
The previously scheduled July 7th hearing is postponed to August 4, 2026.

****REVISED****

NOTICE OF PUBLIC HEARING

For

AN APPEAL to the BOARD OF COMMISSIONERS

Tuesday, August 4, 2026, at 11:00 am.

Action:	Appeal of the Planning Commission to deny the Northside Christian Church Conditional Use Permit (CUP) application (File # LU-25-067) The Board of Commissioners will consider the appeal of the Planning Commission's decision to deny the above-mentioned CUP application. The application proposes to construct an 18,902-SF church building to serve as a worship space and multi-purpose facility for up to 500 attendees. A 2,160 SF storage shed is also proposed.
Review Criteria:	Benton County Code Sections 53.215-53.220, Chapter 63- Rural Residential, Chapter 91- Specific Use Standards, Chapter 99- General Development Standards.
Property Location & Size:	The 19.43-acre property is located at 4500 Powers Ave NW, Albany, OR, 97321. It is identified as Tax Lot T10S R4W Section 26B, Tax Lot 600.
Appellant:	Northside Christian Church Jamey Mills, Pastor
Applicant(s) / Property Owner(s):	Northside Christian Church Kevin Kropf (Owner's Representative)
Zone Designation:	Rural Residential, 2-acre minimum (RR-2)
CAC Planning Area:	North Benton (not active)
Staff Contact Information:	Bob Richardson Bob.Richardson@bentoncountyor.gov 541-766-6819 Email written testimony to: landuseappeals@bentoncountyor.gov

How to Participate in the Public Hearing

In person:

The meeting will be in the Holmes & Shipley Meeting Room on the first floor of the Benton County Kalapuya Building, 4500 SW Research Way, Corvallis.

Online:

Remote access is available through the Board of County Commissioners' agenda website, <https://boc.bentoncountyor.gov/events-calendar/>, access the agenda for the day's meeting and click on the link provided in the agenda.

Accommodation:

If you need any physical or language accommodations, please notify the Board of Commissioners Office, bocinfo@bentoncountyor.gov, at least 48 hours in advance of the hearing.

Access to application information. A written staff report will be available not less than fourteen days prior to the hearing on this matter. The applicable sections of the County Code, the original application and staff report, revised staff report, the applicant's appeal documents for the Planning Commission appeal, the Planning Commissioners packet, and the appeal documents for the Board of Commissioners will be posted in PDF format to the County's website at cd.bentoncountyor.gov/land-use-applications-in-review. All documents can also be inspected in hard copy free of cost, or purchased for the cost of copying, at the Benton County Community Development Department.

Written Testimony. Any interested person may submit written testimony prior to the public hearing. **Testimony must identify the name and mailing address of the person commenting. Please reference file number LU-25-067 in all correspondence. Written testimony should be sent to the Board of Commissioners at landuseappeals@bentoncountyor.gov or mailed to the Board of Commissioners Office, PO Box 3020, Corvallis, OR 97339, or delivered to the Board of Commissioners Office at 4500 SW Research Way, Corvallis, OR 97333.** Written testimony received by 5:00 p.m. on July 27, 2026, will be included in the packet sent to the Board of Commissioners in advance of the hearing. Written testimony received after 5:00 p.m. on July 27 and before 5:00 PM on August 3, will be provided to the Board of Commissioners prior to the hearing. After 5:00 PM on August 3, written testimony must submitted at the hearing.

As used in this section, "written testimony" shall mean statements written or printed on paper, whether delivered in person, by mail, or by email or facsimile transmission. The Board of Commissioners shall consider any new evidence or testimony that is submitted into the record prior to or during the hearing.

Verbal Testimony. If you wish to provide verbal testimony during the hearing, please contact landuseappeals@bentoncountyor.gov. Please provide your name, your contact information, if you are opposed or in favor, and your preferred method of testimony (in-person, by phone, or video) not later than 12:00 p.m. Monday, August 3, so staff can add you to the testifier's list.

The hearing room is accessible to the disabled. Please contact the Board of Commissioners Office at 541-766-6800 or bocinfo@bentoncountyor.gov to request physical or language accommodations you may need at least 48 hours prior to the start of the public hearing.

Order of Proceedings

The public hearing will be conducted in a manner which permits testimony in the following order:

- Report presentation from staff,
- Testimony from the applicant,
- Testimony from proponents of the request,
- Testimony from persons opposing the request, and
- Testimony from any governmental bodies and agencies.

The applicant will then have an opportunity to offer rebuttal. Any person offering testimony may request that the hearing be continued to present new evidence. The Board of Commissioners will

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***ORS 215 requires that, if you receive this notice, you must promptly forward it to the purchaser.
The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person
with a documented interest, including a renter or lessee.***