

**COLUMBIA COUNTY PLANNING COMMISSION
STAFF REPORT**

January 27, 2025

Determination of Similar Use and Site Design Review for the Old St. Helens Golf Course

HEARING DATE: February 3, 2025

FILE NUMBER: DSU 25-01 & DR 25-04

APPLICANT/OWNER: Columbia County Sports LLC (Represented by Matt Treat)
506111 Hemlock Avenue, Scappoose, OR 97056.

PROPERTY LOCATION: 57246 Hazen Road, Warren, OR 97053

TAX MAP ID: 4213-D0-00103 (#8930)
4213-A0-03000 (#8923)

ZONING: Community Service - Recreation (CS-R)
Rural Residential - 5 (RR-5)

PROPERTY SIZE: Approximately 77-acres
Approximately 0.55-acres

REQUEST: Columbia County Sports LLC has applied for a Determination of Similar Use Application (DSU 25-01) to allow a frisbee golf course, wedding/event venue, putting course, golf simulators, driving range, indoor/outdoor sports, golf course, practice greens, club house and restaurant, and a Site Design Review Application (DR 25-04) for a frisbee golf course with check-in stand and associated operations.

APPLICATION COMPLETE: 11/08/2024

150 DAY DEADLINE: 04/07/2025

APPLICABLE CRITERIA:

<u>Columbia County Zoning Ordinance</u>	<u>Page Number</u>
Section 1020 Community Service Recreation (CS-R)	5
Section 1100 Flood Hazard Overlay	15
Section 1170 Riparian Corridors and Wetlands	19
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Section 1550 Site Design Review	37

January 6, 2025, Planning Commission Meeting:

On January 6, 2025, during the Planning Commission Meeting, the Commission opened and immediately continued the hearing for Columbia County Sports LLC's Determination of Similar Use Application (DSU 25-01) and Site Design Review Application (DR 25-04) to February 3, 2025. This continuation was based on staff's recommendation to allow the applicant additional time to submit the required Trip Generation memo and Fire Marshall Setback Letter. Both have since been received, are included in the record before the Planning Commission for this matter and are discussed in detail below. The following background provides an overview of the applications and the proposed uses under consideration. The applications have been consolidated into a single proceeding pursuant to ORS 215.416(2).

Background

The applicant, Columbia County Sports LLC, represented by Matt Treat, is seeking approval for two applications as part of this consolidated proceeding: a Determination of Similar Use (DSU 25-01) and a Site Design Review (DR 25-04) together, the "application". The application proposes an immediate establishment of an 18-hole frisbee golf course, and a check-in shed on a 77-acre property located at 57246 Hazen Road in Warren. The property, historically the St. Helens Golf Course, was operational from approximately 1959 to 2018. The zoning designation for the site is Community Service - Recreational (CS-R). The site also includes a smaller parcel, associated with Map ID 4213-A0-03000, measuring approximately 0.55 acres, adjacent to the main property. This parcel is located within the Rural Residential - 5 (RR-5) zone. While this parcel is part of the same tract, no activities or recreational activities are proposed on this property at this time.

Staff has determined that the proposed uses are not explicitly listed as permitted or conditional uses in the CS-R zone. Thus, DSU 25-01 seeks approval under Columbia County Zoning Ordinance (CCZO) Section 1022.4, which allows the Planning Commission to authorize new uses deemed "similar" to those permitted in the zone.

In addition to the frisbee golf course and check-in shed, DSU 25-01 outlines a broader long-term vision to restore and expand the property's recreational facilities. Proposed future uses include a revised 9-hole golf course with practice greens, driving range, putting course, golf simulators, a field house with indoor and outdoor sports, a revitalized clubhouse and restaurant, and an events barn. However, those uses will require separate design review approval prior to permit issuance and implementation. Only the frisbee golf course and check-in shed are being considered under the current Site Design Review application (DR 25-04).

Scope of Applications

Uses included for review in DSU 25-01 and DR 25-04

Proposed for immediate approval and implementation

- 18 Hole Frisbee Golf Course
- 1 check-in shed

Uses included for review in DSU 25-01 but not included in DR 25-04

The following proposed Uses were submitted for review with DSU 25-01; however, they will require approval via separate Design Review application(s) prior to implementation/permit issuance

- Revised 9-hole Golf Course with Practice Greens
- Revitalized clubhouse and restaurant
- New 300-yard driving range
- New putting course (higher quality miniature golf)
- New Golf simulators
- New Field house with indoor and outdoor sports
- New events barn for hosting weddings/events, food and beverage options for the golf course.

The applicant's narrative asserts that the proposed frisbee golf course and check-in shed will have minimal impact on the site and its surroundings while enabling short-term operation during an estimated 1–2-year period in which the applicant intends to procure funding and design approval for future phases that will incorporate the other uses included in DSU 25-01 but not included as part of DR 25-04.

Operational Features

Parking and Access

Access to the site will be achieved by an existing driveway that connects Hazen Road to the southern parking lot. Per the submitted site plan, the existing parking lot provides 65 parking spaces, including 2 standard ADA-compliant spaces, 1 van-accessible ADA-compliant space, and a fire truck turnaround. The applicant proposes providing temporary overflow parking for tournaments in the field located to the south of the existing parking lot.

Tournaments

The applicant indicates that they desire to host frisbee golf tournaments three to six times per year, with a maximum of 150 participants depending on the format. A Trip Generation Memo has been provided per the request of Columbia County Public Works to evaluate the transportation impacts of these events, discussed below.

Check-In Shed

The check-in shed will be used to check-in frisbee golfers and will offer minimal refreshments and gear. The use of the property as proposed under DR 25-04 will not require water connections, and water infrastructure limitations have been noted by the Warren Water Association. Wastewater generated by this use will be managed using portable toilets.

Existing Structures:

The site contains a 1934 single-family dwelling, a clubhouse, and a maintenance barn. Public access to these structures will be restricted, with limited employee access to the maintenance barn. The demolished cart barn is not proposed to be rebuilt during this phase. No new permanent structures are proposed at this time.

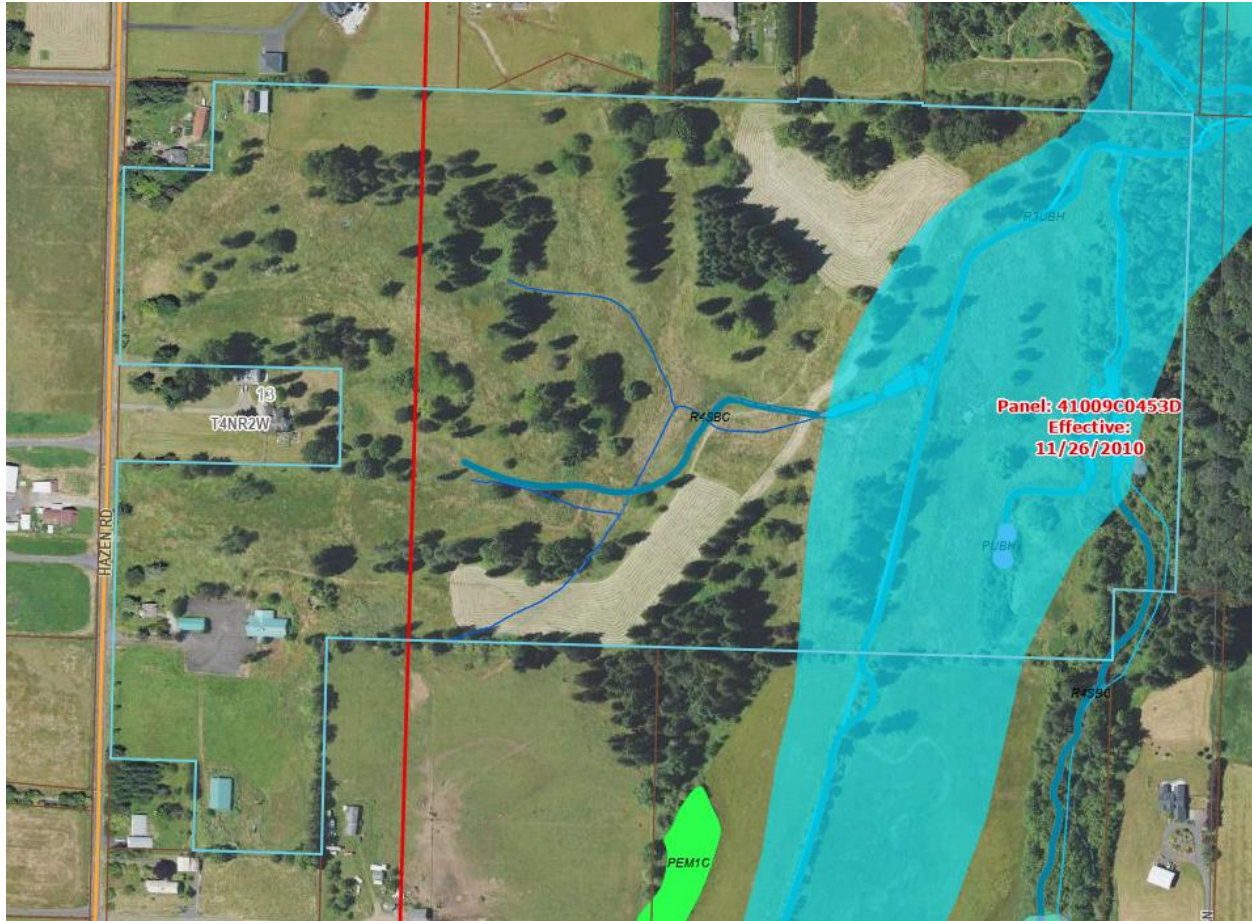
Environmental and Natural Features

The Oregon Department of Forestry Stream Classification Maps indicate that there are several streams that are located on the subject property. The eastern stream (McNulty Creek) is fish-bearing with associated wetlands, requiring a 50-foot riparian buffer under CCZO Section 1172(A)(2). The western stream is non-fish bearing but also contains wetlands. The FEMA Firm Panel 41009C0435D identifies portions of the site as within a special flood hazard area. The submitted site plan displays that frisbee golf holes 2-8 will be either partially or entirely located within this area. To mitigate impacts, the applicant proposes features such as above-ground tee pads, signage, and frisbee baskets, which are removable and will not disturb the terrain. The site is not located within a Big Game Habitat Area, nor does it contain any identified threatened, endangered, or sensitive wildlife, plants, or other significant natural areas. The County requires that the final site plan delineate the riparian corridor and distances between it and the proposed features to ensure compliance.

Key Agency Comments

- Columbia County Sanitarian provided comments stating that they have no objections to the frisbee golf course and food cart but noted that future phases that involve more intensive uses will require improvements to the existing wastewater treatment infrastructure. The County Sanitarian has requested that the applicant submit documentation which displays that the proposed portable toilets are owned and maintained by a Licensed Sewage Disposal service. Condition No. 9 (e) is intended to address the issue raised by the County Sanitarian.
- Columbia County Public Works Requested a Trip Generation Memo to confirm whether traffic impacts, especially during tournaments with up to 150 participants, would trigger the need for a Transportation Impact Analysis (TIA). The applicant has submitted a Trip Generation Memo, discussed below. Additionally, Public Works stated that the applicant would need to receive an approved road access permit for the existing connection to Hazen Road per Ordinance 2006-04. Condition No. 10 (a), intended to address this issue raised by Public Works. *Detailed analysis of updated comments made by Public Works will be made in later findings.*
- Warren Water Association noted existing water pressure issues in the area surrounding the subject property and stated that no additional connections are currently available beyond those serving the clubhouse and residence.
- Columbia River Fire and Rescue provided comments indicating that no minimum setback for fire safety is required at this time. Additionally, as long as no changes are made to the current buildings and the County raises no objections, the fire district does not have any objections at this time.
- The Columbia County Building Official provided comments stating that the owner will be required to all necessary permits. Condition No. 3, intends to address comments made by the Building Official.

Natural Features



REVIEW CRITERIA:

The following sections are taken from Part XIV - Public Facilities & Services, of the Columbia County Comprehensive Plan:

PUBLIC FACILITIES AND : GOALS AND POLICIES

GOAL:

To plan and develop a timely, orderly, and efficient arrangement of public as a framework for urban and rural development.

POLICIES: It shall be County policy to:

[...]

21. Designate as Community Service Recreational (CSR) those lands that:

- A. Support various types of public and private recreational facilities existing as of the date of this ordinance; or,

Finding 1: As mentioned in the background section of this report, the subject property was operated as the St. Helens Golf Course from approximately 1959-2018. When the Board of Commissioners adopted countywide zoning in 1984, the Board recognized the subject property's then-existing recreational use by assigning it the CS-R zoning designation and establishing it as significant, privately-owned recreation facility within the Comprehensive Plan. Staff finds that the proposal is consistent with the Comprehensive Plan's policy to promote recreational uses and facilities on designated CS-R lands.

Section 1020 COMMUNITY SERVICE - RECREATION CS-R

1021 Purpose: This section provides for the review and approval of the location and development of special uses which by reason of public necessity and unusual character or effect on the neighborhood may not be suitable for listing with other sections of this Ordinance. The CS-R District is for the establishment of various types of public recreation facilities. This District is intended to function as a regular District within the Community Service designation.

1022 Permitted Uses:

- .1 Public recreation facilities including parks, boat ramps, highway waysides, rest areas, campgrounds, and other similar uses.
- .2 Private recreational facilities such as parks, boat ramps, and campgrounds, whether or not they are open to the public.
- .3 A single family dwelling or mobile home for a watchman or caretaker in conjunction with a permitted use.
- .4 Other uses held similar by the Commission.
- .5 Non-residential accessory buildings.

Note: The Board of County Commissioners has found the following to be similar to the above uses: "Miniature Golf Courses" (BCC Order No. 118-95)]

Applicants Description of Uses proposed in DSU 25-01 and DR 25-04:

As mentioned throughout this report, only the Frisbee Golf Course and check-in stand can be approved by DSU 25-01 and DR 25-04. All other listed Uses within DSU 25-01 will require separate Design Review approval prior to implementation.

18 Hole Frisbee Golf Course

Per the applicant the proposed 18-hole Frisbee Golf course and concession stand/food cart are intended to be operational for the next 1-2 years while the other phases and areas of development occur, including the fundraising towards the larger projects.

Check-in shed

The applicant proposes a temporary, movable check-in stand to facilitate operations for the frisbee golf course. This structure will serve as the primary point for player registration, selling basic gear, and providing refreshments.

Applicant's Salient Points submitted for Uses proposed in DSU 25-01 and DR 25-04:

In response to question #2 of the DSU application form, regarding the subject property's Suitability in relation to the proposed uses, the applicant states; *"our land is zoned recreational already, and frisbee golf is pure recreation...we see this as no different, if not less impactful than traditional golf"*.

In response to questions 3-5 of the DSU application, the applicant reiterates the notion that the proposed frisbee golf course is a less intensive recreational use of the subject property in comparison to the previously existing 9-hole golf course. Therefore, the applicant believes that the proposed uses are compatible with the surrounding area, should not create additional hazards, and should have little impact to public facilities and neighboring property owners. The submitted application indicates that no new, permanent buildings are proposed, and there will be no access or usage of existing buildings onsite as part of operations other than use of the maintenance barn (employees only). The applicant indicates that they intend to place a *"temporary/moveable shack or 'foot cart' like 'front of house'"* in the southern parking lot. The temporary structure is intended to be used to check-in frisbee golfers and sell gear and miscellaneous concession items.

Finding 2: Staff finds the applicant has demonstrated that the proposed 18-hole frisbee golf course and accessory concession stand/food cart are recreational uses, and are therefore similar to, and consistent with the purpose and other types of permitted recreational uses in the CS-R Zone. Staff agrees with the applicant's statement that the frisbee golf course and check-in stand will be less disruptive than the pre-existing 9-hole golf course. Additionally, and as referenced in Section 1022, the County Board of Commissioners have previously determined that similar recreation facilities, such as miniature golf courses, fall within the scope of the CS-R Zone. Upon obtaining Planning Commission approval of frisbee golf as a similar use, the applicant is still required to obtain approval for the design of the project through the submitted Type 2 Site Design Review application, DR 25-04.

Applicants' description of Uses proposed only as part of DSU 25-01:

As stated throughout this report, the remaining uses can be authorized by the Planning Commission as part of DSU 25-01. However, the applicant will still be required to obtain approval of separate Design Review Application(s) prior to implementation/permit issuance

authorizing those uses, similar to how the applicant is required to obtain Design Review approval to allow frisbee golf at the site. The remaining Uses included in the request submitted for DSU 25-01 are;

Revised 9-hole Golf Course with Practice Greens

The applicant proposes restoring the 9-hole golf course, including chipping and putting practice greens, to align with the property's historical use and recreational intent.

Clubhouse and Restaurant

Proposed as accessory facilities, the clubhouse and restaurant would provide food and beverages to support the recreational activities and events on site.

Driving Range

A full-length, 300-yard driving range is proposed to offer practice opportunities for golf enthusiasts and players of varying skill levels.

Putting Course

Similar to a "miniature golf course", the proposal includes a standalone, higher-quality synthetic putting course, to be designed as a separate recreational attraction from the main golf course.

Golf Simulators

Advanced golf simulators, such as *Trackman* systems, are propose for installation in the clubhouse or event barn, offering a modern, tech-based golf experience.

Indoor/Outdoor Sports

A proposed "Field House" would accommodate indoor activities such as basketball, soccer, and volleyball. Outdoor fields would host baseball, softball, and potentially other sports like flag football and lacrosse, depending on space availability.

Event Hosting

The applicant proposes constructing a barn for hosting weddings, corporate events, and family gatherings, complete with catering and kitchen facilities to support such activities as an accessory use to the recreation offerings.

Applicant's Salient Points submitted for Uses proposed only as part of DSU 25-01:

In response to question #2 of the DSU application form, regarding the subject property's Suitability in relation to the proposed uses mentioned above, the applicant states; "*Regarding all the other proposed uses, these can all easily be described as recreational or supporting the core recreational activities*".

In response to question #3 of the DSU application form, regarding the proposed Uses and their Compatibility with the surrounding uses and those permitted or conditionally by the underlying zone, the applicant states; "*(the proposed uses will be)no different, if not less impactful than*

traditional golf or the current/previous structures (clubhouse, restaurant, hay barn, maintenance shed, etc), there should be no questions about compatibility with surrounding uses”.

In response to question #4 of the DSU application form, regarding the proposed Uses and the Impact they will have on existing public facilities, or neighboring property owners’ ability to use their land, the applicant states *“None. There will be little impact compared to the approved use of traditional golf or its operations since 1959. Regarding possible view change from the neighboring properties, these will all be addressed via the future SDR public comment periods, but nothing will impact the use of the neighboring land as is currently”.*

Finding 3: Staff finds that the future uses of the site requested for approval with DSU 25-01 are recreational or accessory to recreational use of the property and align with the intent of the CS-R zoning district. The individual uses are analyzed as follows:

Revised 9-hole Golf Course with Practice Greens

Restoring the 9-hole golf course aligns with the historical recreational use of the property and reflects the site’s original design as a golf course. This proposal supports the recreational intent of the CS-R zone by maintaining and enhancing traditional golfing activities and private recreation facilities.

Clubhouse and Restaurant

The clubhouse and restaurant are proposed to serve as accessory facilities providing food, beverages, and amenities to support the recreational activities and enhance the overall visitor experience. These uses are commonly associated with private recreational facilities, (such as golf courses) and are consistent with the CS-R Zone.

Driving Range

The proposed full-length, 300-yard driving range compliments the proposed golf facilities and provides a specialized private recreational practice area for golfers of all skill levels. The use is consistent with uses historically conducted on the subject property and other recreational uses permitted in the CS-R Zone.

Putting Course

The putting course is proposed to be a higher quality form of miniature golf, which was previously found to fall within the scope of uses permitted in the CS-R zone by the Board of Commissioners. This feature expands the variety of recreational activities and facilities intended to be offered on the site.

Golf Simulators

The proposed golf simulators, which are intended to offer a modern, technology-based recreation experience, are consistent with private recreational facilities and align with the CS-R zone’s purpose of promoting recreational opportunities.

Indoor/Outdoor Sports

The proposed field house and outdoor sports fields are intended to offer spaces for activities such as basketball, volleyball, soccer, and baseball, which are private recreational uses that align with the CS-R zone's intent to support diverse recreational opportunities.

Event Hosting

The event barn is intended to host private events such as weddings, corporate gatherings, and family celebrations. Based on the applicant's narrative, it is intended to function similarly to activities typically permitted as private recreation facilities such as private parks, which is a permitted use of the CS-R zone.

Staff concludes that these proposed uses are either private recreation facilities or accessory to such facilities, which are permitted within the CS-R zone. While the uses are consistent with the intent of the zone, it is noted that they are not included for review in the current Site Design Review (DR 25-04) application. Future Design Review application(s) will be required to evaluate each phase for compliance with applicable standards, including impacts on transportation, infrastructure, and natural resources.

Continuing with CCZO Section 1024:

1024 Restrictions and Conditions: These public facilities have a direct impact upon the adjoining properties. The Commission will study each request to establish a new CS-R use and shall attach adequate conditions to the approval to insure the adverse impact of the recreational use upon the adjoining land uses have been mitigated. A Site Design Review for a Conditional Use in this zone may be processed concurrently with the Conditional Use Permit with a single hearing and a single fee which will be the higher of the 2 permit fees.

Conditions shall include:

- .1 Landscaping, berming, fencing, or screening.
- .2 Off-street parking in accordance with Section 1400.
- .3 Limitations on the type and amount of external lighting.
- .4 Limitations on the number and location of access points which connect with County roads or public ways.
- .5 The Commission may attach as many conditions, such as setbacks, screening, off-street parking and unloading, construction standards, maintenance and landscaping requirements, as it deems necessary to protect the public health, safety, welfare, the adjoining property owners and the public interest.
- .6 A new CS-R use within an Urban Growth Boundary shall be served by public water and public sewer when appropriate. The Commission may waive the requirement for connection to public sewer if it can be

shown that the proposed use can be safely served in another manner. In this case, the Commission shall require that the CS-R use be connected to public sewer when it becomes available to the site.

Finding 4: The submitted site plan indicates that the proposed 18-hole frisbee golf course will utilize areas and features already disturbed by the former St. Helens Golf Course, requiring minimal new infrastructure. The applicant proposes elements including framed synthetic turf pads, 4”x4” post-style signage, and both in-ground and above-ground assemblies for the frisbee baskets, all of which are designed to be removeable. No permanent structures or significant grading activities are proposed as part of the submitted applications, and all operations will occur within the existing property boundaries.

It is important to note that future uses proposed in DSU 25-01, including the revised 9-hole golf course, driving range, putting course, clubhouse, restaurant, event barn and other facilities are only under review for their similarity and consistency with the purpose and permitted uses of the CS-R zone. While these uses have been found to be generally consistent with the intent of the CS-R Zone, they will require separate design review application to ensure compliance with applicable zoning and development standards prior to implementation.

For the immediate uses proposed in DR 25-04, being the frisbee golf course and check-in shed, the extent to which the application satisfies off-street parking requirements outlined in Section 1400, will be evaluated in later findings. The application indicates that access will be achieved via the existing driveway on the southwestern portion of the property, with comments submitted by Columbia County Public Works addressed in the recommended conditions of approval. The submitted application indicates that the proposed hours of operation will be from 7:00 a.m. to sundown. No exterior lighting is proposed at this time. Minimum setbacks will be discussed in later in the report. Lastly, the property is not located within an Urban Growth Boundary (UGB); therefore, CCZO Section 1024.6 does not apply to these applications. Based on the submitted information and proposed conditions of approval, staff finds that the proposed uses comply with the provisions in CCZO Section 1024.

Continuing with Section 1025 of the CCZO:

1025 Approval of Community Service-Recreation use outside the Urban Growth Boundaries. Before a CS-R use is approved, outside the Urban Growth Boundaries, the Commission shall find that the CS-R use:

- .1 Is consistent with the character of the area.
- .2 Will not adversely affect natural resources of the area.
- .3 Will not conflict with or infringe upon the farm or forest uses in the area.
- .4 Will not require any public services other than those already existing or programmed for the area.
- .5 Will not create any traffic hazards.

Finding 5: While all uses proposed in DSU 25-01 are new and must be reviewed under CCZO section 1025, only the frisbee golf course and check-in shed are proposed for immediate development under DR 25-04. The remaining uses outlined in DSU 25-01, including the revised 9-hole golf course, practice areas, driving range, putting course, indoor/outdoor sports, event barn, clubhouse and restaurant, will require separate design review application to assess compliance with the criteria in Section 1025 when those phases are brought forward for development. As such, Staff finds that certain criteria in Section 1025.4 and 1025.5, such as impacts on public services and transportation, are only applicable to the uses requested for approval as part of DR 25-04.

Continuing with analysis of the criteria listed in CCZO Section 1025:

1025 Approval of Community Service-Recreation use outside the Urban Growth Boundaries. Before a CS-R use is approved, outside the Urban Growth Boundaries, the Commission shall find that the CS-R use:

- .1 Is consistent with the character of the area.

Finding 6: As shown on the Aerial and Zoning attached to this report, the subject property is surrounded by properties zoned Forest Agriculture (FA-80) and Rural Residential (RR-5 & RR-2). Staff concurs with the analysis provided in the applicant's narrative which states that the proposed 18-hole frisbee golf course and check-in shed represent a less intensive use of the property compared to the previously existing golf course. No public comments opposing the request for DSU 25-01, and DR 25-04 have been received as of the date of this report. The applicant's narrative states that they anticipate regular operations to attract an average of 10-30 frisbee golfers per day, with approximately 150 golfers on tournament days, which are proposed to occur 3-6 times annually. While there are no setback requirements for new uses in the CS-R zone, the proposed use is unlikely to negatively impact adjacent properties given its recreational nature and large size of the subject property.

The additional uses proposed in DSU 25-01 - including the revised 9-hole golf course, practice areas, driving range, putting course, indoor outdoor and outdoor sports, events barn, clubhouse, and restaurant, are considered to be private recreation facilities or accessory uses that are consistent with the recreational intent of the CS-R zone. The revised golf course, driving range, putting course, and associated practice areas align with the property's historical use, while the event barn, clubhouse, and restaurant serve as accessory facilities to support the recreational uses. The field house and indoor/outdoor sports attractions would offer an additional recreational element, expanding the types of activities available on the property. These future uses will require separate Design Review evaluation and approval prior to development.

Staff finds the phased approach ensures that the current uses can proceed while allowing for the comprehensive review of future phases to maintain consistency with CCZO Section 1025.1. Staff finds that all proposed uses align with the character of the surrounding area and therefore satisfy the criteria of CCZO Section 1025.1.

.2 Will not adversely affect natural resources of the area.

Finding 7: According to the Soil Survey of Columbia County, soils in southwest portion of the subject property consist of Aloha Silt Loam (Type 1A) soils, Quatama silt loam (Type 40B), and Wollent silt loam (Type 69). These soils have 5 - 3% slopes and are described as deep, somewhat poorly drained soils formed on broad terraces. The subject property contains McNulty Creek, a fish-bearing stream with associated flood hazard areas in the eastern portion of the site. As shown on the submitted site plan it appears that holes 2-8 will be completely or partially located within the identified flood hazard area. The applicant has indicated that frisbee golf holes located in the floodplain will utilize “*above ground pads and frisbee hole ‘baskets’*”, rather than the in-ground assemblies used for holes 1 and 9-18. Additionally, the applicant has indicated that disturbance to the natural topography in the flood hazard area will be limited to the installation of temporary signage posts to identify the different frisbee golf holes. The applicant concludes the portion of the submitted narrative pertaining to flood hazards by stating; “*it should be noted that the existing/previous golf course had similar signage posts, golf ball washing stations, and benches in the flood zone impacting the ground in a similar fashion*”. McNulty Creek is also subject to a 50-foot riparian buffer as required by CCZO Section 1170. The site plan submitted with the applications does not delineate distances between the creek and the proposed frisbee golf features. To ensure compliance, staff recommends the following Condition Nos. 4 and 9(a).:

- A 50’ Riparian Corridor extending from the top-of-bank of McNulty Creek and associated wetlands on the subject property shall be maintained.
- The applicant shall delineate the location of the McNulty Creek and its 50-foot riparian corridor on the final site plan and demonstrate that all proposed features maintain their temporary and removable nature and are consistent with the requirements of CCZO Section 1172.

The application indicates that wastewater will be managed using portable toilets. The County Sanitarian has submitted comments stating no objections to the proposal as submitted; however, future phases with more intensive uses will likely require upgrades to wastewater treatment systems. Additionally, the County Sanitarian has requested that the applicant submit documentation to LDS which displays that the proposed portable toilets are owned and maintained by a Licensed Sewage Disposal service. Condition No. 9 (e) is intended to address comments made by the County Sanitarian.

The broader range of uses proposed under DSU 25-01—including the revised 9-hole golf course, practice greens, putting course, driving range, clubhouse, restaurant, event barn, and indoor/outdoor sports facilities—can be found consistent with the natural resource protection criteria when developed appropriately. These uses must avoid disturbance to McNulty Creek and its required 50-foot riparian buffer, as well as comply with floodplain and wetland standards. The Oregon Department of State Lands (DSL) provided comments stating that, a wetland delineation

or permits will likely not be needed for the current phase of development but may be required for future phases involving more significant ground disturbance. This phased approach ensures that impacts to natural resources will be appropriately addressed as each phase is reviewed.

With the recommended conditions and required future site design approval, Staff finds that the proposal requested for DSU 25-01, and DR 25-04 can be found consistent with the natural resource protection criteria in CCZO Section 1025.2.

- .3 Will not conflict with or infringe upon the farm or forest uses in the area.

Finding 8: The subject property's historical use as a golf course between 1959 and 2018 has not conflicted with or infringed upon farm or forest uses in the area. Since then, much of the surrounding area has transitioned to Rural Residential zoning (RR-2 and RR-5), with limited active farm and forest uses remaining in the surrounding area. The proposed frisbee golf course and check-in shed reflect a less intensive resumption of the property's historical recreational use and are not anticipated to negatively impact neighboring properties.

Future uses, including the revised 9-hole golf course with practice greens and driving range, standalone putting course, clubhouse and restaurant, field house for indoor and outdoor sports, barn-style event venue, and advanced golf simulators, will be designed to align with the property's historical recreational character and zoning. These uses will undergo additional design review to ensure that mitigation measures address potential impacts, preventing any negative effects on neighboring properties or existing farm and forest operations. Based on the property's zoning, historical use, and proposed activities, staff finds the proposed uses will not conflict with or infringe upon farm and forest operations.

- .4 Will not require any public services other than those already existing or programmed for the area.

Finding 9: The proposal's water and wastewater impacts have already been evaluated, noting that the existing water infrastructure has limitations, with no additional connections available beyond those serving the clubhouse and residence. Wastewater for the frisbee golf course will be managed using portable toilets and required to be maintained by a licensed disposal service. These measures are sufficient for the current phase, but future development will require infrastructure upgrades to address more intensive water needs.

The submitted Trip Generation Memo (TGM) and comments from Public Works indicate that the proposed uses under DR 25-04 trigger the requirement for a Transportation Impact Analysis (TIA). As no TIA has been submitted as of the date of this report, staff is unable to fully assess the proposed frisbee golf course and its potential impact on public services in the surrounding area. However, the request submitted for DSU-01 is limited to determining whether the proposed uses are similar to those permitted in the CS-R zone. Therefore, this determination does not require a

detailed analysis of public services. Staff finds that DSU 25-01 can be approved as presented, however without a submitted TIA, staff finds that DR 25-04 does not satisfy the criteria in CCZO Section 1025.4.

- .5 Will not create any traffic hazards.

Finding 10: As previously stated, the submitted Trip Generation Memo (TGM) and comments from Public Works indicate that the proposed uses under DR 25-04 trigger the requirement for a Transportation Impact Analysis (TIA). While DSU 25-01 does not require a TIA because it is solely focused on determining whether the proposed uses are similar to other permitted within the CS-R zone, DR 25-04 is a proposal for development, and traffic safety impacts must be analyzed. Without a TIA, staff cannot determine that the proposed uses under DR 25-04 will not create traffic hazards as required by CCZO Section 1025.5. The absence of a TIA leaves gaps in the evaluation of traffic safety impacts related to potential increases in peak-hour traffic volumes, particularly for tournament events. Staff finds that DSU 25-01 can be approved as presented because it does not directly involve direct development but is instead a determination of use consistency. However, without a TIA, staff cannot recommend approval of DR 25-04 as presented.

Returning to CCZO Section 1026:

1026 Standards:

- .1 There is no designated minimum lot or parcel size. The Commission shall review each proposal on a case by case basis and determine if the site is adequate for the proposed use. They shall review the site plan of the proposal and determine if the site meets all the provisions of this Ordinance, including the off-street parking requirements listed in Section 1400.
- .2 There are no designated minimum setbacks in this district. The applicant shall submit a letter from the Fire Marshall concerning the necessary setbacks for safety. After reviewing this letter and the adjacent land uses, the Commission shall establish setback requirements for each individual site.

1027 Signs: Signs shall meet the requirements of Section 1300 of this Ordinance.

Finding 11: The subject property is approximately 77-acres with frisbee golf features proposed to be located throughout the property. Columbia River Fire and Rescue (CRFR) Fire Chief, Eric Smythe, provided a memo regarding minimum setbacks for fire safety on January 7, 2025. The memo states: *“The Fire District has reviewed the preliminary plan and has no comments or minimum setback requirements for the current project. However, CRFR reserves the right to update or provided comments on minimum setbacks for any future changes to the site, including new construction or modifications that may impact adjoining properties or existing structures on*

site”. The applicant’s revised site plan, submitted on January 15, 2025, indicates that the frisbee golf course feature closest to a property line (platform for Hole 2) is approximately 9.4 feet from the southern property boundary. Given the absence of minimum setbacks requirements in the CS-R Zone, staff recommends a condition of approval to ensure that course features are sited as shown on the proposed site plan:

- The proposed frisbee golf elements shall be sited according to the site plan reviewed and approved by the Planning Commission, ensuring the closest element remains at least 9.4-feet from the closest property line. Minor deviations may be approved by the Planning Manager, provided the minimum setback of 9.4-feet is maintained.

Additionally, the applicant’s narrative indicates that signage will be placed at each frisbee golf hole to identify the respective numbers. However, no documentation for the proposed signage has been provided as of the date of this report. Staff recommends an additional condition requiring the applicant to submit documentation demonstrating compliance with the signage standards outlined in CCZO Section 1300 prior to final site plan approval. Staff finds that, with adherence to the recommended conditions, the proposal satisfies the criteria outlined in CCZO Sections 1026 and 1027 regarding setbacks and signage.

Continuing with Section 1100 of the Columbia County Zoning Ordinance:

Section 1100 FLOOD HAZARD OVERLAY

FH

1101 Purpose: It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- .1 To protect human life and health;
- .2 To minimize expenditure of public money and costly flood control projects;
- .3 To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- .4 To minimize prolonged business interruptions;
- .5 To minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- .6 To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;

- .7 To ensure that potential buyers are notified that property is in an area of special flood hazard;
- .8 To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions;
- .9 To participate in and maintain eligibility for flood insurance and disaster relief.

[...]

1103 Definitions: Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage.

[...]

- .11 "DEVELOPMENT" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

1105 ADMINISTRATION:

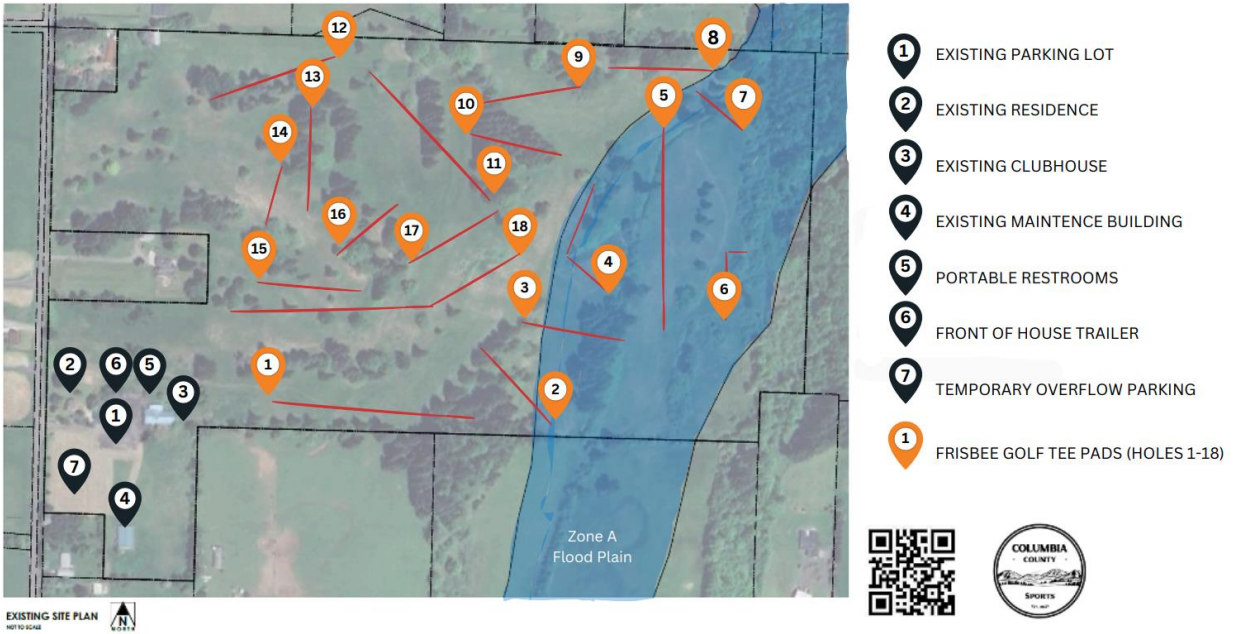
[...]

- .3 Establishment of Development Permit:
 - A. Floodplain Development Permit Required: A development permit shall be obtained before construction or development begins within any area horizontally within the special flood hazard area established in section 1104.2. The development permit shall be required for all structures, including manufactured dwellings, and for all other development, as defined in section 1103, including fill and other development activities.
 - 1. The following exceptions apply for the storage of equipment and/or materials:
 - i. Temporary storage, located out of the floodway, within any zoning district; and
 - ii. Permanent storage, connected with residential use, located out of the floodway.

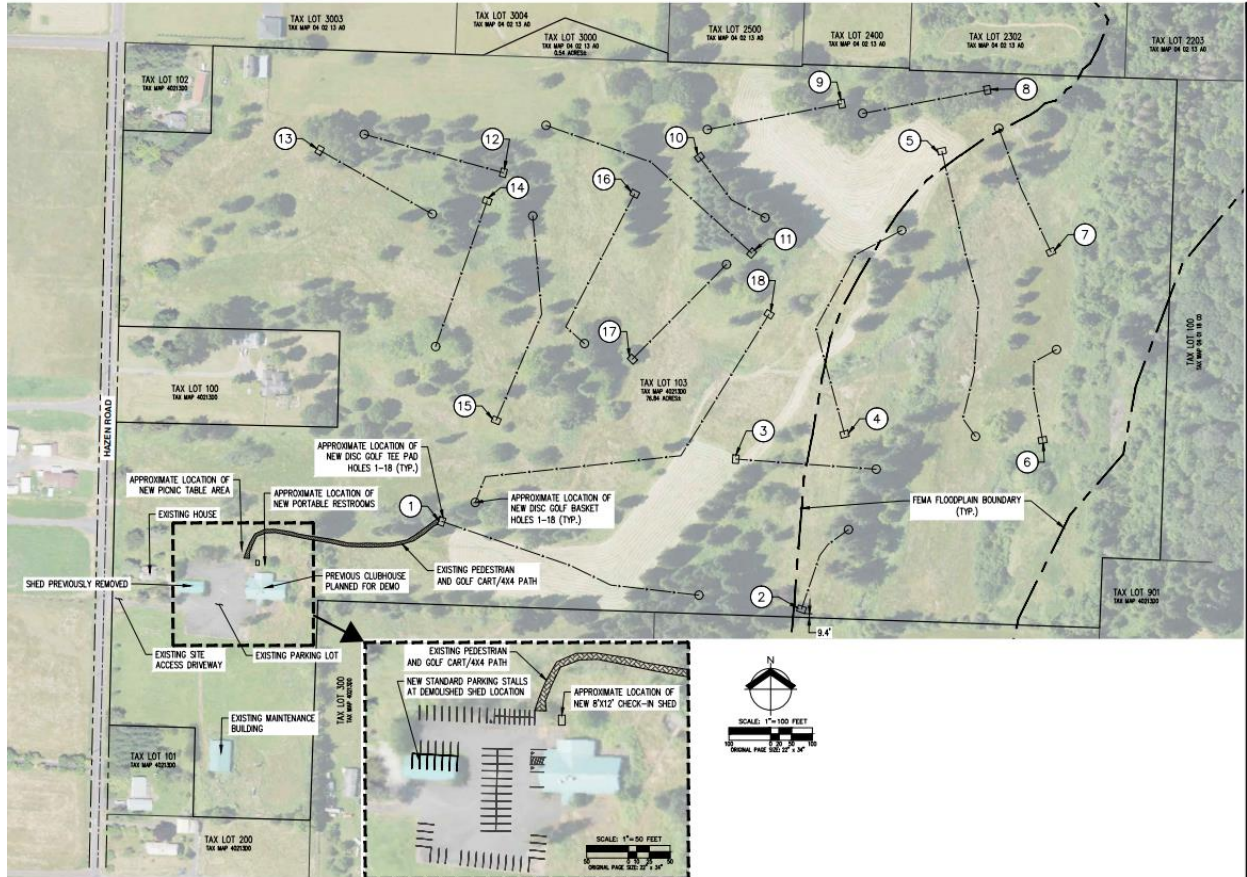
Finding 12: The updated site plan submitted with DSU 25-01 and DR 25-04 on November 8, 2024, and the revised site plan submitted on January 15, 2025, clearly delineate the boundaries of the flood hazard area identified on FEMA FIRM Panel 41009CO453D and includes the location of frisbee golf holes 2-8, which will be partially or entirely located within this area. The applicant proposes to use above-ground tee pads and frisbee baskets for these holes, rather than in-ground

assemblies, to minimize disturbance to the natural topography. Additionally, temporary signage posts will be installed to identify the holes, further limiting ground disturbance.

Site Plan submitted with DSU 25-01 and DR 25-04 on 11/08/2024



Site Plan submitted on 01/15/2025



The applicant has emphasized that these temporary features will have no greater impact than those associated with the old golf course, which included similar signage posts, ball washing stations, and benches within the flood hazard area. No grading, filling or permanent structures are proposed as part of the request submitted for DR 25-04. The temporary and removable nature of these features aligns with the requirements of CCZO Section 1100, which seeks to minimize impacts on flood hazard areas while ensuring safety and stability within these zones.

November 15, 2024 Amendment.

In the flood plain we will utilize above ground pads and frisbee hole "baskets", representative pictures are noted below.



With the provided site plan meeting the delineation requirements and all features designed to be temporary, staff finds that the proposal complies with the provisions of CCZO Section 1100. Any future grading, filling, or construction of permanent structures within the floodplain will require separate review and permitting.

Section 1170 RIPARIAN CORRIDORS, WETLANDS, WATER QUALITY, AND FISH AND WILDLIFE HABITAT PROTECTION OVERLAY ZONE

[...]

1172 Riparian Corridor Standards:

A. The inventory of Columbia County streams contained in the Oregon Department of Fish and Wildlife Fish Habitat Distribution Data (published January 13, 2023), specifies which streams and lakes are fish-bearing. Fish-bearing lakes are identified on the map entitled, "Lakes of Columbia County." A copy of the most current Stream Classification Maps is attached to the Comprehensive Plan, Technical Appendix Part XVI, Article X(B) for reference. The map, "Lakes of Columbia County" is attached to the Comprehensive Plan, Technical Appendix Part XVI, Article X(B), and is incorporated therein. Based upon the stream and lake inventories, the following riparian corridor boundaries shall be established:

1. Lakes. Along all fish-bearing lakes, the riparian corridor boundary shall be 50-feet from the top-of-bank, except as provided in CCZO Section 1172(A)(5), below.
2. Fish-Bearing Streams, Rivers and Sloughs (Less than 1,000 cfs). Along all fish-bearing streams, rivers, and sloughs with an average annual stream flow of less than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 50-feet from the top-of-bank. Average annual stream flow information shall be

provided by the Oregon Water Resources Department.

3. Fish-Bearing and Non-Fish-Bearing Streams, Rivers and Sloughs (Greater than 1,000 cfs). Along all streams, rivers, and sloughs with an average annual stream flow greater than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 75-feet upland from the top-of-bank. Average annual stream flow information shall be provided by the Oregon Water Resources Department.

B. Distance Measurement.

1. The measurement of distance to the riparian corridor boundary shall be from the top-of-bank. In areas where the top-of-bank is not clearly delineated, the riparian corridor boundary shall be measured from the ordinary high water level, or the line of non-aquatic vegetation, whichever is most landward.
2. The measurement shall be a slope distance. In areas where the predominant terrain consists of steep cliffs, the distances to the corridor boundary shall be measured as a horizontal distance until the top of the cliff is reached, and as a slope distance on from that point.

1173 Activities Prohibited within the Riparian Corridor Boundary

In addition to the prohibitions in the underlying zone, the following activities are prohibited within a riparian corridor boundary, except as provided for in Sub-sections 1175 and 1176 of this Section:

- A. The alteration of a riparian corridor by grading, placement of fill material, and/or impervious surfaces, including paved or gravel parking areas, or paths, and/or the construction of buildings or other structures which require a building permit under the Oregon State Building Code, as amended.
- B. The removal of riparian trees or vegetation.

Finding 13: The section of McNulty Creek located on the subject property is identified as a fish-bearing stream, requiring a 50-foot riparian corridor buffer under CCZO Section 1172. The site plan provided does not clearly illustrate the location of McNulty Creek or the distance between the creek and the proposed features of the frisbee golf course. However, the applicant has indicated that all features within the identified flood hazard area, wetlands, and the riparian corridor boundary - including above-ground tee pads, signage, and frisbee baskets - will be temporary and therefore removable. The applicant has also confirmed that no grading, filling, or permanent

structures are proposed under DR 25-04. The temporary nature of these proposed elements ensures compliance with the restrictions outlined in CCZO Section 1173.

Additionally, in accordance with ORS 215.418 and 227.350, cities and counties are required to submit notice to the Oregon Department of State Lands (DSL) of any projects that may impact wetlands and waterways. On December 31, 2024, DSL provided the following response:

“...based on the submitted site plan, the proposed construction may impact wetlands and/or waters which may be present in various portions of the property, however, given the nature of the project, it is highly unlikely that the 50 cubic yard threshold of removal and/or fill would be exceeded. Based on this, it is unlikely that wetland delineation or DSL permitting will be needed for this project. Best Management Practices for erosion and sediment control are recommended during construction to prevent untreated construction stormwater releases into nearby creeks or wetlands. If future development occurs at this site that involves ground disturbance/site alternation at a larger scale, a wetland delineation will likely be needed and permits may be required”.

In response to DSL’s comments, future phases involving ground disturbance or site alterations of a larger scale must comply with DSL’s recommendations, including the potential submission of a wetland delineation and acquiring necessary permits. Before final site plan approval, the applicant must clearly delineate the location of the McNulty Creek and its 50-foot riparian corridor on the site plan and demonstrate that all proposed features remain consistent with the temporary and removable nature described in the application(s). With adherence to these conditions of approval, staff finds the proposal complies with the provisions of CCZO Section 1170.

Continuing with Section 1400 of the Columbia County Zoning Ordinance:

Section 1400 OFF-STREET PARKING AND LOADING OP

- 1401 General Provisions: At the time of the erection of a new building, or an addition to an existing building, or any change in the use of an existing building, structure, or land which results in an intensified use by customers, occupants, employees, or other persons, off-street parking and loading shall be provided according to the requirements of this section.
- 1402 Continuing Obligation: The provisions for and maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner. No building or any other required permit for a structure or use under this or any other applicable rule, ordinance, or regulation shall be issued with

respect to off- street parking and loading, or land served by such land, until satisfactory evidence is presented that the property is, and will remain, available for the designated use as a parking or loading facility.

1403 Use of Space:

- .1 Required parking spaces shall be available for parking of vehicles of customers, occupants, and employees.
- .2 No parking of trucks, equipment, or the conduct of any business activity shall be permitted on the required parking spaces.
- .3 Required loading spaces shall be available for the loading and unloading of vehicles concerned with the transportation of goods and services.
- .4 Excepting residential and local commercial districts only, loading areas shall not be used for any other purpose than for loading and unloading.
- .5 In any district it shall be unlawful to store or accumulate goods in a loading area in a manner which would render the area temporarily or permanently incapable of immediate use for loading operations.

Finding 14: The submitted applications indicate that the existing parking lot will be used to provide parking during routine operations for customers and employees of the frisbee golf course. For tournaments, overflow parking will be provided in the field to the south of the existing parking. The proposal does not detail specific loading spaces as the loading and unloading of goods is not anticipated as part of this proposal. Staff finds the above criteria are met.

1405 Plans Required: A plot plan shall be submitted in duplicate to the Director with each application for a building permit or for a change of classification to OP. The plot plan shall include the following information:

- .1 Dimensions of the parking lot.
- .2 Access to streets and location of curb cuts.
- .3 Location of individual parking spaces
- .4 Circulation pattern.
- .5 Grade and drainage.
- .6 Abutting property.
- .7 A landscaping plan which shall include the location and names of all vegetation, and the location and size of fencing or other screening material. This plan shall be approved by the Director

Finding 15: The applicant's submitted parking plan addresses parking dimensions, access, and circulation patterns, with 65 spaces including 2 standard ADA, 1 ADA van space, and a temporary overflow parking area for tournaments. The applicant has provided documentation displaying an area in which fire turnaround could be achieved which would reduce the parking by two spaces if required by the Fire Marshal. Staff has recommended Condition No. 10 (b) to ensure fire safety requirements are met.

While the existing parking lot meets functional requirements, CCZO Section 1405 requires a landscaping plan to delineate the names and location of all vegetation intended to reduce the visual impact of the existing parking lot. Should the Planning Commission approve DR 25-04, staff recommends Condition No. 9(d), to reflect this requirement. As conditioned, staff finds the criteria in Section 1405 is met.

1410 Size:

- .1 The standard size of a parking space shall be 9 feet by 18 feet.
- .2 Handicapped parking spaces shall be 12 feet by 18 feet.
- .3 Parallel parking, the length of the parking space shall be increased to 22 feet.

1412 Access: There shall be no more than one 45 foot wide curb cut driveway per 150 feet of street frontage, or fraction thereof, permitted per site.

1413 Surfacing and Marking:

- .1 The surfacing of each parking area shall meet minimum County standards to handle the weight of the vehicles which will use the parking area. All areas used for parking and maneuvering of vehicles shall be marked in accordance with the approved plan and such marking shall be continuously maintained. Handicapped parking spaces shall be marked with a wheelchair symbol.
- .2 The parking and loading areas for commercial, industrial, or apartment uses shall be paved with concrete, asphaltic concrete, or another comparable surface.

1414 Drainage and Lighting: Adequate drainage shall be provided to dispose of the run-off generated by the impervious surface area to the parking area. The drainage system shall function so it will not adversely affect adjoining property. Artificial lighting shall be provided in such a manner as to insure the safety of the parking area without interfering with adjoining properties or creating traffic hazards on adjoining streets.

1415 Parking Areas: All parking areas, excluding one and two-family dwellings, shall meet the following requirements:

- .1 All parking areas of less than 20 parking spaces shall have one handicapped parking space. Parking areas with more than 20 spaces shall provide one handicapped parking space for every 50 standard parking spaces.

- .2 All parking areas shall be divided into bays of not more than 20 parking spaces. Between, and at the end of each parking bay, there shall be planters which have a minimum width of 5 feet and be at least 17 feet in length. Each planter shall contain one major structural tree and ground cover which has been deemed

Finding 16: The proposed parking plan meets the dimensional requirements of CCZO Section 1410, with spaces measuring 9 feet by 18 feet, including 3 ADA-compliant spaces (2 standard and 1 van accessible) in the primary lot. Access to the site complies with Section 1412, utilizing an existing driveway with adequate spacing and visibility. The parking lot surface is paved and marked, aligning with Section 1413, while the temporary overflow parking area will be unpaved but used only for tournaments. Existing drainage infrastructure for the primary lot ensures compliance with Section 1414, and no lighting changes are proposed, minimizing potential disturbances. Landscaping for the parking areas, as required by Section 1415, shall be incorporated into the final site plan to include visual buffering and compliance with screening standards. Staff finds that as conditioned, the proposal complies with the criteria in CCZO Section 1410-1415.

1417 Unspecified Uses: Any use not specifically listed in the foregoing list shall have the requirements of the listed use or uses deemed equivalent by the Director.

Finding 17: In reference to CCZO Section 1417, Staff finds that calculating parking requirements based on the information provided in the submitted Trip Generation Memo (TGM) is appropriate given that frisbee golf courses are not explicitly listed in Section 1416 of the CCZO. The TGM submitted on 1/21/2025 provides estimates for peak operations and tournaments. Parking demand is calculated using only inbound trips, as they represent vehicles requiring parking spaces at any given time. The calculation also assumes an average vehicle occupancy of 1.5 players per customer vehicle and an average vehicle occupancy of 1 staff member per staff vehicle. The following breakdown illustrates the parking requirements:

Regular Operations

A.M. Peak Hour	
Inbound Trips	27 Vehicles
Parking for Players	27 Spaces
Parking for Staff	5 Spaces
Total Parking Required	32 Spaces
P.M. Peak Hour	
Inbound Trips	29 Vehicles
Parking for Players	29 Vehicles
Parking for Staff	5 Spaces
Total Parking Required	34 Spaces

Tournaments

Shotgun-Style Tournament	
Players	72 Players
Vehicles (<i>assumed vehicle occupancy of 1.5 players</i>)	48 Vehicles
Parking for Players	48 Spaces
Parking for Staff	5 Spaces
Total Parking Required	53 Spaces
Staggered Tee Time Tournament	
Players	150 Players
Vehicles (<i>assumed vehicle occupancy of 1.5 players</i>)	100 Vehicles
Parking for Players	100 Vehicles
Parking for Staff	5 Spaces
Total Parking Required	105 Spaces

The applicant has provided a parking plan showing that the existing parking lot on the southwestern portion of the subject property provides a total of 65 parking spaces, including 65 standard spaces, 2 ADA-compliant spaces, and 1 van-accessible ADA-compliant space. The applicant's proposed parking plan exceeds the parking demand for regular operations, requiring a maximum of 34 spaces, including 2 ADA spaces with 1 van-accessible space.

Submitted Parking Plan

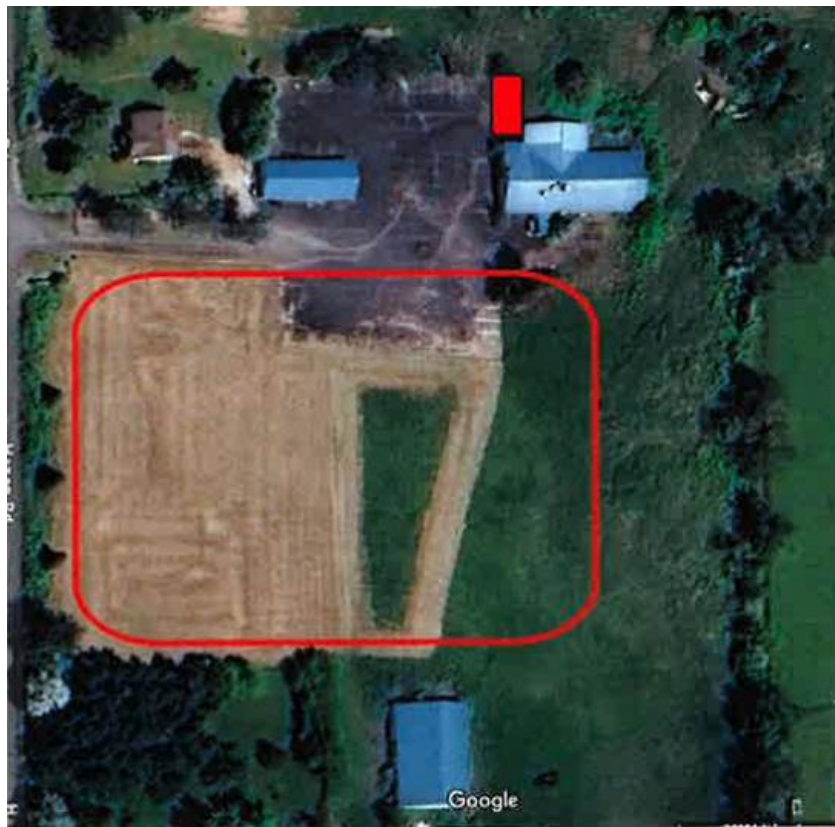


PARKING LOT SUMMARY

- STANDARD SPACES: 65
- TOTAL ADA SPACES: 3
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2
- REQUIRED ADA SPACES: 1
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2

For tournaments, the parking demand reaches 105 spaces, requiring 3 ADA spaces, including 1 van accessible space. To address the increase in vehicular traffic, the applicant has proposed using a field to the south of the existing parking lot for temporary overflow parking. The submitted applications indicate that parking attendants will be present during events to organize and direct vehicles. The applicant has also identified a potential location for a firetruck turnaround within the parking lot, which may reduce available spaces by two, if required by Columbia River Fire and Rescue. While the applicant has stated that the overflow parking area can satisfy projected parking needs, the final site plan shall clearly delineate the overflow parking spaces, ensuring compliance with the dimensional standards outlined in Section 1400 of the CCZO. As conditioned, Staff finds the proposal satisfies the parking requirements of Section 1400.

Proposed Overflow Parking Area



Continuing with Section 1450 of the Columbia County Zoning Ordinance:

Section 1450 TRANSPORTATION IMPACT ANALYSIS

1450 Transportation Impact Analysis: A Transportation Impact Analysis (TIA) must be submitted with a land use application if the proposal is expected to involve one or more of the conditions in 1450.1 (below) in order to minimize impacts on and protect transportation facilities, consistent with Section 660-012-0045(2)(b) and (e) of the State Transportation Planning Rule.

- .1 Applicability – A TIA shall be required to be submitted to the County with a land use application if the proposal is expected to involve one (1) or more of the following:
 - A. Changes in land use designation, or zoning designation that will generate more vehicle trip ends.
 - B. Projected increase in trip generation of 25 or more trips during either the AM or PM peak hour, or more than 400 daily trips.
 - C. Potential impacts to intersection operations.
 - D. Potential impacts to residential areas or local roadways, including any non- residential development that will generate traffic through a residential zone.
 - E. Potential impacts to pedestrian and bicycle routes, including, but not limited to school routes and multimodal roadway improvements identified in the TSP.
 - F. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.
 - G. A change in internal traffic patterns may cause safety concerns.
 - H. A TIA is required by ODOT pursuant with OAR 734-051.
 - I. Projected increase of five trips by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) per day, or an increase in use of adjacent roadways by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) by 10 percent.

Finding 18: The Columbia County Public Works Department reviewed the applicant’s Trip generation memo (TGM) submitted on 1/20/2025 and provided their analysis to planning staff on 1/23/2025. Their analysis, which is included as an attachment of this report, determined that the proposed frisbee golf course and check-in shed trigger a Transportation Impact Analysis (TIA) under CCZO Sections 1450.1(B) and 1450.1(D). The TGM projects a gross increase of 34 AM peak hour trips, 55 PM peak hour trips, and 526 daily trips, exceeding the 25 peak hour trip and 400 daily trip thresholds established by Section 1450.1(B). Additionally, Public Works clarified that the termination of the operations associated with the old golf course in 2018 means that the trip increase should be evaluated as a gross change, not net, thereby triggering a TIA.

For tournaments, the TGM estimates 48 peak hour trips during shotgun-style events, also exceeding the 25-trip threshold. Although the applicant asserts that weekend peak hour trips should not apply, Public Works disagrees, stating: “Section 1450 of the Zoning Ordinance does not

specify the AM and PM peak hour triggers apply only to weekdays”. Additionally, the analyses confirmed that traffic along Hazen Road will impact residential areas, therefore the trigger under CCZO Section 1450.1(D) would also be met.

In conclusion, Staff finds the projected traffic increases exceed TIA standards established by CCZO Sections 1450.1(B) and 1450.1(D), thereby necessitating a TIA to assess the full transportation impacts and potential hazards particularly during tournaments. As this requirement is essential for determining compliance, Staff finds that the submittal of a TIA cannot be deferred as a condition of approval.

On 1/25/2025, the applicant provided Planning Staff with a message from Jessse Tomaino, of All Day Disc Golf, who is assisting the engineer of record, Jennifer Danziger, PE, curate traffic estimates for the proposed development. The message was intended to correct perceived inconsistencies in the TGM submitted on 1/20/2025. Columbia County Public Works reviewed the applicant’s message and provided comments to Planning Staff on 1/27/2025. Public Works indicated that the message lacks the necessary revisions from the engineer of record to address substandard conditions on Hazen Road, including limited shoulders and potential safety hazards at intersections. Public Works emphasized that while it would need to review revisions to the TGM made directly from the engineer of record, who generated the original TGM, any changes would likely not have an impact on a TIA being triggered based on the peak hour thresholds in Section 1450.1(B). Based on that direction provided by Public Works, staff finds the submittal received does not preclude the proposal submitted for DR 25-04 from triggering the submittal of a TIA, and that the submittal of a TIA remains necessary. As of the date of the publication of this Staff Report, a TIA had not been received. Accordingly, staff finds that this criterion is not satisfied.

- .2 Consistent with the County’s Guidelines for Transportation Impact Analysis (TIA), a landowner or developer seeking to develop/redevelop property shall contact the County at the project’s outset. The County will review existing transportation data to establish whether a TIA is required. It is the responsibility of the applicant to provide enough detailed information for the County to make a determination. An applicant should have the following prepared, preferably in writing:

- A. Type of uses within the development
- B. The size of the development
- C. The location of the development
- D. Proposed new accesses or roadways
- E. Estimated trip generation and source of data
- F. Proposed study area

If the County cannot properly evaluate a proposed development's impacts without a more detailed study, a TIA will be required. The County will provide a scoping summary detailing the study area and any special parameters or requirements, beyond the requirements set forth in the County's Guidelines for Transportation Impact Analysis, when preparing the TIA.

Finding 19: Based on the conclusions outlined in Finding 17, a TIA is required for the proposed development. The applicant's TGM identifies traffic levels that exceed peak-hour thresholds established in CCZO Section 1450.1. These exceedances require the applicant to submit a TIA in order for Public Works and Planning Staff to fully evaluate transportation impacts. The TIA must evaluate transportation facility adequacy, safety hazards, and necessary mitigation measures to address traffic impacts. Without a TIA, Staff finds that compliance with Section 1450.2 has not been demonstrated. Staff notes that, although this criterion is not met, it applies solely to the review of DR 25-04 and does not affect staff's ability to recommend approval of DSU 25-01.

.3 Approval Criteria. When a TIA is required, a proposal is subject to the following criteria:

- A. The TIA addresses the applicable elements identified by the County Public Works Director and the County's Guidelines for Transportation Impact Analysis;
- B. The TIA demonstrates that adequate transportation facilities exist to serve the proposed development or, identifies mitigation measures that resolve identified traffic safety problems in a manner that is satisfactory to the County Public Works Director and, when state highway facilities are affected, to ODOT;
- C. For affected non-highway facilities, the TIA establishes that mobility standards adopted by the County have been met; and
- D. Proposed public improvements are designed and will be constructed consistent with County Road Standards and access spacing standards in the Transportation System Plan.

Finding 20: As previously stated a TIA is required because the proposal exceeds the thresholds outlined in CCZO Section 1450.1. Under CCZO Section 1450.3, the TIA must demonstrate that adequate transportation facilities exist, identify mitigation measures to address traffic safety problems, and ensure compliance with County standards. However, the applicant has not submitted a TIA. Without this analysis, the proposal cannot demonstrate compliance with these criteria, and therefore, the requirements of CCZO Section 1450.3 are not met.

Staff finds that, although this criterion is not met, it applies solely to the review of DR 25-04

and does not affect staff's ability to recommend approval of DSU 25-01.

.4 Conditions of Approval.

- A. The County may deny, approve, or approve a proposal with conditions necessary to meet operational and safety standards; provide the necessary right-of-way for improvements; and to require construction of improvements to ensure consistency with the future planned transportation system.
- B. Construction of off-site improvements may be required to mitigate impacts resulting from development that relate to capacity deficiencies and public safety; and/or to upgrade or construct public facilities to County Standards.

Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on transportation facilities. Findings in the development approval shall indicate how the required improvements directly relate to and are roughly proportional to the impact of development.

Finding 21: The County may impose conditions to ensure that transportation improvements are proportional to the development's impact. These conditions may include requiring mitigation measures, construction of off-site improvements, or upgrades to public facilities to address deficiencies and ensure safety. Through analysis of the applicants submitted TGM, Public Works identified that a TIA would be required to be submitted for review. As of the date of this report, the applicant has yet to submit a TIA which restricts staff's ability to determine whether transportation improvements are necessary. Accordingly, the request submitted for DR 25-04, as presented, does not meet the criteria in Section 1450.4.

Continuing with Section 1550 of the Columbia County Zoning Ordinance:

Section 1550 SITE DESIGN REVIEW

[Amended by Ordinance 98-9, eff. 11/25/98; amended by Ordinance No. 2003 - 5, effective December 15, 2003].

The Site Design Review process shall apply to all new development, redevelopment, expansion, or improvement of all community, governmental, institutional, commercial, industrial and multi-family residential (4 or more units) uses in the County.

1551. Types of Site Design Review:

- A. Type 1: Projects, developments and building expansions which meet any of the following criteria:
 - 1. are less than 5,000 sq.ft., and are less than 10% of the square

footage of an existing structure.

2. Increase the number of dwelling units in a multi-family project.
3. Increase the height of an existing building.

B. Type 2: Projects, developments and building expansions which meet any of the following criteria:

1. have an area of 5,000 sq.ft. or more, or are 10% or more of the square footage of an existing structure.
2. Change the category of use (e.g., commercial to industrial, etc.).
3. New off-site advertising signs or billboards.
4. Any project meeting any of the Type 2 criteria shall be deemed a Type 2 Design Review application.

1552 Design Review Process: The Planning Director shall review and decide all Type 1 Site Design Review applications. The Planning Commission shall review all Type 2 Design Review applications. Applications shall be processed in accordance with Sections 1600 and 1700 of this ordinance.

1553 Pre-application Conference: A pre-application conference is required for all projects applying for a Site Design Review, unless the Director or his/her designate determines it is unnecessary. The submittal requirements for each application are as defined in this section and the standards of the applicable zone, and will be determined and explained to the applicant at the pre- application conference.

1554 Pre-application Conference Committee: The committee shall be appointed by the Planning Director and shall consist of at least the following officials, or their designated staff members. Only affected officials need to be present at each pre-application conference.

- A. The County Planning Director.
- B. The County Director of Public Works.
- C. The Fire Marshal of the appropriate Rural Fire District.
- D. The County Building Official.
- E. The County Sanitarian.
- F. A city representative, for projects inside Urban Growth Boundaries.
- G. Other appointees by the Planning Director, such as an Architect, Landscape Architect, real estate agent, appropriate officials, etc.

1555 Submittal documents: The following documents, when applicable, are required for a Site Design Review. The scope of the drawings and documents to be included will be determined at the pre- application conference by the Pre-application Conference Committee, and a Site Design Review Submittal Checklist will be given to the applicant, documenting which items are deemed not applicable or not necessary to determine compliance with County and State standards, with a short explanation given for each item so determined.

- A. History.
- B. Project narrative.
- C. Existing site plan.
- D. Proposed site plan.
- E. Grading plan.
- F. Drainage plan.
- G. Wetland mitigation plan. Goal 5 Resource Protection Plans (streams, wetlands, riparian areas, natural areas, fish and wildlife habitat).
- H. Landscaping plan.
- I. Architectural plans.
- J. Sign drawings.
- K. Access, parking and circulation plan.
- L. Impact assessment.
- M. Site Design Review Submittal Checklist.

1556 Site Plan Submittal and Analysis: The applicant shall submit an application and any necessary supplemental information as required by this ordinance to the Land Development Services Department. The Planning Director or designate shall review the application and check its completeness and conformance with this ordinance. Once a Type 2 application is deemed complete, it shall be scheduled for the earliest possible hearing before the Planning Commission. A staff report shall be prepared and sent to the applicant, the Planning Commission, and any interested party requesting a copy.

[...]

1558 Planning Commission Review: The Planning Commission shall hold a public hearing for all Type 2 Design Review applications according to Sections 1603, 1604 and 1608 of this ordinance. If the Planning Commission determines that the proposed development meets the provisions of this ordinance, it may approve the project. The Planning Commission may attach any reasonable conditions to its approval of a site plan.

1559 Compliance: Conditions placed upon the development of a site are also placed upon any building permits issued for the same site. These conditions shall be met by the developer prior to an occupancy permit being issued by the Building Official, or as an alternative, a bond shall be posted equal to 125% of the estimated cost of the unfinished work, to ensure completion

within 1 year of occupancy. If all improvements are not completed within the 1-year bond period, the County may use the bond to complete the work.

- 1560 Existing Site Plan: The degree of detail in the existing site plan shall be appropriate to the scale of the proposal, or to special site features requiring careful design. An existing site plan shall include the following, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:
- A. A vicinity map showing location of the property in relation to adjacent properties, roads, pedestrianways and bikeways, and utility access. Site features, manmade or natural, which cross property boundaries are to be shown.
 - B. A site description map at a suitable scale (i.e. 1"=100'; 1"=50'; or 1"=20') showing parcel boundaries and gross area, including the following elements, when applicable:
 1. Contour lines at the following minimum intervals:
 - a. 2 foot intervals for slopes 0-20%;
 - b. 5 or 10 foot intervals for slopes exceeding 20%;
 - c. Identification of areas exceeding 35% slope.
 2. In special areas, a detailed slope analysis may be required. Sources for slope analysis include maps located at the U.S. Natural Resources Conservation Service office.
 3. Potential natural hazard areas, including potential flood or high ground water, landslide, erosion, and drainage ways. An engineering geologic study may be required.
 4. Wetland areas, springs, wildlife habitat areas, wooded areas, and surface features such as mounds and large rock outcroppings.
 5. Streams and stream corridors.
 6. Location, species and size of existing trees proposed to be removed.
 7. Significant noise sources.
 8. Existing structures, improvements, utilities, easements and other development.

9. Adjacent property structures and/or uses.

1561 Proposed Site Plan: A complete application for design review shall be submitted, including the following plans, which may be combined, as appropriate, onto one or more drawings, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

A. Site Plan: The site plan shall be drawn at a suitable scale (i.e. 1"=100', 1"=50', or 1"=20') and shall include the following:

1. The applicant's entire property and the surrounding area to a distance sufficient to determine the relationships between the applicant's property and proposed development and adjacent properties and developments.
2. Boundary lines and dimensions of the property and all proposed property lines. Future buildings in phased development shall be indicated.
3. Identification information, including names and addresses of project designers.
4. Natural features which will be utilized in the site plan.
5. Location, dimensions and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the property, city limits, section lines and corners, and monuments.
6. Location and dimensions of all existing structures, improvements, or utilities to remain, and structures to be removed, all drawn to scale.
7. Historic structures, as designated in the Comprehensive Plan.
8. Approximate location and size of storm water retention or detention facilities and storm drains.
9. Location and exterior dimensions of all proposed structures and impervious surfaces.
10. Location and dimension of parking and loading areas. pedestrian

and bicycle circulation, and related access ways. Individual parking spaces shall be shown.

11. Orientation of structures, showing entrances and exits.
 12. All exterior lighting, showing type, height, wattage, and hours of use.
 13. Drainage, Stormwater and Erosion Control, including possible adverse effects on adjacent lands.
 14. Service areas for waste disposal and recycling.
 15. Noise sources, with estimated hours of operation and decibel levels at the property boundaries.
 16. Goal 5 Resource Protection Plans. Indicate how project will protect streams, wetlands, riparian areas, natural areas, and fish and wildlife habitat from negative impacts.
 17. A landscaping plan which includes, if applicable:
 - a. Location and height of fences, buffers, and screening;
 - b. Location of terraces, decks, shelters, play areas, and common open spaces;
 - c. Location, type, size, and species of existing and proposed shrubs and trees; and
 - d. A narrative which addresses soil conditions and erosion control measures.
- B. Grading Plans: A preliminary grading plan indicating where and to what extent grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resource protection proposals.
- C. Architectural Drawings:
1. Building elevations and sections;
 2. Building materials (color and type);
 3. Floor plan.

D. Signs: (see also Zoning Ordinance Section 1300)

1. Freestanding sign:
 - a. Location of sign on site plan;
 - b. Elevation of sign (indicate size, total height, height between bottom of sign and ground, color, materials, and means of illumination).
2. On-Building Sign:
 - a. Building elevation with location of sign (indicate size, color, materials and means of illumination);
 - b. Plot plan showing location of signs on building in relation to adjoining property.

Finding 22: The proposed 18-hole frisbee golf course and check-in shed qualify for review under a Type 2 Design Review application per CCZO Section 1550, as they represent a new commercial recreational use on a significant portion of the 77-acre site. While the current applications focus solely on the frisbee golf course and check-in shed, some feedback received during the June 2024 pre-application conference, such as potential transportation impacts, remain applicable.

The applicant's updated site plan delineates the flood hazard area but does not identify McNulty Creek or the associated 50-foot riparian buffer required under CCZO Section 1170, as noted in previous findings. To ensure compliance, Condition No.9(a), has been recommended which requires the applicant to identify the creek and its riparian buffer in relation to the proposed features.

As previously determined, parking is sufficient for periods of regular operation, but additional overflow parking and ADA-compliant spaces will be required to accommodate tournaments. The submitted TGM concludes that projected weekday traffic patterns are within acceptable thresholds; however, further analysis and mitigation are required to address tournament traffic, which exceeds peak-hour thresholds during weekend events. While signage is included as part of the proposal, detailed plans have not been provided, and a condition has been recommended to ensure compliance with CCZO Section 1300 prior to final site plan approval. With adherence to these previously stated conditions, including revisions to the submitted site plan and parking modifications, staff finds that the proposal satisfies the standards in Sections 1555, 1556, and 1561 for this Type II Site Design Review.

Continuing with Zoning Ordinance Section 1550:

[...]

1563 Standards for Approval:

The Planning Commission or Director shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:

- A. Flood Hazard Areas: See CCZO §1100, Flood Hazard Overlay Zone. All development in Flood Hazard Areas must comply with State and Federal Guidelines.
- B. Wetlands and Riparian Areas: Alteration of wetlands and riparian areas shall be in compliance with State and Federal laws.
- C. Natural Areas and Features: To the greatest practical extent possible, natural areas and features of the site shall be preserved.
- D. Historic and Cultural sites and structures: All historic and culturally significant sites and structures identified in the 1984 Comprehensive Plan, or identified for inclusion in the County Periodic Review, shall be protected if they still exist.
- E. Lighting: All outdoor lights shall be shielded so as to not shine directly on adjacent properties and roads.
- F. Energy Conservation: Buildings should be oriented to take advantage of natural energy saving elements such as the sun, landscaping and land forms.
- G. Transportation Facilities: Off-site auto and pedestrian facilities may be required by the Planning Commission, Planning Director or Public Works Director consistent with the Columbia County Road Standards and the Columbia County Transportation Systems Plan.

Finding 23: The proposed 18-hole frisbee golf course and check-in shed shall comply with the approval criteria outlined in CCZO Section 1563. Specific requirements related to flood hazard areas, riparian buffers, and natural features have been addressed in Findings 12 and 13, where it was determined that all features within these areas are temporary, removeable, and designed to minimize environmental impacts. The requirement to identify McNulty Creek and the 50-foot riparian buffer on the site plan has been addressed as Condition Nos. 4, 9(a), and elsewhere in this report.

Off-street parking and loading requirements were outlined in previous findings, where it was established that parking is sufficient for daily use, but additional parking spaces are necessary for tournaments. See Condition No. 9 (c). Similarly, transportation impacts were analyzed in Finding 18, which concluded that anticipated trip generation exceeds thresholds TIA. Compliance with signage requirements, as outlined in CCZO Section 1300, has been covered in numerous sections where it was determined that additional documentation is required.

No lighting is proposed as part of this phase, and the check-in shed and frisbee golf features do not require energy conservation considerations. While there are no identified historical structures or know cultural sites, and while the property has not been operated as a golf course for several years, the Columbia County Comprehensive Plan identifies the St. Helens Golf Course as an important private recreation facility. With adherence to the previously recommended conditions of approval, the proposal meets all applicable criteria under CCZO Section 1563.

1564 Final Site Plan Approval:

If the Planning Director or Planning Commission approves a preliminary site plan, the applicant shall finalize all the site drawings and submit them to the Director for review. If the Director finds the final site plan conforms with the preliminary site plan, as approved by the Director or Planning Commission, the Director shall give approval to the final site plan. Minor differences between the preliminary site plan and the final site plan may be approved by the Director. These plans shall be attached to the building permit application and shall become a part of that permit.

Finding 24: The preliminary site plan, once approved, is of record to the County Building Official and other departments. Its contents dictate their review and standards. As such the final site plan shall be approved only if it conforms with the conditions of approval and the preliminary site plan reviewed and approved by the Planning Commission. In addition, the County Building Official will require the project to comply with all applicable requirements of the County Codes related to Building, Safety and Fire Protection as well as all applicable State and Federal Codes, Ordinances, and Standards in effect at the time of building permit applications. Staff finds that the criteria in Section 1563 will be met with conditions covered elsewhere in this report.

AGENCY COMMENTS:

Columbia County Assessor: Has reviewed the application and has no objection to its approval as submitted.

Columbia County Appraiser: Has reviewed the application and has no objection to its approval as submitted.

Columbia County Building Official: The owner will be required to any necessary building, plumbing, mechanical, and electrical permits. Specific requirements will be identified upon review of the final site plan.

Columbia County Public Health: *See attachment.*

Columbia County Public Works Department: *See attachment.*

Columbia County Sanitarian: *See attachment.*

Columbia River Fire and Rescue: *See attachment.*

Columbia River PUD: Has reviewed the application and has no objection to its approval as submitted.

Oregon Department of State Lands (DSL): *See attachment.*

St. Helens - Columbia City CPAC: No comments have been received as of the date of this report.

Warren Water District: This WWA member currently has water to the clubhouse and residency house. Warren Water is not prepared to offer additional meters (water use) currently due to pressure issue in this area of our water system.

STAFF COMMENTS, CONCLUSION AND RECOMMENDATION:

Planning Staff recommends the Planning Commission, **APPROVE** DSU 25-01, finding the proposed use of the subject property as for a 18-hole frisbee golf course, check-in shed, 9-hole traditional golf course, clubhouse and restaurant, putting course, practice greens, driving range, golf simulators, events barn, and indoor and outdoor sports is similar to and compatible with those uses permitted in the CS-R Zone and **DENY** DR 25-04, for the implementation and operation of an 18-hole frisbee golf course and check-in shed due to the absence of a Transportation Impact Analysis (TIA), which is necessary to evaluate the anticipated traffic impacts of the proposed development subject to the following conditions:

1. This Determination of Similar Use shall be applicable only to this Community Service – Recreation (CS-R) zoned property associated with Tax Map ID 4213-D0-00103 and shall not apply to other parcels within this tract that contain different zoning designations.

Planning Staff recommends the Planning Commission **DENY** DR 25-04, for the implementation and operation of an 18-hole frisbee golf course and check-in shed, based on staff's findings above, due to the absence of a Transportation Impact Analysis (TIA) which is necessary to evaluate the anticipated traffic impacts of the proposed development subject.

To the extent the Planning Commission is inclined to approve DR 25-01, notwithstanding staff's recommendation, staff provides the following proposed approval conditions to ensure compliance of DR 25-04 with the applicable criteria:

2. This permit shall become void unless the proposal has commenced in conformance with all conditions and restrictions established herein within the two-year validity period. Extensions of time may be granted by the Planning Commission if requested in writing with the appropriate fee before the expiration date, given the applicant is not responsible for failure to develop.
3. The applicant shall obtain all necessary building, plumbing, mechanical, and electrical permits for the subject proposal.
4. A 50' Riparian Corridor extending from the top-of-bank of McNulty Creek and associated wetlands on the subject property shall be maintained.
5. The approval of DSU 25-01 is limited to a determination that the proposed 18-hole frisbee golf course, check-in shed, 9-hole traditional golf course, clubhouse and restaurant, putting course, practice greens, driving range, golf simulators, events barn, and indoor and outdoor sport are similar to and compatible with those uses permitted in the CS-R Zone, and DR 25-04 is limited to the design approval, implementation, and operation of an 18-hole frisbee golf course and check-in shed. All other uses proposed for future phases shall be reviewed under separate design review applications for consistency with CCZO Section 1025.
6. No grading, filling, or construction of permanent structures within the identified flood hazard area is authorized by the approval of DSU 25-01 and DR 25-04. Any future activities in these areas shall be reviewed for consistency with the criteria in CCZO Section 1100.
7. No permanent structures shall be constructed as part of this phase without obtaining separate Design Review approval and required permits.
8. Future phases outlined in DSU 25-01 must be submitted as separate Design Review applications for evaluation of compliance with zoning, infrastructure, and environmental requirements.
9. The following shall be completed **prior to the acceptance of a Final Site Plan:**
 - a. The applicant shall delineate the location of the McNulty Creek and its 50-foot riparian corridor on the final site plan and demonstrate that all proposed features maintain their temporary and removable nature and are consistent with the requirements of CCZO Section 1172.
 - b. The applicant shall provide detailed documentation for all proposed signage to ensure compliance with CCZO Section 1300.

- c. The applicant shall designate and prepare a temporary overflow parking area for frisbee golf tournaments, sufficient to meet a demand of 105 spaces. The overflow parking area shall demonstrate consistency with dimensional standards required by CCZO Section 1400.
 - d. The applicant shall identify the names and location of all vegetation intended to reduce the visual impact of the existing parking lot.
 - e. The applicant shall submit documentation which confirms that the proposed portable toilets are owned and maintained by a Licensed Sewage Disposal service.
10. The following shall be complete **prior to the commencement of operations:**
- a. The applicant shall obtain a Road Access Permit for the existing connection to Hazen Road.
 - b. Confirmation from Columbia County Fire and Rescue that they have reviewed the Final Site Plan for compliance with minimum Fire Safety Standards.

Attachments:

DSU 25-01 and DR 25-04 applications

Zoning, Aerial, and Natural Feature maps

General Agency comments

Preliminary Final Site Plan submitted 1/15/2025 & Revised Parking Plan submitted 1/22/2025

PC Continuation 1.6.2025 submittals

CRF&R Fire Setback Letter dated 1/7/2025

Trip Generation Memo dated 1/20/2025

Transportation related correspondence up to 1/27/2025

**COLUMBIA COUNTY PLANNING COMMISSION
STAFF REPORT**

January 27, 2025

Determination of Similar Use and Site Design Review for the Old St. Helens Golf Course

HEARING DATE: February 3, 2025

FILE NUMBER: DSU 25-01 & DR 25-04

APPLICANT/OWNER: Columbia County Sports LLC (Represented by Matt Treat)
506111 Hemlock Avenue, Scappoose, OR 97056.

PROPERTY LOCATION: 57246 Hazen Road, Warren, OR 97053

TAX MAP ID: 4213-D0-00103 (#8930)
4213-A0-03000 (#8923)

ZONING: Community Service - Recreation (CS-R)
Rural Residential - 5 (RR-5)

PROPERTY SIZE: Approximately 77-acres
Approximately 0.55-acres

REQUEST: Columbia County Sports LLC has applied for a Determination of Similar Use Application (DSU 25-01) to allow a frisbee golf course, wedding/event venue, putting course, golf simulators, driving range, indoor/outdoor sports, golf course, practice greens, club house and restaurant, and a Site Design Review Application (DR 25-04) for a frisbee golf course with check-in stand and associated operations.

APPLICATION COMPLETE: 11/08/2024

150 DAY DEADLINE: 04/07/2025

APPLICABLE CRITERIA:

<u>Columbia County Zoning Ordinance</u>	<u>Page Number</u>
Section 1020 Community Service Recreation (CS-R)	5
Section 1100 Flood Hazard Overlay	15
Section 1170 Riparian Corridors and Wetlands	19
Section 1400 Off-Street Parking	27
Section 1450 Transportation Impact Analysis	29
Section 1550 Site Design Review	37

January 6, 2025, Planning Commission Meeting:

On January 6, 2025, during the Planning Commission Meeting, the Commission opened and immediately continued the hearing for Columbia County Sports LLC's Determination of Similar Use Application (DSU 25-01) and Site Design Review Application (DR 25-04) to February 3, 2025. This continuation was based on staff's recommendation to allow the applicant additional time to submit the required Trip Generation memo and Fire Marshall Setback Letter. Both have since been received, are included in the record before the Planning Commission for this matter and are discussed in detail below. The following background provides an overview of the applications and the proposed uses under consideration. The applications have been consolidated into a single proceeding pursuant to ORS 215.416(2).

Background

The applicant, Columbia County Sports LLC, represented by Matt Treat, is seeking approval for two applications as part of this consolidated proceeding: a Determination of Similar Use (DSU 25-01) and a Site Design Review (DR 25-04) together, the "application". The application proposes an immediate establishment of an 18-hole frisbee golf course, and a check-in shed on a 77-acre property located at 57246 Hazen Road in Warren. The property, historically the St. Helens Golf Course, was operational from approximately 1959 to 2018. The zoning designation for the site is Community Service - Recreational (CS-R). The site also includes a smaller parcel, associated with Map ID 4213-A0-03000, measuring approximately 0.55 acres, adjacent to the main property. This parcel is located within the Rural Residential - 5 (RR-5) zone. While this parcel is part of the same tract, no activities or recreational activities are proposed on this property at this time.

Staff has determined that the proposed uses are not explicitly listed as permitted or conditional uses in the CS-R zone. Thus, DSU 25-01 seeks approval under Columbia County Zoning Ordinance (CCZO) Section 1022.4, which allows the Planning Commission to authorize new uses deemed "similar" to those permitted in the zone.

In addition to the frisbee golf course and check-in shed, DSU 25-01 outlines a broader long-term vision to restore and expand the property's recreational facilities. Proposed future uses include a revised 9-hole golf course with practice greens, driving range, putting course, golf simulators, a field house with indoor and outdoor sports, a revitalized clubhouse and restaurant, and an events barn. However, those uses will require separate design review approval prior to permit issuance and implementation. Only the frisbee golf course and check-in shed are being considered under the current Site Design Review application (DR 25-04).

Scope of Applications

Uses included for review in DSU 25-01 and DR 25-04

Proposed for immediate approval and implementation

- 18 Hole Frisbee Golf Course
- 1 check-in shed

Uses included for review in DSU 25-01 but not included in DR 25-04

The following proposed Uses were submitted for review with DSU 25-01; however, they will require approval via separate Design Review application(s) prior to implementation/permit issuance

- Revised 9-hole Golf Course with Practice Greens
- Revitalized clubhouse and restaurant
- New 300-yard driving range
- New putting course (higher quality miniature golf)
- New Golf simulators
- New Field house with indoor and outdoor sports
- New events barn for hosting weddings/events, food and beverage options for the golf course.

The applicant's narrative asserts that the proposed frisbee golf course and check-in shed will have minimal impact on the site and its surroundings while enabling short-term operation during an estimated 1–2-year period in which the applicant intends to procure funding and design approval for future phases that will incorporate the other uses included in DSU 25-01 but not included as part of DR 25-04.

Operational Features

Parking and Access

Access to the site will be achieved by an existing driveway that connects Hazen Road to the southern parking lot. Per the submitted site plan, the existing parking lot provides 65 parking spaces, including 2 standard ADA-compliant spaces, 1 van-accessible ADA-compliant space, and a fire truck turnaround. The applicant proposes providing temporary overflow parking for tournaments in the field located to the south of the existing parking lot.

Tournaments

The applicant indicates that they desire to host frisbee golf tournaments three to six times per year, with a maximum of 150 participants depending on the format. A Trip Generation Memo has been provided per the request of Columbia County Public Works to evaluate the transportation impacts of these events, discussed below.

Check-In Shed

The check-in shed will be used to check-in frisbee golfers and will offer minimal refreshments and gear. The use of the property as proposed under DR 25-04 will not require water connections, and water infrastructure limitations have been noted by the Warren Water Association. Wastewater generated by this use will be managed using portable toilets.

Existing Structures:

The site contains a 1934 single-family dwelling, a clubhouse, and a maintenance barn. Public access to these structures will be restricted, with limited employee access to the maintenance barn. The demolished cart barn is not proposed to be rebuilt during this phase. No new permanent structures are proposed at this time.

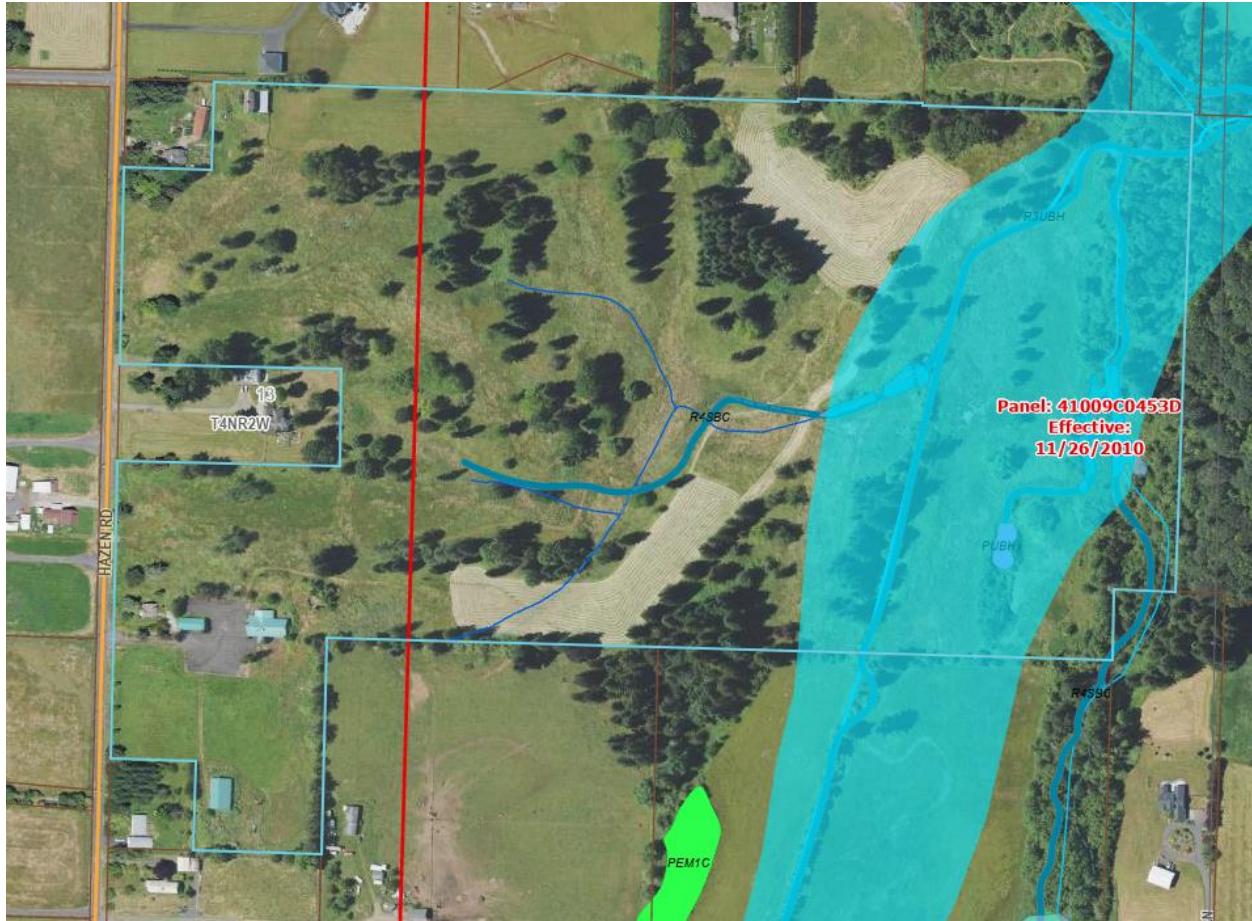
Environmental and Natural Features

The Oregon Department of Forestry Stream Classification Maps indicate that there are several streams that are located on the subject property. The eastern stream (McNulty Creek) is fish-bearing with associated wetlands, requiring a 50-foot riparian buffer under CCZO Section 1172(A)(2). The western stream is non-fish bearing but also contains wetlands. The FEMA Firm Panel 41009C0435D identifies portions of the site as within a special flood hazard area. The submitted site plan displays that frisbee golf holes 2-8 will be either partially or entirely located within this area. To mitigate impacts, the applicant proposes features such as above-ground tee pads, signage, and frisbee baskets, which are removable and will not disturb the terrain. The site is not located within a Big Game Habitat Area, nor does it contain any identified threatened, endangered, or sensitive wildlife, plants, or other significant natural areas. The County requires that the final site plan delineate the riparian corridor and distances between it and the proposed features to ensure compliance.

Key Agency Comments

- Columbia County Sanitarian provided comments stating that they have no objections to the frisbee golf course and food cart but noted that future phases that involve more intensive uses will require improvements to the existing wastewater treatment infrastructure. The County Sanitarian has requested that the applicant submit documentation which displays that the proposed portable toilets are owned and maintained by a Licensed Sewage Disposal service. Condition No. 9 (e) is intended to address the issue raised by the County Sanitarian.
- Columbia County Public Works Requested a Trip Generation Memo to confirm whether traffic impacts, especially during tournaments with up to 150 participants, would trigger the need for a Transportation Impact Analysis (TIA). The applicant has submitted a Trip Generation Memo, discussed below. Additionally, Public Works stated that the applicant would need to receive an approved road access permit for the existing connection to Hazen Road per Ordinance 2006-04. Condition No. 10 (a), intended to address this issue raised by Public Works. *Detailed analysis of updated comments made by Public Works will be made in later findings.*
- Warren Water Association noted existing water pressure issues in the area surrounding the subject property and stated that no additional connections are currently available beyond those serving the clubhouse and residence.
- Columbia River Fire and Rescue provided comments indicating that no minimum setback for fire safety is required at this time. Additionally, as long as no changes are made to the current buildings and the County raises no objections, the fire district does not have any objections at this time.
- The Columbia County Building Official provided comments stating that the owner will be required to all necessary permits. Condition No. 3, intends to address comments made by the Building Official.

Natural Features



REVIEW CRITERIA:

The following sections are taken from Part XIV - Public Facilities & Services, of the Columbia County Comprehensive Plan:

PUBLIC FACILITIES AND : GOALS AND POLICIES

GOAL:

To plan and develop a timely, orderly, and efficient arrangement of public as a framework for urban and rural development.

POLICIES: It shall be County policy to:

[...]

21. Designate as Community Service Recreational (CSR) those lands that:

- A. Support various types of public and private recreational facilities existing as of the date of this ordinance; or,

Finding 1: As mentioned in the background section of this report, the subject property was operated as the St. Helens Golf Course from approximately 1959-2018. When the Board of Commissioners adopted countywide zoning in 1984, the Board recognized the subject property's then-existing recreational use by assigning it the CS-R zoning designation and establishing it as significant, privately-owned recreation facility within the Comprehensive Plan. Staff finds that the proposal is consistent with the Comprehensive Plan's policy to promote recreational uses and facilities on designated CS-R lands.

Section 1020 COMMUNITY SERVICE - RECREATION CS-R

1021 Purpose: This section provides for the review and approval of the location and development of special uses which by reason of public necessity and unusual character or effect on the neighborhood may not be suitable for listing with other sections of this Ordinance. The CS-R District is for the establishment of various types of public recreation facilities. This District is intended to function as a regular District within the Community Service designation.

1022 Permitted Uses:

- .1 Public recreation facilities including parks, boat ramps, highway waysides, rest areas, campgrounds, and other similar uses.
- .2 Private recreational facilities such as parks, boat ramps, and campgrounds, whether or not they are open to the public.
- .3 A single family dwelling or mobile home for a watchman or caretaker in conjunction with a permitted use.
- .4 Other uses held similar by the Commission.
- .5 Non-residential accessory buildings.

Note: The Board of County Commissioners has found the following to be similar to the above uses: "Miniature Golf Courses" (BCC Order No. 118-95)]

Applicants Description of Uses proposed in DSU 25-01 and DR 25-04:

As mentioned throughout this report, only the Frisbee Golf Course and check-in stand can be approved by DSU 25-01 and DR 25-04. All other listed Uses within DSU 25-01 will require separate Design Review approval prior to implementation.

18 Hole Frisbee Golf Course

Per the applicant the proposed 18-hole Frisbee Golf course and concession stand/food cart are intended to be operational for the next 1-2 years while the other phases and areas of development occur, including the fundraising towards the larger projects.

Check-in shed

The applicant proposes a temporary, movable check-in stand to facilitate operations for the frisbee golf course. This structure will serve as the primary point for player registration, selling basic gear, and providing refreshments.

Applicant's Salient Points submitted for Uses proposed in DSU 25-01 and DR 25-04:

In response to question #2 of the DSU application form, regarding the subject property's Suitability in relation to the proposed uses, the applicant states; *"our land is zoned recreational already, and frisbee golf is pure recreation...we see this as no different, if not less impactful than traditional golf"*.

In response to questions 3-5 of the DSU application, the applicant reiterates the notion that the proposed frisbee golf course is a less intensive recreational use of the subject property in comparison to the previously existing 9-hole golf course. Therefore, the applicant believes that the proposed uses are compatible with the surrounding area, should not create additional hazards, and should have little impact to public facilities and neighboring property owners. The submitted application indicates that no new, permanent buildings are proposed, and there will be no access or usage of existing buildings onsite as part of operations other than use of the maintenance barn (employees only). The applicant indicates that they intend to place a *"temporary/moveable shack or 'foot cart' like 'front of house'"* in the southern parking lot. The temporary structure is intended to be used to check-in frisbee golfers and sell gear and miscellaneous concession items.

Finding 2: Staff finds the applicant has demonstrated that the proposed 18-hole frisbee golf course and accessory concession stand/food cart are recreational uses, and are therefore similar to, and consistent with the purpose and other types of permitted recreational uses in the CS-R Zone. Staff agrees with the applicant's statement that the frisbee golf course and check-in stand will be less disruptive than the pre-existing 9-hole golf course. Additionally, and as referenced in Section 1022, the County Board of Commissioners have previously determined that similar recreation facilities, such as miniature golf courses, fall within the scope of the CS-R Zone. Upon obtaining Planning Commission approval of frisbee golf as a similar use, the applicant is still required to obtain approval for the design of the project through the submitted Type 2 Site Design Review application, DR 25-04.

Applicants' description of Uses proposed only as part of DSU 25-01:

As stated throughout this report, the remaining uses can be authorized by the Planning Commission as part of DSU 25-01. However, the applicant will still be required to obtain approval of separate Design Review Application(s) prior to implementation/permit issuance

authorizing those uses, similar to how the applicant is required to obtain Design Review approval to allow frisbee golf at the site. The remaining Uses included in the request submitted for DSU 25-01 are;

Revised 9-hole Golf Course with Practice Greens

The applicant proposes restoring the 9-hole golf course, including chipping and putting practice greens, to align with the property's historical use and recreational intent.

Clubhouse and Restaurant

Proposed as accessory facilities, the clubhouse and restaurant would provide food and beverages to support the recreational activities and events on site.

Driving Range

A full-length, 300-yard driving range is proposed to offer practice opportunities for golf enthusiasts and players of varying skill levels.

Putting Course

Similar to a "miniature golf course", the proposal includes a standalone, higher-quality synthetic putting course, to be designed as a separate recreational attraction from the main golf course.

Golf Simulators

Advanced golf simulators, such as *Trackman* systems, are propose for installation in the clubhouse or event barn, offering a modern, tech-based golf experience.

Indoor/Outdoor Sports

A proposed "Field House" would accommodate indoor activities such as basketball, soccer, and volleyball. Outdoor fields would host baseball, softball, and potentially other sports like flag football and lacrosse, depending on space availability.

Event Hosting

The applicant proposes constructing a barn for hosting weddings, corporate events, and family gatherings, complete with catering and kitchen facilities to support such activities as an accessory use to the recreation offerings.

Applicant's Salient Points submitted for Uses proposed only as part of DSU 25-01:

In response to question #2 of the DSU application form, regarding the subject property's Suitability in relation to the proposed uses mentioned above, the applicant states; "*Regarding all the other proposed uses, these can all easily be described as recreational or supporting the core recreational activities*".

In response to question #3 of the DSU application form, regarding the proposed Uses and their Compatibility with the surrounding uses and those permitted or conditionally by the underlying zone, the applicant states; "*(the proposed uses will be)no different, if not less impactful than*

traditional golf or the current/previous structures (clubhouse, restaurant, hay barn, maintenance shed, etc), there should be no questions about compatibility with surrounding uses”.

In response to question #4 of the DSU application form, regarding the proposed Uses and the Impact they will have on existing public facilities, or neighboring property owners’ ability to use their land, the applicant states *“None. There will be little impact compared to the approved use of traditional golf or its operations since 1959. Regarding possible view change from the neighboring properties, these will all be addressed via the future SDR public comment periods, but nothing will impact the use of the neighboring land as is currently”.*

Finding 3: Staff finds that the future uses of the site requested for approval with DSU 25-01 are recreational or accessory to recreational use of the property and align with the intent of the CS-R zoning district. The individual uses are analyzed as follows:

Revised 9-hole Golf Course with Practice Greens

Restoring the 9-hole golf course aligns with the historical recreational use of the property and reflects the site’s original design as a golf course. This proposal supports the recreational intent of the CS-R zone by maintaining and enhancing traditional golfing activities and private recreation facilities.

Clubhouse and Restaurant

The clubhouse and restaurant are proposed to serve as accessory facilities providing food, beverages, and amenities to support the recreational activities and enhance the overall visitor experience. These uses are commonly associated with private recreational facilities, (such as golf courses) and are consistent with the CS-R Zone.

Driving Range

The proposed full-length, 300-yard driving range compliments the proposed golf facilities and provides a specialized private recreational practice area for golfers of all skill levels. The use is consistent with uses historically conducted on the subject property and other recreational uses permitted in the CS-R Zone.

Putting Course

The putting course is proposed to be a higher quality form of miniature golf, which was previously found to fall within the scope of uses permitted in the CS-R zone by the Board of Commissioners. This feature expands the variety of recreational activities and facilities intended to be offered on the site.

Golf Simulators

The proposed golf simulators, which are intended to offer a modern, technology-based recreation experience, are consistent with private recreational facilities and align with the CS-R zone’s purpose of promoting recreational opportunities.

Indoor/Outdoor Sports

The proposed field house and outdoor sports fields are intended to offer spaces for activities such as basketball, volleyball, soccer, and baseball, which are private recreational uses that align with the CS-R zone's intent to support diverse recreational opportunities.

Event Hosting

The event barn is intended to host private events such as weddings, corporate gatherings, and family celebrations. Based on the applicant's narrative, it is intended to function similarly to activities typically permitted as private recreation facilities such as private parks, which is a permitted use of the CS-R zone.

Staff concludes that these proposed uses are either private recreation facilities or accessory to such facilities, which are permitted within the CS-R zone. While the uses are consistent with the intent of the zone, it is noted that they are not included for review in the current Site Design Review (DR 25-04) application. Future Design Review application(s) will be required to evaluate each phase for compliance with applicable standards, including impacts on transportation, infrastructure, and natural resources.

Continuing with CCZO Section 1024:

1024 Restrictions and Conditions: These public facilities have a direct impact upon the adjoining properties. The Commission will study each request to establish a new CS-R use and shall attach adequate conditions to the approval to insure the adverse impact of the recreational use upon the adjoining land uses have been mitigated. A Site Design Review for a Conditional Use in this zone may be processed concurrently with the Conditional Use Permit with a single hearing and a single fee which will be the higher of the 2 permit fees.

Conditions shall include:

- .1 Landscaping, berming, fencing, or screening.
- .2 Off-street parking in accordance with Section 1400.
- .3 Limitations on the type and amount of external lighting.
- .4 Limitations on the number and location of access points which connect with County roads or public ways.
- .5 The Commission may attach as many conditions, such as setbacks, screening, off-street parking and unloading, construction standards, maintenance and landscaping requirements, as it deems necessary to protect the public health, safety, welfare, the adjoining property owners and the public interest.
- .6 A new CS-R use within an Urban Growth Boundary shall be served by public water and public sewer when appropriate. The Commission may waive the requirement for connection to public sewer if it can be

shown that the proposed use can be safely served in another manner. In this case, the Commission shall require that the CS-R use be connected to public sewer when it becomes available to the site.

Finding 4: The submitted site plan indicates that the proposed 18-hole frisbee golf course will utilize areas and features already disturbed by the former St. Helens Golf Course, requiring minimal new infrastructure. The applicant proposes elements including framed synthetic turf pads, 4”x4” post-style signage, and both in-ground and above-ground assemblies for the frisbee baskets, all of which are designed to be removeable. No permanent structures or significant grading activities are proposed as part of the submitted applications, and all operations will occur within the existing property boundaries.

It is important to note that future uses proposed in DSU 25-01, including the revised 9-hole golf course, driving range, putting course, clubhouse, restaurant, event barn and other facilities are only under review for their similarity and consistency with the purpose and permitted uses of the CS-R zone. While these uses have been found to be generally consistent with the intent of the CS-R Zone, they will require separate design review application to ensure compliance with applicable zoning and development standards prior to implementation.

For the immediate uses proposed in DR 25-04, being the frisbee golf course and check-in shed, the extent to which the application satisfies off-street parking requirements outlined in Section 1400, will be evaluated in later findings. The application indicates that access will be achieved via the existing driveway on the southwestern portion of the property, with comments submitted by Columbia County Public Works addressed in the recommended conditions of approval. The submitted application indicates that the proposed hours of operation will be from 7:00 a.m. to sundown. No exterior lighting is proposed at this time. Minimum setbacks will be discussed in later in the report. Lastly, the property is not located within an Urban Growth Boundary (UGB); therefore, CCZO Section 1024.6 does not apply to these applications. Based on the submitted information and proposed conditions of approval, staff finds that the proposed uses comply with the provisions in CCZO Section 1024.

Continuing with Section 1025 of the CCZO:

1025 Approval of Community Service-Recreation use outside the Urban Growth Boundaries. Before a CS-R use is approved, outside the Urban Growth Boundaries, the Commission shall find that the CS-R use:

- .1 Is consistent with the character of the area.
- .2 Will not adversely affect natural resources of the area.
- .3 Will not conflict with or infringe upon the farm or forest uses in the area.
- .4 Will not require any public services other than those already existing or programmed for the area.
- .5 Will not create any traffic hazards.

Finding 5: While all uses proposed in DSU 25-01 are new and must be reviewed under CCZO section 1025, only the frisbee golf course and check-in shed are proposed for immediate development under DR 25-04. The remaining uses outlined in DSU 25-01, including the revised 9-hole golf course, practice areas, driving range, putting course, indoor/outdoor sports, event barn, clubhouse and restaurant, will require separate design review application to assess compliance with the criteria in Section 1025 when those phases are brought forward for development. As such, Staff finds that certain criteria in Section 1025.4 and 1025.5, such as impacts on public services and transportation, are only applicable to the uses requested for approval as part of DR 25-04.

Continuing with analysis of the criteria listed in CCZO Section 1025:

1025 Approval of Community Service-Recreation use outside the Urban Growth Boundaries. Before a CS-R use is approved, outside the Urban Growth Boundaries, the Commission shall find that the CS-R use:

- .1 Is consistent with the character of the area.

Finding 6: As shown on the Aerial and Zoning attached to this report, the subject property is surrounded by properties zoned Forest Agriculture (FA-80) and Rural Residential (RR-5 & RR-2). Staff concurs with the analysis provided in the applicant's narrative which states that the proposed 18-hole frisbee golf course and check-in shed represent a less intensive use of the property compared to the previously existing golf course. No public comments opposing the request for DSU 25-01, and DR 25-04 have been received as of the date of this report. The applicant's narrative states that they anticipate regular operations to attract an average of 10-30 frisbee golfers per day, with approximately 150 golfers on tournament days, which are proposed to occur 3-6 times annually. While there are no setback requirements for new uses in the CS-R zone, the proposed use is unlikely to negatively impact adjacent properties given its recreational nature and large size of the subject property.

The additional uses proposed in DSU 25-01 - including the revised 9-hole golf course, practice areas, driving range, putting course, indoor outdoor and outdoor sports, events barn, clubhouse, and restaurant, are considered to be private recreation facilities or accessory uses that are consistent with the recreational intent of the CS-R zone. The revised golf course, driving range, putting course, and associated practice areas align with the property's historical use, while the event barn, clubhouse, and restaurant serve as accessory facilities to support the recreational uses. The field house and indoor/outdoor sports attractions would offer an additional recreational element, expanding the types of activities available on the property. These future uses will require separate Design Review evaluation and approval prior to development.

Staff finds the phased approach ensures that the current uses can proceed while allowing for the comprehensive review of future phases to maintain consistency with CCZO Section 1025.1. Staff finds that all proposed uses align with the character of the surrounding area and therefore satisfy the criteria of CCZO Section 1025.1.

.2 Will not adversely affect natural resources of the area.

Finding 7: According to the Soil Survey of Columbia County, soils in southwest portion of the subject property consist of Aloha Silt Loam (Type 1A) soils, Quatama silt loam (Type 40B), and Wollent silt loam (Type 69). These soils have 5 - 3% slopes and are described as deep, somewhat poorly drained soils formed on broad terraces. The subject property contains McNulty Creek, a fish-bearing stream with associated flood hazard areas in the eastern portion of the site. As shown on the submitted site plan it appears that holes 2-8 will be completely or partially located within the identified flood hazard area. The applicant has indicated that frisbee golf holes located in the floodplain will utilize “*above ground pads and frisbee hole ‘baskets’*”, rather than the in-ground assemblies used for holes 1 and 9-18. Additionally, the applicant has indicated that disturbance to the natural topography in the flood hazard area will be limited to the installation of temporary signage posts to identify the different frisbee golf holes. The applicant concludes the portion of the submitted narrative pertaining to flood hazards by stating; “*it should be noted that the existing/previous golf course had similar signage posts, golf ball washing stations, and benches in the flood zone impacting the ground in a similar fashion*”. McNulty Creek is also subject to a 50-foot riparian buffer as required by CCZO Section 1170. The site plan submitted with the applications does not delineate distances between the creek and the proposed frisbee golf features. To ensure compliance, staff recommends the following Condition Nos. 4 and 9(a).:

- A 50’ Riparian Corridor extending from the top-of-bank of McNulty Creek and associated wetlands on the subject property shall be maintained.
- The applicant shall delineate the location of the McNulty Creek and its 50-foot riparian corridor on the final site plan and demonstrate that all proposed features maintain their temporary and removable nature and are consistent with the requirements of CCZO Section 1172.

The application indicates that wastewater will be managed using portable toilets. The County Sanitarian has submitted comments stating no objections to the proposal as submitted; however, future phases with more intensive uses will likely require upgrades to wastewater treatment systems. Additionally, the County Sanitarian has requested that the applicant submit documentation to LDS which displays that the proposed portable toilets are owned and maintained by a Licensed Sewage Disposal service. Condition No. 9 (e) is intended to address comments made by the County Sanitarian.

The broader range of uses proposed under DSU 25-01—including the revised 9-hole golf course, practice greens, putting course, driving range, clubhouse, restaurant, event barn, and indoor/outdoor sports facilities—can be found consistent with the natural resource protection criteria when developed appropriately. These uses must avoid disturbance to McNulty Creek and its required 50-foot riparian buffer, as well as comply with floodplain and wetland standards. The Oregon Department of State Lands (DSL) provided comments stating that, a wetland delineation

or permits will likely not be needed for the current phase of development but may be required for future phases involving more significant ground disturbance. This phased approach ensures that impacts to natural resources will be appropriately addressed as each phase is reviewed.

With the recommended conditions and required future site design approval, Staff finds that the proposal requested for DSU 25-01, and DR 25-04 can be found consistent with the natural resource protection criteria in CCZO Section 1025.2.

- .3 Will not conflict with or infringe upon the farm or forest uses in the area.

Finding 8: The subject property's historical use as a golf course between 1959 and 2018 has not conflicted with or infringed upon farm or forest uses in the area. Since then, much of the surrounding area has transitioned to Rural Residential zoning (RR-2 and RR-5), with limited active farm and forest uses remaining in the surrounding area. The proposed frisbee golf course and check-in shed reflect a less intensive resumption of the property's historical recreational use and are not anticipated to negatively impact neighboring properties.

Future uses, including the revised 9-hole golf course with practice greens and driving range, standalone putting course, clubhouse and restaurant, field house for indoor and outdoor sports, barn-style event venue, and advanced golf simulators, will be designed to align with the property's historical recreational character and zoning. These uses will undergo additional design review to ensure that mitigation measures address potential impacts, preventing any negative effects on neighboring properties or existing farm and forest operations. Based on the property's zoning, historical use, and proposed activities, staff finds the proposed uses will not conflict with or infringe upon farm and forest operations.

- .4 Will not require any public services other than those already existing or programmed for the area.

Finding 9: The proposal's water and wastewater impacts have already been evaluated, noting that the existing water infrastructure has limitations, with no additional connections available beyond those serving the clubhouse and residence. Wastewater for the frisbee golf course will be managed using portable toilets and required to be maintained by a licensed disposal service. These measures are sufficient for the current phase, but future development will require infrastructure upgrades to address more intensive water needs.

The submitted Trip Generation Memo (TGM) and comments from Public Works indicate that the proposed uses under DR 25-04 trigger the requirement for a Transportation Impact Analysis (TIA). As no TIA has been submitted as of the date of this report, staff is unable to fully assess the proposed frisbee golf course and its potential impact on public services in the surrounding area. However, the request submitted for DSU-01 is limited to determining whether the proposed uses are similar to those permitted in the CS-R zone. Therefore, this determination does not require a

detailed analysis of public services. Staff finds that DSU 25-01 can be approved as presented, however without a submitted TIA, staff finds that DR 25-04 does not satisfy the criteria in CCZO Section 1025.4.

- .5 Will not create any traffic hazards.

Finding 10: As previously stated, the submitted Trip Generation Memo (TGM) and comments from Public Works indicate that the proposed uses under DR 25-04 trigger the requirement for a Transportation Impact Analysis (TIA). While DSU 25-01 does not require a TIA because it is solely focused on determining whether the proposed uses are similar to other permitted within the CS-R zone, DR 25-04 is a proposal for development, and traffic safety impacts must be analyzed. Without a TIA, staff cannot determine that the proposed uses under DR 25-04 will not create traffic hazards as required by CCZO Section 1025.5. The absence of a TIA leaves gaps in the evaluation of traffic safety impacts related to potential increases in peak-hour traffic volumes, particularly for tournament events. Staff finds that DSU 25-01 can be approved as presented because it does not directly involve direct development but is instead a determination of use consistency. However, without a TIA, staff cannot recommend approval of DR 25-04 as presented.

Returning to CCZO Section 1026:

1026 Standards:

- .1 There is no designated minimum lot or parcel size. The Commission shall review each proposal on a case by case basis and determine if the site is adequate for the proposed use. They shall review the site plan of the proposal and determine if the site meets all the provisions of this Ordinance, including the off-street parking requirements listed in Section 1400.
- .2 There are no designated minimum setbacks in this district. The applicant shall submit a letter from the Fire Marshall concerning the necessary setbacks for safety. After reviewing this letter and the adjacent land uses, the Commission shall establish setback requirements for each individual site.

1027 Signs: Signs shall meet the requirements of Section 1300 of this Ordinance.

Finding 11: The subject property is approximately 77-acres with frisbee golf features proposed to be located throughout the property. Columbia River Fire and Rescue (CRFR) Fire Chief, Eric Smythe, provided a memo regarding minimum setbacks for fire safety on January 7, 2025. The memo states: *“The Fire District has reviewed the preliminary plan and has no comments or minimum setback requirements for the current project. However, CRFR reserves the right to update or provided comments on minimum setbacks for any future changes to the site, including new construction or modifications that may impact adjoining properties or existing structures on*

site”. The applicant’s revised site plan, submitted on January 15, 2025, indicates that the frisbee golf course feature closest to a property line (platform for Hole 2) is approximately 9.4 feet from the southern property boundary. Given the absence of minimum setbacks requirements in the CS-R Zone, staff recommends a condition of approval to ensure that course features are sited as shown on the proposed site plan:

- The proposed frisbee golf elements shall be sited according to the site plan reviewed and approved by the Planning Commission, ensuring the closest element remains at least 9.4-feet from the closest property line. Minor deviations may be approved by the Planning Manager, provided the minimum setback of 9.4-feet is maintained.

Additionally, the applicant’s narrative indicates that signage will be placed at each frisbee golf hole to identify the respective numbers. However, no documentation for the proposed signage has been provided as of the date of this report. Staff recommends an additional condition requiring the applicant to submit documentation demonstrating compliance with the signage standards outlined in CCZO Section 1300 prior to final site plan approval. Staff finds that, with adherence to the recommended conditions, the proposal satisfies the criteria outlined in CCZO Sections 1026 and 1027 regarding setbacks and signage.

Continuing with Section 1100 of the Columbia County Zoning Ordinance:

Section 1100 FLOOD HAZARD OVERLAY

FH

1101 Purpose: It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- .1 To protect human life and health;
- .2 To minimize expenditure of public money and costly flood control projects;
- .3 To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- .4 To minimize prolonged business interruptions;
- .5 To minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- .6 To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;

- .7 To ensure that potential buyers are notified that property is in an area of special flood hazard;
- .8 To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions;
- .9 To participate in and maintain eligibility for flood insurance and disaster relief.

[...]

1103 Definitions: Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage.

[...]

- .11 "DEVELOPMENT" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

1105 ADMINISTRATION:

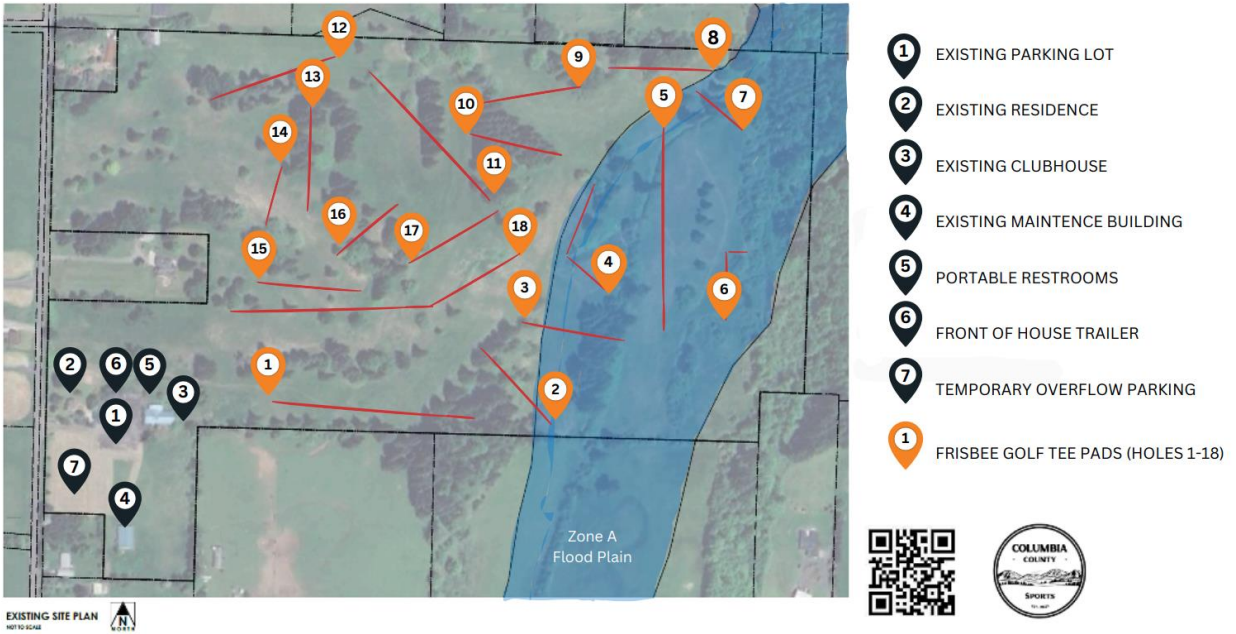
[...]

- .3 Establishment of Development Permit:
 - A. Floodplain Development Permit Required: A development permit shall be obtained before construction or development begins within any area horizontally within the special flood hazard area established in section 1104.2. The development permit shall be required for all structures, including manufactured dwellings, and for all other development, as defined in section 1103, including fill and other development activities.
 - 1. The following exceptions apply for the storage of equipment and/or materials:
 - i. Temporary storage, located out of the floodway, within any zoning district; and
 - ii. Permanent storage, connected with residential use, located out of the floodway.

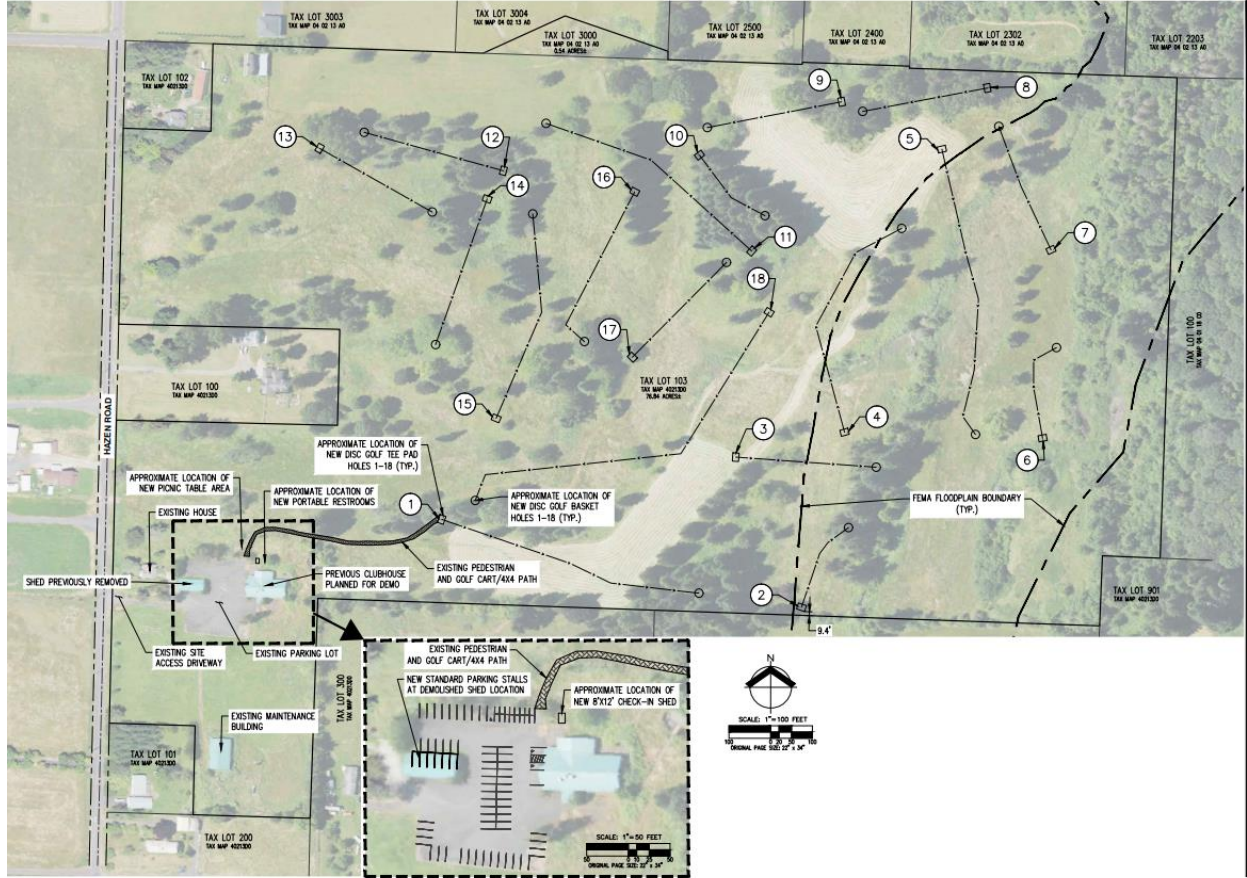
Finding 12: The updated site plan submitted with DSU 25-01 and DR 25-04 on November 8, 2024, and the revised site plan submitted on January 15, 2025, clearly delineate the boundaries of the flood hazard area identified on FEMA FIRM Panel 41009CO453D and includes the location of frisbee golf holes 2-8, which will be partially or entirely located within this area. The applicant proposes to use above-ground tee pads and frisbee baskets for these holes, rather than in-ground

assemblies, to minimize disturbance to the natural topography. Additionally, temporary signage posts will be installed to identify the holes, further limiting ground disturbance.

Site Plan submitted with DSU 25-01 and DR 25-04 on 11/08/2024



Site Plan submitted on 01/15/2025



The applicant has emphasized that these temporary features will have no greater impact than those associated with the old golf course, which included similar signage posts, ball washing stations, and benches within the flood hazard area. No grading, filling or permanent structures are proposed as part of the request submitted for DR 25-04. The temporary and removable nature of these features aligns with the requirements of CCZO Section 1100, which seeks to minimize impacts on flood hazard areas while ensuring safety and stability within these zones.

November 15, 2024 Amendment.

In the flood plain we will utilize above ground pads and frisbee hole "baskets", representative pictures are noted below.



With the provided site plan meeting the delineation requirements and all features designed to be temporary, staff finds that the proposal complies with the provisions of CCZO Section 1100. Any future grading, filling, or construction of permanent structures within the floodplain will require separate review and permitting.

Section 1170 RIPARIAN CORRIDORS, WETLANDS, WATER QUALITY, AND FISH AND WILDLIFE HABITAT PROTECTION OVERLAY ZONE

[...]

1172 Riparian Corridor Standards:

A. The inventory of Columbia County streams contained in the Oregon Department of Fish and Wildlife Fish Habitat Distribution Data (published January 13, 2023), specifies which streams and lakes are fish-bearing. Fish-bearing lakes are identified on the map entitled, "Lakes of Columbia County." A copy of the most current Stream Classification Maps is attached to the Comprehensive Plan, Technical Appendix Part XVI, Article X(B) for reference. The map, "Lakes of Columbia County" is attached to the Comprehensive Plan, Technical Appendix Part XVI, Article X(B), and is incorporated therein. Based upon the stream and lake inventories, the following riparian corridor boundaries shall be established:

1. Lakes. Along all fish-bearing lakes, the riparian corridor boundary shall be 50-feet from the top-of-bank, except as provided in CCZO Section 1172(A)(5), below.
2. Fish-Bearing Streams, Rivers and Sloughs (Less than 1,000 cfs). Along all fish-bearing streams, rivers, and sloughs with an average annual stream flow of less than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 50-feet from the top-of-bank. Average annual stream flow information shall be

provided by the Oregon Water Resources Department.

3. Fish-Bearing and Non-Fish-Bearing Streams, Rivers and Sloughs (Greater than 1,000 cfs). Along all streams, rivers, and sloughs with an average annual stream flow greater than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 75-feet upland from the top-of-bank. Average annual stream flow information shall be provided by the Oregon Water Resources Department.

B. Distance Measurement.

1. The measurement of distance to the riparian corridor boundary shall be from the top-of-bank. In areas where the top-of-bank is not clearly delineated, the riparian corridor boundary shall be measured from the ordinary high water level, or the line of non-aquatic vegetation, whichever is most landward.
2. The measurement shall be a slope distance. In areas where the predominant terrain consists of steep cliffs, the distances to the corridor boundary shall be measured as a horizontal distance until the top of the cliff is reached, and as a slope distance on from that point.

1173 Activities Prohibited within the Riparian Corridor Boundary

In addition to the prohibitions in the underlying zone, the following activities are prohibited within a riparian corridor boundary, except as provided for in Sub-sections 1175 and 1176 of this Section:

- A. The alteration of a riparian corridor by grading, placement of fill material, and/or impervious surfaces, including paved or gravel parking areas, or paths, and/or the construction of buildings or other structures which require a building permit under the Oregon State Building Code, as amended.
- B. The removal of riparian trees or vegetation.

Finding 13: The section of McNulty Creek located on the subject property is identified as a fish-bearing stream, requiring a 50-foot riparian corridor buffer under CCZO Section 1172. The site plan provided does not clearly illustrate the location of McNulty Creek or the distance between the creek and the proposed features of the frisbee golf course. However, the applicant has indicated that all features within the identified flood hazard area, wetlands, and the riparian corridor boundary - including above-ground tee pads, signage, and frisbee baskets - will be temporary and therefore removable. The applicant has also confirmed that no grading, filling, or permanent

structures are proposed under DR 25-04. The temporary nature of these proposed elements ensures compliance with the restrictions outlined in CCZO Section 1173.

Additionally, in accordance with ORS 215.418 and 227.350, cities and counties are required to submit notice to the Oregon Department of State Lands (DSL) of any projects that may impact wetlands and waterways. On December 31, 2024, DSL provided the following response:

“...based on the submitted site plan, the proposed construction may impact wetlands and/or waters which may be present in various portions of the property, however, given the nature of the project, it is highly unlikely that the 50 cubic yard threshold of removal and/or fill would be exceeded. Based on this, it is unlikely that wetland delineation or DSL permitting will be needed for this project. Best Management Practices for erosion and sediment control are recommended during construction to prevent untreated construction stormwater releases into nearby creeks or wetlands. If future development occurs at this site that involves ground disturbance/site alternation at a larger scale, a wetland delineation will likely be needed and permits may be required”.

In response to DSL’s comments, future phases involving ground disturbance or site alterations of a larger scale must comply with DSL’s recommendations, including the potential submission of a wetland delineation and acquiring necessary permits. Before final site plan approval, the applicant must clearly delineate the location of the McNulty Creek and its 50-foot riparian corridor on the site plan and demonstrate that all proposed features remain consistent with the temporary and removable nature described in the application(s). With adherence to these conditions of approval, staff finds the proposal complies with the provisions of CCZO Section 1170.

Continuing with Section 1400 of the Columbia County Zoning Ordinance:

Section 1400 OFF-STREET PARKING AND LOADING OP

- 1401 General Provisions: At the time of the erection of a new building, or an addition to an existing building, or any change in the use of an existing building, structure, or land which results in an intensified use by customers, occupants, employees, or other persons, off-street parking and loading shall be provided according to the requirements of this section.

- 1402 Continuing Obligation: The provisions for and maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner. No building or any other required permit for a structure or use under this or any other applicable rule, ordinance, or regulation shall be issued with

respect to off- street parking and loading, or land served by such land, until satisfactory evidence is presented that the property is, and will remain, available for the designated use as a parking or loading facility.

1403 Use of Space:

- .1 Required parking spaces shall be available for parking of vehicles of customers, occupants, and employees.
- .2 No parking of trucks, equipment, or the conduct of any business activity shall be permitted on the required parking spaces.
- .3 Required loading spaces shall be available for the loading and unloading of vehicles concerned with the transportation of goods and services.
- .4 Excepting residential and local commercial districts only, loading areas shall not be used for any other purpose than for loading and unloading.
- .5 In any district it shall be unlawful to store or accumulate goods in a loading area in a manner which would render the area temporarily or permanently incapable of immediate use for loading operations.

Finding 14: The submitted applications indicate that the existing parking lot will be used to provide parking during routine operations for customers and employees of the frisbee golf course. For tournaments, overflow parking will be provided in the field to the south of the existing parking. The proposal does not detail specific loading spaces as the loading and unloading of goods is not anticipated as part of this proposal. Staff finds the above criteria are met.

1405 Plans Required: A plot plan shall be submitted in duplicate to the Director with each application for a building permit or for a change of classification to OP. The plot plan shall include the following information:

- .1 Dimensions of the parking lot.
- .2 Access to streets and location of curb cuts.
- .3 Location of individual parking spaces
- .4 Circulation pattern.
- .5 Grade and drainage.
- .6 Abutting property.
- .7 A landscaping plan which shall include the location and names of all vegetation, and the location and size of fencing or other screening material. This plan shall be approved by the Director

Finding 15: The applicant's submitted parking plan addresses parking dimensions, access, and circulation patterns, with 65 spaces including 2 standard ADA, 1 ADA van space, and a temporary overflow parking area for tournaments. The applicant has provided documentation displaying an area in which fire turnaround could be achieved which would reduce the parking by two spaces if required by the Fire Marshal. Staff has recommended Condition No. 10 (b) to ensure fire safety requirements are met.

While the existing parking lot meets functional requirements, CCZO Section 1405 requires a landscaping plan to delineate the names and location of all vegetation intended to reduce the visual impact of the existing parking lot. Should the Planning Commission approve DR 25-04, staff recommends Condition No. 9(d), to reflect this requirement. As conditioned, staff finds the criteria in Section 1405 is met.

1410 Size:

- .1 The standard size of a parking space shall be 9 feet by 18 feet.
- .2 Handicapped parking spaces shall be 12 feet by 18 feet.
- .3 Parallel parking, the length of the parking space shall be increased to 22 feet.

1412 Access: There shall be no more than one 45 foot wide curb cut driveway per 150 feet of street frontage, or fraction thereof, permitted per site.

1413 Surfacing and Marking:

- .1 The surfacing of each parking area shall meet minimum County standards to handle the weight of the vehicles which will use the parking area. All areas used for parking and maneuvering of vehicles shall be marked in accordance with the approved plan and such marking shall be continuously maintained. Handicapped parking spaces shall be marked with a wheelchair symbol.
- .2 The parking and loading areas for commercial, industrial, or apartment uses shall be paved with concrete, asphaltic concrete, or another comparable surface.

1414 Drainage and Lighting: Adequate drainage shall be provided to dispose of the run-off generated by the impervious surface area to the parking area. The drainage system shall function so it will not adversely affect adjoining property. Artificial lighting shall be provided in such a manner as to insure the safety of the parking area without interfering with adjoining properties or creating traffic hazards on adjoining streets.

1415 Parking Areas: All parking areas, excluding one and two-family dwellings, shall meet the following requirements:

- .1 All parking areas of less than 20 parking spaces shall have one handicapped parking space. Parking areas with more than 20 spaces shall provide one handicapped parking space for every 50 standard parking spaces.

- .2 All parking areas shall be divided into bays of not more than 20 parking spaces. Between, and at the end of each parking bay, there shall be planters which have a minimum width of 5 feet and be at least 17 feet in length. Each planter shall contain one major structural tree and ground cover which has been deemed

Finding 16: The proposed parking plan meets the dimensional requirements of CCZO Section 1410, with spaces measuring 9 feet by 18 feet, including 3 ADA-compliant spaces (2 standard and 1 van accessible) in the primary lot. Access to the site complies with Section 1412, utilizing an existing driveway with adequate spacing and visibility. The parking lot surface is paved and marked, aligning with Section 1413, while the temporary overflow parking area will be unpaved but used only for tournaments. Existing drainage infrastructure for the primary lot ensures compliance with Section 1414, and no lighting changes are proposed, minimizing potential disturbances. Landscaping for the parking areas, as required by Section 1415, shall be incorporated into the final site plan to include visual buffering and compliance with screening standards. Staff finds that as conditioned, the proposal complies with the criteria in CCZO Section 1410-1415.

1417 Unspecified Uses: Any use not specifically listed in the foregoing list shall have the requirements of the listed use or uses deemed equivalent by the Director.

Finding 17: In reference to CCZO Section 1417, Staff finds that calculating parking requirements based on the information provided in the submitted Trip Generation Memo (TGM) is appropriate given that frisbee golf courses are not explicitly listed in Section 1416 of the CCZO. The TGM submitted on 1/21/2025 provides estimates for peak operations and tournaments. Parking demand is calculated using only inbound trips, as they represent vehicles requiring parking spaces at any given time. The calculation also assumes an average vehicle occupancy of 1.5 players per customer vehicle and an average vehicle occupancy of 1 staff member per staff vehicle. The following breakdown illustrates the parking requirements:

Regular Operations

A.M. Peak Hour	
Inbound Trips	27 Vehicles
Parking for Players	27 Spaces
Parking for Staff	5 Spaces
Total Parking Required	32 Spaces
P.M. Peak Hour	
Inbound Trips	29 Vehicles
Parking for Players	29 Vehicles
Parking for Staff	5 Spaces
Total Parking Required	34 Spaces

Tournaments

Shotgun-Style Tournament	
Players	72 Players
Vehicles (<i>assumed vehicle occupancy of 1.5 players</i>)	48 Vehicles
Parking for Players	48 Spaces
Parking for Staff	5 Spaces
Total Parking Required	53 Spaces
Staggered Tee Time Tournament	
Players	150 Players
Vehicles (<i>assumed vehicle occupancy of 1.5 players</i>)	100 Vehicles
Parking for Players	100 Vehicles
Parking for Staff	5 Spaces
Total Parking Required	105 Spaces

The applicant has provided a parking plan showing that the existing parking lot on the southwestern portion of the subject property provides a total of 65 parking spaces, including 65 standard spaces, 2 ADA-compliant spaces, and 1 van-accessible ADA-compliant space. The applicant's proposed parking plan exceeds the parking demand for regular operations, requiring a maximum of 34 spaces, including 2 ADA spaces with 1 van-accessible space.

Submitted Parking Plan

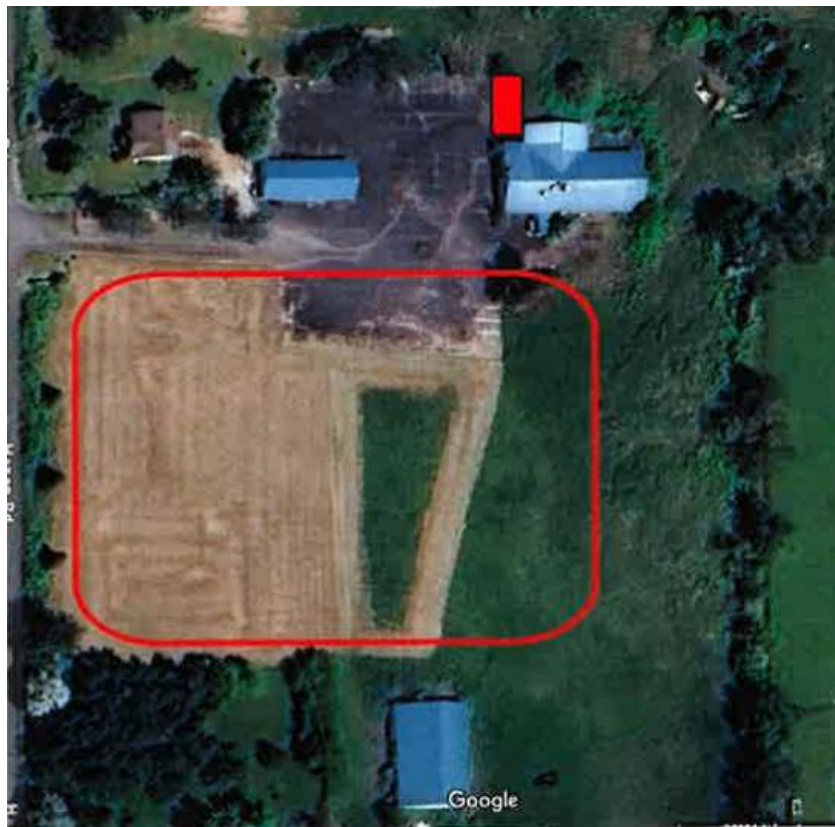


PARKING LOT SUMMARY

- STANDARD SPACES: 65
- TOTAL ADA SPACES: 3
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2
- REQUIRED ADA SPACES: 1
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2

For tournaments, the parking demand reaches 105 spaces, requiring 3 ADA spaces, including 1 van accessible space. To address the increase in vehicular traffic, the applicant has proposed using a field to the south of the existing parking lot for temporary overflow parking. The submitted applications indicate that parking attendants will be present during events to organize and direct vehicles. The applicant has also identified a potential location for a firetruck turnaround within the parking lot, which may reduce available spaces by two, if required by Columbia River Fire and Rescue. While the applicant has stated that the overflow parking area can satisfy projected parking needs, the final site plan shall clearly delineate the overflow parking spaces, ensuring compliance with the dimensional standards outlined in Section 1400 of the CCZO. As conditioned, Staff finds the proposal satisfies the parking requirements of Section 1400.

Proposed Overflow Parking Area



Continuing with Section 1450 of the Columbia County Zoning Ordinance:

Section 1450 TRANSPORTATION IMPACT ANALYSIS

1450 Transportation Impact Analysis: A Transportation Impact Analysis (TIA) must be submitted with a land use application if the proposal is expected to involve one or more of the conditions in 1450.1 (below) in order to minimize impacts on and protect transportation facilities, consistent with Section 660-012-0045(2)(b) and (e) of the State Transportation Planning Rule.

- .1 Applicability – A TIA shall be required to be submitted to the County with a land use application if the proposal is expected to involve one (1) or more of the following:
 - A. Changes in land use designation, or zoning designation that will generate more vehicle trip ends.
 - B. Projected increase in trip generation of 25 or more trips during either the AM or PM peak hour, or more than 400 daily trips.
 - C. Potential impacts to intersection operations.
 - D. Potential impacts to residential areas or local roadways, including any non- residential development that will generate traffic through a residential zone.
 - E. Potential impacts to pedestrian and bicycle routes, including, but not limited to school routes and multimodal roadway improvements identified in the TSP.
 - F. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.
 - G. A change in internal traffic patterns may cause safety concerns.
 - H. A TIA is required by ODOT pursuant with OAR 734-051.
 - I. Projected increase of five trips by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) per day, or an increase in use of adjacent roadways by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) by 10 percent.

Finding 18: The Columbia County Public Works Department reviewed the applicant’s Trip generation memo (TGM) submitted on 1/20/2025 and provided their analysis to planning staff on 1/23/2025. Their analysis, which is included as an attachment of this report, determined that the proposed frisbee golf course and check-in shed trigger a Transportation Impact Analysis (TIA) under CCZO Sections 1450.1(B) and 1450.1(D). The TGM projects a gross increase of 34 AM peak hour trips, 55 PM peak hour trips, and 526 daily trips, exceeding the 25 peak hour trip and 400 daily trip thresholds established by Section 1450.1(B). Additionally, Public Works clarified that the termination of the operations associated with the old golf course in 2018 means that the trip increase should be evaluated as a gross change, not net, thereby triggering a TIA.

For tournaments, the TGM estimates 48 peak hour trips during shotgun-style events, also exceeding the 25-trip threshold. Although the applicant asserts that weekend peak hour trips should not apply, Public Works disagrees, stating: “Section 1450 of the Zoning Ordinance does not

specify the AM and PM peak hour triggers apply only to weekdays”. Additionally, the analyses confirmed that traffic along Hazen Road will impact residential areas, therefore the trigger under CCZO Section 1450.1(D) would also be met.

In conclusion, Staff finds the projected traffic increases exceed TIA standards established by CCZO Sections 1450.1(B) and 1450.1(D), thereby necessitating a TIA to assess the full transportation impacts and potential hazards particularly during tournaments. As this requirement is essential for determining compliance, Staff finds that the submittal of a TIA cannot be deferred as a condition of approval.

On 1/25/2025, the applicant provided Planning Staff with a message from Jessse Tomaino, of All Day Disc Golf, who is assisting the engineer of record, Jennifer Danziger, PE, curate traffic estimates for the proposed development. The message was intended to correct perceived inconsistencies in the TGM submitted on 1/20/2025. Columbia County Public Works reviewed the applicant’s message and provided comments to Planning Staff on 1/27/2025. Public Works indicated that the message lacks the necessary revisions from the engineer of record to address substandard conditions on Hazen Road, including limited shoulders and potential safety hazards at intersections. Public Works emphasized that while it would need to review revisions to the TGM made directly from the engineer of record, who generated the original TGM, any changes would likely not have an impact on a TIA being triggered based on the peak hour thresholds in Section 1450.1(B). Based on that direction provided by Public Works, staff finds the submittal received does not preclude the proposal submitted for DR 25-04 from triggering the submittal of a TIA, and that the submittal of a TIA remains necessary. As of the date of the publication of this Staff Report, a TIA had not been received. Accordingly, staff finds that this criterion is not satisfied.

- .2 Consistent with the County’s Guidelines for Transportation Impact Analysis (TIA), a landowner or developer seeking to develop/redevelop property shall contact the County at the project’s outset. The County will review existing transportation data to establish whether a TIA is required. It is the responsibility of the applicant to provide enough detailed information for the County to make a determination. An applicant should have the following prepared, preferably in writing:

- A. Type of uses within the development
- B. The size of the development
- C. The location of the development
- D. Proposed new accesses or roadways
- E. Estimated trip generation and source of data
- F. Proposed study area

If the County cannot properly evaluate a proposed development's impacts without a more detailed study, a TIA will be required. The County will provide a scoping summary detailing the study area and any special parameters or requirements, beyond the requirements set forth in the County's Guidelines for Transportation Impact Analysis, when preparing the TIA.

Finding 19: Based on the conclusions outlined in Finding 17, a TIA is required for the proposed development. The applicant's TGM identifies traffic levels that exceed peak-hour thresholds established in CCZO Section 1450.1. These exceedances require the applicant to submit a TIA in order for Public Works and Planning Staff to fully evaluate transportation impacts. The TIA must evaluate transportation facility adequacy, safety hazards, and necessary mitigation measures to address traffic impacts. Without a TIA, Staff finds that compliance with Section 1450.2 has not been demonstrated. Staff notes that, although this criterion is not met, it applies solely to the review of DR 25-04 and does not affect staff's ability to recommend approval of DSU 25-01.

.3 Approval Criteria. When a TIA is required, a proposal is subject to the following criteria:

- A. The TIA addresses the applicable elements identified by the County Public Works Director and the County's Guidelines for Transportation Impact Analysis;
- B. The TIA demonstrates that adequate transportation facilities exist to serve the proposed development or, identifies mitigation measures that resolve identified traffic safety problems in a manner that is satisfactory to the County Public Works Director and, when state highway facilities are affected, to ODOT;
- C. For affected non-highway facilities, the TIA establishes that mobility standards adopted by the County have been met; and
- D. Proposed public improvements are designed and will be constructed consistent with County Road Standards and access spacing standards in the Transportation System Plan.

Finding 20: As previously stated a TIA is required because the proposal exceeds the thresholds outlined in CCZO Section 1450.1. Under CCZO Section 1450.3, the TIA must demonstrate that adequate transportation facilities exist, identify mitigation measures to address traffic safety problems, and ensure compliance with County standards. However, the applicant has not submitted a TIA. Without this analysis, the proposal cannot demonstrate compliance with these criteria, and therefore, the requirements of CCZO Section 1450.3 are not met.

Staff finds that, although this criterion is not met, it applies solely to the review of DR 25-04

and does not affect staff's ability to recommend approval of DSU 25-01.

.4 Conditions of Approval.

- A. The County may deny, approve, or approve a proposal with conditions necessary to meet operational and safety standards; provide the necessary right-of-way for improvements; and to require construction of improvements to ensure consistency with the future planned transportation system.
- B. Construction of off-site improvements may be required to mitigate impacts resulting from development that relate to capacity deficiencies and public safety; and/or to upgrade or construct public facilities to County Standards.

Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on transportation facilities. Findings in the development approval shall indicate how the required improvements directly relate to and are roughly proportional to the impact of development.

Finding 21: The County may impose conditions to ensure that transportation improvements are proportional to the development's impact. These conditions may include requiring mitigation measures, construction of off-site improvements, or upgrades to public facilities to address deficiencies and ensure safety. Through analysis of the applicants submitted TGM, Public Works identified that a TIA would be required to be submitted for review. As of the date of this report, the applicant has yet to submit a TIA which restricts staff's ability to determine whether transportation improvements are necessary. Accordingly, the request submitted for DR 25-04, as presented, does not meet the criteria in Section 1450.4.

Continuing with Section 1550 of the Columbia County Zoning Ordinance:

Section 1550 SITE DESIGN REVIEW

[Amended by Ordinance 98-9, eff. 11/25/98; amended by Ordinance No. 2003 - 5, effective December 15, 2003].

The Site Design Review process shall apply to all new development, redevelopment, expansion, or improvement of all community, governmental, institutional, commercial, industrial and multi-family residential (4 or more units) uses in the County.

1551. Types of Site Design Review:

- A. Type 1: Projects, developments and building expansions which meet any of the following criteria:
 - 1. are less than 5,000 sq.ft., and are less than 10% of the square

footage of an existing structure.

2. Increase the number of dwelling units in a multi-family project.
3. Increase the height of an existing building.

B. Type 2: Projects, developments and building expansions which meet any of the following criteria:

1. have an area of 5,000 sq.ft. or more, or are 10% or more of the square footage of an existing structure.
2. Change the category of use (e.g., commercial to industrial, etc.).
3. New off-site advertising signs or billboards.
4. Any project meeting any of the Type 2 criteria shall be deemed a Type 2 Design Review application.

1552 Design Review Process: The Planning Director shall review and decide all Type 1 Site Design Review applications. The Planning Commission shall review all Type 2 Design Review applications. Applications shall be processed in accordance with Sections 1600 and 1700 of this ordinance.

1553 Pre-application Conference: A pre-application conference is required for all projects applying for a Site Design Review, unless the Director or his/her designate determines it is unnecessary. The submittal requirements for each application are as defined in this section and the standards of the applicable zone, and will be determined and explained to the applicant at the pre- application conference.

1554 Pre-application Conference Committee: The committee shall be appointed by the Planning Director and shall consist of at least the following officials, or their designated staff members. Only affected officials need to be present at each pre-application conference.

- A. The County Planning Director.
- B. The County Director of Public Works.
- C. The Fire Marshal of the appropriate Rural Fire District.
- D. The County Building Official.
- E. The County Sanitarian.
- F. A city representative, for projects inside Urban Growth Boundaries.
- G. Other appointees by the Planning Director, such as an Architect, Landscape Architect, real estate agent, appropriate officials, etc.

1555 Submittal documents: The following documents, when applicable, are required for a Site Design Review. The scope of the drawings and documents to be included will be determined at the pre- application conference by the Pre-application Conference Committee, and a Site Design Review Submittal Checklist will be given to the applicant, documenting which items are deemed not applicable or not necessary to determine compliance with County and State standards, with a short explanation given for each item so determined.

- A. History.
- B. Project narrative.
- C. Existing site plan.
- D. Proposed site plan.
- E. Grading plan.
- F. Drainage plan.
- G. Wetland mitigation plan. Goal 5 Resource Protection Plans (streams, wetlands, riparian areas, natural areas, fish and wildlife habitat).
- H. Landscaping plan.
- I. Architectural plans.
- J. Sign drawings.
- K. Access, parking and circulation plan.
- L. Impact assessment.
- M. Site Design Review Submittal Checklist.

1556 Site Plan Submittal and Analysis: The applicant shall submit an application and any necessary supplemental information as required by this ordinance to the Land Development Services Department. The Planning Director or designate shall review the application and check its completeness and conformance with this ordinance. Once a Type 2 application is deemed complete, it shall be scheduled for the earliest possible hearing before the Planning Commission. A staff report shall be prepared and sent to the applicant, the Planning Commission, and any interested party requesting a copy.

[...]

1558 Planning Commission Review: The Planning Commission shall hold a public hearing for all Type 2 Design Review applications according to Sections 1603, 1604 and 1608 of this ordinance. If the Planning Commission determines that the proposed development meets the provisions of this ordinance, it may approve the project. The Planning Commission may attach any reasonable conditions to its approval of a site plan.

1559 Compliance: Conditions placed upon the development of a site are also placed upon any building permits issued for the same site. These conditions shall be met by the developer prior to an occupancy permit being issued by the Building Official, or as an alternative, a bond shall be posted equal to 125% of the estimated cost of the unfinished work, to ensure completion

within 1 year of occupancy. If all improvements are not completed within the 1-year bond period, the County may use the bond to complete the work.

- 1560 Existing Site Plan: The degree of detail in the existing site plan shall be appropriate to the scale of the proposal, or to special site features requiring careful design. An existing site plan shall include the following, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:
- A. A vicinity map showing location of the property in relation to adjacent properties, roads, pedestrianways and bikeways, and utility access. Site features, manmade or natural, which cross property boundaries are to be shown.
 - B. A site description map at a suitable scale (i.e. 1"=100'; 1"=50'; or 1"=20') showing parcel boundaries and gross area, including the following elements, when applicable:
 1. Contour lines at the following minimum intervals:
 - a. 2 foot intervals for slopes 0-20%;
 - b. 5 or 10 foot intervals for slopes exceeding 20%;
 - c. Identification of areas exceeding 35% slope.
 2. In special areas, a detailed slope analysis may be required. Sources for slope analysis include maps located at the U.S. Natural Resources Conservation Service office.
 3. Potential natural hazard areas, including potential flood or high ground water, landslide, erosion, and drainage ways. An engineering geologic study may be required.
 4. Wetland areas, springs, wildlife habitat areas, wooded areas, and surface features such as mounds and large rock outcroppings.
 5. Streams and stream corridors.
 6. Location, species and size of existing trees proposed to be removed.
 7. Significant noise sources.
 8. Existing structures, improvements, utilities, easements and other development.

9. Adjacent property structures and/or uses.

1561 Proposed Site Plan: A complete application for design review shall be submitted, including the following plans, which may be combined, as appropriate, onto one or more drawings, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

A. Site Plan: The site plan shall be drawn at a suitable scale (i.e. 1"=100', 1"=50', or 1"=20') and shall include the following:

1. The applicant's entire property and the surrounding area to a distance sufficient to determine the relationships between the applicant's property and proposed development and adjacent properties and developments.
2. Boundary lines and dimensions of the property and all proposed property lines. Future buildings in phased development shall be indicated.
3. Identification information, including names and addresses of project designers.
4. Natural features which will be utilized in the site plan.
5. Location, dimensions and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the property, city limits, section lines and corners, and monuments.
6. Location and dimensions of all existing structures, improvements, or utilities to remain, and structures to be removed, all drawn to scale.
7. Historic structures, as designated in the Comprehensive Plan.
8. Approximate location and size of storm water retention or detention facilities and storm drains.
9. Location and exterior dimensions of all proposed structures and impervious surfaces.
10. Location and dimension of parking and loading areas. pedestrian

and bicycle circulation, and related access ways. Individual parking spaces shall be shown.

11. Orientation of structures, showing entrances and exits.
 12. All exterior lighting, showing type, height, wattage, and hours of use.
 13. Drainage, Stormwater and Erosion Control, including possible adverse effects on adjacent lands.
 14. Service areas for waste disposal and recycling.
 15. Noise sources, with estimated hours of operation and decibel levels at the property boundaries.
 16. Goal 5 Resource Protection Plans. Indicate how project will protect streams, wetlands, riparian areas, natural areas, and fish and wildlife habitat from negative impacts.
 17. A landscaping plan which includes, if applicable:
 - a. Location and height of fences, buffers, and screening;
 - b. Location of terraces, decks, shelters, play areas, and common open spaces;
 - c. Location, type, size, and species of existing and proposed shrubs and trees; and
 - d. A narrative which addresses soil conditions and erosion control measures.
- B. Grading Plans: A preliminary grading plan indicating where and to what extent grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resource protection proposals.
- C. Architectural Drawings:
1. Building elevations and sections;
 2. Building materials (color and type);
 3. Floor plan.

D. Signs: (see also Zoning Ordinance Section 1300)

1. Freestanding sign:
 - a. Location of sign on site plan;
 - b. Elevation of sign (indicate size, total height, height between bottom of sign and ground, color, materials, and means of illumination).
2. On-Building Sign:
 - a. Building elevation with location of sign (indicate size, color, materials and means of illumination);
 - b. Plot plan showing location of signs on building in relation to adjoining property.

Finding 22: The proposed 18-hole frisbee golf course and check-in shed qualify for review under a Type 2 Design Review application per CCZO Section 1550, as they represent a new commercial recreational use on a significant portion of the 77-acre site. While the current applications focus solely on the frisbee golf course and check-in shed, some feedback received during the June 2024 pre-application conference, such as potential transportation impacts, remain applicable.

The applicant's updated site plan delineates the flood hazard area but does not identify McNulty Creek or the associated 50-foot riparian buffer required under CCZO Section 1170, as noted in previous findings. To ensure compliance, Condition No.9(a), has been recommended which requires the applicant to identify the creek and its riparian buffer in relation to the proposed features.

As previously determined, parking is sufficient for periods of regular operation, but additional overflow parking and ADA-compliant spaces will be required to accommodate tournaments. The submitted TGM concludes that projected weekday traffic patterns are within acceptable thresholds; however, further analysis and mitigation are required to address tournament traffic, which exceeds peak-hour thresholds during weekend events. While signage is included as part of the proposal, detailed plans have not been provided, and a condition has been recommended to ensure compliance with CCZO Section 1300 prior to final site plan approval. With adherence to these previously stated conditions, including revisions to the submitted site plan and parking modifications, staff finds that the proposal satisfies the standards in Sections 1555, 1556, and 1561 for this Type II Site Design Review.

Continuing with Zoning Ordinance Section 1550:

[...]

1563 Standards for Approval:

The Planning Commission or Director shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:

- A. Flood Hazard Areas: See CCZO §1100, Flood Hazard Overlay Zone. All development in Flood Hazard Areas must comply with State and Federal Guidelines.
- B. Wetlands and Riparian Areas: Alteration of wetlands and riparian areas shall be in compliance with State and Federal laws.
- C. Natural Areas and Features: To the greatest practical extent possible, natural areas and features of the site shall be preserved.
- D. Historic and Cultural sites and structures: All historic and culturally significant sites and structures identified in the 1984 Comprehensive Plan, or identified for inclusion in the County Periodic Review, shall be protected if they still exist.
- E. Lighting: All outdoor lights shall be shielded so as to not shine directly on adjacent properties and roads.
- F. Energy Conservation: Buildings should be oriented to take advantage of natural energy saving elements such as the sun, landscaping and land forms.
- G. Transportation Facilities: Off-site auto and pedestrian facilities may be required by the Planning Commission, Planning Director or Public Works Director consistent with the Columbia County Road Standards and the Columbia County Transportation Systems Plan.

Finding 23: The proposed 18-hole frisbee golf course and check-in shed shall comply with the approval criteria outlined in CCZO Section 1563. Specific requirements related to flood hazard areas, riparian buffers, and natural features have been addressed in Findings 12 and 13, where it was determined that all features within these areas are temporary, removeable, and designed to minimize environmental impacts. The requirement to identify McNulty Creek and the 50-foot riparian buffer on the site plan has been addressed as Condition Nos. 4, 9(a), and elsewhere in this report.

Off-street parking and loading requirements were outlined in previous findings, where it was established that parking is sufficient for daily use, but additional parking spaces are necessary for tournaments. See Condition No. 9 (c). Similarly, transportation impacts were analyzed in Finding 18, which concluded that anticipated trip generation exceeds thresholds TIA. Compliance with signage requirements, as outlined in CCZO Section 1300, has been covered in numerous sections where it was determined that additional documentation is required.

No lighting is proposed as part of this phase, and the check-in shed and frisbee golf features do not require energy conservation considerations. While there are no identified historical structures or know cultural sites, and while the property has not been operated as a golf course for several years, the Columbia County Comprehensive Plan identifies the St. Helens Golf Course as an important private recreation facility. With adherence to the previously recommended conditions of approval, the proposal meets all applicable criteria under CCZO Section 1563.

1564 Final Site Plan Approval:

If the Planning Director or Planning Commission approves a preliminary site plan, the applicant shall finalize all the site drawings and submit them to the Director for review. If the Director finds the final site plan conforms with the preliminary site plan, as approved by the Director or Planning Commission, the Director shall give approval to the final site plan. Minor differences between the preliminary site plan and the final site plan may be approved by the Director. These plans shall be attached to the building permit application and shall become a part of that permit.

Finding 24: The preliminary site plan, once approved, is of record to the County Building Official and other departments. Its contents dictate their review and standards. As such the final site plan shall be approved only if it conforms with the conditions of approval and the preliminary site plan reviewed and approved by the Planning Commission. In addition, the County Building Official will require the project to comply with all applicable requirements of the County Codes related to Building, Safety and Fire Protection as well as all applicable State and Federal Codes, Ordinances, and Standards in effect at the time of building permit applications. Staff finds that the criteria in Section 1563 will be met with conditions covered elsewhere in this report.

AGENCY COMMENTS:

Columbia County Assessor: Has reviewed the application and has no objection to its approval as submitted.

Columbia County Appraiser: Has reviewed the application and has no objection to its approval as submitted.

Columbia County Building Official: The owner will be required to any necessary building, plumbing, mechanical, and electrical permits. Specific requirements will be identified upon review of the final site plan.

Columbia County Public Health: *See attachment.*

Columbia County Public Works Department: *See attachment.*

Columbia County Sanitarian: *See attachment.*

Columbia River Fire and Rescue: *See attachment.*

Columbia River PUD: Has reviewed the application and has no objection to its approval as submitted.

Oregon Department of State Lands (DSL): *See attachment.*

St. Helens - Columbia City CPAC: No comments have been received as of the date of this report.

Warren Water District: This WWA member currently has water to the clubhouse and residency house. Warren Water is not prepared to offer additional meters (water use) currently due to pressure issue in this area of our water system.

STAFF COMMENTS, CONCLUSION AND RECOMMENDATION:

Planning Staff recommends the Planning Commission, **APPROVE** DSU 25-01, finding the proposed use of the subject property as for a 18-hole frisbee golf course, check-in shed, 9-hole traditional golf course, clubhouse and restaurant, putting course, practice greens, driving range, golf simulators, events barn, and indoor and outdoor sports is similar to and compatible with those uses permitted in the CS-R Zone and **DENY** DR 25-04, for the implementation and operation of an 18-hole frisbee golf course and check-in shed due to the absence of a Transportation Impact Analysis (TIA), which is necessary to evaluate the anticipated traffic impacts of the proposed development subject to the following conditions:

1. This Determination of Similar Use shall be applicable only to this Community Service – Recreation (CS-R) zoned property associated with Tax Map ID 4213-D0-00103 and shall not apply to other parcels within this tract that contain different zoning designations.

Planning Staff recommends the Planning Commission **DENY** DR 25-04, for the implementation and operation of an 18-hole frisbee golf course and check-in shed, based on staff's findings above, due to the absence of a Transportation Impact Analysis (TIA) which is necessary to evaluate the anticipated traffic impacts of the proposed development subject.

To the extent the Planning Commission is inclined to approve DR 25-01, notwithstanding staff's recommendation, staff provides the following proposed approval conditions to ensure compliance of DR 25-04 with the applicable criteria:

2. This permit shall become void unless the proposal has commenced in conformance with all conditions and restrictions established herein within the two-year validity period. Extensions of time may be granted by the Planning Commission if requested in writing with the appropriate fee before the expiration date, given the applicant is not responsible for failure to develop.
3. The applicant shall obtain all necessary building, plumbing, mechanical, and electrical permits for the subject proposal.
4. A 50' Riparian Corridor extending from the top-of-bank of McNulty Creek and associated wetlands on the subject property shall be maintained.
5. The approval of DSU 25-01 is limited to a determination that the proposed 18-hole frisbee golf course, check-in shed, 9-hole traditional golf course, clubhouse and restaurant, putting course, practice greens, driving range, golf simulators, events barn, and indoor and outdoor sport are similar to and compatible with those uses permitted in the CS-R Zone, and DR 25-04 is limited to the design approval, implementation, and operation of an 18-hole frisbee golf course and check-in shed. All other uses proposed for future phases shall be reviewed under separate design review applications for consistency with CCZO Section 1025.
6. No grading, filling, or construction of permanent structures within the identified flood hazard area is authorized by the approval of DSU 25-01 and DR 25-04. Any future activities in these areas shall be reviewed for consistency with the criteria in CCZO Section 1100.
7. No permanent structures shall be constructed as part of this phase without obtaining separate Design Review approval and required permits.
8. Future phases outlined in DSU 25-01 must be submitted as separate Design Review applications for evaluation of compliance with zoning, infrastructure, and environmental requirements.
9. The following shall be completed **prior to the acceptance of a Final Site Plan:**
 - a. The applicant shall delineate the location of the McNulty Creek and its 50-foot riparian corridor on the final site plan and demonstrate that all proposed features maintain their temporary and removable nature and are consistent with the requirements of CCZO Section 1172.
 - b. The applicant shall provide detailed documentation for all proposed signage to ensure compliance with CCZO Section 1300.

- c. The applicant shall designate and prepare a temporary overflow parking area for frisbee golf tournaments, sufficient to meet a demand of 105 spaces. The overflow parking area shall demonstrate consistency with dimensional standards required by CCZO Section 1400.
 - d. The applicant shall identify the names and location of all vegetation intended to reduce the visual impact of the existing parking lot.
 - e. The applicant shall submit documentation which confirms that the proposed portable toilets are owned and maintained by a Licensed Sewage Disposal service.
10. The following shall be complete **prior to the commencement of operations:**
- a. The applicant shall obtain a Road Access Permit for the existing connection to Hazen Road.
 - b. Confirmation from Columbia County Fire and Rescue that they have reviewed the Final Site Plan for compliance with minimum Fire Safety Standards.

Attachments:

DSU 25-01 and DR 25-04 applications

Zoning, Aerial, and Natural Feature maps

General Agency comments

Preliminary Final Site Plan submitted 1/15/2025 & Revised Parking Plan submitted 1/22/2025

PC Continuation 1.6.2025 submittals

CRF&R Fire Setback Letter dated 1/7/2025

Trip Generation Memo dated 1/20/2025

Transportation related correspondence up to 1/27/2025

RECEIVED
NOV 08 2024
Land Development Services

File No. DSU 25-01

DETERMINATION OF SIMILAR USE APPLICATION

PROPOSED USE: Per our meeting with LDS on November 5, 2024, we are submitting this application to cover all future uses planned by CCS for the property as currently zoned recreational. It's understood that these uses are not explicitly called out in the zoning regulations and therefore needs to go through this application process and future site design reviews as necessary.

1. **Frisbee Golf** – Frisbee Golf will be a “temporary” use while CCS is fundraising, designing, planning, permitting the other projects/use cases on the site. Frisbee golf (same as what happens at McCormick Park) definition is “a game in which a Frisbee is thrown into each of a series of metal baskets on an outdoor course, the object being to complete the course using the fewest possible throws.” While there are concepts and operations existing whereby Frisbee Golf can be integrated into real Golf, that is not our plan. If possible, there may remain a small Frisbee Golf operation once the full golf course is back up an running.
2. **Wedding/Events Hosting** – As part of our planned operations, we plan on offering our land, the “Barn” and other buildings and areas as capable of hosting events including but not limited to weddings, corporate events, fundraisers, memorials, family reunions, club meetings, etc. This will be centered around the “Barn” part of our plans, which will be <8kSF of new construction Barn. Inside this Barn will feather catering and kitchen functionality to serve guests and double as food/beverage operations for the putting course and the real golf course.
3. **Putting Course** – similar to a “miniature golf” course, a putting course is a more sophisticated and higher quality synthetic putting course. This operation will be separate from the real golf course and be a standalone destination for our site.
4. **Golf Simulators** – likely included in the “Barn” or at the Clubhouse/Driving range, will be a few golf simulators, specifically Trackman systems.
5. **Driving Range** – a new full length (+/- 300 yards) driving range is planned for the property.
6. **Indoor/Outdoor Sports** – via what we’re calling the “Field House”, we plan on having an indoor soccer field, indoor basketball courts that could be used for a variety of other sports (volleyball, etc), and indoor/outdoor batting cages for baseball/softball. We’d also like the flexibility to build outdoor soccer, baseball, softball fields as well if space allows. These fields could also support sports like flag football, lacrosse, field hockey, etc.
7. **Previously approved uses for the record.** We understand that the uses including real golf course (9 holes), practice greens (chipping/putting), clubhouse and restaurant are all approved uses. These will be implemented back to functioning condition

APPLICANT: Name: Columbia County Sports, LLC

Mailing address: 50611 Hemlock Ave

 Scappoose Oregon 97056
City State Zip Code

Phone No.: Office 6039697279 Home

Email Address: matt@columbiacountysports.com

Are you the XXX property owner? owner's agent?

PROPERTY OWNER: XXX same as above, OR:

Name: _____

Mailing Address: _____

_____ City State Zip Code

Phone No.: Office _____ Home _____

PROPERTY ADDRESS (if assigned): 57246 Hazen Rd _____

_____ Warren _____ Oregon _____ 97051
City State Zip Code

TAX MAP NO.: _____ 4N2W13-A0-03000 _____ Acres: 0.55 Zoning: Recreational _____

_____ 4N2W13-D0-00103 _____ Acres: 77 Zoning: Recreational _____

_____ Acres: _____ Zoning: _____

PRESENT USES: (farm pasture, forest, residential, etc.)

Use: _____ Approx. Acres

Recreational – Currently mothballed old golf course _____ 77.55 _____

_____ Total acres (must agree with above): 77.55 _____

WATER SUPPLY: XX Private well. Is the well installed? X Yes _____ No

XX Community system. Name _____ Warren Water _____

METHOD OF SEWAGE DISPOSAL: _____ Community Sewer. Name _____

XX Not applicable.

XX Septic System.

If Septic, does the subject property already have a system? XX Yes _____ No

If no, is the property approved for a Septic System? _____ Yes _____ No

The property has an old/defunct septic system associated with the old clubhouse. This will be replaced as part of the overall development through the appropriate process. There is a functioning septic system associated with the old farmhouse, which has been approved for replacement/new (File#192-24-000310-EVAL-01).

RECEIVED
NOV 08 2024
Land Development Services

192-24-000255 PUNG
File No. DSU 25-61
\$3015.84

DETERMINATION OF SIMILAR USE APPLICATION

PROPOSED USE: Temporary Frisbee Golf Course

APPLICANT: Name: Columbia County Sports, LLC

Mailing address: 50611 Hemlock Ave

Scappoose Oregon 97056
City State Zip Code

Phone No.: Office 6039697279 Home _____

Email Address: matt@columbiacountysports.com

Are you the XXX property owner? owner's agent?

PROPERTY OWNER: XXX same as above, OR:

Name: _____

Mailing Address: _____

City State Zip Code

Phone No.: Office _____ Home _____

PROPERTY ADDRESS (if assigned): 57246 Hazen Rd

Warren Oregon 97051
City State Zip Code

TAX MAP NO.: 4N2W13-A0-03000 Acres: 0.55 Zoning: Recreational

4N2W13-D0-00103 Acres: 77 Zoning: Recreational

Acres: _____ Zoning: _____

PRESENT USES: (farm pasture, forest, residential, etc.)

Use: _____ Approx. Acres

Recreational – Currently mothballed old golf course 77.55

Total acres (must agree with above): 77.55

WATER SUPPLY: XX Private well.

Is the well installed? X Yes No

 XX Community system.

Name Warren Water

METHOD OF SEWAGE DISPOSAL: Community Sewer. Name

XX Not applicable.

XX Septic System.

If Septic, does the subject property already have a system? XX Yes No

If no, is the property approved for a Septic System? Yes No

ELECTRICITY SUPPLIER: CRPUD

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

 Tax Account No.

 Acres

 Co-owners (if any)

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

There are no changes to the existing site nor new permanent buildings.

Fire Official's Signature: _____ Date: _____

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: October 22, 2024 Signature: _____



+++++

Planning Department Use Only

Date Rec'd. 11/8/24

Hearing Date: _____

Or: Administrative _____

Receipt No. 405600 paid 11/9/24

Zoning: _____ Staff Member: _____

Previous Land Use Actions: _____

+++++

DETERMINATION OF SIMILAR USE FACT SHEET

Please attach extra pages if necessary.

- 1. **New Uses:** What new uses will occur on the property if this Determination of Similar Use Application is approved? Describe your project.

See attached SDR application Narrative for additional information, but we are simply putting a "temporary" frisbee golf course over top of the previous traditional golf course as a means to generate revenue and interest in the overall CCS development. This operation will run as described in the SDR narrative while we prepare and fund the overall CCS site program and projects, until such time as the new golf course project is ready for construction.

- 2. **Suitability:** Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

Our land is zoned recreational already, and frisbee golf is pure recreation as far as we can tell? It's a perfect application for our land and project for the time being with no impact to our future plans. Leveraging the existing entrance/parking lot and access to the course will require no updates, other than the front of house temporary additions. We see this as no different, if not less impactful than the traditional golf, which is already an approved use.

- 3. **Compatibility:** How will the use be compatible with surrounding uses?

No different, if not less impactful than traditional golf, there should be no questions about compatibility with surrounding uses.

- 4. **Impact:** What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

None. There will be no impact compared to the approved use of traditional golf.

- 5. **Hazards:** Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

None.

+++++

Submission: All of the following must be completed and submitted for a complete application:

1. The attached DETERMINATION OF SIMILAR USE APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.

+++++

Determination of Similar Use:

Granting a Permit: Describe the proposed Use and how it is similar to other Permitted Uses in the Zoning District.

ELECTRICITY SUPPLIER: ___ CRPUD

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
_____	_____	_____
_____	_____	_____

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

We will work with Eric Smythe to get the appropriate approvals through this process.

Fire Official's Signature: _____ Date: _____

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: ___ November 05, 2024 ___ Signature: 

+++++

Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____

Or: Administrative _____ Receipt No. _____

Zoning: _____ Staff Member: _____

Previous Land Use Actions: _____

+++++

DETERMINATION OF SIMILAR USE FACT SHEET

Please attach extra pages if necessary.

1. New Uses: What new uses will occur on the property if this Determination of Similar Use Application is approved? Describe your project.

The property redevelopment will occur in multiple phases, over many years.

Project 1 is focused on the Frisbee Golf Course, which we have submitted a SDR application Narrative for additional information, but we are simply putting a “temporary” frisbee golf course over top of the previous traditional golf course as a means to generate revenue and interest in the overall CCS development. This operation will run as described in the SDR narrative while we prepare and fund the overall CCS site program and projects, until such time as the new golf course project is ready for construction.

The future Projects will be captured in a future SDR application, and those developments will come online in phases as they are approved, funded, designed, built.

The vision for the entirety and completion of this CCS operation is best described in our website – www.columbiacountysports.com.

2. **Suitability:** Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

Our land is zoned recreational already, and frisbee golf is pure recreation. It's a perfect application for our land and project for the time being with no impact to our future plans. Leveraging the existing entrance/parking lot and access to the course will require no updates, other than the front of house temporary additions. We see this as no different, if not less impactful than traditional golf, which is already an approved use.

Regarding all the other proposed uses, these can all easily be described as recreational or supporting the core recreational activities.

3. **Compatibility:** How will the use be compatible with surrounding uses?

No different, if not less impactful than traditional golf or the current/previous structures (clubhouse, restaurant, hay barn, maintenance shed, etc), there should be no questions about compatibility with surrounding uses.

4. **Impact:** What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

None. There will be little impact compared to the approved use of traditional golf or its operations since 1959. Regarding possible view change from the neighboring properties, these will all be addressed via the future SDR public comment periods, but nothing will impact the use of the neighboring land as it is currently.

- 5. **Hazards:** Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

None. Our projects will all be designed per code and regulation and be reviewed through the SDR and building permitting processes.

+++++

Submission: All of the following must be completed and submitted for a complete application:

- 1. The attached DETERMINATION OF SIMILAR USE APPLICATION.
- 2. Answers to the above questions.
- 3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
- 4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
- 5. A vicinity map.
- 6. The application fee.

+++++

Determination of Similar Use:

Granting a Permit: Describe the proposed Use and how it is similar to other Permitted Uses in the Zoning District.



November 4, 2024 R2

Land Development Services

Columbia County Oregon

Re: CCS Type 2 Site Plan Application & Determination of Similar Use – Frisbee Golf

LDS Team

What follows is the revised narrative and detail behind our attached site design review (SDR) and determination of similar use (DoSA) applications for the first phase of operations at Columbia County Sports (CCS) first site and location at the St. Helens' Golf Course. This material and history pivots off our pre-application meeting on June 6, 2024 and our November 4, 2024 meeting/discussions.

As presented and discussed during our pre-application CCS's development at the old course is large and multi-phased. As we have discussed, due to the nature of our phased development, we are submitting an individual SDR for this first "phase" to include the Frisbee Golf operations, and a 2nd SDR for the entirety of the balance of the development as they will not all be built at once, and designs and coordination within the site may change as certain phases come online. This is our first SDR submission to request approval to implement Frisbee Golf at and on our site. Additionally, as requested, we have submitted a DoSA regarding frisbee golf (among all future uses) as an approved use under our recreational zoning.

As noted in the SDR application instructions, each of the following categories have been addressed in detail.

A. History

The history of the St. Helen's Golf Course is long and well known. Columbia County Sports LLC (CCS) purchased the property in January of 2024 and is in the process of redevelopment, best described via our [website](#). In general, we plan on reviving the old course to new condition while bringing additional sports/recreational activities and new elements, including but not limited to:

- a. New/revised 9-hole golf course including practice areas and driving range
- b. New putting course (miniature golf)
- c. New clubhouse and restaurant
- d. New events barn for hosting weddings/events, food and beverage options for the golf course
- e. New field house for indoor/outdoor sports fields and facilities

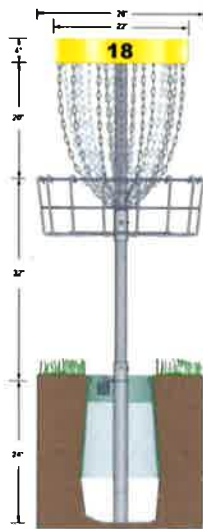
These developments will take funding and time to develop in a phased and careful manner, all aligned to County processes and permitting activities. To date, we have been in property cleanup mode and ultimately getting our plans aligned and prepared to begin this phase development.

B. Narrative

This submission is a very small first phase of these developments and frankly has little to no impact on the site, the grounds, the buildings, or the existing infrastructure due to the nature of the operations.

We are requesting the ability to install an 18-hole frisbee golf course (similar to McCormick Park) on the property using many of the same traditional golf holes and landscape. We envision this being a temporary operation for the next 1-2 years while the other phases and areas of development occur, including the fundraising towards the larger projects. Once the new golf course construction is underway, this frisbee golf course operation will have to cease or be limited to a specific part of the overall property.

The physical infrastructure that will be "installed" to facilitate this frisbee course will be temporary tee "pads" in the form of 2"x4" framed boxes with synthetic turf, 4"x4" post style signage near tee "pads", and frisbee hole "baskets". These will all be temporary in nature, meaning they can be removed at any time.



Operations

There will be no new permanent buildings built as part of this phase.

There will be no access or usage of existing buildings onsite as part of operations other than use of our maintenance barn (but only by CCS employees).

We plan on having a temporary/moveable shack or "food cart" like "front of house", which will be located in the existing southern parking lot. This front of house will be used to:

- a. Check-in frisbee golfers and accept payment
- b. Sell gear and miscellaneous food/beverage concessions

Electrical for this front of house element will be provided off the existing electrical available at the existing clubhouse and metered accordingly.

We plan on using temporary "porta potties" near the existing southern parking lot, with possible future upgrade to higher quality mobile bathrooms. We will have a pumping contract with Hudson or equivalent. Nothing permanent and nothing requiring septic, as septic for the old clubhouse is no longer functional.

Access and parking will be in the existing southern parking lot.

We will offer golf cart usage as needed, which will stay within the confines of our property.

We anticipate approximately 10-30 frisbee golfers a day/average, with operational hours varying by season, but roughly 0700-sundown, 7 days a week.

We plan on employing local youth to support these operations.

Tournaments

We anticipate hosting 3-6 tournaments a year, with upwards of ~150 frisbee golfers/day.

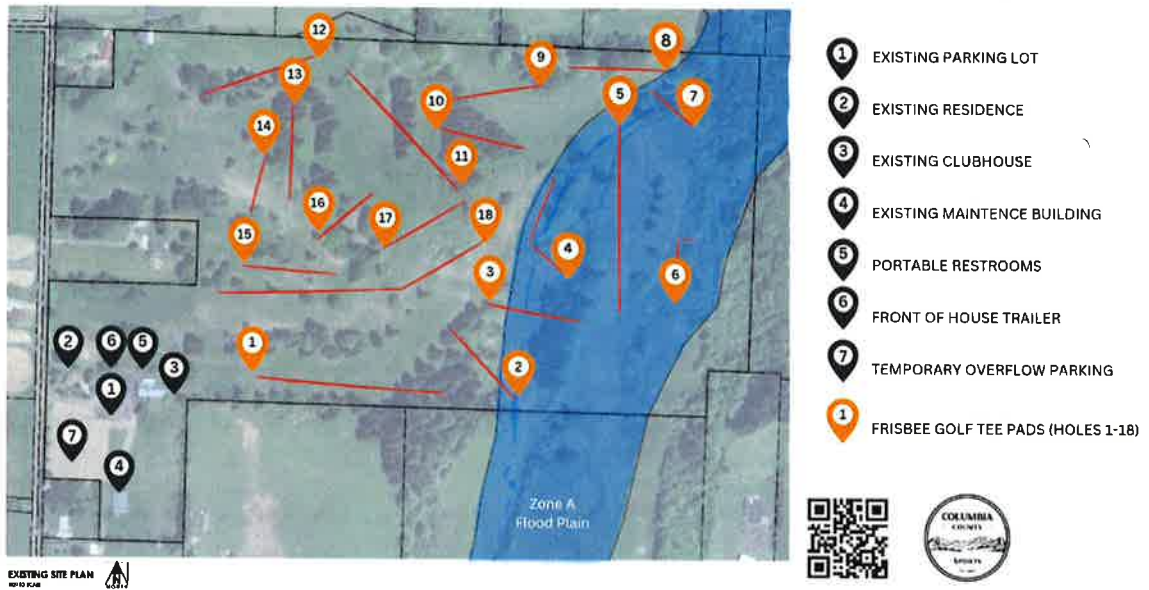
C. Existing Site Plan

The existing site plan is shown below. There are really no activities, operations onsite at this time other than general property cleanup and mowing. Various surveying activities will be in progress as part of the larger development from time to time.



D. Proposed Site Plan

Below is our proposed new frisbee golf course layout and associated operational elements.



E. **Grading Plan** – No changes to the site/grounds will be occurring, no grading plan necessary.

F. **Drainage Plan** – No changes to the site/grounds will be occurring, no drainage plan necessary.

G. **Wetland Mitigation Plan** – No changes to the site/grounds will be occurring, no wetlands mitigation plan necessary.

Regarding impacts to or within the flood plain. It appears our holes 2 through 8 will be completely or partially located in the Zone A flood plain. We are only impacting (“disturbing”) the ground/soils with “temporary” signage posts (~2’ deep), the frisbee golf hole “baskets”, and the tee pads. No soils will be brought in, and the minimal “spoils” created will be lost on the existing topography nearby the impacted area. These areas will all be replaced/mitigated during future construction of the modified traditional golf course in future SDR applications. It should be noted that the existing/previous golf course had similar signage posts, golf ball washing stations, and benches in the flood zone impacting the grounds in a similar fashion, in the same flood plain.

Regarding fire truck access.

There are no changes to the entry or the parking lot area (with exception of the demo'd cart barn) from previous or current usage. There is a manual gate that will be open during operating hours and closed/locked during non-operating hours. Below is a quick/typical fire truck turnaround movement. Showing that likely we'd have to remove 2 of our 65 spots to accommodate this, should the fire marshal deem necessary.



- L. Impact Assessment - NA**
- M. Site design Review Submittal Checklist - NA**



Location of temp
bathrooms and
front of house
(shack, trailer)

PARKING LOT SUMMARY

• STANDARD SPACES:	65
• TOTAL ADA SPACES:	3
VAN ACCESSIBLE:	1
STANDARD ADA:	2
• REQUIRED ADA SPACES:	
VAN ACCESSIBLE:	1
STANDARD ADA:	2



During Tournaments where there will be significantly more parking needed, we plan to use temporary parking in our field just south of the current parking lot, where we will have attendants and directional for parking.





- H. **Landscaping Plan** – We will maintain the grounds to keep them suitable for frisbee golf, which includes regular mowing, minor tree trimming, and limbing. These activities are limited to basic upkeep and do not require a formal landscaping plan.
- I. **Architectural Plan** – No new permanent buildings, nothing needed architecturally.
- J. **Sign Drawings** – No new permanent signs/signage.
- K. **Access, parking, and circulation plan**
We will be utilizing the existing site access and southern parking lot for operations.
We have demo'd the cart barn in the existing parking lot, making the parking lot capable of:
65 Regular Parking Spots
03 ADA Parking Spots

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NOV 08 2024
Land Development Services

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

#192-24-000251 PLNG

\$ 3268.19

General Application

File No. DR 75-04

GENERAL LAND USE PERMIT APPLICATION

TYPE OF PERMIT: Zone Change Temporary Permit
 Site Design Review Resource Management Plan

Other: _____

APPLICANT: Name: Columbia County Sports, LLC

Mailing address: 50611 Hemlock Ave, Scappoose OR 97056

Phone No.: Office 6039697279 Home _____

Are you the XXX property owner? owner's agent?

PROPERTY OWNER: XXX same as above, OR:

Name: _____

Mailing Address: _____

PROPERTY ADDRESS (if assigned): 57244 Hazen Road, Warren OR 97051
The "old" St. Helen's Golf Course

TAX ACCOUNT NO.: 8930 4N2W13-D0-00103 Acres: 77 Zoning: Recreational

8923 4N2W13-A0-03000 Acres: .55 Zoning: Recreational

Acres: _____ Zoning: _____

PRESENT USES: (farm, forest, bush, residential, etc.)

Use: Recreational - Currently "mothballed" old golf course. Approx. Acres 77.55

Total acres (must agree with above): 77.55

PROPOSED USES:

See attached summary for more informatio and detail, but, this site design review request is for approval to add a 18 hole frisbee golf course and associated operations on the property.

WATER SUPPLY: XXX Private well. Is the well installed? X Yes No
XXX Community system. Name Warren Water

METHOD OF SEWAGE DISPOSAL: Community Sewer. Name _____
XXX Not applicable.
 Septic System.

If Septic, does the subject property already have a system? Yes No
If no, is the property approved for a Septic System? Yes No

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: October 22, 2024 Signature: *Matthew B. [Signature]*

NOTE: Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drainfield, farm - forest areas, large natural features (cliffs, streams, etc.).

+++++

Planning Department Use Only

Date Rec'd. 11/8/24 Hearing Date: _____
Or: Administrative _____

Receipt No. 465601 pd 11/9/24 Stormwater & Erosion Control Fees _____

Zoning: _____ Staff Member: _____

+++++

Section 1550 **SITE DESIGN REVIEW**

The Site Design Review process shall apply to all new development, redevelopment, expansion, or improvement of all community, governmental, institutional, commercial, industrial and multi-family residential (4 or more units) uses in the County.

.1 Types of Site Design Review:

Type 1: Projects, developments and building expansions which meet any of the following criteria:

1. are less than 5,000 sq.ft., and are less than 10% of the square footage of an existing structure.
2. Increase the number of dwelling units in a multi-family project.
3. Increase the height of an existing building.

Type 2: Projects, developments and building expansions which meet any of the following criteria:

1. have an area of 5,000 sq.ft. or more, or are 10% or more of the square footage of an existing structure.
2. Change the category of use (e.g., commercial to industrial, etc.).
3. New off-site advertising signs or billboards.
4. Any project meeting any of the Type 2 criteria shall be deemed a Type 2 Design Review application.

.2 Design Review Process: The Planning Director shall review and decide all Type 1 Site Design Review applications. The Planning Commission shall review all Type 2 Design Review applications. Applications shall be processed in accordance with Sections 1600 and 1700 of this ordinance.

.3 Pre-application Conference: A pre-application conference is required for all projects applying for a Site Design Review, unless the Director or his/her designate determines it is unnecessary. The submittal requirements for each application are as defined in this section and the standards of the applicable zone, and will be determined and explained to the applicant at the pre-application conference.

.4 Pre-application Conference Committee: The committee shall be appointed by the Planning Director and shall consist of at least the following officials, or their designated staff members. Only affected officials need to be present at each pre-application conference.

- a) The County Planning Director.
- b) The County Director of Public Works.
- c) The Fire Marshal of the appropriate Rural Fire District.

- d) The County Building Official.
- e) The County Sanitarian.
- f) A city representative, for projects inside Urban Growth Boundaries.
- g) Other appointees by the Planning Director, such as an Architect, Landscape Architect, real estate agent, appropriate officials, etc.

.5 Submittal documents: The following documents, when applicable, are required for a Site Design Review. The scope of the drawings and documents to be included will be determined at the pre-application conference by the Pre-application Conference Committee, and a Site Design Review Submittal Checklist will be given to the applicant, documenting which items are deemed not applicable or not necessary to determine compliance with County and State standards, with a short explanation given for each item so determined.

-
- A. History.
 - B. Project narrative.
 - C. Existing site plan.
 - D. Proposed site plan.
 - E. Grading plan.
 - F. Drainage plan.
 - G. Wetland mitigation plan.
 - H. Landscaping plan.
 - I. Architectural plans.
 - J. Sign drawings.
 - K. Access, parking and circulation plan.
 - L. Impact assessment.
 - M. Site Design Review Submittal Checklist.

.6 Site Plan Submittal and Analysis: The applicant shall submit an application and any necessary supplemental information as required by this ordinance to the Land Development Services Department. The Planning Director or designate shall review the application and check its completeness and conformance with this ordinance. Once a Type 2 application is deemed complete, it shall be scheduled for the earliest possible hearing before the Planning Commission. A staff report shall be prepared and sent to the applicant, the Planning Commission, and any interested party requesting a copy.

.7 Planning Director Review: All Type 1 design review applications will be processed by the Planning Director or designate according to Sections 1601, 1602 and 1609 of this ordinance. If the Director determines that the proposed development meets the provisions of this ordinance, the director may approve the project and may attach any reasonable conditions.

.8 Planning Commission Review: The Planning Commission shall hold a public hearing for all Type 2 Design Review applications according to Sections 1603, 1604 and 1608 of this ordinance. If the Planning Commission determines that the proposed development meets the provisions of this ordinance, it may approve the project. The Planning Commission may attach any reasonable conditions to its approval of a site plan.

.9 Compliance: Conditions placed upon the development of a site are also placed upon

any building permits issued for the same site. These conditions shall be met by the developer prior to an occupancy permit being issued by the Building Official, or as an alternative, a bond shall be posted equal to 125% of the estimated cost of the unfinished work, to ensure completion within 1 year of occupancy. If all improvements are not completed within the 1-year bond period, the County may use the bond to complete the work.

.10 Existing Site Plan: The degree of detail in the existing site plan shall be appropriate to the scale of the proposal, or to special site features requiring careful design. An existing site plan shall include the following, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

- A. A vicinity map showing location of the property in relation to adjacent properties, roads, pedestrianways and bikeways, and utility access. Site features, manmade or natural, which cross property boundaries are to be shown.
- B. A site description map at a suitable scale (i.e. 1"=100'; 1"=50'; or 1"=20') showing parcel boundaries and gross area, including the following elements, when applicable:
 - 1. Contour lines at the following minimum intervals:
 - a. 2 foot intervals for slopes 0-20%;
 - b. 5 or 10 foot intervals for slopes exceeding 20%;
 - c. Identification of areas exceeding 35% slope.
 - 2. In special areas, a detailed slope analysis may be required. Sources for slope analysis include maps located at the U.S. Natural Resources Conservation Service office.
 - 3. Potential natural hazard areas, including potential flood or high ground water, landslide, erosion, and drainage ways. An engineering geologic study may be required.
 - 4. Wetland areas, springs, wildlife habitat areas, wooded areas, and surface features such as mounds and large rock outcroppings.
 - 5. Streams and stream corridors.
 - 6. Location, species and size of existing trees proposed to be removed.
 - 7. Significant noise sources.
 - 8. Existing structures, improvements, utilities, easements and other development.

9. Adjacent property structures and/or uses.

.11 Proposed Site Plan: A complete application for design review shall be submitted, including the following plans, which may be combined, as appropriate, onto one or more drawings, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

- A. Site Plan: The site plan shall be drawn at a suitable scale (i.e. 1"=100', 1"=50', or 1"=20') and shall include the following:
1. The applicant's entire property and the surrounding area to a distance sufficient to determine the relationships between the applicant's property and proposed development and adjacent properties and developments.
 2. Boundary lines and dimensions of the property and all proposed property lines. Future buildings in phased development shall be indicated.
 3. Identification information, including names and addresses of project designers.
 4. Natural features which will be utilized in the site plan.
 5. Location, dimensions and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the property, city limits, section lines and corners, and monuments.
 6. Location and dimensions of all existing structures, improvements, or utilities to remain, and structures to be removed, all drawn to scale.
 7. Historic structures, as designated in the Comprehensive Plan.
 8. Approximate location and size of storm water retention or detention facilities and storm drains.
 9. Location and exterior dimensions of all proposed structures and impervious surfaces.
 10. Location and dimension of parking and loading areas, pedestrian and bicycle circulation, and related access ways. Individual parking spaces shall be shown.
 11. Orientation of structures, showing entrances and exits.
 12. All exterior lighting, showing type, height, wattage, and hours of use.
 13. Drainage, including possible adverse effects on adjacent lands.
 14. Service areas for waste disposal and recycling.

15. Noise sources, with estimated hours of operation and decibel levels at the property boundaries.
16. A landscaping plan which includes, if applicable:
 - a. Location and height of fences, buffers, and screening;
 - b. Location of terraces, decks, shelters, play areas, and common open spaces;
 - c. Location, type, size, and species of existing and proposed shrubs and trees; and
 - d. A narrative which addresses soil conditions and erosion control measures.

B. Grading Plans: A preliminary grading plan indicating where and to what extent grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resource protection proposals.

C. Architectural Drawings:

1. Building elevations and sections;
2. Building materials (color and type);
3. Floor plan.

D. Signs: (see also Zoning Ordinance Section 1300)

1. Freestanding sign:

- a. Location of sign on site plan;
- b. Elevation of sign (indicate size, total height, height between bottom of sign and ground, color, materials, and means of illumination).

2. On-Building Sign:

- a. Building elevation with location of sign (indicate size, color, materials and means of illumination);
- b. Plot plan showing location of signs on building in relation to adjoining property.

.12 Landscaping: Buffering, Screening and Fencing:

A. General Provisions:

1. Existing plant materials on a site shall be protected to prevent erosion.

Existing trees and shrubs may be used to meet landscaping requirements if no cutting or filling takes place within the dripline of the trees or shrubs.

2. All wooded areas, significant clumps or groves of trees, and specimen conifers, oaks or other large deciduous trees, shall be preserved or replaced by new plantings of similar size or character.

B. Buffering Requirements:

1. Buffering and/or screening are required to reduce the impacts on adjacent uses which are of a different type. When different uses are separated by a right of way, buffering, but not screening, may be required.
2. A buffer consists of an area within a required setback adjacent to a property line, having a width of up to 10 feet, except where the Planning Commission requires a greater width, and a length equal to the length of the property line adjacent to the abutting use or uses.
3. Buffer areas shall be limited to utilities, screening, pedestrian and bicycle paths, and landscaping. No buildings, roads, or parking areas shall be allowed in a buffer area.
4. The minimum improvements within a buffer area shall include:
 - a. One row of trees, or groupings of trees equivalent to one row of trees. At the time of planting, these trees shall not be less than 10 feet high for deciduous trees and 5 feet high for evergreen trees, measured from the ground to the top of the tree after planting. Spacing of trees at maturity shall be sufficient to provide a year-round buffer.
 - b. In addition, at least one 5-gallon shrub shall be planted for each 100 square feet of required buffer area.
 - c. The remaining area shall be planted in grass or ground cover, or spread with bark mulch or other appropriate ground cover (e.g. round rock). Pedestrian and bicycle paths are permitted in buffer areas.

C. Screening Requirements:

1. Where screening is required, the following standards shall apply in addition to those required for buffering:
 - a. A hedge of evergreen shrubs shall be planted which will form a four-foot high continuous screen within two years of planting; or,
 - b. An earthen berm planted with evergreen plant materials shall be provided which will form a continuous screen six feet in height within two years. The unplanted portion of the berm shall be

planted in lawn, ground cover or bark mulch; or,

c. A five foot or taller fence or wall shall be constructed to provide a continuous sight obscuring screen. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.

2. When the new use is downhill from the adjoining zone or use being protected, the prescribed heights of required fences, walls, or landscape screening along the common property line shall be measured from the actual grade of the adjoining property at the common property line. This requirement may be waived by the adjacent property owner.
3. If four or more off-street parking spaces are required, off-street parking adjacent to a public road shall provide a minimum of four square feet of landscaping for each lineal foot of street frontage. Such landscaping shall consist of landscaped berms or shrubbery at least 4 feet in total height at maturity. Additionally, one tree shall be provided for each 50 lineal feet of street frontage or fraction thereof.
4. Landscaped parking areas may include special design features such as landscaped berms, decorative walls, and raised planters.
5. Loading areas, outside storage, and service facilities must be screened from adjoining properties.

 D. Fences and Walls:

1. Fences, walls or combinations of earthen berms and fences or walls up to four feet in height may be constructed within a required front yard. Rear and side yard fences, or berm/fence combinations behind the required front yard setback may be up to six feet in height.
2. The prescribed heights of required fences, walls, or landscaping shall be measured from the lowest of the adjoining levels of finished grade.
3. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.

E. Re-vegetation: Where natural vegetation or topsoil has been removed in areas not occupied by structures or landscaping, such areas shall be replanted to prevent erosion.

.13 Standards for Approval:

The Planning Commission or Director shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:

- A. Flood Hazard Areas: See CCZO §1100, Flood Hazard Overlay Zone. All development in Flood Hazard Areas must comply with State and Federal Guidelines.
 - B. Wetlands and Riparian Areas: Alteration of wetlands and riparian areas shall be in compliance with State and Federal laws.
 - C. Natural Areas and Features: To the greatest practical extent possible, natural areas and features of the site shall be preserved.
 - D. Historic and Cultural sites and structures: All historic and culturally significant sites and structures identified in the Comprehensive Plan, or identified for inclusion in the County Periodic Review, shall be protected if they still exist.
 - E. Lighting: All outdoor lights shall be shielded so as to not shine directly on adjacent properties and roads.
 - F. Energy Conservation: Buildings should be oriented to take advantage of natural energy saving elements such as the sun, landscaping and land forms.
 - G. Transportation Facilities: Off-site auto and pedestrian facilities may be required by the Planning Commission, Planning Director or Public Works Director consistent with the Columbia County Road Standards and the Columbia County Transportation Systems Plan.
- .14 Final Site Plan Approval: If the Planning Director or Planning Commission approves a preliminary site plan, the applicant shall finalize all the site drawings and submit them to the Director for review. If the Director finds the final site plan conforms with the preliminary site plan, as approved by the Director or Planning Commission, the Director shall give approval to the final site plan. Minor differences between the preliminary site plan and the final site plan may be approved by the Director. These plans shall be attached to the building permit application and shall become a part of that permit.

When to do
STORMWATER & EROSION CONTROL PLANS

If applying for one of the following: _____ You will need to submit 2 full size and one
_____ 11" X 17" of this/these plan(s):

- | | |
|--|---|
| 1. Single-Family & Duplex Building Permits, | <ul style="list-style-type: none">● Final Erosion Control Plan by Engineer for sites with known and apparent erosion problems |
| 2. Commercial, Industrial, and Multi-family Building Permits (and Site Design Review) | <ul style="list-style-type: none">● Final Erosion Control Plan by Engineer; and● Final Stormwater Plan by Engineer |
| 3. Grading Permits, | <ul style="list-style-type: none">● Required measures but no plan required (See Ordinance) |
| 4. Partitions in zones allowing single-family dwellings and duplexes, | <ul style="list-style-type: none">● Conceptual Stormwater Plan by Applicant |
| 5. Partitions in zones allowing multi-family dwelling units, commercial, industrial | <ul style="list-style-type: none">● Preliminary Stormwater Plan by Engineer |
| 6. Subdivisions, | <ul style="list-style-type: none">● Preliminary Erosion Control Plan by Engineer● Final Erosion Control Plan by Engineer● Preliminary Stormwater Plan by Engineer● Final Stormwater Plan by Engineer |
| 7. New Public Road Construction, | <ul style="list-style-type: none">● Final Erosion Control Plan by Engineer● Final Stormwater Plan by Engineer |
| 8. Drainage Modifications. | <ul style="list-style-type: none">● Final Erosion Control Plan by Engineer * |

* If area disturbed exceeds 2000 sq. ft. or 1000 sq. ft. on sites with known erosion problems.

FINAL EROSION CONTROL PLAN

A final erosion control plan shall contain the information outlined below. The information shall be shown on one or more plan sheets that are drawn to scale. Narrative information can be included as notes on the plans.

Existing Conditions Plan showing:

1. The information provided for the preliminary erosion plan is sufficient, assuming that information accurately reflects the current state of the site. If significant changes have occurred to the site, a revised existing conditions plan is required.

Site Plan showing:

- Property boundaries, both existing and proposed, with dimensions.
- For commercial, multi-family, and industrial subdivisions, approximate locations of proposed structures on the site.

Erosion Control Plan showing:

- Locations and sizes (Areas or lengths) of erosion measures proposed to be used on the site during construction and after construction is completed.
- Maintenance schedule for insuring the erosion control measures continue to function as they are designed to function.
- For those measures requiring sizing calculations, a summary of the design calculations.
- This summary can be submitted in report form rather than shown on the plans.
- Contingency plan discussing additional erosion control measures to be applied if the proposed measures fail or are insufficient to control erosion.
- Discussion of how the site will be secured to prevent stormwater and erosion measures for being vandalized. A security fence with a locked gate or an on-site security guard are examples of methods to secure a large site.

FINAL STORMWATER PLAN

Purpose

The final stormwater plan provides the final design and analysis of stormwater facilities on the site. The final stormwater plan consists of engineering construction plans and a detailed discussion, in report form, of the various aspects of stormwater design on the project.

groups.

- Compute and tabulate post-development flows for the 2, 10, and 100-year storms for the various discharge points from the site.
- Compute the water quality storm flows that are required to be treated
- Compute and tabulate runoff flows that are required to be detained for the 2, 10, and 100-year storms at the various discharge points from the site.

Runoff Treatment

- Identify water quality storm runoff that will be treated
- Describe runoff treatment method to be utilized.
- List design parameters utilized to size runoff treatment facilities

Runoff Quality Control

- Tabulate flow rates that are allowed to leave the site based on pre and post development runoff analysis and the requirements in this ordinance.
- Describe runoff quality control methods to be utilized.
- List design parameters utilized to size runoff treatment facilities.
- Compute and tabulate peak flow rates, storage volumes, and ponding elevations for all design storms.
- If infiltration of runoff is proposed: Identify on-site soil types and discuss their suitability for the project; identify seasonal high water table elevations in relevant areas; identify on-site septic systems and discuss the impact of proposed infiltration facilities on these sewage systems; and discuss infiltration rates based on soil tests conducted by a geotechnical engineer.

Conveyance System

- Identify criteria used in sizing conveyance system.
- Compute and tabulate design flows, velocities, and conveyance capabilities for all parts of the proposed conveyance system.

Maintenance

- Identify who will maintain all parts of the stormwater system after completion.
- Describe operation and maintenance procedures for runoff treatment and quantity control facilities.

Appendix

- Include any report and permits associated with the site that impact stormwater runoff analysis. Examples of these types of reports include: geotechnical and soil reports, wetland delineations, floodplain analysis, groundwater studies, wetland fill permits, and other applicable permits.

Form #7

02/01/02

S:\PLANNING DIVISION\FORMS\Application Forms\Site Design Review Application.wpd

Format

Engineering Plans

Plans shall be stamped, signed, and dated by an engineer.

Typically engineering plans for a project shall contain, at a minimum, the sheets listed below. However, the engineer has the discretion to organize the plans differently, as long as the content requirements are met which include:

1. Site Plan
 - Grading and erosion Control Plan
 - Stormwater Plan
 - Stormwater and Erosion Control Details

Stormwater Report

The stormwater report shall be stamped, signed, and dated by an engineer

The report shall be bound in a notebook or other type of binder. Drawing larger than 8 ½ X 11 can be attached to the report.

Detailed computations and software printouts utilized in the runoff analysis shall be included in the report appendix

Portions of the contents may be excluded, with county approval, if not applicable to the project.

Contents

Engineering Plans

The engineering plan set shall contain the following information:

- Existing and proposed property boundaries, easements, and right-of-ways, including stormwater easements.
- Existing and proposed topography in 2-foot contours, unless site topography makes a different contour interval more appropriate.
- Existing drainage features including streams, ditches, ponds, flood plains, and wetlands, on or adjacent to the site.
- Drainage flow routes through and on the site, including existing discharge points to and from the site.
- Proposed buildings, pavement areas, and other impervious surfaces.
- Proposed stormwater treatment and runoff control facilities, in plan and cross-section.
- Lengths and rim elevations of storm manholes.

- Cross sections and lengths of proposed open channel conveyance systems.
- Existing and proposed utilities.
- Existing and proposed on-site sewage disposal systems;
- Details of erosion control measures proposed.
- Details with sizes, lengths, and inverts for any orifices or weirs used for flow control.

Stormwater Report

The stormwater report set shall contain the following information:

Maps:

- Site location map,
At a minimum a USGS 7.5 minute topo series map shall be used showing site boundaries or site location for small sites and contributing drainage areas to the site.
- Soils map with site identified.
- Flood plain map with the site highlighted, if the site is in a flood plain.

Project Overview:

- Discussion of project scope and timing.
- Description of drainage to and from adjacent properties.
- Overview of methods used to mitigate stormwater impacts.
- Discussion of software and models used for computing runoff.
- If project went through an earlier review by the County, list approval conditions related to stormwater and describe how final plan meets conditions.
- List additional permits (e.g., wetland, flood plain, etc.) that may be required for the project and discuss any impacts these permits have on the proposed stormwater facilities.

Pre-Development Analysis

- Tabulate and discuss parameters impacting pre-development runoff calculations including curve numbers, impervious surface areas, slopes, and soil types and groups.
- Compute and tabulate pre-development flows for the 2, 10, and 100-year storms for the various discharge points from the site.
- Compute and tabulate existing off-site flows entering the site for the 2, 10, and 100-year storms.
- Compute and tabulate off-site flows for the 2, 10, and 100-year storms at build-out, if these flows will be different than the existing flows.
- Show on a map the point and basins included in the calculations.

Post Development Analysis

- Tabulate and discuss parameters impacting post-development runoff calculations including curve numbers, impervious surface areas, slopes, and soil types and

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November 15, 2024

Land Development Services
Columbia County Oregon
Re: CCS Type 2 Site Plan Application & Determination of Similar Use – Frisbee Golf **AMENDMENT 1**

LDS Team

What follows is an amendment to the previously submitted SDR application dated November 4, 2024, record 192-24-000254-PLNG. Specifically, we address the concern about any disturbance in the flood plain from the frisbee golf holes and signs, thereby showing that there will be no disturbance of the earth in the flood plain. We hope this eliminates the need for any flood plain disturbance application.

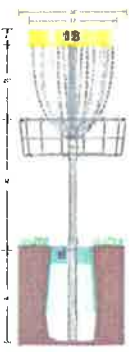
The specific amendment (italicized for difference) is noted below in section B and G, aligned to the original application.

B. Narrative

This submission is a very small first phase of these developments and frankly has little to no impact on the site, the grounds, the buildings, or the existing infrastructure due to the nature of the operations.

We are requesting the ability to install an 18-hole frisbee golf course (similar to McCormick Park) on the property using many of the same traditional golf holes and landscape. We envision this being a temporary operation for the next 1-2 years while the other phases and areas of development occur, including the fundraising towards the larger projects. Once the new golf course construction is underway, this frisbee golf course operation will have to cease or be limited to a specific part of the overall property.

The physical infrastructure that will be "installed" to facilitate this frisbee course will be temporary tee "pads" in the form of 2"x4" framed boxes with synthetic turf, 4"x4" post style signage near tee "pads", and frisbee hole "baskets". These will all be temporary in nature, meaning they can be removed at any time.



November 15, 2024 Amendment.

In the flood plain we will utilize above ground pads and frisbee hole "baskets", representative pictures are noted below.



- G. Wetland Mitigation Plan** – No changes to the site/grounds will be occurring, no wetlands mitigation plan necessary.

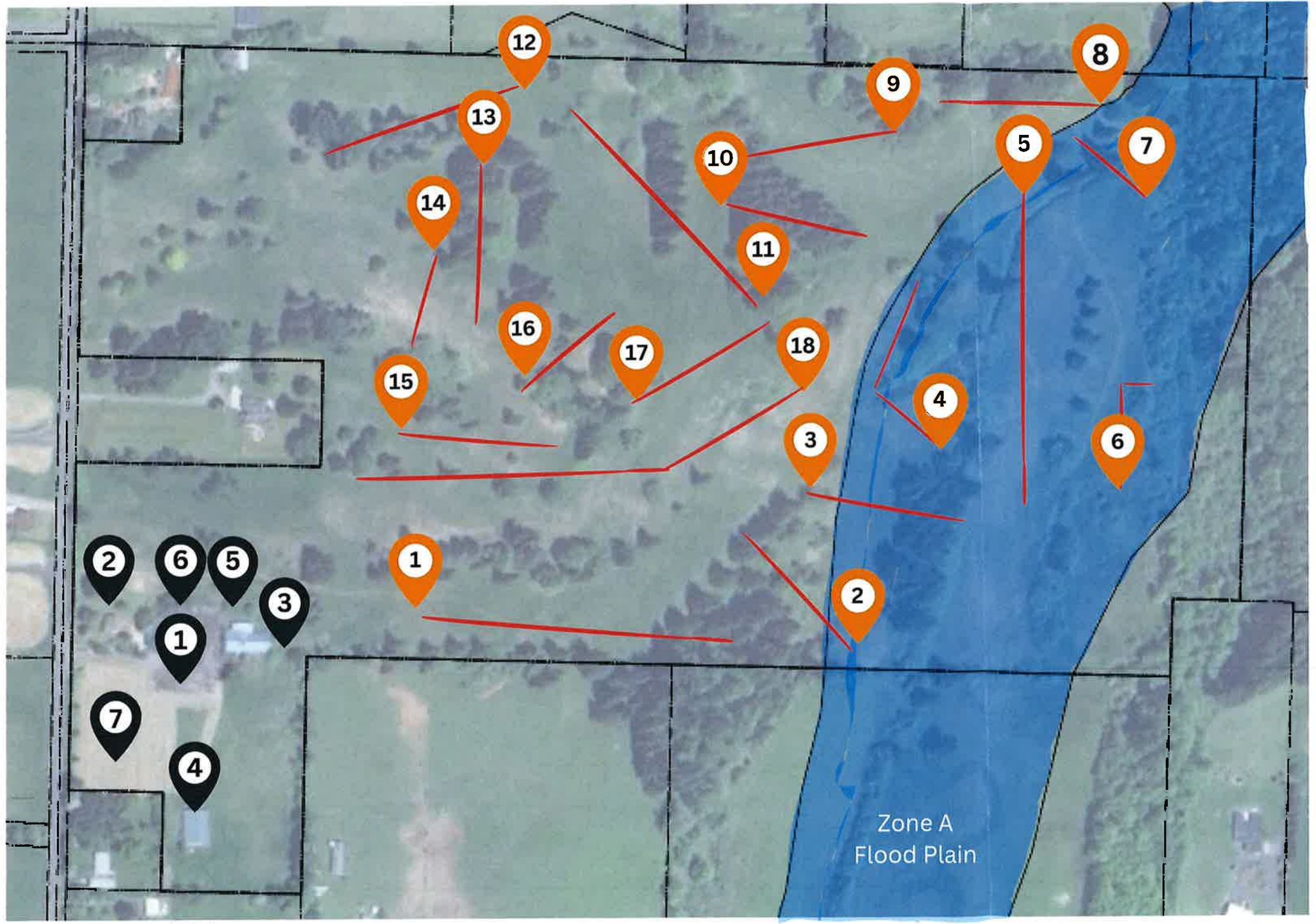
Regarding impacts to or within the flood plain. It appears our holes 2 through 8 will be completely or partially located in the Zone A flood plain. We are only impacting ("disturbing") the ground/soils with "temporary" signage posts (~2' deep), the frisbee golf hole "baskets", and the tee pads. No soils will be brought in, and the minimal "spoils" created will be lost on the existing topography nearby the impacted area. These areas will all be replaced/mitigated during future construction of the modified traditional golf course in future SDR applications. It should be noted that the existing/previous golf course had similar signage posts, golf ball washing stations, and benches in the flood zone impacting the grounds in a similar fashion, in the same flood plain.



November 15, 2024 Amendment.

Aligned to the amendments to Section B noted above, the holes within the flood plain will now use above ground baskets, tee pads, and signage. These will not impact the ground, soils, topology in any way.

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- 1 EXISTING PARKING LOT
- 2 EXISTING RESIDENCE
- 3 EXISTING CLUBHOUSE
- 4 EXISTING MAINTENANCE BUILDING
- 5 PORTABLE RESTROOMS
- 6 FRONT OF HOUSE TRAILER
- 7 TEMPORARY OVERFLOW PARKING
- 1 FRISBEE GOLF TEE PADS (HOLES 1-18)

EXISTING SITE PLAN
NOT TO SCALE

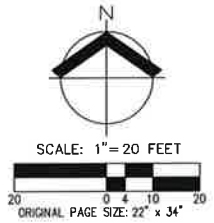


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PARKING LOT SUMMARY

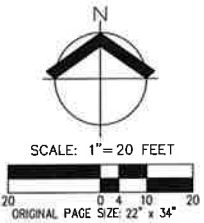
- STANDARD SPACES: 65
- TOTAL ADA SPACES: 3
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2
- REQUIRED ADA SPACES:
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2



PARKING LOT SUMMARY
COLUMBIA COUNTY SPORTS

COLUMBIA COUNTY SPORTS, LLC
ST HELENS, OR

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FIRE ACCESS EXHIBIT
COLUMBIA COUNTY SPORTS

COLUMBIA COUNTY SPORTS, LLC
ST HELENS, OR

DATE: 11/06/2024 AKS JOB: 11061

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM



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COLUMBIA COUNTY SPORTS



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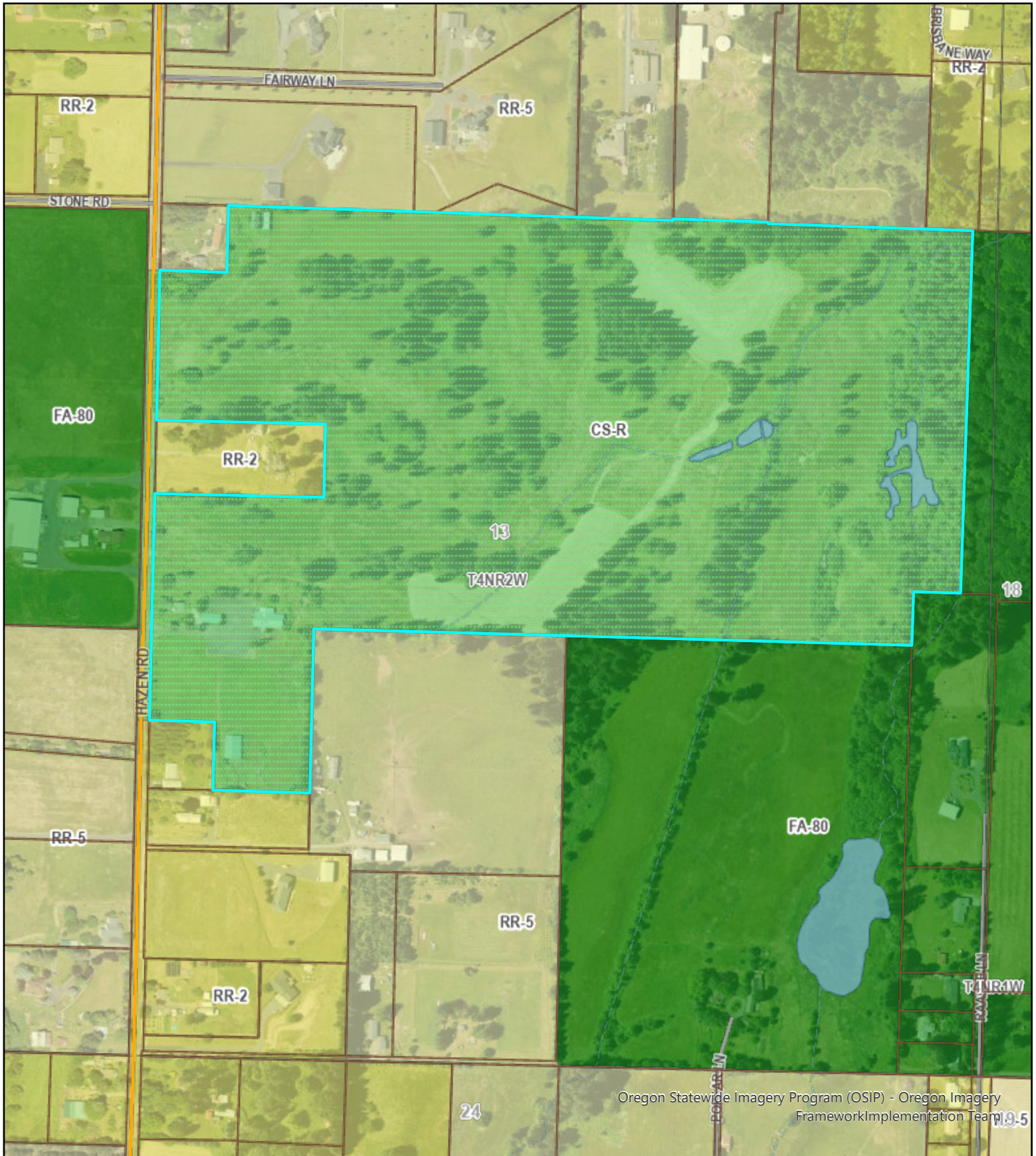
- 1 EXISTING PARKING LOT
- 2 EXISTING CART BARN (DEMOLISHED)
- 3 EXISTING CLUBHOUSE
- 4 EXISTING MAINTENANCE BUILDING
- 5 EXISTING BARN



EXISTING SITE PLAN
NOT TO SCALE



DSU 25-01 and DR 25-04 Zoning



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

1/27/2025 3:21 PM

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DSU 25-01 and DR 25-04 Aerial



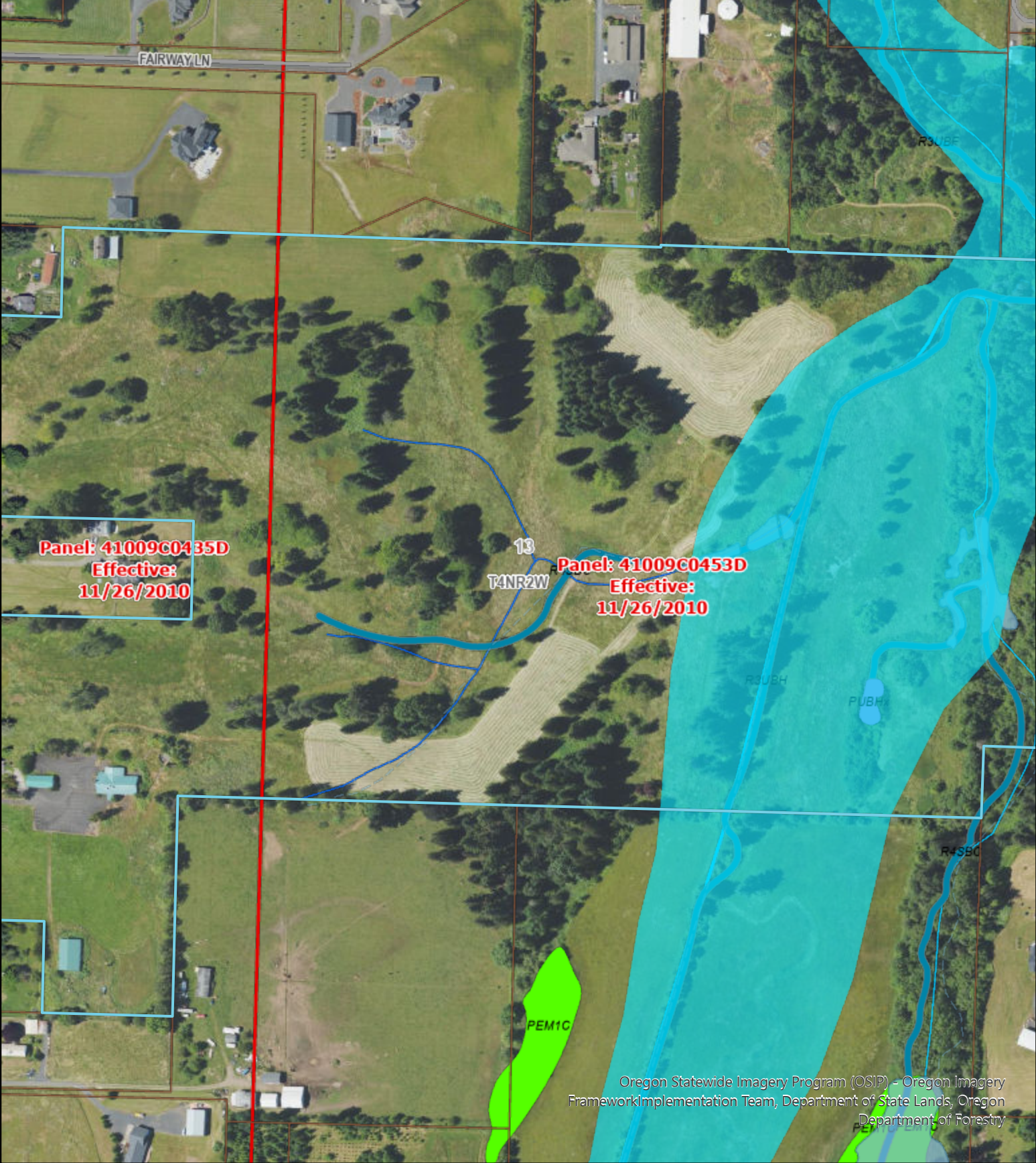
Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

1/27/2025 4:22 PM

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DSU 25-01 and DR 25-04 Natural Features



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Department of State Lands, Oregon Department of Forestry

1/27/2025 5:55 PM

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REFERRAL AND ACKNOWLEDGMENT

Today's Date 11/25/24
File # DSU 25-01/ DR 25-04
Owner/Applicant: Columbia County Sports, LLC
Map/Taxlot: 4213-D0-00103 & 4213-A0-03000
Site Address: 57244 Hazen Rd Warren, OR 97053
Zone: CS-R
Size: Approx 77 Acres



NOTICE IS HEREBY GIVEN that Columbia County Sports LLC has applied for a Determination of Similar Use Application (DSU 25-01) to allow a temporary frisbee golf course, wedding/event venue, putting course, golf simulators, driving range, indoor/outdoor sports, golf course, practice greens, club house and restaurant, and a Site Design Review Application (DR 25-04) for a temporary frisbee golf course and associated operations. The subject property associated with map/taxlot 4213-D0-00103 is zoned CS-R and is approximately 77 acres.

Hearing Date: January 6, 2025 Please Return By: December 9, 2024 Planner: Jack Niedermeyer

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **January 6, 2025**, starting at 6:30 p.m. at John Gumm Building & Civic Center Auditorium located at 251 St Helens Street, St Helens, OR 97051. Please join my meeting from your computer, tablet or smartphone. <https://mccet.goto.com/880602597> You can also dial in using your phone. Access Code: 880-602-597 United States (Toll Free): 1 866 899 4679

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. We have reviewed the enclosed application and have no objection to its approval as submitted.
2. Please see attached letter or notes below for our comments.
3. We are considering the proposal further and will have comments to you by _____.
4. Our board must meet to consider this; we will return their comments to you by _____.
5. Please contact our office so we may discuss this.
6. We recommend denial of the application, for the reasons below:

COMMENTS: _____

Signed: Andrea Junkiewicz Printed Name: Andrea Junkiewicz
Title: Assessor Date: 11/26/24

Jack Niedermeyer

From: Erin O'Connell
Sent: Wednesday, December 4, 2024 5:31 PM
To: Planning Department.UserGroup
Subject: Re: Agency Comments-Requested Columbia County Sports, LLC DSU 25-01 & DR 25-04

Follow Up Flag: Follow up
Flag Status: Flagged

DR 25-04 and DSU 25-01
Sanitation Comments:



- DR 25-04- this office has no objection to the proposal as submitted. The Frisbee golf course is expected to have little impact and because all features are temporary and removable, there should be little to no site disturbance. Future development of septic system infrastructure would likely impact the course, but that is already acknowledged.
- DSU 25-01- The Determination of Similar use calls out several uses the applicant would like to pursue in the future. The more intensive uses will have wastewater considerations applicable at the time the applicant is ready to pursue development permits. It should be noted that the only previously existing use that was authorized from a septic system perspective was the golf course and club house. The club house does have a commercial kitchen, but an actual restaurant use never had septic approval and the kitchen operated more as a single service or minimal capacity food offering component. Any future restaurant use in addition to other proposed uses would require septic authorization and infrastructure upgrades.

Erin O'Connell
Environmental Services Specialist
Columbia County Land Development Services
503-397-7222

Service ~ Engagement ~ Connection ~ Innovation

Please note: Land Development Services has moved to a new location at 445 Port Avenue, St. Helens 503-397-1501 and email, onsite@columbiacountyor.gov

From: Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Sent: Wednesday, December 4, 2024 12:26 PM
To: wwa.office1@gmail.com <wwa.office1@gmail.com>; catpitkin@gmail.com <catpitkin@gmail.com>; St Helens CPAC (Jkpatterson@hotmail.com) <Jkpatterson@hotmail.com>; jroesselet@crpud.org <jroesselet@crpud.org>; CRPUD Columbia River PUD (jcreager@crpud.org) <jcreager@crpud.org>; Eric Smythe <smythee@crfr.com>;

Jack Niedermeyer

From: Amy Herzog
Sent: Thursday, December 5, 2024 11:31 AM
To: Planning Department.UserGroup
Subject: FW: Agency Comments-Requested Columbia County Sports, LLC DSU 25-01 & DR 25-04

Follow Up Flag: Follow up
Flag Status: Flagged

This is for you

Amy Herzog

Permit Technician
Columbia County Land Development
503-397-1501 ext 8483
Amy.Herzog@columbiacountyor.gov
www.columbiacountyor.gov



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: wwa.office1@gmail.com <wwa.office1@gmail.com>
Sent: Thursday, December 5, 2024 11:24 AM
To: Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Subject: RE: Agency Comments-Requested Columbia County Sports, LLC DSU 25-01 & DR 25-04

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Warren Water Association's position is the same as the last three times requested. This WWA member currently has water to the clubhouse and residency house. Warren Water is not prepared to offer additional meters (water use) currently due to pressure issues in this area of our water system.

Wendy Provins

Secretary-Treasurer

Phone: 503.397.3280

wwa.office1@gmail.com

Jack Niedermeyer

From: Amy Herzog
Sent: Thursday, December 5, 2024 11:31 AM
To: Planning Department.UserGroup
Subject: FW: Agency Comments-Requested Columbia County Sports, LLC DSU 25-01 & DR 25-04

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Already Viewed

This is for you

Amy Herzog

Permit Technician
Columbia County Land Development
503-397-1501 ext 8483
Amy.Herzog@columbiacountyor.gov
www.columbiacountyor.gov



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: wwa.office1@gmail.com <wwa.office1@gmail.com>
Sent: Thursday, December 5, 2024 11:24 AM
To: Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Subject: RE: Agency Comments-Requested Columbia County Sports, LLC DSU 25-01 & DR 25-04

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Also, do NOT scan any 'QR' codes in this email.

Warren Water Association's position is the same as the last three times requested. This WWA member currently has water to the clubhouse and residency house. Warren Water is not prepared to offer additional meters (water use) currently due to pressure issues in this area of our water system.

Wendy Provins

Secretary-Treasurer

Phone: 503.397.3280

wwa.office1@gmail.com



REFERRAL AND ACKNOWLEDGMENT

Today's Date 11/25/24
File # DSU 25-01/ DR 25-04
Owner/Applicant: Columbia County Sports, LLC
Map/Taxlot: 4213-D0-00103 & 4213-A0-03000
Site Address: 57244 Hazen Rd Warren, OR 97053
Zone: CS-R
Size: Approx 77 Acres



NOTICE IS HEREBY GIVEN that Columbia County Sports LLC has applied for a Determination of Similar Use Application (DSU 25-01) to allow a temporary frisbee golf course, wedding/event venue, putting course, golf simulators, driving range, indoor/outdoor sports, golf course, practice greens, club house and restaurant, and a Site Design Review Application (DR 25-04) for a temporary frisbee golf course and associated operations. The subject property associated with map/taxlot 4213-D0-00103 is zoned CS-R and is approximately 77 acres.

Hearing Date: January 6, 2025 Please Return By: December 9, 2024 Planner: Jack Niedermeyer

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **January 6, 2025**, starting at 6:30 p.m. at **John Gumm Building & Civic Center Auditorium** located at **251 St Helens Street, St Helens, OR 97051**. Please join my meeting from your computer, tablet or smartphone. <https://meet.goto.com/880602597> You can also dial in using your phone. Access Code: 880-602-597 United States (Toll Free): [1 866 899 4679](tel:18668994679)

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. We have reviewed the enclosed application and have no objection to its approval as submitted.
2. Please see attached letter or notes below for our comments.
3. We are considering the proposal further and will have comments to you by _____.
4. Our board must meet to consider this; we will return their comments to you by _____.
5. Please contact our office so we may discuss this.
6. We recommend denial of the application, for the reasons below:

COMMENTS: _____

Signed: David Leader Printed Name: _____
Title: Chief Appraiser Date: 12/11/24

From: [Don VanDomelen](#)
To: [Jack Niedermeyer](#)
Subject: RE: Comments for DSU 25-01 and DR 25-04
Date: Thursday, December 12, 2024 9:34:05 AM
Attachments: [image001.png](#)

Jack,

They will need Electrical permits, possibly plumbing and mechanical permits for the “ Food cart”. We will not know for sure until they submit plans showing us exactly what it contains and if or what they are cooking.

Don VanDomelen, CBO

Columbia County Building Official
230 Strand Street, St. Helens, OR 97051
(p) 503-366-3910
don.vandomelen@columbiacountyor.gov
www.columbiacountyor.gov

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, phone at 503-397-1501, ext. 1 **or** by email at the following for building, planning and onsite septic:

building@columbiacountyor.gov or planning@columbiacountyor.gov or onsite@columbiacountyor.gov

Service ~ Engagement ~ Connection ~ Innovation

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Thursday, December 12, 2024 9:14 AM
To: Don VanDomelen <Don.VanDomelen@columbiacountyor.gov>
Subject: Comments for DSU 25-01 and DR 25-04

Hey Don,

Columbia County Sports LLC submitted Determination of Similar Use and Site Design Review applications in late November. You provided some comments shortly after the referral was sent out which state “The owner will be required to obtain any necessary building permits”. The only development that will actually be authorized at this time is a Frisbee Golf Course and the placement and use of a food truck. Do you mind specifically identifying which building permits be required to authorize the placement of the food cart and features necessary for the frisbee golf course? I have attached the application materials to this message and am happy to answer any questions you may have.

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051



REFERRAL AND ACKNOWLEDGMENT

Today's Date 11/25/24
File # DSU 25-01/ DR 25-04
Owner/Applicant: Columbia County Sports, LLC
Map/Taxlot: 4213-D0-00103 & 4213-A0-03000
Site Address: 57244 Hazen Rd Warren, OR 97053
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Hearing Date: January 6, 2025 Please Return By: December 9, 2024 Planner: Jack Niedermeyer

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **January 6, 2025**, starting at **6:30 p.m.** at **John Gumm Building & Civic Center Auditorium** located at **251 St Helens Street, St Helens, OR 97051**. Please join my meeting from your computer, tablet or smartphone. <https://meet.goto.com/880602597> You can also dial in using your phone. Access Code: **880-602-597** United States (Toll Free): [1 866 899 4679](tel:18668994679)

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. We have reviewed the enclosed application and have no objection to its approval as submitted.
2. Please see attached letter or notes below for our comments.
3. We are considering the proposal further and will have comments to you by _____.
4. Our board must meet to consider this; we will return their comments to you by _____.
5. Please contact our office so we may discuss this.
6. We recommend denial of the application, for the reasons below:

COMMENTS: Applicant must obtain an access permit for every access point on the property, see Ordinance 2006-4. Public Works would like to see a Trip Generation Memo to confirm that the 150 person tournaments will not meet the criteria for a Transportation Impact Analysis. This will need to outline the trips generated, characteristics of the trips and time of day, see Section 1450 in Zoning Ordinance.

Signed: Scott Toenjes Printed Name: Scott Toenjes
Title: Engineering Technician II Date: 12/12/2024

From: [Scott Toenjes](#)
To: [Planning Department.UserGroup](#)
Subject: 57244 Hazen Road, Columbia County Sports LLC, DR 25-01 & DSU 25-04
Date: Thursday, December 12, 2024 3:10:22 PM
Attachments: [Public Works Comments.pdf](#)

Here are the Columbia County Public Works Department's comments for this DR and DSU Application:

1. Applicant must obtain an access permit for every access point on the property, see Ordinance 2006-4.
2. Public Works would like to see a Trip Generation Memo to confirm that the 150 person tournaments will not meet the criteria for a Transportation Impact Analysis. This will need to outline the trips generated, characteristics of the trips and time of day, see Section 1450 in Zoning Ordinance.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works
1054 Oregon Street, St Helens, OR 97051
503-366-3963 | F 503-397-7215 | scott.toenjes@columbiacountyor.gov

Service ~ Engagement ~ Connection ~ Innovation

My current schedule is Tuesday – Friday. If you require immediate assistance on Monday, please call the Public Works office at 503-397-5090. [For emergencies, call 911.](#)

Jack Niedermeyer

RECEIVED

DEC 31 2024

Land Development Services

From: Trevor.Griffiths@dsl.oregon.gov
Sent: Tuesday, December 31, 2024 3:26 PM
To: Jack Niedermeyer
Subject: WN2024-0848 Response to Local Case File #DR 25-04 and DSU 25-01
Attachments: Wetland Land Use Notice.pdf; Wetland Land Use Notice Response.pdf

You don't often get email from trevor.griffiths@dsl.oregon.gov. [Learn why this is important](#)

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Hi there,

Cities and Counties are required by statute (ORS 215.418 & 227.350) to submit notice to DSL of any projects that may impact wetlands and waterways, according to the Statewide Wetlands Inventory. DSL has completed review of the Wetland Land Use Notification that was prepared for Matt Treat (WN2024-0848).

Please see attached for the results and conclusions of this review. To request paper copies please contact support.services@dsl.oregon.gov. Otherwise, please review the attachments carefully and if you have questions regarding this response, contact Trevor Griffiths, Trevor.Griffiths@dsl.oregon.gov. Questions regarding the local permit should be directed to your Planner: Jack Niedermeyer, jack.niedermeyer@columbiacountyor.gov.

[Planning for Local Governments Page](#)

[Removing or Filling Material Page](#)

[DSL Staff Contact List](#)

[Current Removal-Fill permit and/or Wetland Delineation report fee schedule](#)

Thank you,

Aquatic Resource Management Program
Oregon Department of State Lands
775 Summer St. NE, Ste. 100
Salem, OR 97301-1279
www.oregon.gov/dsl



Wetland Land Use Notice Response

Response Page

RECEIVED

DEC 31 2024

Land Development Services

Department of State Lands (DSL) WN#*

WN2024-0848

Responsible Jurisdiction

Staff Contact

Jack Niedermeyer

Jurisdiction Type

County

Municipality

Columbia County LDS -
Planning Division

Local case file

DR 25-04 and DSU 25-01

County

Columbia

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
04N	02W	13	A	3000

Street Address

57246 Hazen Rd

Address Line 2

City

Warren

Postal / Zip Code

97051

State / Province / Region

OR

Country

Columbia

Latitude

45.8302706

Longitude

-122.8737407

Township	Range	Section	QQ section	Tax Lot(s)
04N	02W	13	D	103

Street Address

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Latitude

45.828280

Longitude

-122.869857

Wetland/Waterway/Other Water Features

There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

Local Case File # (*) (?)

DR 25-04 and DSU 25-01

ZoningCommunity Service -
Recreation (CS-R)**Describe any Earthwork/Ground Disturbance** *

The proposal submitted for DR 25-04 is limited to the establishment of an 18-hole frisbee golf course. It appears that only holes 2-8 will be in the flood hazard area, or within identified wetland areas. Please reference the callouts labeled "November 15, 2024, Amendment" for the updated images of the frisbee golf baskets and tee boxes.

Proposed

- | | |
|---|--|
| <input type="checkbox"/> Building Permit (new structures) | <input checked="" type="checkbox"/> Conditional use Permit |
| <input checked="" type="checkbox"/> Grading Permit | <input type="checkbox"/> Planned Unit Development |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other (please describe) | |

Applicant's Project Description and Planner's Comments: *

Please reference the attached applications and narrative. There are two applications that were filed, a Determination of Similar Use application (DSU 25-01) and a Site Design Review application (DR 25-04). None of the proposed uses are permitted outright, however, they can be approved by the Planning Commission if they are "deemed to be similar" to other permitted uses, or the purpose of the zoning district. The vast majority of the uses listed in the application will be done at a later time, with the Design Review application being limited to the review of the frisbee golf course, parking area, and food cart. A portion of the subject tract is located within a different map, which is why there are two tax lots listed. Development is not proposed on the smaller residentially zoned property.

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

1-Site Plans.pdf	1.63MB
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Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

2 - DR 25-04.pdf	1015.36KB
------------------	-----------

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

3 - DSU 25-01.pdf	919.87KB
-------------------	----------

Additional Attachments**Applicant****First Name** *

Matt

Last Name *

Treat

Applicant Organization Name

(if applicable)

Columbia County Sports LLC

Mailing Address *

Street Address

50611 Hemlock Ave

Address Line 2

City

Scappoose

Postal / Zip Code

97056

State

OR

Country

United States

Phone (?)

603-969-7279

Email (?)

matt@columbiacountysports.com

Is the Property Owner name and address the same as the Applicant? *

No Yes

Responsible Jurisdiction



*

City of County of

Municipality *

Columbia County
LDS - Planning
Division

Date *

12/5/2024

Staff Contact

First Name *

Jack

Last Name *

Niedermeyer

Phone * (?)

503-397-7217

Email *

jack.niedermeyer@columbiacountyor.gov



Response Page

Department of State Lands (DSL) WN# *

WN2024-0848

Responsible Jurisdiction

Staff Contact

Jack Niedermeyer

Jurisdiction Type

County

Municipality

Columbia County LDS -
Planning Division

Local case file #

DR 25-04 and DSU 25-01

County

Columbia

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
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Address Line 2

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Warren

Postal / Zip Code

97051

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OR

Country

Columbia

Latitude

45.8302706

Longitude

-122.8737407

Township	Range	Section	QQ section	Tax Lot(s)
04N	02W	13	D	103

Street Address

Address Line 2

City

Postal / Zip Code

State / Province / Region

Country

Latitude

45.828280

Longitude

-122.869857

Wetland/Waterway/Other Water Features



There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The National Hydrography Dataset shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Your Activity

- A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

DSL Review

Wetland Ecologist Comments

FEMA floodplain maps do not show where wetlands or smaller waterways may be present and should not be used in an assessment of potential wetland/waterway impacts. Review of this site suggests there is a good chance of there being wetlands outside of the mapped FEMA flood zone.

The excavation of material for installing posts for signs and frisbee baskets would contribute to the overall quantity of removal/fill (if in wetlands), as would the placement of decks, mats, or pads for tee-off locations, even if elevated above the ground.

That said, based on the submitted site plan, the proposed construction may impact wetlands and/or waters which may be present in various portions of the property, however, given the nature of the project, it is highly unlikely that the 50 cubic yard threshold of removal and/or fill would be exceeded. Based on this, it is unlikely that wetland delineation or DSL permitting will be needed for this project. Best Management Practices for erosion and sediment control are recommended during construction to prevent untreated construction stormwater releases into nearby creeks or wetlands.

If future development occurs at this site that involves ground disturbance/site alteration at a larger scale, a wetland delineation is likely to be needed and permits may be required.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

Contact Information

For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county.

Response Date

12/30/2024

Response by:

Trevor Griffiths

Response Phone:

(971) 375-8886



Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Activity Location



Township * (?)

04N

Range * (?)

02W

Section * (?)

13

Quarter-quarter Section (?)

A

Tax Lot(s) *

3000

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

04N

Range * (?)

02W

Section * (?)

13

Quarter-quarter Section (?)

D

Tax Lot(s) *

103

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

57246 Hazen Rd

Address Line 2

City

Warren

Postal / Zip Code

97051

State

OR

Country

United States

County *

Columbia

Adjacent Waterbody

Geolocation *

45.8284253053042, -122.872787542328

Proposed Activity



Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File #* (?)

DR 25-04 and DSU 25-01

ZoningCommunity Service -
Recreation (CS-R)**Describe any Earthwork/Ground Disturbance***

The proposal submitted for DR 25-04 is limited to the establishment of an 18-hole frisbee golf course. It appears that only holes 2-8 will be in the flood hazard area, or within identified wetland areas. Please reference the callouts labeled "November 15, 2024, Amendment" for the updated images of the frisbee golf baskets and tee boxes.

Proposed

- | | |
|---|--|
| <input type="checkbox"/> Building Permit (new structures) | <input checked="" type="checkbox"/> Conditional use Permit |
| <input checked="" type="checkbox"/> Grading Permit | <input type="checkbox"/> Planned Unit Development |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other (please describe) | |

Applicant's Project Description and Planner's Comments:*

Please reference the attached applications and narrative. There are two applications that were filed, a Determination of Similar Use application (DSU 25-01) and a Site Design Review application (DR 25-04). None of the proposed uses are permitted outright, however, they can be approved by the Planning Commission if they are "deemed to be similar" to other permitted uses, or the purpose of the zoning district. The vast majority of the uses listed in the application will be done at a later time, with the Design Review application being limited to the review of the frisbee golf course, parking area, and food cart. A portion of the subject tract is located within a different map, which is why there are two tax lots listed. Development is not proposed on the smaller residentially zoned property.

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Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

2 - DR 25-04.pdf	1015.36KB
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Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

3 - DSU 25-01.pdf	919.87KB
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Matt

Last Name*

Treat

Applicant Organization Name

(if applicable)

Columbia County Sports LLC

Mailing Address *

Street Address

50611 Hemlock Ave

Address Line 2

City

Scappoose

Postal / Zip Code

97056

State

OR

Country

United States

Phone (?)

603-969-7279

Email (?)

matt@columbiacountysports.com

Is the Property Owner name and address the same as the Applicant? *

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Responsible Jurisdiction



*

City of County of

Municipality *

Columbia County
LDS - Planning
Division

Date *

12/5/2024

Staff Contact

First Name *

Jack

Last Name *

Niedermeyer

Phone * (?)

503-397-7217

Email *

jack.niedermeyer@columbiacountyor.gov

Matt

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Tuesday, January 7, 2025 9:52 AM
To: Eric Smythe <smythee@crfr.com>
Cc: Matt Treat <matt@columbiacountysports.com>; Riley Baker <riley@columbiacountysports.com>
Subject: CC Sports Minimum Setback Letter

Chief Smythe,

As we discussed over the phone a moment ago, and as stated in previous messages, Section 1026.2 of the CCZO requires the applicant to obtain a letter from the Fire Marshall that delineates minimum setbacks for fire safety. The applications specify that the only "development" occurring on the property at this time will be the establishment of an 18-hole frisbee golf course and concession stand, we kindly ask that you submit a document delineating the minimum setbacks for fire safety regarding these two items. It is important to note that the applicant is not currently proposing development of the more intensive uses, therefore minimum setbacks for those uses will be evaluated in the review of future applications.

Please let me know if you require additional information for your review.

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

Jack Niedermeyer

From: Eric Smythe <smythee@crfr.com>
Sent: Thursday, January 2, 2025 7:21 AM
To: Jack Niedermeyer; Matt Treat; Jamie Viveiros; Riley Baker
Cc: Taylor Ireland; Ann Brown; Suzie Dahl; Scott Toenjes
Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

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Also, do NOT scan any 'QR' codes in this email.

Good Morning,

After review, as the current buildings are remaining in place the fire district concludes that the setbacks are appropriate as specified in the plan. The Fire District does not have or is suggesting any changes as presented.
Thank you,

Eric Smythe
Fire Chief
Operations/Prevention/Training
Columbia River Fire and Rescue
270 Columbia Blvd
St Helens OR 97051
Office: 971-813-4241 Ext 1001
Cell: (503)396-1180
smythee@crfr.com



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From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Monday, December 30, 2024 1:58 PM
To: Matt Treat <matt@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>
Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>
Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Chief Smythe,

To continue our conversation over the phone a moment ago, Section 1026.2 of the CCZO States; *"There are no designated minimum setbacks in this district. The applicant shall submit a letter from the Fire Marshall*

concerning the necessary setbacks for safety. After reviewing this letter and the adjacent land uses, the Commission shall establish setback requirements for each individual site". With that being said, I have attached the drawings submitted with the application for your review, and the applicant is included in this message should you require additional information.

Happy new year!



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Matt Treat <matt@columbiacountysports.com>

Sent: Monday, December 30, 2024 1:39 PM

To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

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Also, do NOT scan any 'QR' codes in this email.

I'll be there.

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Sent: Monday, December 30, 2024 1:38 PM

To: Matt Treat <matt@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Matt,

I would recommend attending online at minimum. You can find the GoTo Meeting link [here](#).

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Matt Treat <matt@columbiacountysports.com>

Sent: Monday, December 30, 2024 1:21 PM

To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

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Jack

Should I plan on attending in person regardless to be safe?

Matt

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Sent: Monday, December 30, 2024 1:18 PM

To: Matt Treat <matt@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Hi All,

In speaking with Matt, we are planning to continue your two items scheduled for the Planning Commission (PC) meeting on January 6, 2025, to the following meeting on February 3, 2025. This additional time will allow your team to submit the required Trip Generation Memo and Fire Setback Letter, and for staff to review and draft findings accordingly.

With that being said, since the applications have already been noticed, we are required to open the meeting this coming Monday. At that time, Staff will recommend that both DSU 25-01 and DR 25-04 be continued to the February 3, 2025,

meeting. The applications will be published to the County's website by the end of today, but no staff report will be published or presented at the meeting on Monday.

Please feel free to reach out to me directly if you have any questions.

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Matt Treat <matt@columbiacountysports.com>

Sent: Monday, December 30, 2024 12:59 PM

To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

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@Eric Smythe

Can we get a response on this?

Thanks

Matt

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Sent: Friday, December 20, 2024 2:08 PM

To: Matt Treat <matt@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Jack Niedermeyer

From: Matt Treat <matt@columbiacountysports.com>
Sent: Friday, December 27, 2024 7:45 AM
To: Eric Smythe; Jack Niedermeyer; Jamie Viveiros; Deborah Jacob; Riley Baker
Cc: Taylor Ireland; Ann Brown; Suzie Dahl
Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Follow Up Flag: Follow up
Flag Status: Completed

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Thanks Eric. I believe my original responses still stand, restated and more detail below.

1. The existing roads/cart paths from the golf course will generally give you access to most of the property via ambulance/truck/4x4/golf cart, etc.
 - a. I'd suggest that we have operational plans for this interim period to always have a golf cart ready/available during operational hours to support whatever is needed.
2. No changes to any buildings or their current usage (ie, not used). We will be utilizing a [temporary shed](#) for front of house (checking in frisbee golfers).
 - a. No water connection needed.
 - b. Bathrooms will be portable toilets from Hudson.
 - c. No permanent electricity needed.
 - d. Propane heaters as needed.

Matt

From: Eric Smythe <smythee@crfr.com>
Sent: Tuesday, December 24, 2024 9:09 AM
To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Matt Treat <matt@columbiacountysports.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>
Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>
Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Matt,

I was not here when the original occupancy was established. As with any business or residential structure the fire district is required to comment on access and water supply. My questions on how to access victims requiring medical treatment was exactly as stated, is there or will there be road or cart access for someone out in the field for EMS to arrive in a timely manner. A golf course generally has cart paths that will except a vehicle, if not how would we access someone on the fairway? If there are no changes to the current buildings and the County does not have objections, the fire district has no objections currently.

To the last point, my question was regarding water on site for firefighting operations. It was not a statement but a question. If the County is not requiring upgrades or changes to the building, the fire district has not objections currently.

Eric Smythe
Fire Chief
Operations/Prevention/Training
Columbia River Fire and Rescue

270 Columbia Blvd
St Helens OR 97051
Office: 971-813-4241 Ext 1001
Cell: (503)396-1180
smythee@crfr.com



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From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Friday, December 20, 2024 2:08 PM
To: Matt Treat <matt@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>
Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>
Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Chief Smythe,

Would you mind reviewing and responding to the applicants responses to your questions below (in red and dated November 24, 2024)? Additionally, Section 1026.2 of the CCZO states: *"There are no designated minimum setbacks in this district. The applicant shall submit a letter from the Fire Marshall concerning the necessary setbacks for safety. After reviewing this letter and the adjacent land uses, the Commission shall establish setback requirements for each individual site".* With that being said, it would be great to get the required letter and your feedback regarding the applicant's comments prior to staff report publication.

Please feel free to reach out to me directly if you require additional information for your review.

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Matt Treat <matt@columbiacountysports.com>

Sent: Thursday, December 12, 2024 4:31 PM

To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

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Team

We will not be using any new warren water to support this Frisbee Golf operation. Hope this clarifies/validates Wendy's point.

Would still be great to hear back from Eric on our redline points below?

Matt

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Sent: Tuesday, December 10, 2024 2:15 PM

To: Matt Treat <matt@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Matt and Eric,

Wendy Provins with Warren Water Association (WWA) provided feedback regarding your applications (DSU 25-01 and DR 25-04) on 12/5/2024. Eric, given our previous conversations regarding required flow for fire suppression, it would be great for the applicant to hear your response to Wendy's comments.

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Matt Treat <matt@columbiacountysports.com>

Sent: Sunday, November 24, 2024 7:13 AM

To: Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

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Thanks Eric.

Few responses to below in red. Frankly, expecting a lot of “grandfathering” for this stage as operations and structures won’t be changing from the previous as part of this frisbee golf project.

Matt

From: Eric Smythe <smythee@crfr.com>

Sent: Monday, November 18, 2024 11:00 AM

To: Matt Treat <matt@columbiacountysports.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>

Cc: Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Good morning,

The fire district only has a few concerns or questions:

- For structures on the property having access for emergency vehicles that meet the County road/driveway standards for access is mandatory.

Other than demolition of one the storage area structures in the exiting parking lot – there are no changes to the existing structures/access on/to the property. Are you saying that we need to do some sort of review of all of this as part of this frisbee golf application to ensure that we’re meeting these standards for these unrelated areas/structures? I had

assumed that because we're not changing zoning or anything at this time, we'd not be required to upgrade anything until the site usage changes?

- Due to the size of the property and lay out, how will fire personnel access victims of medical incident on the course? Is there road access to all areas of the property or would we have access to a side by side to facilitate patient extraction to an ambulance.

What was the agreement with the previous landowner and its operations? We would expect the same thing, as again, nothing is changing related to this application. My assumption is that there are enough roads/access for EMT style vehicles and/or side by sides/golf carts to get anywhere necessary.

- Water Supply for fire equipment for the structures present. Will there be on site water or water supply for firefighting operations?

Again, no changes to previous operations/structures or usage. There has never been onsite fire water usage to my knowledge and would assume that it's street access hydrants?

I look forward to seeing the project completed, our concern is always access to the buildings and water supply, medical calls that require access to the victims if they are not near a roadway. Thank you,

Eric Smythe
Fire Chief
Operations/Prevention/Training
Columbia River Fire and Rescue

270 Columbia Blvd
St Helens OR 97051
Office: 971-813-4241 Ext 1001
Cell: (503)396-1180
smythee@crfr.com



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From: Matt Treat <matt@columbiacountysports.com>

Sent: Friday, November 15, 2024 8:44 AM

To: Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>

Cc: Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Jamie/Jack

Please see a simple amendment to document our plan in the flood plain area.

Let me know if sufficient?

Matt

From: Matt Treat

Sent: Thursday, November 14, 2024 8:54 AM

To: Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>

Cc: Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Thanks Jamie

We don't think we're doing any of those things in our base case, but I think for certainty, I'm going to provide an amendment to the SDR that speaks to the 5 holds in the flood plain as not having ANY site/ground invasive work.

Matt

From: Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>

Sent: Thursday, November 14, 2024 8:22 AM

To: Matt Treat <matt@columbiacountysports.com>; Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>

Cc: Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Hi Matt –

If you are doing any development within the special flood hazard area defined as "any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations", you will need a floodplain development permit. A structure is defined as a walled and roofed building.

If you have any further questions regarding a floodplain permit, please feel free to give me a call this afternoon.

Thanks,



Jamie Viveiros, AICP, CFM

Planning Division Manager
Columbia County, Oregon
230 Strand St.
St. Helens, OR 97051
(503) 397-7216

Please note:

Land Development Services has moved to a temporary location at 445 Port Ave., St. Helens.

For assistance, please visit this location, e-mail planning@columbiacountyor.gov, or call (503) 397-1501 x 1.

From: Matt Treat <matt@columbiacountysports.com>

Sent: Tuesday, November 12, 2024 12:39 PM

From: [Jaime Aanensen](#)
To: [Jack Niedermeyer](#)
Cc: [Tan Khoa Le](#)
Subject: RE: St. Helens Golf Course
Date: Wednesday, January 22, 2025 2:59:54 PM
Attachments: [image001.png](#)

Hi Jack,

If they plan to provide food to the public, including via a mobile unit, they must submit an application to Columbia County Public Health. Depending on what they want to offer, including concessions, we would work with them to obtain the appropriate license in advance of opening.

We don't address beer and wine sales so they will need to work with Oregon Liquor & Cannabis Commission (OLCC) to get the appropriate license.

Jaime

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Wednesday, January 22, 2025 2:35 PM
To: Jaime Aanensen <Jaime.Aanensen@columbiacountyor.gov>
Subject: St. Helens Golf Course

Hey Jaime,

As you might be aware, the owners of the property referred to as the Old St. Helens Golf course are seeking approval to establish a 18-hole frisbee golf course and a check-in shed structure. Additionally, the applicant is considering the possibility of having a food cart temporarily located on the property during proposed weekend tournaments as well as potentially selling concessions out of the check-in shed. Concessions sold from the stand would likely be limited to already prepared food/beverage items but could potentially include beer and wine sales or items such as hotdogs and hamburgers. Given the uncertainty, do you mind assisting me with drafting an "umbrella condition" that essentially requires the applicant to receive proper approvals from relevant health officials prior to food and beverage sales? Thanks for your assistance!

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: [Grant DeJongh](#)
To: [Jack Niedermeyer](#)
Cc: [Scott Toenjes](#)
Subject: Columbia County Sports - TIA determination
Date: Thursday, January 23, 2025 5:36:12 PM

Jack,

On Scott's behalf, please see the Public Works Department's comments upon review of the Trip Generation Memo.

Thank you.

-Grant

Here are the Columbia County Public Works comments after the review of the Trip Generation Memo submitted by the applicant:

The Trip Generation Memo (TGM) submitted by the applicant gives a breakdown of the expected trips that will be generated from the general use of the property as a frisbee golf facility and the expected trip generation during weekend tournaments. After reviewing the expected trips that will be generated from these uses, it appears that this development will trigger a Transportation Impact Analysis (TIA). In Table 1, the expected net increase of traffic for the AM peak hour was 19 trips, for the PM peak hour it was 18 trips and the expected net total daily traffic was 264 trips. These numbers were based off of the assumption that the existing trips are not counted. However, as stated in the TGM, the golf course ceased operations in 2018. That being said, the projected amount of trip increase would be the gross increase in trips, or 34 AM peak hour trips, 55 PM peak hour trips, and 526 daily trips. This would then trigger a TIA under the Zoning Ordinance 1450.1B.

The tournament numbers were broken into two choices, Shotgun Style and Staggered Tee Times. According to Table 2, the Shot Gun Style tournament would create a projected 48 inbound trips during the morning peak hour. The Staggered Tee Times style would have a 32 peak hour trips middle of the day. Neither of these options would increase the daily traffic by more than 400 daily trips. The Shotgun Style would exceed the 25 trips in the peak hour trigger for a TIA, again under Zoning Ordinance 1450.1B. Although the TGM asserts peak hour trips occurring on weekends would not trigger a TIA, Section 1450 of the Zoning Ordinance does not specify the AM and PM peak hour triggers apply only to weekdays, so the County disagrees with this assertion.

It also appears that the proposed development would meet the trigger outlined in the Zoning Ordinance 1450.1D. Hazen Road is classified as a Major Collector, so the applicant is correct that it is not a Local Road. However, 1450.1D also states that potential impacts to residential areas, including non-residential development that will generate traffic though a residential zone. The surrounding zoning is primarily residential along Hazen Road, therefore it appears

that this trigger would also be met.

Let me know if you have any questions, thank you.

Sent from my Verizon, Samsung Galaxy smartphone
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Jack Niedermeyer

From: Grant DeJongh
Sent: Monday, January 27, 2025 8:50 AM
To: Jack Niedermeyer; Suzie Dahl
Cc: Scott Toenjjes
Subject: RE: Columbia County Sports - TIA Determination (DSU 25-01 & DR 25-04)

Follow Up Flag: Follow up
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Good morning, Jack,

Thank you for reaching out on this. Scott is out sick today, so if you have any questions, please feel free to reach out to me (x3992). I am also removing Spencer and Department – Counsel to remove concerns about privilege.

Generally, I would agree that having fewer daily trips may reduce the AM/PM peak hours, which I believe is what Matt's email is getting at. However, this may ultimately be a moot point.

The more I look at this, the more it seems that a TIA is needed. This assessment is based on the following, which is not exhaustive:

1. The character of Hazen Road is a rural major collector from Bennett Road to Church Road and a rural minor collector from Church Road to Berg Road. It has about 40 feet of right-of-way, which is substandard, and generally has limited to no shoulder. Additionally, there are pronounced ditches along sections of it. The road surface is paved with asphalt concrete, and generally in good to fair condition.
2. It is assumed that most traffic for the proposed use of the site would take one of four (4) routes, all of which come off of Highway 30:
 - a. Berg Road to Hazen Road
 - b. Church Road to Hazen Road
 - c. Bennett Road to Hazen Road
 - d. Bachelor Flat Road to Bennett Road to Hazen Road
 - i. Bachelor Flat Road traffic is anticipated to come from either Millard Road or Gable Road.
3. While the information provided by Jesse is appreciated, we would need to see a revision to the trip generation memo provided by the engineer of record to consider these elements. This may or may not change the implications for a TIA. (Sec. 1450.B CCZO)
4. It appears that the tournament numbers are generally staying the same. It would be expected that there is no change in the impacts requiring a TIA. (Sec. 1450.B CCZO)
5. Sec. 1450.D CCZO requires a TIA if there is potential for a non-residential development to generate traffic through a residential zone. The routes outlines in Item 2 are generally characterized by RR-2 and RR-5 zones, with the primary exception of FA-80 along part of Bennett Road.
6. Sec. 1024 CCZO indicates that the Planning Commission shall review all new CS-R uses to ensure adverse impacts on adjoining properties have been mitigated. This includes setting such conditions as are necessarily to address any impacts. Increased traffic volumes on Hazen Road could impact surrounding residences. The level of impact, if any, is best assessed through a TIA.
7. Section 1025.5 CCZO indicates that the Planning Commission shall ensure that any new CS-R use outside of an urban growth boundary does not create a traffic hazard. This is best assessed through a TIA.

While I understand that this may not be preferred for the applicant, especially during this limited initial phase of the project, a TIA appears to be necessary to address the concerns outlined above, per the CCZO. The impacts of the new CS-

R use at the facility need to be considered and, if deemed necessary, mitigated in order to ensure adequate safety for the surrounding properties and the users of the facility.

Please let me know if you have any questions. Thank you.

-Grant

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Sent: Sunday, January 26, 2025 5:34 PM

To: Spencer Parsons <Spencer.Parsons@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Grant DeJongh <Grant.DeJongh@columbiacountyor.gov>

Cc: Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>; Department-Counsel <department-counsel@columbiacountyor.gov>

Subject: FW: Columbia County Sports - TIA Determination (DSU 25-01 & DR 25-04)

Hi all,

Please see the message below from the applicant regarding corrections to the TGM that was submitted. My initial reaction is that any updates to the TGM will likely require that the items be continued to a future planning commission hearing. I have already made significant changes to the report based on comments received from Public Works and the indication from the applicant last week and I don't know that there will be enough time to evaluate revised documents and implement them in the report prior to publication tomorrow afternoon.

Lmk what you think.

Jack



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Matt Treat <matt@columbiacountysports.com>

Sent: Saturday, January 25, 2025 4:46 AM

To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Subject: RE: Columbia County Sports - TIA Determination (DSU 25-01 & DR 25-04)

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Jack

It has now been brought to my attention that the TGM is inaccurate. Please see below snip/response from our partners who are providing the frisbee golf calculations to Jennifer.

They are trying to get the TGM updated by Monday – but not sure if it matters re: timing. I'm also not sure if the recalculations will change the outcome, but we'll be doing it regardless and showing up 2/3.

Jennifer,

I believe there has been a miscommunication or misunderstanding of the impact the disc golf course will have on traffic. Hopefully I can clarify some of these points and remedy any confusion below.

The numbers in the "Trip Generation" paragraph are much higher than what we expect for the disc golf course, other than in the tee time tournament format where the numbers are close to our projections. The fact that we have an 18 hole layout does not translate to double the traffic that a 9 hole traditional golf course sees on a given day.

Our projections are based on [UDisc](#) player data for comparable courses as well as anecdotal evidence from a dozen years playing other courses in the immediate area.

In the Use Intensity Table I assume that "daily trips" counts each vehicle's arrival and departure as a discrete "trip," so two "trips" per vehicle.

We project that in the summer months and shoulder seasons the course will see between 12-20 players on an average weekday and 40-50 on a weekend day. A more realistic projection of "daily trips" is 40 trips per weekday and 100 per weekend. That is at the high end of our estimated range and doesn't take into account any carpooling. With the majority of the player base coming from Portland we expect the average car to transport 1.5 players but have provided numbers at or above the highest end of the projected range of vehicle usage.

Shotgun style tournament: 72 players total. An average of 40-50 cars that arrive in the morning and leave in the late afternoon. No more than 50 cars onsite at any time. Those 50 cars arrive and leave for 100 total projected "daily trips."

Tee time tournament: 144 players total. Players will arrive throughout the day but the course can only accommodate 72 players at once so on-course players would never account for more than our 40-50 cars per 72 player estimate from above. I would estimate players arriving early for their round in the morning and socializing before they depart in the afternoon to account for an additional 5-6 cars. At no time would there be more than 45-55 cars onsite and the total number of "daily trips" would be about 200, all spaced out throughout the day.

If you have any further questions or need more clarification please feel free to reach out to me via phone or email. I'm free all day Monday and Tuesday.

--

Jesse Tomaino

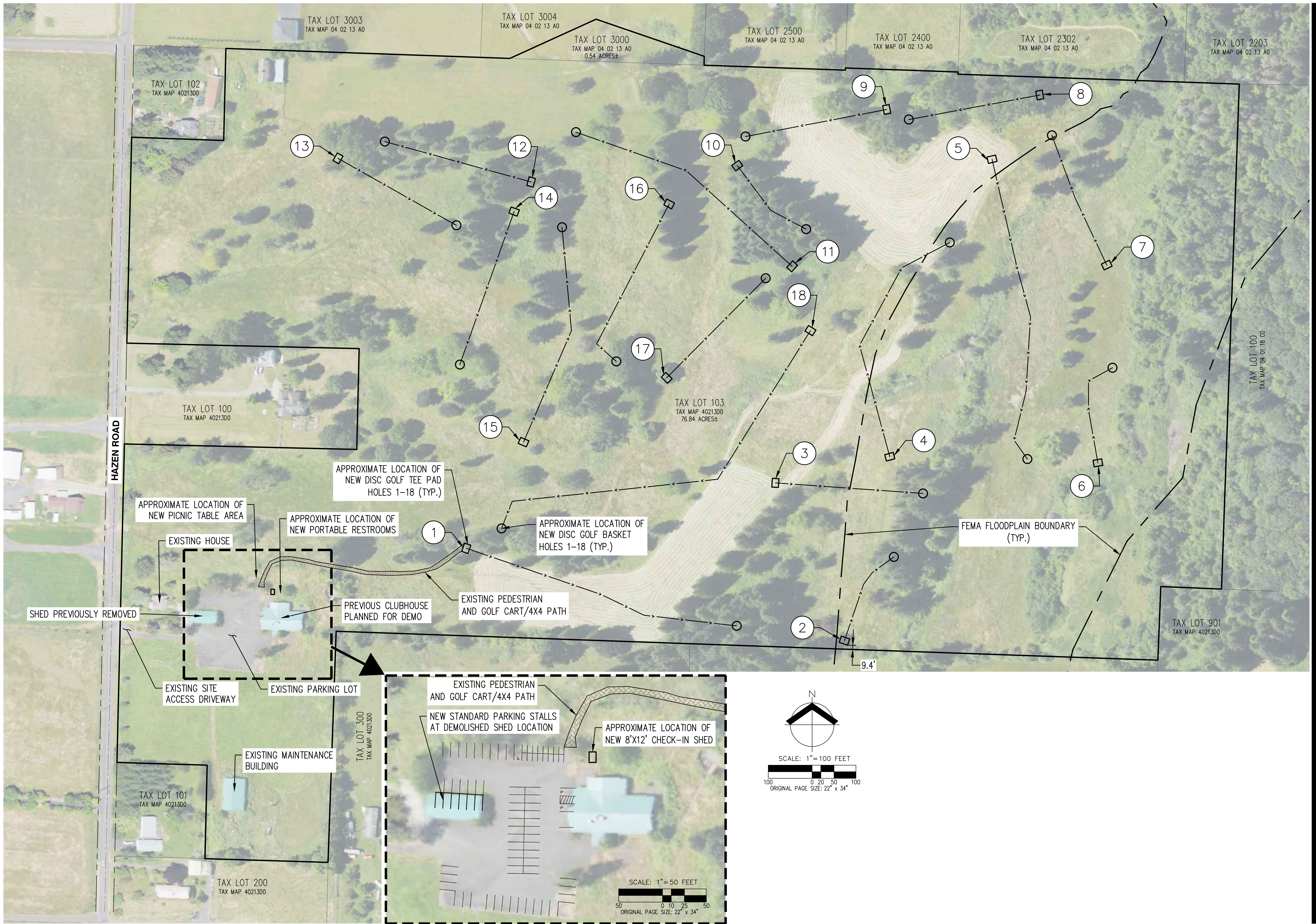
All Day Disc Golf

202-276-5276

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Sent: Thursday, January 23, 2025 6:09 PM

To: Matt Treat <matt@columbiacountysports.com>; Riley Baker <riley@columbiacountysports.com>; Annie Brown



PRELIMINARY DISC GOLF SITE LAYOUT
COLUMBIA COUNTRY SPORTS
COLUMBIA COUNTRY SPORTS, LLC
WARREN, OREGON

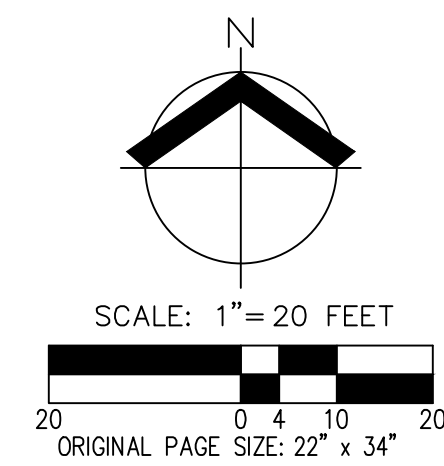
JOB NUMBER:	11061
DATE:	01/15/2025
DESIGNED BY:	TMI
DRAWN BY:	AMJ
CHECKED BY:	CEG

AKS DRAWING FILE: 11061.CDS - DISC GOLF LAYOUT.DWG | LAYOUT: LAYOUT



PARKING LOT SUMMARY

- STANDARD SPACES: 65
- TOTAL ADA SPACES: 3
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2
- REQUIRED ADA SPACES:
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2



DATE: 1/22/2025 AKS JOB: 11061

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
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PARKING LOT SUMMARY COLUMBIA COUNTY SPORTS

COLUMBIA COUNTY SPORTS, LLC
 ST HELENS, OR



Columbia River Fire & Rescue

ADMINISTRATION OFFICES

270 Columbia Blvd * St Helens, Oregon * 97051
Phone (503)-397-2990 * www.crrf.com * FAX (503)-397-3198

To: Columbia County Sports, Matt Treat
From: Chief Eric Smythe
Re: Columbia County Sport Center, minimum setbacks

Memorandum: ME-2024-25-029
January 7, 2025

This memorandum serves as a notice regarding the Columbia County Sports Center/Frisbee Golf Course project and the minimum setbacks determined by Columbia River Fire and Rescue (CRFR). The Fire District has reviewed the preliminary plan and has no comments or minimum setback requirements for the current project. However, CRFR reserves the right to update or provide comments on minimum setbacks for any future changes to the site, including new construction or modifications that may impact adjoining properties or existing structures on-site.



Jack Niedermeyer

From: Eric Smythe <smythee@crfr.com>
Sent: Tuesday, January 7, 2025 3:12 PM
To: Matt Treat; Jack Niedermeyer
Cc: Riley Baker; Taylor Ireland; Terry J Novak
Subject: RE: CC Sports Minimum Setback Letter
Attachments: Memorandum ME-2024-25-029.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Please see attached memorandum regarding Fire District setbacks for the occupancy.

Eric Smythe
Fire Chief
Operations/Prevention/Training
Columbia River Fire and Rescue

270 Columbia Blvd
St Helens OR 97051
Office: 971-813-4241 Ext 1001
Cell: (503)396-1180
smythee@crfr.com



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From: Matt Treat <matt@columbiacountysports.com>
Sent: Tuesday, January 7, 2025 10:23 AM
To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Eric Smythe <smythee@crfr.com>
Cc: Riley Baker <riley@columbiacountysports.com>; Taylor Ireland <irelandt@aks-eng.com>; Terry J Novak <tnovak@novakarchitecture.com>
Subject: RE: CC Sports Minimum Setback Letter

Thanks Jack!

Eric – we have our call at 2pm tomorrow too, which is focused on the future SDR applications (full projects). We'll need setbacks for that work as well.

Memorandum

To: Jack Niedermeyer, Columbia County
Copy: Matt Treat, Columbia County Sports, LLC
From: Jennifer Danziger, PE
Date: January 20, 2025
Subject: Trip Generation Estimate for Frisbee Golf Course
57244 Hazen Road, DR 25-01 & DSU 25-04



RENEWS: 12/31/2025

Introduction

Columbia County Sports, LLC is proposing to utilize the site of the former St. Helens Golf Course, located at 57244 Hazen Road, as a frisbee golf course with 18 holes in a "temporary" manner as they continue the process of developing the property "back" into a functioning golf course with other sports-related activities. This memorandum provides trip generation estimates for typical operating conditions under the proposal as well as two tournament scenarios for the temporary use.

Description

The site is located on Tax Map 4213-D0 Lot 103. The project site is shown in blue in Figure 1.

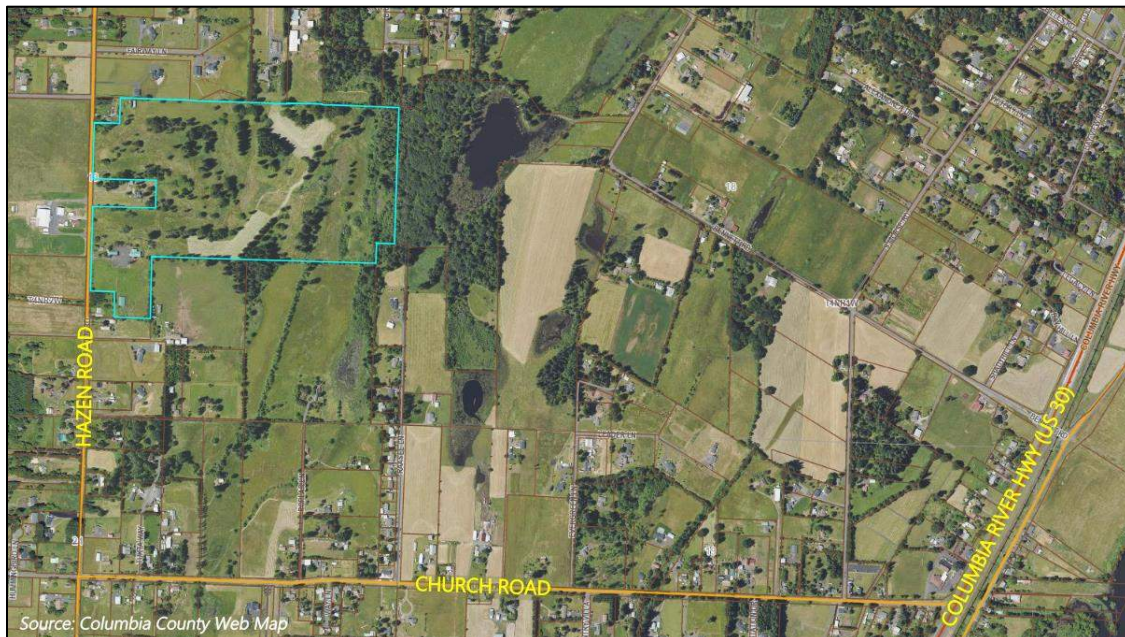


Figure 1: Vicinity Map

The St. Helens Golf Course was opened on the site in 1959 and operated until 2018. The course included 9 holes with dual tees that allowed it to be played as an 18-hole course; however, only 9 holes could actively be played at a time. According to the 2024 Columbia County Real Property Assessment Report, the site includes a 1,468-square foot (SF) home built in 1934. A 6,088-SF clubhouse and two commercial/industrial farm-type buildings totaling 4,896 SF were added in 1970. Even though operations have ceased, the property is still valued as a golf course.

The proposed project will temporarily repurpose the existing 9-hole traditional golf course, which closed in 2018/2019, as an 18-hole frisbee golf course. In general, it will operate similarly to a traditional golf course with groups of up to 4 players with scheduled tee times. However, the site may also host some tournaments with between 72 and 150 players in attendance, depending on the tournament format.

Trip Generation

The *Trip Generation Manual*¹ has standard rates for a golf course (land use code 430) based on the number of holes. The proposed frisbee golf course will operate similarly to a traditional public golf course; therefore, the manual rates should be applicable to this type of facility. A closer review of the trip generation studies shows the trip rates for peak hours differ depending on the size of the course (9 holes, 18 holes, or 36 holes). To better reflect behavior specific to the course size, data was filtered to estimate average rates for a 9-hole course and average rates for an 18-hole course. Table 1 summarizes the trip generation estimates for a typical weekday. The filtered data and resulting trip rates are attached to this memorandum.

Table 1: Trip Generation Estimates

Use	Intensity	AM Peak Hour			PM Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
Existing Traditional Golf Course	9 Holes	12	3	15	23	14	37	264
Proposed Frisbee Golf Course	18 Holes	27	7	34	29	26	55	526
Net Increase		15	4	19	6	12	18	262

* No daily surveys were conducted at 9-hole courses; therefore, the average rate for 18-hole courses was applied to estimate weekday trips.

The frisbee golf course is estimated to generate a net increase of 19 AM peak hour trips, 18 PM peak hour trips, and 262 daily trips on a weekday.

Weekend Tournaments

Columbia County Sports, LLC also intends to operate occasional frisbee golf tournaments. These would happen on weekends. Two tournament styles may occur. One option is a shotgun-style event with as many as 72 participants playing the course twice in a single day. The other option is to schedule tee times with groups of

¹ Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, 2021.



players (4 per group) starting at the first hole and playing through the course. These events generally occur over two days with as many as 150 participants.

To estimate the trip generation for these tournaments, the following assumptions were made:

- Shotgun Start
 - Tournament has a maximum of 72 players.
 - All players start at the same time in the morning.
 - Two rounds of play are scheduled.
 - Each round of play takes approximately 3.5 hours with a break in between.
 - Awards are distributed at the end of play.
 - Total time on site for each player is 8 to 9 hours
- Staggered Tee Times
 - Tee times will be staggered in 10-minute intervals allowing 6 groups of players to begin play in one hour.
 - Groups will typically consist of 4 players; 24 players will begin play in one hour.
 - The 18-hole course can be played in approximately 3.5 hours.
 - Players will remain on site for 30 minutes to 1 hour after completing their round of golf.
 - Total time on site for each player is 4 to 4.5 hours.
- Common Assumptions
 - Up to 5 staff members will be on site during the tournament but they will arrive before and stay after tournament players.
 - Players frequently carpool; average vehicle occupancy is estimated at 1.5 players.
 - Staff are more likely to travel alone.

Table 2 presents the tournament trip generation estimates based on these assumptions.



Table 2: Tournament Trip Generation Estimates

Hour	Shotgun Style (72 players)			Staggered Tee Times (150 players)		
	Arriving	Departing	Total	Arriving	Departing	Total
Setup	5	0	5	5	0	5
1	48	0	48	16	0	16
2	0	0	0	16	0	16
3	0	0	0	16	0	16
4	0	0	0	16	8	24
5	0	0	0	16	16	32
6	0	0	0	16	16	32
7	0	0	0	4	16	16
8	0	0	24		16	16
9	0	48	24		16	16
Breakdown	0	5	5	0	17	17
Total	53	53	106	105	105	210

As shown in Table 2, the most conservative estimate of daily trip generation for a tournament is 210 trips for the scheduled tee times. With the shotgun style tournament, an estimated 48 inbound trips would occur in the morning peak hour and 24 outbound trips would occur in the evening peak hour. With staggered tee times, demand would be spread throughout the day with the highest volumes anticipated to occur midday with 32 peak hour trips.

Transportation Impact Analysis Requirements

Section 1450 of the Columbia County Zoning Ordinance (CCZO) outlines the criteria for when a transportation impact analysis (TIA) shall be required to be submitted to the County with a land use application. The criteria are listed below along with responses.

- A. Changes in land use designation, or zoning designation that will generate more vehicle trip ends.

The proposal does not require a change in land use or zoning designation. This criterion is not met.

- B. Projected increase in trip generation of 25 or more trips during either the AM or PM peak hour, or more than 400 daily trips.

The frisbee golf course is estimated to generate a net increase of 19 AM peak hour trips, 18 PM peak hour trips, and 262 daily trips on a weekday. This criterion is not met.

The proposal may also include occasional tournaments with up to 150 players. The daily trip generation for the tournaments is estimated at a maximum of 210 trips. Peak hour trip generation will vary depending on the type of tournament with a maximum of 48 trips added in any hour. While this traffic volume would exceed the weekday AM or PM peak hour commuter threshold, these trips would occur on



occasional weekends and not correspond with the peak commute times that are the basis of the thresholds. Therefore, this criterion is not met.

C. Potential impacts to intersection operations.

Volumes on the area roadways are generally very low. The Oregon Traffic Monitoring System (OTMS) has a count on Church Road west of US 30 that shows an estimated 1,980 vehicles per day for the year 2023. Volumes further to the west on Church Road and on Hazen Road are likely to be lower than the volumes close to the highway. The intersection of these roadways is all-way stop-controlled. With these low volumes, the roadway network surrounding the golf course should not have operational concerns at this intersection. The resumption of traditional golf or the proposal for frisbee golf will not change this conclusion. Added traffic on the state highway is anticipated to fall below the ODOT thresholds for a traffic study. Therefore, this criterion is not met.

D. Potential impacts to residential areas or local roadways, including any non-residential development that will generate traffic through a residential zone.

Hazen Road and Church Road are both classified as Major Collector roadways in the Columbia County Transportation System Plan (TSP). According to the TSP, "Major Collectors are intended to serve local traffic traveling to and from principal arterial or minor arterial roadways. These roadways provide greater accessibility to neighborhoods, often connecting to major activity generators and providing efficient through movement for local traffic." Since these roadways are the appropriate classification to serve the site, this criterion is not met.

E. Potential impacts to pedestrian and bicycle routes, including, but not limited to school routes and multimodal roadway improvements identified in the TSP.

The street standard in the TSP for Major Collector roads includes 5-foot shoulders. Currently, neither of the routes have consistent shoulders at all. Walking and bicycle ridership along these rural routes is minimal and school buses stop at individual homes rather than requiring children to walk to aggregated bus stops. The resumption of traditional golf or the proposal for frisbee golf will not change these conditions. Therefore, this criterion is not met.

F. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.

The existing site driveway meets the 130-foot access spacing standard for a Major Collector Roadway. Hazen Road is straight and a preliminary review of available sight distance based on aerial photos shows that standards can likely be met with trimming of landscaping along the roadway on the site property. This should be confirmed in the field. Adequate sight distance would need to be provided with the resumption of traditional golf and the proposal for frisbee golf will not change this need. Therefore, this criterion is not met.



- G. A change in internal traffic patterns may cause safety concerns.

The proposed use will not change internal traffic patterns that would give rise to safety concerns; therefore, this criterion is not met.

- H. A TIA is required by ODOT pursuant with OAR 734-051.

The site will not have direct access to a state highway; therefore, ODOT will not require a TIA. Furthermore, the trips generated by the historic and proposed uses fall below the ODOT criteria for a TIA. Therefore, this criterion is not met.

- I. Projected increase of five trips by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) per day, or an increase in use of adjacent roadways by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) by 10 percent.

The proposal will not generate heavy vehicle traffic; therefore, this criterion is not met.

None of the nine criteria above are met; therefore, a TIA should not be required for the proposed use.

Conclusion

Although it has not been in active use in recent years, reopening the golf course to frisbee golf with 18 holes rather than traditional golf with 9 holes will result in a small increase in traffic over levels that have historically existed on the site regardless of prior land use applications. The net increase in trips is estimated at 19 AM peak hour trips, 18 PM peak hour trips, and 262 daily trips on a weekday.

The proposal may also include occasional tournaments with up to 150 players. The daily trip generation for the tournaments is estimated at a maximum of 210 trips. Peak hour trip generation will vary depending on the type of tournament with a maximum of 48 trips added in any hour. While this traffic volume would exceed the weekday AM or PM peak hour commuter threshold, these trips would occur on occasional weekends and not correspond with the peak commute times that are the basis of the thresholds.

CCZO Section 1450 outlines the criteria for when a TIA shall be required to be submitted to the County with a land use application. None of the nine criteria are met; therefore, a TIA should not be necessary for the proposed use. However, sight distance at the site driveway should be field-checked and landscaping should be trimmed to provide adequate sight lines.

Attachment:

Trip Generation Rates and Estimates





TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition

Land Use: Golf Course
Land Use Code: 430
Land Use Subcategory: All Sites
Setting/Location: General Urban/Suburban
Variable: Holes
Trip Type: Vehicle
Formula Type: Rate
Variable Quantity: 9

AM PEAK HOUR

Trip Rate: 1.72

	Enter	Exit	Total
Directional Split	79%	21%	
Trip Ends	12	3	15

PM PEAK HOUR

Trip Rate: 4.11

	Enter	Exit	Total
Directional Split	63%	37%	
Trip Ends	23	14	37

WEEKDAY

Trip Rate: 29.24

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	132	132	264

Based on surveys for 18 holes; no surveys for 9 holes available.



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition

Land Use: Golf Course
Land Use Code: 430
Land Use Subcategory: All Sites
Setting/Location: General Urban/Suburban
Variable: Holes
Trip Type: Vehicle
Formula Type: Rate
Variable Quantity: **18**

AM PEAK HOUR

Trip Rate: 1.91

	Enter	Exit	Total
Directional Split	79%	21%	
Trip Ends	27	7	34

PM PEAK HOUR

Trip Rate: 3.07

	Enter	Exit	Total
Directional Split	52%	48%	
Trip Ends	29	26	55

WEEKDAY

Trip Rate: 29.24

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	263	263	526

Golf Course (430)

Vehicle Trip Ends vs: Holes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 4 out of 15
 Avg. Num. of Holes: 9
 Directional Distribution: 79% entering , 21% exiting

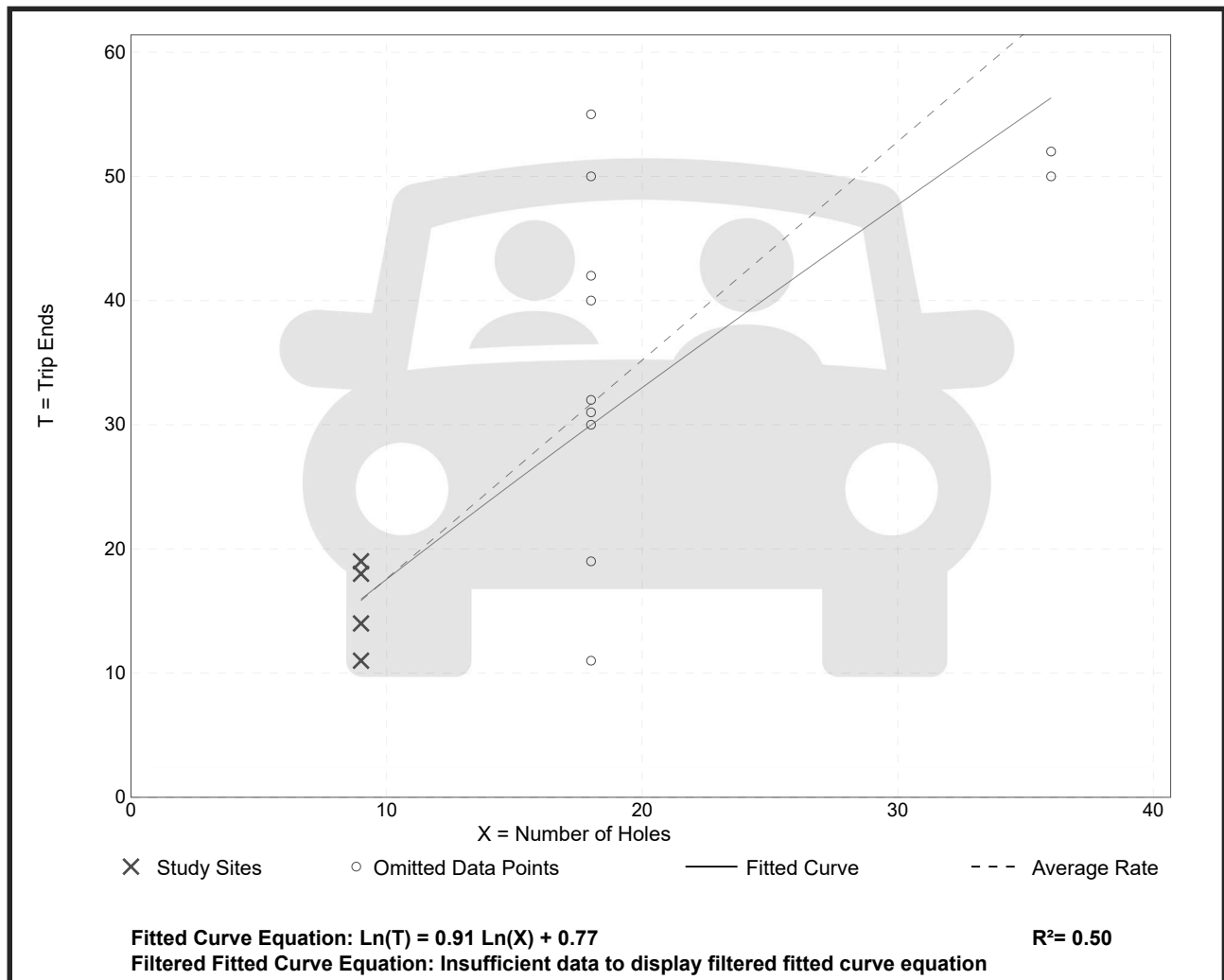
Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
1.72	1.22 - 2.11	0.41

Data Filtered By: [IV Value: 9-9]

Data Plot and Equation

Caution – Filtered Data Set



Golf Course (430)

Vehicle Trip Ends vs: Holes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 3 out of 14
 Avg. Num. of Holes: 9
 Directional Distribution: 63% entering , 37% exiting

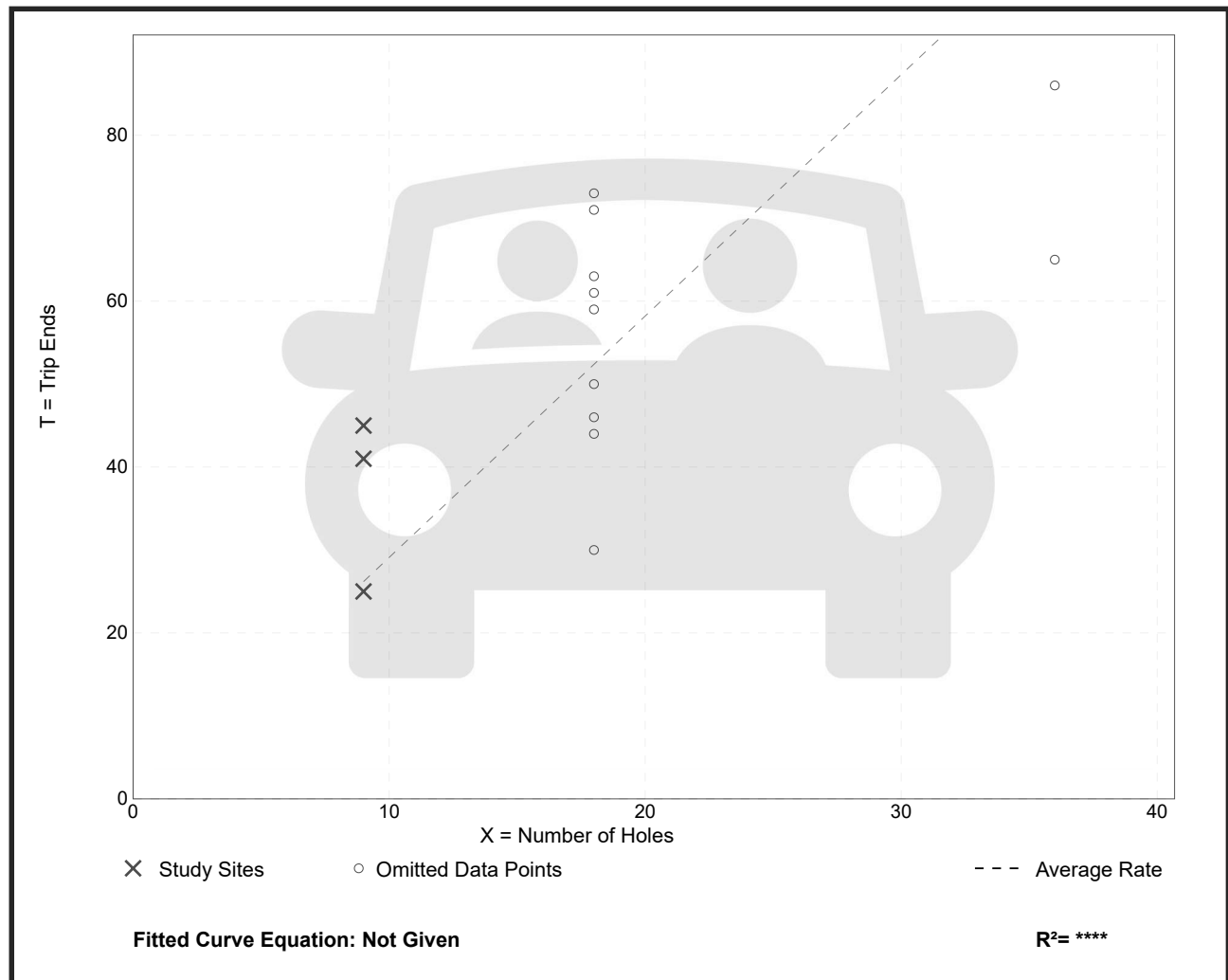
Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
4.11	2.78 - 5.00	1.18

Data Filtered By: [IV Value: 9-9]

Data Plot and Equation

Caution – Filtered Data Set



Golf Course (430)

Vehicle Trip Ends vs: Holes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 9 out of 15
 Avg. Num. of Holes: 18
 Directional Distribution: 79% entering , 21% exiting

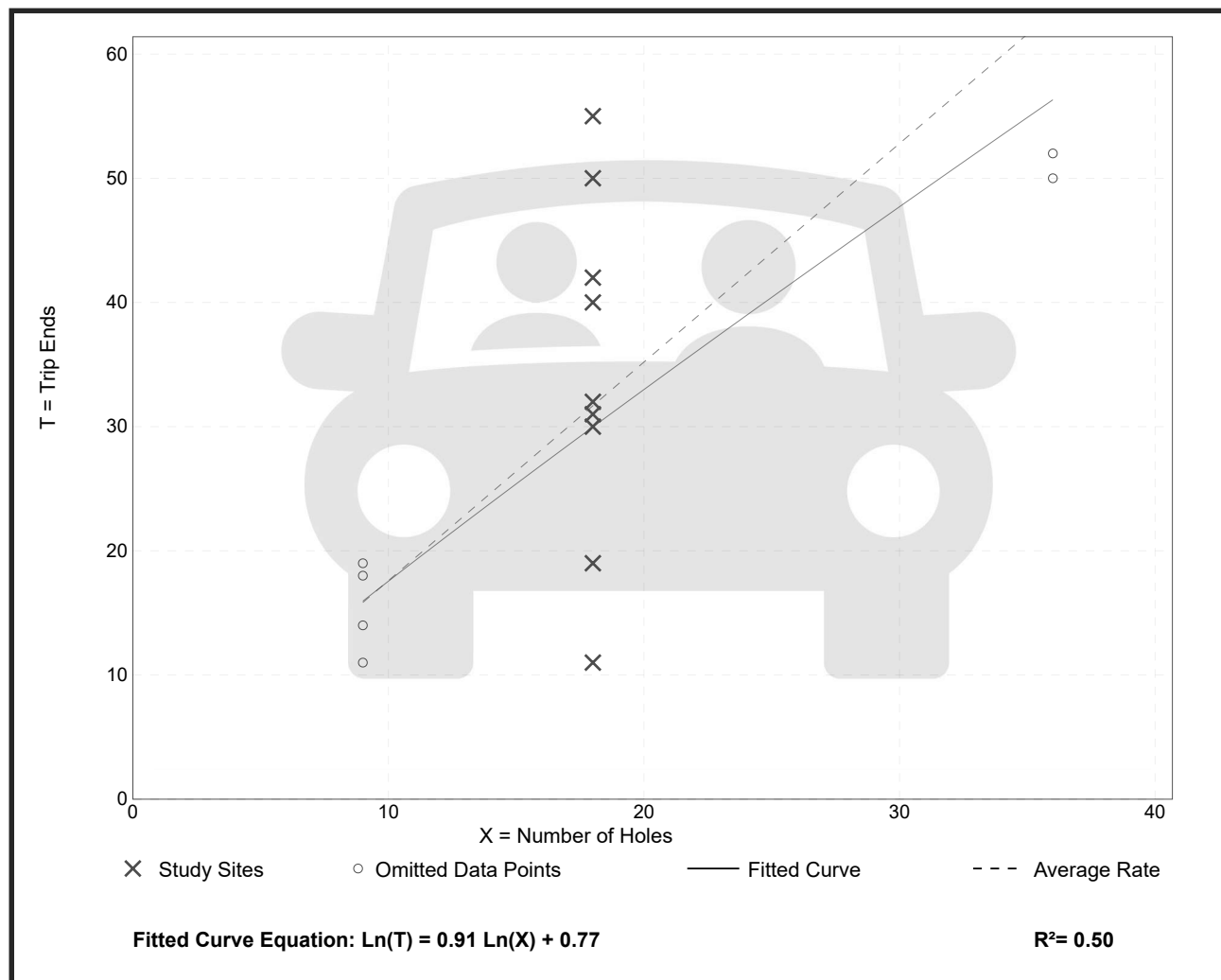
Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
1.91	0.61 - 3.06	0.78

Data Filtered By: [IV Value: 18-18]

Data Plot and Equation

Caution – Filtered Data Set



Golf Course (430)

Vehicle Trip Ends vs: Holes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 9 out of 14
 Avg. Num. of Holes: 18
 Directional Distribution: 52% entering , 48% exiting

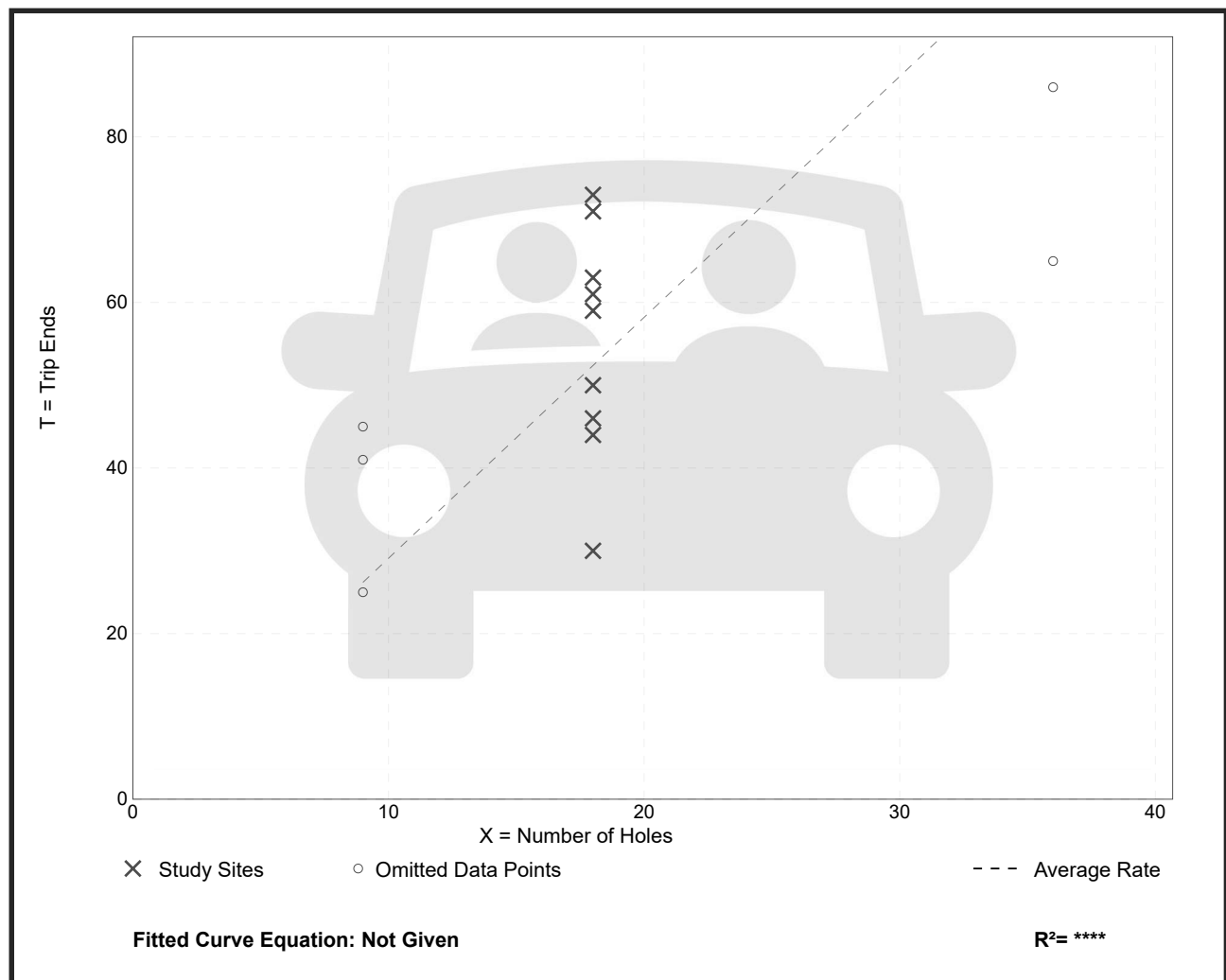
Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
3.07	1.67 - 4.06	0.77

Data Filtered By: [IV Value: 18-18]

Data Plot and Equation

Caution – Filtered Data Set



Golf Course (430)

Vehicle Trip Ends vs: Holes
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 3 out of 4
Avg. Num. of Holes: 18
Directional Distribution: 50% entering , 50% exiting

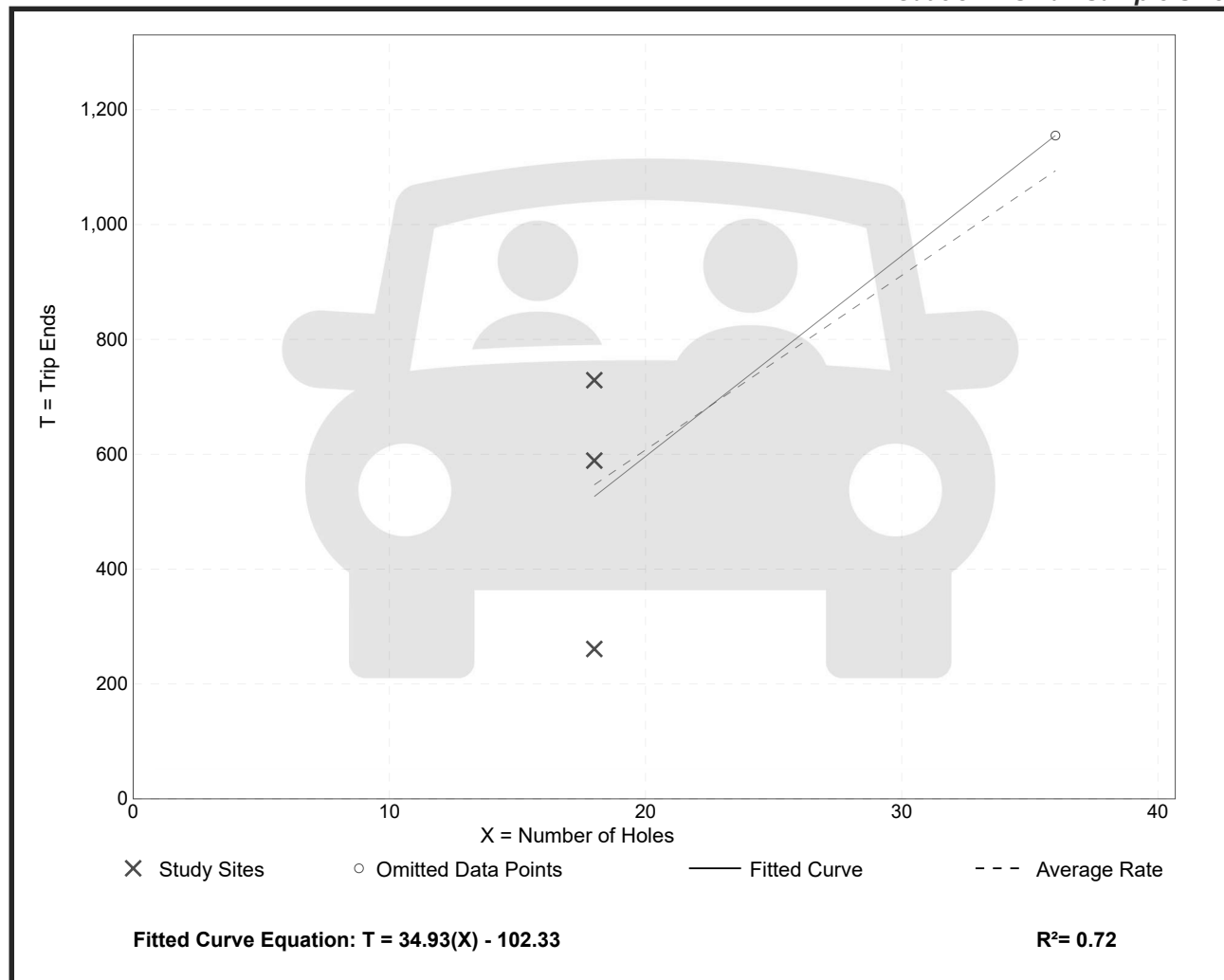
Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
29.24	14.50 - 40.50	13.35

Data Filtered By: [IV Value: 18-18]

Data Plot and Equation

Caution – Filtered Data Set
Caution – Small Sample Size



From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Monday, December 30, 2024 1:18 PM
To: Matt Treat <matt@columbiacountysports.com>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>
Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>
Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Hi All,

In speaking with Matt, we are planning to continue your two items scheduled for the Planning Commission (PC) meeting on January 6, 2025, to the following meeting on February 3, 2025. This additional time will allow your team to submit the required Trip Generation Memo and Fire Setback Letter, and for staff to review and draft findings accordingly.

With that being said, since the applications have already been noticed, we are required to open the meeting this coming Monday. At that time, Staff will recommend that both DSU 25-01 and DR 25-04 be continued to the February 3, 2025, meeting. The applications will be published to the County's website by the end of today, but no staff report will be published or presented at the meeting on Monday.

Please feel free to reach out to me directly if you have any questions.

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Matt Treat <matt@columbiacountysports.com>
Sent: Monday, December 30, 2024 12:59 PM
To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>
Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>
Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

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Jack Niedermeyer

From: Jack Niedermeyer
Sent: Monday, December 30, 2024 1:38 PM
To: Matt Treat; Eric Smythe; Jamie Viveiros; Deborah Jacob; Riley Baker
Cc: Taylor Ireland; Ann Brown; Suzie Dahl; Scott Toenjes
Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

Matt,

I would recommend attending online at minimum. You can find the GoTo Meeting link [here](#).

Best,

Jack Niedermeyer



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Matt Treat <matt@columbiacountysports.com>
Sent: Monday, December 30, 2024 1:21 PM
To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>; Eric Smythe <smythee@crfr.com>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>; Riley Baker <riley@columbiacountysports.com>
Cc: Taylor Ireland <irelandt@aks-eng.com>; Ann Brown <Annie@columbiacountysports.com>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>
Subject: RE: CCS SDR1: Temporary Frisbee Golf Course

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Jack

Should I plan on attending in person regardless to be safe?

Matt

Jack Niedermeyer

From: Grant DeJongh
Sent: Thursday, January 23, 2025 5:36 PM
To: Jack Niedermeyer
Cc: Scott Toenjes
Subject: Columbia County Sports - TIA determination

Jack,

On Scott's behalf, please see the Public Works Department's comments upon review of the Trip Generation Memo.

Thank you.

-Grant

Here are the Columbia County Public Works comments after the review of the Trip Generation Memo submitted by the applicant:

The Trip Generation Memo (TGM) submitted by the applicant gives a breakdown of the expected trips that will be generated from the general use of the property as a frisbee golf facility and the expected trip generation during weekend tournaments. After reviewing the expected trips that will be generated from these uses, it appears that this development will trigger a Transportation Impact Analysis (TIA). In Table 1, the expected net increase of traffic for the AM peak hour was 19 trips, for the PM peak hour it was 18 trips and the expected net total daily traffic was 264 trips. These numbers were based off of the assumption that the existing trips are not counted. However, as stated in the TGM, the golf course ceased operations in 2018. That being said, the projected amount of trip increase would be the gross increase in trips, or 34 AM peak hour trips, 55 PM peak hour trips, and 526 daily trips. This would then trigger a TIA under the Zoning Ordinance 1450.1B.

The tournament numbers were broken into two choices, Shotgun Style and Staggered Tee Times. According to Table 2, the Shot Gun Style tournament would create a projected 48 inbound trips during the morning peak hour. The Staggered Tee Times style would have a 32 peak hour trips middle of the day. Neither of these options would increase the daily traffic by more than 400 daily trips. The Shotgun Style would exceed the 25 trips in the peak hour trigger for a TIA, again under Zoning Ordinance 1450.1B. Although the TGM asserts peak hour trips occurring on weekends would not trigger a TIA, Section 1450 of the Zoning Ordinance does not specify the AM and PM peak hour triggers apply only to weekdays, so the County disagrees with this assertion.

It also appears that the proposed development would meet the trigger outlined in the Zoning Ordinance 1450.1D. Hazen Road is classified as a Major Collector, so the applicant is correct that it is not a Local Road. However, 1450.1D also states that potential impacts to residential areas, including non-residential development that will generate traffic through a residential zone. The surrounding zoning is primarily residential along Hazen Road, therefore it appears that this trigger would also be met.

Let me know if you have any questions, thank you.

Sent from my Verizon, Samsung Galaxy smartphone
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estimated range and doesn't take into account any carpooling. With the majority of the player base coming from Portland we expect the average car to transport 1.5 players but have provided numbers at or above the highest end of the projected range of vehicle usage.

Shotgun style tournament: 72 players total. An average of 40-50 cars that arrive in the morning and leave in the late afternoon. No more than 50 cars onsite at any time. Those 50 cars arrive and leave for 100 total projected "daily trips."

Tee time tournament: 144 players total. Players will arrive throughout the day but the course can only accommodate 72 players at once so on-course players would never account for more than our 40-50 cars per 72 player estimate from above. I would estimate players arriving early for their round in the morning and socializing before they depart in the afternoon to account for an additional 5-6 cars. At no time would there be more than 45-55 cars onsite and the total number of "daily trips" would be about 200, all spaced out throughout the day.

If you have any further questions or need more clarification please feel free to reach out to me via phone or email. I'm free all day Monday and Tuesday.

--

Jesse Tomaino

All Day Disc Golf

202-276-5276

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Sent: Thursday, January 23, 2025 6:09 PM

To: Matt Treat <matt@columbiacountysports.com>; Riley Baker

<riley@columbiacountysports.com>; Annie Brown <Annie@columbiacountysports.com>; Stacey

Morrill <Morrills@aks-eng.com>; Taylor Ireland <irelandt@aks-eng.com>

Cc: Spencer Parsons <Spencer.Parsons@columbiacountyor.gov>; Department-Counsel <department-counsel@columbiacountyor.gov>; Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>; Grant

DeJongh <Grant.DeJongh@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>

Subject: Columbia County Sports - TIA Determination (DSU 25-01 & DR 25-04)

Matt and Team,

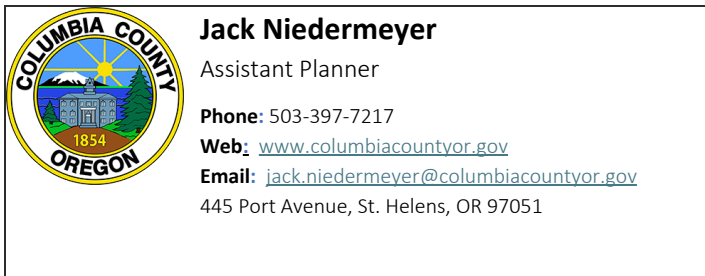
I hope this message finds you well. Please find attached a document summarizing the findings from the Columbia County Public Works Department regarding the Trip Generation Memo submitted for your applications (DSU 25-01 and DR 25-04). After careful review, it has been determined that the proposed development triggers the requirement for a Transportation Impact Analysis (TIA) under Zoning Ordinance 1450.1(B) and 1450.1(D). As you are aware, your applications are scheduled for the Planning Commission meeting on February 3, 2025. However, given the requirement for a TIA and the potential need for associated improvements, we must inform you that we cannot make findings recommending approval at this time. Please note that including the TIA as a condition of approval is not feasible because it could lead to additional required improvements or changes that

could impact findings of the report.

Moving forward, we ask that you identify whether you intend to:

1. Submit a TIA for review;
2. Direct staff to proceed with the review of the applications as submitted, understanding that the staff and the Planning Commission may only consider the information currently provided.

We kindly ask that you provide us with your decision by the end of the day tomorrow 1/24/2025. This will enable staff to draft a continuation memo or, alternatively, finalize the staff report for the Planning Commission Meeting. As mentioned in previous correspondence, the report is required to be published on Monday, 1/27/2025. We understand that this is a significant inconvenience, but it is essential to ensure all traffic-related impacts are addressed and incorporated into the evaluation of your project. Please confirm receipt of this message and indicate how you would like us to proceed.



Jack Niedermeyer

From: Grant DeJongh
Sent: Monday, January 27, 2025 8:50 AM
To: Jack Niedermeyer; Suzie Dahl
Cc: Scott Toenjjes
Subject: RE: Columbia County Sports - TIA Determination (DSU 25-01 & DR 25-04)

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Jack,

Thank you for reaching out on this. Scott is out sick today, so if you have any questions, please feel free to reach out to me (x3992). I am also removing Spencer and Department – Counsel to remove concerns about privilege.

Generally, I would agree that having fewer daily trips may reduce the AM/PM peak hours, which I believe is what Matt's email is getting at. However, this may ultimately be a moot point.

The more I look at this, the more it seems that a TIA is needed. This assessment is based on the following, which is not exhaustive:

1. The character of Hazen Road is a rural major collector from Bennett Road to Church Road and a rural minor collector from Church Road to Berg Road. It has about 40 feet of right-of-way, which is substandard, and generally has limited to no shoulder. Additionally, there are pronounced ditches along sections of it. The road surface is paved with asphalt concrete, and generally in good to fair condition.
2. It is assumed that most traffic for the proposed use of the site would take one of four (4) routes, all of which come off of Highway 30:
 - a. Berg Road to Hazen Road
 - b. Church Road to Hazen Road
 - c. Bennett Road to Hazen Road
 - d. Bachelor Flat Road to Bennett Road to Hazen Road
 - i. Bachelor Flat Road traffic is anticipated to come from either Millard Road or Gable Road.
3. While the information provided by Jesse is appreciated, we would need to see a revision to the trip generation memo provided by the engineer of record to consider these elements. This may or may not change the implications for a TIA. (Sec. 1450.B CCZO)
4. It appears that the tournament numbers are generally staying the same. It would be expected that there is no change in the impacts requiring a TIA. (Sec. 1450.B CCZO)
5. Sec. 1450.D CCZO requires a TIA if there is potential for a non-residential development to generate traffic through a residential zone. The routes outlines in Item 2 are generally characterized by RR-2 and RR-5 zones, with the primary exception of FA-80 along part of Bennett Road.
6. Sec. 1024 CCZO indicates that the Planning Commission shall review all new CS-R uses to ensure adverse impacts on adjoining properties have been mitigated. This includes setting such conditions as are necessarily to address any impacts. Increased traffic volumes on Hazen Road could impact surrounding residences. The level of impact, if any, is best assessed through a TIA.
7. Section 1025.5 CCZO indicates that the Planning Commission shall ensure that any new CS-R use outside of an urban growth boundary does not create a traffic hazard. This is best assessed through a TIA.

While I understand that this may not be preferred for the applicant, especially during this limited initial phase of the project, a TIA appears to be necessary to address the concerns outlined above, per the CCZO. The impacts of the new CS-

R use at the facility need to be considered and, if deemed necessary, mitigated in order to ensure adequate safety for the surrounding properties and the users of the facility.

Please let me know if you have any questions. Thank you.

-Grant

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Sent: Sunday, January 26, 2025 5:34 PM

To: Spencer Parsons <Spencer.Parsons@columbiacountyor.gov>; Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>; Grant DeJongh <Grant.DeJongh@columbiacountyor.gov>

Cc: Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>; Department-Counsel <department-counsel@columbiacountyor.gov>

Subject: FW: Columbia County Sports - TIA Determination (DSU 25-01 & DR 25-04)

Hi all,

Please see the message below from the applicant regarding corrections to the TGM that was submitted. My initial reaction is that any updates to the TGM will likely require that the items be continued to a future planning commission hearing. I have already made significant changes to the report based on comments received from Public Works and the indication from the applicant last week and I don't know that there will be enough time to evaluate revised documents and implement them in the report prior to publication tomorrow afternoon.

Lmk what you think.

Jack



Jack Niedermeyer

Assistant Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Matt Treat <matt@columbiacountysports.com>

Sent: Saturday, January 25, 2025 4:46 AM

To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Subject: RE: Columbia County Sports - TIA Determination (DSU 25-01 & DR 25-04)

CAUTION: This email was NOT sent by the Columbia County email system. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.
Also, do NOT scan any 'QR' codes in this email.

Jack

It has now been brought to my attention that the TGM is inaccurate. Please see below snip/response from our partners who are providing the frisbee golf calculations to Jennifer.

They are trying to get the TGM updated by Monday – but not sure if it matters re: timing. I'm also not sure if the recalculations will change the outcome, but we'll be doing it regardless and showing up 2/3.

Jennifer,

I believe there has been a miscommunication or misunderstanding of the impact the disc golf course will have on traffic. Hopefully I can clarify some of these points and remedy any confusion below.

The numbers in the "Trip Generation" paragraph are much higher than what we expect for the disc golf course, other than in the tee time tournament format where the numbers are close to our projections. The fact that we have an 18 hole layout does not translate to double the traffic that a 9 hole traditional golf course sees on a given day.

Our projections are based on [UDisc](#) player data for comparable courses as well as anecdotal evidence from a dozen years playing other courses in the immediate area.

In the Use Intensity Table I assume that "daily trips" counts each vehicle's arrival and departure as a discrete "trip," so two "trips" per vehicle.

We project that in the summer months and shoulder seasons the course will see between 12-20 players on an average weekday and 40-50 on a weekend day. A more realistic projection of "daily trips" is 40 trips per weekday and 100 per weekend. That is at the high end of our estimated range and doesn't take into account any carpooling. With the majority of the player base coming from Portland we expect the average car to transport 1.5 players but have provided numbers at or above the highest end of the projected range of vehicle usage.

Shotgun style tournament: 72 players total. An average of 40-50 cars that arrive in the morning and leave in the late afternoon. No more than 50 cars onsite at any time. Those 50 cars arrive and leave for 100 total projected "daily trips."

Tee time tournament: 144 players total. Players will arrive throughout the day but the course can only accommodate 72 players at once so on-course players would never account for more than our 40-50 cars per 72 player estimate from above. I would estimate players arriving early for their round in the morning and socializing before they depart in the afternoon to account for an additional 5-6 cars. At no time would there be more than 45-55 cars onsite and the total number of "daily trips" would be about 200, all spaced out throughout the day.

If you have any further questions or need more clarification please feel free to reach out to me via phone or email. I'm free all day Monday and Tuesday.

--

Jesse Tomaino

All Day Disc Golf

202-276-5276

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Sent: Thursday, January 23, 2025 6:09 PM

To: Matt Treat <matt@columbiacountysports.com>; Riley Baker <riley@columbiacountysports.com>; Annie Brown