



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 Jurkiewicz Printed Name: Andrea Jurkiewicz
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

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.

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

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Categories: Already Viewed

This is for you

Amy Herzog

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



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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

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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](#)

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.

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
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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



Wetland Land Use Notice Response

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)
04N	02W	13	A	3000

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45.8302706

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-122.8737407

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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

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Street Address

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Warren

Postal / Zip Code

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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 #* (?)

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

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(if applicable)

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City

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Postal / Zip Code

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OR

Country

United States

Phone (?)

603-969-7279

Email (?)

matt@columbiacountysports.com

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Responsible Jurisdiction



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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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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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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
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

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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.
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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