



COLUMBIA COUNTY PLANNING COMMISSION

Monday, January 6, 2025 at 6:30 PM

CU 25-01 and DR 25-01:

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

RECOMMENDATION:

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

REASON FOR CONTINUANCE:

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

PROPOSED MOTION:

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

DSU 25-01 and DR 25-04

Columbia County Sports LLC has applied for a Determination of Similar Use Application (DSU 25-01) to allow a temporary frisbee golf course, wedding/event venue, putting course, golf simulators, driving range, indoor/outdoor sports, golf course, practice greens, club house and restaurant, and a Site Design Review Application (DR 25-04) for a temporary frisbee golf course and associated operations. The subject property associated with map/taxlot 4213-D0-00103 is zoned CS-R and is approximately 77 acres.

RECOMMENDATION:

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

REASON FOR CONTINUANCE:

The following information is required to complete the review:

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

PROPOSED MOTION:

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