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**From:** Jack Niedermeyer <[Jack.Niedermeyer@columbiacountyor.gov](mailto:Jack.Niedermeyer@columbiacountyor.gov)>  
**Sent:** Monday, December 30, 2024 1:18 PM  
**To:** Matt Treat <[matt@columbiacountysports.com](mailto:matt@columbiacountysports.com)>; Eric Smythe <[smythee@crfr.com](mailto:smythee@crfr.com)>; Jamie Viveiros <[Jamie.Viveiros@columbiacountyor.gov](mailto:Jamie.Viveiros@columbiacountyor.gov)>; Deborah Jacob <[Deborah.Jacob@columbiacountyor.gov](mailto:Deborah.Jacob@columbiacountyor.gov)>; Riley Baker <[riley@columbiacountysports.com](mailto:riley@columbiacountysports.com)>  
**Cc:** Taylor Ireland <[irelandt@aks-eng.com](mailto:irelandt@aks-eng.com)>; Ann Brown <[Annie@columbiacountysports.com](mailto:Annie@columbiacountysports.com)>; Suzie Dahl <[Suzie.Dahl@columbiacountyor.gov](mailto:Suzie.Dahl@columbiacountyor.gov)>; Scott Toenjes <[Scott.Toenjes@columbiacountyor.gov](mailto: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](http://www.columbiacountyor.gov)

Email: [jack.niedermeyer@columbiacountyor.gov](mailto:jack.niedermeyer@columbiacountyor.gov)

445 Port Avenue, St. Helens, OR 97051

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**From:** Matt Treat <[matt@columbiacountysports.com](mailto:matt@columbiacountysports.com)>  
**Sent:** Monday, December 30, 2024 12:59 PM  
**To:** Jack Niedermeyer <[Jack.Niedermeyer@columbiacountyor.gov](mailto:Jack.Niedermeyer@columbiacountyor.gov)>; Eric Smythe <[smythee@crfr.com](mailto:smythee@crfr.com)>; Jamie Viveiros <[Jamie.Viveiros@columbiacountyor.gov](mailto:Jamie.Viveiros@columbiacountyor.gov)>; Deborah Jacob <[Deborah.Jacob@columbiacountyor.gov](mailto:Deborah.Jacob@columbiacountyor.gov)>; Riley Baker <[riley@columbiacountysports.com](mailto:riley@columbiacountysports.com)>  
**Cc:** Taylor Ireland <[irelandt@aks-eng.com](mailto:irelandt@aks-eng.com)>; Ann Brown <[Annie@columbiacountysports.com](mailto:Annie@columbiacountysports.com)>; Suzie Dahl <[Suzie.Dahl@columbiacountyor.gov](mailto:Suzie.Dahl@columbiacountyor.gov)>  
**Subject:** RE: CCS SDR1: Temporary Frisbee Golf Course

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## Jack Niedermeyer

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**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

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445 Port Avenue, St. Helens, OR 97051

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**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.

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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

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**From:** Jack Niedermeyer <[Jack.Niedermeyer@columbiacountyor.gov](mailto:Jack.Niedermeyer@columbiacountyor.gov)>

**Sent:** Thursday, January 23, 2025 6:09 PM

**To:** Matt Treat <[matt@columbiacountysports.com](mailto:matt@columbiacountysports.com)>; Riley Baker

<[riley@columbiacountysports.com](mailto:riley@columbiacountysports.com)>; Annie Brown <[Annie@columbiacountysports.com](mailto:Annie@columbiacountysports.com)>; Stacey

Morrill <[MorrillS@aks-eng.com](mailto:MorrillS@aks-eng.com)>; Taylor Ireland <[irelandt@aks-eng.com](mailto:irelandt@aks-eng.com)>

**Cc:** Spencer Parsons <[Spencer.Parsons@columbiacountyor.gov](mailto:Spencer.Parsons@columbiacountyor.gov)>; Department-Counsel <[department-counsel@columbiacountyor.gov](mailto:department-counsel@columbiacountyor.gov)>; Scott Toenjes <[Scott.Toenjes@columbiacountyor.gov](mailto:Scott.Toenjes@columbiacountyor.gov)>; Grant

DeJongh <[Grant.DeJongh@columbiacountyor.gov](mailto:Grant.DeJongh@columbiacountyor.gov)>; Suzie Dahl <[Suzie.Dahl@columbiacountyor.gov](mailto:Suzie.Dahl@columbiacountyor.gov)>

**Subject:** Columbia County Sports - TIA Determination (DSU 25-01 & DR 25-04)

Matt and Team,

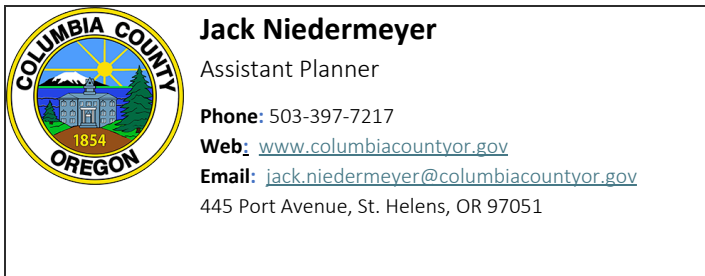
I hope this message finds you well. Please find attached a document summarizing the findings from the Columbia County Public Works Department regarding the Trip Generation Memo submitted for your applications (DSU 25-01 and DR 25-04). After careful review, it has been determined that the proposed development 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

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**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

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**Email:** [jack.niedermeyer@columbiacountyor.gov](mailto:jack.niedermeyer@columbiacountyor.gov)

445 Port Avenue, St. Helens, OR 97051

**From:** Matt Treat <[matt@columbiacountysports.com](mailto:matt@columbiacountysports.com)>

**Sent:** Saturday, January 25, 2025 4:46 AM

**To:** Jack Niedermeyer <[Jack.Niedermeyer@columbiacountyor.gov](mailto: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](mailto:Jack.Niedermeyer@columbiacountyor.gov)>

**Sent:** Thursday, January 23, 2025 6:09 PM

**To:** Matt Treat <[matt@columbiacountysports.com](mailto:matt@columbiacountysports.com)>; Riley Baker <[riley@columbiacountysports.com](mailto:riley@columbiacountysports.com)>; Annie Brown