

## LINN COUNTY

PLANNING AND BUILDING DEPARTMENT  
P.O. BOX 100, ALBANY, OREGON 97321 (503)867-3816  
COURTHOUSE ROOM 114

January 16, 1984

Bob Scott  
Scott and Norman, P.C.  
P.O. Box 901  
Albany, OR 97321

RE: CU-(G)-25-83/84; OSU, OSU Foundation golf course within an EFU zone, and within the Willamette River Greenway

Dear Mr. Scott:

The Linn County Planning Commission reviewed your request on January 17, 1984. Your request was approved by a vote of 4 to 3. Commissioners Smith, Merzenich, Gardener and Dinus voted for the motion, and commissioners Babcock, Ragsdale and Walsh dissented. The conclusions in the attachments ("A", "B", and "C") respond to the decision criteria specified in Section 20.020(2) of the Linn County Zoning Ordinance, Oregon Administrative Rules 660-20-025(2)(b) and the statewide planning goals and form the basis for decision. The following conditions were made a part of this decision:

1. The applicant shall donate to Linn County by the necessary deed sufficient land area to provide Electric Road with a right-of-way 60 feet in width from Oregon State Highway 34 north for whatever distance is required by the Linn County Roadmaster.
2. The applicant shall pay the entire expense for development of Electric Road to the county's rural standard for new road construction. This expense shall include, but is not limited to, the actual engineering and construction costs of roadway development.
3. The costs of improvements required by the Oregon State Highway Division at the Oregon State Highway 34 - Electric Road intersection shall be paid by the applicant.
4. The golf course shall remain open to the public.
5. Site development plans for proposed structures related to the development, construction and operation of the golf course shall be submitted to the Linn County Planning and Building Department for review and approval.
6. The applicant shall re-establish the vegetative fringe along the Willamette River. Plans to accomplish this shall also be submitted to the Linn County Planning and Building Department for final approval.

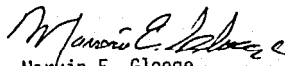
7. Netting, or some other screening material approved by the planning and building department shall be provided, if needed for public safety, along Oregon State Highway 34 from Electric Road to the current access point into the OSU crew docks. Netting or approved screening shall also be provided at the applicant's expense, if needed for public safety, along the north leg of the Corvallis Eastside By-pass when that roadway is constructed.
8. The pro shop and snack bar building shall be limited to 3,000 square feet. No alcoholic beverages other than beer and wine may be sold. These facilities shall only operate during the days and hours that the golf course is available for play.
9. A parking area plan, detailing the vehicle circulation areas and parking spaces shall be submitted to the Linn County Planning and Building Department for review and approval.
10. Grasses, forbs, shrubs and trees adapted to riparian sites shall be provided in "roughs" and along marshes to lessen the impact of golf course development on wildlife and to provide a teaching and research laboratory for students in farm crops, horticulture, and forestry as well as fisheries and wildlife.
11. The size of the maintenance building for the golf course shall be discussed with the Linn County Planning Department to develop an appropriate square footage that would stay within the intent of the maintenance building.

Once the conditions of this approval are met, you may apply for the necessary development permits. Please check with the planning and building department before initiating any activity approved through this review. Development permits are authorized for a one year period that begins 14 days after the date of decision. This 14 day period must elapse in order to provide for any appeal of this decision.

The effective date for this decision is January 25, 1984. The decision is subject to an appeal to the Linn County Board of Commissioners. Such an appeal must state the reasons for appeal, and be received by this department before 5:00 p.m., January 24, 1984. A \$75.00 filing fee must accompany a notice of appeal.

Should you have any questions, or if we may be of further assistance please call.

Sincerely,

  
Marvin E. Gloege  
Director

MEG:DJL:jrr

attachment

ATTACHMENT "A"  
FINDINGS AND CONCLUSIONS

I. CRITERIA SECTION 20.020(2)

A. LOCATION

1. FACTS

- a. The 165 acre site is bounded on the West and North by the Willamette River, on the South by Highway 34, and on the East by an Oregon State University agricultural research facility and one private residence. The property is within the Willamette River Greenway and the 100 year flood plain. The city of Corvallis lies immediately across the Willamette River to the West, but neither the subject property, nor any land on the east bank of the river is within the city's urban growth boundary. Highway 34 is a four lane highway and is the primary arterial carrying traffic between Interstate 5 and Corvallis. Access from the golf course to Highway 34 would be upon Smith Lane, a county road. Oregon State University owns the land on both sides of Smith Lane from the point where it intersects with Highway 34 to the point where it will intersect with the golf course access road.
- b. The applicant conducted a survey of landowners in the vicinity and received only one negative comment. That comment was stated by a landowner owning property south of Oregon State Highway 34 at Electric Road.
- c. The Oregon State Highway Division has stated that the applicant must construct the commercial approach to Electric Road to the present standards, that no objection would be made if the proposed golf course does not preclude the construction of the Corvallis By-pass route.
- d. The Linn County Road Department stated a desire to reach a mutually beneficial arrangement with the applicants to improve the county road to the county's rural standard for new construction.
- e. The applicant submitted testimony from the Oregon State Parks Division dated November 16, 1978 supporting golf course development.

2. CONCLUSIONS

- a. The isolated location of the site make it highly unlikely that the proposed golf course will have any significant impact on the livability or appropriate development of abutting properties or the surrounding areas. As a practical matter the river and a four lane major arterial separate the site



from abutting properties to the North, West and South. The University, which owns most of the land to the East obviously feels it can operate its experimental farming operations compatibly with the proposed golf course. The land is within the Willamette River Greenway and the 100 year flood plain, which dictate that it will remain in open space and never will be intensively developed for residential, commercial or industrial purposes.

- b. The proposed golf course has been designed in a manner that provides adequate right-of-way for the northern portion of the Corvallis By-pass. The golf course will be developed in a manner consistent with development of the Corvallis Eastside By-pass.

#### B. SIZE

##### 1. FACT

The proposed golf course will occupy about 165 acres of tax lot 600, which has a total area of 283.09 acres. The property is located within the Exclusive Farm Use district which has a minimum lot size of 40 acres.

##### 2. CONCLUSION

Nothing about the size of the proposed development would adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. The size of the development is compatible with the size of other parcels in the area.

#### C. DESIGN

##### 1. FACT

The golf course will be a championship layout designed by Ted Robinson, a well known and respected golf course architect. 97 percent of the subject property will be intensively landscaped and maintained in grass, trees and shrubs. A proshop, maintenance building and restrooms will be located well away from the river and the property boundaries and will be appropriately screened and landscaped.

##### 2. CONCLUSION

The design of the proposed golf course will be compatible with and will not adversely affect the livability or appropriate development of the area. With appropriate location and landscaping the minimal buildings should have little impact, if any, on surrounding properties. The grass, trees and shrubs which make up the golf course will be aesthetically pleasing and have no adverse effects on abutting properties or the surrounding area.

D. OPERATING CHARACTERISTICS

1. FACT

The golf course would operate seven (7) days per week during daylight hours. The pro shop would serve the immediate needs of the golfers using the course, but would not be a major retail outlet. Other golf courses in Oregon are located near a variety of uses. Spring Hill Country Club in Benton County is bounded on three sides by agricultural uses and on the fourth by single family residences. Corvallis Country Club is located adjacent to agricultural and exclusive single family and multiple family residential development. McNary Golf Club in Salem borders agricultural and residential lands, while Emerald Valley near Creswell is located within a predominantly agricultural area. Little or no difficulty has been created for the abutting properties or areas by the operating characteristics of those golf courses, even though the "pro shop" or "clubhouse" activities of those operations are much more extensive than are planned for the OSU Golf Course.

2. CONCLUSION

The operation of the OSU Golf Course would be similar to many golf courses within Oregon. Golf course operation is not noisy or disruptive. Golf courses exist compatibly adjacent to a wide variety of other uses in Oregon, including adjacent to agricultural uses. The proposed golf course would be compatible with the livability and would not adversely affect the appropriate development of abutting properties and the surrounding neighborhood.

II. CRITERIA -- Does the proposed development site have the physical characteristics needed to support the use?

A. SOILS

1. FACT

The property is made up of the following soils:

<u>NAME</u>	<u>CLASS</u>
Cloquato silt loam	II
Chapman loam (occasionally flooded)	II
McBee silty clay loam	II
Wapato silty clay loam	III

2. CONCLUSION

The soils are typical of those found on good agricultural land. Since approximately 97 percent of the subject property will be planted in grass or left in its natural state, it appears that the soils are very capable of supporting the proposed use.

B. SANITATION

1. FACT

The Linn County Environmental Health Division has reviewed the site and found it suitable for a subsurface sanitary system.

2. CONCLUSION

The physical characteristics of the site will support a sewage treatment system capable of meeting the needs of the proposed golf course.

C. ACCESS

1. FACT

The site is bounded on the south of Highway 34 and the east by Electric Road. Highway 34 is a major east-west arterial connecting the city of Corvallis with Interstate 5. At its intersection with Electric Road turning lanes are available. The OSU Foundation agrees to bear the costs of any improvements necessary to effect safe access and egress to and from Electric Road to Highway 34. The OSU Foundation also agrees to bear the costs of any improvements to Electric Road necessary to effect access and egress to and from the golf course.

2. CONCLUSION

Existing highways and roads, with some modifications, are capable of supporting the proposed use. While improvements of Highway 34 and Electric Road may be required, the OSU Foundation has agreed to and will bear the costs of such improvements.

D. FLOOD PLAIN

1. FACTS

- a. The subject property is within the 100 year flood plain. In the local area both Spring Hill Country Club and The Golf Club of Oregon are golf courses within the flood plain which were in existence during the major flood of 1964. The fact that those golf courses were within the flood plain had no adverse effect on surrounding properties. The long term effects upon said golf courses from that flood were minimal.
- b. Any structure developed on the golf course property must be built in a manner that complies with the provisions of the Linn County Flood Damage Prevention Ordinance.



2. CONCLUSIONS

- a. Golf courses can withstand the effects of major flooding with little long term effect. In the event of a major flood the fact that a golf course is located upon the subject property will have no adverse effect on the surrounding area.
- b. Structures built on the golf course will be located or constructed in a manner that will protect them from the effects of the projected intermediate regional (100 year) flood.

III. CRITERIA -- Will the use be consistent with the affected zoning district's statement of purpose.

A. EXCLUSIVE FARM USE DISTRICT

1. FACT

The proposed golf course will be open to the general public. Golf courses are listed as one of the primary recreational needs for this area in the State Comprehensive Outdoor Recreation Plan which has been approved by the Linn County Comprehensive Plan. The Linn County Zoning Ordinance in the statement of purpose for the EFU district provides in part, "...to allow for public and private outdoor recreational uses."

2. CONCLUSION

The proposed golf course is a public outdoor recreational use. As such its development and operation is consistent with the statement of purposes of the Exclusive Farm Use district.

IV. CRITERIA -- Will this have a significant adverse impact on sensitive fish or wildlife habitat?

1. FACTS

- a. See report of Robert M. Storm, attached hereto and by reference incorporated herein.
- b. According to Dr. Robert Storm, OSU Department of Zoology, use of the land as a golf course will have no greater impact on existing wildlife habitat than intensive farm practices. Intensive farm practices would require removal of the blackberry brambles.

2. CONCLUSIONS

- a. While the construction and operation of the proposed golf course will obviously have some effect on fish and wildlife habitat, those effects can be minimized by the exercise of

care in the construction and maintenance of the course. The fish and wildlife whose habitat will be effected are not endangered species and will relocate on or near the subject property after construction is complete. The proposed golf course will have no significant adverse effect on sensitive fish or wildlife habitat.

- b. A conflict with a goal 5 resource--wildlife habitat--has been identified. This conflict is no greater than allowing intensive farm use of the property to occur. This conflict will be lessened by requiring the applicant to provide additional habitat within the vegetative fringe along the Willamette River, and by requiring shrubs native to riparian areas to be included in "rough" areas.