

My name is Michael Burr. I live at 56652 Plantation Dr, which is located on the west property line of the subject property being discussed for a design review for Columbia County Christian School.

I would like to go on record for a second time that I appose the building of the Columbia County Christian School on the property owned by Warren Community Fellowship Church located at 34740 Church Rd Warren, OR 97053.

I opposed the zone change from Rural Residential to Community Service Institutional in order to build the private christian school facility, but even though the Planning Commission voted to not recommend (**DENY**) the rezoning change, the Columbia County Board of Commissioners approved the rezoning. That seemed to have happened after being informed by Warren Community Fellowship Church that they have the right to sue based on religious discrimination. At the end of the meeting, and after the commissioners voted to approve the zone change, Commissioner Heimullers parting shot as I left was, "It's better than a pig farm" which I found very disrespectful. I have lived at my present location for 29 years and have dealt with the Warren Community Fellowship Church on several occasions regarding noise issues, with less than a satisfactory outcome.

I have several issues with building a school on this property:

1. Increased traffic on Church Rd:

As stated many times by myself and neighborhood residents, Church Rd already has a large volume of traffic from increased home building west of Hwy 30. Church Rd has two churches located within a 1/4 mile of the location that Warren Community Fellowship Church and the Columbia County Christian School plan to build. This has added traffic and congestion over the last few years. With the move from the school's present location to the new site, it is my feeling that traffic and traffic congestion will increase on both Church Rd and Morse Rd, along with backups and more accidents caused by attempting to cross Hwy 30 turning towards St. Helens from Church Rd. Even though the Warren Community Fellowship Church and the Columbia County Christian School have made many statements about not increasing student enrollment, it appears from documentation that enrollment has increased from 60-70 students in 2018 when rezoning was discussed to one of the three enrollment numbers stated (130,150 or 175) in the new Design Review documents. I'm also concerned that the planned traffic loop for unloading students will increase traffic congestion leaving by way of Church Rd by adding those who presently leave on Hwy 30 as witnessed by myself and another neighbor. I am not confident that the Transportation Division has the correct number of students/vehicles or updated information regarding the new traffic flow plan or present number of vehicles using Church Rd and Morse Rd to make a correct transportation impact analysis. The Transportation Division has stated several times: "Nothing has changed, still the same number of vehicles", when in reality the student numbers have tripled from 2018 annual enrollment numbers provided at the rezoning meeting of 60-70 students. Warren Country Inn patrons also use the access road to enter and exit the restaurant instead of trying to pull out on Hwy 30, which also adds to increased traffic and noise prior to building Church Ln. It's also my understanding (second hand) that Warren Country Inn allows the Warren Community Fellowship Church to use their entrance off of Hwy 30 to enter the church property because the church does not have a legal access off of Hwy 30. If this is the case, traffic could increase even more should the restaurant have a conflict with the church. Lack of correct or updated information, like existing and future number of students/vehicles, traffic flow changes and future plans, makes it difficult for the Transportation Division to make a correct transportation impact analysis. An example would be, future plans of increasing grade levels that could have students that drive, which was once talked about.

## 2. Noise is a big issue to the neighborhood:

I, and many of my neighbors, moved to Warren and built homes in an area where it was zoned rural for the peace and quiet. When acquiring my permits to build I was told by the permit section that most likely this vacant property next to me would always remain rural with a couple homes being allowed. I asked this question because I was investing a fair amount of money, and seeing businesses like Warren Country Inn along Hwy 30 gave me concern.

Ever since the Warren Community Fellowship Church became a school in 2007 (which was supposed to be temporary as I was once told by church members) the noise from students, school activities and traffic has increased to an annoying level. The lay of the land lends itself to being very much like an amplifier; the sounds of activities such as the children playing or equipment working sounds like the activity is in our yard. With the school planning on building the new facility even closer to my home, and the proposed playground being located at my east property line, there is no doubt that the noise level of young children playing and screaming and other associated activities will be even worse than it is presently.

In the original document there were plans of a sports field and discussion of it being open to the public which adds a level of concern for noise and security.

Recently, when responding to Chelsea Ginder's (new principal) update and introduction email message, I asked several questions regarding their plans to reduce noise levels and was told they have no plan to address this concern, that there are trees (MY landscaping) between my house and the play areas. This is not a remedy as it doesn't adequately reduce the sound. At present, when activities are going on in this field, like conversations, mowing, digging or other types of maintenance, it is very noticeable.

## 3. Need for a new school:

The Warren Community Fellowship Church already has a large parcel of property that is being used for a school. The existing school is made up of portable structures, and if they deem a new private school to be their priority, then exploring the existing space and existing zone requirements should be what they are limited to. The "need" for another school in the area does not seem to exist. Warren Elementary is within walking distance from the church and a private school is not filling any kind of community need. A private school is a for profit business that the church would benefit from, not the surrounding community.

## 4. Water Drainage:

It is my understanding that before the property was acquired by the church, the previous owner attempted to get the county to approve several perk tests for three possible homes sites. Due to the lack of drainage these home sites were not all approved. This field has a standing water issue during winter months. It has been a lake where ducks land and swim, pictures are available including last December, 2022. This lot is the natural collection area of winter runoff by the surrounding landscape and has some long established drainage patterns that would be greatly impacted if altered. Our neighbors were told there are some nearly 80 year old drain lines buried along Church Rd that aren't recognized by the county, but still move thousands of gallons of water from homes along the road into this natural collection area. I'm concerned that if fill is added to this property in order to build, it would divert the standing water to my property and my neighbors, making it unusable. There is also issue with Warren Creek which runs along the south side of the property. Other neighbors have had issues dealing with fish habitat and creek restoration and I

already see activity like tree cutting and brush clearing which provide food and cover for fish and aquatic invertebrates, helps oxygenate the water and limit erosion.

5. Septic:

As mentioned above, this area is a water collection area for the surrounding landscape that had difficulties getting an approved perk test and seems unlikely to support any kind of septic system needed for a school and the number of occupants. There are those who feel the projected daily water use number per person being used for design may be low and should be compared with other school use.

6. Property value, or decrease in property value:

A private school being built amongst residential homes will have a negative impact on the existing home values in the area. Very few people want to purchase a home adjacent to a school and playground due to the noise and increased activities which will limit the number of perspective buyers and could lower existing values and resale values. The aesthetics of the neighborhood is important to me and my neighbors for many reasons, and the proposed modular buildings are not attractive and do nothing for home value or resale of our properties. I see in the report provided that when addressing consistence with the character of the area, it states that the modulars are consistent with the existing neighborhoods' doublewide trailers on both sides of Church Rd with a similar look; most are attractive modular home **there are no doublewide trailers surrounding this site** except at the existing school at the church property which I find creative when used as an example of existing character. I have found, throughout this report, misleading statements that cause me to question the validity of the information provided and the statements made about proposed and future actions. As previously stated, when I purchased my property and built my home the location and surrounding activities were very important to me. I built in an area zoned rural for specific reasons such as peace and quiet, resale value and a desirable neighborhood. With the building of this school, that will all change.

It is my feeling that a zone change from Rural Residential to Community Service Institutional for the purpose of building of a private christian school is unwarranted and a considerable burden to adjoining property owners. At this point in time, having done minimal research as to adjoining property owner legal rights, I will await further decisions before acquiring legal advice or representation.

Sincerely,  
Michael Burr  
56652 Plantation Dr  
Warren OR 97053