

MEETING MINUTES
Benton County Planning Commission
Public Hearing
August 13th, 2024

Benton County Planning Commission Chair Fowler called the meeting to order at 6:10 pm. The meeting was open to the public virtually via a published Zoom link starting at 6:23 pm.

COMMISSION MEMBERS

Nicholas Fowler, *Chair*
Catherine Biscoe
John Wilson
Evelyn Lee
Andrew Struthers
Liz Irish

STAFF

Petra Schuetz, *Interim Director and
Planning Official*
Alyssa Thompson, *Recorder*
Inga Williams, *Associate Planner*
Gordon Kurtz, *Engineer*
Scott Kruger, *Environmental Health Director*

Absent: Sara Cash, Greg Hamman, Ed Fulford
Chair noted a **QUORUM** was reached.

MINUTES

Commissioner Wilson **MOVED** to **APPROVE** the June 6th, 2024; Minutes with a correction made to the vote of approval on the June 4, 2024 minutes. Minutes should read “**APPROVED AS WRITTEN 6-0**”

Commissioner Struthers: **SECOND**.
APPROVED with corrections **6-0**.

Commission correction, voting, and approval of minutes was done outside of the recording due to technical issues with Zoom. The meeting was paused until Zoom could record the remainder of the meeting at 6:23 pm.

PUBLIC HEARING: Appeal | St. Martin’s Church Expansion | LU-23-051

Chair Fowler called the public hearing to order at 6:25 pm by reading the quasi-judicial script for public hearing.

No **EX PARTE CONTACT** by commissioners in attendance.

STAFF REPORT: Inga Williams

Staff advised additional code was used under conditions of approval Code 53.215 and 53.220, which were not listed in the staff report. Staff provided verbal summary of written Staff Report and Staff Memo in response to Appellant’s requested additional conditions.

COMMISSIONER QUESTIONS & DISCUSSION:

Commissioners had questions regarding the pump test process, utilization of the facility, county fencing requirements, road improvement and current conditions, and Conditional Use Permit process. Commissioners asked Kurtz questions regarding road improvement requirements and what conditions would potentially need to be met.

STAFF RESPONSE:

Staff shared that all restrictions on occupancy is regulated by the Fire Code and is administered by the Fire Marshall as part of the building permit process. There are no requirements in the county code regarding fencing.

Kurtz shared typical requirements on county roadways, he also shared that Camellia and Wild Rose roads do not qualify as county roadways as they are public access roads. Public access roads are not held to the same standards and are cared for by the residents on such roads. Typical applications have deferred road improvement agreements with Public works for improvements to be made after construction has been completed.

APPLICANT TESTIMONY:

The questions regarding visual impact and the request of building the 8-foot fence would be mitigated by the construction of the new building. Currently have a temporary tent structure outside for Sunday services, funerals, and weddings. New building would be indoor heated space. Goal is to improve water detention, water treatment, a better parking lot to allow for better fire access to the only large source of water in the area. Church currently contributes \$1,000 each year for the maintenance of the roadway, as well as provided gravel, brush cutting, filling potholes.

TESTIMONY IN SUPPORT:

NONE as noted by Chair Fowler

TESTIMONY IN OPPOSITION:

Written testimony provided via email, See exhibit A

Dan Campbell, address 930 NW Camellia Dr. See exhibit B, handout provided by Campbell.

Ron Mullen, address 917 NW Wild Rose Dr. See exhibit C, handout provided by Mullen.

Carly McCarthy, address 950 NW Wild Rose Dr. See exhibit D, handout provided by McCarthy.

Donna Mullen, address 917 NW Wild Rose Dr. Shared concerns regarding care for the road and large pothole that hasn't been cared for by the church.

Daniel Campbell, address 940 Camellia Dr. Shared concerns regarding roadway safety and amount of traffic in the neighborhood. Concerns regarding the church growing larger than its current membership or another church taking over.

Theresa Stephens, address 935 NW Camellia Dr. Shared concerns regarding there being no visible barrier to the church property.

APPLICANT REBUTTAL:

Architect, Peter Owens: Roadway degradation comes from increase of amazon, UPS, other delivery trucks, and garbage trucks. The proposed plan is created in a way that follows county code and to be a better neighbor.

Applicant shared regarding the selling of the property, in 2017 church hosted a *Great Consecration*, due that investment by the church, they will never sell the property outside of the faith.

Owens shared that the site is maxed out on what can be built due to setbacks and other code.

Staff shared that change of use would not be required if the facility changed from one church to another.

- Examples
 - If the use changes from a church to a different type of facility, a review would be necessary.
 - Transitioning from one church to another church does not trigger a review.
 - Significant upgrades needed to accommodate new worship services would require a review.

Commissioners requested more information on road improvements from County Staff as well as Urban Growth Boundary (UGB) of Corvallis. Kurtz shared:

- The property is 63,000 square feet, prompting discussion on local resident impact.
- Current road conditions classify it as a residential local access road, with necessary upgrades requiring significant funding and extensive work.
- Required Road Width: For upgrades, the road would need to be 24 feet wide (including 10-foot lanes and 2-foot rock shoulders). The estimated cost for this upgrade, including vegetation removal, is projected between \$50,000 and \$75,000.
- Challenges of Road Improvement: The difficulty of expanding an old road was highlighted, noting the importance of current traffic patterns in maintaining road reliability. The impact of heavy delivery vehicles was also discussed, emphasizing their role in road deterioration.
- Future development plans related to local annexations within the UGB were discussed, highlighting the complexities of improving infrastructure to meet city standards.

Considerable vegetation removal and pioneering a new road base outside the edges of the established roadway would be extremely daunting and fiscally expensive for the neighborhood. There would also be impact to drainage patterns and unreliability of the new roadway.

CONTINUANCE

Participants Mullen and Stephens request that the record be kept open for additional 7 days for written testimony.

Commissioner Wilson **MOVED** to **GRANT CONTINUANCE FOR 7 DAYS**.

Commissioner Biscoe: **SECONDED**

MOTION CARRIED, 6-0.

Chair Fowler shared with appellant August 20th, 2024, at 5:00 pm is the deadline for written submissions. Applicant will have additional 7 days to form a rebuttal, deadline of August 27th, 2024, at 5:00 pm.

DELIBERATIONS AND DECISION will be made at the next Planning Commission meeting held on September 3rd, 2024

PUBLIC HEARING CLOSED at **8:55 pm** by Chair Fowler.

Commissioners agreed to postpone training on the agenda for October 1st meeting. September 3rd meeting will have 2 additional public hearings on the agenda for review, Chair Fowler confirmed a QUORUM will be reached for next meeting.

Chair Fowler **ADJOURNED** at **9:03 pm**.