



Clackamas County Planning and Zoning Division
Department of Transportation and Development
Development Services Building
150 Beavercreek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

LAND USE HEARING January 26, 2022 (Hearing continued from December 8, 2021) 10:00 AM

This public hearing will be conducted virtually using the Zoom platform. The Zoom link to the public hearing and details on how to observe and testify online or by telephone are available on our website: <https://www.clackamas.us/meetings/bcc/landuse>.

All interested parties are invited to attend the hearing online or by telephone and will be provided with an opportunity to testify orally, if they so choose. The staff report and drafts of the proposed amendments are available on our website at <https://www.clackamas.us/meetings/bcc/landuse>. Please direct all calls and correspondence to the staff member listed below.

LAND USE HEARING (continued from December 8, 2021)

File No.: Z0208-21-CP: Northwest Bible Training Center Comprehensive Plan
Amendment

Applicants: Northwest Bible Training Center

Proposal:

A proposed Comprehensive Plan Amendment for an exception to Statewide Planning Goal 3 (Agriculture), pursuant to ORS 660, for use of the property, including an existing residence and accessory buildings, as an 'addiction recovery farm'. **Staff Contact:** Melissa Ahrens, Senior Planner, 503-742-4519, MAhrens@clackamas.us

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or email Drenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

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**Land Use Hearing Item
Staff Report to the Board of County Commissioners**

File Number: Z0208-21-CP, Comprehensive Plan Amendment and Zone Change

Staff Contact: Melissa Ahrens, Planning and Zoning Division, 503-742-4519,
mahrens@clackamas.us

Board of County Commissioners Hearing Date: January 26, 2022, continued from December 8, 2021

PROPOSAL:

A proposed Comprehensive Plan Amendment for an exception to Statewide Planning Goal 3 (Agriculture), pursuant to ORS 660, for use of the property, including an existing residence and accessory buildings, as an 'addiction recovery farm'. The use would include long term (8-10 month) residential drug and alcohol addiction recovery treatment for adults, with up to 31 staff and residents living in a dormitory and in an existing dwelling on the property. The proposed use is not a church, not a school or boarding school, not a farm labor dwelling, and not a residential treatment home or facility, per the application materials and regulatory definitions of each use.

RELATED PRIOR BCC ACTION:

At the last hearing County Planning Staff presented the applicant's proposal, Staff's recommendation and the Planning Commission's recommendation. The applicant team then provided testimony and the BCC then heard testimony from members of the public. The BCC voted to continue the hearing to provide time for more written testimony, additional information from the applicant, and for oral testimony from people who did not get the chance to testify at the December hearing due to issues from zoom link access.

Update Since December 8, 2021 Hearing:

Ten (10) public comment letters submitted, Nine (9) in opposition of the proposal, one (1) in support. See exhibits 29-38 in the packet. No additional information or materials submitted by the applicant or their representatives.

**Planning Commission Exhibit List
In The Matter Of File No. Z0208-21-CP**

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or source</i>	<i>Subject & Date of document</i>
1	N/A	Clackamas County	Notices
2	N/A	The Planner of Record	Tax Map
3	N/A	The Planner of Record	Clackamas County Behavioral Health Profile
4	N/A	The Planner of Record	Behavioral Health Service Locations Map
5	10/26/21	David Brent	Public Comment
6	10/26/21	Octavian and Lisa Popescu	Public Comment
7	10/22/21	Chris Tendo	Public Comment
8	10/26/21	Kevin Bowman	Public Comment
9	10/27/21	Bob Howard	Public Comment
10	10/27/21	Diana Crities	Public Comment
11	10/28/21	Peg Moore	Public Comment
12	10/29/21	Sandra Nelson	Public Comments
13	10/29/21	William Scott	Public Comment
14	10/29/21	Trisha Achenbach	Public Comment
15	10/19/21	Christian Snuffin	Clackamas County Engineering Comment
16	10/29/21	Melissa Farin	OHA Email
17	10/28/21	Beavercreek CPO	Beavercreek CPO Meeting Summary
18	11/1/21	DLCD	DLCD Comment Letter
19	N/A	Clackamas County Compliance Officer	Dangerous Building Enforcement Final Order
20	8/24/20	NWBTC	Pre-application proposal details
21	11/4/21	Susan Hansen	Public Comment
22	11/8/21	Harlan Shober	Public Comment
23	11/8/21	1000 Friends	Public Comment
24	11/8/21	DLCD	DLCD Comment Letter
25	11/15/21	Applicant, NWBTC	Response to Planning Commission meeting, open record
26	11/22/21	DLCD	DLCD Comment Letter
27	12/1/21	County Counsel	RLUIPA Memo
28	N/A	Planning staff	Staff memo to the Planning Commission
29	12/10/21	Kerri Fiero	Public comment
30	12/11/21	Vince Wright	Public Comment
31	12/14/21	Jennifer Gaytan	Public Comment
32	12/14/21	Concerned Resident	Public Comment
33	1/6/22	Amber Kaney	Public Comment
34	1/6/22	Nicole Coon	Public Comment
35	1/6/22	Cheri Evan	Public Comment
36	1/6/22	Dirk Schlagenhauer	Public Comment
37	1/7/22	Andrea Bowman	Public comment
38	1/10/22	Dan Moehnke	Public comment
39			

* Exhibits received prior to or during hearing
 ** Exhibits received during open record after hearing
 *** Oversize exhibits

Ahrens, Melissa

From: kerri fiero <kerrilf@juno.com>
Sent: Friday, December 10, 2021 7:23 PM
To: Ahrens, Melissa
Subject: Northwest Bible Training Center regarding an addiction recovery center wanting to expand their business on Beaver creek

Warning: External email. Be cautious opening attachments and links.

Regarding an addiction recovery center wanting to expand their business on Beaver creek
land zoned Farm Use Only.
land zoned Farm Use Only.

The Hamlet and then Clackamas County Planning Committee have overwhelmingly denied their petition for a land use exception that would allow close to 30 more unregulated addicts to live on the property, dorm style, in their barn. People that could cause problems.

Bluhm Rd residents and our Beaver creek neighbors have rallied against this. But Northwest Bible Training Center are distorting facts and misrepresenting our opposition. There is absolutely no evidence that this addiction group should qualify for a land use exception. Not only is it bad for Bluhm Rd residents and Beaver creek, but there is zero proof that they can't perform their business elsewhere, in an urban setting with infrastructure that supports an addiction recovery center. I could not agree with you more. It is zoned farming only for a reason. Let's get a farmer in there and preserve our rural heritage. For me it is about the fact that it is wildly against the zoning laws. They want to be able to house 31 people on the property. We want to retain the rural character and protect our zoning laws. unfortunately these folks just disregarded all of the zoning laws, got caught, and are now asking for forgiveness. there are so many reasons to choose from! Zoning, precedence, infrastructure, bad actors... but for me, the reason I'm most against the land use exception is because it's bad for Beaver creek. We are a rural Hamlet and want to stay that way. A Portland drug addiction center buys Farming Only land in Beaver creek and immediately sets out to expand their operation, in violation of land agreement. They do not serve our community, nor is there any reason that precludes them from operating elsewhere. But because they want to, they could chip away at the sanctity of our farming land. It's egregious. For me it boils down to precedence - if the county allows this to happen on this particular farm land, they must allow ALL properties that are zoned agricultural or timber or whatever to break from the zoning exceptions and put in facilities housing dozens of people on their rural properties. But if we do that what is the point of having zoning laws in the first place? I love the Beaver creek area for the farmland and "free" feeling. I agree the center should go elsewhere. I just always try to stand up for people who need help.... but, I think this center can go elsewhere. It's a bad idea for Beaver creek and against zoning they should not have even asked this is a rural community and we want to keep it that way.

Sincerely
Kerri Fiero

Sent from [Mail](#) for Windows

Exhibit 29
Z0208-21-CP

Ahrens, Melissa

From: Vince Wright <frizbijack@gmail.com>
Sent: Saturday, December 11, 2021 8:55 AM
To: Ahrens, Melissa
Subject: Z0208-21-CP

Warning: External email. Be cautious opening attachments and links.

To Melissa Ahrens, I would like to have my opposition to this drug addict barn added to the correspondence. I have lived in Beavercreek for most of my 54 years and feel that this would very negatively affect our community.

Thank you for letting me voice my oppinion.
Vince Wright

Exhibit 30 Z0208-21-CP

Ahrens, Melissa

From: Jennifer Gaytan <jennifergaytan@gmail.com>
Sent: Tuesday, December 14, 2021 10:37 AM
To: Ahrens, Melissa
Subject: Planning file: Z0208-21-CP

Warning: External email. Be cautious opening attachments and links.

Melissa Ahrens
Email: mahrens@clackamas.us

Planning file: Z0208-21-CP
Applicant: Mission Teens., North West Bible Training Center

Dear Melissa Ahrens

As a resident of Beavercreek, I'm deeply upset by the group, North West Bible Training buying land and trying to rezone it here for their use. Already the new buildings across from the high school are going to bring more traffic to this area. The streets are not equipped for this here.

I've noticed an uptake in crime in my area as well and I'm wondering if this is because of this property and what they are allowing there.

I feel this kind of service is best served in the city. There these people can find jobs and transportation to get to and from these jobs.

This is a rural community that has a lot of farming animals and outbuildings that we need to protect.

Thank you for continuing to vote no on this zoning change and I pray that they stop using the land illegally.

Thank you.

Exhibit 31 Z0208-21-CP

Ahrens, Melissa

From: broke_n_soul <broke_n_soul@yahoo.com>
Sent: Tuesday, December 14, 2021 9:07 AM
To: Ahrens, Melissa
Subject: Concerning proposal plan ZO208-21-CP

Warning: External email. Be cautious opening attachments and links.

I live within a mile from the "Bible camp".

I do not think this proposed idea is a good idea for this facility. They have lied and changed their stories too many times to count during the hearings.

They say no traffic, but traffic has increased since last year exponentially. We hear screams sometimes from that direction at weird hours 12am-5am. Sometimes loud banging noises.

Talking with neighbors near me, we've begun to notice our well water beginning to show signs of getting low. We are beginning to investigate other means of storing water. We may have to have water trucked in weekly for our live stock, if it gets too low or worse going dry in the summer.

Also, where does human waste of 31 people go? Humans on average produce 14-17 ounces of waste per day. Or 6lbs per week(?) 320lbs per year.

So $31 \times 320 = 9,920$ lbs per year.... where does it all go? I'm down hill, there is no sewer out here, there is no city water...out here to supplement or have as back up.

Listening to testimonial from the residents of the Bible camp they say they help neighbors....?
What neighbors? Not me, not the 6 neighbors around them or the ones down the road.

Maybe they are from a good organization, but they don't seem to be good people at this location. Neighbors next to them are in fear of retribution or some type of retaliation if they say anything. The patients at the "Bible camp" seem to be spiteful and defensive when they talk at hearings.

They say that they haven't had police called to their location for incidents? How did they deal with people screaming at night or when a neighbor discovered someone walking around looking for the Bible camp, but got lost 2 Miles by rd or a mile if you trespass.

Approving a hotel or rezoning in our area is not a good idea at this time.

I find it interesting how a few patients have spoken in the forums after they got discovered.

I do not like how they went about sneaking around until they got caught, running a rehab center without notification.

Even a local has has voiced their opinion in the beavercreek forum about positive treatment through their organization or like organization. They even have concerns about how this facility has gone to extreme measures to rezone to fit their own needs to be legal.

Everything about this facility, has a foulness about it.

Exhibit 32 ZO208-21-CP

It's like them saying: hey we got caught and now we will change it to fit our agenda.

Concerned resident near the "Bible camp".

Sent from my Verizon, Samsung Galaxy smartphone

Ahrens, Melissa

From: Amber Kaney <amberk1121@live.com>
Sent: Thursday, January 6, 2022 11:58 PM
To: Ahrens, Melissa

Warning: External email. Be cautious opening attachments and links.

Melissa Ahrens
mahrens@clackamas.us
Re: Z0208-21-CP

January 6, 2022

To Whom It May Concern,

I am a homeowner in Beavercreek, and I am writing to oppose Northwest Bible Training Center's application for a land-use exception in my community.
The proposed land use exception is bad for Beavercreek because [It sets a dangerous precedent for Clackamas County It will invite undesirable elements to the area It will call congestion and traffic All of the neighbors oppose it It does not serve the community They are already acting out of alignment with land use agreement There is no existing infrastructure to support it Their operation is already affecting the water table They are an unregulated operation with no governmental oversight It would change the integrity of Beavercreek Home values will be negatively impacted by proximity to an addiction treatment center].

Please preserve the integrity of our community and vote against this proposal.

Sincerely,
Amber Kaney

Exhibit 33 Z0208-21-CP

Ahrens, Melissa

From: Nicole Coon <nicole@matrix-video.net>
Sent: Thursday, January 6, 2022 2:29 PM
To: Ahrens, Melissa
Subject: Re: Z0208-21-CP

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External email. Be cautious opening attachments and links.

Re: Z0208-21-CP

Nicole Coon
23621 S. Upper Highland RD
Beavercreek OR 97004

January 6th, 2022

To Whom It May Concern,

I am a resident of, and business owner in Beavercreek, and I am writing to oppose Northwest Bible Training Center's application for a land-use exception in my community.

The proposed land use exception is bad for Beavercreek because this area is zoned for agricultural and timber use. This type of land use with increased traffic and residency feels like a direct conflict to the surrounding area and will no doubt set a precedence for the surrounding area to be up for commercial use.

Please preserve the integrity of our community and vote against this proposal.

Sincerely,

Nicole

Nicole Coon, President
Matrix Video Production Inc.
ph: 503-913-0818
www.matrix-video.net

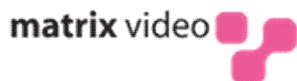


Exhibit 34 Z0208-21-CP

Ahrens, Melissa

From: cherievancommercial@gmail.com
Sent: Thursday, January 6, 2022 6:39 PM
To: Ahrens, Melissa
Subject: Beavercreek Concern Resident

Warning: External email. Be cautious opening attachments and links.

To Whom it may concern;
Cheri Evan
22317 S Lewellen Rd
Beavercreek, OR 97004
Beavercreek resident since 2001
Jan. 6th 2022

I also oppose the NW Bible Training Center. My concern: The land where they want to do this has EFU zoning. EFU is exclusive farm use, their use is not a farm use. More and more of our beautiful farm land is being eaten up. This use seems like a good cause but do it in another zone, not EFU. These zones are setup for a reason to protect the farm land we have left. The county needs to abide by them. Their use has nothing to do with farm land use. We have lived here since 2001 a long time resident and I want to keep our area the beautiful farming community it is.

Thanks you.

Please do not publish my home address.

kW PORTLAND ELITE
KELLERWILLIAMS. REALTY

Cheri Evan
Commercial Principial Broker
Keller Williams Portland Elite
12901 SE 97th Ave Suite 300
Clackamas, OR 97015
503 970 5432
Licensed in Oregon Since 1997



Exhibit 35
Z0208-21-CP

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dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone
503-970-5432 Cheri Evan

Ahrens, Melissa

From: dirk schlagenhauser <dirkintl@hotmail.com>
Sent: Thursday, January 6, 2022 9:11 AM
To: Ahrens, Melissa
Subject: Planning file Z0208-21-CP

Warning: External email. Be cautious opening attachments and links.

Good morning Melissa

Please include this opinion letter in the record. Thank you. !!

Planning file Z0208-21-CP

Good day Commissioners

Thank you for taking the time to read my thoughts on this agenda item.

Before I start I wanted to mention that I am currently serving as a member of the Oregon City Planning Commission but these thoughts are my personal thoughts and in no official capacity as a planning commission member.

Ok I know you get a lot of these letters so I'll try to keep this short and relevant. The applicants are partially approaching this application with a federal religious protection. From what I read in those provisions is that it is extremely broad and vague, so vague that pretty much everything fits. They make it seem that there's no room for discretion but there is ALWAYS room for discretion when things are too vague. If laws were black and white there would be no reason for appellate court proceedings. Look at the right to bear arms amendment. "The right to bear arms shall not be infringed". But look where we are; unless you are a felon, unless the arms are self propelled grenades, missiles, machine guns, you have a restraining order, etc. if it's vague then there's things to consider.

Ok now going to this application, when things go through the planning commission the procedure is did the applicant do everything in their power to meet all laws and codes and ordinances before asking for the relief or variance? Or did they do whatever suited their needs with total disregard to our laws and codes? Reading the application it seems the latter. They are supported by a large operation so claiming they didn't know doesn't go very far with me. They have many locations and own many properties. In my opinion this location was chosen not because it was an ideal location but rather it was cheaper than properly zoned land. The improvements were not done accidentally they were done intentionally and deceitfully and only uncovered because a contractor demanded their work be permitted. So did they do all they could to meet local and state laws before asking for relief? No, they did the exact opposite so I don't feel the county owes them any sympathy. It's exclusive Farm use and this is not a conditional use and this facility should be in a proper location not here simply because they got a good deal. This was not well thought out and they didn't know is not a valid excuse.

Thanks for taking the time to read all that Kindest regards Dirk Schlagenhauser

Sent from my iPhone

Exhibit 36 Z0208-21-CP

Ahrens, Melissa

From: Andrea Bowman <trustinggodnmw@gmail.com>
Sent: Friday, January 7, 2022 1:49 PM
To: Ahrens, Melissa
Subject: Z0208-21-CP Northwest Bible Training Center exception proposal

Warning: External email. Be cautious opening attachments and links.

I am writing to say that I am IN FAVOR of this proposal.
I have read so many skewed write-ups about this that have caused people to "fear for their lives". I have been to their location twice and have only seen good things from them. My husband goes weekly to teach a class.

It seems this much needed facility is only asking for an exception while maintaining the grounds also as "farm use". These are not bad people. They are people wanting to help or getting help to improve who they are. These are caring people, unlike some who have spread the lies & brought fear to the community.

I personally have worked at a "rehab" facility for 7 years. These people want their lives back to normal. They are not forced to go, but have made the choice to get all the help then can. They will give back to their community given the chance.

There will NOT be added traffic except for an occasional celebration and inviting family & friends to join them, as with any other household in the neighborhood. They don't stay up all night drinking & shooting guns. They promote good.

We need more people like Northwest Bible Training Center who care, rather than marijuana growers or party animals who don't care about their neighbors. I have a young neighbor who seems to enjoy keeping us up all night with his loud vehicles, etc.

Sincerely,
Andrea Bowman
941-356-7116

Ahrens, Melissa

From: Dan Moehnke <dredfir@gmail.com>
Sent: Monday, January 10, 2022 3:09 PM
To: Ahrens, Melissa
Subject: File# 20208-21-CP Application. Mission Teens., Northwest Bible Training Center

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External email. Be cautious opening attachments and links.

Melissa Ahrens,
Please do not let this application pass. This is a area of small family farms, and we wish it to remain so.
The nearest medical facility is over 10mi away. The nearest police (CCSD) response is 15 to 20 minutes away. I
do not think they have adequate facilities to handle that many people safely.
Study shows about 50% of drug users relaps. Our area does not need that kind of added crime.
I went to grade school at the then Schubel grade school. My father went to the original grade school that was at
the Moehnke Cemetary.
I beg you do not let their application pass.
Respectively, Dan Moehnke, Schuebel School Rd.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Exhibit 38 Z0208-21-CP
