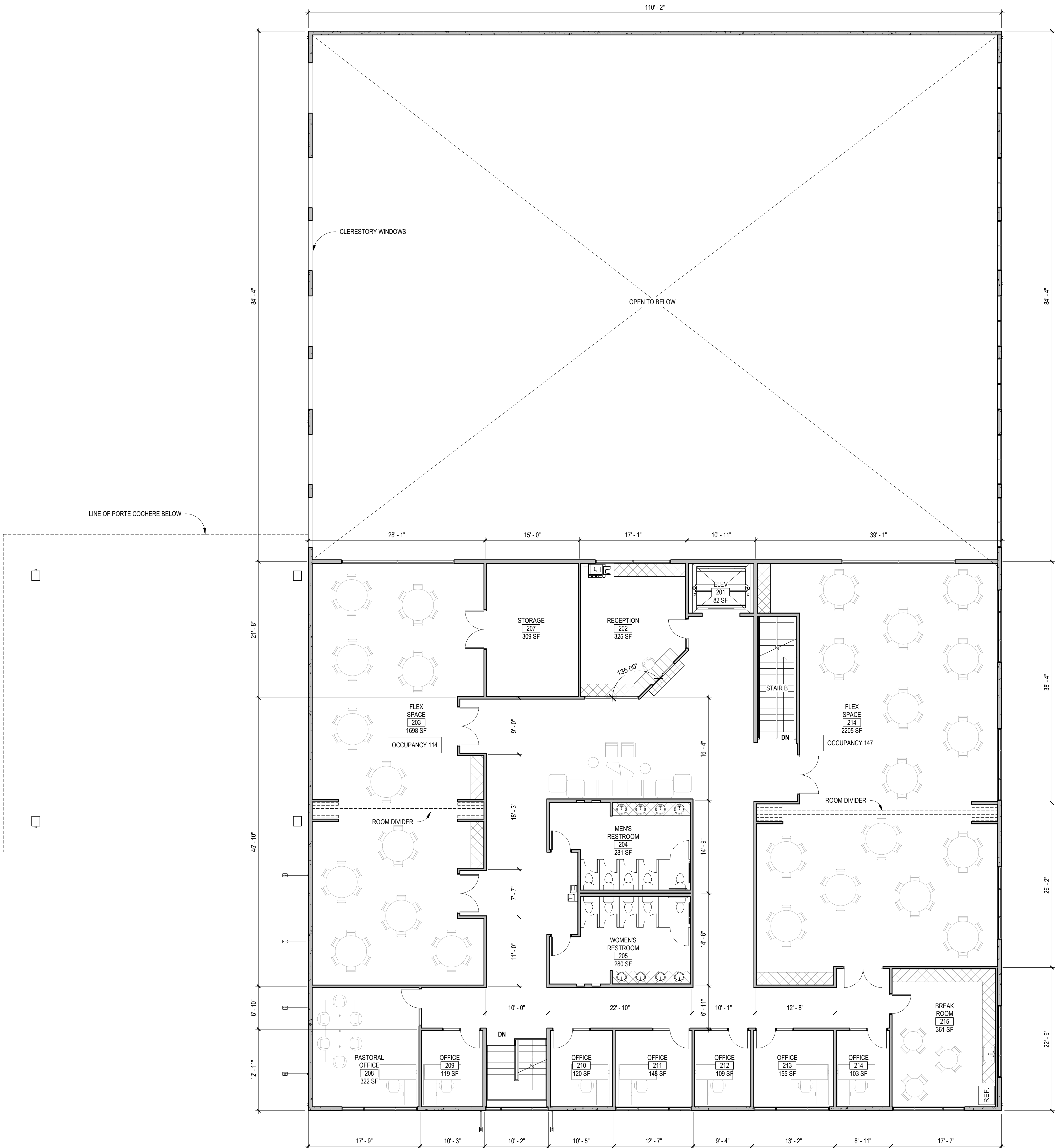
# WINDOW TAG

101 DOOR TAG

0 GRID LINE IDENTIFICATION - NEW

KEYNOTE LEGEND

| # | Keynote Description |
|---|---------------------|
|---|---------------------|



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







**Benton  
County**

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

Office: Kalapuya Building  
4500 SW Research Way  
Corvallis, OR 97333  
(541) 766-6819  
www.co.benton.or.us/cd

## APPLICATION

### APPEAL OF A PLANNING COMMISSION DECISION

File #

Fee\*: Cost of Original Application \$ 2,603.00

ALL SECTIONS MUST BE COMPLETED. ATTACH ADDITIONAL SHEETS IF NECESSARY.  
REVIEW WILL BEGIN ONLY WHEN THE APPLICATION IS DETERMINED TO BE COMPLETE

#### Appellant

Name: Northside Christian Church Phone #1: (541) 497-7885  
Address: 250 Broadalbin Street SW Ste. 110 Phone #2: \_\_\_\_\_  
City & Zip: Albany, OR 97321 Email: office@northside-albany.com

Other individuals to be notified of this application:

| Name                                | Address                         | City & Zip                      |
|-------------------------------------|---------------------------------|---------------------------------|
| Pathfinder Land Use Consulting, LLC | P.O. Box 484, Lebanon, OR 97355 | laura@pathfinderlanduse.com     |
| Varitone Architecture               | P.O. Box 3420, Albany, OR 97321 | taylor@varitonearchitecture.com |

The appellant hereby requests the Board of County Commissioners to consider the following decision:

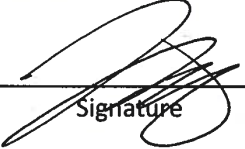
File Number: LU-25-067 Nature of Application: Conditional Use Permit – Northside Christian Church  
Decision: Denial Decision Date: May 6, 2026  
Assessor's Map & Tax Lot Number: T 10S S, R 04W W, Section(s) 26B, Tax Lot(s) 600

**REQUIRED:** (Failure to cite specific Plan or Code provisions and to demonstrate standing will nullify your appeal.  
See BCC 51.830. Attach additional sheets as necessary.)

- State the reasons for the appeal, citing the specific Comprehensive Plan or Development Code provisions which are alleged to be violated:  
See Intent to Appeal Memo  
See Intent to Appeal Memo
- A statement of the standing to appeal: See Intent to Appeal Memo  
See Intent to Appeal Memo



*\*NOTE: The required fee is a deposit in the amount of the fee of the original application (or if the original application fees were waived per BCC 51.520, then the fee is \$200). Costs of processing the appeal will be tracked and any portion of the deposit not expended in the appeal will be returned to the appellant together with an accounting of the costs.*

  
\_\_\_\_\_  
Signature

May 18, 2026  
Date

(For Office Use Only)

Date Application Received: 05/18/2026 Receipt Number: 52372

File Number Assigned: LU-25-067\_ Appeal Planner Assigned: \_\_\_\_\_

**Notice of Intent to Appeal**

May 18, 2026

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

RE: Notice of Intent to Appeal

File: LU-25-067 Conditional Use Permit – Northside Christian Church

To Whom It May Concern:

Please accept this letter as formal notice that the applicant intends to appeal the Benton County Planning Commission's decision denying File No. LU-25-067 for a Conditional Use Permit to establish a church on the subject property located at 4500 Powers Avenue NW, Albany, Oregon (Assessor's Map 10-4-26B, Tax Lot 600).

**Statement of Standing to Appeal**

The applicant, Northside Christian Church, by and through its representatives and consultants, has standing to appeal the Planning Commission's decision pursuant to the Benton County Development Code because the applicant is:

- the owner and applicant of record for the subject applications;
- a party to the underlying land use proceeding; and
- a participant who appeared before the Planning Commission through submitted application materials, written testimony, and oral testimony.

The appealed decision directly affects the applicant's legally protected interests by denying the requested Conditional Use Permit application.

Accordingly, the applicant possesses standing to appeal the Planning Commission decision to the Benton County Board of Commissioners.

**Statement of Reasons for Appeal**

The Planning Commission decision is appealed on the basis that the decision is inconsistent with and/or improperly applies applicable provisions of the Benton County Development Code, including but not limited to:

- BCC 53.215 Conditional Use Permit Criteria;
- BCC 53.220 Conditions of Approval;

- Chapter 63 Rural Residential Zone provisions;
- applicable transportation and access provisions of Chapter 91;
- applicable procedural requirements of Chapter 51; and
- applicable Oregon land use standards requiring adequate findings and substantial evidence.

The basis for the appeal includes, but is not limited to, the following:

- Lack of adopted findings supporting denial;
- Failure to identify substantial evidence demonstrating noncompliance with applicable approval criteria;
- Inconsistency between the Planning Commission decision and the staff report findings recommending approval with conditions;
- Reliance on generalized neighborhood opposition and speculative future impacts;
- Failure to evaluate the revised Conditional Use Permit application as submitted following withdrawal of the proposed Phase II sanctuary development and related parking variance request;
- Improper reliance on speculative future development impacts not included within the revised application before the Planning Commission;
- Transportation nexus and proportionality concerns related to proposed roadway improvements and conditions;
- Procedural and due process concerns associated with the Notice of Decision and findings.

The applicant reserves the right to supplement, amend, and expand upon these issues following review of the complete record and any subsequently adopted findings.

The required appeal fee of \$2,603 is submitted concurrently with this appeal.

Please confirm receipt of this appeal and advise regarding any additional procedural requirements or scheduling information.

Sincerely,

Jemmy Mills  
May 18, 2026  
Lead Pastor  
Northside Church  


**From:** [Kevin Post](#)  
**To:** [\\*Benton Web BOC](#)  
**Subject:** Opposition to Northside Christian Church Appeal (LU-25-066 & LU-25-067)  
**Date:** Tuesday, June 2, 2026 9:26:48 AM

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Some people who received this message don't often get email from kpost@snotemp.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 Kevin Post and I live at 3576 Terrace Dr. I am directly affected by this proposed build. In fact, I am the most recent resident of this neighborhood. We just moved in over the weekend.

I am Christian as well. My objections have nothing to do with their religious beliefs.

Objections:

**RR2 Zoning:** When we step outside, what we hear is complete silence, punctuated by birds chirping. We see rabbits, deer, birds, and other wildlife every single day. Our neighborhood is a quiet and peaceful wildlife sanctuary. The harm that a massive parking lot, amphitheater, and increased traffic would do to our neighborhood would be devastating. It would irrevocably destroy the wildlife and atmosphere that we so cherish and value.

**Safety:** Every single day, we see mothers with babies in strollers (such as my wife) and families with their pets walking down Powers Avenue. Despite being a very narrow road, this is safe because there is so little traffic. The increase in traffic would make this road EXTREMELY unsafe for the many people who use it every day to get exercise and enjoy the nature that surrounds us.

I urge the board to REJECT the appeal for any and all building permits associated with the construction of the Northside Christian Church. It would do untold harm to the character and safety of our neighborhood.

Thank you for for protecting the safety and rural character of our new home that we value so much.

Kevin Post  
541-513-5295  
3576 NW Terrace DR  
Albany, OR 97321



**From:** [Benton County, Oregon](#)  
**To:** [\\*Benton Web BOC](#)  
**Subject:** For Board of Commissioners : "CHURCH IN NORTH ALBANY"  
**Date:** Tuesday, June 2, 2026 4:38:08 PM

---

From: RICARDO SMALL <RicardoSmall@comcast.net>  
Subject: CHURCH IN NORTH ALBANY

Sent For: Board of Commissioners <bocinfo@bentoncountyor.gov>

Message Body:

A conditional use permit is a special land-use approval that allows a use—like a church—in a zone where it is not automatically allowed, but may be permitted if the applicant proves it will not harm the surrounding area. This church is a commercial use not a residential use like exists in the surrounding area. This church will certainly harm the surrounding area. There is NO WAY that this church should be allowed to be placed to negatively impact the existing residences that do not need to have special approval. That area is NOT appropriate for a church, mega or otherwise, because churches are commercial enterprises that bring too much traffic and noise that are more appropriate in commercially zoned areas. The church should find another location like a vacant big box store in one of the commercial zoned areas. The church should buy one of the existing big box buildings: Shopko in Lebanon, Albertsons in Corvallis (Kings Blvd), Kmart in Salem (Lancaster Dr) or Tom's Garden bldg in by Hwy 20. Please to not issue a conditional use permit for this completely incompatible church!

--

This e-mail was sent from a contact form on Benton County, Oregon (<https://www.bentoncountyor.gov>)

**From:** [Dogman200@comcast.net](mailto:Dogman200@comcast.net)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** RE LU-25-067.  
**Date:** Monday, June 8, 2026 8:00:37 PM

---

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Hello:

I believe the area should be left alone.

We are already developing, and ruining, too many nice areas.

Lloyd Fenwick  
1205 NW 21<sup>st</sup> Street  
Albany, OR

**From:** [Amy Capri](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Public Testimony Regarding Appeal LU-25-067  
**Date:** Monday, June 8, 2026 8:25:41 PM

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Dear Benton County Commissioners,

I am writing regarding Appeal LU-25-067 and respectfully ask that you uphold the Planning Commission's decision to deny the conditional use permit for the proposed Northside Christian Church development on Powers Avenue.

I have lived in the North Albany community for 15 years. I want to be clear that my concerns are not about religion or churches. I support religious organizations and the important role they play in our community. My concern is that this particular project is not appropriate for this location due to its scale and the impacts it would have on the surrounding rural residential area.

Even after being scaled back, the proposal includes a large building, parking for nearly 200 vehicles, and the potential for hundreds of people to attend events and services. This level of activity is significantly different from the existing character of the area and would bring increased traffic, noise, and infrastructure demands to a road system that was not designed for that intensity of use.

I was particularly concerned to learn that county staff identified the need for substantial road improvements on Powers Avenue in order to accommodate the additional traffic while protecting pedestrians and cyclists who regularly use the roadway. To me, this demonstrates that the proposed use is out of scale with the surrounding area. If infrastructure improvements become necessary as a result of this project, those costs

should not be shifted to Benton County taxpayers.

One of the reasons many families choose to live in North Albany is its rural character, low-density development pattern, and opportunities for walking, biking, and enjoying open space. Once that character is lost, it cannot easily be restored.

The Planning Commission carefully reviewed the proposal and voted 4-2 to deny the permit. I respectfully ask that the Board of Commissioners give significant weight to that decision and uphold the denial.

Thank you for your time, consideration, and service to Benton County.

Sincerely,

Amy Capri  
North Albany Resident



**From:** [Rich Olson](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067  
**Date:** Wednesday, June 10, 2026 6:58:54 AM

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Benton County Commissioners,

You have already read and heard testimony from Residents, most of which are against the approval in this particular area. One missing element for me is why. Why does the church want to build in this particular area? Let's hear them articulate and defend this site as opposed to other more urban sites that will not disrupt the local ecology as much as this location? I would hope that they take their neighbor's feelings into consideration more so than their perceived legal right.

Another why; they have scaled back their proposal to just build the gym and reduced parking spaces. Why, when we know based on their original plan that Phase 2 is the long term plan? And, they are unwilling to make the necessary road improvements as specified by the Planning Dept. Why? Why should taxpayers be fully responsible for these improvements since the church is tax exempt? The scale of these improvements alone should answer the question as to whether this is an appropriate request on the part of the church. The answer should be NO.

If you have not already done so, please visit the area to see for yourself and respect the local Residents, the local ecology and reject this appeal.

Rich and Mary Olson  
3567 NW Scenic Dr.

**From:** [RICARDO SMALL](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** COMMENTS re.: LU-25-067  
**Date:** Wednesday, June 10, 2026 12:46:08 PM

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Dear Benton County Commissioners Wyse, Malone and Shepherd.

Please do not reverse the Planning Commission's decision that denied the Northside Christian Church's request to establish a non conforming commercial use on Powers Road in North Albany. The proposed concentration of vehicles and people in this rural zoned area would have the same negative impact as if an 18,900 square foot retail center would be built in this location. The proposed use would severely damage the surrounding area of rural residences. I hope you maintain the existing rural character of this beautiful area by upholding the Planning Commission's correct decision.

Ricardo Small  
North Albany resident

**From:** [Betty Larson](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Conditional Use Permit LU-25-067  
**Date:** Wednesday, June 10, 2026 5:09:04 PM

---

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Attention Benton County Board of Commissioners

RE: Conditional Use Permit LU-25-067

Development of 19.43 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 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.

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 and number of attendees, 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-25-067.  
Sincerely,

Betty Larson  
3895 NW Terra Lynda Dr.

**From:** [Grigsby, Dave](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** File Number LU-25-067  
**Date:** Thursday, June 11, 2026 8:33:47 AM

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To whom I may concern, regarding reference file number LU-25-067.

We are adamantly opposed to building a church in the proposed location on Powers drive. The traffic and noise impacts to our neighborhood and Powers drive would be devastating . Powers is a very narrow country road, not designed for this volume of traffic.

The development in North Albany is not sustainable for our water and sewer systems, and our roads. We are already seeing exponential increases in traffic volumes with all the new single family and multifamily housing units that have been approved and built, and they are still coming! There isn't room on our roads for any more traffic!

Please deny this request. We don't want 200 extra cars every weekend coming through the neighborhood.

Respectfully signed,

David Grigsby  
3620 NW Eagle View Dr.  
Albany, OR 97321

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**From:** [Mike King](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Letter in support of conditional land use appeal, file #LU-25-067  
**Date:** Thursday, June 11, 2026 3:04:39 PM

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You don't often get email from [mike@suburbanchurch.com](mailto:mike@suburbanchurch.com). [Learn why this is important](#)

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Dear Commissioners,

My name is Michael 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 community.

Sincerely,  
Mike King  
Pastor, Suburban Church (Founding Church of Northside Church)

Church address: 2760 SW 53rd St, Corvallis, OR, 97333

Home address: 883 SE Bayshore Circle, Corvallis, OR, 97333

**From:** [Bill Mancuso](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Letter in Support of File #LU-25-067  
**Date:** Friday, June 12, 2026 10:52:46 AM  
**Attachments:** [Written Testimony for File #LU-25-067.docx](#)

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Good morning. Attached please find a letter in support of File #LU-25-067, which is currently scheduled for review before the commission on July 7, 2026. Thank you for your time and consideration of this project.

Regards,

Bill Mancuso  
1435 NW Penny Lane  
Albany, OR 97321

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

Dear Benton County Board of Commissioners,

My name is Bill Mancuso, and I reside at 1435 NW Penny Lane Albany, OR 97321. 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.

For context, I am on the Board of Directors (Elders) of Northside and have been since plans for the church were first announced in 2019. There are three main relationships we focus on in everything we do: our relationships with Christ, the Church, and the Community. Our purpose is to serve the North Albany community specifically, and while we are blessed to meet at Oak Grove Elementary, finding a permanent home within the community is important for today and future generations in order to serve more people and serve them well.

With respect to the Powers property, I understand that concerns have been raised regarding the size and intensity of the proposal, traffic impacts, lighting, compatibility with RR-2 zoning, and the preservation of the rural character of the area. These are valid considerations in any land use decision, and Northside has taken steps to address them as part of strengthening our relationship with the community. The belief is that Northside's proposal is within code requirements and provides a better option than alternative development options as only a small fraction of the property would be developed under the proposal.

From my experience and observation, Northside Church has consistently demonstrated a commitment to serving people, strengthening families, and contributing positively to the broader community. Public discussions do not always fully capture this reality. What I have seen firsthand is a church that acts responsibly, engages thoughtfully, and seeks to provide meaningful support through programs, gathering space, and care for those in need.

In my view, this proposal represents a reasonable, balanced, and community-oriented use of the property. It allows for the continuation and expansion of services that benefit not only church members but the wider Benton County community.

For these reasons, I respectfully urge approval of File #LU-25-067.

Thank you for your time and service.

Sincerely,

Bill Mancuso

**From:** [Brandi Mills](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Northside Church #LU-25-067  
**Date:** Friday, June 12, 2026 1:44:26 PM

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Dear Benton County Board of Commissioners,

My name is Brandi Mills, and I reside at 1680 NE Mayview Dr., Albany, OR. I am writing in **support** of File #LU-25-067 regarding Northside Church's proposed facility on Powers Avenue.

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

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 several 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 use centralizes activity in a smaller portion of the site with defined use patterns.

Some of the public discussions do not 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

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.

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 beyond their membership.

In my view, this proposal represents a balanced use of the property that respects both the surrounding area and the role of community-serving institutions in Benton County.

I have lived in the North Albany neighborhood since 2014. I have been a part of the Northside Church congregation since 2020. This is a very beautiful community that I absolutely love being a part of. Northside is also a very special and unique congregation that has greatly impacted my life, the life of my children, grandchildren, friends and neighbors in a tremendously positive way. This congregation is my family, full of amazing people who just

want to support one another and serve the community they live in.

We moved over off of Neburgall Loop a little over a year ago. It is a very popular walking route just as Powers Ave. is. I've considered how I might feel if a church wanted to build in that area. While it wouldn't be as beautiful as the land surrounding it, I would hope that I would welcome it and the people that are part of that congregation.

For these reasons, I respectfully encourage approval of File #LU-25-067

Sincerely,  
*Brandi Mills*



**From:** [Danita Hamel](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** File #LU-25-067  
**Date:** Saturday, June 13, 2026 9:05:07 AM

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Dear Benton County Board of Commissioners,

My name is Danita Hamel and I reside at 4101 NW Powers Ave. 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 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 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.

I live almost directly across from this property and walk on Powers Avenue daily. If this land is to be developed, which will undoubtedly happen, I would much rather have a church that reaches out to the community than more houses making yet another neighborhood in North Albany.

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

Thank you for your consideration.

Danita Hamel

4101 NW Powers Ave.

Sent from [Proton Mail](#) for iOS.

**From:** [Judy Fowlkes](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** church on powers lane in N albany  
**Date:** Saturday, June 13, 2026 8:04:56 PM

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to the board of commissioners for benton county:

well, there are many reasons to oppose the invasive idea of a big church - complete with cement-covering-grass parking lot for 250+ cars - on powers ave.

i have long appreciated the common sense fact that this church was using the empty oak grove school for sunday services. that kind of partnership is brilliant, one great way to conserve natural resources, have a smaller human footprint.

here are some of my concerns about giving up that partnership, in order to plow, pave, disturb, & cement this habitat-friendly ground:

PLEASE! NO! to paving a beautiful green field with a huge lot of cement for a church, an oversized parking lot & a gymnasium. we in albany have enough parking lots & empty buildings that need filling & a purpose. NO! to the widening of powers ave, encroaching on the property of owners on both sides of the road. NO! to the large increase of traffic - back & forth on sundays & multiple times a week to a big church that the affected citizen neighbors do not necessarily support & won't use. NO! to the increased traffic on the lyons & ellsworth street bridges! we need those bridges for every citizen of our greater community - for a long time. they are already backed up so frequently. our bridges should not be further & regularly rundown by one group that could find another place to be.

PLEASE do not give up 19 acres that bald eagles, deer, fox, birds & coyotes use for survival. they have little enough habitat left to them as it is. I do not want & can't welcome this church to powers ave. thank you so much for your consideration & for being strong in resistance. PLEASE!! uphold the first, totally spot-on important & correct decision that you have already made to deny this constructon.

thank you so much - judy fowlkes, 1890 nw valley view dr, albany, oregon.

Sent from. my iPad

**From:** [LINDA ALLEN](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Church on Power  
**Date:** Sunday, June 14, 2026 10:37:11 AM

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The addition of a large church facility on a narrow country road is one of the reasons that we have land use rules that take into account traffic patterns and uses of that area and road. The only safe way to add such a structure would be to increase the width of Power to include walking lanes and turning areas. Springhill Road, Scenic Road, Gibson Hill, and North Albany as feeders would also need to be updated. There are areas in the Albany and Corvallis metros for large churches that do not affect the residential use and safety of drivers, walkers, bikers, runners and wildlife. That land will be more expensive because it is developed, designed for traffic, water, and sewer. This is Rural in design, not meant to accommodate Mega anything!

Linda Allen  
North Albany resident

**From:** [Liz Arrow](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067  
**Date:** Sunday, June 14, 2026 7:17:46 PM

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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 appeal (LU-25-067) 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 both the initial public hearing in March as well as the meeting where the decision was made via zoom.

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 pastor at Northside submitted a letter stating that he observed the road one evening between 5:30-8:30pm and only observed one group of people walking. A random 3 hour block of time during dinner hours on one evening is not representative of how many people use the road for walking. I frequently see several other people while walking our dog and see at least a couple of people walking while we wait for the school bus with our kids around 8:45 each weekday morning.

The church has planned to have a daycare operating 5 days per week and a gymnasium. During the public hearing, the church tried to emphasize that the traffic changes would be limited to Sundays. I disagree that the building a gymnasium that would house a daycare 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 or for the church. My understanding from listening to the public hearing is that the road would 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, over 200 parking spaces as well as a 2,000 sq ft storage shed. 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.

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

Sent from my iPhone

To: Benton County Board of Commissioners

From: Gary and Patricia Maynard  
3548 NW Scenic Dr  
Albany OR 97321  
541-905-7155

Date: June 11, 2026

Subject: Testimony against LU-25-067 (CUP) – 4500 Powers Ave NW

This memorandum serves as a rebuttal to the proposed Northside Christian Church development at 4500 Powers Ave NW. While the applicant frames this as a compatible community addition, the scale is in violation and inconsistent with the Rural-Residential (RR-2) zoning designation.

The building and parking proposal is threatening the infrastructure, public safety, and character of North Albany. By this property being outside the city limits, city water and sewer/septic services are not available. Without these services or proper planning to avoid poor drainage, there could be a public health hazard affecting neighboring properties.

**Infrastructure & Public Safety: The Powers Avenue Burden**  
Powers Avenue is currently a 19-foot-wide rural road used heavily by pedestrians and cyclists. It is incapable of supporting the extra traffic generated by a church facility and daily gym/daycare operations. Not only Powers Ave but also Scenic Dr and Oak Grove Dr will be affected by the additional traffic. Another concern is possible overflow parking when there are large gatherings at the church. Hence, causing dangerous parking on narrow rural shoulders. The extra traffic may result in congestion causing a bottleneck and block emergency vehicle access to the church or homes in the area.

**Unfunded Mandates:** The County Staff have already determined the road must be widened for its entire 3,700-foot length. The applicant's objection to this \$1 million plus cost confirms that the project is financially unfeasible without either compromising public safety or placing an undue burden on taxpayers and neighbors.

**Property Rights:** Widening the road to the required specifications (including paved and gravel shoulders) would likely require the acquisition of private property from existing residents through eminent domain or forced easements, effectively seizing rural land to facilitate a private development.

Adverse Impacts on Rural Character

The North Albany community has a quiet, dark sky, and low traffic nature of its current environment. This development introduces:

Noise Pollution: Large-scale outdoor events, daycare traffic, and mechanical HVAC systems.

Light Pollution: A parking lot requires significant security lighting, destroying the rural night sky for the neighbors.

Loss of Heritage: The property contains a historical barn and serves as a natural habitat for wildlife that would be permanently erased by this construction.

Conclusion

This is not the right location for the Northside Christian Church's proposal. They are attempting to build a church and day care on a rural road that cannot support it. This property is in a zone that does not allow for such density and changes the character of our neighborhood. The applicant's refusal to accept the \$1 million road improvement cost proves that the site is ill-suited for the project.

We respectfully urge the Board of Commissioners to deny the Appeal of the Conditional Use Permit. The applicant should be encouraged to seek a site already equipped with the necessary infrastructure.

Respectfully,

Patricia Maynard  
for Council

Tricia & Gary Maynard  
3548 Scenic Dr. NW  
Albany, OR 97321

PORTLAND OR RPDC 972

13 JUN 2026 PM 3 L



Board of Commissioners Ofc.  
P.O. Box 3020  
Corvallis OR 97339

97339-302020



**From:** [WRIGHT James](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** FW: Community Development, Benton County, Oregon "LU-25-067"  
**Date:** Monday, June 15, 2026 2:43:22 PM  
**Attachments:** [image001.png](#)

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**From:** Benton Permit Check <[permitcheck@bentoncountyor.gov](mailto:permitcheck@bentoncountyor.gov)>  
**Sent:** Sunday, June 14, 2026 9:34 AM  
**To:** WRIGHT James <[james.wright@bentoncountyor.gov](mailto:james.wright@bentoncountyor.gov)>  
**Cc:** Benton Permit Check <[permitcheck@bentoncountyor.gov](mailto:permitcheck@bentoncountyor.gov)>  
**Subject:** FW: Community Development, Benton County, Oregon "LU-25-067"

Thanks!



Sydney Bennett  
Community Development Technician  
**Phone:** 541-766-6819  
**Email:** [sydney.bennett@bentoncountyor.gov](mailto:sydney.bennett@bentoncountyor.gov)  
<https://www.bentoncountyor.gov/>

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**From:** Community Development, Benton County, Oregon  
<[noreply\\_wordpress@bentoncountyor.gov](mailto:noreply_wordpress@bentoncountyor.gov)>  
**Sent:** Friday, June 12, 2026 9:32 AM  
**To:** Benton Permit Check <[permitcheck@bentoncountyor.gov](mailto:permitcheck@bentoncountyor.gov)>  
**Subject:** Community Development, Benton County, Oregon "LU-25-067"

From: Susan Holling <[stholling@gmail.com](mailto:stholling@gmail.com)>

Subject: LU-25-067

Message Body:

This message is intended for the Board of Commissioners regarding the appeal of proposed church complex in North Albany. Subject LU-25-067

NO, NO, NO! This type of complex does not belong in our beautiful, peaceful North Albany area.

To widen Powers Road would be expensive. Who pays for this?

The traffic increase would be significant on Scenic and North Albany Road.

This is a beautiful piece of property with a scenic barn on it. The thought of paving it over to



make 600 or so parking places is a sham.  
Build the church within city limits only. Drainage is an issue out here.  
This is a road for people to bike or walk on for pleasure.

Please, don't pave this paradise over and put in a parking lot!!

Respectfully submitted by:  
Susan Holling  
3123 NW Eagle View Dr.  
Albany OR 97321  
[stholling@gmail.com](mailto:stholling@gmail.com)

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This e-mail was sent from a contact form on Community Development, Benton County,  
Oregon (<https://cd.bentoncountyor.gov>)

Submitter's IP Address: 73.67.211.27

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

Dear Benton County Board of Commissioners,

Our names are Andrew and Elizabeth Hoffmann and we reside at 24903 Starr Creek Rd. Corvallis, OR in Benton County.

We are writing to provide testimony in support of File #LU-25-067.

We respectfully ask that you consider the positive impact this proposal will have on our community. As residents of Benton County, we value thoughtful development and decisions that strengthen both current and future generations.

We have been members of Suburban Christian Church (SCC) in Corvallis since we moved here in 2004. Jamie Mills, the current senior pastor of Northside Christian Church, was our youth pastor at that time and for a number of years after that. In deciding which church to attend we took into account the needs of our 2 youngest children (our son stayed in Alaska). Our middle child is mentally and physically handicapped and was 18 at the time. On our first Sunday attending SCC Jamie invited Lindsay on an outing to the beach with the high school group. We knew we had found our church and community. There was also a great middle school program for our youngest daughter going into 6<sup>th</sup> grade.

Over the years we have attended SCC it has been intimately involved in support of the handicapped community hosting nights for special needs adults (CAPS), including special needs people in worship and classes, hosting Night to Shine for a number of years (a prom night for special needs individuals sponsored by the Tim Tebow Foundation). SCC has been very supportive for us as parents of a now special needs adult, through deeds and prayer.

This is just one example of how a church has impacted our lives and made living here in Benton County a much better and richer experience. Our church also supports local non-profit agencies that minister to those less fortunate through youth outreach programs, Love Inc (that provides many resources for low-income families), pastors for emergency services, those reaching out to elementary, high school and college students to help them make healthy life decisions and counseling for those who need help with personal and interpersonal issues. The list goes on and on. I can't imagine trying to navigate life without the support of a local church community.

We were very excited when Jamie left SCC to start a church in North Albany where he saw a great need for community support. Having known Jamie for over 20 years we are confident he and his board of elders have the best needs of the community in mind with this new

building project. The church body has grown so much since he started pastoring it that they need a larger facility to continue their work in the community.

From my perspective, this matter is not only about land use but about the kind of community we are shaping. Decisions like this influence the quality of life, accessibility, and the long-term well-being of residents. I believe this proposal aligns with those goals in a responsible and meaningful way.

I also appreciate the careful process the Board undertakes in evaluating these matters. Your consideration of public input is an important part of ensuring balanced and informed decisions.

Thank you for your time and service to our county. I respectfully urge you to support File #LU-25-067.

Sincerely,

Andrew and Elizabeth Hoffmann

**From:** [Terry Riley](#)  
**To:** [BOC Land Use Appeals](#)  
**Cc:** [Lona Riley](#); [Terry Riley](#)  
**Subject:** Written Testimony for File #LU-25-067  
**Date:** Tuesday, June 16, 2026 9:13:54 PM  
**Attachments:** [LU-25-067 Written Testimony Riley L.PDF](#)  
[LU-25-067 Written Testimony Riley T.PDF](#)

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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.

Please include the attached documents for consideration related to Land Use Appeal File #LU-25-067 regarding the proposed Northside Church facility on Powers Avenue.

Best regards.

Terrance and Lona Riley  
1071 NW Skyline Dr.,  
Albany, OR 97321

**Community Perspective**

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

Dear Benton County Board of Commissioners,

My name is Lona Riley, 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 understand that neighbors have raised concerns regarding the scale of the project, potential traffic impacts, lighting, and the overall compatibility of the use within a rural residential setting.

These are reasonable topics to consider in any land use decision. From my perspective, it is important to evaluate both the concerns, and the actual nature of how a church functions.

Church use is not continuous or commercial in nature. Instead, it involves scheduled gatherings that create predictable and limited periods of activity, primarily on weekends and select evenings. This differs significantly from other potential uses that could generate daily, ongoing traffic and activity.

I also understand concerns about rural character and intensity of development. Under RR-2 zoning, the property could be developed with multiple residential homes, each with driveways, accessory structures, utilities, and daily household activities spread across the site. The proposed church use concentrates activity in a more centralized and defined area.

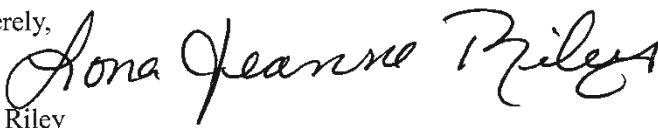
I appreciate that Northside has made efforts to address potential impacts through site design, including landscaping and lighting controls intended to reduce visibility and nighttime light impact.

In my view, this proposal represents a balanced use of the property that respects both the surrounding area and the role of community-serving institutions in Benton County.

For these reasons, I respectfully encourage approval of File #LU-25-067.

Thank you for your time and service.

Sincerely,

  
Lona Riley



**Land Use + Concerns Response**

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

Dear Benton County Board of Commissioners,

My name is Terrance Riley, 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,



Terrance Riley

**From:** [Steve Lee](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067 Northside Christian Church Conditional Use Permit appeal  
**Date:** Thursday, June 18, 2026 12:08:57 PM

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RE: LU-25-067 Northside Christian Church Conditional Use Permit Appeal

Benton County Commissioners Shepherd, Malone and Wyse,

I have several things I would like you to consider as you weigh the appeal of Northside Christian Church for their Conditional Use Permit.

**1. Northside Christian Church is not an outside group who moved into North Albany to start a new church. It was started by residents of North Albany for North Albany residents and those who live in the areas nearby to North Albany.**

I served as pastor of Suburban Christian Church in Corvallis for over 30 years, retiring in 2016. During the last several years of my tenure we became aware that about 100 people were attending Suburban who lived in the North Albany area and we began to consider starting a new church in North Albany to better serve their spiritual and relational needs. The idea to start a new church in North Albany became reality in 2020 when we encouraged our associate pastor, Jamey Mills, who lived in North Albany, and about 75 of those who attended Suburban from North Albany to start Northside Christian Church. Northside was started by people from North Albany for the people of North Albany.

**2. North Albany needs additional churches to adequately serve the spiritual needs of its residents.**

At the time Northside was started there were only three churches in North Albany serving its 9,000 residents. Two of those churches had permanent facilities of their own (North Albany Community Church and Riverside Baptist Church) and the third church was a relatively new church meeting in a school as a temporary answer to their facility needs. In the years since Northside was started, the other newer church could not find a permanent facility in North Albany and chose to relocate to a permanent facility across the river in downtown Albany. That highlights one of the greatest difficulties in starting a new church, finding a permanent facility from which to serve.

Since its founding, Northside Christian Church has grown significantly and is now serving over 400 people each Sunday. That is remarkable growth for a new church and highlights the need that exists in North Albany for additional churches to meet the spiritual needs of the people who live there.

**3. Northside Christian Church is already a valuable addition to the North Albany community and is serving its residents well and will grow in the capacity to serve North Albany residents as it moves into a permanent facility.**

Northside Christian Church comes out of the ethos and philosophy of Suburban Christian Church in Corvallis. Suburban has been a valuable participant in the life of Corvallis for over 60 years. The church serves spiritual needs of hundreds of people from the area; it provides childcare and preschool for dozens of families; provides healthy relationships, activities and spiritual guidance for hundreds of children and teens; promotes strong marriages and good families, and in many other ways positively contributes to the people of Corvallis and Benton County. Northside Christian Church was started with the same desire and ethos to serve the people of North Albany and that area of Benton County in positive ways.

I would strongly urge the Benton County Commissioners to approve the petition of Northside Christian Church to build a permanent facility on the land they purchased on Power Road. The purchase of the land on Power Road was a significant investment in the work Northside Christian Church committed to doing in the North Albany area.

Steve Lee, retired pastor of Suburban Christian Church  
4958 S.W. Roseberry Street  
Corvallis, OR 97333  
(541) 602-2177

[SteveLeeCorvallis@gmail.com](mailto:SteveLeeCorvallis@gmail.com)

**From:** [Lauren Skousen](#)  
**To:** [BOC Land Use Appeals](#)  
**Cc:** [Office Northside](#)  
**Subject:** Written Testimony in Support of LU-25-067 – Northside Church Appeal  
**Date:** Thursday, June 18, 2026 6:22:02 PM

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Dear Benton County Board of Commissioners,

My name is Lauren Skouse and I live at 2553 NW Orchard Heights Ave in Albany, OR. I am writing in support of LU-25-067, the proposed Northside Church facility on Powers Avenue in North Albany.

I am a resident of North Albany and attend Northside Church, a church plant that currently meets in the local elementary school in the same area, Oak Grove Elementary School. My daughters have attended Oak Grove Elementary since we moved to the area in 2019. I have direct experience with how the church functions in its current setting and how it already integrates into the surrounding neighborhood.

From my perspective, concerns about traffic impacts should be understood in context. The church already gathers in a school facility within the same immediate area, meaning that Sunday morning activity is not introducing a new pattern of traffic so much as operating within existing community infrastructure and road use. In practice, traffic flows related to church attendance are already part of the neighborhood's weekly rhythm.

I recognize that others may speak more specifically to attendance figures and operational details such as typical weekly Sunday service attendance, increased participation during major holidays like Easter and Christmas, and community-facing events such as the annual summer kick-off and the Halloween Trunk or Treat. Those details are important for understanding usage patterns and peak activity levels. However, I will speak more personally to what those numbers represent in practice: community, relationships, and consistent presence in people's lives.

Northside Church has become a meaningful place of connection and belonging for many individuals and families in North Albany, including myself, my family, and many of our neighbors. As a church plant, it is still in a formative stage, but it has already created consistent space for relationships, care, and support across multiple generations. That kind of community presence matters, especially in a growing area where shared spaces for connection are limited.

I have also experienced the church's desire to be a good neighbor, approaching growth thoughtfully, responding humbly to feedback, and working within the constraints of land use expectations. The revised proposal reflects a willingness to engage constructively with concerns and to scale plans responsibly.

I believe this site can serve as a long-term, multi-generational community asset. Beyond weekly services, it provides space for families, youth, and adults to build relationships,

support one another, and engage in service within the broader North Albany community. In that sense, the project contributes not only to religious life, but to the overall social fabric of the area, not just for today but for years and generations to come.

Thank you so much for your time and consideration.

All my best,  
Lauren Skousen



**From:** [Robyn Penner](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Northside Church File #LU-25-067  
**Date:** Friday, June 19, 2026 10:27:47 AM

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Good Morning,

I want to submit a comment on the desire of Northside Church's approval to build on their property on Powers Ave, as re: file #LU-25-067. I have a particular interest in the outcome as I am both an attender of Northside Church AND a resident of the area close to Powers. I frequently walk on that road as I live less than a mile from Powers Ave.

I care about our neighborhood and the amenities and services it provides, and I believe Northside Church in this neighborhood has more positives than negatives. Since attending Northside Church, I have been extremely impressed how they strive to give back to the community we are in, and are courteous to their present neighbors around Oakgrove School where we currently meet. Many neighbors have come to enjoy our annual Trunk or Treat event and yearly themed family celebration, and as a church with a permanent home on our property on Powers, we will be able to continue to give back to the community. As far as I know, North Albany does not have another facility like this with this unique opportunity.

I understand the concerns about changing the face of Powers Ave, however, with the church building AND parking lot taking up less than 20% of the greenspace, I am confident that the beauty of the parcel owned by Northside will be retained. I cannot express confidence that it will be the case if someone else purchases it and develops it into private residences. A church is also not a noisy place. There is obviously activity mostly INDOORS on any given Sunday; however during the rest of the week, it is largely quiet. If they choose to have a parklike area with fields and sports courts open for the community to enjoy, I think it will be similar to the other parks in Albany which enhance rather than detract from their surrounding neighbors.

This is not a matter of introducing a church into the North Albany neighborhood; we are ALREADY in the neighborhood and wish to continue our positive relationship with our community here.

Thank you for your consideration of my opinion,  
Robyn Penner  
4864 NW Stone Ridge Ave  
Albany, OR 97321

**From:** [Audrey DEKAM](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Written testimony for LU-25-067  
**Date:** Friday, June 19, 2026 11:14:25 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.

I am writing in regards to the upcoming appeal on July 7, 2026, for the property at 4500 NW Powers Ave in Albany, Oregon.

I ask that the Board uphold the denial of the Conditional Use Permit. The Commission made a sensible decision in its first voting to deny it, as the amount of road work and infrastructure needed is directly against its rural-residential designation. The noise, traffic and other factors to this area would have negative impacts for the residents, home owners and wildlife in this area.

Please deny the appeal.

Thank you,

Audrey Meier DeKam  
2530 NW Ashley Drive  
Albany, OR 97321

**From:** [Mark Berg](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Written Testimony for File #LU-25-067  
**Date:** Friday, June 19, 2026 1:56:12 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.

My name is Mark Berg, and I reside at 3060 NW Eagle View Dr, Albany. I am writing in support of File #LU-25-067 Regarding Northside Church proposed facility on Powers Avenue.

I understand that some neighbors have raised concerns regarding the scale of the project, potential traffic impacts, lighting, and the overall compatibility of the use within a rural residential setting.

I live very close to the property and have several friends that live in that area. The people I know do not have a problem with the church but have been told incorrect and inflammatory information about this project by the small group that is driving the petition to deny the approval. I am asking you to look at what is true about this project and the concessions made by the church to try to address the neighbor's concerns, before deciding on this matter.

It is important to evaluate both the concerns and the actual nature of how a church functions.

Church use is not continuous or commercial in nature. Instead it involves scheduled gatherings that create predictable and limited periods of activity, primarily on weekends and select evenings. This differs significantly from other potential uses that could generate daily, ongoing traffic and activity.

Under RR-2 zoning, the property could be developed, and a developer could put nine homes in the area, each with driveways, accessory structures, utilities, and daily household activities spread across the site. The proposed church concentrates activity in a more centralized and defined area.

The church has made efforts to address potential impacts through site design, including landscaping and lighting controls intended to reduce visibility and nighttime light impact. That will not be true of the nine homes that a developer would put in.

This proposal represents a balanced use of the property that respects both the surrounding area and the role of community-serving institutions in Benton county.

For these reasons, I respectfully encourage approval of File #LU-25-067

Thank you for your time and service.

Sincerely,  
Mark Berg

**From:** [Ryan Griffin](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Ref LU-25-067 NW Powers Ave  
**Date:** Friday, June 19, 2026 8:29:44 PM

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To Whom It May Concern,

I am writing as a resident on the corner of NW Powers Ave and Oak Grove Dr, to express my opposition to a proposed multi-use development on N.W. Powers Ave.

My concerns are centered on the suitability of this location for a high-use facility, particularly as it relates to traffic, infrastructure and environmental impacts.

The most significant concern is traffic safety, and roadway capacity. Existing church activities held at my child's Oak Grove School already demonstrate the scale of attendance generated by the congregation. Every week, parking demand exceeds available capacity at the school, resulting in vehicles spilling onto adjacent roadside on Oak Grove and creating congestion and safety concerns.

N.W. Powers Avenue is a quiet rural road that was not designed to accommodate frequent high-volume traffic generated by large gatherings. The proposed development would likely increase vehicle trips significantly and may necessitate road widening, additional turn lanes, shoulder improvements, or other infrastructure changes that would alter the character of the area.

Such changes will also have unintended consequences for nearby properties, natural habitats, and wildlife that currently benefit from the rural nature of the corridor.

Additionally, the church regularly hosts events that attract hundreds more additional attendees outside of the usual Sunday church traffic, such as June's "Summer Round Up" with food trucks, carnival games and more. As a family with 3 young children, you may expect us to be excited about the prospect of this being closer to us in the future, but it makes us concerned.

During prior hearings, concerns were raised regarding wastewater and sewage capacity. Those concerns remain unresolved. A facility designed to accommodate large crowds should not be approved unless there is clear evidence that water, wastewater, and other supporting systems can safely and reliably support peak demand without adverse impacts to neighboring properties or environmental resources.

Before any approval is granted, I respectfully request that the Planning Commission require clear and detailed answers to such questions which were also raised in the previous hearing:

- What is the projected maximum attendance capacity of the facility, both for regular services and special events?
- What is the projected number of vehicle trips generated during peak-use periods?
- Has an independent traffic impact study been completed, and if so, does it conclude that N.W. Powers Avenue can safely accommodate the anticipated increase in traffic?
- What roadway improvements, widening, shoulder expansions, turn lanes, signage, or other modifications would be required to support the development?
- Who would be responsible for funding those improvements?
- How will emergency vehicles access the site and surrounding properties during peak-attendance events?
- How will overflow parking be managed during large events, conferences, holiday services, or other gatherings?

- What measures will be taken to prevent vehicles from parking along road shoulders or impacting neighboring properties?
- Can the proposed wastewater and sewage systems safely accommodate peak attendance levels, including special events that may attract hundreds of visitors?
- What impacts could required infrastructure improvements have on local wildlife, drainage patterns, and surrounding environmental resources?
- Why was a location with existing urban infrastructure, parking capacity, and utility services not selected instead?

My family and I experience this road every day, not simply as motorists, but as members of the community who live alongside it. Every weekend, we walk N.W. Powers Avenue with our three young children. During a typical 30-minute walk around the block, we only see a few cars pass by, and it is common to encounter multiple people walking, exercising, or enjoying the quiet rural character of the area alongside stunning wildlife.

When my family drives into Albany, we use N.W. Powers Avenue as our primary route and never encounter any traffic congestion. This low-volume, peaceful environment is one of the reasons many families have chosen to live here and bring children up safely.

Use of this land as it is correctly zoned for - residential - would not create any of these concerns.

Given the unresolved concerns regarding traffic, infrastructure capacity, environmental impacts, and neighborhood compatibility, I respectfully request that the application be denied or, at minimum, postponed until comprehensive independent studies and public review can demonstrate that the proposed development will not create undue burdens on surrounding residents, public infrastructure, or the natural environment.

Thank you for your consideration.

Sincerely,  
Ryan Griffin & Lauren Campion-Griffin  
3645 NW Oak Grove Dr.



**From:** [Curt Betts](#)  
**To:** [BOC Land Use Appeals](#)  
**Cc:** [Curt Betts](#); [laci.betts@gmail.com](mailto:laci.betts@gmail.com)  
**Subject:** Written testimony Re: Northside Christian church CUP (File # LU-25-067)  
**Date:** Saturday, June 20, 2026 10:18:46 AM

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Curt and Laci Betts  
3490 NW Scenic Drive  
Albany, OR 97321

To whom it may concern,

We are submitting our testimony as 18-year North Albany residents immediately adjacent to the property in question.

We stand opposed to the request for exception to zoning standards in the area. All land use in the immediate area is universally rural residential, and the request for exception has multiple issues, many of which were identified in the original review. Additionally, we object to the claim in the appeal that the previous decision was reached based on speculative future impacts. If the church is seeking approval for an "18902-SF church building... for up to 500 attendees", we must assume that would be the scale of the future use. Planning is precisely the purpose of the Planning Commission.

Other concerns with the proposal:

First and foremost, Powers Avenue is in no condition to support a facility sized for 500 attendees. Powers Avenue is barely wide enough for two vehicles, with the 'white line' outer edge of the road falling in the ditch in multiple places. Powers experiences a lot of foot traffic, which would essentially have to be suspended anytime the church is in use. At current traffic levels, pedestrians and vehicles are able to manage, but with a few hundred additional vehicles using Powers, the road would clearly have to be significantly improved. I am aware that the church contends that they should not have to fund this improvement. However, since the only reason for the improvement of Powers Ave (at this time) would be to support the large church facility, I see no argument to support their contention.

Secondly, we have significant concerns about the water system in the area. The scenic water main is currently leaking millions of gallons of water each year into properties in the immediate area, including our own. It is my understanding that the property in question would be using this water system, which clearly needs significant work, and the large facility would increase demand.

Finally, we stand opposed to a mega-church sized structure in the immediate area at all. Land use in the area is universally rural residential. We purchased our lot in 2008 and built a house here with the understanding that the entire area was zoned rural residential. If a facility large enough to support 500 attendees is built on the proposed lot, adjacent property values are almost certain to decline, including our own. No one in the area signed up to live next to a mega-church.

Regards,

Curt and Laci Betts

**From:** [Kim Edwards](#)  
**To:** [BOC Land Use Appeals](#)  
**Cc:** [Kim Edwards](#); [Tyler Edwards](#)  
**Subject:** letter urging denial of Northside Church land use appeal LU-25-067  
**Date:** Saturday, June 20, 2026 10:49:25 AM  
**Attachments:** [Traffic Map with Labels.docx](#)

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To the Members of the Benton County Board of Commissioners,

I am writing to express my strong opposition to the Northside Church land use appeal before you (LU-25-067). The construction of a large building and parking lot on this parcel of land would irreversibly negatively affect the character and habitat of the area.

There are many available and suitable locations where the church could reside without negative impact to residents and wildlife. The people and ecosystems of Powers Ave cannot simply choose another location, but the church can. The construction of a large building and expansive parking lot would permanently and significantly alter the landscape, habitat, and rural character that RR-2 zoning is meant to protect. Furthermore, the infrastructure required to support a facility of this size—particularly septic or sewer capacity—is not in place and is not adequately addressed in their plans.

While the current proposal includes a gym-style building and parking lot intended for church services, the organization's plans have consistently included other uses of the property – including those that would generate income and violate the conditional use exception permitted in Development Code 63.205. However, once the building is established, there is no undoing the harm when the violation becomes undeniable. I urge you to take action to prevent it now.

The parking lot proposed in their application is not designed to accommodate the 500 attendees they have stated they plan for. At their current meeting location, congregants park illegally across the bike and pedestrian path on Oak Grove Drive (see attached photo), creating safety hazards and obstructing public access. Powers should not be placed in a position where the same issues are repeated due to the allowance of construction in an area not suited for the desired use.

Additionally, granting an exception to RR-2 regulations now would crack open the door for the full execution of their original plan, which includes a school, daycare, and activity/athletics fields. This bait-and-switch cannot be allowed, and it must be stopped now. Allowing construction of a church business on this site sets a precedent that creates risk to all other RR-2 areas in the future and undermines the intent of rural residential zoning – and the protection and preservation that the designation is intended to provide.

I would also like to address a comment made by Commissioner Nicholas Fowler during the Benton County Planning Commission's May 5 meeting. It is not logical to suggest that Powers is already experiencing traffic from the church's current meeting location at Oak Grove Elementary. The attached map clearly shows that the two areas do not overlap in a way that would support that assumption.

For these reasons, I urge the Board to deny this application. The proposed use is irresponsible to and incompatible with the location, zoning, existing community of residents and wildlife, and the environmental and structural resources that define the Powers area.

*Philippians 2:3-4 (ESV): "Do nothing from rivalry or conceit, but in humility count others more significant than yourselves. Let each of you look not only to his own interests, but also to the interests of others."*

Respectfully,

Ty and Kim Edwards  
3507 NW Terrace Dr  
Albany, OR 97321

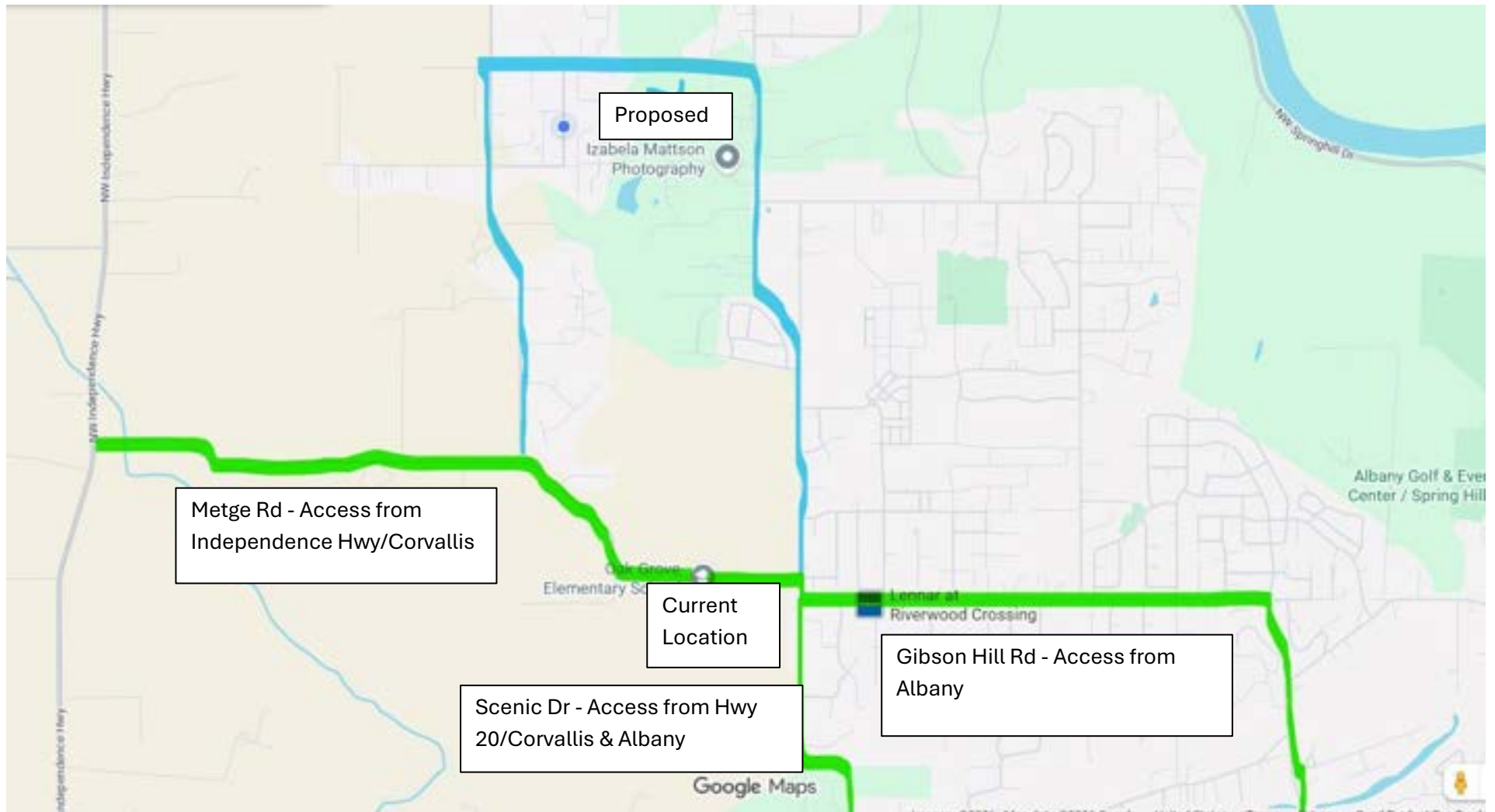
**Attachment C.45**





Green Lines = Roads used to access church in current location (Metge, heavily trafficked sections of Oak Grove & Scenic, Gibson Hill)

Blue Lines = Roads not currently impacted, but would be in permit-proposed location (rural sections of Oak Grove & Scenic, Powers)



**From:** [Charlotte Campbell](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067  
**Date:** Saturday, June 20, 2026 10:32:05 PM

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Greetings to the Benton County Commissioners. This letter is regarding LU-25-067, the Northside Church's appeal of the denial to build at 4500 Powers Ave NW in Albany. I have lived in the vicinity since 1989, first at 3449 NW Scenic Drive and currently at 3425 NW Pineview Place in Albany.

I hope you will finally deny the application to build the church on this site. To allow it to be built would disrupt an entire countryside, including a small country road that's great for walking and biking. To build there would totally change the character of this area. It's well out of the city limits, and nowhere else has so much parking area, traffic, or pollution associated with it except for Oak Grove Elementary which has served students since 1860 and was newly constructed in 2017. The Northside Church has been utilizing Oak Grove for services and events, allowing cars to park in the bike lanes on both sides of the road, as I witnessed most recently on 06/14/2026.

The site is designated as wetland in the National Wetlands Inventory. The beautiful wet meadow bloomed in the spring with camas lilies in the 90's when I walked along Powers Road with my kids. Since then it has been used as a hay field, but those bulbs are most likely still there. I have seen eagles and bluebirds there, and it has been a peaceful and environmentally important place.

The main reason the church gives as an appeal to the denial for the development seems to be that it's not explicitly against the law, no matter what damage it causes, or who it disadvantages. Just because there's no law against it doesn't make it right.

It appears to me that the applicants are very determined to succeed in their goals. It is very likely that the previously proposed Phase II is still desired by the church. This appeal drops the original plan to build two buildings totaling approximately 72,000 square feet, to one and a shed totaling more like 21,000 square feet in order to serve up to 500 people. Once this has been accomplished there will be less to save, less reason to deny more of the same. This may be considered "speculative" but I believe it is very probable. The congregation may grow, the church may wish to offer more services such as child care, or host events as they have been doing at Oak Grove. Would the applicants then search for another site to build on? Or will they, again, ask us to tolerate more traffic, more disruption of the road, land and nature?

I respectfully request denial of this impractical precedent.

Charlotte Campbell, 06/20/2026

Charclick1@yahoo.com

**From:** [Kevin Post](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Public Comment - Opposing LU-25-067  
**Date:** Sunday, June 21, 2026 1:56:19 PM  
**Attachments:** [Submission to County.pdf](#)

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Hello,

I have attached a .pdf for submission to the permanent record of public comment for LU-25-067, and also wish to speak at the appeal on July 7th 2026.

I live on Terrace Drive, off Powers Avenue, and I am directly affected.

I previously submitted a casual comment via email, but this is my more thorough and evidence-based formal opposition letter. It is a pdf and includes color images.

Kevin Post  
3576 NW Terrace DR  
Albany, OR 97321

Kevin Post



SnoTemp Cold Storage

541.343.1694 | [kpost@snotemp.com](mailto:kpost@snotemp.com) | [www.SnoTemp.com](http://www.SnoTemp.com)

My name is Kevin Post, and my family lives on Terrace Drive off of Powers Avenue.

As a Christian, I have no objection to a place of worship. I object to the size and scope of this specific project. Benton County Code states the proposal cannot 'seriously interfere with adjacent land uses or area character, or impose an undue burden on public improvements and infrastructure'.<sup>1</sup> I will prove to you that it will do both of these things.

On June 14<sup>th</sup> 2026, sound levels were measured at a public church event, and also at the proposed build site. The proposed site averaged 50 decibels and peaked at 54 (Figure 1) - total silence, punctuated by birds chirping. The church event averaged 84 decibels (Figure 2) which is equivalent to a diesel freight truck passing by<sup>9</sup>, and peaked at 123 decibels, matching a live rock concert.

Human perception of loudness doubles every 10 decibels<sup>6</sup>, meaning this event was about 11 times louder on average, and nearly 120 times louder at its peak.

In Rural Residential neighborhoods, peace and quiet is a tangible asset. Available research shows that introducing a large multi-use facility like this one with daily activities and regular events like the one on June 14<sup>th</sup> into a rural zone causes a permanent 5 to 15 percent reduction in surrounding residential property values.<sup>4,2,5,7,3</sup> The National Bureau of Economic Research states 'reduced traffic noise exposure leads to significant increases in house prices.'<sup>3</sup> The World Health Organization says *peak* volumes like the ones at the church event have an outsized contribution to noise annoyance.<sup>10</sup> This proposal will 'seriously interfere with adjacent land use and character'<sup>1</sup> by destroying our peace and quiet.

This project also creates an unsafe and 'undue burden on public improvements and infrastructure'<sup>1</sup>. I have submitted photos of the blind hill on Powers at the proposed site (Figures 3,4,5,6). According to the American Association of State Highway and Transportation Officials, a 'crest vertical curve' like this with a nearby 'decision area' like the church entrance is already 'undesirable' and 'should be avoided'<sup>8</sup>, but here the danger is further compounded by the lack of a shoulder that forces vehicles into the oncoming lane when going around pedestrians, and the anticipated spikes in high-density event traffic.

Widening the road to mitigate this danger will strip away trees and vegetation that define the area's visual character and provide privacy. I have provided before-and-after images showing the impact it will have. (Figures 7,8,9,10)

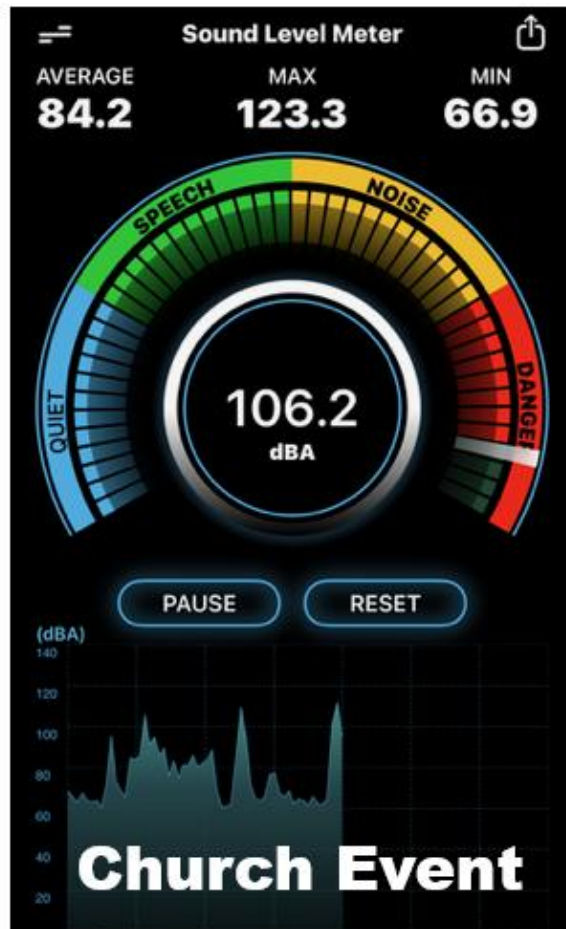


There is no path forward for this proposal that does not violate Code 53.215. Please uphold the Planning Commission's decision and deny the appeal. Thank you.

- 1) [https://cd.bentoncountyor.gov/wp-content/uploads/2023/12/dc\\_ch\\_53\\_aug\\_6\\_2020.pdf](https://cd.bentoncountyor.gov/wp-content/uploads/2023/12/dc_ch_53_aug_6_2020.pdf)
- 2) Babawale, Gabriel (2011) *The Impact of Neighbourhood Churches on House Prices* <https://ccsenet.org/journal/index.php/jsd/article/download/9251/6813>
- 3) Moretti, Enrico and Wheeler, Harrison, (2025) National Bureau of Economic Research, *THE TRAFFIC NOISE EXTERNALITY: COSTS, INCIDENCE AND POLICY IMPLICATIONS*, <https://eml.berkeley.edu/~moretti/noise.pdf>
- 4) Allroggen et al "How Airplane Noise Impacts Home Values" [https://www.nber.org/system/files/working\\_papers/w34431/w34431.pdf](https://www.nber.org/system/files/working_papers/w34431/w34431.pdf)
- 5) Nelson, J. P. (2008). Hedonic property value studies of transportation noise: Aircraft and road traffic. In A. Baranzini, J. Ramirez, C. Schaerer, & P. Thalmann (Eds.), *Hedonic methods in housing markets* (pp. 57–82). Springer. [https://doi.org/10.1007/978-0-387-76815-1\\_4](https://doi.org/10.1007/978-0-387-76815-1_4)
- 6) Vezina, Kenrick (2019) *Loudness and Sound Intensity* <https://www.ebsco.com/research-starters/science/loudness-and-sound-intensity>
- 7) Lindgren, S (2021) A sound investment? Traffic noise mitigation and property values <https://www.tandfonline.com/doi/full/10.1080/21606544.2021.1911861#:~:text=The%20results%20reveal%20positive%20and,10%E2%80%9312%20percent%20on%20average.>
- 8) American Association of State Highway and Transportation Officials. (2018). *A Policy on Geometric Design of Highways and Streets* (7th ed.). Washington, DC. (Section on Decision Sight Distance and Intersections on Crest Vertical Curves).
- 9) Colorado Department of Transportation (CDOT). *Noise FAQs and Typical Noise Levels from Common Sources*. Retrieved from: <https://www.codot.gov/programs/environmental/noise/noise-faqs>
- 10) World Health Organization. (1999). *Guidelines for Community Noise*. Geneva: World Health Organization.



**Figure 1**



**Figure 2**

Figures 1,2. June 14<sup>th</sup>, 2026: Church events are over 10X louder, on average, than 4500 Powers Ave, and almost 120X louder, at peak volumes. (Every 10 decibel increase translates to a doubling of perceived loudness by the human ear.)



Figure 3. Location of blind hill relative to 4500 Powers Ave



Figure 4. No shoulder, pedestrians, a blind hill, and high-density event traffic is a recipe for disaster.





Figure 5. Blind hill, Westbound view



Figure 6. Blind hill, Eastbound view

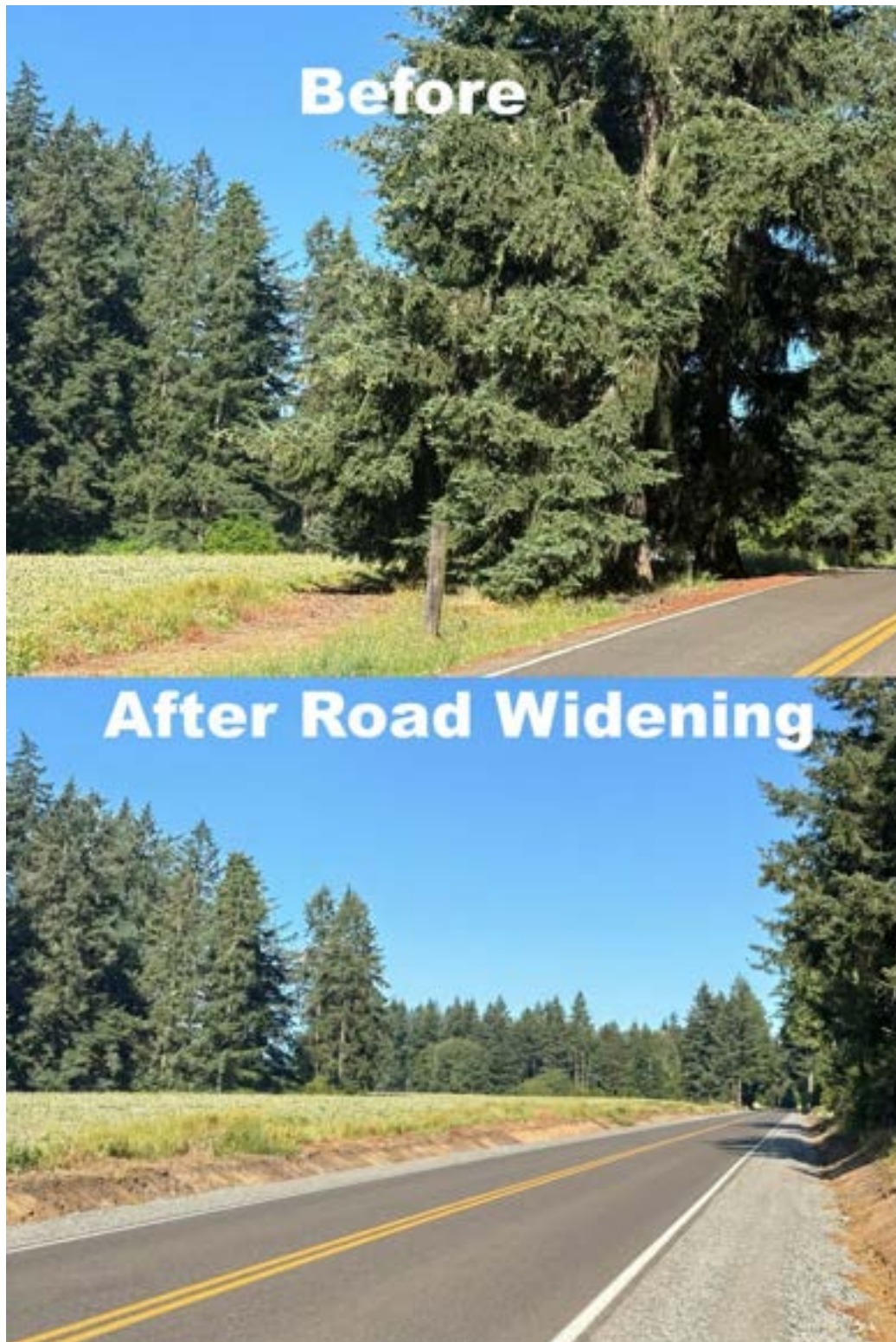


Figure 7



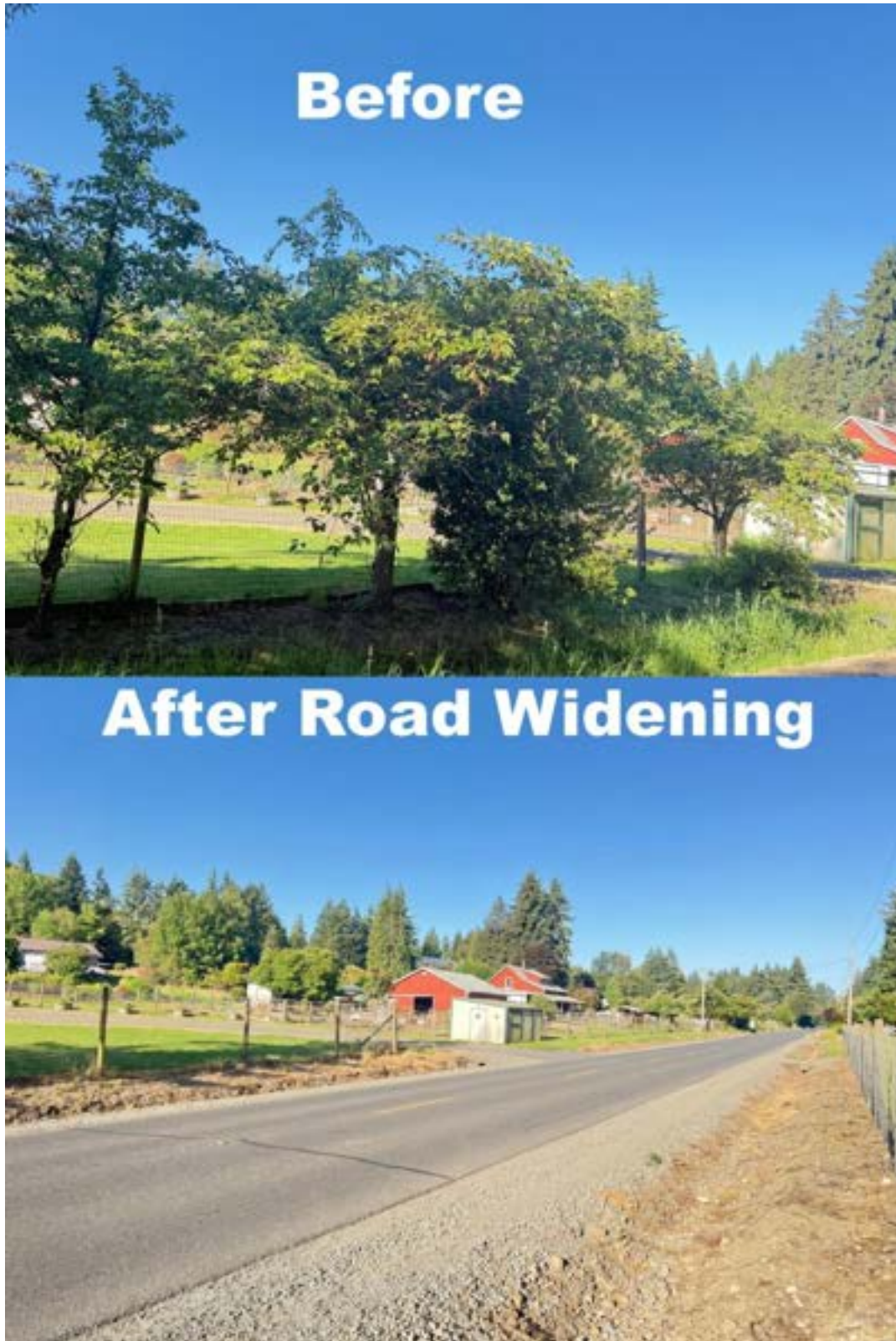


Figure 8



Figure 9

**From:** [JEANNE KRIER](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067  
**Date:** Sunday, June 21, 2026 2:03:46 PM

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Board of Commissioners,

I'm writing to encourage you to deny the appeal of the Northside CUP application planning commission decision.

The planning commission did their homework and understood the impact this large entity would have in this rural area.

I'd like to address the code in sections 53.215 and 53.220.

1.) The proposed development does not fit with the character of the area. It's size and level of activity would change the whole character of this quiet, rural area. In addition to the traffic, the noise from their frequent events would reverberate throughout the whole community.

2.) It imposes a huge burden on public improvements, mainly streets. I encourage you to drive the area. One access to Powers is via Oak Grove. It is a narrow two lane road with minimal margins. Other roads like Dumbeck that neighbors maintain, (country roads that owners are required to maintain), will be impacted for shortcuts, etc. Powers is not the only road in the mix. It is a burden not only to the county, but to owners who put out their own money to fix potholes and repair roads.

In addition, safety is a concern. We walk regularly from Oak Hills onto Oak Grove, Dumbeck, Powers, Scenic and Palestine. Oak Grove and Powers are an equal hazard with no margins. More than once I've landed in, or stepped into, a ditch because someone wasn't paying attention to the road and if you drive by you'll see that ditches are pretty serious around here. Increased traffic will truly impact the livability of the area and the ability to take walks. In addition, roads are hilly and impact visibility. Increased traffic will only increase that hazard.

While the RR2 says the entity can build there, the general understanding of RR2 is 2 acres minimum lots or roughly nine possible homes on that acreage. That is what we expected when we moved here more than 25 years ago. As a taxpayer, I'd also hope you'd consider the tax loss this entity brings to the county with roads that are already financially hard to maintain.

Thank you for your time and careful consideration. An entity of that size is not a fit for this rural community.

Jeanne Krier  
4974 NW Oak Hills  
Albany, OR 97321

**From:** [Steve Anderson](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Northside Church #LU-25-067  
**Date:** Sunday, June 21, 2026 2:40:40 PM  
**Attachments:** [Letter to Benton County CommissionersWritten Testimony for File #LU-25-067.pdf](#)

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Northside Church #LU-25-067 written testimony attached below.

Stephen Anderson  
3045 Liberty St.SW  
Albany, OR 97321



June 21, 2026

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

Dear Benton County Board of Commissioners,

My name is Stephen Anderson and I and my wife Darca reside at 3045 Liberty St. SW. 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 was born in 1955 in Albany and raised my entire life here. And I spent my entire 42 year working career at the U.S. Bureau of Mines which later became the U.S. Dept. of Energy. During those years I have watched Albany grow from the original downtown area to now include farmland to the East and then include the rural North Albany area. While growth is inevitable over time, making best use of Albany's growth would be to everyone's benefit. Today's trend is to fill up every inch of space with high rise townhouses with absolutely no open or very little open spaces.

Northside Church's proposed facility on Powers Avenue would leave a large part of the 19+ acreage open to retain as best as possible a rural feeling. As I've witnessed in the past, RR-2 properties such as this usually end up being developed with multiple residential homes which would definitely destroy any kind of rural feeling.

I have seen Northside's strong effort to be a good neighbor with thoughtful adjustments to its design, landscaping, and site planning to complement the surrounding neighborhood. Other developers for the most part would not make that a high priority.

Northside is not a commercial business. It is a local church body whose purpose is to serve people, strengthen families, care for those in need, and provide spiritual, emotional, and practical support to the community. My wife and I have been part of Northside now for about 6 years and have witnessed first hand the genuine character and care for people in our community, something that is sorely missing in our culture today.

Churches serve a unique public role in rural communities, providing community support, youth programs, and care for families in ways that extend way beyond membership.

The North Albany area has always been a large part of my life as we still have many family and friends connected to that part of town.

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, Stephen Anderson



**From:** [Kiki Alexander](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Written testimony for file number LU-25-067  
**Date:** Sunday, June 21, 2026 3:01:06 PM

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Dear Benton County Board of Commissioners,

My name is Elizabeth Kiki Alexander and my address is 1073 S. E. Goodnight Ave. Corvallis, Oregon. I am writing to express my support for file #LU – 25–067 about the proposed church development in North Albany on Powers Avenue on RR 2 zoned land.

I respectfully ask the board to approve this application based on legal standards and the broader public benefit of the rural community.

1. It is consistent with Oregon law regarding religious land use.
2. It is compatible with rural residential (RR2) zoning intent.
3. There is no evidence that public services cannot support the church's use.
4. Supporting this application maintains the fairness of land use principles.
5. Rural churches strengthen their rural communities.

With the above points in mind, I respectfully urge the board to approve File# LU-25-067.

Thank you for your thoughtful consideration of this application and your service to the board.

Sincerely,  
Elizabeth Kiki Alexander

Sent from my iPhone

**From:** [mgjdw](#)  
**To:** [BOC Land Use Appeals](#)  
**Cc:** [mgjdw](#); [Willcox Joyce](#)  
**Subject:** Support for File #LU-25-067, Proposed Church Development  
**Date:** Sunday, June 21, 2026 3:31:22 PM

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Dear County Board of Commissioners,

We are writing in support of the church development on RR-2 zoned land in North Albany on Powers Road. To introduce ourselves, we are:

Mitchell and Joyce Willcox  
3205 NW Huckleberry Pl  
Corvallis, OR 97330

My wife and I are certainly unqualified to speak to the laws and regulations applicable to the proposed church development. However, we are confident that these have, or will be addressed by those who are.

Many communities, including the one we live in, can be understandably leery of proposed changes. Opposition may be based on "we like things just the way they are" and specifics developed to support this view point.

We respectfully urge the Board to approve this application based on the legal standards and the broader public benefit to the rural community.

Sincerely,  
Mitchell and Joyce Willcox

**From:** [Pat Kelley](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU 25-067  
**Date:** Sunday, June 21, 2026 5:13:38 PM

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Dear Sirs,

I am writing in opposition to the appeal before you with regards to construction of a church or gym and parking lot on Powers Ave NW Albany.

First, most roadways outside the city limits in North Albany are not constructed and maintained to handle the amount of car traffic this church would generate on Sundays and other weekdays/Saturdays for other church activities. Costs to maintain Scenic Drive flowing into Powers would increase because of increased wear and tear. I believe car trips to this church would not be limited to once a week. In the past as a church goer in town, I would typically be at church 2-3 times a week.

I use Scenic Drive about 4 times a month when returning home from Albany. Traffic is light as it is on Powers which I use maybe twice a month. I'm extra careful when turning from Scenic onto Powers because of steep shoulders. Oak Grove Drive is another roadway to Powers but this road going north from Metge Ave is bumpy and not well maintained in my opinion.

My second reason for being in opposition is that the church/traffic/ people would spoil the rural flavor of this area. Residents bought homes in this area to enjoy the outdoors. Wildlife frequents this area making for a peaceful environment. People walk these rural roads. It's quiet.

As a homeowner here since 1977, there have been changes in the area which have kept with the rural feeling. Now we are faced with a large church that wants to build in our midst and I strongly object.

Thank you for the opportunity to voice my opinion and I sincerely hope this appeal LU-25-067 is denied.

Respectfully,  
Patricia A Kelley  
4045 MW Glenwood Ave  
Albany, OR 97321

**From:** [THOMAS CAPEL](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067  
**Date:** Sunday, June 21, 2026 7:32:22 PM

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Commissioners:

My name is Thomas Capel, 5064 NW Scenic Drive, Albany, Oregon 97321. I am writing to ask you to deny this Appeal of the Planning Commission's Denial of the Northside Christian Church Conditional Use Permit (File Number LU-25-067).

The planned use of this land is, currently, an 18,902 square foot gymnasium to serve as a place of worship and a multiuse facility for up to 500 attendees per event. A gymnasium is not a church. And even if it is to be used as a place of worship, it is not a church in the rural sense of the word. A church in a rural setting would serve maybe 20 to 30 people during one service per Sunday or Holy Day. Not 500 people twice per Sunday as the Appellants are planning. They also plan to use this gymnasium/church for other unspecified functions. How many people would attend these events, how many times per week?

This is a Mega-Church suitable for an urban -- not rural -- setting with adequate infrastructure to handle the massive amount of automobile traffic generated by planned events. Powers Avenue NW is not adequate to handle this traffic. Neither is Scenic Drive or Oak Grove -- the two adjacent streets.

Please deny this appeal.

Thank you,

Thomas Capel

5064 NW Scenic Drive

Albany, Oregon 97321.

**From:** [Lynda Capel](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** File Number:LU-25-067  
**Date:** Sunday, June 21, 2026 8:23:42 PM

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Dear Benton County Commissioners,

My name is Lynda Capel, residing at 5064 Scenic Dr. NW, Albany OR 97321.

I'm writing to ask you to deny the approval of the application submitted by Northside Christian church to build in two phases: an 18,902 square foot temporary gymnasium for up to 500 people, a 54,709 square foot sanctuary, a 2,160 square foot storage building and, parking spaces for 736 vehicles, not the 269 they claim.

The gymnasium would provide daily youth meetings and a daycare center for up to 58 children. This will be a very busy place and definitely not a church for a quiet, rural neighborhood.

The applicant also tells us they are unwilling to pay for the paving of and changes to Powers Rd. All changes necessary to accommodate them!

Fire season grows longer and more intense every year. Many subdivisions have been and are still being built in No. Albany with no thought of road improvements for increased traffic or evacuation routes. A building the size of the applicant's request in this rural neighborhood will only add more traffic and confusion to this situation.

The proposed use of this property seriously interferes with uses on adjacent property, with the character of the area, and with the purpose of the zone.

Please deny this application.

Thank you.

Sincerely,

Lynda Capel

5064 Scenic Dr. NW

Albany, OR 97321



**From:** [Margarita Rumsey](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067 Opposition Letter- Margarita Rumsey  
**Date:** Sunday, June 21, 2026 8:42:01 PM  
**Attachments:** [LU-25-067 Opposition Letter.pdf](#)

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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

**To:** Benton County Planning Commission

**From:** Margarita Rumsey, Jared Rumsey, & Yvette Garzanich

3659 NW Knollwood, Dr

Albany, OR

97321

**Date:** 6/21/26

**Subject:** LU-25-067 Conditional Use Permit

**Property:** 4500 NW Powers Avenue

#### PURPOSE

I respectfully request that the Planning Commission evaluate this application based on the evidentiary record and applicable approval criteria rather than on generalized assurances that impacts will be addressed in the future.

While the applicant has reduced the proposal to Phase I, the proposed development remains a 500-seat assembly facility with substantial traffic generation, parking demand, lighting, noise, and environmental impacts in a rural residential area. The applicant bears the burden of demonstrating compliance with approval criteria through substantial evidence. Based on the time I've taken to analyze the documents on record, I believe that the current record does not satisfy that burden.

#### I. THE TRAFFIC ANALYSIS FAILS TO ADEQUATELY EVALUATE PEAK IMPACTS

The applicant repeatedly emphasizes that Phase I will generate approximately 194 average daily trips and that total roadway volumes remain below Transportation System Plan thresholds.

However, churches are not primarily evaluated based on average daily traffic. They are characterized by concentrated arrival and departure periods.

The relevant question is not whether daily traffic remains below 700 vehicles per day. The relevant question is whether the roadway can safely accommodate:

- Concentrated arrivals before services;
- Concentrated departures after services;
- Special events;
- Holiday services;

- Gymnasium activities;
- Childcare operations; and
- Simultaneous activities occurring on the site.

The traffic analysis does not provide:

- Peak-hour capacity calculations;
- Queueing analysis;
- Gap acceptance analysis;
- Intersection operational analysis;
- Turn movement studies;
- Special event analysis; or
- Worst-case operational scenarios.

Without these analyses, the conclusion that roadway improvements are unnecessary is unsupported.

## **II. THE APPLICANT IMPROPERLY TREATS SAFETY AS A VOLUME ISSUE**

The memorandum repeatedly argues that because traffic volumes remain below TSP thresholds, roadway improvements are unnecessary.

Roadway improvements may be required to address safety concerns independent of roadway capacity. Rural roadway safety is influenced by:

- Narrow shoulders;
- Sight distance limitations;
- Turning conflicts;
- Pedestrian movements;
- Bicycle movements;
- Emergency vehicle access; and
- Roadway geometry.

The applicant provides little analysis of these issues and instead relies primarily on average traffic volumes.

I urge the Planning Commission not to assume that low traffic volumes automatically equate to acceptable safety conditions.

## **III. PEDESTRIAN IMPACTS HAVE NOT BEEN ADEQUATELY EVALUATED**

The applicant argues that NW Powers Avenue is not intended to function as a pedestrian corridor and suggests that improvements could encourage pedestrian use.

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.

#### IV. THE MEMORANDUM RELIES ON ASSERTIONS RATHER THAN ANALYSIS

Throughout the memorandum and traffic report, numerous conclusions are presented without supporting technical analysis.

Examples include statements that:

- Extended queueing is not expected;
- Sufficient traffic gaps will exist;
- Roadway operations will not be materially altered;
- Traffic increases will not create safety concerns; and
- Roadway improvements are unnecessary.

These are conclusions, not evidence.

I ask the Planning Commission to require supporting calculations and analysis before relying on these statements.

#### V. THE APPLICANT HAS NOT DEMONSTRATED THAT CORRIDOR SAFETY CONCERNS ARE UNRELATED TO THE PROJECT

The memorandum repeatedly argues that roadway deficiencies are pre-existing and therefore should not be addressed through project conditions.

This position is inconsistent with basic land use principles.

The fact that roadway deficiencies already exist does not mean a development may add traffic without mitigation. New development can exacerbate existing deficiencies.

The relevant question is whether project traffic contributes to existing safety concerns.

The applicant has not demonstrated that it does not.

#### **VI. ENVIRONMENTAL UNCERTAINTIES REMAIN**

The memorandum acknowledges:

- Wetlands have been identified;
- Delineations remain under review;
- State and federal agencies may require permits;
- Stormwater approvals remain outstanding; and
- Additional environmental review may be necessary.

Therefore, the record does not establish with certainty that environmental impacts can be avoided or fully mitigated.

Instead, the applicant asks the Commission to assume future permitting processes will resolve outstanding issues.

Please do not rely on assumptions regarding unresolved environmental matters.

#### **VII. RURAL CHARACTER AND COMPATIBILITY HAVE NOT BEEN ADEQUATELY ADDRESSED**

The applicant argues that because churches are conditionally allowed in the RR-2 zone, compatibility concerns are largely resolved.

This is incorrect.

Conditional use review exists precisely because an allowed use may still be incompatible at a particular location, scale, or intensity.

The relevant issue is not whether churches are allowed in RR-2.

The relevant issue is whether a 500-seat assembly facility with nearly 19,000 square feet of building area, 189 parking spaces, associated lighting, traffic, and event activity is compatible with the surrounding rural residential environment.

The applicant has not demonstrated that these impacts can be accommodated without substantial effects on neighboring properties.

#### **VIII. THE PLANNING COMMISSION SHOULD REQUIRE SUBSTANTIAL EVIDENCE BEFORE REMOVING ROADWAY IMPROVEMENTS**

The applicant requests removal of roadway and frontage improvement requirements.



However, the record lacks the technical analysis necessary to demonstrate that such improvements are unnecessary.

At a minimum, we ask that the Commission should require:

- Peak-hour traffic analysis;
- Queueing analysis;
- Gap acceptance analysis;
- Turn movement analysis;
- Safety analysis;
- Pedestrian analysis; and
- Evaluation of special event traffic conditions.

Absent such evidence, how can a conclusion be made that roadway improvements lack nexus or proportionality.

## CONCLUSION

The current record contains significant unanswered questions regarding transportation safety, roadway adequacy, environmental impacts, and compatibility with surrounding rural residential uses.

I respectfully request that the Planning Commission either:

1. Deny the Conditional Use Permit because the applicant has not demonstrated compliance with applicable approval criteria; or
2. Continue the matter and require additional transportation, safety, environmental, and compatibility analysis sufficient to establish compliance through substantial evidence.

Respectfully,

Margarita Rumsey

Jared Rumsey

Yvette Garzanich

**From:** [Nathan Conroy](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067 Powers Church Construction  
**Date:** Sunday, June 21, 2026 9:38:23 PM

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I am a resident of Benton County living in North Albany.

I am writing to express my desire that the North Albany Church select a different location then the Powers Drive location for the construction of its church.

North Albany Church is a valued member of the community and we have many friends who attend there. However, ideally the church would revitalize an existing building or build in an area where vibrant ministry will add to the neighborhood rather than change its character. For example, I have been excited to hear some discussion of the church potentially renovating the old Tom's garden Center building and utilizing that existing infrastructure to transform what is currently in abandoned property into a visible and lively part of town.

Thank you for your consideration.

Nathan and Theresa Conroy  
2973 NW Essex Ave, Albany, OR 97321

**From:** [Dan Austin](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** File # LU-25-067  
**Date:** Sunday, June 21, 2026 9:47:01 PM

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Dan and Elaine Austin  
2714 Amble Side St. NW  
Albany, OR 97321

Re: Support for File #LU-25-067 – Northside Church Proposed Facility on Powers Avenue

To the Benton County Board of Commissioners:

We are writing in support of File #LU-25-067 regarding Northside Church's proposed facility on Powers Avenue. We respectfully ask that you approve this application.

There are many reasonable factors to consider in any land use decision. From our perspective, however, we would like to share what this church congregation has come to mean to us and the positive impact it has had on our lives and community.

When we retired and moved to Albany, we hoped to find a church that shared our beliefs, provided meaningful relationships, and offered opportunities to serve others. We found all of those things at Northside Church.

After arriving, we asked Pastor Jamey if we could help form a Senior Adult group to connect with other retired residents. Through that effort and many others, we found numerous ways to serve both within the church and throughout the community. Members volunteer in the children's ministry, assist in the church office, serve as greeters on Sunday mornings, help set up and take down chairs and equipment each week, contribute musical talents, and assist with worship services.

Beyond the church itself, members participate in community service projects, help clean school properties, provide meals for those who are sick, elderly, or recovering from medical procedures, and reach out to newcomers to create a welcoming and supportive environment. The congregation also works to show appreciation for Oak Grove Elementary School staff and Albany's dedicated first responders.

We believe a permanent facility will allow Northside Church to continue and expand this work in a stable, well-managed location. The proposed facility would provide space for worship services, youth programs, senior adult activities, community support efforts, and other

opportunities for service that benefit Albany residents.

For these reasons, we respectfully request approval of File #LU-25-067.

Thank you for your consideration.

Sincerely,

Dan and Elaine Austin



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REGARDING CUP APPLICATION 6-16-25  
FILE # LU-25-067

ARE THEY ALLOWED TO IGNORE THE BUILDING RULES BECAUSE THEY ARE A CHURCH AND HAVE A LOT OF WEALTH?

I HAVE BEEN HERE IN NORTH ALBANY FOR 40 YEARS +

OTHER BUILDERS FOLLOWED LAND USE RULES AS FAR AS I KNOW.

ONCE THE BUILDING OF THIS LARGE STRUCTURE IS ALLOWED FOR BUSINESS PURPOSES WHERE DOES IT END?

CAN POWERS BE REPAIDED ONCE IT IS ALL OUT UP TO PUT IN UTILITIES AS HAS HAPPENED FOR THE 2 LARGE HOMES TO THE NORTH OF PROPOSED STRUCTURES?

SORRY ABOUT THE BAD HANDWRITING, 83 YEAR OLD FINGERS.

*Larry Stevens*

**S**

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

P.S. ARE THE NEIGHBORS BEING IGNORED?



S

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

PORTLAND OR RPDC 972

17 JUN 2026 PM 6 L



BOARD OF COMMISSIONERS  
4500 SW RESEARCH WAY  
CORVALLIS, OR 97333

97333-109300



**From:** [GUY HEAGNEY](#)  
**To:** [BOC Land Use Appeals](#); [GUY HEAGNEY](#)  
**Subject:** Land Use Appeal (File #LU-25-067) Northside on Powers Avenue (We Understand)  
**Date:** Monday, June 22, 2026 12:05:10 AM

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Dear Ladies & Gentlemen of Benton County,

In regards to the concerns of the people who live on Powers Avenue about our church proposing a property to be built, my family understands their concerns all too well, even though we are active members at Northside and not just visiting or random volunteers.

You see, we gained perspective on this topic when a community of homes were built across Hwy 99 from our home, it took us some time to get use to it. That Benton County approved development not only took our view of the trees, hills, and green grass but it caused " increased traffic generation, more need for roadway capacity (we could still use a round-a-bout though to reduce the speed and traffic accidents near Adair since we are on a highway), challenged the water needs (but two new water tanks were put on the hill east of us by the city to accommodate the growth), city sewer expansion occurred, groundwater concerns still exist somewhat I would assume, stormwater management concerns still exist somewhat I would assume, environmental impacts happened (fox, skunks, squirrels, birds of all sizes, and cougar ventured into our neighborhood in large numbers after that build), and changed our overall landscape as we knew it with their chosen home site colors and designs". But because it was homes being built, and not a church, we really didn't have any say-so about it. The building, landscaping, and road mapping were agreed upon and the county approved it.

We are not certain if we see a difference, except that Northside has proposed many ideas to help the property to be environmentally minded and beautiful, have thought of ways to keep the light and sound at a lower level, and even changed some of their initial planning ideas to accommodate the community. We didn't see that many allowances being made across the street from us even though we live in a community made up of 1 and 2 acre lots and wanted to remain rural. The homes were tightly built together and the landscaping was minimal, and even missing a west facing fence (we can easily see the people across from our house). We simply had to accept that "the concerns of a few were in the shadow of the many who benefited".

In time, we must admit that we have grown accustom to the change, seeing the lights up during the holidays is heart warming, and knowing that families who are starting out can buy a home that is still relatively affordable... lessons the blow a bit.

Change makes people (like us) uncomfortable... but change can also be productive and helpful for a community as a whole.

Imagine our surprise when we found out that two more neighborhoods the size of the one that was put in across from us are being added on in the foreseeable future. But we thought about it again and we realized that change is needed to benefit families and the greater good. The proposed walking paths will benefit everyone, and the landscaping is pretty. As neighborhoods like ours (off of Arboretum Road) have

adapted, then possibly the neighborhood on Powers Avenue can adapt as well, for the greater good of the North Albany community.

Will things change? Yes. To say it wouldn't... just wouldn't be honest. But will the changes be a benefit to the community? Yes. Northside has a heart for North Albany and will work together to make the property on Powers Avenue a supportive and caring place, share the parking lot, provide beautiful landscaping and places to walk and sit, and provide resources for individuals and families who live there.

We write to you in support of File #LU-25-067 regarding the proposed facility for Northside Church on Powers Avenue because while we understand the concerns all too well, we also understand the need.

And once again, "the concerns of a few will be in the shadow of the many who will benefit" and Benton County will have once again made a decision for the greater good.

Thank you for your consideration.

Tami & Guy Heagney  
9094 NW Arboretum Road  
Corvallis Oregon 97330  
Cell #541-990-4060

**From:** [Jonathan Powell](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** File Number LU-25-067 - Northside Church Building Project  
**Date:** Monday, June 22, 2026 9:22:47 AM

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Dear Commissioners,

I am writing to express my strong support for the Northside Church building project identified as File Number LU-25-067, located at 4500 Powers Ave NW, Albany, Oregon.

Northside Church has long served as an important part of the local community, providing not only a place of worship but also a place for connection, service, and community outreach. The proposed building project represents a meaningful investment in the continued positive impact on the local community by the church, its staff, and its members. My family has benefited greatly from Northside Church, and I have seen firsthand many others experience life-changing spiritual growth and connection through their involvement with this church community.

Projects like this often extend benefits beyond the congregation itself. They contribute to community stability, provide gathering space for events and service initiatives, and support programs that address both spiritual and practical needs. The proposed facilities will allow Northside Church to better serve the broader North Albany area for years to come.

From a community planning perspective, the project appears to be a thoughtful use of the property and consistent with the needs of a growing population in the area. I believe the development will enhance the neighborhood and provide long-term value to the community. For these reasons, I respectfully urge the Board of Commissioners to approve the Northside Church building project under File Number LU-25-067.

Thank you for your time and consideration.

Sincerely,  
Jonathan Powell  
2768 Amble Side St NW  
Albany, OR 97321

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**From:** [Lora Dill](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067  
**Date:** Monday, June 22, 2026 10:16:22 AM

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Mr. & Mrs. W. Shand Dill  
3589 NW Terrace Drive  
Albany, OR. 97321

RE: LU-25-067

Board of Commissioners at Benton County Oregon,

We are opposed to the project at 4500 NW Powers Avenue. The proposed project would significantly alter the character of the neighborhood in countless ways including, but not limited to noise, traffic and lighting conditions.

A facility of this size will need a large HVAC system, increasing noise levels. During events and other large gathering noise impacts will be unavoidable. The residents who moved into the community did so because of the rural, quiet and serene neighborhood. We did not move here to be next to a commercial facility.

A large facility with multiple uses will increase traffic, affecting road safety for pedestrians, school bus routes, and cyclists. Emergency vehicle access may also be impacted if parking overflows to NW Powers Avenue.

The need for exterior lighting will directly impact surrounding residents and potentially affect nearby neighbors who enjoy stargazing.

A large facility with plans to hold events throughout the year will increase the amount of non-residents in the area which may increase crime rates and reduce safety in the neighborhood.

Think about this facility being constructed in your neighborhood and how it would change it. We do not want this facility in our neighborhood. SAVE NW POWERS AVENUE.



**From:** [Matthew Kimmell](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Letter in Support re: LU-25-067  
**Date:** Monday, June 22, 2026 10:27:12 AM

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To the Benton County Commissioners,

I respectfully ask that you grant the conditional use permit for our church, Northside Church. We understand that land-use decisions can generate strong opinions, and we recognize that some neighboring residents have expressed concerns. However, conditional use decisions should ultimately be based on the applicable law, the established criteria, and the findings and recommendations provided by the professional staff and experts who evaluated the application.

Public sentiment alone, whether favorable or unfavorable, should not outweigh the objective standards established by the county. If the application satisfies those standards and the concerns raised can be reasonably addressed through conditions, we respectfully request that the permit be approved.

Our church desires to be a positive and responsible neighbor. Throughout the years, we have sought to serve our community through practical assistance, support during difficult times, outreach efforts, and programs that benefit families, children, students, and those in need. We believe that our presence would strengthen the surrounding area and provide a gathering place dedicated to serving others.

This proposed location was not our first choice. We have diligently explored opportunities closer to the school where we currently meet. In several cases, property owners were willing to sell to us, but county and state zoning restrictions prevented those possibilities from moving forward. We have made every effort to find an appropriate location that complies with applicable regulations and allows us to continue serving our community.

We recognize that some residents may not yet understand the kind of neighbors we intend to be. Churches are not merely buildings; they are communities of people committed to caring for others and contributing to the welfare of the places where they reside. We are committed to working cooperatively with our neighbors, addressing reasonable concerns, and being good stewards of the property entrusted to us.

We respectfully ask that this application be considered on its merits and according to the law. We believe the evidence, the expert reports, and the applicable standards support approval of the conditional use permit. We hope to continue serving this county and its residents for many years to come.

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

Sincerely,

Matthew Kimmell

On behalf of our family including: Rebecca, Adeline, and Jebidiah

2123 NW Lariat St.

Albany OR 97321

**From:** [gary.eaton](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Northside Church #LU-25-067  
**Date:** Monday, June 22, 2026 10:30:30 AM  
**Attachments:** [Benton Co Support Letter file #LU-25-067.docx](#)

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Ladies and Gentlemen,

Attached is a letter of support regarding file #LU-25-067

Thank you.

Gary L Eaton email: togaryleaton@yahoo.com

Date: June 21, 2026

Subject: Written Testimony for File #LU-25-067 Dear Benton County Board of Commissioners

Dear Benton County Board of Commissioners,

My name is Gary Eaton and I reside at 4340 NW Stone Ridge Ave in Albany, Oregon. My property is less than a mile from the subject Powers Ave property which Northside Church is seeking to build their church on.

It was disappointing when the Planning Commissioners declined our application despite the favorable input from the Planning Team. Indeed, some of the considerations used to form the denial decision appeared to be out of scope or based on assumptions, not fact. I am grateful we have the opportunity to appeal. Thank you for hearing us.

The opposition group, while small in numbers, has done a good job of being vocal and secured considerable support from people who do not reside in the North Albany area. The primary opposition claim of supporting the community is overstated. Indeed, they support the view of some but not the majority of folks in North Albany. We are sensitive to potential concerns of neighbors and have sought to address those concerns within the plan and with the Planning Team. Opposition campaigns lean on distortions of truth and this practice has been exploited in this opposition campaign as well.

I simply ask you for two considerations. One, to be clear of the facts of what we are truly building on this property. It is not a mega-church. It is a modest house of worship and we are not requesting 700 parking stalls, etc. A lot of misinformation has been shared. Request number two is to give voice to the many community residents who truly want the church built on the Powers property. Our week to week attendance is around 400 people. We have grown significantly since launch because the community is thirsty for a God honoring house of worship and the fellowship and community support that comes with it. In fact, our most significant growth is the attraction of young families.

Indeed, the community is made up of some people who prefer not to have a church built, but a much more significant, though less vocal majority of residents, would love to have the church built. I respectfully ask your support to study the degree to which our planning incorporates sensitivity to neighbors' concerns. And I also seek your support to assure the full community is considered in your decision, not just the vocal and emotional opposition.

Northside Church and the Benton County Planning Team have developed a good plan. I respectfully encourage approval of File #LU-25-067.

Thank you for your time and service.

Sincerely,

Gary Eaton

**From:** [Daniel&Rosanna Chen](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** #LU-25-067  
**Date:** Monday, June 22, 2026 11:27:17 AM

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#LU-25-067

In 2017, our family moved from Corvallis to North Albany. At the time, all of our lives were still centered in Corvallis. I worked there, our friends were there, and we never really planned on staying in North Albany long-term. We assumed that one day we would end up back in Corvallis.

Later that year, our first son was born, and everything changed.

We spent countless hours walking to parks, meeting other families, and getting connected to the community. My wife joined a moms group and began to fall in love with North Albany. As our son grew, so did our roots.

When he turned four, youth sports became a big part of our lives. Through programs at the YMCA, we met families from all over the area. I started coaching whatever sport my son was playing—flag football, basketball, wrestling, soccer, and baseball. Coaching gave us an even greater appreciation for the North Albany community. Most of the kids I coached lived nearby, creating a strong sense of connection and belonging.

Many evenings were spent gathering neighborhood kids and meeting at Gibson Hill, Riverview Park, or North Albany Park. Whenever the weather was nice, that's where we seemed to be—surrounded by our son's friends and their families.

In 2022, we made the difficult decision to leave the church we loved in Corvallis and become part of what God was doing at Northside Church. It immediately felt like home. Our son already knew many of the kids through school and sports, making the transition easier for our family.

Around that same time, our second son was born and later developed a serious heart condition. During one of the most difficult seasons of our lives, Northside came alongside our family in remarkable ways. The love, support, prayers, and practical care we received were a powerful reminder of what the Church is meant to be. Even today, that support continues.

Our boys have made some of their best friends here. My wife has found a community of moms who encourage and support one another. Through Northside, we have built relationships with countless neighbors and families throughout North Albany.

Northside has become a pillar of community for North Albany. It has certainly become a pillar in our own lives. We have watched God use this church to bring people together, create meaningful relationships, and provide a place where families can find hope, support, and belonging.



Just as our family found refuge and community here, I believe Northside will continue to play a vital role in strengthening the fabric of North Albany for years to come. It has been a privilege to witness and be a small part of what God is doing through this church.

— Daniel Chen

**From:** [Shane Lyon](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067  
**Date:** Monday, June 22, 2026 11:48:44 AM

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Hello,

I am submitting my written opposition to the Northside church CUP. (LU-25-067)  
The decision to deny their request was the correct decision. One of the main criteria is whether the project will change the character of the area. A gym, daycare, pickleball, walking trails, etc, will significantly change the character of the area. What is proposed is not simply a church, it's an events venue and a business, they hold bazaars, concerts, etc.  
They do not want to make the required road improvements. Powers has no shoulders and lots of walkers. Where do they propose to have the people attending their events park when the lot is full? The increase in traffic twice a day for daycare, hosted events, gym, pickleball, the people that live around this property and paid a premium to not live near a business and events venue should not have this forced on them.  
Please uphold the decision to deny.

Thank you,  
Shane Lyon  
3590 NW Scenic Dr. Albany 97321

**From:** [TERRY WICHERT](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067 Opposition Feedback  
**Date:** Monday, June 22, 2026 12:14:53 PM

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Board of Commisioners,

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.

The fact the church and its parishioners are pushing back on having to pay to upgrade the infrastructure, should the proposal go through, shows how lousy a neighbor this group would be should the proposal pass. Why should the existing community be subject to the additional associated risks without the improvements? Land use rules are set for a reason and should be abided. Should the decision be made to allow for this land use exception, what will be next?

Thank you,

Terry & Suzanne Wichert  
3539 NW Scenic Dr.  
Albany, OR. 97321

**From:** [L Goeltz](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067  
**Date:** Monday, June 22, 2026 12:20:29 PM

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Dear Friends,

I hope that you will deny this appeal. This use is totally incompatible with the surrounding area and will dramatically alter its ambiance and livability. I would encourage each of you to visit the area and see for yourselves the impact that this use and the related traffic would have on the surrounding area.

Thanks for your consideration.

Larry Goeltz  
2649 NW Westminster Way  
Albany, Oregon 97321

LU-25-067 June 22,2026

Dear commissioners

I'm writing to say we are very strongly opposed to the Northside mega church. 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.

6/22 @ 12:46 p.m.

LB

★ **FREE ADMISSION** ★ **FAMILY FRIENDLY EVENT!**

# ★ SUMMER ROUNDOUP ★

★ **SADDLE UP FOR AN EVENING OF WESTERN FUN FOR THE WHOLE FAMILY!** ★

## ★ JOIN US FOR: ★

★ **LIVE MUSIC** featuring local band Divertedified

★ **FREE MECHANICAL BULL**

★ **FREE POPCORN & ICE CREAM SANDWICHES**

★ **FREE BOUNCE HOUSES & CARNIVAL GAMES, AND MORE!**

We'll also have a variety of food carts available for purchase, so come hungry and bring a little spending money. We're partnering with Linn Benton Food Share to collect non-perishable food donations such as canned veggies/fruit, canned meals/soups, and whole grain cereals to support their food pantry and meal site network.

## ★ SUNDAY MORNINGS ★

Join us on Sundays at 10:00 AM at Oak Grove Elementary! Kids Church is provided for ages 0-5th grade, Middle School & High School Youth meet Sunday Evenings at the church office.



★ **JUNE 14** ★ **4:00 - 6:30 PM** ★  
★ **@ OAK GROVE ELEMENTARY** ★



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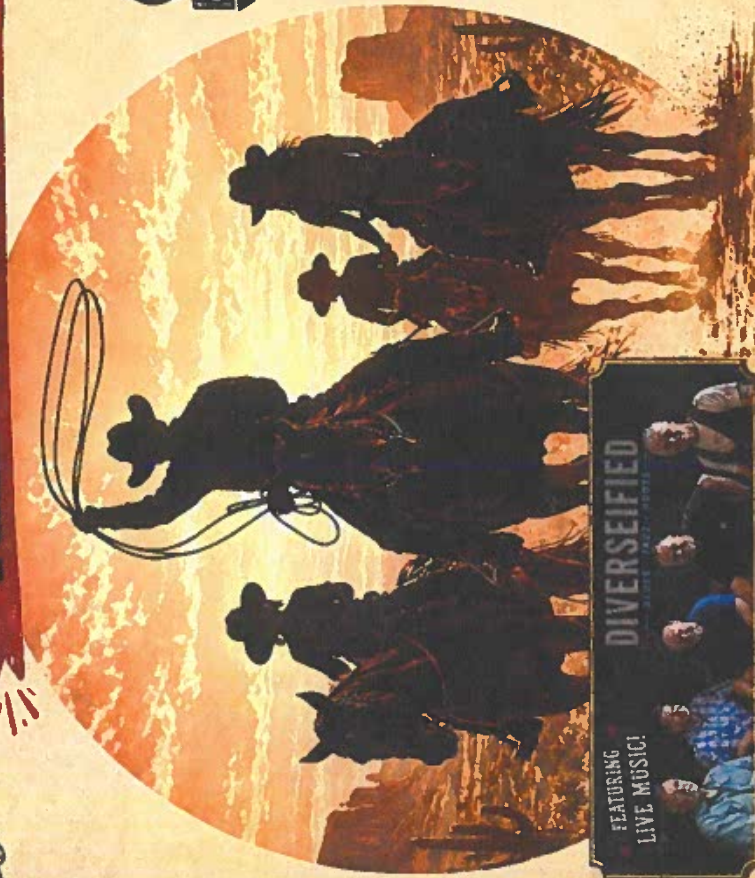


# SUMMER ROUND UP

★ **JUNE 14** ★

4:00 – 6:30 PM

@ Oak Grove Elementary



FEATURING  
LIVE MUSIC!  
DIVERSEIFIED

- ★ **MECHANICAL BULL** ★ **FOOD CARTS** ★ **CARNIVAL GAMES** ★ **BOUNCE HOUSES**

★ ..... **FREE ICE CREAM SANDWICHES & POPCORN** ★

★ **COLLECTING NON-PERISHABLE FOOD**  
For Linn Benton Food Share

**From:** [Bryan Miyagishima](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Re. LU-25-067  
**Date:** Monday, June 22, 2026 12:29:20 PM  
**Attachments:** [image.png](#)

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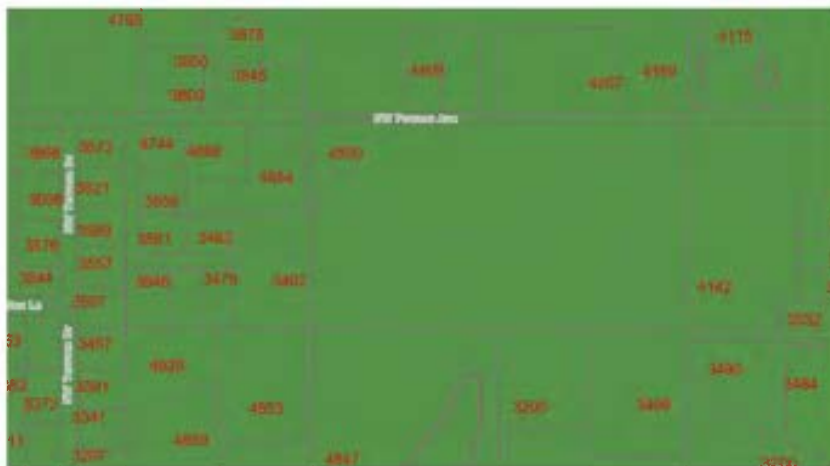
RE: LU-25-067  
Appeal of Planning Commission Decision  
Northside Christian Church Conditional Use Permit  
4500 Powers Ave NW, Albany, Oregon

To: Benton County Board of Commissioners

My name is Bryan Miyagishima. I reside at 3470 NW Knollwood Dr near Powers Avenue and have lived in this area since 2001. I respectfully request that the Board of Commissioners uphold the Planning Commission's 4-2 decision denying the Conditional Use Permit application for LU-25-067. This testimony is based on my personal observations, experience living in the area, and my understanding of the applicable Benton County land use standards.

The RR-2 zoning belies the fact that there is actually a community of longtime residents who live in this area and enjoy the peace and natural surroundings that it provides. There are 6 houses on Knollwood Dr, another 20 (approximately) houses on Terrace Dr, and 8 homes on Terra Lynda Dr - most of the residents of these homes likewise object to the church's plans. Some of these residents are only a hundred yards away from where the church plans to build and have concerns not only about the increased traffic on a road that was not built for it, the noise not only on Sundays but from their planned daycare operations, pickleball courts, use as an events venue, and the light pollution from the security lights surrounding what would be by far the largest structure in the area.

These concerns are well-founded. If you are unfamiliar with this area, I have provided a screenshot of the Benton County site consultation map showing plat 4500 where the church plans to build. It is a natural amphitheater setting with homes on Knollwood and TerraLynda well placed to hear the noise and see the lights emanating from the site.



The topology also shows that the runoff from the areas on the west, south, and east of this plat all drain into this field. (areas north of the plat drain into a ditch along Powers Ave). The existing ditches on Powers Ave are barely adequate to keep up with drainage in the winter; we have legitimate concerns about where the water that drains into the building site will be directed to.

The plans submitted by Northside Church, furthermore, belie the spirit of Benton County Development Code RR. The conditional use exception the church wishes to use allows for: "Church, grange hall, community hall, or other similar non-profit community facility." The closest such grange hall available for rent within Benton County is the Lewisburg Hall, which seats 75 people, a far smaller capacity than 500 proposed by the Northside Church. The North Palestine Cemetery Church (now relocated to Adair Village) has a square footage of approximately 1000 sq feet. These small community centers fit the character of the neighborhood as opposed to the Northside Church campus.

Finally, one of the bases for Northside Church's appeal is that the Benton County Planning Board members made their decision based on "Reliance on generalized neighborhood opposition." It is my sincere hope that the Board of Commissioners recognizes that this "neighborhood opposition" is also their constituency, who believe that such a large structure will irrevocably change the character of the neighborhood for the worse, will provide a physical hazard to residents due to increased traffic, and provides far greater latitude in conditional use than provided to individual homeowners in the area. For these reasons, we ask you to decline the Northside Church's appeal.

Respectfully,  
Bryan Miyagishima

**From:** [Cindy Reynolds](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** File #LU-25-067  
**Date:** Friday, June 19, 2026 11:40:49 AM

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To Whom It May Concern,

My name is Cindy Reynolds and I and my husband have been a citizens of Benton County for nearly 31 years now. I am writing to ask you to please allow land use permit #LU-25-067 to pass. This is the church my children and their families go to worship. That is a total of 9 people who are affected by this ministry and the effect has been substantial. My son and his wife were both baptized there, as well as all five of my granddaughters being dedicated to the Lord. The Northside Church has been a stabilizing force for both of my children and their families and I and my husband, both stand behind them.

They need a building and it is more than amazing that this church has grown to the place where they even need a building as quickly as they have. I personally have spent time with many of them and find them to be truly devoted to the cause of helping people change their lives for the better. How could that ever be a bad thing even if it costs Benton County for a road. It's making people and families become better citizens.

Keith and Cindy Reynolds  
620 SE Richland Ave.  
Corvallis, OR 97333  
Keith's e-mail is:  
[keith@kmreynolds.net](mailto:keith@kmreynolds.net)

**From:** [Kelly Rose](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Opposition to planned use of 4500 Powers Ave, Albany  
**Date:** Sunday, June 21, 2026 9:55:02 PM  
**Attachments:** [Opposition to LU-25-067 \(Conditional Use\) & LU-25-066 \(Parking Variance\) Powers Ave, Albany.pdf](#)

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Formal Opposition and Memo of Concerns: 4500 Powers ave nw Albany, Or

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 filings, not the least of which is the area is zone rural residential, 2acte minimum. It is outside the urban growth boundary and is not zoned for the purposes for which the owners plan to use the property. Beyond the RR 2 acre zoning, our memo 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 l'm rural residential 2 acre zoned location, which they knew when they obtained the property.
- **Environmental Concerns:** 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 and this rural neighborhood in particular.

Sincerely,

Kelly Rose

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.

**From:** [Dave DeWilde](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Testimony for LU-25-067 Proposed Church on Powers Ave. in rural North Albany  
**Date:** Monday, June 22, 2026 2:27:35 PM

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To the Commissioners that will be making the decision as to whether a church will be built on property on Powers Ave. in North Albany;

I agree with most of my neighbors and friends that live in the area that is proposed. To save you some time I would just like to add that if the land use is changed what is to stop anyone with sway, or large amounts of money would use this as president to also be able to appeal to your board?

Our family has lived in the same house in the area 55 years. All of us that live in the Powers vicinity love our lives as they are with peace and nature. A church isn't anything anyone of us could have imagined in our future.

Thank you for your time and consideration.

Sincerely, David DeWilde

5106 NW Dumbeck Ave.

Albany

**From:** [Dave DeWilde](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Re: Testimony for LU-25-067 Proposed Church on Powers Ave. in rural North Albany  
**Date:** Monday, June 22, 2026 2:29:23 PM

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On Mon, Jun 22, 2026 at 2:27 PM Dave DeWilde <[dewildemustang@gmail.com](mailto:dewildemustang@gmail.com)> wrote:  
To the Commissioners that will be making the decision as to whether a church will be built on property on Powers Ave. in North Albany;

I agree with most of my neighbors and friends that live in the area that is proposed. To save you some time I would just like to add that if the land use is changed what is to stop anyone with sway, or large amounts of money would use this as president to also be able to appeal to your board?

Our family has lived in the same house in the area 55 years. All of us that live in the Powers vicinity love our lives as they are with peace and nature. A church isn't anything anyone of us could have imagined in our future.

Thank you for your time and consideration.

Sincerely, David DeWilde  
5106 NW Dumbeck Ave.  
Albany

**From:** [ang\\_luke@yahoo.com](mailto:ang_luke@yahoo.com)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Written Testimony  
**Date:** Monday, June 22, 2026 2:39:48 PM  
**Attachments:** [board of comm appeal.docx](#)

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Attached is written testimony in opposition to LU-25-067

Angela Hendrickson



To: Benton County Board of Commissioners

Re: LU-25-067 at 4500 Powers Ave NW

Our family moved to our current property on Dumbeck Ave 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 and the Urban Growth Boundary, to an area 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 19,000 square foot church with nearly 300 parking spaces would drastically change the character of the surrounding area, as well as impact the surrounding property owners.

The initial Planning Commission staff report laid out many of the issues with Powers Road and indicates that it “does not meet current minimum roadway or right of way standards.” Those of us who drive this road daily do so very carefully, as the lack of shoulder increases the risk for hitting pedestrians, dogs, strollers, deer, and oncoming traffic at the blind crest. Widening Powers to add a pedestrian/bike path would improve the safety, but at what cost to the property owners who live there and drive Powers daily? The road functions perfectly fine for the current traffic. Adding the number of cars that the church will bring necessitates major construction - removal of trees and mailboxes, rerouting drainage systems, creating a meandering road instead of a straightaway, and potentially taking landowners property away from them. And during that construction, we will face delays, detours, and noise pollution - all of this is an **undue burden** caused solely by the church’s traffic.

And even then, church attendees may still choose to park illegally on the shoulder and bike path, as they do now every week at their current location. The parking spaces they have proposed may be adequate for current weekly attendance, but their goal is to grow membership, as well as increase the number of large community events open to the public. Just last week, they held a carnival with bounce houses, food trucks, and live music. 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?

Another consideration is the fact that some of the roads in this area are still maintained by homeowners, and the County does not put a single dollar into upkeep. One of those roads is Dumbeck Avenue, which connects Powers to Oak Grove via Terrace. Earlier this year, property owners on Dumbeck contributed time, equipment, and money to repair the road

that had been damaged over the winter. An increase in traffic on Powers, as well as road closures during construction will almost certainly route new traffic onto Dumbeck, causing damage to the road that will then be the sole responsibility of Dumbeck owners to repair.

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.

I am also concerned about the environmental impact of this project, as well as the potential negative impact on our own property. On the church's 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. The large increase in stormwater runoff that will most definitely happen after paving several 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. Our property is one of those that could be affected. Our backyard adjoins Lakeview Lake, and we contribute to the maintenance. The proposed construction could have a financial impact on us and our neighbors, as well as potentially impacting our own property.

I understand that the church has removed the request to build Phase II (a nearly 60,000 square foot additional building), and that is not part of this proposal. However, it is clear that is the end goal for this property. Until recently, the church's website still had renderings and fundraising information based on the future development into a massive church

campus with multiple buildings. Constructing a church larger than Coastal Farm will certainly change the character of this rural, residential neighborhood.

This proposal **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 and regular activities at the church, wildlife in the area, wetlands around our homes, property values, and more. Nearly every homeowner who lives off Powers believes this proposal will negatively impact them and permanently change the character of this rural area. Please deny this appeal.

Angela & Luke Hendrickson  
4890 NW Dumbeck Ave

**From:** [megorman@moonpeak.com](mailto:megorman@moonpeak.com)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** RE: CUP application LU-25-067  
**Date:** Monday, June 22, 2026 2:50:00 PM  
**Attachments:** [Letter to the BCBC 7-22-26.pdf](#)

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Dear members of the Board of Commissioners,

Please find my attached letter regarding my strong opposition to the construction of a large church facility at 4500 Powers Ave, NW, Albany, OR 97321.

I appreciate your careful attention to this matter.

Elena Gorman

Elena Gorman  
3402 NW Knollwood Drive  
Albany, OR 97321

June 22, 2026

Re: Proposal to Build a Church Campus at 4500 NW Powers Road, Albany OR [LU-25-067]

Dear Members of the Benton County Board of Commissioners,

First and foremost, as a member of the Powers community, I **STRONGLY OPPOSE** this proposal. I wish to reiterate the fact that the extensive reconstruction and remediation necessary to support such a structure would inarguably disrupt the existing ecosystem and neighboring homes. It is clear that ANY construction in the Powers field would propose a challenge; construction of such a large facility along with the ancillary structures in this space is ill-conceived and would be irresponsible.

We relocated from Corvallis to North Albany in 2024 with the primary desire to move away from the traffic and noise of living immediately adjacent to the OSU campus. We sought a residential-rural community with established trees, plenty of remaining habitat, and quiet peace. We believed we had found our perfect retirement home where we could garden, tend the old orchard and share the space with the frogs, owls, deer and other denizens of our land. Had we known at that time that a massive community structure was proposed in the field, we would have immediately reconsidered and looked elsewhere. We, have, however, grown to love this beautiful space. Our neighbors are lovely and, like us, enjoy the quiet and peace of rural living.

When learned that a church might be built in the lower field, we ultimately accepted this prospect hoping that the old trees on the knoll would, at least, be largely spared. A small community church could be charming and would likely not completely change the nature of the area. We were absolutely dismayed when we learned of the actual scope of the proposal. After moving away from one campus, my last desire was to relocate next to another. Even with the suggestion to exclude the massive sanctuary, to “just” a large gymnasium, storage unit and pickleball courts, the degree of disruption to the current field would be monumental and result in complete devastation of the rural environment of this neighborhood. The noise, light pollution, traffic and heat sink would permanently obliterate this area. By allowing even a somewhat reduced proposal, the door would be open to later expansion and the ultimate urban sprawl that would undoubtedly follow.

Most in support of the church construction, do not live in this immediate neighborhood. Those of us who do, and who care about preserving the community, implore you to deny this request and all phases of such a construction project.

Thank you very much for your attention,

Dr. Elena Gorman

**From:** [Philip McPherson](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** File #LU-25-067  
**Date:** Monday, June 22, 2026 3:12:56 PM

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Der Benton County Board of Commissioners,

My name is Phil McPherson and I live in North Albany (Benton County), I reside at 1314 NW Jordan Dr, Albany, OR 97321. I am writing in **support** of File #LU-25-067 regarding Northside Church's proposed facility on Powers Avenue.

I request that you **approve** the application to locate a church on the property.

Yes, the neighbors have raised concerns about traffic, lighting and the size of the project, but I believe those issues have been addressed with design changes in the process.

Several of the neighbors have expressed that they want the property to remain as it is, but with ownership comes property rights and some change to the property is inevitable.

Thank you,  
Sincerely  
Phil McPherson



**From:** [Patrick Gorman](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067: CUP – Church  
**Date:** Monday, June 22, 2026 3:13:02 PM  
**Attachments:** [Benton County LU-25-067.pdf](#)

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Please find attached my letter of opposition to LU-25-067: CUP – Church.

Regards,  
Patrick

Patrick Gorman  
3402 NW Knollwood Dr, Albany OR

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

Re: LU-25-067: CUP – Church

I am writing in opposition of LU-25-067 conditional use permit.

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.” My wife and I own the properties immediately adjacent and to the west of the applicants, with “adjacent” being a key word – 683 feet of a shared property line. I feel the increased traffic, facility noise and light pollution (just a few of the examples) created by this development will seriously interfere with the use and enjoyment of our property and change the rural character of the area. With that I request LU-25-067 conditional use permit be denied.

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.

While an increase traffic was stated by the applicant and was discussed in depth at the planning commission meetings, 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 around 140. Assuming a small increase in the number of drivers in the future, 180 vehicles (which is 67% of the proposed 269 parking spaces and the approximate number counted at this year’s 10am Easter service) 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 and concentration in noise and air pollution.

Other sources of noise must be considered as well. Industrial sized HVAC units, commercial kitchen fans and outdoor activities will not only occur during Sunday services but potentially every day of the week and sometimes 24 hours per day. We along with our neighbors enjoy our quiet time outdoors. The constant drone HVAC units, the music from a wedding reception or an outdoor event is not enjoyable.

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.

Regards,  
Patrick Gorman  
3402 NW Knollwood Dr, Albany, OR

**From:** [fire-wolf@comcast.net](mailto:fire-wolf@comcast.net)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067 Testimony for Opposition  
**Date:** Monday, June 22, 2026 3:15:22 PM  
**Attachments:** [Testimony for LU-25-067 Appeal.docx](#)

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Benton County Commissioners,

Attached, please find my written testimony for the LU-25-067 Appeal.  
I also wish to testify in person at the hearing.

Respectfully Submitted,

Ross Jackson

3935 NW Terra Lynda Dr.  
Albany, OR, 97321  
(541) 619-6736

Ross Jackson Testimony for LU-25-067  
3935 NW Terra Lynda DR, North Albany

Thank you, Commissioners, for considering my testimony.

I have lived on Terra Lynda for 36 years and occasionally walk my dogs on Powers, much less drive on Powers every day. I attended the first two Public Hearings for the LU-25-067 proposal, and I ask that you deny this appeal based on my objections to allow an urban sized organization to build on RR2 land at 4500 Powers Avenue. There are several impact issues that must be addressed before any decision can be made.

Street Issues on Powers:

- Currently, the lanes are 8' and drainage ditches start at the edge of the road in many places. The commissioner's discussion at the first meeting included a requirement to widen the lanes to 10', add a 4' shoulder on the South side, and a 2' gravel walkway on both sides for the full length of Powers before construction could occur. The applicant has stated that they wouldn't widen the full length, only the frontage to their property. This would have a negative impact with the surge traffic of any public event. Testimony and web postings by the applicants of LU-25-067 have expressed a desire to expand the attendees over time.
- Many residents of the Powers and connecting dead end streets drive well below the posted speed (45 mph), and often cross the centerline due to the narrow lanes, walkers, joggers, and bicycle riders. Most folks walk their dogs in the lane facing oncoming traffic, so the resident drivers move into the left lane.
- Powers looks flat in images from directly above, when in reality the road has changes in elevations that obscures driver view one side from the other when approaching the crest of the highest elevation. The indicated entrance to the proposed site is located at that highest elevation, which increases the danger for all parties.

**Scenario:** A person walking a dog towards Oak Grove is near the top of the hill when an oncoming car traveling from Oak Grove moves into the wrong lane. If another car is traveling from Scenic doing posted speed of 45 mph (or above), someone is likely to get hurt. I think about that every time I walk my dog as I approach the crest of that hill.

- Widening the road to accommodate the added traffic will make it necessary to remove the trees on the South side, causing the street to heat up during the summer months. Even now when temperatures reach the high 80's, my dogs rush across the non-shaded areas to get to shaded areas that are significantly cooler. Additionally, the hard surfaces of parking lots and streets that are not shaded raises the temperature of the area.

**Traffic issues on Powers:**

- Accessing Powers from the side streets will be an issue due to activities at the site, even with wider lanes. In the last few years, traffic and speeds on Powers have been increasing as the street has become a corridor between Corvallis and North Albany for residents of this area.
- I think of the intersection of Ryals turning onto Independence Highway, where during peak 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.

**Water issues on Spring Hill (the area):**

- Spring water flows in the drainage ditches on both sides of the road, even in dry periods. There is a spring under Powers near the intersection of Powers with Scenic that erodes under the pavement requiring repairs. A few years ago the county repaired the intersection to stop the erosion, but I believe the erosion has been diverted to a new low spot further from the intersection and repairs are needed now.
- During the heavy rain at the end of February this year, Powers was closed in the proposed area due to standing water. Even with moderate rains water runs across the street, causing sudden slowing and sometimes hydroplaning.
- The Eastern end of the proposed lot usually has standing water up to two days without rain. Saturation of the surface is enhanced by the underground streams and hillside clay underneath, preventing drainage. This raises questions for me about the effectiveness of a septic system that may possibly cause pollution between the site and the lake to the South,

I support all the concerns given in opposition by other effected residents, and with these additional reasons, I request a **DENIAL** of the location for any large facility with public access, and ask that 4500 Powers Avenue remains RR2.

June 21, 2026

Benton County Board of Commissioners  
c/o Community Development Department  
4500 SW Research Way  
Corvallis, OR 97333  
landuseappeals@bentoncountyor.gov

**Re: Opposition to Appeal — LU-25-067, Northside Christian Church Conditional Use Permit (4500 Powers Avenue NW, North Albany; RR-2)**

Dear Members of the Board:

I reside at **4853 NW Dumbeck Ave**, near the subject property, and I participated in the proceedings below. I write to urge the Board to **deny the appeal and uphold the Planning Commission's May 6, 2026 denial** of this conditional use permit. The applicant bears the burden under Benton County Code (BCC) 53.215, and substantial evidence in the record supports the denial.

**The standard, and what is — and is not — at issue.** A conditional use permit may be approved only on findings that the use satisfies all three criteria of BCC 53.215: that it (1) does not seriously interfere with adjacent uses, the character of the area, or the purpose of the zone; (2) does not impose an undue burden on public improvements, facilities, utilities, or services; and (3) complies with any additional criteria. The criteria are conjunctive — failure of any one requires denial — and issuance is discretionary (BCC 53.210). I do not contend that a church can never locate in the RR-2 zone; the use is a contemplated conditional use. The question, as the applicant itself frames it, is whether *this proposal at the scale requested* meets the criteria. On this record, it does not.

**1. The proposal seriously interferes with the character of the area and the purpose of the RR-2 zone — BCC 53.215(1).** BCC 63.005 states the zone's purpose: to provide areas where "rural residential lifestyles can occur outside recognized urban areas without conflicting with agriculture and forestry uses." The revised Phase I is an urban-scale institutional assembly use — an approximately 18,900-square-foot building seating 500 people, served by a 189-space parking lot — proposed on a field that has been in agricultural use, surrounded by the rural-residential and farm parcels the zone exists to protect. These are measurable land-use facts, not generalized perceptions: the seating capacity, the parking count, the building footprint, and the concentration of trips at service and event times. A use of this intensity imports an urban-scale assembly facility into a zone whose defining purpose is rural residential living *outside* urban areas, and places its peak traffic and activity adjacent to working farmland the zone is designed to shield from conflict. Whether this scale "seriously interferes" with the area's character and the zone's purpose is a judgment the Board makes in applying the County's own approval criteria, and the record amply supports the conclusion that it does.

**2. The proposal imposes an undue burden on public road facilities — BCC 53.215(2).** The County's own Public Works review found that serving this use requires roadway improvements along NW Powers Avenue, including frontage and corridor improvements. That professional determination is credible engineering evidence of inadequacy, which the Board may weigh and



credit over the applicant's contrary traffic memorandum. The applicant's reliance on roughly 194 *average daily trips* understates the impact that matters here: a 500-seat assembly use concentrates its trips into short windows around services and events, so that on the order of 189 vehicles arrive and depart within minutes — onto a two-lane rural local road that lacks the shoulders, turn provisions, and pedestrian facilities to absorb that surge safely. Average daily volume is the wrong measure for a peaking assembly use; peak-event loading on a substandard rural road is the burden.

The applicant's own nexus-and-proportionality argument confirms the problem rather than solving it. The applicant contends the needed improvements cannot lawfully be required of it — that they address pre-existing corridor deficiencies and depend on right-of-way the applicant cannot acquire from third parties. If that is correct, then the road cannot be made adequate for this use's intensity through conditions that are proportional and enforceable. That does not entitle the applicant to approval; it supports denial. The County is not obligated either to approve a use its facilities cannot adequately and safely serve, or to impose an exaction that would not survive *Nollan* and *Dolan*. Where the burden cannot be cured by lawful, proportional conditions, BCC 53.215(2) is not met.

**The application understates the use's actual intensity — and the applicant's own figures show it.** The applicant characterizes Phase I as a modestly scaled, single place of assembly that can be accommodated within the surrounding area, and its parking, traffic, and capacity analyses are all built on a 500-seat figure. The applicant's own public statements describe far greater demand. In a flyer the church distributed, it reported growing to nearly 400 weekly attendees, with more than 700 people gathering for Easter; in a livestreamed service, its lead pastor estimated that roughly a thousand people were present at the church's largest outreach event, while acknowledging the count was approximate. [Sources: Northside Church livestream, statement at 21:12, <https://www.youtube.com/watch?v=5OvE8jsYbFM&t=1272s>; Northside Church, an "Our Story" excerpt from a flyer distributed by the church, attached as **Exhibit A**.]

Parking demand scales with people, not seats. At a conservative two persons per vehicle, 700 Easter attendees imply roughly 350 vehicles — nearly double the 189 spaces proposed — and even routine weekly attendance near 400 implies on the order of 200 vehicles, already exceeding the lot. The applicant's own figures thus show that on-site parking will be exceeded not in some speculative future, but during the recurring, foreseeable worship peaks this congregation already experiences. When the lot fills, overflow is forced onto NW Powers Avenue — a two-lane rural local road without shoulders or pedestrian facilities — creating precisely the safety condition the County's Public Works review identified.

The applicant bears the burden under BCC 53.215 of demonstrating that the use imposes no undue burden and does not seriously interfere with the area. Where the applicant's own description of its operations is in tension with the 500-seat assumption on which its impact analysis depends, that burden is not carried. The same figures reinforce the point under BCC 53.215(1): this is a large, growing, regional-draw assembly use whose actual scale is difficult to reconcile with the applicant's own "modest single assembly" characterization, or with the rural-residential purpose the RR-2 zone exists to protect (BCC 63.005).

The applicant also portrays the use as intermittent — occurring “primarily during scheduled services.” The application itself belies that characterization. The Phase I building is an 18,902-square-foot **gymnasium** (the applicant’s own proposed Condition 3), described in the record as a multi-purpose facility for up to 500 people. A gymnasium and multi-purpose hall is not used only on Sunday mornings; such facilities host evening and weekend athletic, youth, and community activities, each generating its own traffic and parking demand on the same inadequate road. The use’s true intensity and frequency are materially greater than the “intermittent” worship the applicant describes — a difference that bears on both compatibility under BCC 53.215(1) and road burden under BCC 53.215(2).

**3. Remaining criteria — BCC 53.215(3).** Because the application fails criteria (1) and (2), the Board need not reach further. The burden under any additional standards remains the applicant’s.

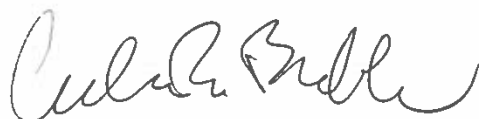
**The denial is religiously neutral and consistent with RLUIPA and ORS 215.441.** Upholding the denial does not turn on the applicant’s religious character. Churches are a contemplated conditional use in RR-2; the use is not excluded, and the BCC 53.215 criteria apply with equal force to any secular assembly use of comparable scale — an event center, lodge, or similar venue would face the same road-safety and compatibility analysis. The denial rests on the intensity and infrastructure demands of this specific proposal at this site, which is a reasonable, generally applicable regulation of the kind ORS 215.441 expressly permits. And because the applicant remains free to pursue a lower-capacity proposal scaled to the site’s road capacity, no substantial burden on religious exercise results from holding this application to the standards every applicant must meet.

**Request regarding findings.** Should the Board uphold the denial, I respectfully urge it to adopt **written findings tied to specific evidence in the record** — including the Public Works review and the scale data above — addressing each applicable BCC 53.215 criterion. Findings supported by substantial evidence in the record will ensure the decision withstands any further review.

**Conclusion.** The applicant bears the burden under BCC 53.215 and has not carried it as to criteria (1) and (2). I respectfully ask the Board to **deny the appeal and uphold the denial of LU-25-067**.

Respectfully,

**Andrew G. Biddle**  
4853 NW Dumbeck Ave  
Albany, OR 97321  
773-234-6847

 June 22, 2026

**EXHIBIT A — Northside Church “Our Story” flyer**

Attached: a copy of an “Our Story” flyer distributed by Northside Church, reporting that the church grew to nearly 400 weekly attendees, with more than 700 people gathering for Easter and over 1,200 reached through outreach events. Authentication by the neighbor who received and scanned the flyer will be provided at the July 7 hearing.

8:47 27:58

24

## OUR STORY

With the rapid growth of North Albany and few churches in the area, **GOD OPENED A REMARKABLE DOOR**, the opportunity to plant something new. Through His provision—leaders, staff, funding, and a passionate launch team—Northside Church held its first service on February 9, 2020, at Oak Grove Elementary.

Just five weeks later, COVID-19 forced us out of the school. We pivoted quickly to online services, uncertain of what lay ahead. Yet God remained faithful. Two local churches graciously opened their doors, and by June, we were gathering outdoors at North Albany Community Church. In a season marked by national tension and devastating local wildfires, Northside stepped up—rallying in prayer, serving fire victims, hosting outreach events, and continuing to gather whenever possible. It wasn't until August 2021 that we could return to the school building.

Since that time, **GOD HAS CONTINUED TO MOVE POWERFULLY**. We've celebrated over 80+ baptisms, launched new ministries, dedicated more than 30 children, and established an elder board. From school cleanup days to youth camps, missions to men's and women's ministries, Northside has become deeply woven into the life of our community.

What began as a group of 80 has grown into a thriving church of nearly 400 weekly attendees. We've seen more than 700 people gather for Easter and over 1,200 reached through outreach events. Each number represents a story: marriages restored, addictions broken, fathers leading their homes, prodigals returning, lives transformed by Jesus.

*And this is only the beginning.*

FlipbookPDF...

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**From:** [Charles Hudson](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** Support for Northside Church # LU-25-067  
**Date:** Monday, June 22, 2026 3:33:57 PM

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Hello,

I would like to express my support for the Northside Church Conditional Use Permit # LU-25-067 building on Powers Ave.

I serve as the church administrator and have witnessed the immense generosity from Northside in the ways they serve others. I know they will continue doing great things in the community for years to come.

Thank you  
Charles Hudson  
653 Trinity St NE  
Albany, OR 97322

**From:** [Josanna Biddle-Croco](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** LU-25-067 Written Testimony  
**Date:** Monday, June 22, 2026 3:54:54 PM  
**Attachments:** [LU-25-067 CUP - Northside 22June2026.pdf](#)

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Hello,

Please see attached for our written testimony.

Thank you!

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



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**Josanna Biddle-Croco, Matthew Croco, Jamie Harper,  
Ambrose Biddle-Croco, Vesper Biddle-Croco**  
4853 NW Dumbeck Ave  
Albany, OR 97321

22nd June 2026

**Benton County Board of Commissioners**  
[landuseappeals@bentoncountyor.gov](mailto:landuseappeals@bentoncountyor.gov).  
LU-25-067

Dear Commissioners,

I am strongly concerned that the applicant has misled the county about the attendance needs of their campus. They keep citing a 500 seats number but their own website indicates much higher impact. These numbers indicate additional requirements prior to conditional approval.

From their website they indicate attendance of 700+ people for Easter Service and 580+ people for Christmas Eve Service 2024.

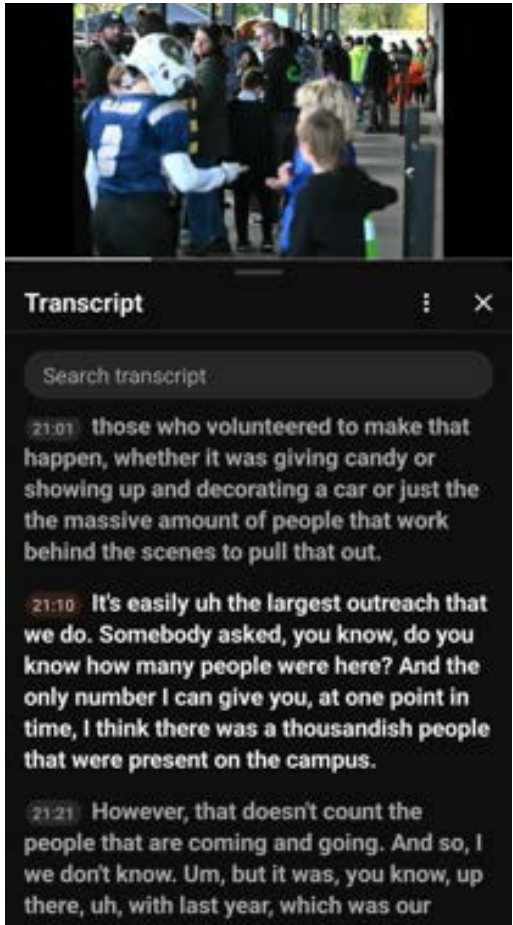
Northside regularly hosts huge indoor/outdoor outreach events that per their counts exceed 1,200 people. (citation: [northside-albany.com](http://northside-albany.com) "Our Story" April 4th, 2026)

Per Jamey Mills Lead Pastor at Northside their Trunk-or-Treat 2025 event "there was a thousandish people that were present on the campus. However, that doesn't count the people that are coming and going" (citation: 11/02/25 Northside Live from Oak Grove Elementary timestamp 21:10 <https://www.youtube.com/live/5OvE8jsYbFM>).

They reported for the Trunk-or-Treat 2024, "okay uh yes it was a record setting year it's estimated that there was twelve to fourteen hundred (1200-1400) people here uh we had uh the road, the parking, completely all the way into the neighborhood over here. Um, which I don't know if that was good or bad, but factually that happened" (citation: 11/03/24 Northside Live from Oak Grove Elementary timestamp 20:55 <https://www.youtube.com/watch?v=eKk1u4U53gl>).

**Based on the county code requirement to account for peak usage, and the intended multifunction use of the facilities, the county should require Powers to be fully improved to a Minor Collector. Events with over a thousand people are not in alignment with the "Primary Residential" road classification. Turning lanes are required at the intersection of Powers and Scenic.**

Per the Sandow Engineering Traffic Study 75% of traffic exits Powers via Scenic and it is an uphill stop sign merging onto 45 mph cross traffic. Failing to require upgrades will create new FSI hazards out of alignment with the adopted Transportation Safety Action Plan (TSAP) <https://pw.bentoncountyor.gov/tsap-home/> adopted March 17, 2026 by Benton County.



**Transcript**

Search transcript

21:01 those who volunteered to make that happen, whether it was giving candy or showing up and decorating a car or just the the massive amount of people that work behind the scenes to pull that out.

21:10 It's easily uh the largest outreach that we do. 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.

21:21 However, that doesn't count the people that are coming and going. And so, I we don't know. Um, but it was, you know, up there, uh, with last year, which was our

## OUR STORY

With the rapid growth of North Albany and few churches in the area, **GOD OPENED A REMARKABLE DOOR** the opportunity to plant something new. Through His provision—leaders, staff, funding, and a passionate launch team—Northside Church held its first service on February 9, 2020, at Oak Grove Elementary.

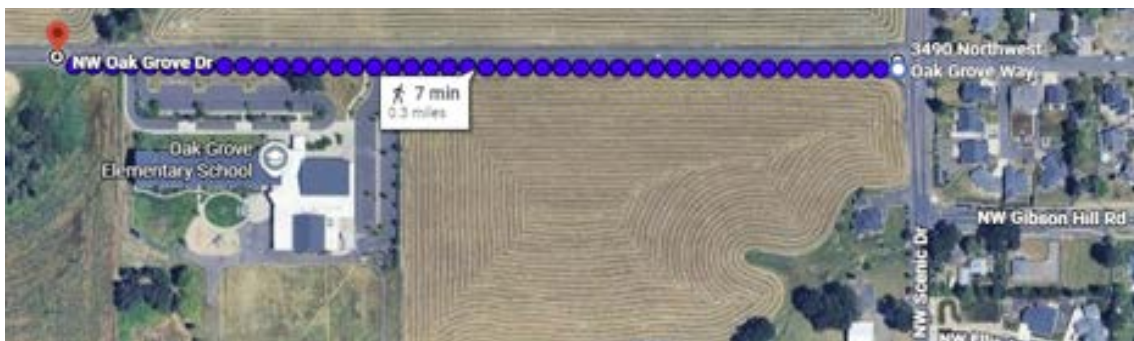
Just five weeks later, COVID-19 forced us out of the school. We pivoted quickly to online services, uncertain of what lay ahead. Yet God remained faithful. Two local churches graciously opened their doors, and by June, we were gathering outdoors at North Albany Community Church. In a season marked by national tension and devastating local wildfires, Northside stepped up—rallying in prayer, serving fire victims, hosting outreach events, and continuing to gather whenever possible. It wasn't until August 2021 that we could return to the school building.

Since that time, **GOD HAS CONTINUED TO MOVE POWERFULLY**. We've celebrated over 80+ baptisms, launched new ministries, dedicated more than 30 children, and established an elder board. From school cleanup days to youth camps, missions to men's and women's ministries, Northside has become deeply woven into the life of our community.

What began as a group of 80 has grown into a thriving church of nearly 400 weekly attendees. We've seen more than 700 people gather for Easter and over 1,200 reached through outreach events. Each number represents a story: marriages restored, addictions broken, fathers leading their homes, prodigals returning, lives transformed by Jesus.

*And this is only the beginning.*

From [northside-albany.com](http://northside-albany.com) in the *Our Story* section, “We’ve seen more than 700 people gather for Easter and over 1,200 reached through outreach events.”



From Google Maps showing the length of roadway that was parked-in on both sides of the street during Trunk-or-Treat 2024.

"580+ people at Christmas Eve of 2024"

<https://northside-albany.com/cornerstone/>

## Following Christ as He builds His Church

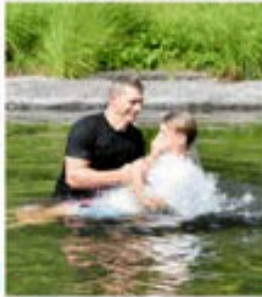
Moses' cry to God—"Unless Your Presence goes with us, we don't want to go"—has been the heart posture of Northside's leaders since its planting in 2020. Since then, God has been leading us to build His Church, **God's people**.

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!

*The Cornerstone Initiative*, our building and capital campaign, is a proclamation first: We are moving forward as Christ moves us and we will build all that Northside is on Christ alone. As God has grown our little outpost of His Kingdom, bringing unchurched and de-churched people to Himself, we are compelled to establish a place for Christ and his people to bless North Albany and the world!



PO Box 1485, 97321

**NORTHSIDE**  
CHURCH

northside-albany.com

Image captured June 2026

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Per Benton County Conditional Use Permit: “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.”

**Northside has not provided substantial evidence to show that they meet the criteria for conditional use.** It appears that many of the expected items have been deferred to later dates. For example the lighting plan “will be provided with building permit applications”. **All mitigation plans should be formalized prior to decision.**

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.

We are within 20 feet of the subject property and have seen no evidence of a **noise abatement plan**. The applicant has commented that “there is no noise ordinance in Benton County”. However there is still a requirement to show that the noise generated will not interfere with the use of neighboring properties or the character of the area.

1. We do not have AC. We live in a log home and open our windows at night to cool our home. Our children go to bed at 8:30 pm. Evening noise will interfere with adequate rest. Either we will be opening windows and trying to sleep through noise or be prevented from cooling our house and trying to sleep through heat.
2. We have dairy goats, rabbits, turkeys, and laying hens. These livestock have reduced production when stressed. Noise is stressful to livestock.
3. We have hammocks, lawn furniture, and a treehouse where we enjoy the nesting birds and bird song. Birds are sensitive to noise. We did not purchase our property to listen to sporting events and amplified outdoor sermons.



Screen capture from: [northside-albany.com](http://northside-albany.com)

4. At night in the summer we will set up a tent outside to listen to the juvenile Great Horned Owls screaming at their parents for food. Noise during the day is detrimental to owl nesting behavior as is loss of the meadows where they hunt.



The **light abatement plan** has not been provided. The lighting plan “will be provided with building permit applications” per LU-25-066 & LU-25-067 Northside Staff Report. How does this ensure that the lighting will not throw off the laying cycles of our hens or damage our ability to use our telescope to observe astronomical happenings? The light abatement plan is needed prior to conditional use approval.

Have they provided an **endorsement from the fire district** showing that this will not impact **emergency vehicle access to the neighborhood**? Imagine if at the end of one of their 1200 person outreach events a neighbor needs an ambulance. Their parking lot will only hold 189 vehicles, a small portion of the number that will be littering the neighborhood and blocking emergency vehicle access. The LU-25-066 & LU-25-067 Northside Staff Report addresses emergency services to the Northside parking lot with an assumption that all attendees have a parking space. An endorsement is needed from the fire district for access to the neighborhood during surge events (1200+ people).



*Images show parking at the current location during an outreach event “Summer Round-Up” June 14, 2026. The 80+ stall parking lots were completely filled as well as both sides of the street for ~0.2 miles. This section of Oak Grove Drive is ~2x the width of Powers.*



Northside reported for the Trunk-or-Treat 2024, “okay uh yes it was a record setting year it's estimated that there was twelve to fourteen hundred (1200-1400) people here uh we had uh the road, the parking, completely all the way into the neighborhood over here um which I don't know if that was good or bad but factually that happened” (citation: 11/03/24 Northside Live from Oak Grove Elementary timestamp 20:55 <https://www.youtube.com/watch?v=eKk1u4U53gl>).

‘Oak Grove Elementary to the neighborhood’ is parking on both sides of the street for 0.3 miles in addition to the cars that were able to park in the parking lots at Oak Grove Elementary School plus those that dispersed into the neighborhood. This is equivalent to parking blocking the single planned bike lane for the **entire** length of Powers Ave (0.7 miles).

---

This segways well into the next task. All the nearby neighborhoods contain “county-owned privately-maintained” roadways. The neighborhood upkeep costs will skyrocket with campus traffic (e.g. parking on NW Terra Lynda Dr, parking on NW Knollwood Dr, using NW Terrace Dr & NW Dumbeck Ave as a shortcut to avoid traffic). Benton County needs to establish a **roads cost-sharing covenant** that defines how the county, property owners, and the Northside will split road upkeep costs on all impacted publicly-owned roads (NW Terra Lynda Dr, NW Knollwood Dr, NW Terrace Dr, NW Dumbeck Ave, NW Sox Ln, NW Southview).

Similarly we have community built water infrastructure and need to know how maintenance and improvements will be managed. Homeowners have liens on their properties for the cost of the water infrastructure (see <https://hh-today.com/small-districts-water-service-is-assured/>). I already see low flow occasionally at peak usage times. Northside will add to that burden. The mitigation measures should include a **water system upkeep agreement**.

The addition of acres of pavement for parking lots, and the loss of established trees and hedges will have a significant impact on neighborhood temperatures. This impacts residents without AC (like me), livestock (my goats, rabbits, chickens, and turkeys), wildlife, farming, and the health of our remaining Douglas Fir trees which are damaged by heat (<https://kval.com/news/local/its-a-fir-mageddon-why-douglas-fir-are-declining-at-lower-elevations-in-the-pnw>). There needs to be a **heat abatement plan** that addresses items like shade sails, awnings, solar canopies, parking lot surface materials (reflective and permeable), shade tree planting, vegetated swales or bioswales.

Sincerely,

**Josanna Biddle-Croco**  
**Matthew Croco**  
**Jamie Harper**  
**Ambrose Biddle-Croco**  
**Vesper Biddle-Croco**



**From:** [Tuncas](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** #LU-25-067  
**Date:** Monday, June 22, 2026 3:57:31 PM  
**Attachments:** [Blank.pdf](#)

---

[You don't often get email from tuncas2001@yahoo.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.

Please receive this testimony in support of granting Northside a conditional use permit to build its church.

-Eric Eaton  
2380 NE Evergreen Ave  
Albany, OR 97321

RE #LU-25-067

To whom it may concern,

This letter is to voice my support of Northside Church being granted the conditional use permit to begin building their church at the Powers property in North Albany.

I have been a regular attendee since 2020, and a member and volunteer since 2023. Before 2020, I primarily attended another church but joined Northside services from time to time with my parents who were already members since Northside's inception.

I have witnessed the church grow from what I am guessing is about 1/10 the size that it is today in terms of attendance. Northside has this momentum because it affects people's lives in positive ways. I've seen people turn their lives around from drugs through Northside. I've seen lonely people find friendship, I've seen dire financial situations aided by and through Northside. I've seen countless smiles on the faces of children when they attend Northside's summer gatherings like the roundup (formerly the luau) and trunk or treat. Most importantly to us, we've seen many people accept Jesus through Northside.

Northside can and will continue to serve our community, but it will be much more efficient and more people's lives will be bettered quicker if the permit is issued to allow Northside to build a church of its own on the Powers property. A safe place to play, a place for childcare, more fun community events, are all things that the community will benefit from even if they don't personally attend the church (though we hope they will.)

While I empathize with the immediate neighbor's sentiment that the landscape will look a bit different, I'm not sure that the argument holds as this area once looked different before it was populated with single family homes as well. Northside strives to be a good neighbor and is taking measures in design to consider the concerns of the people who live in the area.

-Eric Eaton  
2380 NE Evergreen Ave, Albany OR 97321

**From:** [Patrick Hazleton](#)  
**To:** [BOC Land Use Appeals](#)  
**Subject:** File #LU25-067  
**Date:** Monday, June 22, 2026 4:04:07 PM

---

You don't often get email from patrick.e.hazleton@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 on behalf of the conditional land use appeal, File #LU25-067, relating to the Northside Christian Church. I understand the organization has presented their proposal to the Board of Commissioners in the past, and are now requesting an appeal of the earlier decision.

Personally knowing the pastor of this church, I can vouch for his integrity and commitment to honor and respect the approval process the church must undergo to build a permanent structure on the Powers Avenue property. As well, the church leadership will be open, listen to, and address the local residents' concerns if approved.

As you may know, the church has been renting space in the North Albany area since its inception in 2020. Similar to a business, renting property becomes less financially desirable as it grows. The church now desires to transition to ownership of its land and facilities. Northside is growing, but unlike a business, it is not depending upon sales and profits. Rather, it is being built by the financial and personal sacrifice of its members. These members are citizens of the surrounding area. They desire to worship in the neighborhood and community in which they live.

While a church is mainly used on Sunday mornings, the structures often are used by the community for other non-church related purposes. Approving this proposal will bring a modern, multi-use facility to this part of the County.

Thank you for your consideration of this proposal.

Respectfully,  
Patrick Hazleton  
3298 SE Shoreline Dr, Corvallis, OR 97333

**From:** [Office Northside](#)  
**To:** [BOC Land Use Appeals](#)  
**Cc:** [Jamey Mills](#)  
**Subject:** Northside Church File #LU-25-067 Support Signatures  
**Date:** Monday, June 22, 2026 4:14:44 PM  
**Attachments:** [LU-25-067 Northside Church Support Signatures 6-22-26 PDF.pdf](#)

---

You don't often get email from office@northside-albany.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 PDF (15 pages) containing a total of 233 support signatures for **Northside Church, File #LU-25-067**.

Please confirm if signed paper copies are required today.

Thank you

Charles Hudson  
Admin/Social Media  
Northside Church  
[www.northside-albany.com](http://www.northside-albany.com)  
541-497-7885  
Office hours: Mon - Thu: 9:00 - 5:00

# Northside Church Support Signature Page

File #LU-25-067

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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        |
|-----------------------|------------------------------------|------------------|
| Jessica Harpes        | 1922 NW Crest Pl                   | [Signature]      |
| Paketa Huxman         | 1523 5 <sup>th</sup> St S. Idaho   | [Signature]      |
| Jennifer Hanson       | 2163 Cougar Ave SW                 | [Signature]      |
| Cole Hanson           | 2163 Cougar Ave SW                 | [Signature]      |
| Elizabeth Powell      | 2768 Ambler Side St NW             | Elizabeth Powell |
| Charles Hudson        | 653 Trinity St NE                  | [Signature]      |
| Alan Hansen           | 450 NW Juniper Ln                  | [Signature]      |
| Abigail ALA           | 983 S 12 <sup>th</sup> St. Lebanon | Abigail ALA      |
| EASTON                | 983 S 12 <sup>th</sup> St. Lebanon | EASTON           |
| Cayla ALA             | 983 S 12 <sup>th</sup> St. Lebanon | Cayla ALA        |
| Heidi Gray            | 3365 NW Crocker Lane Albany        | [Signature]      |
| Paula Gray            | 3365 Crocker Ln.                   | Paula Gray       |
| Bella Gray            | 3365 NW Crocker Ln Albany          | [Signature]      |
| Eli GAGY              | 3365 NW Crocker Ln Albany          | [Signature]      |
| Amber Boshart         | 3015 NW Wildwood Dr                | [Signature]      |
| Lexie Boshart         | 3015 NW Wildwood Dr                | [Signature]      |
| Cynthia Jondrow       | 35895 Bryant Dr SW Albany          | [Signature]      |
| Eric Glass            | 1651 NW Highway 20 Albany          | [Signature]      |
| TIMOTHY J. JONDROW    | 35895 BRYANT DR. SW, ALBANY        | [Signature]      |
| Josephine Powell      | 2768 Ambler Side St NW, Albany     | Josephine Powell |

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| Clearly printed Name: | Residential Address:                          | Signature           |
|-----------------------|-----------------------------------------------|---------------------|
| Matthar Buhckuhl      | 4916 NW Anthony Pl. 97321                     | Matthar Buhckuhl    |
| Gary Eaton            | 4340 NW Stone Ridge Ave <sup>97321</sup>      | Gary Eaton          |
| Jacob Reynolds        | 768 Rhododendron St. Lebanon, OR 97345        | Jacob Reynolds      |
| Erik Wood             | 2634 NE TUSCAN LOOP                           | Erik Wood           |
| Lila Westly           | 2230 NE Merlay Ave <sup>Corvallis</sup> 97330 | Lila Westly         |
| Keith Cornell         | 1947 NW Whitecliff Dr Alb. 97321              | Keith Cornell       |
| Christine Cornell     | 1947 NW Whitecliff Dr Albany 97321            | Christine Cornell   |
| Misti Southard        | 1599 NW Penny Ln Albany 97321                 | Misti Southard      |
| Michael McGregor      | 29891 Harvest Dr. SW ALBANY, OR 97321         | Michael E. McGregor |
| Kalli Carley          | 6455 NE HWY 20 CORVALLIS OR 97330             | Kalli Carley        |
| Grant Conley          | 6455 NE HWY 20 Corvallis OR 97330             | Grant Conley        |
| Erin Turner           | 3232 16 <sup>th</sup> AVE SE Albany, OR 97322 | Erin Turner         |
| DANIEL ZOLL           | 3930 NW WITHAMHILL DR APT G1 CORVALLIS OR     | DANIEL ZOLL         |
| Brian McKee           | 1219 NE 13th ave Albany OR                    | Brian McKee         |
| Daniel Dulan          | 37141 Soap Creek Rd Corvallis, OR             | Daniel Dulan        |
| Tony Huddleston       | 3129 E. Oak St Albany, OR                     | Tony Huddleston     |
| Julia Powell          | 606 Washington St SW Albany OR                | Julia Powell        |
| Beth Powell           | 606 Washington St SW Albany                   | Beth Powell         |
| Mariah Weed           | 2634 NE TUSCAN LOOP Millersburg, OR 97321     | Mariah Weed         |
| DAVA PENNER           | 4864 NW STONE RIDGE AVE, ALBANY, OR           | DAVA PENNER         |



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| Clearly printed Name: | Residential Address:                    | Signature   |
|-----------------------|-----------------------------------------|-------------|
| James Mills           | 1620 NE Maple Dr 97321                  | [Signature] |
| Jonathan Powell       | 27155 Ambleside St NW, Albany, OR 97321 | [Signature] |
| RICK HALL             | 5532 NE COLLSON LN. ALBANY              | [Signature] |
| Emily Atharinkrah     | 1797 NW Whitecliff Dr Albany            | [Signature] |
| Addison Atharinkrah   | 1792 NW Whitecliff Dr Albany, OR 97321  | [Signature] |
| Darce Anderson        | 3075 Liberty St SW Albany               | [Signature] |
| Sue Hall              | 5532 NE Wilson Ln Albany 97321          | [Signature] |
| Scotter Baldwin       | 880 Kouns Dr NW Albany OR               | [Signature] |
| Katie Baldwin         | 880 Kouns Dr NW Albany OR               | [Signature] |
| Sheila Bueche         | " "                                     | [Signature] |
| Laurie Mc Gregor      | 29891 Harvest Dr Albany OR 97321        | [Signature] |
| Ms. Carme Kee         | 1219 NE B Ave Albany 97321              | [Signature] |
| Delaney Thomas        | 20708 Alton Hwy 97524 Alton OR          | [Signature] |
| Don Tom               | 3232 16th Ave 97322                     | [Signature] |
| Daniel White          | 490 Seaside Dr NW 97321                 | [Signature] |
| Erica Dodson          | 3714 Soap Creek Rd Corvallis, OR 97330  | [Signature] |
| Doug and Vickie Engel | 824 Washington St SW Albany             | [Signature] |
| Eleanor Powell        | 606 Washington SW 97321                 | [Signature] |
| Summer Wood           | 21034 NE Tuscan Ln 97321                | [Signature] |
| Sigmack Atharinkrah   | 1797 NW Whitecliff Dr Albany, OR 97321  | [Signature] |

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| Clearly printed Name: | Residential Address:                          | Signature   |
|-----------------------|-----------------------------------------------|-------------|
| Daniel (Luan)         | 2022 NW 20th Lane 97521                       | [Signature] |
| Bobby Hemmer          | 2681 Broadway St NW                           | [Signature] |
| Barbi Hemmer          | 1110 Thornton Lake Dr                         | [Signature] |
| Khonda Hanssen        | 450 NW Juniper Ln                             | [Signature] |
| Lucia Vanecsek        | 2638 NW Squire Pl                             | [Signature] |
| Buddy Linking         | 920 North Ponte                               | [Signature] |
| Katie Linking         | 920 North Ponte                               | [Signature] |
| Cami Arizua           | 3184 Duane Ct. SE                             | [Signature] |
| Michael Arizua        | 3184 Duane Ct SE                              | [Signature] |
| Barbara J. Schudel    | 4404 N. 42 Snavelburg Dr.<br>Corvallis 119 0A | [Signature] |
| Tatum Dressel         | 7070 Springhill Dr. NW<br>Albany 119 0A       | [Signature] |
| Licky Engel           | 829 Washington St. SW, Albany                 | [Signature] |
| Mark Berg             | 3060 NW Eagle View Dr                         | [Signature] |
| ROBYN PENNER          | 4864 NW Stone Ridge Ave                       | [Signature] |
| Isabel Rowland        | 1818 NW Broadway St. Albany                   | [Signature] |
| Steven Kimpell        | 29501 NE Pheasant Ave Corr.                   | [Signature] |
| Baillie Provence      | 4931 NW Dumbuck Ave. Albany                   | [Signature] |
| Joe Knull             | 29501 NE Pheasant Ave Corr.                   | [Signature] |
| Mark Ditgen           | 802 Northview Ln NW                           | [Signature] |
| Micah Powell          | 2700 Ambleside St NW                          | [Signature] |



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| Clearly printed Name: | Residential Address:                   | Signature         |
|-----------------------|----------------------------------------|-------------------|
| Megan Reynolds        | 708 Rhododendron St. Lebanon, OR 97355 | Megan Reynolds    |
| Bennett + Reynolds    | "                                      | BR                |
| Campbell Reynolds     | "                                      | CR                |
| MIKE WOOD             | 2634 NE Tuscan LP ALBANY, 97321        | M. L.             |
| Virginia Peterson     | 4725 Shortridge St SE Albany           | Virginia Peterson |
| Mark Peterson         | 4725 Shortridge St. SE Albany OR 97322 | Mark Peterson     |
| Steve Anderson        | 3545 Liberty St. SW Albany OR 97321    | Steve Anderson    |
| Jonathan Dressel      | 635 Rande St Albany, OR 97321          | Jonathan Dressel  |
| Nenny Wobig           | 919 NW Rande St Albany, OR             | Nenny Wobig       |
| Laura Herring         | 405 NW Lewisburg 97330                 | Laura Herring     |
| Geaton Herring        | 405 NW Lewisburg 97330                 | Geaton Herring    |
| Lisa Heer             | 3040 NW Crocker Ln 97321               | Lisa Heer         |
| Taylor Zoll           | 3936 NW Witham Hill Dr 97330           | Taylor Zoll       |
| Christine Thom        | 1438 Laura Vista Dr 97321              | Christine Thom    |
| KARNA BERG            | 3060 NW Eagle View Dr Albany 97321     | Karna Berg        |
| Steven Wright         | 4975 Inland Rd NE, Albany, OR 97321    | Steven Wright     |
| Colleen Baxter        | 35077 Denmore Rd Jefferson, OR 97352   | Colleen Baxter    |
| Lloyd Wright          | 2064 NW Maier Ln Albany OR 97321       | Lloyd Wright      |
| CYNTHIA McPHERSON     | 1314 NW Jordan Dr Albany OR 97321      | Cynthia McPherson |
| Connie Hills          | Granite OR                             | Connie Hills      |

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| Clearly printed Name: | Residential Address:                                        | Signature        |
|-----------------------|-------------------------------------------------------------|------------------|
| Tim Buhrkuhl          | 4916 NW Anthony Pl Albany, OR 97321                         | Tim Buhrkuhl     |
| Russell Southard      | 1599 NW Penny Ln Albany, OR 97321                           | Russell Southard |
| Ryan Southard         | 1599 NW Penny Ln Albany, OR 97321                           | Ryan Southard    |
| Ashley Hemmer         | 2681 Droadway St NW Albany, OR                              | Ashley Hemmer    |
| Kim Deskins           | 1805 NW Scenic Dr Albany, OR 97331                          | Kim Deskins      |
| Troy Miller           | 2455 Stoltz Hill Rd Lebanon, OR 97355                       | Troy Miller      |
| Kirsty Miller         | 2455 Stoltz Hill Rd Lebanon, OR 97355                       | Kirsty Miller    |
| April Larson          | 994 NE Boulder Pl Corvallis                                 | April Larson     |
| Lore S Biley          | <del>503-500-9999</del> 1071 NW Skyline Dr Albany, OR 97321 | Lore S Biley     |
| Kaylee Dahrkuhl       | 203 U Broadus Ave, Montesano, WA 98563                      | Kaylee Dahrkuhl  |
| Connie Young          | 1071 NW Skyline Dr Albany, OR 97321                         | Connie Young     |
| Lore Young            | 1071 NW Skyline Dr Albany, OR 97321                         | Lore Young       |
| Jazzlyn Anderson      |                                                             | Jazzlyn Anderson |
| Scott Kleint          | 3500 S. Mountainview Dr Albany, OR                          | Scott Kleint     |
| UNISSA meriton        | 3500 S Mountainview Dr Albany, OR                           | UNISSA meriton   |
| ADWL and              | 541-829-9609 Albany OR Broadway                             | ADWL and         |
| Tler Turner           | 576 Avalon Ct NE Albany, OR 97322                           | Tler Turner      |
| Denise Turner         | 3232 16th Ave SE Albany OR 97322                            | Denise Turner    |
| Quinton Hamel         | 4101 NW POWERS AVENUE Albany OR 97321                       | Quinton Hamel    |
| Tom Dackins           | 1805 NW Scenic Dr Albany OR                                 | Tom Dackins      |



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| Clearly printed Name: | Residential Address:                    | Signature        |
|-----------------------|-----------------------------------------|------------------|
| KAREN CUNAGIN         | 622NE <sup>ALBANY</sup> PEACHTREE       | K. Cunagin       |
| Philp McPherson       | 1314 NW Jordan Dr. Albany               | Phil McPherson   |
| Heather Hammer        | 2681 Broadway St. NW Albany             | H. Hammer        |
| Kari Willis           | 100 Vaughan Ln Apt B314                 | K. Willis        |
| Noah Willis           | 100 Vaughan Ln Apt B314                 | Noah Willis      |
| Ely Kennel            | 11715 Buena Vista Rd                    | E. Kennel        |
| Chris Hoopes          | 1922 NW Crest Place 97321               | C. Hoopes        |
| Paige Arteaga         | 837 W. Oak St                           | Paige Arteaga    |
| Marilga Lawrence      | 840 Crestwood <sup>Brookings</sup> PL   | Marilga Lawrence |
| Paige Arteaga         | 837 W. oak st.                          | Paige Arteaga    |
| Dana Kropf            | 2220 31st Ave SE Albany                 | Dana Kropf       |
| Elaine Austin         | 2714 Amble Side <sup>ALBANY</sup> ST NW | Elaine Austin    |
| Melissa Larsen        | 1435 Lara vista Dr NW Albany            | Melissa Larsen   |
| Mark Larson           | 994 NE BOULDER PL CORVALLIS             | Mark Larson      |
| Joshua Lazor          | 4124 Thoroughbred Ave SE Albany OR      | Joshua Lazor     |
| Terrance Riley        | 1071 NW Skyline Dr. Albany, OR          | T. Riley         |
| Pamela Eaton          | 4840 Stone Ridge Dr. Albany OR          | Pamela Eaton     |
| Sally Kelly           | 971 N.W. Sequoia Ave Corvallis OR 97330 | Sally Kelly      |
| Linda Delton          | 802 Northview Ln NW, Albany, OR 97321   | Linda Delton     |
| Megan Huxman          | 1523 S 6th St. Independence OR 97351    | Megan Huxman     |

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| Clearly printed Name: | Residential Address:                     | Signature   |
|-----------------------|------------------------------------------|-------------|
| JAMES KELLY           | 971 NW SEQUOIA AVE, Corvallis, OR 97330  | [Signature] |
| Barbara Pool          | 371 NE Stormy St Albany 97322            | [Signature] |
| Koda Fredricks        | 371 NE Stormy St Albany 97322            | [Signature] |
| Elli Barnes           | 920 North Pointe Dr New Albany, IN 46158 | [Signature] |
| Deve Lindsay          | " " Jo Lindsay                           | [Signature] |
| Buddy Lindsay         | " " [Signature]                          | [Signature] |
| Katie Lindsay         | " " [Signature]                          | [Signature] |
| Jenny Hudson          | 653 Trinity St NE Albany 97322           | [Signature] |
| Emma Hudson           | " " [Signature]                          | [Signature] |
| Grace Hudson          | " " Grace                                | [Signature] |
| Debbie Trout          | 1912 NW Broadway Albany                  | [Signature] |
| Paul Boomhower        | 4333 NW Oak Grove Drive [Signature]      | [Signature] |
| Tammy & Lucia Vanecek | 2638 NW Squire Pl. Albany OR 97321       | [Signature] |
| Tim Hanson            | 2163 SW Cougar Ave Albany, OR 97331      | [Signature] |
| Matthew Kimmell       | 2123 NW Laurel Dr Albany OR              | [Signature] |
| Becca Kimmell         | " "                                      | [Signature] |
| Jebidiah Kimmell      | " " Jebidiah Kimmell                     | [Signature] |
| Adeline Kimmell       | " " Adeline Kimmell                      | [Signature] |
| Hannah Mammale        | 1407 33rd Ave SE Albany OR               | [Signature] |
| Vickie Pank           | 3623 E. Butte Pt SE UT                   | [Signature] |



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| Clearly printed Name: | Residential Address:                  | Signature                |
|-----------------------|---------------------------------------|--------------------------|
| JAMES M. ATKINS       | 2693 OAK RIDGE ST NW                  | <i>James M. Atkins</i>   |
| Nancy Minnick         | 6010 W. ROSE ST.<br>LEBANON, OR 97355 | <i>Nancy Minnick</i>     |
| Robert Solthard       | 1599 NW Penny Lane OR 97321           | <i>Robert Solthard</i>   |
| WILLIAM BOGNER        | 4512 NW HWY 720 97321                 | <i>William Bogner</i>    |
| Christine DeVries     | 617 NW Randa St., Albany, 97321       | <i>Christine DeVries</i> |
| Abraham Rogers        | 1405 Water Ave NE, Albany, 97321      | <i>Abraham Rogers</i>    |
| Gina Rogers           | 1405 Water Ave NE, Albany, 97321      | <i>Gina Rogers</i>       |
| Brittney Hall         | 2786 Imperial Dr NW Albany OR 97321   | <i>Brittney Hall</i>     |
| RONALD D. WOBIG       | 919 NW Randa ST. Albany OR 97321      | <i>Ronald D. Wobig</i>   |
| Rosario Reyes         | 3068 NW White Oak Ave Albany 97321    | <i>Rosario Reyes</i>     |
| Steven Reyes          | 3068 NW White Oak Ave Albany 97321    | <i>Steven Reyes</i>      |
| Nathan Lack           | 4737 Caribou Dr SW, Albany OR 97321   | <i>Nathan Lack</i>       |
| JOSIAH                |                                       |                          |
| Cody F. Foster        | 3259 Marion St. SE. Albany, OR, 97322 | <i>Cody F. Foster</i>    |
| Daniela Hamel         | 4101 NW Powers Ave. Albany, OR 97321  | <i>Daniela Hamel</i>     |
| Larissa Moulton       | 2800 Mountain View Dr #29 Albany      | <i>Larissa Moulton</i>   |
| Mark Huff             | 4790 Willetta St SW Albany            | <i>Mark Huff</i>         |
| Emma Huff             | 4790 Willetta St SW Albany            | <i>Emma Huff</i>         |
| Elizabeth L Huff      | 1978 Coogan Ave SW Albany             | <i>Elizabeth L Huff</i>  |
| Daniel L. Austin      | 2714 Amble Side St NW Albany OR 97321 | <i>Daniel L. Austin</i>  |
| Mat Boddwin           | 6880 Kean Dr NE, ALBANY, OR 97321     | <i>Mat Boddwin</i>       |

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Clearly printed Name:                      Residential Address:                      Signature

|                   |                               |                   |
|-------------------|-------------------------------|-------------------|
| Maryann Elias     | 2445 Bridge St Philomath      | Mayer             |
| Cheyenne Scribner | 2469 Laura Vista Dr NW        | (Albany) Scribner |
| ZACHARY SCRIBNER  | 2469 LAURA VISTA DR NW        |                   |
| Koxy Eaton        | 2300 NE Evergreen Ave, Albany |                   |
| Nathan Bahrkehl   | 2308 NW Sunny Ln, Albany      | Nathan Bahrkehl   |
| Chad Williams     | 3546 NW Knollwood Dr, Albany  | Chad Williams     |
| Blake Peterson    | 1308 SW 7th Ave Albany        |                   |
| Toss Boshart      | 3015 Wildewood Rd Albany      |                   |
| Corrine Gerig     | 853 Emerald Oaks Pl.          | Corrine Gerig     |
| Rob Gerig         | ✓ ✓ ✓                         |                   |
| Trevor Young      | 8303 Grandview Dr NW Albany   | Trevor Young      |
| Micaylla Young    | "                             | "                 |
| KAY ZENYU NO      |                               | "                 |









