Columbia County Facilities Improvement Plan

Prepared for Columbia County

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Introduction

Columbia County, Washington is a small, rural farming community, with a population of 4,078 per the 2010 census. The county boasts a wide variety of exceptional land features, including the renowned Blue Mountains, the Touchet and Tucannon Rivers, and thousands of acres of agricultural lands. The focal point of many events within the community is the Columbia County Fairgrounds. In order to promote community connectedness, the Columbia County Department of Planning and Building was tasked by the Board of County Commissioners to commit to evaluate the facilities to determine current usage, need for repairs and improvements, and to develop an overall vision for the future of the facilities.

In order to determine the scope of the situation, a Facilities Committee was created to promote public involvement in the decision making process. Throughout a span of six months, a number of meetings were held to discuss current uses, potential future uses, what needed improvements, and more. The committee was composed of various stakeholder parties, including the Vice-President of the Fair Board, 4-H group leaders, the Golf Board, a representative from the Port of Columbia, and others (listed in the acknowledgement section on page 33). Their positions and interest in the facilities is what has led to a well-rounded perspective, and assisted in creating a plan that would benefit the entire community.

Mission Statement

Columbia County, Washington is dedicated to providing a public facility that is both suitable for a diverse array of events and committed to enhancing the economic stability of the county. The purpose of this plan is to:

- Provide a safe, healthy, attractive, and multifaceted facility for our community;
- Encourage community connectedness through public events;
- Promote continued economic growth; and
- Create a community vision for the county facilities.

The Facilities Improvement Plan has been designed to inspire commitment to our community and facility improvement by implementing a three phase program, one that can be supported by our Planning Commission, Facilities Committee, and Board of County Commissioners.
Existing Events

The Columbia County Fairgrounds boasts a wide array of community events, all generating revenues for Columbia County, promoting community connectedness, encouraging various educational opportunities, and attracting visitors from throughout the state and beyond. The following is a list, albeit not all-inclusive, of current uses at the Columbia County Fairgrounds and Facilities.

- Mule Mania is an annual event held at the Columbia County Fairgrounds. The event features a mule and donkey riding and driving competition, a parade, chuck wagon cook-off, live music, beer and wine garden, camping, and western vendors. This event attracts hundreds of participants and spectators alike, and returns by popular demand.

- Columbia County Fair
  - The Columbia County Fair is another large event for the community and the county. The fair brings in hundreds of visitors who all come to see the wide array of 4-H stock and projects. There are quilts on display, pie baking competitions, homemade goods for purchase, and vendors to purchase food from. Held yearly in September, the county fair is a highly anticipated event by many.
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• Chamber Awards Banquet
  ○ This yearly event is a celebration of our community. It is a commemorative night with catered dinner, drinks, presentations, raffle drawings, and an award ceremony recognizing individuals and businesses.

• Blue Mountain Brix and Brew
  ○ Blue Mountain Brix and Brew is a once-a-year benefit auction, providing hors d’oeuvres, drinks, entertainment, and a live auction. Held at the Pavilion, this event attracts many—and offers a night of fun and excitement for our community.

• Ground “Hog” Sausage Fest
  ○ The Blue Mountain Heritage Society hosts a dinner, shows historical films of Dayton and the Touchet Valley, and an auction. All proceeds benefit Blue Mountain Heritage Society projects. In 2017, the 10th annual event will be held at the Youth Building at the Columbia County Fairgrounds.

• All Wheels Weekend
  ○ Every year in June, the All Wheels Weekend car show is held in Downtown Dayton and the Columbia County Fairgrounds. This event includes lawnmower races, a “drag” race, golf tournament, demolition derby, car corral, swap meet, raffles, and more. Known as one of the Pacific Northwest’s most popular and well attended car shows, this event is eagerly anticipated by individuals from the region.

• 4-H Quilt Camp, Robotics Camp, and More

Photo Credit: allwheelsweekend.com
The local 4-H’ers use the Facilities year round. Whether they are hosting events, such as Quilt Camp and Robotics camp, or practicing their cooking in the Youth Building Kitchen or holding their monthly meeting in the Pavilion, the local 4-H youth and their group leaders are often seen at the Columbia County Fairgrounds.

- **Weed Board**
  - As an agricultural community, the Columbia County Noxious Weed Board Annual Growers Meeting is a well-attended and important event. Focusing on education, this meeting also provides the opportunity for interaction between producers and the general public.

- **Recreational Golf**
  - The Touchet Valley Golf Course is a regional charm, with nine holes and secure on-site golf cart sheds available for members. Boasting a restaurant, viewscapes of the Touchet River and access to the country club, the golf course is a unique and beautiful amenity and attracts visitors year-round.

- **Golf Events and Tournaments**
  - Annually, a variety of events and tournaments are held at the Touchet Valley Golf Course. Mixed tournaments are a popular event at the Touchet Valley Golf Course, with golf clubs from other regions visiting frequently. With an active golf board, the summer months represent the busiest of seasons, with men’s and women’s leagues meeting at least three times per week.

- **Junior Golf**
Once a year in June, children 5-16 years old are welcomed to the golf course. This event includes training from a professional golfer, a hot dog feed, a round of golf, and an experience immeasurable among many. In 2015, approximately 70 children participated in this event, with predictions of more attendance for upcoming years.

- **Private Rental of Horse Stalls**
  - The Columbia County Facilities allow private rentals of the horse stalls. Throughout the year, individuals stable their horses on the facilities, moving them only when needed during large events. Most maintenance and cleaning is done by the horse owners. This allows a safe and clean environment for community members’ horses, while promoting regular use of the facilities.

- **Buck Brannaman Horse Clinic**
  - Known as the Horse Whisperer, Buck Brannaman is a worldwide renowned horse trainer. Every year, Brannaman travels the world providing lessons and clinics on horse training, promoting a relationship between horse and owner. This event covers the entire week, draws in hundreds of participants and observers, and is a very important and well-attended event for the community.

- **Fourth of July**
  - 2016 was the first year a Fourth of July celebration was held at the Fairgrounds. This event included a small car show, a BBQ free to the public, and the space and time for old-fashioned family fun. 2017 promises to bring the event back, with bigger and better things to follow.

This event list does not cover all of the events and uses at the Columbia County Facility, but is meant to illustrate the importance of this facility to our community. Improving the various components will not only ensure continued use, but will promote new future uses and events.

**Revenues**

Revenue streams as outlined in Appendix A (page 24) indicates an upward trend in usage. From 2014 to 2016, there was over an $80,000.00 increase in gross revenues. This data indicates positive future and need for the Columbia County Facilities, and illustrates a greater need to commit time and effort into rehabilitating our already-busy facilities.
Through various meetings, Committee members were able to rate the importance of the present facilities. The rating categories identified included total usage, economic impact, and intrinsic values. The top three included the Pavilion, Youth Building, and the Touchet Valley Golf Course. Due to the importance of these three facilities, we have placed them in Phase One. The individual goals for these three facilities are outlined as follows.

**East Grandstand**

Due to its current condition, the East Grandstand requires demolition. Columbia County Public Works has already budgeted for the complete removal of the East Grandstand in 2017; however, the importance of the removal is identified here. After demolition, it has been determined that the area should be seeded with grass to allow for a multi-purpose area until new uses are identified.

**Priority One: Pavilion**

![Columbia County Pavilion](image)

Constructed in the mid 1940’s, The Columbia County Pavilion adds a certain character to the community. The Pavilion is a 136’ by 64’ post and beam structure supported by timber piers and stone blocks. The interior spaces are completely open to the rafters, with the roof spanning 48 feet. In order to maintain the character of this building, and to improve functionality, it has been deemed necessary to remodel the building versus demolition or replacement.
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The current structural and cosmetic needs for the Pavilion are numerous. Locks on doors are mismatched, the exterior siding and colors are outdated, the bathrooms lack space and ADA accessibility, building methods are outdated and do not meet current building code standards, and more. As a result, the Pavilion was evaluated and necessary improvements were discussed. The remodel would include the following:

- **Concrete Footing and Stem wall and Pier Posts**
  - Currently, the support is provided solely by wood posts on concrete blocks. This construction method does not meet the 2015 international building code requirements. This remodel would improve the stability and lifespan of the building and could protect the county against any liability concerns.

- **Drainage Systems**
  - Water flow from irrigation, snow melt, or rain events currently drains towards the building. Creating a functional drainage system is necessary to guarantee the integrity of the structure.

- **Fire Alarm System**

- **Doors and Hardware Upgrades**
  - The doors are worn, warped, and allow air movement through the gaps. All doors require updating, with the same key lock for easy access and maintenance by County employees and users.

- **Restroom**
  - The restrooms currently available in the Pavilion are outdated, small, and non-ADA compliant. The updates identified would include:
    - Full removal of the current restrooms
    - Baby changing station in both restrooms
    - Indoor and outdoor access to both restrooms
    - Larger—more stalls, more wash sinks
    - ADA accessibility with larger stalls, no steps

- **Replacement or Repainting of Exterior Siding and Roofing**
  - The current materials are in poor shape and are an outdated color. Depending on remodel decision, color should be considered an important factor. A color scheme will need to be determined and maintained throughout the entire facility while working through the three improvement phases (see final recommendations, page 23). An alternative for the exterior of the pavilion is using wood shingles to create and maintain the rustic appearance of the building.
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- Floor Refinishing
  - The flooring in the Pavilion is unique and beautiful; however, some portions of the hardwood have been painted and/or altered in another fashion. It is recommended that the entire floor be restored to its natural wood look with a clean polish to maintain the rustic appearance of the building.

- Projector System
  - A projector system would be useful for many events that take place in the Pavilion. While this was identified as being a priority for improvements, it should be noted that currently there is potential of a projector system being donated to the county for permanent use in the Pavilion.

- Additional Storage Space Should be Created

These alterations would not only cover the desired improvements requested by the Facilities Committee and the community members, but increase the safety, functionality, and ensure the building will be capable of standing for years to come.
The Youth Building was constructed in the mid 1960’s, and is the centerpiece for community events. Weddings, the yearly sausage feed, community meetings, fair displays, funeral services, 4H and FFA events, and more are all held at the Youth Building.

Currently, the structure of the Youth Building, while functional, is lacking in modern amenities and requires a significant update. The current HVAC system is dysfunctional, the kitchen is small and the appliances are outdated, the interior of the building is unkempt, and more. Throughout the meetings, it was determined that the Youth Building is not only a centerpiece for a number of events, but also that the building holds a certain value for the community members of Columbia County, marking the Youth Building as priority number two.

In order to meet community needs, two alternatives have been outlined as follow. Option one: a complete remodel. Option two: demolish and construct a new building.

**Option One: Remodel**

The improvements below are based on community desire and the general requirement for enhancement and updating. The improvements required are as follows:
Commercial Kitchen Remodel
- The kitchen requires a complete remodel to secure functionality, public health and safety and to promote continued use. New/used appliances, such as commercial stoves and refrigerators, are needed. Prepping tables, cabinet space, and adequate storage should also be provided. The kitchen would best served if situated nearer to the Pavilion. This remodel would address the needs of the community significantly, as the kitchen in the Youth Building is used frequently for events held in the Pavilion.

Restrooms
- As in the Pavilion, the Youth Building restrooms require a complete remodel. The needs are outlined as follows:
  - Full removal of the current restrooms
  - Indoor and outdoor access to both restrooms
  - ADA accessibility with larger stalls, no steps
  - Upgrade of existing toilets and wash stations

New Flooring
- Currently, the floor in the Youth Building is concrete, showing signs of age and wear. The remodel of the flooring could be synthetic wood, linoleum, or other desired materials. Both durability and the aesthetics of the materials should be considered when replacing the flooring.

Repaint the Interior Walls
- The interior walls of the Youth Building are scuffed, worn, and showing years of wear and tear. Following the approved color scheme later determined, the interior walls should be cleaned and repainted.

Repaint or Re-Roof
- Following the approved color scheme, it would be necessary to modify the colors of the exterior roofing and walls. The brick construction should also receive a cleaning, with a focus on power-washing annually to maintain appearance and cleanliness.

Projector System
- Install a projector system with an electronically operated screen.

HVAC Replacement
- The heating and cooling system in the Youth Building is both outdated and inefficient. The entire system requires complete replacement.

Option Two: Demolition and Rebuild

The Youth Building, as it currently stands, requires more updates than may be financially or reasonably feasible. While intrinsic and historic values are ascribed to the Youth Building by
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many, it may be deemed more reasonable to completely demolish and rebuild the Youth Building. If that were to be the decision of the Columbia County Commissioners, it is recommended that public input from the community is gathered to guarantee support. It should be noted that all of the listed improvements above and more need to be included in a rebuild if that route were to be taken.

Whether the Youth Building is remodeled or rebuilt, these improvements would assist the future success of any event that will be held at the Youth Building and the Fairgrounds alike. These improvements and upgrades would promote the success of all goals for the Facilities Improvement Plan, and would assist greatly in achieving the vision for Columbia County created here within this document.
The Touchet Valley Golf Course, directly adjacent to the Columbia County Fairgrounds, is the only County-owned recreational facility. The course is jointly owned and managed by Columbia County and the Dayton Country Club, with an overall goal of providing recreational opportunities to the community, stimulating economic growth and development, and encouraging tourism. The golf course shines in its unique nature, as two of the nine holes lie within the horse racing track. While the golf course not only provides a unique experience to community members and tourists alike, it contributes greatly to the revenues generated by the facilities. However, the current condition lacks basic infrastructure and deters potential use.

As identified by the facilities committee, the golf course requires few updates or changes to encourage future use and sustain the current uses. As it currently stands, the necessary improvements and changes are as follows:

- **Irrigation System**
  - The golf course does not have an automatic sprinkler system. The current method of manual watering is ineffective, wasteful, and time-consuming to the Parks and Recreation manager and other county employees. Alternatives for funding an irrigation system include: grants for installation, volunteer work, and purchasing the system outright.

- **Tree Management**
  - The course is decorated with old growth and mature trees. While beautiful, they create a potential safety hazard to golfers and visitors alike. A thorough tree assessment should be conducted to determine the necessary pruning and maintenance schedule needed to be created and followed. Additionally, new trees should be planted throughout the course.
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- Maintenance Shop Plumbing
  - The maintenance shop should be plumbed in with access to clean water. Along with that, a wash sink, small toilet room, and emergency eyewash station should be added.

- Building Updates
  - The buildings require general maintenance and updating. Re-painting the buildings to match the determined color scheme is necessary, along with evaluating the general stability of the buildings and roofing materials.

As the golf course stands, it is a beautiful and attractive asset to Columbia County. These improvements and updates would not only increase enjoyment for current golfers, but would entice new users and assist greatly in achieving the mission of the Facilities Committee.
After the recommendations within phase one are complete, phase two can be implemented. Phase two includes a variety of projects ranging from general maintenance to remodel.

**Priority Four: Main Grandstand**

The Main Grandstand, constructed in the mid-1920’s, is a classic example of a multiple-use building. During large events in the outdoor arena, the north facing side is filled with spectators watching from rows of seating, with the sheds on the south side filled with vendors serving food and drinks. In the off season, the sheds are used for storage. This building is one of the most used and important accessory structures at the facilities; however, it is currently showing signs of disrepair.

As the Main Grandstand currently exists, it is usable; however, functionality is compromised. While the booths are used by vendors during the events, not all are plumbed with water or equipped with electricity. The building color and siding is outdated and showing signs of age and wear, the roof needs to be evaluated, and the seating is not ADA accessible. To update the grandstand and better accommodate for increased usage, the Facilities Committee identified the following improvements that are necessary for continued use:
Construction Updates

- Given the age of the structure, it is necessary for an engineer to inspect the integrity of the building. Following the inspection and required recommendations, action should be taken immediately to implement the improvement needs. Doing so will secure the longevity of the building, and prevent another lost grandstand at the fairgrounds.

Vendor Booths

- The vendor booths need to be plumbed and have electricity routed to them. Access to clean and fresh water is necessary when working with food, and currently that is not an option in all booths. Also, electricity needs to be routed into these individual booths, with simple light fixtures installed/updated to provide adequate lighting. Finally, all booth doors should be evaluated and replaced on a case-by-case basis.

Wood Components

- The stairs, handrails, and seats are all made out of wood. These components should all be evaluated, with individual boards and/or sections being replaced as needed. Afterwards, these components should be cleaned, sanded, and repainted following the determined color scheme to promote general aesthetics and to protect the wood. The option to replace these parts with long-lasting and maintenance free materials is available as well; however, relatives costs should be evaluated.

ADA Accessibility

- Modifications should be made on the east side of the Main Grandstand to enhance ADA accessibility. Lower seating should be added to the structure, and ramps should be provided for wheel chair access.

Siding

- The siding requires replacement. Following the determined color scheme, the tin siding should be removed and replaced with new tin siding, wood paneling, or another agreed upon material.

Currently, the Main Grandstands offer significant opportunities for events and community gatherings. Seating over 1000 people, the grandstand is a keystone of the Columbia County Facilities. The updates listed here will not only guarantee the longevity of the structure, but will provide greater access and will contribute greatly to the overall vision of the Facilities Improvement Plan.
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Priority Five: Indoor Arena

The Indoor Arena is a frequently used area within the Columbia County Facilities. Horse shows, the Buck Brannaman clinic, private rentals and use, and more, are all held within this arena with spectator’s watching over. However, use has proven to be quite dysfunctional with a leaky roof and lack of appropriate equipment for maintenance.

Below are the updates and changes necessary to improve the function and general aesthetics of such an important feature of the facilities.

- **Equipment**
  - The indoor arena is in need of a grooming tool. Currently, the grounds aren’t maintained properly, and complaints have surfaced regarding the improperly leveled grounds. The grooming tool could be purchased, rented, or leased. However, it should be noted that one should be available for use by a county employee before and after events to promote proper maintenance.

- **Roof**
  - The roof is leaky and old. A complete new roof should be considered to ensure the longevity of a frequently used building.

- **Aesthetics and Maintenance**
  - As with many of the facilities, the indoor arena requires general maintenance and cleaning. A schedule should be created and followed to promote the aesthetics and functionality of the building.

The indoor arena requires few updates to be modernized and user friendly. Obtaining a grooming tool will enhance the usefulness of the arena, while providing simple cleaning and maintenance to the entire structure will greatly improve the aesthetics of the area.

Priority Six: Equine Barn
Erected in the late 1950’s, the equine barn is a staple for the Columbia County Facilities and the community. Columbia County offers year-round stabling to provide an affordable and safe environment for local horses. This facility is not only used by private renters, but it is also used to temporarily stable horses during large events.

While used frequently, the equine barn requires attention. With a leaky roof, flooded and undersized stalls, and messy exterior, the equine barn does little to draw in guests and promote new use. Given the need of the community and the needs of the County, there are three alternatives to restoring the equine barn.

**Option One: Remodel**

The standard remodel as outlined below will provide necessary updates and modifications while maintaining 30 stalls:

- **Roof**
  - The roof on the equine barn has reached its life expectancy and is in complete disrepair. The roof needs to be completely replaced, along with new gutter systems installed to secure proper storm water movement.

- **Exterior Improvements/Aesthetics**
  - The exterior should be cleaned and repainted as necessary following the determined color scheme.

- **Storm water Drainage**
  - The stalls are notorious for experiencing flood events. Action should be taken to immediately mediate for this issue, along with steps to prevent further flooding and damage.

- **Stall Restrooms**
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- The restrooms require updating, along with a proper cleaning schedule to be created and maintained. New sinks and toilets should be installed in both the Men’s and Women’s restrooms.

- County Management
  - As the stalls are rented by private individuals, it is necessary to have an on-site county employee. Currently, the stalls are managed by volunteer work by stall renter; however, due to compliance and liability concerns, all maintenance, stall rentals, and renter compliance needs to be managed by county staff.

Option Two: Stall Improvements

Along with the updates listed in option one, the following improvements should be made to promote the health of the animals housed at the facility:

- Stall Enlargement
  - There are 30 stalls currently, rarely all being used simultaneously. Recommendation has been made to combine two stalls into one—creating 15 larger stalls.

- Horse Runs
  - Horse runs need to be added to the front of each stall. This will allow the horse more freedom to explore while being stabled, promoting mental, physical, and psychological health for the horses.

The improvements listed will not only limit liability concerns for the county, but will guarantee the horses are as comfortable and safe as possible. The addition of a county employee to manage the horse stalls will provide proper maintenance of the property, that all rules of stall rental are followed, and to void any liability concern. These improvements will also assist in drawing in potential new renters, increase use, and greatly contribute to the vision of the Facilities Improvement Plan.

Option Three: Close and Demolition

It has been identified by the community, the Facilities Committee, and by agents of Columbia County that the horse stalls create potential for liability concerns. Given the current conditions, the cost to operate, and the various concerns these stalls create, a third option is to close the stalls and demolish the building. The Board of Columbia County Commissioners will have the decision to either open a different facility for private rental, or cease all stall rental entirely.
Priority Seven: Livestock Barn and Show Ring

Constructed in the late 1950’s, the West and East Barns are used annually for a variety of events. During the fair, 4-H students and leaders fill these barns with their animals, participate in a stock sale, and compete in a show for awards. Centered mainly on the youth of Columbia County, these barns are of great importance to the community.

As they currently stand, the barns are in general disrepair. The following improvements are necessary to guarantee the longevity and continued use of the buildings:

- **Roof**
  - Both buildings need a complete re-roof. Case-by-case repairs have proven to be insufficient, costly, and time consuming.

- **Siding**
  - Both the livestock barn and the show arena need to be re-sided. The current tin siding is falling off in places, cracking in others, and warped. The siding recommendation is tin; however, color choice should be determined following the color scheme to promote aesthetics.

- **Stall Paneling in the Livestock Barn**
  - Given the biohazards that follow livestock, the paneling in the back of the stalls should be replaced with a non-porous surface. This will ease the cleaning process, ensure the health of the animals, and limit the transfer of bacteria from animal to animal.

- **Livestock Floor**
  - The floor in the West Barn is currently comprised of dirt and cement walking paths. To decrease the potential of disease transmittal and to prevent biohazard issues, all dirt floors should be entirely cemented.

- **Show Ring Sawdust**
  - The sawdust in the East Barn is not cleaned/changed frequently enough. To promote the health of all livestock that enter the East Barn, the sawdust should be cleaned at least once a year, preferably in the warmer months to allow the ground to fully dry before putting new/clean sawdust down.

- **Wash Areas**
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- The livestock wash areas are the Livestock Barn and the Show Ring should be re-evaluated and moved. The current situation promotes potential disease transfer between species. Given that, the wash areas should be moved.

- Livestock Barn Footing
  - The west end of the livestock barn shows wood rot, severe damage, and deterioration of the footing. These materials should be replaced immediately to prevent the loss of structural integrity and/or the loss of the building.

The improvements recommended here are limited in number, but are absolutely vital. These improvements will aid in the accomplishments of the visions of the facility plan, and secure continued viability of these youth-centered buildings.

Phase Three
Phase Three contains the last set of improvements identified as being necessary to attain the goal and vision identified within this plan. These changes are minor in nature, but will serve the entire plan and certify a coherent image and facility as a whole.

**Priority Eight: Accessory Buildings**

**Jockey Office**

As an auxiliary building to horse racing, the Jockey Office was once teeming with activity and use. Today, the Jockey Office is still used for showers by campers and travelers alike. The Jockey Office requires few updates, including the following:

- **Showers**
  - The current showers lack privacy, are showing signs of age, and are insufficient in number. The showers should be upgraded to a commercial standard, allowing multiple guests at once.

- **Exterior**
  - The exterior should be updated to match the determined color scheme.

The remodel to the Jockey Office will assist in improving visitor experience, and will support the overall vision to the Facilities Plan.

**Fair Office**

The fair office, as an accessory building, could serve a number of uses. Currently, it is in a poor location and should be moved to a more appropriate location after the above improvements have been made. Painting should be done to match the building to the color scheme.

**Agriculture Education Office**

The agriculture education office is centrally located and used for many events. The building, while in excellent shape, requires new painting to coordinate with the facilities.

These few and simple modifications will assist greatly in achieving the vision of the Facility Plan as outlined here, and will promote continued and new uses at the Columbia County Facilities.

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**Final Recommendations**
Color Scheme

On multiple occasions, the facilities committee identified the need for a pre-determined color scheme to be selected PRIOR to beginning Phase One of the Facilities Improvement Plan. Currently, all buildings are mismatched, some green and white, some yellow, and some in varying shades of blue. Part of the vision created in this plan is to improve and enhance the aesthetics of the facilities. Creating continuity between the buildings just by color scheme will greatly enhance the visuals, and may prove to promote increased use. The color scheme as provided on artist renditions of the facilities is not the determined color scheme per this plan. The final scheme will be determined on a later date—the colors used are for visual purposes only.

Parking

During large events, parking has proven to be an issue for many. While parking is not a priority as outlined in this plan, it should be considered as changes are made and improvements are made.

Facility Signage

Wayfair signage should be added for visitor use throughout the facilities. These signs should be directional, and will assist greatly in ensuring ease of use throughout the facility. Also, the current signage for the Fairgrounds and the Golf Course are lacking. New and better signage should be added in the following locations:

- Highway 12
  - Directional signs should be added near the city entrance signs on both the east and west sides of the highway.
- Signage in front of Dayton Mercantile
  - The current signage here is old and worn, and may be too small to notice through a quick study. To promote use, better signage should be placed in the same location.

Flexibility Clause

While this plan outlines a Three Phase program with priorities identified in a specific order, it should be noted that these are only recommendations. The adoption of this plan by the Columbia County Board of Commissioners does not demand that the completion of the plan fall in line with the priority list provided here, nor does it require any or all of the improvements be made. This plan is to act in a way to identify the needs and priorities of the community, and not act as a strict guideline.
Wireless Internet

As the facilities are improved and expanded, it has been identified that wireless internet be added to create a more user-friendly environment. The routers should be placed in a central location, such as the Youth Building, that’ll allow a decent span of service to other buildings. *Note: this addition may happen prior to the initiation of this plan.

The Goal of a Self-Sustaining Facility

Within many meetings, and as identified by the Columbia County Commissioners, the need for the facilities to be self-sustaining is of great and high importance. As improvements, changes, and upgrades are made, current fee schedules should be re-evaluated and adjusted to better fit the costs of managing and running the various facilities.
Visioning Session

During one of the regular meetings, Facility Committee members were provided with aerial photos of the fairgrounds and the golf course. The goal of this session was to create a vision that we would be able to illustrate. Ideas drafted in this session ranged from building a new community center to additional parking locations. In order to illustrate this visual, two steps had to be taken: first, we needed better photos of the facilities; and two, we needed to hire a professional to develop the vision we had crafted.

Drone Photography

Bryan Martin, local surveyor and Columbia County Planning Commission Chairman, volunteered his time and his equipment to help with the Facilities Improvement Plan. With his eight pound drone, 32 megapixel camera, and very capable flying abilities, Bryan was able to generate beautiful photos of the facilities. These photos not only show the current state of the facilities, but also demonstrate the relationships between the structures in a way that no other photos have been able to. Without these volunteer efforts, the vision would be incomplete, and a very special thank you goes to him from Columbia County and the Facilities Committee.

The Vision
Appendix A: Facility Revenues

Revenue streams are outlined below, with the most prevalent streams being outlined in the following graphics. (It should be noted, not all individual revenue streams have been outlined).

Figure A1: Total Revenues
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Figure A2: Pavilion Revenues

Figure A3: Youth Building Revenues
Figure A4: Golf Course Green Fees Revenues

Figure A5: Golf Cart Shed Lease Revenues
Figure A6: Equine Stall and Arena Revenues
Appendix B: Facility Map
Appendix C: Facility Photos

Pavilion Photos
Youth Building
Golf Course

Photo Credit: Kim Lyonnais

Photo Credit: Kim Lyonnais
Main Grandstand

Indoor Arena
Equine Barn

Livestock Barn and Show Ring
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Acknowledgements

The Facilities Plan would not have been made possible without the dedication provided by the following stakeholders:

Back row, from left to right: Tracy Hanger (4H Group Leader); Kim Lyonais (County Planning Director); Grant Griffen (Columbia County Fair Board); Craig George (City of Dayton Mayor).

Front row, from left to right: Donna Hanger (4H Group Leader); Emmalee Davis (4H Group Leader); Andrew Holt (Chamber of Commerce); Jennie Dickinson (Port of Columbia); Meagan Bailey (County Planner and Facilities Improvement Plan Facilitator).

Not pictured: Norm Passmore (Columbia County Commissioner); Roger Trump (Parks and Recreation Manager); Leanne Literal (Equine Stall User); Vicki Lewis (Avid Event Planner); Bette Lou Crothers (All-Wheels Weekend Coordinator); Laurie Withers (Touchet Valley Golf Board).

All photos taken by Meagan Bailey unless otherwise accredited.