

COLUMBIA COUNTY PLANNING COMMISSION MEETING

January 6, 2025
DRAFT Meeting Minutes
Go To Meeting

Planning Commission Members Present:

Alta Lynch, Chris WarrKing, Brian Brust, Jonathon Barclay, and Andrew Paulson

Planning Commission Members Absent: Kathleen Bennett appeared after all voting was completed.

Staff Present: Spencer Parsons, Jack Niedermeyer and Amy Herzog

Agenda Item:

- 1. Applicant/Owner: Columbia County and Lower Columbia Engineering
Holce Trailhead CU 25-01 & DR 25-01**
- 2. Applicant/Owner: Matthew Treat
CC Sports DR 25-04 & DSU 25-01**
- 3. September 9, 2024 Minutes to Approve**

The meeting was called to order at 6:30 p.m. by Alta Lynch

Alta Lynch took roll call, then reviewed the virtual meeting etiquette, ground rules, and agenda items.

Jack Niedermeyer read the continuation memo request.

COLUMBIA COUNTY PLANNING COMMISSION
Continuation Memo
Monday, January 6, 2025 at 6:30 PM

CU 25-01 and DR 25-01:

Columbia County and Lower Columbia Engineering have applied for a Conditional Use Permit (CU 25-01) and Site Design Review (DR 25-01) for the following trail staging area improvements: 16’ x 16’ picnic shelter, paved parking area, vault toilet, bicycle parking and repair station, signage, stormwater swales, and landscaping. The subject property associated with map/taxlot 4403-00-00100 is zoned PF-80 and is approximately 106.5 acres.

RECOMMENDATION:

Staff recommends that the Planning Commission open and immediately CONTINUE the hearing for CU 25-01 and DR 25-01, submitted by Columbia County and Lower Columbia Engineering, to the Planning Commission meeting on February 3, 2025, to allow additional time for the applicant to address design related concerns.

REASON FOR CONTINUANCE:

The applicant will need additional time to address comments submitted by the City of Vernonia.

PROPOSED MOTION:

“I move to continue the hearing for CU 25-01 and DR 25-01 to the Planning Commission meeting on February 3, 2025, to allow the applicant to address comments submitted by the City of Vernonia”.

Jack Niedermeyer explains to the planning commission that the proposed motion for CU 25-01 & DR 25-01 to continue the planning commission meeting on February 3, 2025, will actually need to be changed to April 7, 2025 to allow staff and applicant to address comments from City of Vernonia.

Brian Brust makes a motion to approve the continuance of Holce Trailhead CU 25-01 & DR 25-01 to April 7, 2025 planning commission meeting.

Jonathan Barclay seconds the motion

Roll Call:

Chris Warrking, yes

Brian Brust, yes

Jonathan Barclay, yes

Andrew Paulson, yes

Alta Lynch, yes

DSU 25-01 and DR 25-04

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.

RECOMMENDATION:

Staff recommends that the Planning Commission open and immediately CONTINUE the hearing for DSU 25-01 and DR 25-04, submitted by Columbia County Sports LLC, to the Planning Commission meeting on February 3, 2025, to allow additional time for the applicant to submit required materials.

REASON FOR CONTINUANCE:

The following information is required to complete the review:

- Trip Generation Memo: Necessary to determine whether the proposal will trigger the applicant to conduct and submit a Transportation Impact Analysis (TIA).
- Fire Marshal Letter: Per CCZO Section 1026.2, the applicant is required to submit a letter from the local fire marshal regarding the necessary setbacks for fire safety.

PROPOSED MOTION:

“I move to continue the hearing for DSU 25-01 and DR 25-04 to the Planning Commission meeting on February 3, 2025, to allow the applicant to submit the required Trip Generation Memo and Fire Marshal Letter regarding minimum setbacks”.

Chris Warrking makes a motion to approve the continuance of Columbia County Sport DR 25-04 & DSU 25-01 to February 3, 2025 planning commission meeting.

Brian Brust seconds the motion

Roll Call:

Chris Warrking, yes

Brian Brust, yes

Jonathan Barclay, yes

Andrew Paulson, yes

Alta Lynch, yes

September 9, 2024 Minutes to approve:

Chris makes a motion to approve the minutes as presented

Brian Brust seconds the motion

Chris Warrking, yes

Brian Brust, yes

Jonathon Barclay, yes

Andrew Paulson, yes

Alta Lynch, yes

Meeting adjourned 6:51PM