

COLUMBIA COUNTY PLANNING COMMISSION MEETING

February 3, 2025

Approved Meeting Minutes

Go To Meeting

Planning Commission Members Present:

Alta Lynch, Chris WarrKing, Jonathon Barclay, Kathleen Bennett, Andrew Osborne

Planning Commission Members Absent: Andrew Paulson, Brian Brust

Staff Present: Spencer Parsons, Jack Niedermeyer, Deborah Jacob

Agenda Item:

- 1. Applicant/Owner: Matthew Treat
CC Sports DR 25-04 & DSU 25-01**
- 2. January 6, 2025 Minutes to Approve**
- 3. Lupine Meadow Extension Request S 23-01**

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.

Deborah Jacob requests an extension to Lupine Meadow subdivision (S 23-01) received by Columbia County land Development Services on January 17, 2025. Original expiration date is February 7, 2025. A one-time extension (6 months) can be approved by Columbia County Planning Commission.

Alta Lynch asks if 6 months is the maximum extension period. Deborah Jacob confirms.

Agnes Petersen (Applicant) is requesting Al Peteresen to speak on behalf of applicant. He recommends that we have a scanner present at meetings, so we can see what is presented.

Al Petersen provides commissioners documents stating that he looked up other Oregon Counties to see what timeline they have for Subdivisions. He doesn't feel that our subdivision ordinance is an adequate amount of time with 6 months to build due to constraints with permitting, contracts, and weather. He is requesting to have planning commission approve their 6-month extension request.

Agnes Petersen (applicant) states that she had to pay \$3000 for the permit application, only to have to pay another \$1200 to request an extension.

Kat Bennett makes a motion to approve the extension. Roll Call:

Kat Bennett-Approve
Jonathan Barclay-Approve
Chris Warrking-Approve
Andrew Osborn-Approve
Alta Lynch-Approve

Spencer Parsons lets Planning Commission know that all public meetings have a hybrid option, therefore having documents submitted prior to the meeting is the best option to have their submission reviewed and discussed at the meeting. Scanners are not provided at public hearings, and some members attend virtually. He advised Al Petersen that the best option going forward would be to have any submittals in prior to the deadline of the hearing.

Agnes Petersen states that there is room for improvement in this process. Spencer states that he feels the subdivision ordinance should be updated with a longer more reasonable timeline. Six months is not enough time for an extension on this type of permit.

Alta mentions that the request to extend has been approved. Deb Jacob states the new extension is through August 7, 2025.

Columbia County Sports, LLC DR 25-04 & DSU 25-01

Jack Niedermeyer reads the pre-hearing statement for Columbia County Sports, LLC DR 25-04 & DSU 25-01

Jack Niedermeyer asks chair if there are any ex parte contacts. Chair, Alta Lynch states no ex parte contacts.

Jack Niedermeyer presents a summary slideshow of the proposal.



Please be patient while the Planning Commission members log into the meeting.

**PC Public Hearing: February 3, 2025,
DSU 25-01 and DR 25-04**

During the Hearing:

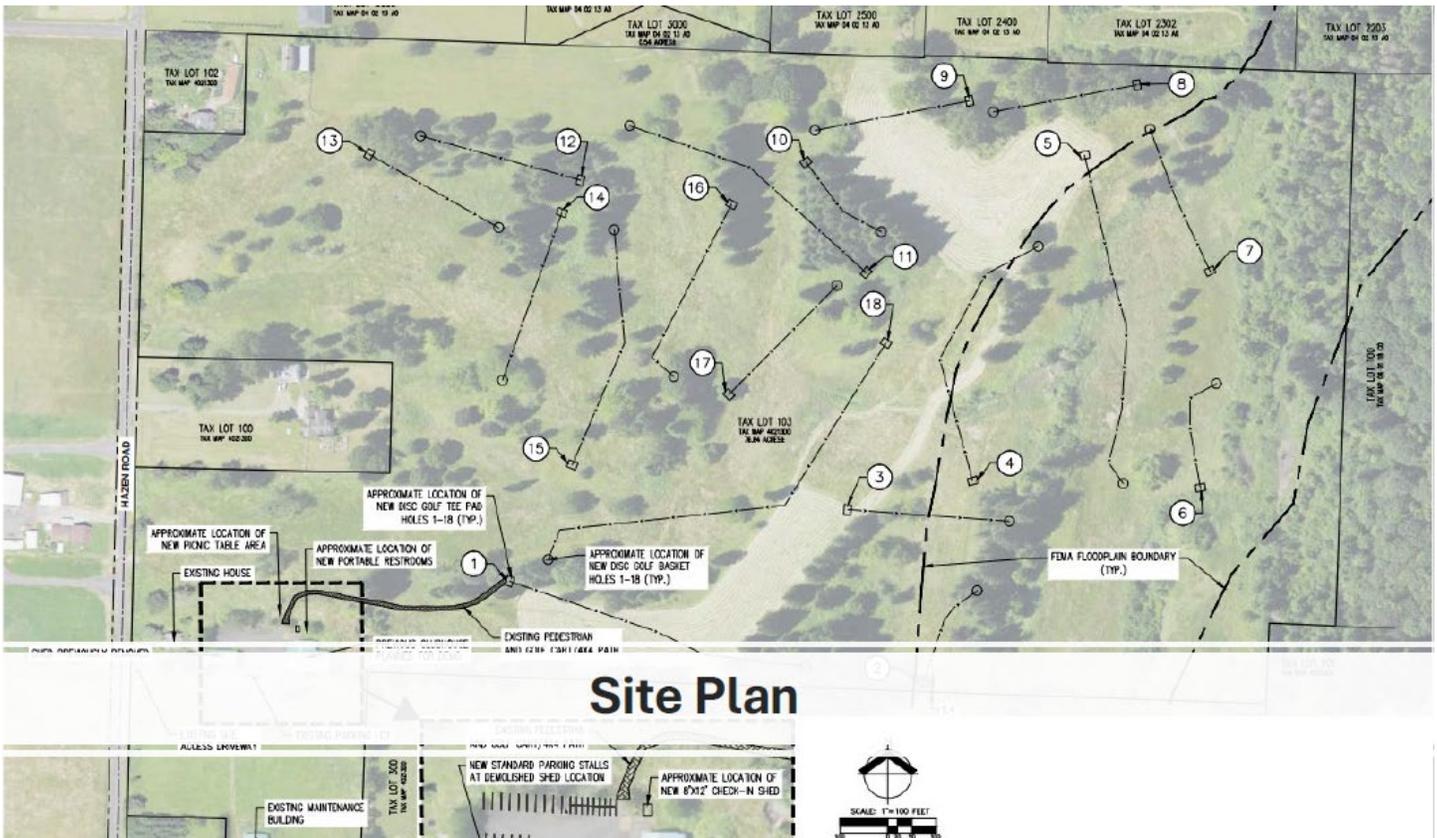
Please remain quiet. You will have a chance for public comments after the staff and applicant presentations once the Planning Commission Chair opens the floor.

Property Information & Sumamry

- **File Number:** DSU 25-01 and DR 25-04
- **Applicant:** Columbia County Sports LLC Represented by Matt Treat
- **Owner:** Columbia County Sports LLC
- **Address:** 57246 Hazen Road, Warren, OR 97053
- **Tax Map ID/Tax Account:** 4213-D0-00103 (#8930) & 4213-A0-03000(#8923)
- **Zone:** Community Service – Recreation (CS – R), Rural Residential – 5 (RR-5)
- **Size:** Approximately 77-acres and 0.55-acres.
- **Request:** A Determination of Similar Use Application (DSU 25-01) 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 of an 18-hole frisbee golf course with check-in stand.

Zoning & Aerial Maps





Key Agency Comments

Columbia County Sanitarian

- No objection to applications. Proposed future uses will likely require improvements to existing wastewater infrastructure.
- Requested that the applicant submit documentation that the proposed portable toilets are owned and serviced by a Licensed Sewage Disposal Service - Condition No. 9(e).

Public Works

- Originally required TGM to be submitted.
 - Further discussion later.
- Road Access permit required or existing connection to Hazen Road - Condition No. 10 (a).

WWA

- Existing water pressure issues in surrounding area – no additional connections currently available.
 - Water connections not required or proposed by applicant's request.

CRFR

- No minimum fire setback required for fire safety at this time. As long as the no changes are made to the existing buildings and the County raises no objections, the fire district does not have any objections at this time.
 - Reserves the right to establish requirements at a later time – Condition No. 10 (b).

Applicable Review Criteria

Columbia County Zoning Ordinance

- Section 1020 – Community Service - Recreation (CS-R)
- Section 1100 – Flood Hazard Overlay
- Section 1170 – Riparian Corridor and Wetlands
- Section 1400 – Off-Street Parking
- Section 1450 – Transportation Impact Analysis
- Section 1550 – Site Design Review

CCZO Section 1020 (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)]

None of the proposed uses are explicitly listed as permitted or conditional uses in the CS-R Zone. Section 1022.4, permits the PC to authorize new uses that are found to be "similar" to those permitted in the CS-R Zone.

CCZO Section 1022.4

“Frisbee Golf and Check-In Shed”

Staff Analysis

- The applicant asserts that frisbee golf is pure recreation and that the proposed frisbee golf course will be less impactful than traditional golf.
- The check-in shed will serve as the primary point for player registration, selling basic gear, and providing refreshments.
 - CS-R Zone allows for the establishment of public/private recreation facilities and accessory structures.

Finding 2 (Frisbee Golf and Check in shed).

Staff finds the applicant has demonstrated that the proposed 18-hole frisbee golf course and accessory check in shed are recreational in nature, and therefore consistent with purpose and other types of permitted recreational uses in the CS-R Zone. Staff also agrees with the statements made within the application that the frisbee golf course and check-in shed represent a less intensive recreational use of the property compared to the pre-existing 9-hole golf course.

CCZO Section 1022.4

“Future Uses”

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

- 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.

Finding 3 (Future Recreational Uses)

Staff finds that the proposed future uses of the site are either private recreation facilities or accessory to such facilities, which are a permitted use of the CS-R Zone. Future DR applications will be required to evaluate each phase for compliance with applicable standards, including impacts on transportation, infrastructure, and natural resources.

CCZO Section 1025

- Staff finds that the proposal submitted for DSU 25-01 and DR 25-04, as conditioned, can satisfy the criteria in CCZO Section 1025.1, 1025.2, and 1025.3.
- The request submitted for DSU 25-01 is limited to a determination of similarity. Therefore, Sections 1025.4 and 1025.5 do not apply to DSU 25-01.
- DR 25-04 TIA required to evaluate impacts to public services and potential traffic hazards.

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.

Natural Features

CCZO 1100 and 1170 – Findings 12 and 13

Streams

- Several streams on property
 - Eastern stream (McNulty Creek) is fish bearing and contains wetlands.

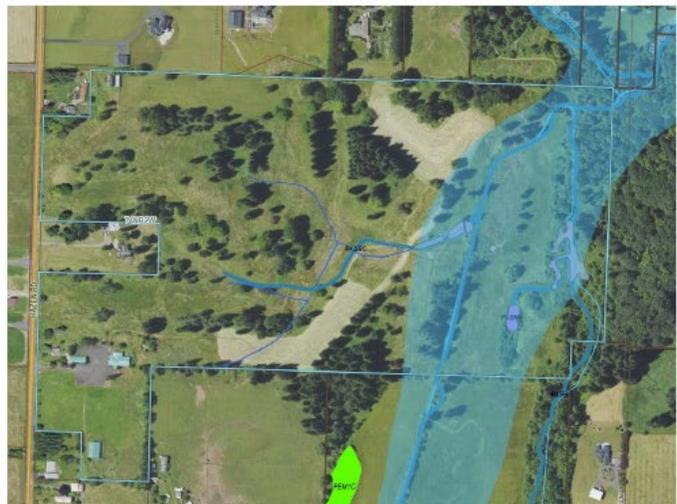
Wetlands

- DSL confirmed no additional requirements at this stage.

Flood Hazard Area

- CCZO Section 1100
- Site plan indicates holes 2-8 will be partially/entirely located within a SFHA.
- Disturbance in these area is proposed to be minimal.

Staff has made findings and recommended conditions ensuring that these natural areas will be preserved.



Off-Street Parking

- Modified by Supplemental Analysis
- Frisbee golf is not tied to a fixed parking requirement.
 - Staff uses vehicle occupancy assumptions made in the revised TGM to calculate Parking requirements.
 - 1.25 players –per vehicle for standard operations.
 - 1.5 players per vehicle for tournaments
 - 1 employee per vehicle for all formats
- Findings
- Regular Operation comply with required parking.
- Required parking has been reduced from 105 to 101 spaces.
- Condition No. 9 (c) has been revised to reflect this requirement.
- ADA spaces are compliant for all formats.

Section 1400 OFF-STREET PARKING AND LOADING OP

[...]

- 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.



Transportation Impacts

Original TGM submitted on 1/20/2025 and reviewed in Staff Report.

- Regular operations and both Tournament formats exceeded 25 peak-hour trips.
 - TIA triggered under 1450.1(B)
- Total trips were misrepresented and interpreted – 526 Gross
- AM and PM peak hours were found to not be exclusive to weekdays.
- Projected traffic impacts along Hazen Road were found to potentially impact residential areas.
 - TIA triggered under 1450.1(D)

Review of memo submitted on 1/25/2025

- Intended to clarify findings of original TGM
- It was not submitted by the Engineer of Record, thus staff found a TIA would still be required.

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.

Transportation Impacts

Section 1450 TRANSPORTATION IMPACT ANALYSIS

Review of revised TGM submitted on 1/27/2025

- Changes to Staff Report findings are reflected in the Supplemental Analysis Document.
- Normal operations are under the peak-hour trips threshold.
- Shotgun-Style and Staggered Tee Time Tournaments generate 48 and 32 peak-hour trips, respectively.
 - AM peak-hour for Shotgun Style triggers– 1450.1(B).
- Public Works confirmed this TIA trigger applies regardless of whether the peak-hour trips occur on weekdays or weekends and noted that determining Hazen Road’s actual peak hours would require traffic counts, which are part of a TIA.
- Findings based on assumptions and not surveyed data.
- Additionally, Public Works reaffirmed that CCZO 1450.1(D) is met due to the potential impact on residential areas from increased traffic. Hazen Road’s substandard right-of-way, lack of shoulders, and nearby residential zoning indicated that the proposed frisbee golf course could create adverse impacts to these areas, requiring further study.

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 060-012-0045(2)(b) and (e) of the State Transportation Planning Rule.

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Transportation Impacts

In the absence of a TIA , and in consideration of comments submitted by PW, staff can not guarantee the request submitted for DR 25-04, satisfies the criteria in the following Sections of the CCZO:

- CCZO Section 1025.4 – adequacy of existing public services in the area (Finding 9)
- CCZO Section 1025.5 – will not create traffic hazards (Finding 10)
- CCZO Section 1450 – TIA triggers, review criteria, conditions of approval (Findings 18, 19, 20, and 21).

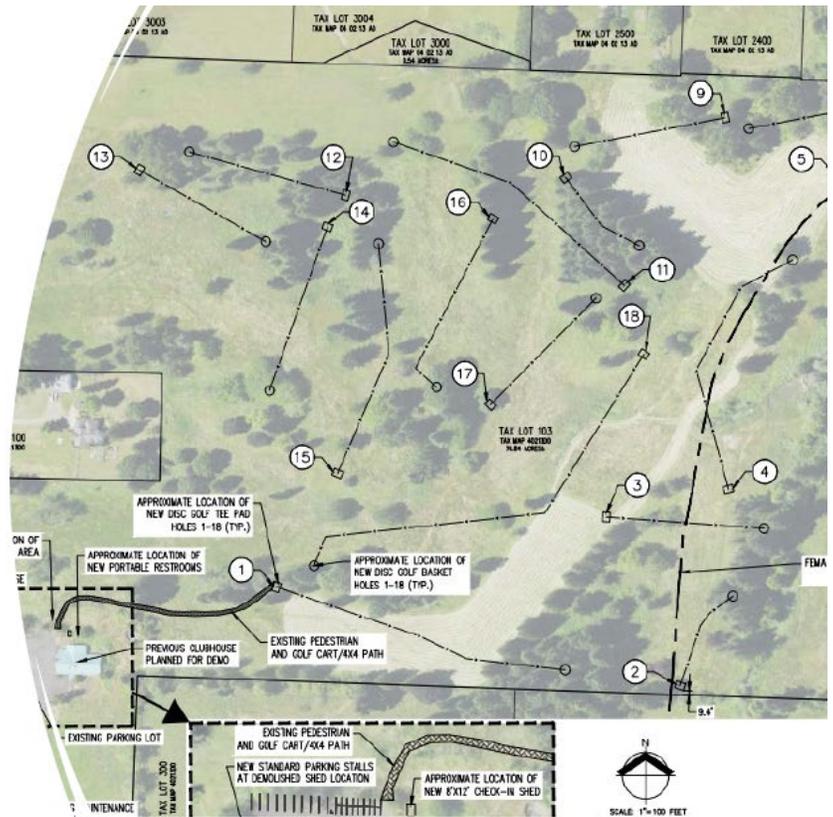
Additionally, and as stated in the Supplemental Analysis prepared by Staff, Public Works comments regarding the revised TGM highlighted criteria in Section 1024 – Restrictions and Conditions (CS-R), which states *“The Commission will study each request to establish a new CS-R use and shall attach adequate conditions to the approval to (ensure) the adverse impact of the recreational use upon the adjoining land uses have been mitigated”*. PW asserts that impacts to neighboring residences created by increased traffic volumes on Hazen Road are best evaluated through a TIA.

Supplemental Finding 4: Staff finds that the submission of a TIA cannot be deferred as a conditional of approval for DR 25-04, as it may identify deficiencies and require improvements to the transportation system that could impact findings of the Staff Report.

Staff’s ability to recommend approval of DSU 25-01 is unaffected by the required submittal of a TIA.

Site Design Review

Findings 22, 23, and 24 of the Staff Report.



Staff Recommendation – Revised (2.3.2025)

STAFF COMMENTS, CONCLUSION AND RECOMMENDATION:

Planning Staff recommends the Planning Commission, **APPROVE** DSU 25-01, finding the proposed use of the subject property 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 is similar to and compatible with those uses permitted in the CS-R Zone subject to the following condition:

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 in the report published on January 27, 2025, and the supplemental findings listed above, due to the absence of a Transportation Impact Analysis (TIA) which is necessary to evaluate the anticipated traffic impacts of the proposed development and required under CCZO 1450.1 (B) and 1450.1(D).

Staff Recommendation – Revised (2.3.2025)

Alternatively...

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

... shown in supplemental analysis.

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... shown in supplemental analysis.

End of presentation, open for questions.

Chris Warrking asks staff if there were any comments on this proposal. Jack answers no comments received.

Alta Lynch asks applicant if they wish to speak

Matt Treat, part owner and co-founder of Columbia County Sports, LLC lives on Callahan Road in Scappoose. He thanks staff for the time put in with this proposal. Matt has worked for the last 5 years to make Columbia County Sports, LLC an option for Columbia County residents. This proposal will offer youth sports, disc golf, restaurant/bar, and hopefully other future activities. Matt states he is willing to answer all questions and requests approval for DR 25-04 and DSU 25-01.

Brandon Lesowske requests approval for DR 25-04 and DSU 25-01. Brandon states that he and Matt have been working with a local non-profit to serve approx. 750 youth sports to Columbia County. He believes that the

work that Matt is doing, is a great service to this county. Columbia County is in need of venues to have recreation facilities local. A lot of families are taking youth to outside Counties to get these services.

Noble Lesowske, is a Scappoose resident and has been in many sports organizations. He believes that this proposal will provide support to youth, bring community members together and hopes that the planning commission will approve this request.

Cedar Lesowske, is a Scappoose athlete and believes this proposal will help the youth of our county.

Joe Coulter, is a disc golf designer and player. Ensures the planning commission that they are making sure that their design doesn't conflict with any wetlands/riparian areas.

Jesse Tomeino, is the vice president of another disc golf club. He states that a disc golf course doesn't have any impact on the footprint of the land. He states that having a disc golf course will draw in people from other areas.

Doug Sande, resident of Columbia County. Wishes to have this proposal approved. States that a lot of golf courses have shut down in this economy. He is happy to have Columbia County Sports, LLC bringing this property back to life with it's previous use.

Al Petersen, resident of St Helens Oregon. Speaks in favor of proposal

Scott Koller, community member who owns a business across the street from the proposed location. Doesn't believe they should be required to have a traffic impact study. Is in favor of this proposal.

Alta Lynch, closes public hearing and opens for planning commission discussion/questions.

Chris Warrking asks why a traffic impact study is being required by Public Works and staff. Jack Niedermeyer covers the ordinance and requirements for TIA. Chris Warrking asks if there is a workaround for the TIA requirement. Jack refers back to his original recommendation and alternate approval in his presentation.

Chris Warrking makes a motion to approve consolidated applications DR 25-04 & DSU 25-01 with approval conditions as proposed by staff in their supplemental staff report and adopt the findings in the revised trip generation memo (January 27, 2025) provided by the applicant.

Kat Bennett seconds motion

Roll Call:

Chris Warrking, yes

Kathleen Bennett, yes

Jonathan Barclay, yes

Andrew Osborn, yes

Alta Lynch, yes

January 6, 2025 Minutes to approve:

Chris Warrking makes a motion to approve the minutes as presented

Jonathan Barclay seconds the motion

Chris Warrking, yes

Kathleen Bennett, yes

Jonathan Barclay, yes

Andrew Osborn, sustained

Alta Lynch, yes

Meeting adjourned 8:30pm