

**BEFORE THE COLUMBIA COUNTY
PLANNING COMMISSION
ST. HELENS, OREGON**

In the Matter of the Application on Behalf of Columbia County Sports LLC for a Determination of Similar Use (DSU 25-01) for Miscellaneous Uses and Site Design Review (DR 25-04) for the Operation of an 18-Hole Frisbee Golf Course and Check-In Shed.

**FINAL ORDER
DSU 25-01 & DR 25-04**

This matter originally came before the Planning Commission on January 6, 2025, during which 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 the meeting on February 3, 2025. This continuation was based on staff's recommendation to allow the applicant additional time to submit the required Trip Generation Memo (TGM) and Fire Marshal Setback Letter.

On February 3, 2025, the application came back before the Planning Commission for a Determination of Similar Use Application for an 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 and a site Design Review Application (DR 25-04) for the implementation and operation of an 18-hole frisbee golf course and check-in shed. The approximate 77-acre subject property is addressed 57246 Hazen Road in Warren and is further described per the County Assessor's records as Tax Map Identification Number 4213-D0-00103 and Tax Account #8930.

On November 21, 2025, LDS notified surrounding property owners within 250-feet with a Notice of Public Hearing, and the affected government agencies and the St. Helens – Columbia City CPAC with a Referral and Acknowledgment of the proposal requested for DSU 25-01 and DR 25-04. A public hearing was held on February 3, 2025, where the Planning Commission heard testimony from the applicant, interested parties, staff, and considered written materials including the Staff Report dated 1/27/2025, and a document titled "*Supplemental Analysis of TGM Dated 1/27/2025*".

During the presentation of the staff report and supplemental analysis document, staff highlighted how Columbia County Zoning Ordinance (CCZO) Section 1450.1 (B) and 1450.1 (D), required a Transportation Impact Analysis (TIA) for DR 25-04. In the absence of a TIA, staff recommended that the Planning Commission approve DSU 25-01 and deny DR 25-04.

Following staff's presentation, the Planning Commission received evidence and testimony from the applicant and members of the public, all of whom expressed support of the request submitted for DR 25-04 and emphasized its minimal traffic impact.

After receiving evidence and testimony into the record, the Planning Commission closed the record for deliberations, discussed traffic impacts, and ultimately rejected staff's findings regarding CCZO

1450.1(B) and 1450.1(D), and instead adopted those of the applicant's traffic engineer located within the revised TGM dated 1/27/2025. These findings concluded that the CCZO Section 1450.1 (B) and 1450.1 (D) requirements making a TIA necessary were not met.

The Planning Commission then voted to approve DSU 25-01, and DR 25-04 as proposed by the applicant, incorporating conditions proposed by staff and all of staff's findings except for those regarding CCZO 1450.1(B) and 1450.1(D), and instead adopting findings from the applicants traffic engineer regarding those criteria.

Accordingly, the Columbia County Planning Commission hereby adopts the findings of the Staff Report dated 1/27/2025 excepting Finding 18, adopts the revised approval conditions within the Supplemental Staff Report dated 2/3/2025, and the findings within the applicant's traffic engineers Trip Generation Memo dated 1/27/2025 in regard to CCZO Section 1450.1 (B) and 1450.1 (D), and **APPROVES Determination of Similar Use Application DSU 25-01 and Site Design Review Application DR 25-04**, subject to the following conditions:

CONDITIONS OF APPROVAL:

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.
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 101 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.
 - c. Columbia County Public Works shall verify sight distance at the driveway and ensure landscaping is trimmed to provide adequate site lines.

COLUMBIA COUNTY PLANNING COMMISSION

Alta Lynch
ALTA LYNCH, CHAIR

2/19/2025
DATE