

I. Decision Letter & Staff Report

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET | McMinnville, Oregon 97128

Phone: (503) 434-7516 | Fax: (503) 434-7544 | TTY: (800) 735-2900 | Internet Address: <http://www.yamhillcounty.gov>

October 17, 2025

Cehalem Christian Fellowship
Attn: Keith Deselms
126 SW Spruce Street
Dundee, OR 97115

Re: **Docket No. C-09-25, Tax Lot 3206-04900**

In reference to the conditional use permit request for the construction and operation of a church. The church has a congregation of approximately 220 people and will hold services on Sunday morning and a smaller youth service Wednesday evening with approximately 50 attendees, Planning staff has reviewed your application and finds that it complies with the requirements of the *Yamhill County Zoning Ordinance*. Tentative approval is contingent on obtaining building and septic permits and inspections and compliance with the following conditions:

1. The church development shall substantially conform to the site map submitted with this application.
2. Prior to operation of the church, all required building, plumbing, septic and electrical permits and inspections shall be obtained from the Yamhill County Planning Department.
3. Prior to issuance of building permits and hosting of church-related activities, the Applicant shall submit a Level of Service traffic impact analysis, pursuant to Yamhill County Ordinance 787, to be conducted by a registered professional engineer with expertise in transportation which considers, at a minimum, the following factors:
 - ❖ Identification of a reasonable study area around the tract for which the use is proposed.
 - ❖ Traffic counts and capacity of roads and intersections in the study area under current conditions.
 - ❖ The number of trips that will be generated by the proposed use and existing uses, including seasonal variations.
 - ❖ Predicted trip totals under future conditions, including full build-out and any future planned phases being developed on the tract.
 - ❖ Potential road and intersection capacity issues in the study area that may result from the proposed use.
 - ❖ Identification of potential safety hazards and impacts to safety performance in the study area, and internal safety and circulation evaluation.
 - ❖ Proposed mitigation strategies or conditions of approval to address traffic and safety impacts.
 - ❖ Source of data, computer models, and software used.
4. Prior to operation of the church, the driveway access and water supply shall be inspected and approved by Tualatin Valley Fire & Rescue.

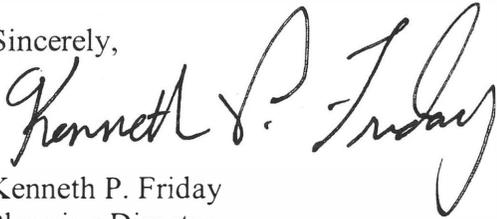
5. The Applicant shall provide and maintain a parking area for as long as the church is operating so that there is a minimum of (1) space per four (4) seats or eight (8) feet of bench length. Parking shall not be permitted on the NE Chehalem Drive right-of-way.
6. Prior to operation of the church, the Applicant shall submit to the Planning Director a Landscape Plan for only the southern property line of the subject parcel. The Landscape Plan shall be prepared, implemented, and maintained in a manner consistent with the requirements set forth in Section 1010 of the Yamhill County Zoning Ordinance.
7. Any artificial lighting which may be provided shall be placed, shielded, or deflected so as not to shine or create glare onto adjacent dwellings or create excessive glare along adjacent roads.
8. The use of outdoor amplified music or sound shall be prohibited.
9. Prior to issuance of building permits or hosting of church or church-related activities, the Applicant shall submit a drainage plan showing that no natural drainage is disturbed by any development taking place on the subject lot. The plan shall be prepared by a registered engineer. The drainage plan shall be submitted to and approved by the County Public Works Director prior to final approval.
10. Prior to issuance of building permits or the hosting of church related activities the improvements to the intersection of NE Chehalem Drive and the spur drive identified by the Public Works Department, including placement of a culvert, shall be completed prior to issuance of building permits for the church and the hosting of any church related activities on the subject parcel. These improvements shall be permitted and inspected by the Public Works Department.
11. Any necessary traffic safety improvements identified in the Level of Service traffic impact analysis shall be completed prior to issuance of building permits for the church and the hosting of any church related activities on the subject parcel. These improvements shall be permitted and inspected by the Public Works Department.
12. The number of persons allowed in any portion of the church shall not exceed the maximum number of persons allowed pursuant to the occupancy permit for such portion of the church.
13. The use is limited to the operation of a church from the structures identified on the site plan submitted with this application.
14. This approval is valid for one year following the date of final approval and shall expire at that time unless the use has been initiated.
15. Modification of any of the above conditions requires approval under Section 1202.05 of the *Yamhill County Zoning Ordinance*. Violation of any of the above conditions may result in revocation of the conditional use permit with the process detailed in Section 1202.07 and 1202.08 of the *Yamhill County Zoning Ordinance*.

This decision is based on findings and conclusions as contained in the staff report. This approval shall expire two years from the date of this letter unless construction or the use has been initiated.

The Yamhill County Zoning Ordinance provides for appeal of any action or ruling of the Planning Director to the Board of Commissioners within fifteen (15) days of the decision on a proposed action. Anyone wishing to appeal the Director's decision must file an appeal form, together with a \$250.00 fee, with this department no later than **5:00 p.m., November 3, 2025**. If no appeal is filed, the Director's decision will be final and this letter will serve as your official notice of approval of your application.

If you have any questions, please contact this office.

Sincerely,

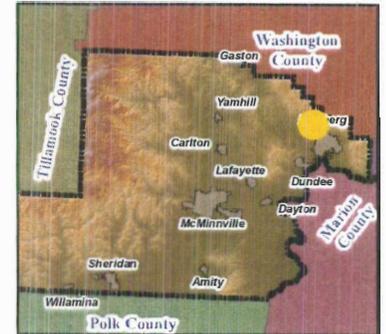
A handwritten signature in black ink that reads "Kenneth P. Friday". The signature is written in a cursive style with a large, looped "F" and "y".

Kenneth P. Friday
Planning Director

Enclosure

cc: Board of Commissioners
Assessor
Tualatin Valley Fire & Rescue
City of Newberg Planning Department
Sanitarian
Public Health
Building Department
Soil and Water Conservation District
Public Works
Water Master
SPOs

YAMHILL COUNTY TAX LOT INFORMATION & CONTEXTUAL MAP



Property Information Docket: C-09-25

16580 NE Chehalem Dr

 Subject Parcel(s)

Tax Lot: R3206 04900

Lot Acreage: 7.68

 Wetland

FEMA Flood Zone

 Base Flood Elev (ft)

 100 Year Zone

 Floodway

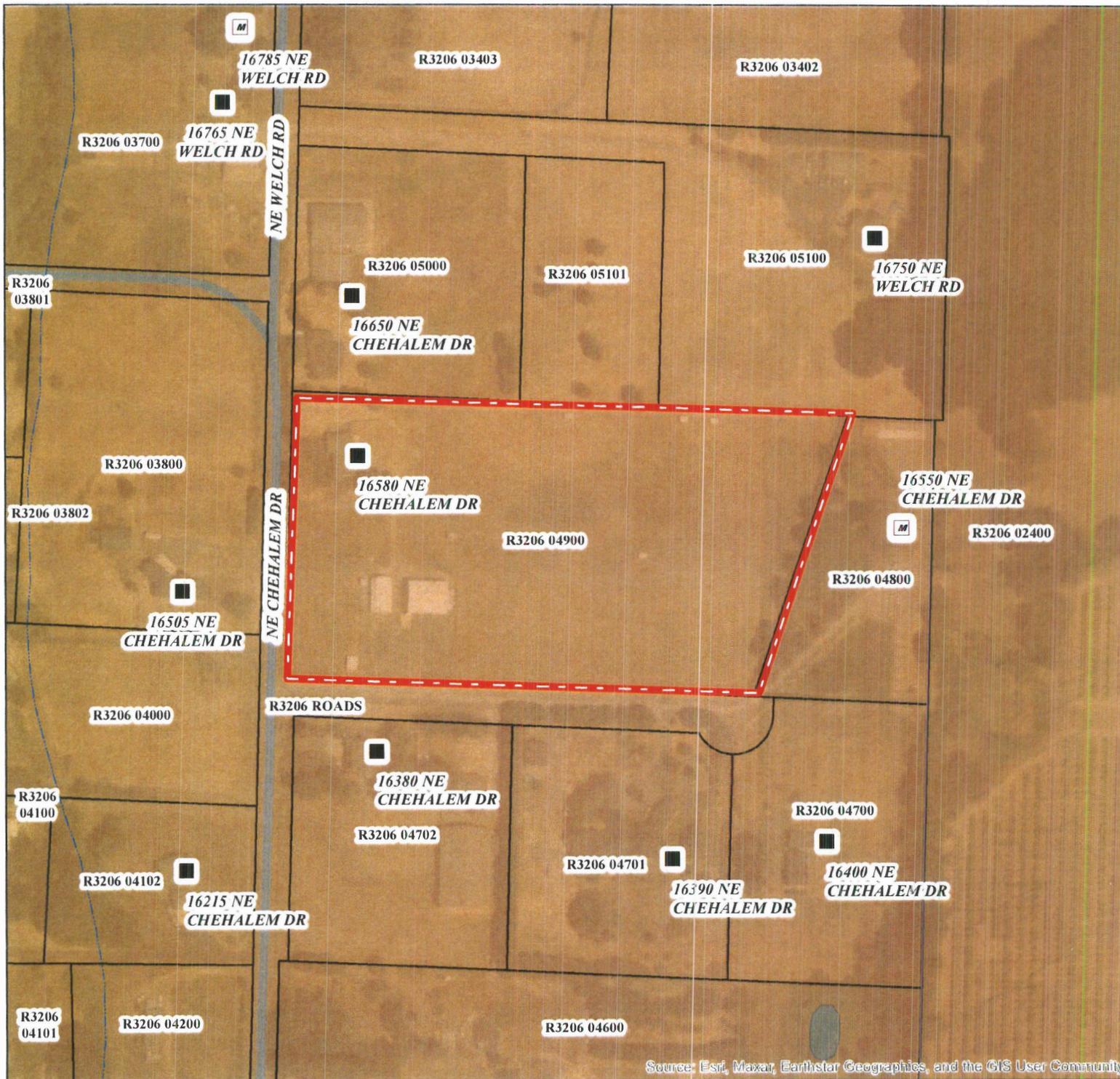
Approximate Locations & Dimensions

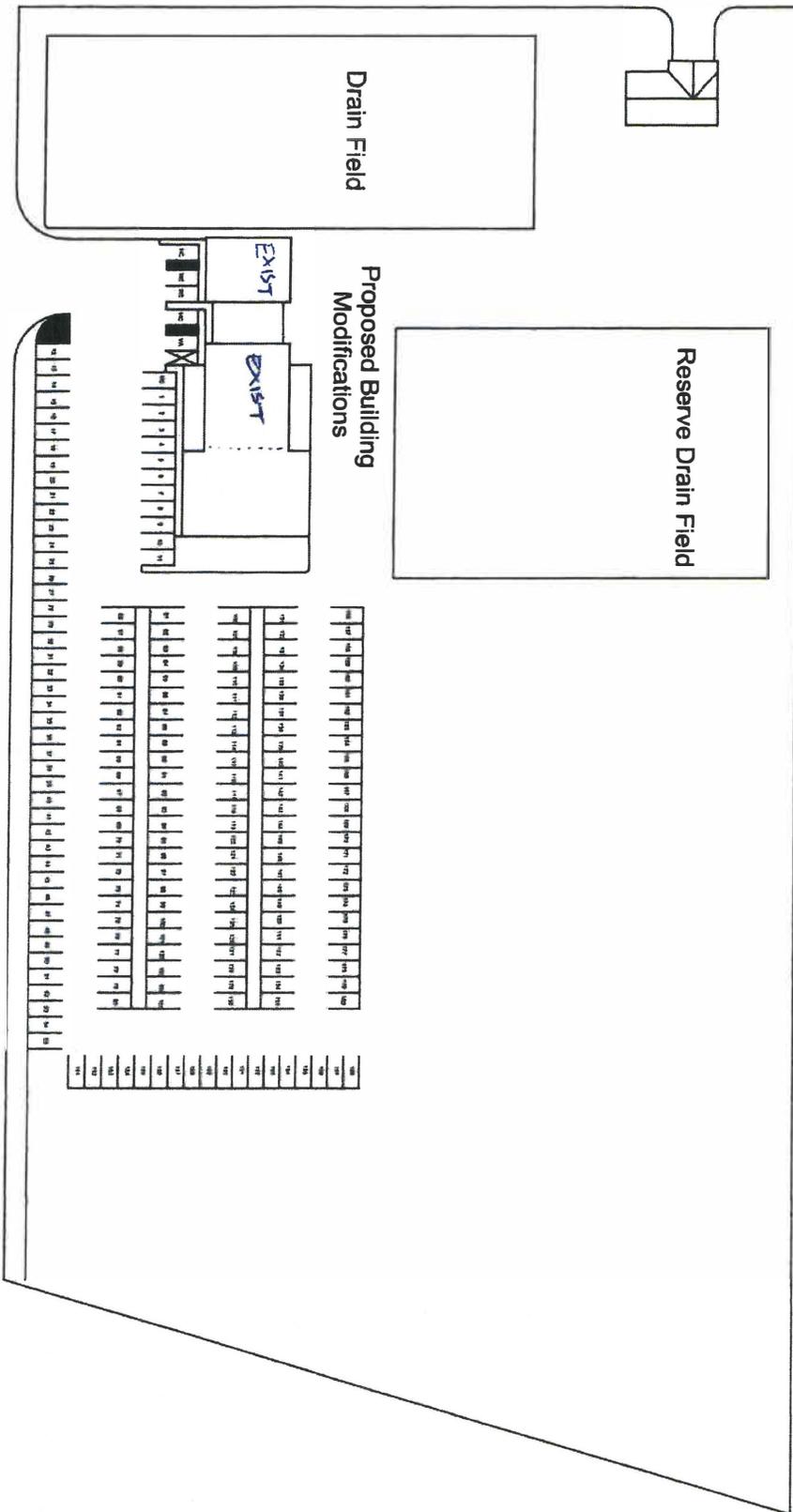
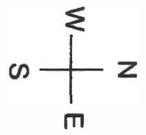
1 inch = 200 feet



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Last Update: July 30, 2025

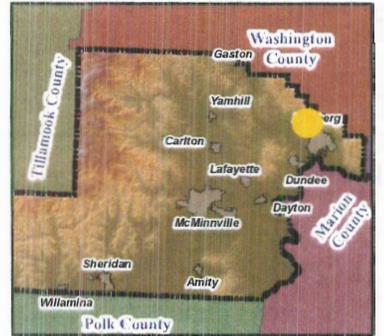




DeSelms Carpentry
126 SW Spruce St, Dundee OR 97115
deselmscarpentry@gmail.com
541-671-0177

Barn Church
Original Site Plan

YAMHILL COUNTY TAX LOT INFORMATION & CONTEXTUAL MAP



Property Information

Docket: C-09-25

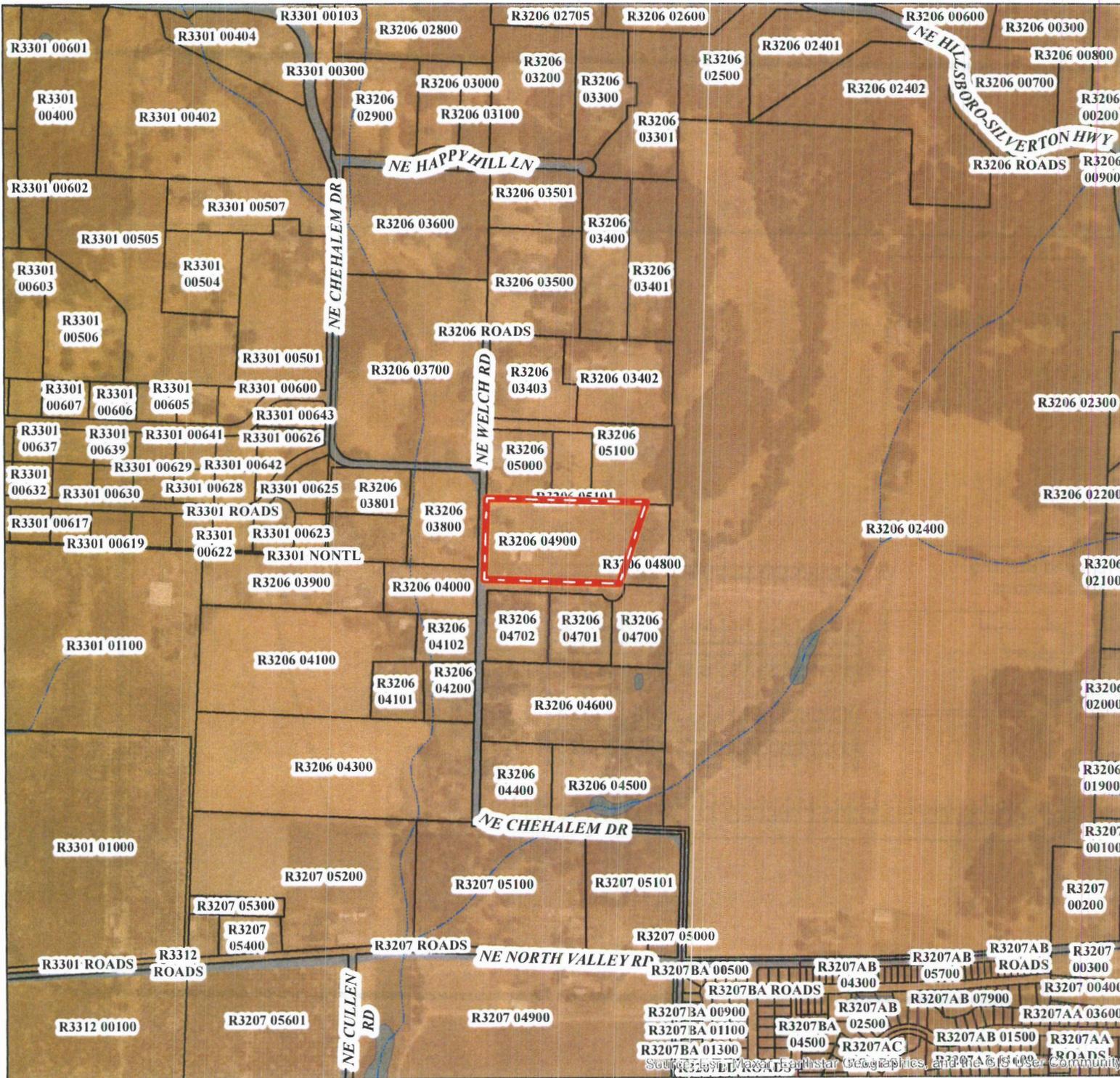
16580 NE Chehalem Dr



Subject Parcel(s)

Tax Lot: R3206 04900

Lot Acreage: 7.68



Wetland

FEMA Flood Zone



Base Flood Elev (ft)



100 Year Zone



Floodway

Approximate Locations & Dimensions

1 inch = 700 feet



Last Update: July 30, 2025

BOB & KATHY BEACH
16675 NE CHEHALEM DR
NEWBERG, OR 97132

VAUGHN & MELISSA LEE
16355 NE CHEHALEM DR
NEWBERG, OR 97132

JODI & RICHARD ORNDUFF
17600 NE CHEHALEM DR
NEWBERG, OR 97132

DEAN & CARRIE SCHEPER
16215 NE CHEHALEM DR
NEWBERG, OR 97132

PAUL & JOLAINE NATALE
17695 NE CHEHALEM DR
NEWBERG, OR 97132

MIKE & LINDSEY SOTELLO
17310 NE CHEHALEM DR
NEWBERG, OR 97132

STEVE & RENAE HEINECK
16750 NE WELCH RD
NEWBERG, OR 97132

TED & MARIANNE KRUPICKA
16880 NE WELCH RD
NEWBERG, OR 97132

BARBARA TAEUBEL
16780 NE WELCH RD
NEWBERG, OR 97132

TIFFANY & JOSH CONVERSE
17450 NE CHEHALEM DR
NEWBERG, OR 97132

JANEL & KYLE DRAZ
17670 NE CHEHALEM DR
NEWBERG, OR 97132

MICAH ROUTON
PO BOX 811
NEWBERG, OR 97132

CHEHALEM CHRISTIAN FELLOWSHIP DBA,
NEWBERG FELLOWSHIP
PO BOX 811
NEWBERG, OR 97132

CHEHALEM CHRISTIAN FELLOWSHIP
ATTN: KEITH DESELMs
126 SW SPRUCE ST
DUNDEE, OR 97115

CAIN LAW COMPANY
ATTN: JESSICA CAIN
111 N. COLLEGE ST
NEWBERG, OR 97132

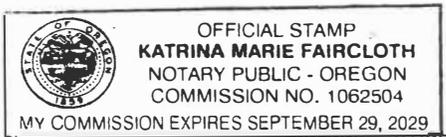
APPLICANT: Chehalam Christian Fellowship
126 SW Spruce St.
Dundee OR 97115

I, Stephanie Curran, on the 17th day of October, 2025
sent the attached public notice of Docket No. C-09-25 to the property owners identified by the PIN numbers listed above, and interested persons listed on this sheet.

STATE OF OREGON
County of Yamhill

The foregoing instrument was acknowledged before me this 22nd day of October, 2025
by Stephanie Curran

Katrina Marie Faircloth
Notary Public For Oregon
My Commission Expires 9/29/29



R3206 03802
BEACH KATHY J TRUSTEE BEACH ROBERT L
JR TRUSTEE
BEACH LIVING TRUST
16675 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04200
BROWN PAULETTE M
16175 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04600
CORIE SUSAN B
CORIE SCOTT W &
16150 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04000
DAVIS TASSY L
PO BOX 160
FOREST GROVE, OR 97116

R3206 03700
DRESKE GLORIA EILEEN TRUSTEE DRESKE
GLORIA E REVOCABLE TRUST
DRESKE CHARLES M
16765 NE WELCH RD
NEWBERG, OR 97132

R3206 04700
GERGEN IRENE
GERGEN THOMAS
18659 LOS LEONES ST
FOUNTAIN VALLEY, CA 92708

R3206 05100 R3206 05101
HEINECK RENAE L
HEINECK STEVE E
16750 NE WELCH RD
NEWBERG, OR 97132

R3206 03800
WHITE PATRICIA
WHITE NATHAN J
16505 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04100
HOPP ALLAN R TRUSTEE HOPP LIVING TRUST
HOPP RANDY W
PO BOX 150
NEWBERG, OR 97132

R3206 02400
KEN'S FARM LLC
751 SW 11TH ST
DUNDRE, OR 97115

R3206 05000
WU HUIYAN
LIANG JAY
16650 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04800
PASKETT REVOCABLE TRUST
PASKETT TERRY D & CYNTHIA L TRUSTEES
FOR
PO BOX 69
NEWBERG, OR 97132

R3206 04900
PRICE LINDSEY K
PRICE BRANDON M &
16580 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04702
PUCKETT BROOK I
PUCKETT ADAM M &
16380 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04701
REED ROBERT
REED MARGARET
PO BOX 14
NEWBERG, OR 97132

R3206 04102
SCHUH LISA J
SCHUH IAN D
PO BOX 244
DUNDRE, OR 97115

R3206 03801
SLAGLE JAMESETTA
SLAGLE ALFRED D
16695 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 03402
TAEUBEL FAMILY REVOCABLE LIVING TRUST
TAEUBEL RICHARD & BARBARA TRUSTEES
FOR
16780 NE WELCH RD
NEWBERG, OR 97132

R3206 03403
TISTL INGRID E
16780 NE WELCH RD
NEWBERG, OR 97132

RALPH E. & NORMA J. JOHNSON
16705 NE CHEHALEM DR
NEWBERG, OR 97132

C-09-25
CHEHALEM CHRISTIAN FELLOWSHIP
(DESELMS)
R3206-04900

MARK & EMILY PUTNEY
16390 NE CHEHALEM DR
NEWBERG, OR 97132

TIM & TANYA ATKINSON
16000 NE CHEHALEM DR
NEWBERG, OR 97132

NATHAN & ERIN HILDERBRANDT
16940 NE WELCH RD
NEWBERG, OR 97132

RON & HEIDI THOMASON
17125 NE CHEHALEM DR
NEWBERG, OR 97132

JESSICA BROWN
16175 NE CHEHALEM DR
NEWBERG, OR 97132

IRENE & THOMAS GERGEN
16400 NE CHEHALEM DR
NEWBERG, OR 97132

PATRICK & JONI HEVERON
17151 NE CHEHALEM DR
NEWBERG, OR 97132

RICKIE LEE & AUDREY DEE JOHNSON
17699 NE CHEHALEM DR
NEWBERG, OR 97132

SCOTT & SUSAN CORIC
16150 NE CHEHALEM DR
NEWBERG, OR 97132

YAMHILL COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
STAFF REPORT

DATE: October 13, 2025

DOCKET NO.: C-09-25

REQUEST: A conditional use request for the construction and operation of a church. The church has a congregation of approximately 220 people and will hold services on Sunday morning and a smaller youth service Wednesday evening with approximately 50 attendees.

APPLICANT: Chehalem Christian Fellowship, represented by Keith Deselms

OWNER: Chehalem Christian Fellowship, DBA: Newberg Fellowship

TAX LOTS: 3206-04900

LOCATION: 16580 NE Chehalem Drive, Newberg

ZONE: The AF-10 zone, the Agriculture/Forestry Small Holding District.

CRITERIA: Sections 501.03(N) and 1202.02 of the *Yamhill County Zoning Ordinance*. Comprehensive Plan policies may also be applicable.

COMMENTS: *Tualatin Valley Fire & Rescue:* No response to date.
Building Department: “This will be required to have engineering for the structure of the building. The plans for the building will be required to have a design professional draw the plans and do a fire, life, safety analysis, occupancy class and load review. Please note that the occupant load is based on the occupancy class of the building and the square footage not how many people show up on average. The occupancy class will not be permitted until all required permits are pulled and finalized [*sic*] by the building department.”
County Sanitarian: “Records on file show a single septic system serving this property. The drain field serving the dwelling was installed without a permit prior to 2006. In 2006 the connection of the shop plumbing to the existing drain field was authorized after the addition of an additional septic tank and a curtain drain above the drain field. A site evaluation was completed on 07/09/2025 during which an area was approved for the installation of a septic drain field to serve a church with a calculated peak wastewater flow rate of 1750 gallons per day. A stake-out of any approved system will be required prior to issuance of a septic installation permit. Depending on system configuration and specific requirements based on proposed plot plans the system may be required to be designed by a septic consultant (PE or REHS).”
Water Master: No response to date.
Public Works: “1. Chehalem Dr. has an ADT recorded in May-2024 of 2139 vehicles per day. This would classify the roadway as a Major Collector. Given the estimated increase in usage, Chehalem Dr. should be able to handle the

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additional traffic. 2. The intersection geometry appears to require additional improvements on the NE corner for traffic turning right. This would also require a culvert extension. 3. The intersection site distance appears to be adequate but should be verified with the applicants Engineer.” Please see email sent on August 25th, for site imagery, charts, and additional information.

Public Health: No response to date.

Soil & Water Conservation District (SWCD): Please see letter received on August 12th, 2025.

City of Newberg: No response to date.

Alfred Slagle, 16695 NE Chehalem Drive, Newberg: “Church will have gravel driveway; that’s a lot of dust for local homes. County should place circle or 4-way light at Chehalem and North Valley Road.”

Robert & Kathy Beach, 16675 NE Chehalem Drive, Newberg: Please see letter received on August 21st, 2025, in opposition to the proposed church use.

Robert Reed, 16390 NE Chehalem Drive, Newberg: Please see letter received on August 25th, 2025, in opposition to the proposed church use.

Margaret Reed, 16390 NE Chehalem Drive, Newberg: Please see letter received on August 25th, 2025, in opposition to the proposed church use.

Mark & Emily Putney, 16390 NE Chehalem Drive, Newberg: Please see email submitted on August 25th, 2025, in opposition to the proposed church use.

Thomas Gergen, 18659 Los Leones Street, Fountain Valley, California: Please see letter received on August 25th, 2025, in opposition to the proposed church use.

Jessica Cain, Cain Law Company, 111 N College St, Newberg: Please see letter received on August 25th, 2025, in opposition to the proposed church use representing multiple surrounding property owners.

Micah Routon, representing Chehalem Christian Fellowship, PO Box 811, Newberg, OR 97132: Please see letter received on September 5th, 2025.

FINDINGS:

A. Background Facts

1. *Parcel Size:* The subject lot measures approximately 7.7-acres.
2. *Access:* The property has direct access to NE Chehalem Drive.
3. *On-site Land Use and Zoning:* The subject lot is in the AF-10 zone, the Agriculture/Forestry Small Holding District. While farm uses are allowed in this zone, the land is classified as “exception” land, meaning that it has been excepted from the protection of statewide planning Goal 3 (Agricultural Land). There is an existing dwelling and accessory buildings located on the property. The remainder of the subject lot has previously been used for pastureland and hay cultivation.

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Figure 1: Photograph looking roughly northward at the barn, shop building, and graveled parking area proposed by the Applicant for use as the church facility. Photograph taken October 2025.

4. *Surrounding Land Use and Zoning:* Adjacent lots to the north, south, and east are also zoned AF-10, and adjacent lots to the west are zoned for Exclusive Farm Use, the EF-20 zone and lots further to the east of the adjacent lot are also zoned for Exclusive Farm use, the EF-40 zone. Land use for the lots in the AF-10 zone is predominantly rural residential with some exhibiting smaller farm operations. The lots in the surrounding area that are zoned for Exclusive Farm use are generally larger than the lots in the AF-10 zone and tend to have larger, more prominent farm operations. The most prominent farm uses in the surrounding area include hazelnut orchards, grass seed and hay fields, livestock pasturage.
5. *Water:* The applicant has indicated that water is provided by an on-site well.
6. *Sewage Disposal:* Provided by an existing on-site septic system.
7. *Fire Protection:* Tualatin Valley Fire & Rescue.
8. *Previous Actions:* A previous owner of the subject parcel received land use approval for the operation of an automobile repair business as a home occupation in 2005, Docket C-20-05.

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9. *Deferral*: The Assessor's office records indicate that 6.68-acres of the subject lot are receiving farm tax deferral.
10. *Overlay Districts*: The property is not located in an area identified as sensitive wildlife habitat, nor is it located within the Willamette River Greenway, and the property is not within an airport overlay district. The subject parcel is not located within the 100-year floodplain overlay district, pursuant to FEMA FIRM panel 41071C0228D.

B. Conditional Use Provisions and Analysis

1. The conditional use criteria of YCZO Section 1202.02 are as follows:

(A) *The use is listed as a conditional use in the underlying zoning district;*

Regarding criterion (A), the applicant is requesting a conditional use approval for the construction and operation of a church. A church is a recognized and permitted use in the AF-10, albeit one that is permitted with the application of conditions meant to mitigate or ameliorate impacts to surrounding lots and public infrastructure, therefore the request complies with criterion 1202.02(A) above.

2. (B) *The use is consistent with those goals and policies of the Comprehensive Plan which apply to the proposed use;*

Regarding criterion (B), the Yamhill County goals and policies do not provide standards or criteria for review of all conditional use types, including the request for the construction and operation of a church. While the goals and policies listed in the county's Comprehensive Plan, they are not in themselves criteria, however they are in part what the review criteria was based upon. Applicable goals and policies from the *Yamhill County Comprehensive Plan* are addressed below.

Section IV.A. Policy I. states:

Yamhill County will accommodate the location of non-profit, institutional organizations as defined by the Internal Revenue Code in the designated agriculture and forestry small holding areas on the Plan Map, provided such uses are compatible with such areas, the stated goals and policies of the plan are fully complied with, and such uses are established and regulated as planned unit developments under the zoning ordinance.

The aspirational guidance provided by the county's Comprehensive Plan is fairly clear in this instance with a goal being to accommodate the siting of non-profit, institutional organizations, such as a church, being located in the agricultural and forestry small holding (i.e., AF-10) areas in the county. It is incumbent on the Applicant to demonstrate that the development of a non-profit institution is compatible, or with the imposition of conditions can be made compatible with the uses occurring in the AF-10 zone. The Applicant's request is for the construction and operation of a church, a non-profit institution, with a congregation of approximately 220 people. The Applicant described

YAMHILL COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
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the history and practices of this church as one that began in 2008, and teaches the bible verse-by-verse, chapter-by-chapter, book by book. They note that there are two full-time pastors and a congregation of 200-220 folks so between 70-80 vehicles will use the parking lot on a typical Sunday service, and it is quite rare for the entire congregation to attend every Sunday service. The Sunday service typically begins around 7:30 a.m. when a small team arrives to set-up sound equipment and other material needed for the service, the band starts rehearsal around 8:30 a.m., and most congregants begin arriving between 9:40 and 10:00 a.m., with service finishing around 11:30 a.m., and pastors closing up the church around 1:15 p.m. The only other service is held on Wednesday evenings, beginning at roughly 6:30 p.m. and lasting until approximately 7:45 p.m., and the church is usually closed up by 8:30 p.m. There is a weekly middle-school and high-school youth group that also meets on Wednesday evenings, and this combined Wednesday attendance ranges from 40 to 60 attendees. The Applicant hopes that the church congregation will continue to grow a bit and aim for a maximum capacity of the church building itself at between 300-330 folks. The following review criteria provide standards which limit the location, scale, performance characteristics, impacts to public services and facilities and will be addressed in this report.

Section I.B. of the county's comprehensive plan provides goals and policy guidance regarding rural area development, and Policies B. and C. of this Section of the Comprehensive Plan provides more specific guidance, as follows:

- B. All proposed rural area developments shall be based on a reasonable expectation of the demand for the use of such land or facilities within a reasonable period of time and no large-scale development shall be approved without:*
- 1. The submission and approval of a layout and design concept, with provision for the staging and servicing of all phases of the development;*
 - 2. The approval of all federal and state agencies relative in any applicable health, safety and environmental controls; and*
 - 3. An adequate demonstration of the financial capacity and responsibility of the proponents to complete the development and provide for operation and maintenance services.*

Regarding Policy I.B.B. of the Comprehensive Plan, the Applicant submitted a site plan that indicates the layout and design for the existing structures that will be remodeled for use as the church facility as well as the design of the parking lot that will be used by church staff and attendees. This particular Comprehensive Plan Policy is codified in the Conditional Use criteria provided in subsections 1202.02(C), 1202.02(D), and 1202.02(E) of the YCZO, and are evaluated in greater detail in Sections B.3., B.4., and B.5. of this staff report, below. A broader analysis of the request shows that the Applicant did submit a layout and design concept in the form of a site plan that indicates the location of the existing barn and shop structures already in place on the subject parcel and that these structures will be remodeled for use as the church facility. The site plan also provided

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the layout and design for the parking area that will be used to serve church staff and attendees. Regarding the approval of federal and state agencies, the Applicant has conducted a septic site analysis with the County Sanitarian to ensure that an appropriately sized and designed subsurface septic system can be engineered and installed on the property in conformance with state and local standards and requirement. The County Public Works and Road Department, the local agency responsible for ensuring local roadways are compliant with state and local standards, also provided feedback regarding safety improvements to the spur road served by NE Chehalem Drive that shall be proposed, permitted, inspected, and approved by the Public Works Department prior to issuance of building permits for the church. Additionally, a Level of Service traffic impact analysis, pursuant to Yamhill County Ordinance 787, shall be conducted by a registered professional engineer with expertise in transportation prior to issuance of building permits for the church and any traffic safety improvements identified in the area by the engineer shall be made in accordance with Public Works Department standards and permitting requirements prior to issuance of building permits for the church. If approved, the Applicant will be required to receive all necessary health, safety and environmental permits discussed earlier and following in this staff report prior to operation of the church. Additionally, the conditional use permit for the church may be revoked under the process provided in Section 1202.07 of the YCZO should the church be found to be in irreconcilable violation of any applicable local, state, or federal health, safety and environmental standards or requirements. Staff finds that the Applicant's request is in keeping with this Policy of the Comprehensive Plan.

C. All proposed rural area development and facilities:

- 1. Shall be appropriately, if not uniquely, suited to the area or site proposed for development;*
- 2. Shall not be located in any natural hazard area, such as a floodplain or area of geologic hazard, steep slope, severe drainage problems or soil limitations for building or sub-surface sewage disposal, if relevant*
- 3. Shall be furnished with adequate access and an adequate individual or community water supply, if required; and shall not be justified solely or even primarily on the argument that the land is less costly than alternative better sites or that federal or state aid is available in the form of subsidized water supply or sewerage extensions from nearby urban centers.*

The guidance provided by Policy I.B.C. of the Comprehensive Plan is codified in the Conditional Use criteria provided in subsections 1202.02(C) and 1202.02(E) of the YCZO and are evaluated broadly throughout this staff report but also in greater detail in Sections B.3. and B.5. of this staff report, below. More generally, as it relates to Policy I.B.C.1. of the Comprehensive Plan, the proposed church is being developed at an appropriate scale considering the size of the site. The subject parcel measures approximately 7.7-acres and the Applicant is proposing to remodel two existing

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structures, the barn and shop buildings shown in Figure 1. of this staff report. The proposed remodels will not result in a substantial increase to the building footprint of either structure but will rather be a modification to each building to ensure they are compliant with applicable state building code standards for their use as church buildings. The Applicant received a septic site approval on July 9th, 2025, for the eventual installation of a septic system with a calculated peak flow rate of 1750 gallons per day, with the County Sanitarian noting that the septic system may need to be designed by a registered professional septic consultant depending on system configuration and other specific requirements. The County Sanitarian did not make note or identify any hazards or limitations during the course of the septic site analysis on the subject parcel. A standard requirement and procedure for the building process requires that the County Sanitarian has reviewed and approved a septic system design and plan prior to issuance of building permits for a structure and installation of the septic system. The subject parcel appears to be suited for development of a subsurface septic system and a subsidized sewerage extension is not necessary based upon the site evaluation conducted by the County Sanitarian, nor is such a request being made by the Applicant. The subject parcel is not located within an identified floodplain per FEMA FIRM panel 41071C0228D, nor is the subject parcel located in an area with a steep slope or other identified geologic hazard area. Based on the evidence and information in the record, the subject parcel is appropriate, if not uniquely, suited for a church development. The Applicant has noted that a well is already located on the subject parcel and has been used to serve the existing residence, so the development of a subsidized water supply is not necessary or being sought by the Applicant. As noted above, the Public Works Department provided feedback to staff and the Applicant regarding safety improvements that will need to be made by the Applicant to the spur road served by NE Chehalem Drive. Further, staff has found that a Level of Service traffic impact analysis shall be conducted by a registered professional engineer prior to issuance of building permits for the church and any traffic safety improvements identified in the area by the engineer shall be made in accordance with Public Works Department standards and permitting requirements prior to issuance of building permits for the church. The traffic impact analysis report shall be conducted following consultation with the Public Works Director and the Planning Director. A condition of approval will be put in place that requires all necessary road safety improvements identified in the traffic impact be completed, permitted, and inspected by the Public Works Department prior to issuance of building permits for the church. Based on the feedback provided by the Public Works Department and conditions placed by staff, adequate access to the subject site and to the church shall be in place prior to the development of the church or the hosting of church activities on the subject parcel. Staff finds that the request is consistent with the applicable goals and policies provided in the county's Comprehensive Plan.

In conjunction with the Goals and Policies provided by the County's Comprehensive Plan, staff must take into consideration a federal law that was passed in 2000 which became known as the "*Religious Land Use and Institutionalized Persons Act of 2000*", also known as RLUIPA. This act placed limits on land use regulations involving places of worship. The main provisions of this act are as follows:

SEC. 2. PROTECTION OF LAND USE AS RELIGIOUS EXERCISE.

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(a) SUBSTANTIAL BURDENS.—

(1) GENERAL RULE.— No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution –

(A) is in furtherance of a compelling governmental interest; and

(B) is the least restrictive means of furthering that compelling governmental interest.

This means that places of worship may not be regulated more than necessary to further a compelling governmental interest. The conditions placed on the approval of the church request are to further the applicable health, safety and environmental factors that are a component to any conditional use request and are the least restrictive means to further any compelling governmental interest identified during the review and analysis of this request.

3. *(C) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements, and natural features.*

Regarding criterion (C), the application needs to demonstrate that the parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements, and natural features. The parcel is approximately 7.7-acres in size with an existing single-family dwelling and direct access to NE Chehalem Drive along either the western or southern property lines. The subject parcel is relatively flat with little appreciable slope. The proposed location of the church is in an area of the property that has been used as an open, grassy field so there are no natural features of note that will be impacted by the development of the proposed church. Surrounding property owners have noted that the spur to NE Chehalem Drive that runs along the subject lot's southern property line is a gravel road which when used by churchgoers will generate significant amounts of noise, dust and mud from the increased traffic to this road especially due to the increased traffic to this site. The existing driveway providing ingress/egress to the subject parcel is located along the southern property line is served by this gravel road which also provides access to three neighboring lots. The Public Works Department identified some improvements that are warranted to this spur of NE Chehalem Drive, and those improvements include placing a culvert at the junction of the spur and NE Chalem Drive and improvements to the northeast corner of this junction for motorists turning right (north) onto Chehalem Road when driving west along the spur drive. A condition of approval will require that the improvements to the intersection of NE Chehalem Drive and the spur drive, including placement of a culvert, shall be completed prior to issuance of building permits for the church and the hosting of any church related activities on the subject parcel. The improvements to this intersection shall receive all required permits and inspections from the Public Works Department. In their response, the Public Works

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Department also noted that a traffic count was conducted in May of 2024 and this study found that NE Chehalem Drive had an average daily count, or ADT, of 2,139 vehicles per day and would classify Chehalem Drive as a Major Collector. The Public Works Department has noted that Chehalem Drive appears to be sufficiently engineered to handle the increase in traffic that would be generated by the operation of a church from the subject parcel.

The Applicant responded to neighbors' concerns regarding road access and feedback from the Public Works Department by stating that church's primary activities will occur on Sunday mornings and Wednesday evenings, with an estimated 70-80 vehicles on Sundays and 20-25 vehicles on Wednesdays, which is within the road's design capacity. The Applicant also plans to encourage carpooling and appears open to employing dust mitigatory measures. The Applicant also noted that they will consider a separate drive for property access rather than utilizing the existing shared access road utilized by residents on the single-lane gravel road. If the gravel road is utilized by the church and attendees, then the Applicant could enter into a shared road maintenance agreement and take larger responsibility for the care and maintenance of the portion of the road up to the church's driveway due to the increase in traffic from church-goers.

Staff finds that a traffic impact analysis is warranted for the proposed use, so a condition of approval will require that a Level of Service traffic impact analysis is conducted by a registered professional engineer with expertise in transportation, and any identified traffic safety improvements shall be completed prior to issuance of building permits or the conduct of any church related activities on the subject parcel. The traffic impact analysis shall be conducted in a manner consistent with Ordinance 787, the county's Public Safety Infrastructure Ordinance, and the traffic impact analysis shall be submitted for review and approval to the county Public Works Department.

A condition of approval will also require that the driveway(s) providing ingress/egress to the site have been inspected by Tualatin Valley Fire & Rescue, and that any necessary improvements have been made to the driveway(s) prior to issuance of building permits or hosting of church-related activities on the subject parcel.

With conditions, the size, shape, location, topography, and existing improvements are suitable for the proposed use. With the imposition of conditions, the request satisfies criterion 1202.02(C).

4. (D) *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.*

Regarding criterion (D), the Applicant is requesting a conditional use permit for the construction and operation of a church on a parcel that has up to now been used residentially, and staff acknowledges that this change in use will lead to a change in the character of the surrounding area. The Applicant needs to demonstrate that the change in character will not be in a manner that substantially limits, impairs, or prevents the use of

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surrounding properties for the permitted uses listed in Section 501 of the Yamhill County Zoning Ordinance.

Notice was sent to neighboring property owners and several surrounding property owners identified issues of concern regarding the development and operation of the proposed church on the subject parcel. Issues identified include those listed below:

Loss of Farmland

Our office received concerns regarding the loss of farmland if the proposed church is approved at this location.

As noted in Finding A.3 of this staff report, while farm uses are allowed in this zone, the land is classified as “exception” land, meaning that it has been excepted from the protection of statewide planning Goal 3 (Agricultural Land). An attorney for some of the neighboring property owners asserted that certain Yamhill County Goals and Policies protecting farmland would be violated if the church were allowed. However, the AF-10 zone is not subject to the farmland protection goal. In addition, even if this property were listed as zoned for exclusive farm use, that zoning is governed by ORS 215.283, which lists uses allowed in the farm zone as an outright permitted use. The very first permitted use listed as being allowed in the farm zone is ORS 215.283(1)(a) which permits:

(a) Churches and cemeteries in conjunction with churches.

So even if the subject parcel were in the farm zone, churches have been found to be compatible with farm use.

Staff notes that the AF-10 zone does permit and encourage farm and forest uses, although typically at a smaller scale than is found in the Exclusive Farm use and Forestry zones, the purpose of the AF-10 District is to provide for low density rural residential development. Additionally, the county’s comprehensive plan provides guidance regarding places of worship in the unincorporated areas of the county and specifically calls for the county to accommodate the establishment of places of worship in the AF-10 zone. As noted in Section B.1. of this staff report, a “Church” is a permitted use in the AF-10 zone, albeit one that is subject to the conditional use review criteria provided in Section 1202 of the county zoning ordinance.

Staff finds that the request is consistent with criterion 1202.02(D), and that with the imposition of conditions listed below that the request will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the uses permitted in the AF-10 zone.

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Access Road Quality & Maintenance

All of the surrounding property owners that submitted comments expressed some level of concern with the condition of the 1-lane gravel access road and the management of traffic to and from the church particularly if the NE Chehalem Drive spur drive is used by the church for ingress/egress. Neighboring property owners noted that Chehalem Drive is currently a gravel road so it is highly likely that dust will be generated by the church attendees during the dry season and muddy roads during the rainy season. Additionally, there are concerns that the spur from NE Chehalem Drive could become rutted or potholed from the increased traffic to and from the church. Some neighbors have proposed that the church enter into a road maintenance agreement with surrounding property owners who use the spur roadway in order to ensure the driveway is in good repair for residents and churchgoers. Such an agreement could lead to paving the road, applying a surfactant to mitigate dust emissions during the dry season, and other measures for improving the driving surface of the roadway.

Staff would encourage the Applicant and neighboring residents agreeing to enter into a road maintenance agreement for the care of this road.

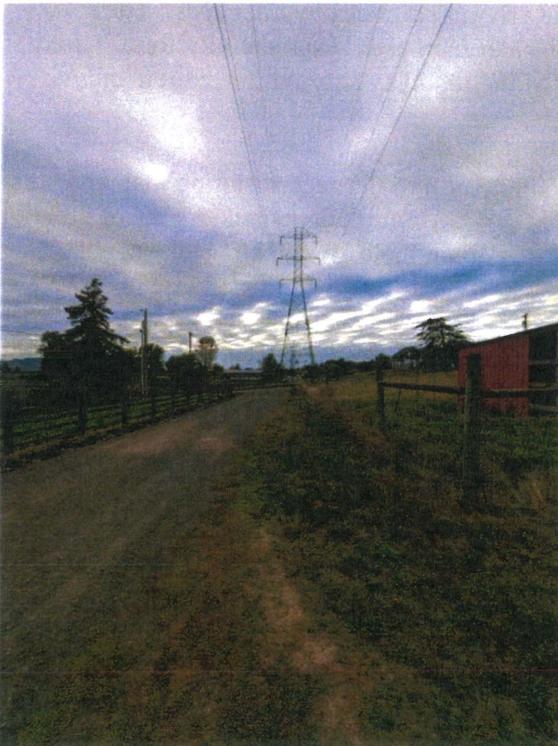


Figure 2: Photograph looking roughly westward at the proposed access drive, and approximately 150-feet further to the west is the intersection with NE Chehalem Drive. Photograph taken October 2025.

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Traffic Volume & Safety

A common concern raised by property owners is related to the increased traffic on NE Chehalem Drive and other roads in the surrounding area that could be used by church attendees. Several neighbors identified the NE Chehalem Road and North Valley Road intersection as a place of particular concern with regards to motorist safety. The increased generation of dust during the dry season and muddy roads during the wet season are raised by surrounding property owners

Several neighboring property owners suggested that the county should place a 4-way light or roundabout at the junction of Chehalem Drive and North Valley Road as a traffic calming measure if the church is approved.

The Applicant responded to this concern by stating that an estimated 70-80 vehicles will use the parking lot on a typical Sunday service and approximately 20-25 vehicles on a typical Wednesday service which is minimal compared to the NE Chehalem Drive vehicle capacity. The Applicant will be encouraging church attendees to carpool to as great a degree as possible in order to minimize traffic to the church. The Applicant notes that they are considering different measures for the mitigation of dust emissions during the dry season and will actively promote safe driving practices by attendees. The Applicant also expressed a willingness to consider increased responsibility for a shared road maintenance agreement for the portion of the roadway serving the church and its attendees

The Public Works Department submitted a comment into the record stating that Chehalem Drive had an Average Daily Traffic (ADT) count conducted in May of 2024 of 2,139 vehicles per day. This analysis found that given the estimated increase in usage, Chehalem Drive should be able to handle the additional traffic generated by the church.

The Public Works Department also noted that there is a need for additional improvements to the intersection of NE Chehalem Drive and the spur road extending east from NE Chehalem Drive that will be used to provide ingress/egress to the church parking lot. These improvements will require, at a minimum, a culvert extension and on the northeast corner of the spur drive for the traffic leaving the church grounds and turning right (north) from the spur road onto NE Chehalem Drive. The Public Works Department requested that the Applicant confirm these traffic improvements with a registered professional traffic engineer.

Staff finds that a more in-depth analysis of the potential traffic impacts are warranted given the concerns expressed by neighbors and the comments from the Public Works Department. A condition of approval will require that a traffic analysis be conducted by a registered professional engineer prior to issuance of building permits for the church. A condition of approval will require that a Level of Service traffic impact analysis be conducted by a registered professional engineer with expertise in transportation, pursuant to Yamhill County Ordinance 787. This analysis shall consider, at a minimum, such factors as the identification of a reasonable study area around the subject parcel, traffic

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counts and capacity of roads and intersections in the study area under current conditions, the number of trips that will be generated by the church and existing uses in the surrounding area, predicted trip totals under future conditions, including full build-out and any future planned phases, potential road and intersection capacity issues in the study area that may result from the proposed use, identification of potential safety hazards and impacts to safety performance in the study area, and internal safety and circulation evaluation, along with any proposed mitigation strategies to address traffic and safety impacts.

Conflicts with the AF-10 Zoning Designation

Numerous surrounding property owners expressed concern that the siting of a church in the AF-10 zone is in conflict with the purpose and intended use of lands located in this zone.

Staff notes that Section IV.A. Policy I. of the county’s Comprehensive Plan provides aspirational guidance and states the following:

Yamhill County will accommodate the location of non-profit, institutional organizations as defined by the Internal Revenue Code in the designated agriculture and forestry small holding areas on the Plan Map, provided such uses are compatible with such areas, the stated goals and policies of the plan are fully complied with, and such uses are established and regulated as planned unit developments under the zoning ordinance.

This policy guidance provided by the county’s Comprehensive Plan is clear in this instance with a goal being to accommodate the siting of non-profit, institutional organizations, such as a church or other religious institution, in the Agricultural/Forestry Small Holding District—the AF-10 zoned areas in the county. This guidance from the county’s Comprehensive Plan is a reason for why a church was listed as a conditionally permitted use in the AF-10 zoning ordinance. Staff finds that the proposed church use is compatible with the purpose of the AF-10 zone.

Negative Environmental Impacts

Several neighbors suggested that the operation of a church on the subject parcel could lead to environmental impacts that could negatively affect farming in the surrounding area.

The Applicant states that they are committed to environmentally sensitive development practices when developing the lot including implementing erosion control measures and habitat preservation, where feasible, in line with guidance and recommendations provided by the Soil and Water Conservation District.

Stormwater Runoff & Drainage

Significant concerns regarding the size of the parking lot serving the church and how

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stormwater runoff and drainage will be managed were submitted by several of the surrounding property owners. According to the site plan submitted by the Applicant, the parking lot will be able to host up to 200-vehicles.

The Applicant responded to this request by stating that the stormwater management system will be designed in accordance with county standards to mitigate runoff and prevent adverse effects on neighboring lots. The Applicant hopes that having a designed stormwater and runoff system will improve the overall drainage conditions of the area around the subject parcel.

Staff finds that the development of a sound stormwater runoff and drainage plan for the entire development is a valid concern, therefore a condition of approval will require that prior to issuance of building permits the Applicant shall submit a drainage plan showing that no natural drainage is disturbed by any development taking place on the subject lot. The plan shall be prepared by a registered engineer. The drainage plan shall be submitted to and approved by the County Public Works Director prior to final approval



Figure 3: Photograph looking roughly eastward at the shop building and proposed parking area that will be expanded and improved to serve the proposed church. Access drive continues eastward to serve residences located south and east of the subject lot.

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Property Tax Impacts

Several property owners in the area raised concerns about the potential impacts to property taxes if a church is approved and built on the subject parcel. Potential impacts to property taxes due to proximity to a church are outside of the jurisdiction of the Planning Department and are not an applicable review criterion for a conditional use permit request.

The Applicant responded to the concern related to potential negative impacts to property values by stating that the church facility will be well-maintained and that the church can positively contribute to the community without detracting from the rural appeal of the surrounding area. The Applicant notes that the church building will be designed in a barn-style in order to blend more harmoniously with the agricultural and rural character of the area.

Lighting

Several neighbors submitted concerns regarding the placement of lights on the church or in the parking area serving the church, and how the lighting fixtures that might be installed for the safety and security of the church and churchgoers could lead to glare on neighboring homes or roadways.

The Applicant responded to these concerns by stating there will be landscaped vegetation planted on the property to act as both a visual and auditory buffer between the church and surrounding lots. Lighting fixtures on buildings and lampposts placed in the parking area will be directed in such a way so as to minimize glare onto neighboring lots and roadways. The Applicant also notes that exterior lights will have timers and turned off when the building is not in use.

Staff agrees with these concerns so a condition of approval will be placed that requires all artificial lighting which may be installed shall be placed, shielded, or deflected so as not to shine or create glare onto adjacent dwellings or create excessive glare along adjacent roads.

Water

Surrounding property owners expressed concern about the potential amount of water consumption by the church and for the watering of landscaped plants.

By state law, water use, water management, and water allocation matters are under the jurisdiction of the Oregon Department of Water Resources (OWRD). A referral was sent to the District Water Master regarding the proposed subdivision development, and staff did not receive any comments or concerns from the Department of Water Resources.

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Septic Service

There were comments and concerns submitted into the record regarding a septic site evaluation and the installation of a septic system to serve the church and its congregants.

The Applicant responded to these concerns by noting that they have coordinated with the County Sanitarian through the site evaluation process which followed from a thorough evaluation of the existing septic system. The Applicant asserts that all necessary upgrades will be made to the septic system in order to comply with applicable health and environmental regulations.

The County Sanitarian, the local government official responsible for conducting septic site evaluations, approving septic plans, and inspecting and approving septic system installations noted that records show that a single septic system is currently installed on the subject lot. Further, a site evaluation was completed on July 9th, 2025, during which an area was approved for the installation of a septic drain field to serve a church with a calculated peak wastewater flow rate of 1750 gallons per day. A stake out of any approved system will be required prior to issuance of a septic installation permit. Depending on system configuration and specific requirements based on proposed plot plans the system may be required to be designed by a septic consultant (PE or REHS).

A condition of approval will require that the Applicant receive all necessary permits, inspections, and approvals for the septic system prior to issuance of building permits for the church and prior to conducting any church-related activities on the subject parcel.

Utility Easement

Neighbors submitted comments and concerns regarding potential development activities associated with the church use that could infringe on an existing utility (PGE) easement.

Easements are civil agreements and therefore fall outside the jurisdiction of our office to enforce or consider when evaluating a conditional use permit request although this information will undoubtedly be useful information to the Applicant.

Noise Pollution

Concerns were raised that there could be a significant increase in noise due to the operation of the church.

The Applicant responded to these concerns by stating that there are plans for landscaping that will function both as a visual and auditory buffer between the church and neighboring lots. The Applicant also states that the church will be developed to building standards that will include a certain degree of insulation and that these building code standards will help mitigate noise from inside the church being discernible on neighboring lots.

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The primary source of noise from the church is likely to be the arrival and departure of the personal motor vehicles used by folks attending church and church-related services. Staff will place a condition of approval that prohibits the use of outdoor amplified music or sound. A condition of approval will require that a landscaping plan be prepared and presented to the Planning Director for review prior to implementation and that the landscaping will be developed in accordance with the county's landscaping ordinance.

Hosting Events

Surrounding property owners expressed concern regarding the potential hosting of services beyond the normal religious activities identified in the application.

The Applicant described the history and practices of this church as one that began in 2008, and teaches the bible verse-by-verse, chapter-by-chapter, book by book. They note that there are two full-time pastors and a congregation of 200-220 folks so between 70-80 vehicles will use the parking lot on a typical Sunday service, and it is quite rare for the entire congregation to attend every Sunday service. The Sunday service typically begins around 7:30 a.m. when a small team arrives to set-up sound equipment and other material needed for the service, the band starts rehearsal around 8:30 a.m., and most congregants begin arriving between 9:40 and 10:00 a.m., with service finishing around 11:30 a.m., and pastors closing the church around 1:15 p.m. The only other service is held on Wednesday evenings, beginning at roughly 6:30 p.m. and lasting until approximately 7:45 p.m., and the church is usually closed and locked up by 8:30 p.m. There is a weekly middle-school and high-school youth group that also meets on Wednesday evenings, and this combined Wednesday attendance ranges from 40 to 60 attendees.

Staff interprets this concern to mean that neighbors are worried that the church will host events that are not related to the church and the religious and ceremonial activities commonly associated with operation of a church. The Applicant's request made no mention of hosting events unrelated to faith-based activities at the church or elsewhere on the subject parcel. The Applicant's request only described the religious and youth-group activities that would be occurring during narrow windows of time at the church on Sundays and Wednesdays. Staff finds that it is logical to assume that there will be days of increased significance, such as days around the Christmas and Easter holidays, that may lead to greater turnout at the church with a potential for traffic counts that are higher than the average expected at a typical Sunday or Wednesday service. These events are to be expected at a place of worship and appear to be in keeping with the goals provided in the county's Comprehensive Plan and the AF-10 section of the county zoning ordinance.

5. (E) *The proposed use is appropriate, considering the adequacy of the public facilities and services existing or planned for the area affected; and*

Regarding criterion (E), as mentioned in Section B.3. of this staff report, the Applicant will be required to have the septic system engineered, installed, and inspected by the county sanitarian, prior to operation of the church, to ensure the system is sized appropriately for the new use. A separate condition of approval will also require that a

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Level of Service traffic impact analysis is conducted by a registered professional engineer prior to issuance of building permit or hosting of church-related activities to ensure that access to and from the site is safe for churchgoers and that the local road network are sufficiently engineered to support the increase in traffic. As mentioned above, in Findings B.3 and B.4., the driveway(s) providing access to the property must be inspected and approved for use by Tualatin Valley Fire & Rescue prior to operation of the church. A condition of approval will also require that the Applicant receive all necessary building, plumbing, mechanical permits, and inspections for construction of the church and all other structures developed on the subject parcel. With conditions, the request complies with criterion 1202.02(E) above.

6. (F) *The use is or can be made compatible with existing uses and other allowable uses in the area.*

Regarding criterion (F), the proposed use is for the construction and operation of a new church, with an estimated congregation of 220 people, with religious services held on Sunday mornings and a smaller youth service on Wednesday evenings with approximately 50 attendees. A comprehensive analysis of the use and potential conflicts was evaluated in Section B.4. of this staff report. The surrounding property owners identified several potential conflicts related to traffic, road maintenance and repair, stormwater runoff and drainage, and the potential addition of lighting on buildings or lampposts to name a few of the concerns identified by surrounding property owners. Staff finds that the church can be made compatible with existing uses occurring in the surrounding area, and other allowable uses that may occur in the area as time progresses however there are a number of conditions that shall be satisfied prior to issuance of any building permits for the church or the hosting of any church-related activities on the subject parcel. Staff finds that with the satisfaction of conditions and implementation of applicable improvements to the subject lot and surrounding roadway that the church will be compatible with the residential, farming, and forest activities occurring in the surrounding area. If the Applicant does not abide by the conditions placed on the approval, then there is a remedy which may include the initiation of a revocation of the conditional use permit as provided in Section 1202.07 and 1202.08 of the Yamhill County Zoning Ordinance, therefore, the request complies with criterion 1202.02(F).

CONCLUSIONS FOR APPROVAL:

1. The Applicant has requested a conditional use permit to allow the construction and operation of a church with a planned congregation of approximately 220 people on Tax Lot 3206-04900.
2. With conditions, the request complies with the conditional use criteria listed in Section 1202.02 of the *Yamhill County Zoning Ordinance*.

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DECISION:

Based upon the above findings and conclusions, the request by Chehalem Christian Fellowship for conditional use approval for the construction and operation of a church with a planned congregation of approximately 220 attendees, on Tax Lot 3206-04900 is approved with the following conditions:

1. The church development shall substantially conform to the site map submitted with this application.
2. Prior to operation of the church, all required building, plumbing, septic and electrical permits and inspections shall be obtained from the Yamhill County Planning Department.
3. Prior to issuance of building permits and hosting of church-related activities, the Applicant shall submit a Level of Service traffic impact analysis, pursuant to Yamhill County Ordinance 787, to be conducted by a registered professional engineer with expertise in transportation which considers, at a minimum, the following factors:
 - ❖ Identification of a reasonable study area around the tract for which the use is proposed.
 - ❖ Traffic counts and capacity of roads and intersections in the study area under current conditions.
 - ❖ The number of trips that will be generated by the proposed use and existing uses, including seasonal variations.
 - ❖ Predicted trip totals under future conditions, including full build-out and any future planned phases being developed on the tract.
 - ❖ Potential road and intersection capacity issues in the study area that may result from the proposed use.
 - ❖ Identification of potential safety hazards and impacts to safety performance in the study area, and internal safety and circulation evaluation.
 - ❖ Proposed mitigation strategies or conditions of approval to address traffic and safety impacts.
 - ❖ Source of data, computer models, and software used.
4. Prior to operation of the church, the driveway access and water supply shall be inspected and approved by Tualatin Valley Fire & Rescue.
5. The Applicant shall provide and maintain a parking area for as long as the church is operating so that there is a minimum of (1) space per four (4) seats or eight (8) feet of bench length. Parking shall not be permitted on the NE Chehalem Drive right-of-way.
6. Prior to operation of the church, the Applicant shall submit to the Planning Director a Landscape Plan for only the southern property line of the subject parcel. The Landscape Plan shall be prepared, implemented, and maintained in a manner consistent with the requirements set forth in Section 1010 of the Yamhill County Zoning Ordinance.

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7. Any artificial lighting which may be provided shall be placed, shielded, or deflected so as not to shine or create glare onto adjacent dwellings or create excessive glare along adjacent roads.
8. The use of outdoor amplified music or sound shall be prohibited.
9. Prior to issuance of building permits or hosting of church or church-related activities, the Applicant shall submit a drainage plan showing that no natural drainage is disturbed by any development taking place on the subject lot. The plan shall be prepared by a registered engineer. The drainage plan shall be submitted to and approved by the County Public Works Director prior to final approval.
10. Prior to issuance of building permits or the hosting of church related activities the improvements to the intersection of NE Chehalem Drive and the spur drive identified by the Public Works Department, including placement of a culvert, shall be completed prior to issuance of building permits for the church and the hosting of any church related activities on the subject parcel. These improvements shall be permitted and inspected by the Public Works Department.
11. Any necessary traffic safety improvements identified in the Level of Service traffic impact analysis shall be completed prior to issuance of building permits for the church and the hosting of any church related activities on the subject parcel. These improvements shall be permitted and inspected by the Public Works Department.
12. The number of persons allowed in any portion of the church shall not exceed the maximum number of persons allowed pursuant to the occupancy permit for such portion of the church.
13. The use is limited to the operation of a church from the structures identified on the site plan submitted with this application.
14. This approval is valid for one year following the date of final approval and shall expire at that time unless the use has been initiated.
15. Modification of any of the above conditions requires approval under Section 1202.05 of the *Yamhill County Zoning Ordinance*. Violation of any of the above conditions may result in revocation of the conditional use permit with the process detailed in Section 1202.07 and 1202.08 of the *Yamhill County Zoning Ordinance*.

DATED AND SIGNED this 16th day of October, 2025, at
McMinnville, Oregon



Kenneth P. Friday, Planning Director
Yamhill County Planning and Development

KF:lw

II. Appeal Application

Yamhill County Department of Planning & Development
APPEAL APPLICATION

400 NE Baker Street, McMinnville, OR 97128 • Tel: 503-434-7516 • Fax: 503-434-7544
TTY: 800-735-2900 • Website: www.yamhillcounty.gov/238/Planning-Development

Date of filing 11.3.25
Rec'd by [Signature]
Receipt # 939247
Fee **250.00**

This form must be completed and submitted to the Planning Office within 15 days of the date of the decision being appealed, as indicated on the notice of decision. Please complete the application fully, and with as much detail as possible. Please type or print carefully.

Appellant's Name Terry and Cindy Paskett and Irene Perger-Gergen and Thomas Gergen
Address c/o Cain Law Company 111 N College Street Newberg OR 97132
Telephone: 971-264-3330 Email: jessica@cainlawcompany.com

Docket number of decision being appealed: C-09-25

The Docket request is: A conditional use request for the construction and operation of a church

The decision was made by: Planning Director Planning Commission
The decision being appealed is a(n): Approval Denial Condition of Approval
Person appealing the decision is: Applicant Affected party

If you are an affected party, please explain how you are aggrieved or adversely affected by the decision:
Please see attached letter from Cain Law Company, dated 11/3/2025

Please describe the basis upon which the decision is being appealed. Indicate which ordinance, Comprehensive Plan, or other regulatory provisions have not been satisfied or have been violated by the decision. Use extra paper if necessary.

Please see attached letter from Cain Law Company, dated 11/3/2025

I have completed the above information fully and accurately. I understand my rights and responsibilities as described on this form.

James S. Cain
Signature

11/3/2025
Date

All appealed decisions of the Planning Director and Planning Commission are brought before the Board of County Commissioners at a public hearing. The Board may affirm, modify, or reverse all or part of the action by the Director or Planning Commission.

Submittal of this appeal form must be accompanied by the appropriate appeal fee (make check payable to Yamhill County) to offset the cost of the hearing.

CAIN LAW COMPANY

111 N College St., Newberg, OR 97132
Phone: 971-264-3330

November 3, 2025

Yamhill County Board of Commissioners

Via email only to planning@yamhillcounty.gov and currans@yamhillcounty.gov

RE: Appeal of decision to allow C-09-25, Conditional Use Application to allow a Church at 16580 NE Chehalem Dr.

Dear Commissioners:

As you know from prior communication, this office represents Terry and Cindy Paskett who live at 16650 NE Chehalem Dr., Newberg, Oregon and Irene Perger-Gergen and Thomas Gergen who live at 16400 NE Chehalem Dr. Newberg, Oregon.. The purpose of this letter is to appeal the approval for a Conditional Use permit for the property located at 16580 NE Chehalem Road, Newberg Oregon (hereinafter the "Subject Property") to allow for the construction and operation of a church on the subject property along with a parking lot for 198 vehicles.

Please find below the requisite responses identified in the application for appeal.

1. If you are an affected party, please explain how you are aggrieved or adversely affected by the decision:

The neighboring property owners are adversely affected by the decision due to the significant impacts to traffic, storm water and Applicant's reliance on the use of an access road for private residences as their main means of access to which they are not entitled. Further narrative is provided below.

2. Please describe the basis upon which the decision is being appealed. Indicate which ordinance, Comprehensive Plan, or other regulatory provisions have not been satisfied or have been violated by the decision.

Yamhill County Zoning Ordinance 1202 and Comprehensive Plan Section IV are not satisfied as outlined herein.

First and foremost, the legal ownership of and right to the access road that runs along the southern border of this property is problematic at best. In 1970, a dedication of public right of way was made as part of a partition. This public right of way dedication does not appear to have been

accepted by the county. In a later recorded survey, the roadway is identified as an access road. It does not indicate it is a county road. It has always been utilized and maintained as a private driveway serving the properties to the south and the east of the Subject Property. Said properties all have a NE Chehalem Drive address assigned to them. While the prior owner of the Subject Property was given permission to use the access, it is questionable that this is anything more than a license to use the roadway. Applicant must demonstrate that this actually is a county road through which they are entitled to access which they have failed to do. The application submitted and plan assumes use of this access road, it does not in the site plan identify how they would gain access to the property from Chehalem Road. In their response to comments, they indicate that their future plans will identify how that access could be created. This access point has the potential to significantly impact the comments received from Public Works regarding site distance and traffic impacts and the sanitation due to the proposed site of the new septic drainfield in relation to any access from Chehalem Drive. If the applicant is proposing a different design than the one included in the application, how can the county apply the criteria or consider the impacts without having a clear picture of how it will actually be designed? This is the purpose of requiring a site plan showing the actual plan.

Despite the fact that they have stated they will change the site plan, the Applicant fails to include on their initial site plan the details sufficient to meet the County requirements. It does not include the actual scale used for the drawing nor does it include the sizes of the existing or proposed structures, existing or proposed access to the property. Fundamentally there are some problems that exist with the proposed use and its compatibility with the surrounding uses.

Items that appear to be in conflict in their proposed (albeit inadequate) site plan are noted as follows:

1. The drain field of the existing house is south of house and appears to conflict with the proposed new drain field unless it intended to also include the residential home (the application does not address this).
2. The proposed new drain field runs over the top of PGE service lines to existing building and also encroaches on 60' right of way by approximately 10' because the fencing running along the access road on the southern portion of the Subject Property is not located on the property line. Furthermore, the actual roadbed of the access road is only twelve feet wide along the entire border of the Subject Property. Access taken from Chehalem Road would impact this proposed design.
3. The only existing stormwater structure is via a privately installed and maintained system that amounts to a 30 foot length of storm pipe that is 12" in diameter at the approach of the access to NE Chehalem Drive.
4. When the existing parking lot that was associated with the home occupation use was installed, it created significant stormwater drainage on the properties lying to the south of the access road causing flooding over the roadway from time to time. The existing parking lot is only 100 feet by 100 feet. Removal of the vegetation and paving or

rocking a 198-vehicle parking lot will significantly impact the neighboring properties negatively.

5. Access that they legally are entitled to utilize for the proposed ingress and egress purposes proposed.

The fact of the matter is that the existing features of the road and failing stormwater systems are such that a significant increase in use such as the proposed church will exacerbate an already difficult situation.

While the code allows for a church as a conditional use, it must still meet the criteria of 1202. The church could also go on to offer overnight camping space on institution property to homeless persons living in vehicles provided there are three or fewer vehicles and campers have access to sanitary facilities including but not limited to toilet, hand washing and trash disposal facilities as part of its operations. These types of operations are in conflict with the surrounding uses of the adjacent property owners and surrounding neighbors and are not adequately addressed in their application.

As noted above, since the proposed church use will significantly change the character of the real property, the proposed use will limit, impair and/or prevent any of the permitted uses on the surrounding properties; particularly in regard to traffic and stormwater impacts. More specific landscaping buffers should be required to minimize the impacts.

The proposed use is not appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

The proposed church use will have significant impact upon the public facilities and services existing or planned for the area. Applicant has failed to perform a traffic impact study for the proposed use. The proposed church will place significant additional requirements upon the existing public facilities and services: there will be additional water and septic services necessary. The impacts on traffic on Chehalem Drive will be significant with the creation of many more trips on and off Chehalem Drive and on the access road if it deemed that it is a public road, the addition of a church would increase demand for the rural fire district or police department any more than they already provide. The impacts on the already dangerous and failing intersection of North Valley Road and Chehalem Drive are not even addressed in the application and should be required as part of the conditions of approval, if approved.

Comprehensive Plan Section IV.A. Policy I. states:

Yamhill County will accommodate the location of non-profit, institutional organizations as defined by the Internal Revenue Code in the designated agriculture and forestry small holding areas on the Plan Map, *provided such uses are compatible with such areas*, the stated goals and policies of the plan are fully complied with, and such uses are established and regulated as planned unit developments under the zoning ordinance.

Emphasis added.

The Staff Report states in part and in reference to this Plan Policy: “ The aspirational guidance provided by the county’s Comprehensive Plan is fairly clear in this instance with a goal being to accommodate the siting of non-profit, institutional organizations, such as a church, being located in the agricultural and forestry small holding (i.e., AF-10) areas in the county. It is incumbent on the Applicant to demonstrate that the development of a non-profit institution is compatible, or with the imposition of conditions can be made compatible with the uses occurring in the AF-10 zone.”

The applicant fails to show in its narrative response how it is compatible with surrounding uses. Instead, they merely identify the type of church they are and how many attendees will be present on certain days. The present land use for the subject property is a farm zoned AF-10. The proposed change would alter the use of the subject property from its present agricultural character and use to a church. The proposed change alters more than 1/3 of the property reserving the need to add additional structures in the future; instead of being dedicated to agricultural uses associated with the AF-10 land. The church use does not co-exist well with the AF-10 and western EFU land uses for the surrounding properties. More adequate buffers should be required to shield the neighboring properties from this more intense use. While a church is allowed in the AF10 zone of Yamhill County, it MUST demonstrate that it is compatible with the surrounding uses (which it does not) or that it can be made compatible. Mere conclusory statements that it is are not sufficient to state facts upon which soad conclusions can be made.

In the event that the County Commissioners do uphold the Planning Director’s decision, more careful consideration should be given to the comments above and very strict conditions of approval should be crafted to include, but not limited to, the following:

- A. Increasing the required parcel area or yard dimensions;
- B. Limiting the height, size, or location of buildings and structures;
- C. Controlling the location and number of vehicle access points; requiring the access to be taken from Chehalem Drive and requiring an analysis of the intersection located at North Valley Road and Chehalem Drive due to the significant traffic increase on an already dangerous and failing intersection.
- D. Increasing the road width to include a turning lane.
- E. Increasing the number of required off-street parking or loading spaces;
- F. Limiting the number, size, location or lighting of signs;
- G. Requiring more significant fencing, screening, or landscaping to protect adjacent or nearby Property to serve as buffers to the neighboring residential homes;
- H. Prescribing exterior finish for buildings or additions thereto;
- I. Designating areas and prescribing improvements for open space; and
- J. Prescribing a time limit within which to fulfill any established conditions
- K. Limiting the number of congregates allowed to the number which can be accommodated on the subject property pursuant to parking, septic and building regulations.

Letter to Friday
November 3, 2025
Page 5 of 5

For the foregoing reasons, it is requested that the appeal of the Conditional Use Application approval, allowing for the proposed church on the Subject Property, be heard and the application be denied or returned with more stringent conditions of approval as discussed herein.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jessica S. Cain". The signature is written in a cursive style with a large initial "J" and a distinct "S" and "Cain".

Jessica S. Cain
Cain Law Company PC
jessica@cainlawcompany.com

III. Application

979-25-000745-PLNG

YAMHILL COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
LAND USE APPLICATION

Docket C-09-25
Date 7/01/25
Rec'd by POS
Receipt # 937304
Fee \$3434.68

400 NE Baker Street, McMinnville, OR 97128 • Tel: 503-434-7516 • Fax: 503-434-7544

APPLICANT <u>KETH DESELM</u>			LEGAL OWNER (IF DIFFERENT)		
<u>Chehalem Christian Fellowship</u>			<u>PRICE BRANDON M.</u>		
Last name	First	MI	Last name	First	MI
<u>126 SW SPRUCE ST. RD</u>			<u>16580 NE CHEHALEM DR.</u>		
Mailing address (Street or PO Box)			Mailing address (Street or PO Box)		
<u>DUNDEE OR 97115</u>			<u>NEWBERG OR 97132</u>		
City	State	Zip	City	State	Zip
<u>541-671-0177</u>					
Telephone			Telephone		
<u>KETH.DESELM@GMAIL.COM</u>					
E-mail address			E-mail address		

If the applicant is not the legal owner, state interest in property: GENERAL CONTRACTOR

PROPERTY INFORMATION

Tax Lot(s): R3206-04900 Zone: AF:10

Size of Tract (include all adjacent tax lots) AC

- TYPE OF APPLICATION** (what is requested?): CONDITIONAL USE APPLICATION FOR CHURCH
- JUSTIFICATION FOR REQUEST** YCZO Section(s): 1202.02 REVIEW CRITERIA

A Planner will assist you in identifying the review criteria that apply to your request. The review criteria are used to determine whether your application will be approved or denied. It is your responsibility to provide adequate written justification and any other evidence you feel is relevant to explain how your request complies with the review criteria. Failure to provide adequate justification may result in your application being denied or deemed incomplete until additional information is provided.
- Present use of property: RESIDENCE / HAY FARM
- Please list the type of buildings that are currently on the property (i.e. manufactured home, pole building, agricultural barn, etc.): (1) HOUSE, (2) BARN, SEVERAL OPEN SHEDS (HOG SHEDS)
- Is there a septic system on the property? Yes No
- How will water be provided? Well City Other _____
- What road and/or easement is the property accessed from? CHEHALEM DRIVE

8. To your knowledge, do any of the following natural hazards exist on the property? NO

Floodplain

Areas of erosion

Steep slopes

Fish or wildlife habitat

Soil limitations for building or septic

THE APPLICANT MUST SUBMIT:

1. Completed application form, signed by the applicant and property owner (if different). The owner's signature must be notarized.
2. Site plan drawn to scale showing property lines, location and size of all existing buildings, existing and proposed access roads, and location and size of any proposed new buildings.
3. Written justification of how the application complies with the approval criteria. Attach additional sheets to this form.
4. Filing fee (make check payable to Yamhill County).

General land use application used for Conditional Use, Variance, Site Design Review, Floodplain, Willamette River Greenway, Comprehensive Plan Amendment and Zoning District Boundary Amendment, Comprehensive Plan Amendment, and Zone Change.

NOTE: Fees are not transferrable or refundable.

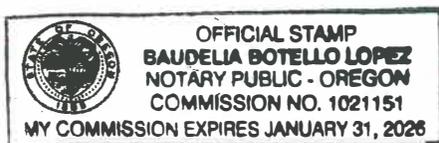
I hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that the above information is true and correct to the best of my knowledge. I understand that issuance of an approval based on this application will not excuse me from complying with other effective ordinances and laws regulating the use of the land and buildings.

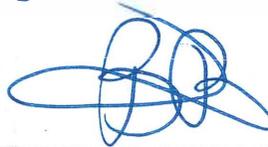
I hereby grant permission for and consent to Yamhill County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.

 7/1/2025
 Applicant's signature Date
Brandon M Price 7/1/2025
 Property owner's signature (if different) Date

State of Oregon
 County of Yamhill

Signed before me on this 1st day of July, 2025
 by Brandon Price and Keith Deselms





Notary Public for Oregon
 My Commission expires Jan. 31, 2026

CONDITIONAL USE APPLICATION

June 27, 2025

Chehalem Christian Fellowship

REVIEW CRITERIA 1202.02

- A. **The use is listed as a conditional use in the underlying zoning district.** The proposed use, a Church, we are applying for is listed as an acceptable, conditional use under section 501.03 Conditional Uses of the Yamhill County Zoning Ordinance.
- B. **The use is consistent with those goals and policies of the Comprehensive Plan, which apply to the proposed use.**

Section I, B. The church will be built to the current energy code standards and therefore will not require excessive amounts of power or utility upgrades. The church site is approximately 8 acres and the septic system will be easily contained on site. Water for the site will be provided by an on-site well.

Section II, C. The church will provide water to its facility via an on-site well system. Water consumption will be minimal, because the facility will be used primarily Sunday morning, with some limited use on Wednesday evening. The anticipated water consumption will be low, we currently use almost no water, we will increase, (with the addition of indoor plumbing!) but should remain well under 500 gallons per month average. All planned landscaping beds will use drought resistant plants.

Section V, A. The church will be built with preservation and protection of natural resources in mind. Measures will be taken to prevent erosion, pollution, and damage to native vegetation. Construction practices used will focus on minimal impact to the land.

C. The parcel is suitable for the proposed use considering its size, shape, location, topography, and existence of improvements and natural features.

The existing 8-acre parcel is currently a pasture/hay field. This site will provide excess property for the church to build its facilities; the building and required parking will fit on approximately 2.5 acres. The site will be accessed via a shared drive off of Chehalem Drive. These roads are adequate to handle the minimal traffic that will be generated by the church. The land is gently sloping and has minimal erosion potential. Our building plan will address rainwater management. The main existing feature, the hay field, will remain except for the area required for the building/landscaping and parking. The existing open ditches on the sides of the private drive and Chehalem Drive will be maintained during and after construction.

D. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impacts or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.

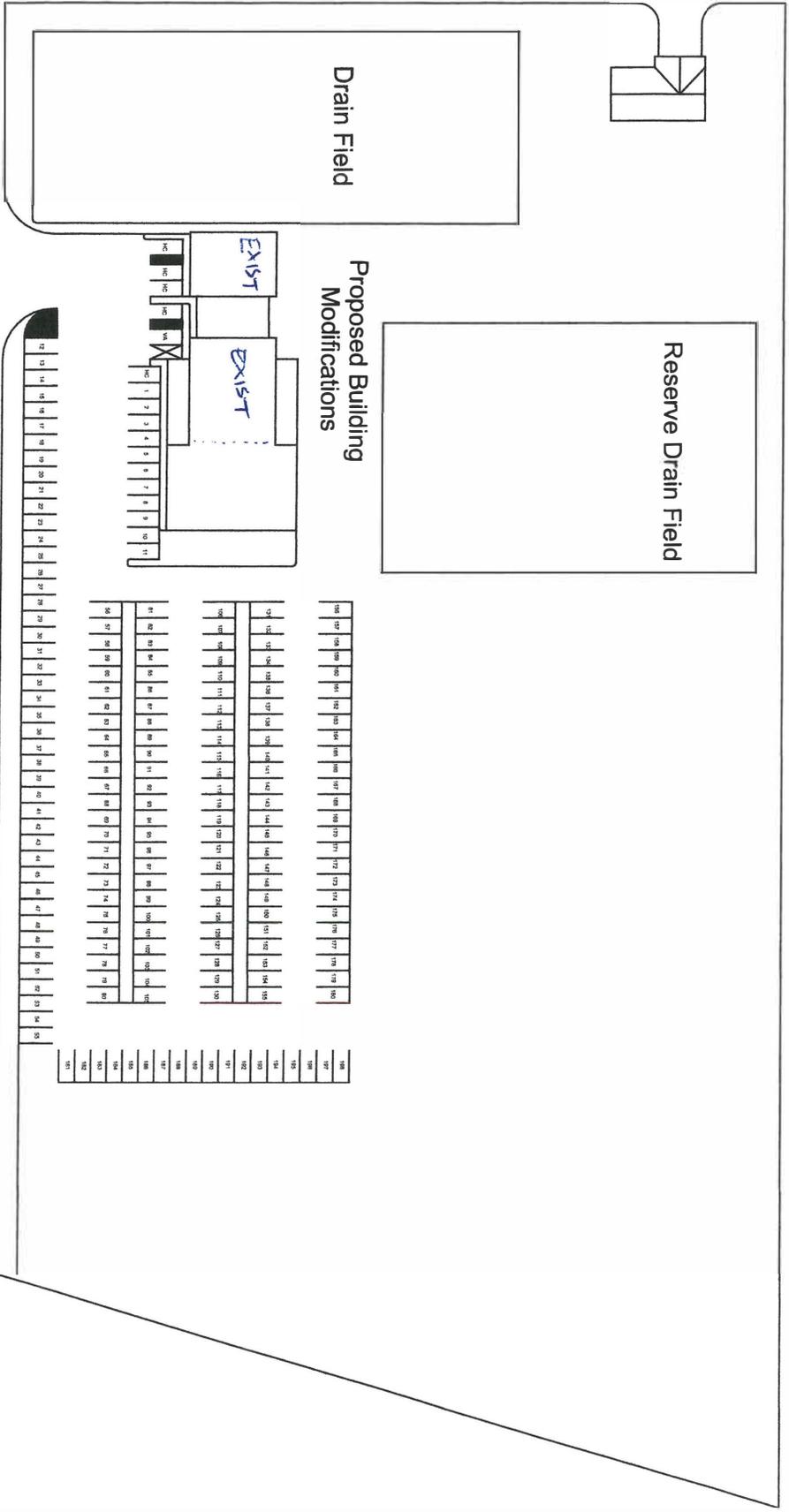
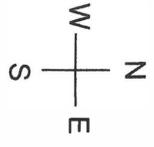
The church will not adversely affect the adjacent properties in any manner. The residences, businesses and farms adjacent to the site will continue to function without impedance, the church will not restrict any sunlight or create any hazardous conditions. The building will meet or exceed all requirements set forth by the County, such as landscaping and setback requirements.

E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

The church is an appropriate use for the land. The soils are adequate for an on-site septic system. The power usage for the church will be minimal and not much more than the surrounding farms/houses. Storm water will be handled on site in an appropriate manner, approved by the county. The proposed church, an allowed conditional use, will provide a traditional worship facility while maintaining the current presentation of the surrounding landscape.

F. The use is or can be made compatible with existing uses and other allowable uses in the area.

The proposed use of this facility is a church and therefore will be used by the public and residents of the local area of Yamhill County. The proposed church will be constructed with materials similar to those of the adjacent houses and nearby structures and will be compatible with them.



DeSelms Carpentry
 126 SW Spruce St, Dundee OR 97115
 deselmscarpentry@gmail.com
 541-671-0177

Barn Church
 Original Site Plan

Lance Woods

RECEIVED

JUL 30 2025

YAMHILL COUNTY
PLANNING DEPARTMENT

From: Keith DeSelms <keith.deselms@gmail.com>
Sent: Tuesday, July 29, 2025 8:42 PM
To: Lance Woods
Subject: Re: Yamhill County Planning | Docket C-09-25 | Additional Information Requested

Caution: This email originated outside of the Yamhill County email system

Lance,

Thanks for reaching out! And those are easy questions to answer. Our church was established in 2008 and teaches the bible verse-by-verse, chapter-by-chapter, book by book. We have two full-time pastors and a congregation of around 200 / 220 people (about 70 – 80 cars on a Sunday morning), though there is hardly a week when everybody shows up. We have a pretty good range of ages; from young families to seniors. Our Sunday service, which is when most people come, starts at 10am. Usually, a small team arrives around 7:30 to set things up and organizing the sound equipment. The band starts rehearsal at about 8:30, and most people start arriving from 9:40 until 10. We usually are done with the service around 11:30, but people like to stick around and talk afterward. After service, there is a slow but steady trickle of people leaving until the pastors leave around 1:15.

Our only other service is on Wednesday night which starts at 6:30, and lasts until about 7:45. But again, people like to talk afterward and usually empty out around 8:30. We have our weekly high-school and middle school group on Wednesday night as well, and combined attendance is between 40 and 60 people. Other than that, we have a few small groups that meet in homes in the Newberg area.

Having our own property and a permanent address, we do anticipate some growth... and are thinking our max capacity would be between 300 – 330, but that's just at this point, that's just a guess.

Keith

On Tue, Jul 29, 2025, 9:54 AM Lance Woods <woods1@yamhillcounty.gov> wrote:

Hello Keith,

I am reaching out to see if any additional information will be submitted regarding the church capacity and operation, as noted below?

Thank you and kind regards,

Lance Woods

Senior Planner & GIS Analyst

Yamhill County Planning & Development

Telephone: +1 503 434 7516 | Fax: +1 503 434 7544

WoodsL@yamhillcounty.gov | www.yamhillcounty.gov

[400 NE Baker Street, McMinnville, OR 97128, USA](#)

From: Lance Woods

Sent: Thursday, July 17, 2025 8:22 AM

To: 'keith.deselms@gmail.com' <keith.deselms@gmail.com>

Subject: Yamhill County Planning | Docket C-09-25

Hello Keith,

I am reaching out regarding the conditional use permit request for the operation of a church at 16580 NE Chehalem Drive (Tax Lot R3206 04900). I have reviewed the application materials, and the narrative addresses the review criteria, but I could not find detailed information about the operation of the church. It would be really helpful to staff and likely to surrounding property owners as well if additional information could be submitted that describes what the maximum and anticipated attendance of the church will be, the days and times that services might be offered at the church, a description of the types of services that might be offered at the church, and any additional information that might provide some context and background to how the church is going to be operated.

Any additional information that can be shared will be greatly appreciated, and please feel welcome reaching out with any questions or requests.

Thank you and kind regards,

Lance Woods

Senior Planner & GIS Analyst

Yamhill County Planning & Development

Telephone: +1 503 434 7516 | Fax: +1 503 434 7544

WoodsL@yamhillcounty.gov | www.yamhillcounty.gov

[400 NE Baker Street, McMinnville, OR 97128, USA](#)

IV. Public Notice

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET | McMinnville, Oregon 97128

Phone: (503) 434-7516 | Fax: (503) 434-7544 | TTY: (800) 735-2900 | Internet Address: www.yamhillcounty.gov

NOTICE OF PENDING ADMINISTRATIVE ACTION

Notice is hereby given that the Director of the Yamhill County Department of Planning and Development has received an application to approve the request described below. For further information, contact Lance Woods (woodsl@yamhillcounty.gov) at the Yamhill County Department of Planning and Development.

DOCKET NO.: C-09-25

REQUEST: Conditional use application for the construction and operation of a church. The church has a congregation of approximately 220 people and will hold services on Sunday morning and a smaller youth service Wednesday evening with approximately 50 attendees.

APPLICANT: Chehalem Christian Fellowship, represented by Keith Deselms

OWNER: Brandon Price

TAX LOT: 3206-04900

LOCATION: 16580 NE Chehalem Drive, Newberg

ZONE: The AF-10 zone, the Agriculture/Forestry Small Holding District

REVIEW CRITERIA: Sections 501.03(N) and 1202.02 of the *Yamhill County Zoning Ordinance*. Comprehensive Plan policies may also be applicable.

Interested parties are invited to review the application and make comments or suggestions regarding the proposed use. Provide comments in the following space or attach additional sheets as necessary.

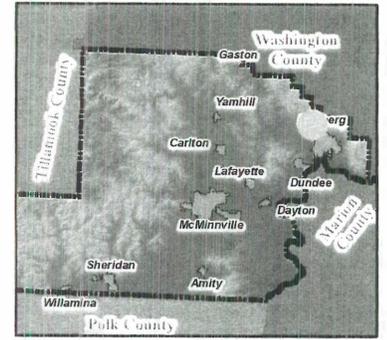
Name _____ Signature _____

Alternatively, you may request that the application be considered at a public hearing before the Planning Commission. A request for hearing must state the basis for the request and be accompanied by a \$250.00 hearing fee. Dated August 8, 2025.

COMMENTS OR REQUESTS FOR HEARING MUST BE RECEIVED NO LATER THAN
5:00 p.m., August 25, 2025

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLERS: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

YAMHILL COUNTY TAX LOT INFORMATION & CONTEXTUAL MAP



Property Information

Docket: C-09-25

16580 NE Chehalem Dr

 Subject Parcel(s)

Tax Lot: R3206 04900

Lot Acreage: 7.68

 Wetland

FEMA Flood Zone

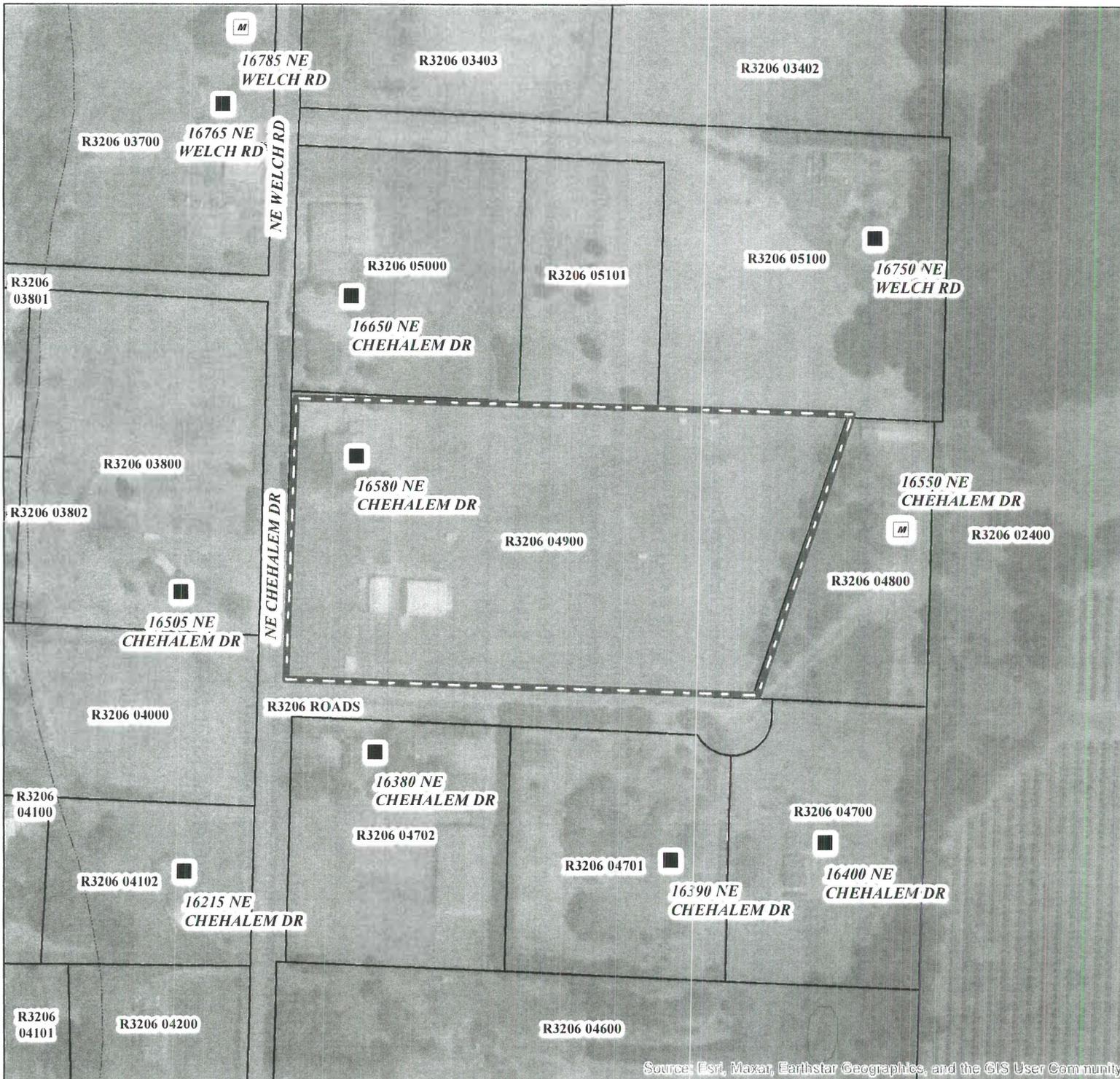
 Base Flood Elev (ft)

 100 Year Zone

 Floodway

Approximate Locations & Dimensions

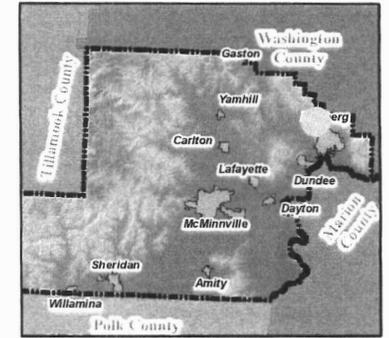
1 inch = 200 feet



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Last Update: July 30, 2025

YAMHILL COUNTY TAX LOT INFORMATION & CONTEXTUAL MAP



Property Information Docket: C-09-25

16580 NE Chehalem Dr

 Subject Parcel(s)

Tax Lot: R3206 04900
Lot Acreage: 7.68

 Wetland

FEMA Flood Zone
 Base Flood Elev (ft)

 100 Year Zone

 Floodway

Approximate Locations & Dimensions
1 inch = 700 feet



Last Update: July 30, 2025



Source: Oregon Department of Transportation, Oregon Department of Geology and Mineral Industries, and Oregon Department of Community Development

YAMHILL COUNTY
TAX LOT INFORMATION
&
CONTEXTUAL MAP



Property Information

Docket: C-09-25

16580 NE Chehalem Dr



Subject Parcel(s)

Tax Lot: R3206 04900

Lot Acreage: 7.68



Wetland

FEMA Flood Zone



Base Flood Elev (ft)



100 Year Zone



Floodway

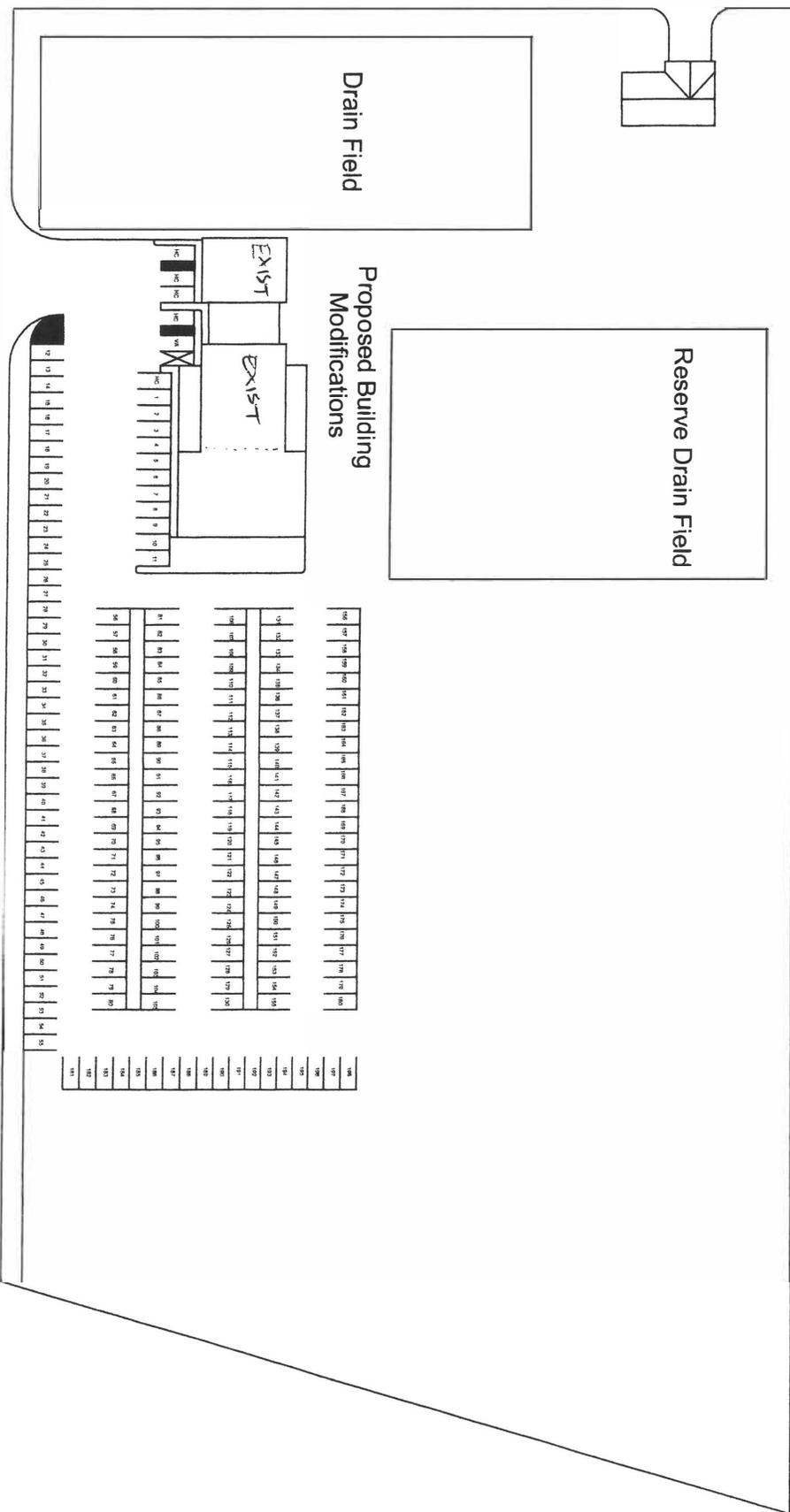
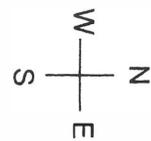
Approximate Locations & Dimensions

1 inch = 200 feet



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Last Update: July 30, 2025



DeSelms Carpentry
 126 SW Spruce St, Dundee OR 97115
 deselmscarpentry@gmail.com
 541-671-0177

Barn Church
 Original Site Plan

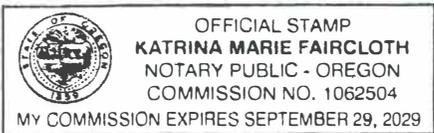
APPLICANT: Chehalam Christian Fellowship
126 SW Spruce St.
Dundee OR 97115

I, Stephanie Curran, on the 8th day of August, 2025

sent the attached public notice of Docket No. C-09-25 to the property owners identified by the PIN numbers listed above, and interested persons listed on this sheet.

STATE OF OREGON
County of Yamhill

The foregoing instrument was acknowledged before me this 6th day of October, 2025
by Stephanie Curran



Katrina Marie Faircloth
Notary Public For Oregon
My Commission Expires 9/29/29

R3206 03802
BEACH KATHY J TRUSTEE BEACH ROBERT L
JR TRUSTEE
BEACH LIVING TRUST
16675 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04000
DAVIS TASSY L
PO BOX 160
FOREST GROVE, OR 97116

R3206 05100
HEINECK RENAE L
HEINECK STEVEN E
16750 NE WELCH RD
NEWBERG, OR 97132

R3206 02400
KEN'S FARM LLC
751 SW 11TH ST
DUNDEE, OR 97115

R3206 04900
PRICE LINDSEY K
PRICE BRANDON M &
16580 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04102
SCHUH LISA J
SCHUH IAN D
PO BOX 244
DUNDEE, OR 97115

R3206 03403
TISTL INGRID E
16780 NE WELCH RD
NEWBERG, OR 97132

R3206 04200
BROWN PAULETTE M
16175 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 03700
DRESKE GLORIA EILEEN TRUSTEE DRESKE
GLORIA E REVOCABLE TRUST
DRESKE CHARLES M
16765 NE WELCH RD
NEWBERG, OR 97132

R3206 05101
HEINECK RANAE L
HEINECK STEVEN E
16750 NE WELCH RD
NEWBERG, OR 97132

R3206 05000
WU HUIYAN
LIANG JAY
16650 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04702
PUCKETT BROOK I
PUCKETT ADAM M &
16380 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 03801
SLAGLE JAMESSETTA
SLAGLE ALFRED D
16695 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 03800
WHITE PATRICIA
WHITE NATHAN J
16505 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04600
CORIE SUSAN B
CORIE SCOTT W &
16150 NE CHEHALEM DR
NEWBERG, OR 97132

R3206 04700
GERGEN IRENE
GERGEN THOMAS
18659 LOS LEONES ST
FOUNTAIN VALLEY, CA 92708

R3206 04100
HOPP ALLAN R TRUSTEE HOPP LIVING TRUST
HOPP RANDY W
PO BOX 130
NEWBERG, OR 97132

R3206 04800
PASKETT REVOCABLE TRUST
PASKETT TERRY D & CYNTHIA L TRUSTEES
FOR
PO BOX 69
NEWBERG, OR 97132

R3206 04701
REED ROBERT
REED MARGARET
PO BOX 14
NEWBERG, OR 97132

R3206 03402
TAEUBEL FAMILY REVOCABLE LIVING TRUST
TAEUBEL RICHARD & BARBARA TRUSTEES
FOR
16780 NE WELCH RD
NEWBERG, OR 97132

C-09-25
CHEHALEM CHRISTIAN FELLOWSHIP
(DESELMS)
R3206 04900
07/17/2025

V. Public Agency Reports

From: [Jessica Biggs](#)
To: [Stephanie Curran](#); [Lance Woods](#)
Subject: FW: Yamhill County Planning Docket C-09-25
Date: Friday, August 8, 2025 2:26:38 PM

Please see email below.

Jessica Biggs

Building Inspectors Assistant

Yamhill County Planning & Development

[NEW Location 400 NE Baker St. McMinnville OR 97128](#)

Telephone:+1- 503-434-7516 ext 3626

<https://www.yamhillcounty.gov/283/Planning-Development>

From: Tim Codiga <codigat@yamhillcounty.gov>
Sent: Friday, August 8, 2025 2:26 PM
To: Jessica Biggs <biggsj@yamhillcounty.gov>
Subject: RE: Yamhill County Planning Docket C-09-25

This will be required to have engineering for the structure of the building. The plans for the building will be required to have a design professional draw the plans and do a fire, life, safety analysis, occupancy class and load review. Please note that the occupant load is based on the occupancy class of the building and the square footage not how many people show up on average. The occupancy class will not be permitted until all required permits are pulled and finalized by the building department.

Tim Codiga

Yamhill County Building Official

From: Jessica Biggs <biggsj@yamhillcounty.gov>
Sent: Friday, August 8, 2025 11:25 AM
To: Tim Codiga <codigat@yamhillcounty.gov>
Subject: FW: Yamhill County Planning Docket C-09-25

Jessica Biggs

Building Inspectors Assistant

Yamhill County Planning & Development

[NEW Location 400 NE Baker St. McMinnville OR 97128](#)

Telephone:+1- 503-434-7516 ext 3626

<https://www.yamhillcounty.gov/283/Planning-Development>

From: Stephanie Curran <currans@yamhillcounty.gov>

Sent: Friday, August 8, 2025 11:21 AM

To: McKee, Stephanie L. <stephanie.mckee@tvfr.com>; 'Allison Schwister' <allison@yamhillswcd.org>; admin@yamhillswcd.org; Greg Haffner <haffnerg@yamhillcounty.gov>; Gary Van Der Veen <vanderveeng@yamhillcounty.gov>; Suzanne Richardson <richardsons@yamhillcounty.gov>; Jessica Biggs <biggsj@yamhillcounty.gov>; planning@newbergoregon.gov

Cc: Lance Woods <woodsl@yamhillcounty.gov>

Subject: Yamhill County Planning Docket C-09-25

The referenced docket is currently under consideration by Yamhill County. Your recommendations and suggestions will be used to guide the decision-maker when reviewing this request.

Stephanie Curran
Yamhill County Building & Planning
400 NE Baker St.
McMinnville, OR 97128
[503-434-7516](tel:503-434-7516)



YAMHILL SOIL & WATER
CONSERVATION DISTRICT

RECEIVED
AUG 12 2025
YAMHILL COUNTY
PLANNING DEPARTMENT

August 11, 2025

Ken Friday, Planning Division Manager
Yamhill County Planning Department
525 NE Fourth Street
McMinnville, OR 97128

Re: C-09-25

Dear Ken,

Thank you for the opportunity to comment on C-09-25 a request for the construction and operation of a church. The Yamhill Soil and Water Conservation District requests that the County inform the applicant of the following responsibilities as landowners in rural Yamhill County.

1. Responsibility to comply with the Yamhill Basin Agricultural Water Quality Management Area Plan. The Area Plan provides guidance for addressing water quality related to agricultural activities and identifies strategies to prevent and control water pollution from agricultural lands. Related Oregon Administrative Rules are enforced by the Oregon Department of Agriculture. More information is available on the District's website at: <https://yamhillswcd.org/wp-content/uploads/2022/08/Yamhill-Basin-Agricultural-Water-Quality-Management-Area-Plan-2017-Final.pdf>. If a well is proposed, the applicant should consult with the Oregon Water Resources Department; withdrawals may affect nearby historic wells.
2. Responsibility to control noxious weeds on the applicant's property. Noxious weeds have a negative economic impact on agricultural and forestry working lands, and degrade wildlife habitat and public rights-of-way. Yamhill County noxious weeds of concern are posted on the District's website at: <https://yamhillswcd.org/wp-content/uploads/2023/07/Yamhill-Noxious-Weed-List-2023-2024.pdf>

These landowner management responsibilities help protect lands for current and future agricultural operation and for management of wildlife habitat. Thank you for considering the District's recommendations.

Respectfully submitted on behalf of the District Board,

Barbara Boyer, District Chair

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET | McMinnville, Oregon 97128

Phone: (503) 434-7516 | Fax: (503) 434-7544 | TTY: (800) 735-2900 | Internet Address: www.yamhillcounty.gov

Date: August 8, 2025

- To:
- | | |
|--|--|
| <input type="checkbox"/> Tualatin Valley Fire & Rescue | <input type="checkbox"/> Public Health |
| <input type="checkbox"/> SWCD | <input type="checkbox"/> Sanitarian |
| <input type="checkbox"/> Water Master | <input type="checkbox"/> Yamhill County Building Dept. |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> City of Newberg |

Re: **Docket C-09-25, Church**
Chehalem Christian Fellowship, represented by Keith Deselms, Tax Lot 3206-04900

The referenced docket is currently under consideration by Yamhill County. A conditional use application for the construction and operation of a church. The church has a congregation of approximately 220 people and will hold services on Sunday morning and a smaller youth service Wednesday evening with approximately 50 attendees. The church will be operated at 16580 NE Chehalem Drive, Newberg. The enclosed material has been referred to you for your inspection and official comments. Your recommendations and suggestions will be used to guide the decision-maker when reviewing this request. If you wish to have your comments on the enclosed material considered, please return this form by this date: **August 25, 2025**.

Your prompt reply will facilitate the processing of this application and will ensure consideration of your recommendations. Please check the appropriate space below and provide any comments you wish in the space provided, or on additional sheets.

PLEASE NOTE

If a comment is not received by the deadline indicated, the decision-making authority will assume that there is no conflict between the request and the interests of your agency or organization and make its decision accordingly.

- | | |
|---|--|
| <input type="checkbox"/> 1. We have reviewed the file and find no conflicts with our interests. | <input type="checkbox"/> 3. We would like to suggest some changes to the proposal. |
| <input type="checkbox"/> 2. A formal recommendation is under consideration and will be submitted to you by: _____ | <input checked="" type="checkbox"/> 4. Please refer to the enclosed letter. |

Comments:

Signed


S. RICHARDSON

Title

PEWS

Date

8/13/2025

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET • McMINNVILLE, OREGON 97128

Phone: 503-434-7516 • Fax: 503-434-7544 • TTY: 800-735-2900 • Internet Address:

<http://www.co.yamhill.or.us/plan>

August 13, 2025

Docket C-09-25 Chehalem Christian Fellowship Tax lot # 2306 04900

Re: Sanitarian Notes

Records on file show a single septic system serving this property. The drain field serving the dwelling was installed without a permit prior to 2006. In 2006 the connection of the shop plumbing to the existing drain field was authorized after the addition of an additional septic tank and a curtain drain above the drain field.

A site evaluation was completed on 07/09/2025 during which an area was approved for the installation of a septic drain field to serve a church with a calculated peak wastewater flow rate of 1750 gallons per day. A stake out of any approved system will be required prior to issuance of a septic installation permit. Depending on system configuration and specific requirements based on proposed plot plans the system may be required to be designed by a septic consultant (PE or REHS).

Suzanne Richardson, REHS
Yamhill County Environmental Health Specialist

Lance Woods

From: Greg Haffner
Sent: Monday, August 25, 2025 1:21 PM
To: Stephanie Curran; McKee, Stephanie L.; 'Allison Schwister'; admin@yamhillswcd.org; Gary Van Der Veen; Suzanne Richardson; Jessica Biggs; planning@newbergoregon.gov
Cc: Lance Woods; Mark Lago; Bill Anderson
Subject: RE: Yamhill County Planning Docket C-09-25
Attachments: Chehalem Dr Summary.pdf

All,

Three comments:

The screenshot displays the Yamhill County GIS WebMap interface. The main map area shows an aerial view of a residential area with a large green highlighted parcel. The parcel is bounded by Chehalem Dr. to the west and south, and an unnamed road to the east. The parcel number 04700 is visible on the map. The data panel on the right provides the following information:

Taxlot:	R3206 04900
Account:	23815
16580 NE CHEHALEM DR.	
Owner:	PRICE BRANDON M & F LINDSEY K.
Mailing Address:	16580 NE CHEHALEM C NEWBERG, OR 97132
Parcel Acres:	7.68
Account Acres:	7.68
Lot SF:	334581
Assessor Map Link:	View
Property Summary:	View
Recording Number:	2017 3226
Sales Date & Price:	02/27/2017 \$630000

1. Chehalem Dr. has an ADT recorded in May-2024 of 2139 vehicles per day. This would classify the roadway as a Major Collector. Given the estimated increase in usage, Chehalem Dr. should be able to handle the additional traffic.
2. The intersection geometry appears to require additional improvements on the NE corner for traffic turning right. This would also require a culvert extension.

Thanks,

Greg Haffner
Engineering Manager

From: Stephanie Curran <currans@yamhillcounty.gov>

Sent: Friday, August 8, 2025 11:21 AM

To: McKee, Stephanie L. <stephanie.mckee@tvfr.com>; 'Allison Schwister' <allison@yamhillswcd.org>; admin@yamhillswcd.org; Greg Haffner <haffnerg@yamhillcounty.gov>; Gary Van Der Veen <vanderveeng@yamhillcounty.gov>; Suzanne Richardson <richardsons@yamhillcounty.gov>; Jessica Biggs <biggsj@yamhillcounty.gov>; planning@newbergoregon.gov

Cc: Lance Woods <woodsl@yamhillcounty.gov>

Subject: Yamhill County Planning Docket C-09-25

The referenced docket is currently under consideration by Yamhill County. Your recommendations and suggestions will be used to guide the decision-maker when reviewing this request.

Stephanie Curran
Yamhill County Building & Planning
400 NE Baker St
McMinnville, OR 97128
[503-434-7516](tel:503-434-7516)

RECEIVED

AUG 25 2025

YAMHILL COUNTY
PLANNING DEPARTMENT

Chehalem Dr (67)

5/20/2024-5/23/2024

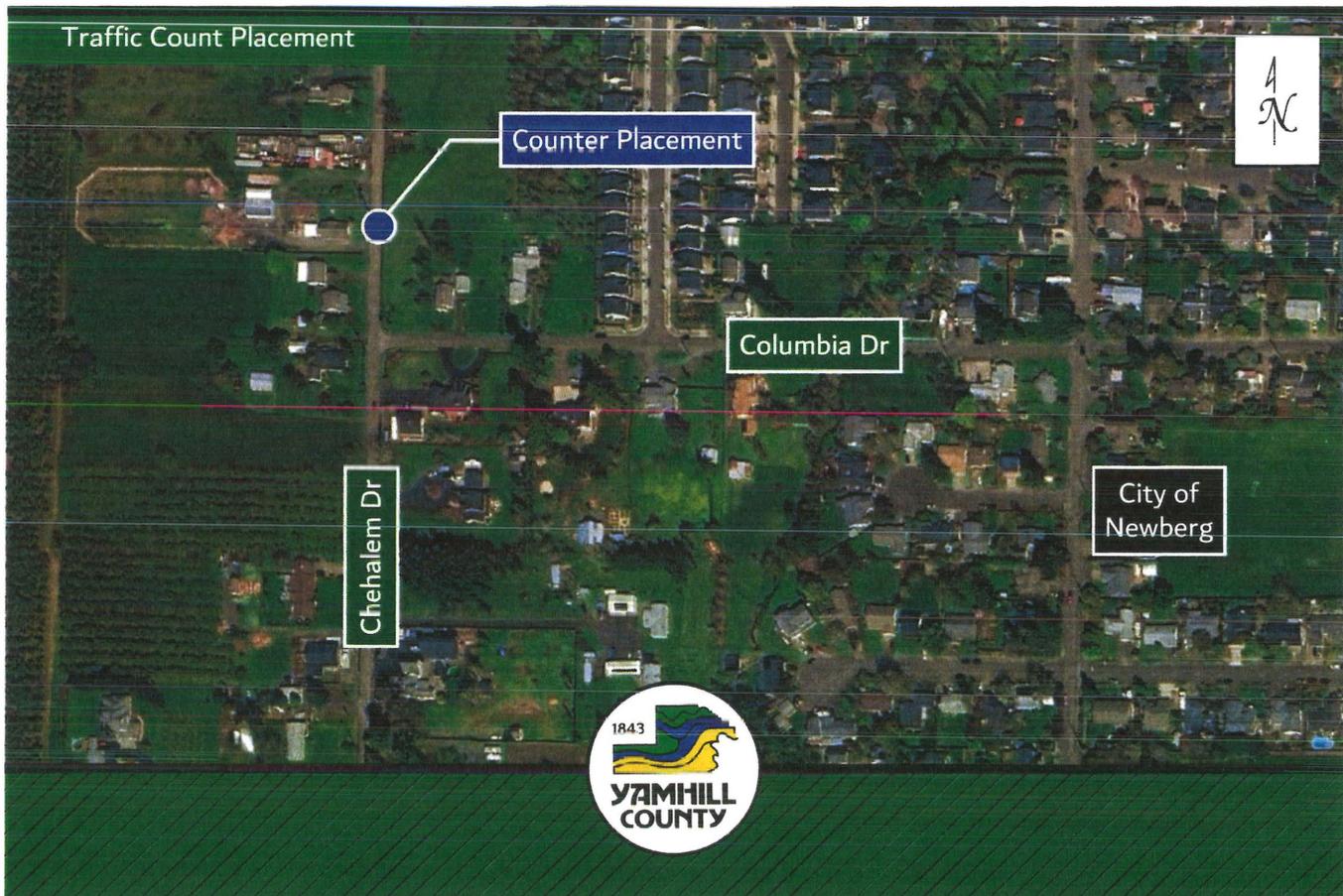
YAMHILL COUNTY

TRAFFIC COUNTS

CONTACT INFORMATION
Austin Bennett,
Engineering Intern

2060 NE Lafayette Ave.
McMinnville, OR 97128
Direct 971-241-7047
BennettA@YamhillCounty.gov
www.co.yamhill.or.us/public-works

ADT Peak	2139	5/21/2024
NB ADT Peak	1032	5/21/2024
SB ADT Peak	1107	5/21/2024
A.M. Peak Count	247	5/23/2024
A.M. Peak Time	07:24-08:23	
P.M. Peak Count	261	5/20/2024
P.M. Peak Time	15:13-16:12	
85th Percentile (MPH)	37.3	5/20/2024
Median Speed (MPH)	31.9	5/20/2024
Peak Truck Count	336	5/21/2024



VI. Comments Received

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET | McMinnville, Oregon 97128

Phone: (503) 434-7516 | Fax: (503) 434-7544 | TTY: (800) 735-2900 | Internet Address: www.yamhillcounty.gov

NOTICE OF PENDING ADMINISTRATIVE ACTION

Notice is hereby given that the Director of the Yamhill County Department of Planning and Development has received an application to approve the request described below. For further information, contact Lance Woods (woods1@yamhillcounty.gov) at the Yamhill County Department of Planning and Development.

DOCKET NO.: C-09-25

REQUEST: Conditional use application for the construction and operation of a church. The church has a congregation of approximately 220 people and will hold services on Sunday morning and a smaller youth service Wednesday evening with approximately 50 attendees.

APPLICANT: Chehalem Christian Fellowship, represented by Keith Deselms

OWNER: Brandon Price

TAX LOT: 3206-04900

LOCATION: 16580 NE Chehalem Drive, Newberg

ZONE: The AF-10 zone, the Agriculture/Forestry Small Holding District

REVIEW CRITERIA: Sections 501.03(N) and 1202.02 of the *Yamhill County Zoning Ordinance*. Comprehensive Plan policies may also be applicable.



Interested parties are invited to review the application and make comments or suggestions regarding the proposed use. Provide comments in the following space or attach additional sheets as necessary.

*Please see the attached in response
to this notice*

Name *Kathy J. Beach*

Signature *Kathy J. Beach*

Alternatively, you may request that the application be considered at a public hearing before the Planning Commission. A request for hearing must state the basis for the request and be accompanied by a \$250.00 hearing fee. Dated August 8, 2025.

COMMENTS OR REQUESTS FOR HEARING MUST BE RECEIVED NO LATER THAN
5:00 p.m., August 25, 2025

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLERS: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

Yamhill Department of Planning and Development

Docket No: C-09-25

Request: Conditional use application for church at 16580 NE Chehalem Drive, Newberg, OR

We have lived at 16675 NE Chehalem Drive, Newberg, OR since 2009. In addition to our home we have added over 300 trees/bushes/plantings in an effort to improve the integrity of the land and the surrounding environment.

We are vehemently opposed to the request a church to operate on the nearby Agriculture/Forestry zone AF-10 designated land.

We believe that using the land for a church could not only conflict with current zoning but would result in the loss of potential agricultural production, could have an impact on the surrounding farm operations and a larger negative environmental impact to the surrounding area. Even more, this use could potentially set a negative precedent for additional non-agricultural land use.

The addition of a 198 space parking lot could create stormwater run-off issues. The current septic drain field would most likely be unable to accommodate the 200+ attendees for church events. The addition of a reserve drain field is another disruption of the land with potential for additional negative issues. Is there any sort of environmental impact study being done?

The increased traffic on the gravel road to the proposed parking lot will generate increased noise/dust/mud. Who will be responsible for the update/maintenance of this road? The increased traffic at the already dangerous North Valley Road/NE Chehalem Drive intersection could potentially lead to more motor vehicle accidents without the addition of a traffic light. Is the church going to be required to install a traffic light?

This request also brings up many other questions. Will there be a change in property tax status and how will this change affect the value and property taxes of the surrounding homes? As the goal of any church is to grow their congregation, what are the plans for this entire 7.68 acre piece of agricultural land? What other events does this group plan on hosting? Will it be available for use by non-church organized events? Do we expect to see additional buildings? Additional parking spaces to serve a growing congregation? Has the church even explored an appropriate location within land already approved for its use? The old elementary school in Dundee is for sale? Would that not be a more appropriate choice?

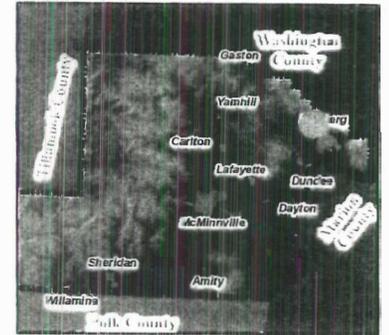
If this use is allowed to move forward we can only see this AF-10 zoned area be torn apart one small piece after another for non-resource development. There is no new farm, agricultural or forestry land being created. This church needs to find a more appropriate location.

Thank you,



Robert & Kathy Beach
16675 NE Chehalem Drive
Newberg, OR 97132
503-330-3731
bkbeach0608@gmail.com

YAMHILL COUNTY TAX LOT INFORMATION & CONTEXTUAL MAP



Property Information

Docket: C-09-25

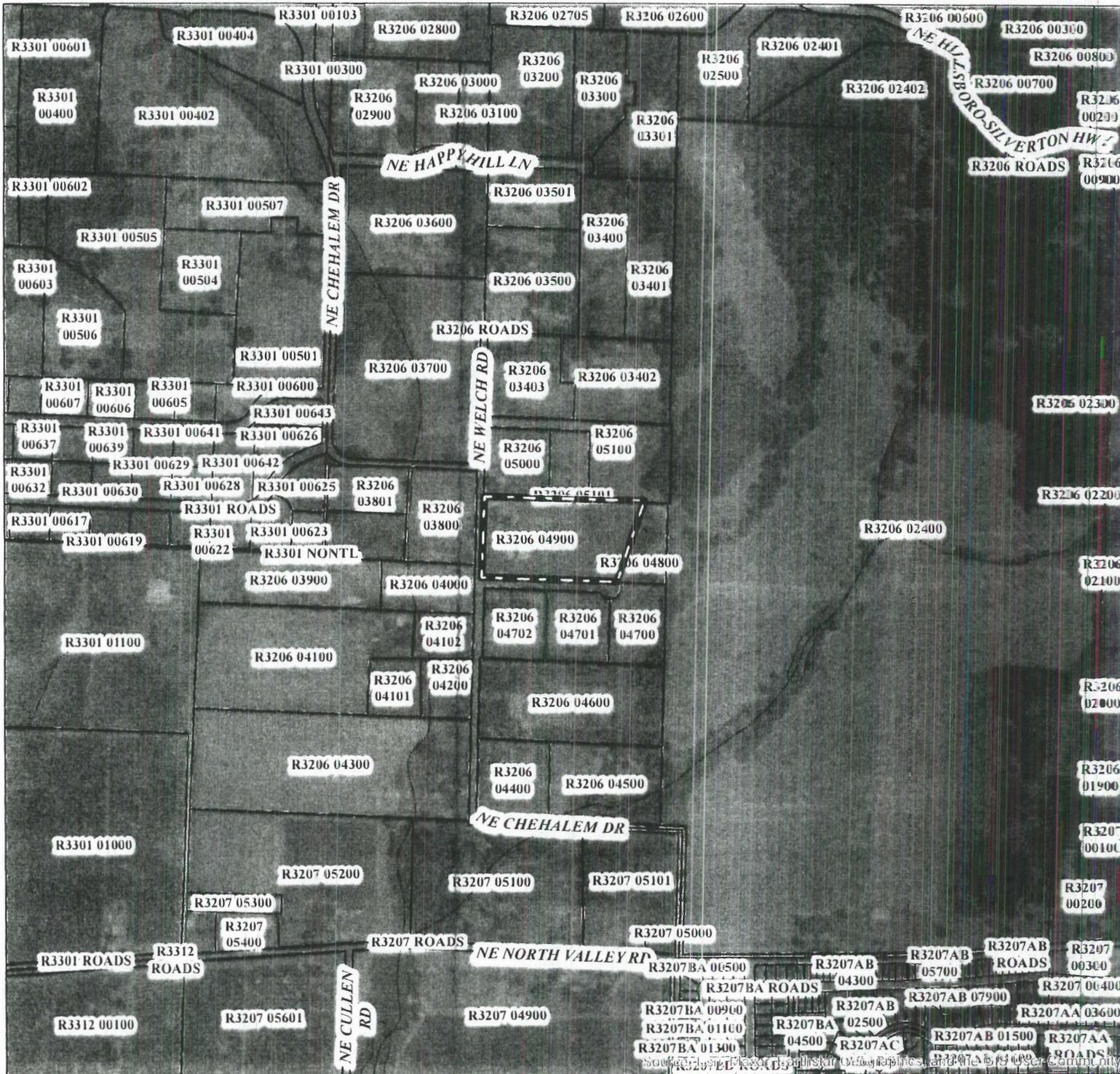
16580 NE Chehalem Dr



Subject Parcel(s)

Tax Lot: R3206 04900

Lot Acreage: 7.68

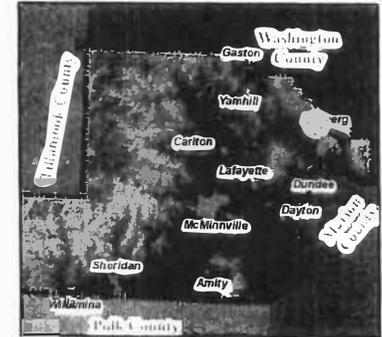


-  Wetland
-  Base Flood Elev (ft)
-  100 Year Zone
-  Floodway

Approximate Locations & Dimensions
1 inch = 700 feet



YAMHILL COUNTY TAX LOT INFORMATION & CONTEXTUAL MAP



Property Information Docket: C-09-25

16580 NE Chehalem Dr



Subject Parcel(s)

Tax Lot: R3206 04900
Lot Acreage: 7.68



Wetland

FEMA Flood Zone



Base Flood Elev (ft)



100 Year Zone



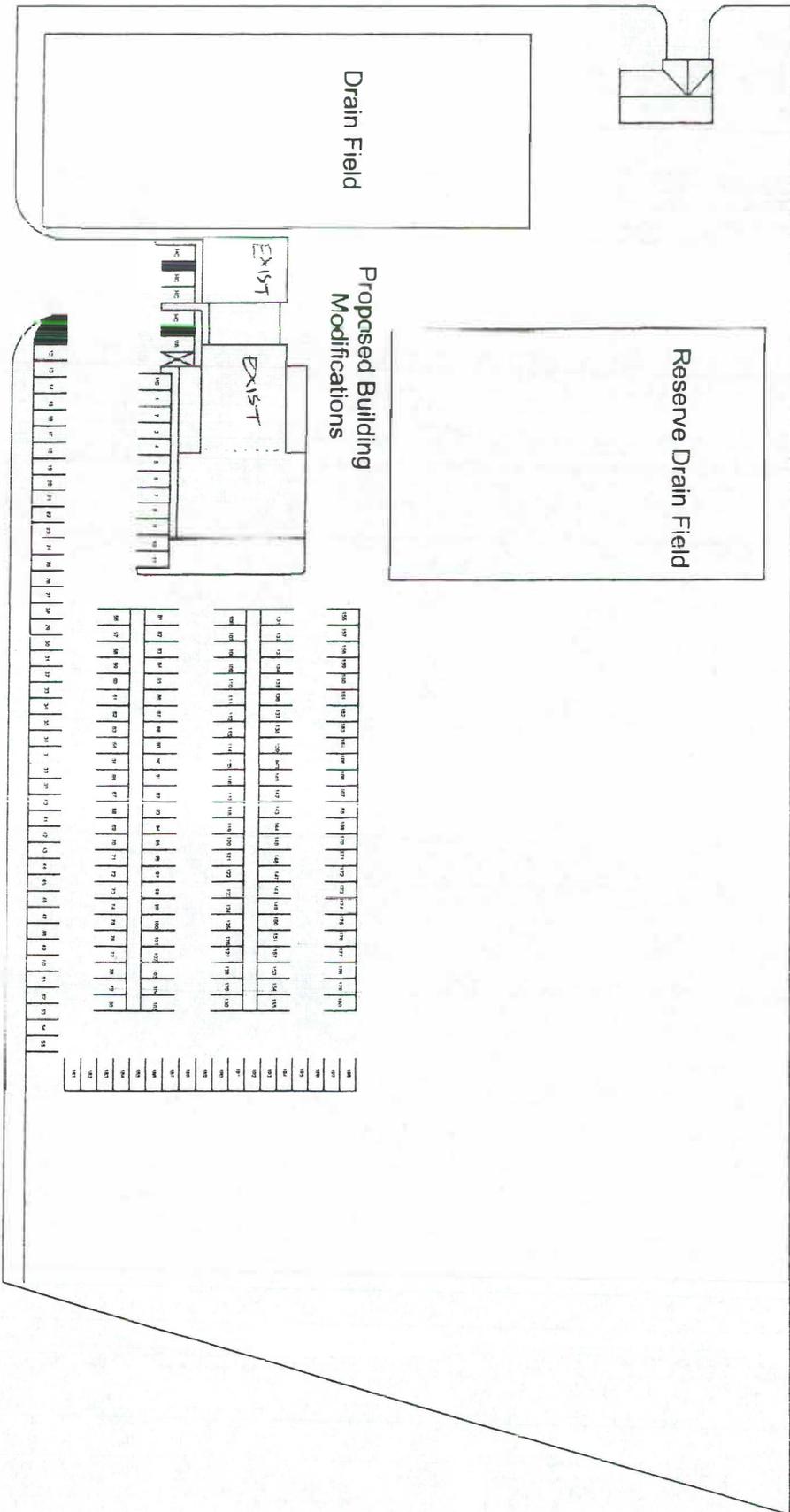
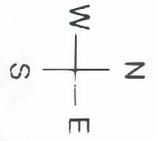
Floodway

Approximate Locations & Dimensions
1 inch = 200 feet



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Last Update: July 30, 2025



DeSelms Carpentry
126 SW Spruce St, Dundee OR 97115
deselmscarpentry@gmail.com
541-671-0177

Barn Church
Original Site Plan

RECEIVED

AUG 25 2025

YAMHILL COUNTY
PLANNING DEPARTMENT

TO:

**Yamhill County
Department of Planning and Development
400 NE Baker Street
McMinnville, OR 97128**

**RE: Notice of Pending Administrative Action
Docket #: C-09-25
Location: 16580 NE Chehalem Drive, Newberg, OR**

We purchased our property outside of city limits to have a larger lot, for the solitude, to enjoy the animals in the large field across from our house, and to be away from the hustle and bustle of town. Your recent notification of a conditional land use request for a church has been very disheartening. It is our intent to convince you that such approval would affect us all in the area in many adverse ways; and not only emotionally but on the points that have been made by the applicants in their application.

Altering the Character of the Area

According to the Yamhill County Zoning Ordinance, Section 500, Agriculture/Forestry Small Holding District (AF-10), "The Purpose of the AF-10 District is to provide for low density rural residential development..." Conditional uses are given to churches. In this case, however, the church is so large that approval would be totally counter to the defined 'low density' definition of AF-10 zoning. Further, the Zoning Ordinance states, "The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties..."

Please consider the following:

1. The church has a congregation of 220 people and will continue to grow. Activities will occur every Sunday and Wednesday of each week; as well as special out reach programs and seasonal events throughout the year.

2. There will be the development of a two and a half acre parking lot designed for over 200 vehicles. With no other considerations, the impact of such a large parking lot speaks for itself. It will be huge and eliminate land previously used for grazing animals.
3. ~~The parking lot would create dust if unpaved, and rainwater runoff if paved or~~ unpaved. The runoff would drain onto a gravel road that is not maintained by the city or the county. The entire length of the church parking lot would be directly across that gravel road from 16390 NE Chehalem Drive. It would not just be an eye sore from a distance, but directly adjacent to that property where gardens and fruit trees are planted.
4. Drainage off of Chehalem Mountain occurs after each rain and, off course, frequently during the winter months. The water flows above and under ground and can actually be heard, but not seen, in certain areas. The water bubbles up in different areas over time. As stated in the Oregon Drainage Law 'The upper landowner may not change the place where the water flows onto the lower owners land (Most of the diversions not in compliance with this element result from grading and paving work...)'. Remember, the proposed parking lot will cover two and a half acres of grading and possibly paving. The law further states 'The lower owner must accept water which naturally comes to his land from above, but he is entitled not to have the normal drainage changed or substantially increased.' With no grass or other vegetation there any longer to absorb the water after the grading, significant water issues would follow.
5. The parking lot would include lamp posts to illuminate the two and a half acre parking lot in winter months. This of course will illuminate the area and especially those adjacent properties. That would have 'a major impact that alters the character of the surrounding area in a manner which substantially impairs properties'.

6. The intersection of North Valley Road and Chehalem Drive has been one of frequent vehicle accidents. Increased traffic from a large church congregation at specific arrival and departure times will have a negative impact on this under developed intersection.
7. There will be dense traffic from the North Valley Road / Chehalem Drive intersection onward to the turn off on the single lane gravel road to the proposed church parking lot. This traffic would occur at peak times for church services on Sundays, Wednesdays and during other multiple outreach program times. This traffic will prohibit residential access to and from homes during these peak church activity times.
8. We live on a gravel, single lane, dead end road that is not maintained by the county or the city. The church would be sharing this road with the four homes who use it daily. The applicants state that “these roads are adequate to handle the minimal traffic that will be generated by the church”. We think that a church with a congregation of 220 people using a single lane gravel road, all entering at the same time, then leaving at the same time, will potentially block the road for residents trying to enter or depart. Home owners will need to alter their schedules to avoid the high volume of traffic coming and going from the church on peak activity days.

Additionally is the consideration of access for emergency vehicles.

9. The applicants state, “The anticipated water consumption will be low, we currently use almost no water”. Further stating usage would be limited to Sundays and “some’ usage on Wednesdays. Their estimate of water usage of “well under 500 gallons per month” is certainly a fraction of what their actual usage will be. Their water consumption will increase over time with the growth of the church and growth of the outreach activities provided by the church. Also

they state they will use “drought resistant plants”, which implies no water would be used for landscaping. If so, this would be inadequate landscaping as many trees and bushes would be required to block the view of a large parking lot in an area that was previously open fields. Water will be an issue; especially being on a well. Their statement on water usage gives the impression that long term outcomes were not considered.

10. With the approval of a growing church as a neighbor directly adjacent to our property, a church with a 200 car parking lot, it is likely interest in purchasing our neighborhood homes by potential buyers will be greatly diminished. As a result, of course, the value of our properties will decrease. Potential buyers in our area seek larger lots, privacy, and neighbors who are homeowners; not large businesses or large churches. Those potential buyers will go elsewhere.

Summary

To approve this conditional use request for such a large church WILL ‘alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties’ as the examples above demonstrate. It seems from reading the Land Use Application that the applicants have not fully evaluated the impact the large church will have on its neighbors. Statements within the application such as ‘minimal traffic that will be generated by the church’, ‘minimal erosion potential’, ‘the church will not adversely affect the adjacent properties in any manner’, and ‘the church will maintain the current presentation of the surrounding landscape’, are statements that demonstrate a shallow perception of the impact the large church will have on neighbors and those in the area.

We, and others, bought property here to avoid this type of congestion and interference. To indicate that the church would have no impact on the area is not correct. We are hopeful Yamhill County will support homeowners rights and decline attempts at over reach in the zoning regulation of this area. This request is pushing the boundaries of the AF-10 zoning district. This request should be denied.

Robert Reed

16390 NE Chehalem Drive
Newberg, Oregon 97132

RECEIVED

AUG 25 2025

YAMHILL COUNTY
PLANNING DEPARTMENT



111 N College St., Newberg, OR 97132
Phone: 971-264-3330

August 25, 2025

Ken Friday
Planning Director
and
Lance Woods
Senior Planner & GIS Analyst
Yamhill County Planning & Development
Via email only to fridayk@yamhillcounty.gov and woods1@yamhillcounty.gov

RE: C-09-25, Conditional Use Application to allow a Church at 16580 NE Chehalem Dr.

Dear Gentlemen:

This office represents Terry and Cindy Paskett who live at 16650 NE Chehalem Dr., Newberg, Oregon and Margaret and Bob Reed who live at 16390 NE Chehalem Dr., Newberg, Oregon and Irene Perger-Gergen and Thomas Gergen who live at 16400 NE Chehalem Dr. Newberg, Oregon. Additionally, identified at the end of this letter are the neighbors who communicated to me in writing that they would specifically like to be included in this objection to the proposed conditional use application. The purpose of this letter is to object to the application for a Conditional Use permit for the property located at 16580 NE Chehalem Road, Newberg Oregon (hereinafter the "Subject Property") to allow for the construction and operation of a church on the subject property along with a parking lot for 198 vehicles. The application also attempts to reserve the right to further develop the remaining acreage for future buildings/church needs.

First and foremost, the legal ownership of and right to the access road that runs along the southern border of this property is problematic at best. In 1970, a dedication of public right of way was made as part of a partition. This public right of way dedication does not appear to have been accepted by the county. In a later recorded survey, the roadway is identified as an access road. It does not indicate it is a county road. It has always been utilized and maintained as a private driveway serving the properties to the south and the east of the Subject Property. Said properties all have a NE Chehalem Drove address assigned to them. While the Subject Property was given permission to use the access, it is questionable that this is anything more than a license to use the roadway. Applicant must demonstrate that this actually is a county road through which they are entitled to access which they have failed to do.

A church and parking lot on agricultural property will stand out from and be in contrast to the surrounding agricultural uses, as the properties immediately surrounding the subject property are

either small farms or orchards. The nature of Applicant's business is substantially different from the residential and agricultural uses of its neighbors. Applicant's business will add significant daily trips to the traffic existing on N.E. Chehalem Drive, particularly on Wednesdays and Sundays.

The Applicant fails to include a site plan sufficient to meet the County requirements. It does not include the actual scale used for the drawing nor does it include the sizes of the existing or proposed structures, existing or proposed access to the property. Fundamentally there are some problems that exist with the proposed use and its compatibility with the surrounding uses.

Items that appear to be in conflict in their proposed (albeit inadequate) site plan are noted as follows:

1. The drain field of the existing house is south of house and appears to conflict with the proposed new drain field unless it intended to also include the residential home (the application does not address this).
2. The proposed new drain field runs over the top of PGE service lines to existing building and also encroaches on 60' right of way by approximately 10' because the fencing running along the access road on the southern portion of the Subject Property is not located on the property line. Furthermore, the actual roadbed of the access road is only twelve feet wide along the entire border of the Subject Property.
3. The only existing stormwater structure is via a privately installed and maintained system that amounts to a 30 foot length of storm pipe that is 12" in diameter at the approach of the access to NE Chehalem Drive.
4. When the existing parking lot that was associated with the home occupation use was installed, it created significant stormwater drainage on the properties lying to the south of the access road causing flooding over the roadway from time to time. The existing parking lot is only 100 feet by 100 feet. Removal of the vegetation and paving or rocking a 198 vehicle parking lot will significantly impact the neighboring properties negatively.

The fact of the matter is that the existing features of the road and failing stormwater systems are such that a significant increase in use such as the proposed church will exacerbate an already difficult situation.

While the code allows for a church as a conditional use, it must still meet the criteria. Furthermore, the church could also go on to offer overnight camping space on institution property to homeless persons living in vehicles provided there are three or fewer vehicles and campers have access to sanitary facilities including but not limited to toilet, hand washing and trash disposal facilities as part of its operations. These types of operations are in conflict with the surrounding uses of the adjacent property owners and surrounding neighbors.

The Comprehensive Plan Goals are not satisfied by the proposed use of this application.

Applicant does not comply with Rural Area Development goals and policies of the Comprehensive Plan with the proposed church use because the proposal develops approximately 2.5 acres of the subject property as a church use with structures and parking lot and reserves the vast majority of the 5.18 acres on the parcel for future church development of buildings etc. Applicant is removing 100% of the agricultural use of the property and converting it to church use.

As shown by the foregoing, the proposed Conditional Use does not comply with the Comprehensive Plan goals and policies for the preservation of “land, development areas and sites to accommodate those uses which are customarily found in rural areas or require or are better suited to rural locations” (Goal 1) and to “accommodate the demand for rural residential development at very low densities and in areas which are not amenable to integrated neighborhood designs, provided such areas are suited to the uses intended and exhibit high amenity value, and such developments do not preempt farm or forest lands, or generate inordinate service demands of their own.” (Goal 2)

ii. Agricultural Lands.

Goal Statement No. 1. To conserve Yamhill County’s farm lands for the production of crops and livestock and to ensure that the conversion of farm land to urban use where necessary and appropriate occurs in an orderly and economic manner.

Response.

By locating the church and parking lot on this AF 10 property, Applicant is removing all of the existing AF-10 property from its current agricultural use; resulting in a total loss of the current agricultural uses on the subject property. Further, by converting existing structures and building new structures for church purposes with an accessory parking lot, Applicant completely defeats the “agricultural feel” of the subject property that the AF-10 zoning was designed and intended to foster.

D. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.

Response.

As noted above, since the proposed church use will significantly change the character of the real property, the proposed use will limit, impair and/or prevent any of the permitted uses on the surrounding properties; particularly in regard to traffic and stormwater impacts.

E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Response.

The proposed church use will have significant impact upon the public facilities and services existing or planned for the area. Applicant has failed to perform a traffic impact study for the proposed use. The proposed church will place significant additional requirements upon the existing public facilities and services: there will be additional water and septic services necessary. The impacts on traffic on Chehalem Drive will be significant with the creation of many more trips on and off Chehalem Drive and on the access road if it deemed that it is a public road, the addition of a church would increase demand for the rural fire district or police department any more than they already provide.

F. The use is or can be made compatible with existing uses and other allowable uses in the area.

Response.

The present land use for the subject property is a farm zoned AF-10. The proposed change would alter the use of the subject property from AF-1 to 10 to a church. The proposed change alter more than 1/3 of the property reserving the need to add additional structures in the future; instead of being dedicated to agricultural uses associated with the AF-10 land. The church use does not co-exist well with the AF-10 uses for the surrounding properties.

In the event that the County approves this application, careful consideration should be given to the comments above and very strict conditions of approval should be crafted to include, but are not be limited to, the following:

- A. Increasing the required parcel area or yard dimensions;
 - B. Limiting the height, size, or location of buildings and structures;
 - C. Controlling the location and number of vehicle access points;
 - D. Increasing the road width;
 - E. Increasing the number of required off-street parking or loading spaces;
 - F. Limiting the number, size, location or lighting of signs;
 - G. Requiring fencing, screening, or landscaping to protect adjacent or nearby property;
 - H. Prescribing exterior finish for buildings or additions thereto;
 - I. Designating areas and prescribing improvements for open space; and
 - J. Prescribing a time limit within which to fulfill any established conditions.
- Such conditions may be set forth in a formal affidavit executed by the applicant and Yamhill County. Said affidavit shall be recorded in the deed and mortgage records of Yamhill County.

Letter to Friday and Woods
August 25, 2025
Page 5 of 8

For the foregoing reasons, it is requested that the Conditional Use Application, allowing for the proposed church on the Subject Property, be denied.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jessica S. Cain". The signature is written in a cursive, flowing style.

Jessica S. Cain
Cain Law Company PC
jessica@cainlawcompany.com

Letter to Friday and Woods

August 25, 2025

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Property owners

Cindy and Terry Paskett

NE Chehalem Dr

Newberg OR 97132

503-969-8267

Tim Atkinson and Tanja Atkinson

16000 NE Chehalem Drive

Newberg, OR 97132

503-538-7504

Nathan and Erin Hildebrandt

16940 NE Welch Rd

Newberg, OR 97132

(503) 319-8531

Ron and Heidi Thomason

17125 NE Chehalem Dr.

Newberg, OR 97132

503-307-8153

Bob and Margaret Reed and Emily Putney

16390 NE Chehalem Drive

Newberg OR 97132

Jessica Brown

16175 NE Chehalem Rd

Newberg OR 97132

503-476-4204

Irene Perger-Gergen and Thomas Gergen

16400 NE Chehalem Dr.

Newberg, OR

794-392-7421

Ralph E. and Norma J. Johnson

16705 NE Chehalem Drive

Newberg, Oregon 97132

503-554-5842

Patrick and Joni Heveron

17451 NE Chehalem Dr

Newberg, Oregon

(503) 476-5340

Letter to Friday and Woods
August 25, 2025
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Rickie Lee and Audrey Dec Johnson
17699 NE Chehalem Drive
Newberg, Oregon 97132
Phone: 731-607-1821

Scott & Susan Corie
16150 NE Chehalem Dr.
Newberg, OR 97132
503-899-7554

Bob & Kathy Beach
16675 NE Chehalem Drive
Newberg, OR 97132
503-330-3731

Vaughn and Melissa Lee
16355 NE Chehalem Dr
Newberg, OR 97132
503-890-9182

Ian and Lisa Schuh
16215 NE Chehalem Dr
Newberg Oregon, 97132.
503-807-9031

Jodi Ornduff and Richard Ornduff
17600 NE Chehalem Dr
Newberg, OR 97132
971 246-3770

Dean and Carrie Scheper
16245 NE Chehalem Drive
Newberg Or 97132
503-730-5560

Paul and Jolaine Natale
17695 NE Chehalem Drive
Newberg, Oregon 97132
720 4893933

Mike and Lindsey Sotello
17310 NE Chehalem drive
Newberg OR 97132
520-301-6068

Letter to Friday and Woods
August 25, 2025
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Steve and Renae Heineck
16750 NE Welch Rd
Newberg OR 97132
503-538-0530

Ted and Marianne Krupicka
16880 NE Welch Rd.
Newberg OR 97132
503-380-1785

Barbara Tacubel
16780 NE Welch Rd.
Newberg OR 97132
503-899-9935

Tiffany and Josh Converse
17450 NE Chehalem Rd
Newberg OR 97132
971-281-9510

Janel and Kyle Draz
17670 NE Chehalem Dr
Newberg OR 97132

Lance Woods

From: Mark Putney <m.putney10@gmail.com>
Sent: Monday, August 25, 2025 4:04 PM
To: Lance Woods
Subject: Concerning Docket C-09-25

RECEIVED

AUG 25 2025

YAMHILL COUNTY
PLANNING DEPARTMENT

Caution: This email originated outside of the Yamhill County email system

August 16, 2025
Mark & Emily Putney
971-533-6392
m.putney10@gmail.com
emilyputney29@gmail.com

Dear Mr. Lance Woods,

We appreciate your time and consideration in the proposed land use application for Chehalem Christian Fellowship, located at 16580 NE Chehalem Dr. (Docket C-09-25).

In 2026, my wife and two children will be relocating to 16390 NE Chehalem Drive, and we are extremely concerned that this new construction and altered property arrangement will degrade our quality of life and negatively impact our private property. While we support the mission of churches in general, we are not in favor of having a particular construction project that will significantly alter the bucolic land on Chehalem Drive. After careful consideration of 1202.02 Review Criteria in the Conditional Use Application, more specific areas of concern emerged:

B. Section II, C: The application states, "Water consumption will be minimal" though the applicant does concede that water consumption will increase "(with the addition of indoor plumbing!) but should remain well under 500 gallons per month average". This number and prediction appears misguided; with an estimated 200-220 people and a standard toilet using 1.6 gallons per flush, the potential water usage could more accurately reach 1,408 gallons per month. This could impact wells in the area and potential water usage. Additionally, the applicant mentions that "all planned landscaping beds will use drought resistant plants" which raises more concern and questions for me, as landscaping will take considerably more water to maintain in our arid summer months. The reality of the water usage appears to be heavily undervalued.

B. Section V, A: The applicant states that "construction practices used will focus on minimal impact to the land"; however, constructing a parking lot capable of parking 200 or more vehicles, while also creating "durable and dustless surfaces maintained adequately for all-weather use" appears incongruous—and impossible. The very nature of the land will be scarred by this large-scale parking area.

C. The applicant states, "The site will be accessed via a shared drive off of Chehalem Drive. These roads are adequate to handle the minimal traffic that will be generated by the church." I take issue with the word choice, "minimal traffic," which more accurately describes the current traffic on the one-lane country road. Adding dozens of cars to this unmaintained road will cause considerable delays and disturbances on a weekly basis. Moreover, Chehalem Dr. is a road that is frequently the site of collisions at the intersection with North Valley. Indeed, my wife was involved in a no-fault accident when a young driver—who, ironically for this matter, was heading to a church youth group meeting—pulled out directly in front of my spouse. With no time to react, she hit the car, veered off, while his vehicle spun around and nearly collided with a telephone pole and totaled his vehicle. Adding hundreds of vehicles to this road and intersection is not wise for public safety and certainly not "minimal traffic" as the application states.

D. In a striking sentence the application states, "The church will not adversely affect the adjacent properties in any manner." How does a parking lot with increased traffic on this single-lane road, not equate to lower

beautification and less tranquility on any metric one might use? Trading grass, cows, and hay for asphalt and Honda Civics appears the very definition of altering “the character of the surrounding area”.

E. While the above examples are alarming, this section creates the most concern. The applicant states, “Storm water will be handled on site in an appropriate manner.” This vague proposal for how water will drain from their property to our lower-lying property is extremely problematic. Currently, during storms and heavy rains during the winter months, the property experiences significant water flow—at times overwhelming the main drain in the driveway. Water can back up and pond at 2-3 inches before the rain subsides and drains function again.

Furthermore, an underground spring runs beneath the property and activates during the rainy season, opening up sinkholes and causing erosion. With the proposed parking lot—directly above our acreage—and decrease in soil to absorb precipitation and run-off, our property will most certainly be negatively impacted with the increase in runoff and may cause catastrophic damage to our home.

As Oregon Drainage Law clearly indicates, “The upper landowner may not change the place where the water flows onto the lower owner's land (most of the diversions not in compliance with this element result from grading and paving work). This land use application appears to lay out precisely this plan that conflicts with Oregon Drainage Law.

It is our sincere hope that the Yamhill County Department of Planning and Development will take local resident concerns seriously and not approve the land use application.

We appreciate this church community and the impact they are making in Newberg; however, there is ample evidence that this property does not have the established infrastructure needed for this community of 200+ congregants to gather regularly without significantly impacting local residents through water use, traffic flow, and significant drainfield changes.

Sincerely,

Mark and Emily Putney

RECEIVED

AUG 25 2025

YAMHILL COUNTY
PLANNING DEPARTMENT

Yamhill County Department of Planning and Development
Notice of Pending Administrative Action

Docket No: C-09-25

Request: Conditional use application for the construction and operation of a church. The church has a congregation of approximately 220 people and will hold services on Sunday morning and a smaller youth service Wednesday evening with approximately 50 attendees.

Applicant: Chehalem Christian Fellowship

Location: 16580 NE Chehalem Drive, Newberg (R326 04900)

Zone: The AF-10 zone, the Agriculture/Forestry Small Holding District

Note: The following Questions, Comments and Suggestions are this is based solely on the **NOTICE OF PENDING ADMINISTRATIVE ACTION** for **Docket NO.: C-09-25**. If the applicant has provided the Yamhill County will other documents, information, materials, etc., we are not in receipt of these.

Questions, Comments and Suggestions from an Interested Party

My wife, Irene Perger-Gergen and I, Thomas Gergen, are the owners of the property at 16400 NE Chehalem Dr., Newberg. Our property is located diagonally southeast of the subject property, separated only by the access road.

Irene's nephew is the resident caretaker. For more than 50 years, the Perger family has owned and lived on this property. The Pergers have a direct historical perspective of the area.

Our interest in this Conditional Use Application is to understand the Church's potential direct and indirect impacts on lives, properties, and the environment now and in the future. We need to know if our understanding of a church matches that of the Applicant's and of Yamhill County's.

Given the lack of a description of the activities of the Church (Chehalem Christian Fellowship) and details on its physical layout and operations on the Property (located at 16580 NE Chehalem Drive, Newberg, OR), it is very difficult to understand and therefore assess the impact of this request for conditional use on surrounding and nearby properties.

I. Permitted Use

1. Will Church activities and on-site be limited by the conditional permit to the stated Sunday morning and Wednesday evening event?

2. For example, will conditional limits be set on:
 - a) days and times when Church activities would be permitted on this Property?
 - b) max number of congregants and non-congregants permitted on the Property at any one time?
3. What time will morning services and/or church activities be permitted to begin or arrive by vehicle, whichever is earliest?
4. What time will evening/night services and/or church activities be permitted to end or departures by vehicle end – whichever is latest?
5. There is no mention of special events at the Church. Will the Church be allowed to hold special religious events and/or non-services at the Property? For example:
 - a) Weddings
 - b) Funerals
 - c) Social events
 - d) Fundraising events
 - e) Political events
 - f) Open-air events
 - g) Any type of retail sales
6. Will Church's buildings, facilities, land, parking areas, grounds, residents, etc., be allowed by the Church, for rent, sublease, or at no charge, to be used by other:
 - a) individuals
 - b) groups
 - c) businesses
 - d) entities
 - e) church congregations
7. Would other entities (see item 6. above) be subject to all the same terms and conditions as the Church under this conditional use? For example:
 - a) Would the Church be permitted to hold Church services every day of the year?
 - b) Would local sports leagues and teams be permitted by the Church to practice and/or hold games on the Property every weekend and holidays of the year?
 - c) Could groups or a business conduct swap-meets on the Property three times a week with the Church's permission?
 - d) Could someone graze their animals on the Property with the Church's permission?
8. Under the terms of the Conditional Use, what is the maximum number of the following allowed on the Property at any one time?
 - a) People
 - b) Animals (Livestock, pets, event participants, etc.)
 - c) Pets
 - d) Vehicles

9. What, if any, cumulative annual limits of use would be imposed by this Conditional Use on the Church and any others using the use of this Property?

II. Scope of Church's extended activities

10. Will the Church, on the Property, be permitted under this conditional use to operate and/or provide?
 - a) Kindergarten, day nursery, or day care
 - b) Nursing care, adult care services
 - c) Abused care/services
 - d) Substance abuse counseling
 - e) Alcohol counseling
 - f) Addiction counseling
 - g) Mental health counseling
 - h) Probationary counseling
 - i) Any other types of counseling
11. Under this conditional use, will the Church, on the Property, be permitted, or allowed to let other parties operate and/or provide?
 - a) Homeless sheltering and/or services
 - b) Immigration related sheltering and/or services
 - c) Abused care services and/or sheltering

III. Residential Use

12. Beyond the existing residential home on the Property, will any secondary dwelling/s for persons be permitted?
13. What is the maximum number of persons allowed to reside in the existing residential home on the Property?
14. Will the existing residential home on the Property be permitted to be expanded or modified to accommodate additional residents?
15. Beyond the existing residential home on the Property, will any secondary dwelling/s for persons be permitted?

IV. Yamhill County Unmaintained Road

16. The Yamhill County road to the south of the subject parcel R326 04900 is an unmaintained single lane gravel road (the Road) according to County employees.
 - a) The Road was built as part of the subdividing of the historic parcel from which were formed the five (5) properties surrounding this Road.
 - b) The only public turnaround space is the eastern terminus of the Road, making access and use by emergency services vehicles more difficult.

- c) Yamhill County has NOT provided any maintenance of the Road surface or subsurface in the last 50+ years, according to a continuous resident of one of the surrounding properties.
- d) This single-lane Road needs regular maintenance to remain passable.
- e) During past rain periods, the Road has suffered extensive damage from runoff water from the subject parcel.
- f) Past instances of repair, re-graveling, leveling, pot-hole fixing, etc. of the Road have been paid for and arranged for exclusively by the surrounding property owners.
- g) Analysis shows that the cumulative travel distance by those using the County unmaintained Road to access and exit the Church site will very likely exceed all the travel miles on this Road by all those going to and from the other (4) existing properties.
- h) We request that any conditional use of this Property must require:
 - ❖ The Church to be responsible for and make full payment for any damage or excess wear of the Road by residents/visitors to that Property.
 - ❖ Full share funding with the other surrounding property owners for necessary preventive repairs and maintenance of this Road.

17. Portland General Electric (PGE) has an easement for surface access to the path of their high-power electrical lines, which traverse east west over the County unmaintained Road.

PGE "line" trucks are large, heavy vehicles. They take up the whole width of this Road. They are in place until their work is done. Residents living along the Road have been stuck for periods of time before being able to exit or enter their properties.

In consideration of the Applicant's Request, careful assessment should be made of the impact of (i) PGE's anytime usage of the Road and (ii) PGE's access property easement rights. For example, would the Church's planned entrance/exit point or its parking plan conflict with PGE easement rights, resulting in additional impact and damage on the other adjacent roadside properties?

18. Yamhill County fire and EMT services use the Road to provide services to this area. They use the Road to reach properties, using it for primary access. They also use the Road for indirect access to other nearby parcels. For example, our own property was used by Yamhill County fire services to access a rapidly expanding brush fire. The firefighters had no other practical path to reach the fire. Without this access, they said the fire would have likely reached the huge filbert orchard located just to the east on the massive R3206 02400 tract. Significant damage and loss were avoided.

What is the moral of this anecdote? It is that the Road, even being a single-lane, poorly maintained road, is an indispensable asset to the four residences entirely dependent on it for physical access, but also to the many nearby properties that benefit from the indirect access it provides. Please be wary of approving the use of the Road that benefits some while reducing critical benefits of others.

V. Traffic & Parking

19. The line drawing accompanying the Notice of Pending Administrative Action shows an entrance/exit to the Property on the south side of the Property by way of the County unmaintained road (a.k.a. the Road).
20. As mentioned above under Yamhill County Unmaintained Road, this Road is one lane wide with normal travel east or west, one direction at a time. The Road, in turn, ends/begins at an uncontrolled T-intersection with NE Chehalem Drive. While normally a quiet stretch of NE Chehalem Drive, the vehicle traffic that does pass this intersection is rarely traveling at the posted 35mph speed limit. Most drivers are accelerating after coming out of a nearly 90-degree curve to the north and the south of the T-intersection with the Road. Since there are many T-intersections along NE Chehalem Drive, vehicle drivers pay little attention to them. This creates very dangerous situations, which have resulted in very serious accidents on NE Chehalem Dr.
21. Given (1) that the Road provides only single lane traffic for vehicles coming or leaving the Church, (2) that there is a dangerous T-intersection with NE Chehalem Dr. and (3) that there would be double digit volume of traffic where even two vehicles can cause a traffic jam, the entrance/exit on the south side of the Property needs to be reconsidered.
22. What is the plan for emergency vehicle entrance and exit? What actions will the Church follow to protect against fire in open field and brush areas?

VI. Parking & Water Drainage

23. The accompanying line drawing also shows vehicle parking for nearly 200 vehicles. Under the REQUEST section of this notice, it states, "The Church has a congregation of approximately 220 people" Why does the Church need many parking spaces for some 220 people?
24. Will the surface of the parking area be paved, graveled, left as dirt, ...?
25. Will parking places be lined out and painted/chalked, or left unmarked?
26. What will be done for dust control on the parking areas and weed control on unused spaces?
27. How will the vehicle traffic and parking impact rain absorption and runoff? We are concerned that vehicle traffic flow and parking on the Property will cause significant compaction over time and increased drainage with negative consequences to the Road and properties down slope.
28. How will the change in usage of the Property impact the natural ecosystem?

29. What are the requirements for the Church's conditional use of the Property:
- a) Landscaping formerly open pasture areas of the Property?
 - b) Weed / brush / vine controls?
 - c) Rodent abatement?
 - d) Wildlife management?

VII. Requests / Comments

30. Given the lack of an adequate description of the activities the Church (Chehalem Christian Fellowship) and details on its physical layout and operations on the Property (located at 16580 NE Chehalem Drive, Newberg, OR), it is very difficult to understand and therefore assess the impact of this request for conditional use on surrounding and nearby properties.

The County's approval of this Conditional Use Application will result in many direct and indirect impacts to our property, other adjoining properties, neighborhood properties, and the environment. However, with the minimal descriptive and quantitative data on the Church (the Chehalem Christian Fellowship) provided in the Notice of Pending Administration Action (the Notice), it is unreasonable for us and other interested parties to assess the full or long-term impacts of this Conditional Use Application Request (the Request). We would rather have a wider range of information and specific details on the Church and the Property. These may be difficult for the Church to answer our questions and concerns.

The alternative is for Yamhill County to set specific limits on the users and uses, to set standards for care/maintenance of the Property, environmental impact, and direct/indirect impacts on its neighbors. Without written specific limits, adjacent and neighboring properties, residences, and the local environment/habitat, and even Yamhill County, are at risk.

31. Regarding the pending application for a Conditional Use application for the Property at 16580 NE Chehalem DR (R326 04900), we strongly request that the **Yamhill County Department of Planning and Development require the following plans/responses to be developed before further consideration of this application:**
- a) Traffic plan to include, at a minimum, mitigations for impacts to:
 - ❖ road intersection safety
 - ❖ vehicle and animal traffic related to existing residents along the Road
 - ❖ emergency services, utility services, delivery services, and PGE access/use
 - b) Parking plan
 - c) Drainage plan
 - d) Plan for the shared use and cost of maintenance & repair of The Road
 - e) Responses to the questions submitted by interested parties.
32. Furthermore, we request that residents/property owners/interested parties in the area of the subject application be given at least 30 days to read and study those

plans/responses before the Department of Planning and Development further considers or makes any recommendation on this application.

VIII.Zoning related comments

References: Yamhill County Zoning Ordinance:

- [1] Section 501 AGRICULTURE/FORESTERY HOLDING DISTRICT (AF-10)
- [2] Section 501.01 Purpose
- [3] Section 501.3 Permitted Uses
- [3] Section 501.03(N) Conditional Uses
- [4] Section 1202.00 – Conditional Use Criteria and Requirements
- [5] Section 1202.02 Review Criteria

33. Given the description under Request in text and in an attached diagram to this NOTICE OF PENDING ADMINISTRATIVE ACTION, the applicant has not shown the request to be consistent with the AF-10 zoning for this property. "The Purpose of the AF-10 District is to provide for low-density residential development..." [2]. And "AF-10 District is intended to be a transitional zone" between highly agricultural/forestry zones and "higher-density...districts..."

The Request shows marked out parking spaces for over 200 vehicles. This implies that some 200+ people could be using the property at any one time. We are unaware of any properties for a mile east or west, north NE North Valley Rd to the ridge line that have 200+ parking places. Not a single one. How can this conditional use request be consistent with low-density development as per AF-10 zoning?

Furthermore, Yamhill County's parking requirement for churches is one space per four seats. So, the requested 200 parking places will accommodate 800 people for a Church event. Again, we assert that this conditional use request is not consistent with low-density development as per AF-10 zoning

34. Given the description under Request in text and in an attached diagram to this NOTICE OF PENDING ADMINISTRATIVE ACTION, the applicant has not shown that the proposed use will satisfy the following general criteria:

- a) "D. The proposed use will not alter the character of the surrounding area in a manner which substantially ... impairs or prevents the use of surrounding properties for the permitted uses..." [5]. In this case, a residential home [3].

We believe that the use of our property as a Residential home (sub-item M. Section 501.02 Permitted Uses) will substantially be impaired by the approval of this Request as submitted due to Noise Pollution caused by Requested use.

The sound generated by vehicles coming and going from the multiple weekly Church services on the Property. This will subject the surrounding and neighboring properties to unprecedented and intrusive sound volume levels and time periods of sound. This involuntary subjection of sound constitutes Noise Pollution.

There are 20 or some properties with primary residences within one-quarter mile hearing distance to the perimeter of the Property. The Church related vehicle noise will be nearly impossible for these nearby residents to ignore.

As a baseline for comparison, consider that the external noises heard from our property that come to mind are:

- ❖ The seasonal, intermittent, daytime operation of equipment on the adjoining orchard farm, which is sound shielded by of a row of tall trees and brushes along the borderline.
- ❖ An occasional single lawnmower or leaf blower from our three residential neighbors.
- ❖ A single delivery truck making a drop-off to either one of our two next-door neighbors or to our property.
- ❖ The coming or going of a lone car or pickup for the two next-door neighbors.
- ❖ PGE crews and their equipment doing inspections or maintenance on their high-power lines and the right-of-way access path once or twice a year. Their noise level is low and never sustained for over a few minutes.

All these noises are infrequent enough to be noticed and then forgotten. The only ongoing sounds present on our property come from nature: wind, rain, thunder, birds, wild animals, etc. But mostly, the sounds that are heard are sounds made by the human inhabitants.

Our property is a place of quiet serenity. Any increase in externally generated noise would be an unwelcome intrusion to our property and the properties of our neighbors who share love for this tranquility zoned part of the Yamhill County.

We assert that sound pollution related to church traffic and activities will substantially impair the use of our property and other area properties from their permitted use as residential homes.

- b) In addition, we believe that the **use of our property** as a Residential home (sub-item M. Section 501.02 Permitted Uses) will **substantially be impaired by the approval of this Request as submitted due to excess and unnatural redirection of water drainage caused by Requested use.**

The water drainage coming down off the Property under its current use, paths, and volume is barely manageable now. Any changes to the footprint of any structure, to land slope and contours, to the surface composition (by vegetation, gravel, concrete, asphalt, etc.), to the subsurface (by piping, vaults, etc.), etc. will impact drainage.

From the historical experience of our family members, who have lived on one of the properties that surround the subject Property, the magnitude of the changes to water drainage will be substantial, and possibly catastrophic, to our property and the lives of our family.

We assert that water drainage, church traffic, and church activities will substantially impair the use of our property and other area properties from their permitted use as residential homes.

35. Given the description under the Request in text and in an attached diagram to this NOTICE OF PENDING ADMINISTRATIVE ACTION, the applicant has not shown that the proposed use will satisfy the following general criteria: "E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use..." [5].

As discussed in Section IV., Yamhill County Unmaintained Road earlier in this document, the entrance/exit to the **Property** is via a one-lane, gravel-topped, dirt Yamhill County-owned **Road** that intersects the two-lane NE Chehalem Drive at a T-intersection. Yamhill County has not provided any maintenance or repair to this road in the memory of the property owners and residents who live along it. Over the many years, all the repairs and maintenance to the **Road** have been organized and paid for by the owners of three of the five properties served by this County road.

By any measure, the **Road** is inadequate to the traffic volume and patterns of the vehicle usage that would be generated by this Request. (For more discussion, see Section VI. Traffic & Parking above in this document.) For example, let's assume that a Church service has just ended and everyone is headed for their vehicles to leave the Property. Further assume (i) that there is no traffic on NE Chehalem Drive, and (ii) that it only takes each vehicle only 30 seconds on average to clear the Property's driveway and to enter the traffic lane on NE Chehalem Dr. With the 200 vehicles, it would take at least one hour and 40 minutes to empty the parking lot. During this time, any vehicle traveling to or from the three other eastern end properties along the one-way Road, is blocked out or in. This example shows that a public facility as essential as an adequate County road is missing from the "area affected by this use."

The restricted one-way capability of the existing one-way County Road, plus the planned significant increases in the number of people using this accessibility-challenged location, will create even more problems for emergency services.

This site is planned to hold weekly events attended by hundreds of people. It lacks:

- a) Accessibility via a two-lane road.
- b) A street path that ensures controlled traffic intersections with all higher-volume roads
- c) Emergency services provided by lower response time local emergency services agencies with a range of capabilities for this high-density use.

There is no mention in the Notice of the Applicant's plans or intent to mitigate any of the detrimental impacts of their use will now or later on surrounding properties.

It is very hard to see that this Request's proposed use is appropriate, considering the substandard adequacy of public facilities, existing or planned for the area

affected by the use. For the above reasons, we assert that they substantially impair the use of our property and other area properties from their permitted use as residential homes.

Thomas J. Gergen



August 17, 2025

*Name of Submitting
Interested Party*

Signature

Date

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET | McMENVILLE, OREGON 97128

Phone: (503) 434-7516 | Fax: (503) 434-7544 | TTY: (800) 735-2900 | Internet Address: www.yamhillcounty.gov

NOTICE OF PENDING ADMINISTRATIVE ACTION

Notice is hereby given that the Director of the Yamhill County Department of Planning and Development has received an application to approve the request described below. For further information, contact Lance Woods (woods1@yamhillcounty.gov) at the Yamhill County Department of Planning and Development.

DOCKET NO.: C-09-25

REQUEST: ~~Conditional use application for the construction and operation of a~~ church. The church has a congregation of approximately 220 people and will hold services on Sunday morning and a smaller youth service Wednesday evening with approximately 50 attendees.

APPLICANT: Chehalem Christian Fellowship, represented by Keith Deselms

OWNER: Brandon Price

TAX LOT: 3206-04900

LOCATION: 16580 NE Chehalem Drive, Newberg

ZONE: The AF-10 zone, the Agriculture/Forestry Small Holding District

REVIEW CRITERIA: Sections 501.03(N) and 1202.02 of the *Yamhill County Zoning Ordinance*. Comprehensive Plan policies may also be applicable.

RECEIVED
AUG 25 2025
YAMHILL COUNTY
PLANNING DEPARTMENT

Interested parties are invited to review the application and make comments or suggestions regarding the proposed use. Provide comments in the following space or attach additional sheets as necessary.

Name

THOMAS GERGEN

Signature

Thomas Gergen

Alternatively, you may request that the application be considered at a public hearing before the Planning Commission. A request for hearing must state the basis for the request and be accompanied by a \$250.00 hearing fee. Dated August 8, 2025.

COMMENTS OR REQUESTS FOR HEARING MUST BE RECEIVED NO LATER THAN
5:00 p.m., August 25, 2025

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLERS: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

RECEIVED

AUG 25 2025

YAMHILL COUNTY
PLANNING DEPARTMENT

Notice of Pending Administrative Action
16580 NE Chehalem Dr.
Newberg, OR 97132
Docket C-09-25
Conditional Use Request by Chehalem Christian Fellowship

My name is Margaret Reed and I am writing to respectfully urge the Planning Commission to deny the application for the proposed development of a 220-person church in the AF-10 zoned area located north of Newberg's urban growth boundary. Our property is directly south of the property seeking conditional use. We purposefully purchased our home at 16390 NE Chehalem Dr. in an agricultural/forestry zoned area north of North Valley Road knowing the urban growth boundary for Newberg was North Valley Rd. and Newberg's comprehensive growth plan moved westward (not north). 501.01 of the Yamhill County Zoning ordinance provides for low density development to encourage small-scale farm and forestry activities in AF-10 zoned areas. When I first heard a church was looking to purchase 16580 NE Chehalem Dr. I heard it was a barn church and pictured a small congregation gathering there. A small congregation not requiring much more parking than is already available seemed a suitable use of the property. Johnny on The Spot was a small automotive repair business on this same property when we purchased our home and a few cars coming and going throughout the week did not have a negative impact. Johnny had cows, chickens, donkeys, goats and cats that used the pasture that is proposed to become a 200-space parking lot. Having a 220-person church (with the applicant stating they hope to grow to 300-330 people) with a proposed 200 space parking lot replacing what is currently a pasture is neither low density, small-scale {501.01} or congruent with the character of the surrounding area {1202.02 D}. Once paved, those acres can never again be farmed or used as pasture. There are no large paved areas in our neighborhood. We are surrounded by farmland and trees. The applicant stated that, "The main existing feature, the hay field, will remain except for the area required for the building/landscaping and parking." The parking lot will stretch virtually to the end of the shared drive. Not much of the hayfield will remain. A huge parking lot will greatly alter the character of the surrounding farmland area {1202.02 D}. Will this parking lot be illuminated at night? Currently I can step outside at night with no visible lights to interfere with the dark country sky.

The applicant states the site will be accessed via a shared drive off of Chehalem Dr. and that, "These roads are adequate to handle the minimal traffic generated by the church" {1202.02 C} The intersection of Chehalem Dr. and North Valley Rd does not safely handle the current traffic and the shared drive, a one-lane, unmaintained county road, will not safely handle the traffic generated by an additional 220 people. The intersection of Chehalem Dr. and North Valley is a very dangerous intersection. The county recognizes this because a yellow blinking light and a solar radar speed indicator was added. Unfortunately, many drivers traveling east on North Valley ignore these warnings and still speed over the hill. The limited visibility does not allow enough time for the speeding car to stop if a car is crossing North Valley from either direction on Chehalem Dr. or a car traveling east on North Valley turning left onto Chehalem is stopped for oncoming traffic. I have seen 4 accidents at the North Valley/Chehalem Dr. intersection. I know many, many more accidents have occurred of which I did not see.

Concerning the shared drive --it is an unmaintained, one-lane county road used and maintained by 5 households. Currently when I am leaving or returning home and turn onto the shared drive, I must back up and get off the drive if another car is already using the drive, and wait for that car to pass. The one-lane drive is not adequate to safely accommodate the increased traffic. Every Wednesday evening 40-60 youth group members will use the church. This equals brand new, inexperienced drivers. One of the four accidents I mentioned at the intersection of North Valley and Chehalem Dr. was my daughter being hit by a 16 year old driver who had had his license for only two weeks. I am concerned the increased traffic will result in a catastrophic accident at North Valley and Chehalem Dr..

Having the pasture turned into a huge 200 space parking lot will greatly alter the drainage. We have flooding issues every winter. Oregon Drainage Law states, "The upper landowner may not change the place where the water flows onto the lower owner's land (most of the diversions not in compliance with this element result from grading and paving work. . ." The applicant stated, "The existing open ditches on the sides of the private drive and Chehalem Drive will be maintained during and after construction." The existing ditches don't currently contain the water during storms. A huge parking lot that must have "durable and dustless surfaces {1007.02 B} will assuredly alter drainage. I am concerned the applicant is not aware of the amount of water that flows off Chehalem mountain above ground as well as underground and the work needed to be done relating to the

parking lot and drainage will far exceed expectation. I am concerned we will have water damage on our property due to the change in flow of all the water coming off Chehalem Mountain. Will the applicant be held accountable for this damage?

The land use application states water for the church will be provided by an on-site well and that, "water consumption will be minimal" and they "should remain well under 500 gallons per month average" {1202.02 B}. Research revealed toilet flushing, handwashing, coffee/beverage prep, mopping and cleaning for 220 people, assuming ½ of them use the toilet and ½ of them drink coffee, at a church on a Sunday morning would use approximately 300 gallons of water. Approximately 56 gallons will be used by the 50 attendees on Wednesday nights for a total of approximately 356 gallons for one week equaling almost 1500 gallons per month. And this does not include the weekly use of the family living on the property, their personal irrigating needs, etc. The applicant mentioned using drought resistant vegetation for landscaping. Comparing our personal irrigating to a large landscaped church and parking lot's landscaped irrigation, more than 500 gallons of water will be used for irrigation alone. I feel they are grossly under estimating their water use. Will they discover a different well will need to be drilled to sustain the church? How will that impact our well and other wells nearby?

The applicant stated, "The septic system will be easily contained on site" {1202.02 B}. When our septic system failed and we had to relocate it, a perc test revealed we could not put the septic drain field where we wanted. Has a perc test been done? Is the applicant certain they can put the septic drain field where they want to? I am concerned this could be a huge added expense and this will be one more added expense they were not expecting. I am concerned this Land Use Application will be approved without thoroughly working through all the expenses and the project will be started but not be able to be completed.

The applicant stated, "The church will not adversely affect the adjacent properties in any manner" {1202.02}. I am concerned the applicant has not thoroughly thought through all the impacts of placing a large church with a huge parking lot on this AF-10 zoned space. Changing a pasture into a huge parking has many negative implications for us and all our neighbors. We purchased out of town for the solitude the country provides. The traffic implications will affect everyone who lives on the mountain and uses Chehalem Dr. I am concerned the applicant

has not thought through how their church will change now that they will have a permanent building. The application states the building will only be used on Sunday mornings and Wednesday evenings. But now that the church will have a permanent building and have stated they hope to grow, they will most assuredly be using the building much more frequently than Sunday mornings and Wednesday nights. Unlike in the past, they will now have the capacity to host weddings, receptions, funerals, conferences, bible studies, men's groups, women's groups, fundraisers, etc. Will they rent their space to other groups? It is highly likely the building will be used much more frequently than stated in the application and all of the above concerns will multiply.

Yamhill County has made a strong commitment to preserving its agricultural heritage and forest lands. Allowing a project of this scale and intensity in an AF-10 zone would undermine those goals. I urge the Planning Commission to uphold the zoning standards and deny this conditional use application.

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

Margaret Reed
16390 NE Chehalem Dr.
Newberg, OR 97132
907-654-2220
margarete2401@gmail.com

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET | McMinnville, Oregon 97128

Phone: (503) 434-7516 | Fax: (503) 434-7544 | TTY: (800) 735-2900 | Internet Address: www.yamhillcounty.gov

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OWNER: Brandon Price

TAX LOT: 3206-04900

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Interested parties are invited to review the application and make comments or suggestions regarding the proposed use. Provide comments in the following space or attach additional sheets as necessary.

CHURCH WILL HAVE GRAVEL DRIVEWAY; THAT'S A LOT OF
DUST FOR LOCAL HOMES. - COUNTY SHOULD PLACE
CIRCLE OR 4-WAY LIGHT AT CHEHALEM & NORTH VALLEY ROAD

Name ALFRED SLAGLE Signature Alfred Slagle

Alternatively, you may request that the application be considered at a public hearing before the Planning Commission. A request for hearing must state the basis for the request and be accompanied by a \$250.00 hearing fee. Dated August 8, 2025.

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5:00 p.m., August 25, 2025

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SEPTEMBER 4, 2025

KEN FRIDAY
SENIOR PLANNER
YAMHILL COUNTY DEPARTMENT OF
PLANNING AND DEVELOPMENT

400 NE Baker St, McMinnville OR 97128
FRIDAYK@YAMHILLCOUNTY.GOV

Re: Docket C-09-25, Conditional Use Application Response to Public Comments

Dear Mr. Friday and Members of the Planning Commission:

We at Chehalem Christian Fellowship appreciate the opportunity to respond to the concerns raised by our neighbors regarding our conditional use application for a church facility at 16580 NE Chehalem Drive. We value the input from the community and are committed to being responsible stewards of the land and good neighbors. Our goal is to develop the property in a way that minimizes impacts while serving our congregation and the broader area. Below, we address the primary concerns raised in the submitted comments.

Traffic and Road Safety: Several comments highlighted potential increases in traffic volume and associated safety risks on Chehalem Drive and the shared access road, including concerns for children, pets, wildlife, dust, and road maintenance. Yamhill County Public Works has reviewed the proposal and indicated Chehalem Drive is classified as a major collector. The church's primary activities will occur on Sunday mornings and Wednesday evenings, with an estimated 70-80 vehicles on Sundays and 20-25 vehicles on Wednesdays, which is minimal compared to the road's capacity. We can also encourage carpooling and will explore measures to reduce dust and promote safe driving among attendees. In our site plans we will also consider a separate drive for property access vs utilizing the existing shared access road. An alternative could be an increase in responsibility for shared road maintenance for the portion of the road being used for church access due to the increase in traffic.

Stormwater Runoff and Drainage: Concerns were expressed about increased impervious surfaces from the parking lot leading to flooding or altered water flow onto adjacent properties. Stormwater management will be a key component of our site development plans, designed in accordance with county standards to mitigate runoff and prevent adverse effects on neighboring properties. It is likely that site improvements will enhance overall drainage conditions rather than worsen them.



Septic System Capacity: Questions were raised regarding the existing septic system's ability to handle increased usage from church activities. We have already conducted a thorough evaluation of the existing septic system, as well as a full site evaluation by Yamhill County Sanitation Department to determine requirements for installing an adequate system for the intended use. Location and requirements for a new system and drain field have been identified from that site evaluation. We will be making the necessary upgrades to the system to ensure compliance with health and environmental regulations, and as required by the Sanitation Department.

Noise and Light Pollution: Neighbors mentioned potential disturbances from noise during events and light from parking areas or buildings. We plan to incorporate design features such as landscaping buffers, directed lighting, and scheduling considerations to minimize impacts on surrounding properties. The building itself will also need to meet certain building standards for building insulation, etc., which will mitigate noise during church activities. Exterior lights will be on timers and turned off when the building is not in use.

Parking Lot Concerns: Some comments addressed the size, location, and potential impacts of the proposed parking lot, including visual effects and contribution to runoff. The parking area will be designed to accommodate our modest needs while minimizing size and impervious surfaces. Its placement will consider neighboring views and environmental factors to reduce any adverse effects.

Environmental and Wildlife Impacts: Concerns include effects on local wildlife, soil erosion, and preservation of natural features. We are committed to environmentally sensitive development, including erosion control measures and habitat preservation where feasible, in line with recommendations from the Soil and Water Conservation District.

Property Values and Neighborhood Character: Some comments addressed worries about declining property values or changes to the rural character of the area. We believe a well-maintained church facility can positively contribute to the community without detracting from its rural appeal. The building will be designed as a simple outbuilding or barn-style structure to blend harmoniously with the agricultural and rural surroundings. The goal is to have a functioning facility for our congregation while maintaining an overall visual appeal of the grounds that remains as rural as possible.

We are open to further dialogue with neighbors and county staff to address any outstanding issues. Thank you for considering our application and these responses.



MICAH ROUTON

SENIOR PASTOR

CHEHALEM CHRISTIAN FELLOWSHIP

Lance Woods

RECEIVED

JUL 30 2025

YAMHILL COUNTY
PLANNING DEPARTMENT

From: Keith DeSelms <keith.deselms@gmail.com>
Sent: Tuesday, July 29, 2025 8:42 PM
To: Lance Woods
Subject: Re: Yamhill County Planning | Docket C-09-25 | Additional Information Requested

Caution: This email originated outside of the Yamhill County email system

Lance,

Thanks for reaching out! And those are easy questions to answer. Our church was established in 2008 and teaches the bible verse-by-verse, chapter-by-chapter, book by book. We have two full-time pastors and a congregation of around 200 / 220 people (about 70 – 80 cars on a Sunday morning), though there is hardly a week when everybody shows up. We have a pretty good range of ages; from young families to seniors. Our Sunday service, which is when most people come, starts at 10am. Usually, a small team arrives around 7:30 to set things up and organizing the sound equipment. The band starts rehearsal at about 8:30, and most people start arriving from 9:40 until 10. We usually are done with the service around 11:30, but people like to stick around and talk afterward. After service, there is a slow but steady trickle of people leaving until the pastors leave around 1:15.

Our only other service is on Wednesday night which starts at 6:30, and lasts until about 7:45. But again, people like to talk afterward and usually empty out around 8:30. We have our weekly high-school and middle school group on Wednesday night as well, and combined attendance is between 40 and 60 people. Other than that, we have a few small groups that meet in homes in the Newberg area.

Having our own property and a permanent address, we do anticipate some growth... and are thinking our max capacity would be between 300 – 330, but that's just at this point, that's just a guess.

Keith

On Tue, Jul 29, 2025, 9:54 AM Lance Woods <woodsl@yamhillcounty.gov> wrote:

Hello Keith,

I am reaching out to see if any additional information will be submitted regarding the church capacity and operation, as noted below?

Thank you and kind regards,

Lance Woods

Senior Planner & GIS Analyst

Yamhill County Planning & Development

Telephone: +1 503 434 7516 | Fax: +1 503 434 7544

Woodsl@yamhillcounty.gov | www.yamhillcounty.gov

[400 NE Baker Street, McMinnville, OR 97128, USA](#)

From: Lance Woods

Sent: Thursday, July 17, 2025 8:22 AM

To: 'keith.deselms@gmail.com' <keith.deselms@gmail.com>

Subject: Yamhill County Planning | Docket C-09-25

Hello Keith,

I am reaching out regarding the conditional use permit request for the operation of a church at 16580 NE Chehalem Drive (Tax Lot R3206 04900). I have reviewed the application materials, and the narrative addresses the review criteria, but I could not find detailed information about the operation of the church. It would be really helpful to staff and likely to surrounding property owners as well if additional information could be submitted that describes what the maximum and anticipated attendance of the church will be, the days and times that services might be offered at the church, a description of the types of services that might be offered at the church, and any additional information that might provide some context and background to how the church is going to be operated.

Any additional information that can be shared will be greatly appreciated, and please feel welcome reaching out with any questions or requests.

Thank you and kind regards,

Lance Woods

Senior Planner & GIS Analyst

Yamhill County Planning & Development

Telephone: +1 503 434 7516 | Fax: +1 503 434 7544

WoodsL@yamhillcounty.gov | www.yamhillcounty.gov

[400 NE Baker Street, McMinnville, OR 97128, USA](#)