

Amy Herzog

From: Hayden Richardson
Sent: Thursday, September 21, 2023 7:47 AM
To: Jake Renney
Cc: Amy Herzog
Subject: FW: Columbia County Christian School Update

Hayden Richardson
Planning Manager
(503) 397-7216
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445 Port Ave, St. Helens, OR 97051

Please note:

Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens.
We're available to assist you in person, by phone 503-397-1501 and email:
building@columbiacountyor.gov or planning@columbiacountyor.gov.

From: John C <jpcostic@msn.com>
Sent: Thursday, September 21, 2023 7:42 AM
To: Mike <mdburr@comcast.net>
Cc: cginder@ccchristianschool.net; Steve Pfeiffer <bulat3@comcast.net>; Lexi Wyatt <LexiWyatt@johnlscott.com>; Casey Garrett <Casey.Garrett@columbiacountyor.gov>; Margaret Magruder <Margaret.Magruder@columbiacountyor.gov>; Kellie Jo Smith <kj.smith@columbiacountyor.gov>; juli.tussing@gmail.com; jtussing@ccchristianschool.net; Hayden Richardson <Hayden.Richardson@columbiacountyor.gov>; micaelaswanson@hotmail.com; adehaven@ccchristianschool.net; kyle.kirsch@edwardjones.com; jcook@ccchristianschool.net; akangas@ccchristianschool.net; jhubbard@ccchristianschool.net; cclark@ccchristianschool.net; ksingle@ccchristianschool.net; abeasley@ccchristianschool.net; shollinger@ccchristianschool.net; ssprute@ccchristianschool.net; ndummer@ccchristianschool.net; kjohnson@ccchristianschool.net; eagleslanding@ccchristianschool.net; miket@wcf-ministeries.com; rswanson27@gmail.com; bwinegar@ccchristianschool.net; christopher.cotton@valmonl.com; andrew@lowercolumbiaengr.com; matt@lowercolumbiaengr.com
Subject: Columbia County Christian School Update

Some people who received this message don't often get email from jpcostic@msn.com. [Learn why this is important](#)

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Mike, I was shocked to see what seems to me to be an insensitive reply to your email from Chelsea Ginder—the Columbia County Christian School Principal.

In my opinion, the Columbia County Christian School planned encroachment on the peace and serenity in our residential neighborhood is very selfish and self-centered. Not very Christian like in my view and bordering on elder abuse. Many of the residents in the nearby vicinity are elderly, retired, and enjoy the current peacefulness of this area. This should remain a quiet residential area and Columbia County Christian School should look elsewhere to build with the least impact on others. We would prefer to have less traffic congestion—with associated safety concerns-- and excess noise on a daily basis. Several elderly residents walk on Church Road near this area for exercise-- on a daily basis.

I also find it hard to believe that an effective septic system can be built on that land to accommodate several hundred people on a daily basis. I have also seen a significant portion of this area usually under water during some of the rainy seasons.

As you remember, the Columbia County Planning Commission “disapproved” the zoning request for this area several years ago, but somehow the Columbia County Commissioners decided they knew better and approved the zoning change. Why even have a Planning Commission if their recommendations are ignored? In my discussion with the commissioners—at a “Meet and Greet the Commissioners” session prior to the Planning Commission hearing—I was told that the commissioners usually follow the Planning Commission’s recommendation. Not sure what happened there... or why?

We will probably need to group together with other residents in the area to block this encroachment. Possible ideas include, but not limited to: hiring a Land Use and Zoning law firm, contacting the Oregon Department of Justice Elder Abuse unit, The Oregonian, and The St. Helens Chronicle, as a starter.

From: [Mike](#)
Sent: Friday, September 15, 2023 3:04 PM
To: [Steve Pfeiffer](#); [Lexi Wyatt](#); [John & Robin](#)
Subject: Fwd: CCCS Update

FYI,

iPhone

Begin forwarded message:

From: Chelsea Ginder <cginder@ccchristianschool.net>
Date: September 15, 2023 at 2:33:02 PM PDT
To: Mike <mdburr@comcast.net>
Subject: Re: CCCS Update

Hi Michael,

Thank you for your response and sharing your concerns. I apologize for getting back to you later than I anticipated, but the start of school has been busy! I'm sorry you have some frustrations; hopefully as we move forward those will lessen. To answer your questions: We do not currently have any plans for sound buffers, such as walls put in along freeways. There are trees along the property that should help with some of the noise. As for lighting, we do not have any current plans for lighting around the playground. When we have any

major evening events, we still plan on using the church, so that wouldn't be a need that we can see right now. I understand traffic can be a concern, but thankfully that should only be during our drop-off and pick-up times and not for lengthy periods of time. We do plan on redoing Church Ln so more cars can fit and hopefully free up some of the traffic.

I appreciate you sharing your concerns. I hope you have a blessed weekend.

Chelsea Ginder

Principal

Columbia County Christian School

cginder@ccchristianschool.net

503-366-9209



From: Mike <mdburr@comcast.net>

Sent: Thursday, August 31, 2023 6:36 PM

To: Chelsea Ginder <cginder@ccchristianschool.net>

Cc: Jim Wyatt <wyattjim@hotmail.com>; Lexi Wyatt <LexiWyatt@johnlscott.com>

Subject: Re: CCCS Update

Thank you for the update on your proposed construction.

I am the property owner on the west side of your site, where you're proposing a future open play ground, future covered play area and a future multi purpose hall.

I did not support the rezoning of this property and voiced my concerns at the planning meetings. One of my major concerns was noise, it is also my neighbor's concern. Years ago we were told the church would be providing temporary accommodation for the school for a short time. We have dealt with the constant noise from the play ground activities and children screaming for what seems like forever. It is no longer the quiet, peaceful neighborhood that I expected when I purchased my rural property.

Now, I see your purposed play area will be adjacent to my property. Unfortunately, this brings the play area even closer to my property (85ft). What do you plan for sound buffers? Do you plan on any walls like you see along freeways or highways to address the noise?

An additional concern is outside night lighting. I would hope it would be kept to a minimum. There are additional concerns, but unfortunately they were not considered valid enough to leave this property zone rural.

Last but not least, traffic has always been a major concern, and we see it only getting worse now that cars will most likely all be entering and leaving by Church Rd.

Michael Burr

iPhone

On Aug 31, 2023, at 11:57 AM, Chelsea Ginder <cginder@ccchristianschool.net> wrote:

Dear Neighbors,

I hope you have all had a wonderful summer. First of all, I want to introduce myself. My name is Chelsea and I am the new principal at Columbia County Christian School. Beth Winegar has retired and so I am taking over the responsibilities that she had. Part of that includes continuing our building plans. I know how important communication is and so I wanted to reach out with an update.

Our latest update is the Land Use Application has been submitted to the county and our planning commission meeting is October 2, 2023. I've attached our current plans for the property.

Please let us know if you have any questions.

Blessings,

Chelsea Ginder

Principal

Columbia County Christian School

cginder@ccchristianschool.net

503-366-9209

