

192-24-000255 PUNG
File No. DSU 25-61
\$3015.84

DETERMINATION OF SIMILAR USE APPLICATION

PROPOSED USE: Temporary Frisbee Golf Course

APPLICANT: Name: Columbia County Sports, LLC

Mailing address: 50611 Hemlock Ave

Scappoose Oregon 97056
City State Zip Code

Phone No.: Office 6039697279 Home

Email Address: matt@columbiacountysports.com

Are you the XXX property owner? owner's agent?

PROPERTY OWNER: XXX same as above, OR:

Name:

Mailing Address:

City State Zip Code

Phone No.: Office Home

PROPERTY ADDRESS (if assigned): 57246 Hazen Rd

Warren Oregon 97051
City State Zip Code

TAX MAP NO.: 4N2W13-A0-03000 Acres: 0.55 Zoning: Recreational

4N2W13-D0-00103 Acres: .77 Zoning: Recreational

Acres: Zoning:

PRESENT USES: (farm pasture, forest, residential, etc.)

Use: Approx. Acres

Recreational – Currently mothballed old golf course 77.55

Total acres (must agree with above): 77.55

WATER SUPPLY: XX Private well.

Is the well installed? X Yes No

 XX Community system.

Name Warren Water

METHOD OF SEWAGE DISPOSAL: Community Sewer. Name

XX Not applicable.

XX Septic System.

If Septic, does the subject property already have a system? XX Yes No

If no, is the property approved for a Septic System? Yes No

ELECTRICITY SUPPLIER: CRPUD

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

 Tax Account No.

 Acres

 Co-owners (if any)

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

There are no changes to the existing site nor new permanent buildings.

Fire Official's Signature: _____ Date: _____

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: October 22, 2024 Signature:



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Planning Department Use Only

Date Rec'd. 11/8/24

Hearing Date:

Or: Administrative

Receipt No. 405600 paid 11/9/24

Zoning: Staff Member:

Previous Land Use Actions:

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DETERMINATION OF SIMILAR USE FACT SHEET

Please attach extra pages if necessary.

- 1. New Uses: What new uses will occur on the property if this Determination of Similar Use Application is approved? Describe your project.

See attached SDR application Narrative for additional information, but we are simply putting a "temporary" frisbee golf course over top of the previous traditional golf course as a means to generate revenue and interest in the overall CCS development. This operation will run as described in the SDR narrative while we prepare and fund the overall CCS site program and projects, until such time as the new golf course project is ready for construction.

- 2. Suitability: Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

Our land is zoned recreational already, and frisbee golf is pure recreation as far as we can tell? It's a perfect application for our land and project for the time being with no impact to our future plans. Leveraging the existing entrance/parking lot and access to the course will require no updates, other than the front of house temporary additions. We see this as no different, if not less impactful than the traditional golf, which is already an approved use.

- 3. Compatibility: How will the use be compatible with surrounding uses?

No different, if not less impactful than traditional golf, there should be no questions about compatibility with surrounding uses.

- 4. Impact: What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

None. There will be no impact compared to the approved use of traditional golf.

- 5. Hazards: Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

None.

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Submission: All of the following must be completed and submitted for a complete application:

1. The attached DETERMINATION OF SIMILAR USE APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.

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Determination of Similar Use:

Granting a Permit: Describe the proposed Use and how it is similar to other Permitted Uses in the Zoning District.

DETERMINATION OF SIMILAR USE APPLICATION

PROPOSED USE: *Per our meeting with LDS on November 5, 2024, we are submitting this application to cover all future uses planned by CCS for the property as currently zoned recreational. It's understood that these uses are not explicitly called out in the zoning regulations and therefore needs to go through this application process and future site design reviews as necessary.*

- 1. **Frisbee Golf** – *Frisbee Golf will be a “temporary” use while CCS is fundraising, designing, planning, permitting the other projects/use cases on the site. Frisbee golf (same as what happens at McCormick Park) definition is “a game in which a Frisbee is thrown into each of a series of metal baskets on an outdoor course, the object being to complete the course using the fewest possible throws.” While there are concepts and operations existing whereby Frisbee Golf can be integrated into real Golf, that is not our plan. If possible, there may remain a small Frisbee Golf operation once the full golf course is back up an running.*
- 2. **Wedding/Events Hosting** – *As part of our planned operations, we plan on offering our land, the “Barn” and other buildings and areas as capable of hosting events including but not limited to weddings, corporate events, fundraisers, memorials, family reunions, club meetings, etc. This will be centered around the “Barn” part of our plans, which will be <8kSF of new construction Barn. Inside this Barn will feather catering and kitchen functionality to serve guests and double as food/beverage operations for the putting course and the real golf course.*
- 3. **Putting Course** – *similar to a “miniature golf” course, a putting course is a more sophisticated and higher quality synthetic putting course. This operation will be separate from the real golf course and be a standalone destination for our site.*
- 4. **Golf Simulators** – *likely included in the “Barn” or at the Clubhouse/Driving range, will be a few golf simulators, specifically Trackman systems.*
- 5. **Driving Range** – *a new full length (+/- 300 yards) driving range is planned for the property.*
- 6. **Indoor/Outdoor Sports** – *via what we’re calling the “Field House”, we plan on having an indoor soccer field, indoor basketball courts that could be used for a variety of other sports (volleyball, etc), and indoor/outdoor batting cages for baseball/softball. We’d also like the flexibility to build outdoor soccer, baseball, softball fields as well if space allows. These fields could also support sports like flag football, lacrosse, field hockey, etc.*
- 7. **Previously approved uses for the record.** *We understand that the uses including real golf course (9 holes), practice greens (chipping/putting), clubhouse and restaurant are all approved uses. These will be implemented back to functioning condition*

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PROPERTY ADDRESS (if assigned): 57246 Hazen Rd _____

_____ Warren Oregon _____ 97051
City State Zip Code

TAX MAP NO.: _____ 4N2W13-A0-03000 _____ Acres: 0.55 Zoning: Recreational _____

_____ 4N2W13-D0-00103 _____ Acres: 77 Zoning: Recreational _____

_____ Acres: _____ Zoning: _____

PRESENT USES: (farm pasture, forest, residential, etc.)

Use: _____ Approx. Acres

Recreational – Currently mothballed old golf course _____ 77.55 _____

_____ Total acres (must agree with above): 77.55 _____

WATER SUPPLY: XX Private well. Is the well installed? X Yes _____ No

XX Community system. Name _____ Warren Water _____

METHOD OF SEWAGE DISPOSAL: _____ Community Sewer. Name _____
XX Not applicable.
XX Septic System.

If Septic, does the subject property already have a system? XX Yes _____ No

If no, is the property approved for a Septic System? _____ Yes _____ No

The property has an old/defunct septic system associated with the old clubhouse. This will be replaced as part of the overall development through the appropriate process. There is a functioning septic system associated with the old farmhouse, which has been approved for replacement/new (File#192-24-000310-EVAL-01).

ELECTRICITY SUPPLIER: ___CRPUD

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
_____	_____	_____
_____	_____	_____

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

We will work with Eric Smythe to get the appropriate approvals through this process.

Fire Official's Signature: _____ Date: _____

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: ___ November 05, 2024 ___ Signature: 

+++++

Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____

Or: Administrative _____ Receipt No. _____

Zoning: _____ Staff Member: _____

Previous Land Use Actions: _____

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DETERMINATION OF SIMILAR USE FACT SHEET

Please attach extra pages if necessary.

- New Uses: What new uses will occur on the property if this Determination of Similar Use Application is approved? Describe your project.

The property redevelopment will occur in multiple phases, over many years.

Project 1 is focused on the Frisbee Golf Course, which we have submitted a SDR application Narrative for additional information, but we are simply putting a "temporary" frisbee golf course over top of the previous traditional golf course as a means to generate revenue and interest in the overall CCS development. This operation will run as described in the SDR narrative while we prepare and fund the overall CCS site program and projects, until such time as the new golf course project is ready for construction.

The future Projects will be captured in a future SDR application, and those developments will come online in phases as they are approved, funded, designed, built.

The vision for the entirety and completion of this CCS operation is best described in our website – www.columbiacountysports.com.

2. Suitability: Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

Our land is zoned recreational already, and frisbee golf is pure recreation. It's a perfect application for our land and project for the time being with no impact to our future plans. Leveraging the existing entrance/parking lot and access to the course will require no updates, other than the front of house temporary additions. We see this as no different, if not less impactful than traditional golf, which is already an approved use.

Regarding all the other proposed uses, these can all easily be described as recreational or supporting the core recreational activities.

3. Compatibility: How will the use be compatible with surrounding uses?

No different, if not less impactful than traditional golf or the current/previous structures (clubhouse, restaurant, hay barn, maintenance shed, etc), there should be no questions about compatibility with surrounding uses.

4. Impact: What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

None. There will be little impact compared to the approved use of traditional golf or its operations since 1959. Regarding possible view change from the neighboring properties, these will all be addressed via the future SDR public comment periods, but nothing will impact the use of the neighboring land as it is currently.

- 5. **Hazards:** Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

None. Our projects will all be designed per code and regulation and be reviewed through the SDR and building permitting processes.

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Submission: All of the following must be completed and submitted for a complete application:

- 1. The attached DETERMINATION OF SIMILAR USE APPLICATION.
- 2. Answers to the above questions.
- 3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
- 4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
- 5. A vicinity map.
- 6. The application fee.

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Determination of Similar Use:

Granting a Permit: Describe the proposed Use and how it is similar to other Permitted Uses in the Zoning District.



November 4, 2024 R2

Land Development Services

Columbia County Oregon

Re: CCS Type 2 Site Plan Application & Determination of Similar Use – Frisbee Golf

LDS Team

What follows is the revised narrative and detail behind our attached site design review (SDR) and determination of similar use (DoSA) applications for the first phase of operations at Columbia County Sports (CCS) first site and location at the St. Helens' Golf Course. This material and history pivots off our pre-application meeting on June 6, 2024 and our November 4, 2024 meeting/discussions.

As presented and discussed during our pre-application CCS's development at the old course is large and multi-phased. As we have discussed, due to the nature of our phased development, we are submitting an individual SDR for this first "phase" to include the Frisbee Golf operations, and a 2nd SDR for the entirety of the balance of the development as they will not all be built at once, and designs and coordination within the site may change as certain phases come online. This is our first SDR submission to request approval to implement Frisbee Golf at and on our site. Additionally, as requested, we have submitted a DoSA regarding frisbee golf (among all future uses) as an approved use under our recreational zoning.

As noted in the SDR application instructions, each of the following categories have been addressed in detail.

A. History

The history of the St. Helen's Golf Course is long and well known. Columbia County Sports LLC (CCS) purchased the property in January of 2024 and is in the process of redevelopment, best described via our [website](#). In general, we plan on reviving the old course to new condition while bringing additional sports/recreational activities and new elements, including but not limited to:

- a. New/revised 9-hole golf course including practice areas and driving range
- b. New putting course (miniature golf)
- c. New clubhouse and restaurant
- d. New events barn for hosting weddings/events, food and beverage options for the golf course
- e. New field house for indoor/outdoor sports fields and facilities

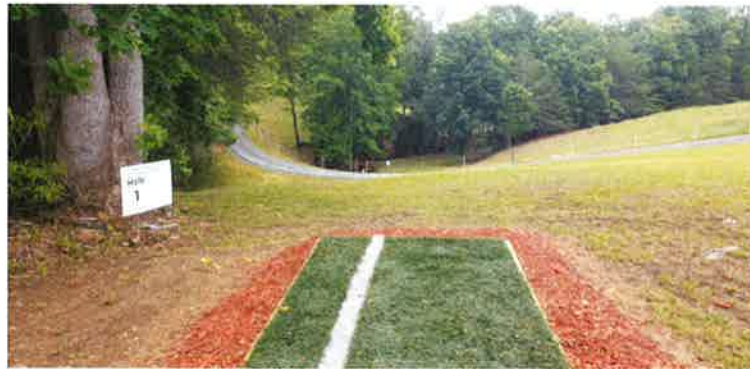
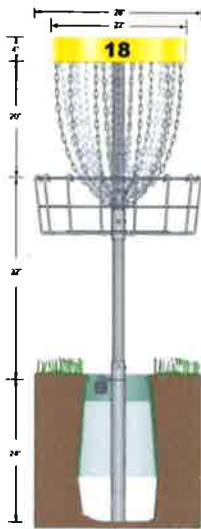
These developments will take funding and time to develop in a phased and careful manner, all aligned to County processes and permitting activities. To date, we have been in property cleanup mode and ultimately getting our plans aligned and prepared to begin this phase development.

B. Narrative

This submission is a very small first phase of these developments and frankly has little to no impact on the site, the grounds, the buildings, or the existing infrastructure due to the nature of the operations.

We are requesting the ability to install an 18-hole frisbee golf course (similar to McCormick Park) on the property using many of the same traditional golf holes and landscape. We envision this being a temporary operation for the next 1-2 years while the other phases and areas of development occur, including the fundraising towards the larger projects. Once the new golf course construction is underway, this frisbee golf course operation will have to cease or be limited to a specific part of the overall property.

The physical infrastructure that will be “installed” to facilitate this frisbee course will be temporary tee “pads” in the form of 2”x4” framed boxes with synthetic turf, 4”x4” post style signage near tee “pads”, and frisbee hole “baskets”. These will all be temporary in nature, meaning they can be removed at any time.



Operations

There will be no new permanent buildings built as part of this phase.

There will be no access or usage of existing buildings onsite as part of operations other than use of our maintenance barn (but only by CCS employees).

We plan on having a temporary/moveable shack or “food cart” like “front of house”, which will be located in the existing southern parking lot. This front of house will be used to:

- a. Check-in frisbee golfers and accept payment
- b. Sell gear and miscellaneous food/beverage concessions

Electrical for this front of house element will be provided off the existing electrical available at the existing clubhouse and metered accordingly.

We plan on using temporary “porta potties” near the existing southern parking lot, with possible future upgrade to higher quality mobile bathrooms. We will have a pumping contract with Hudson or equivalent. Nothing permanent and nothing requiring septic, as septic for the old clubhouse is no longer functional.

Access and parking will be in the existing southern parking lot.

We will offer golf cart usage as needed, which will stay within the confines of our property.

We anticipate approximately 10-30 frisbee golfers a day/average, with operational hours varying by season, but roughly 0700-sundown, 7 days a week.

We plan on employing local youth to support these operations.

Tournaments

We anticipate hosting 3-6 tournaments a year, with upwards of ~150 frisbee golfers/day.

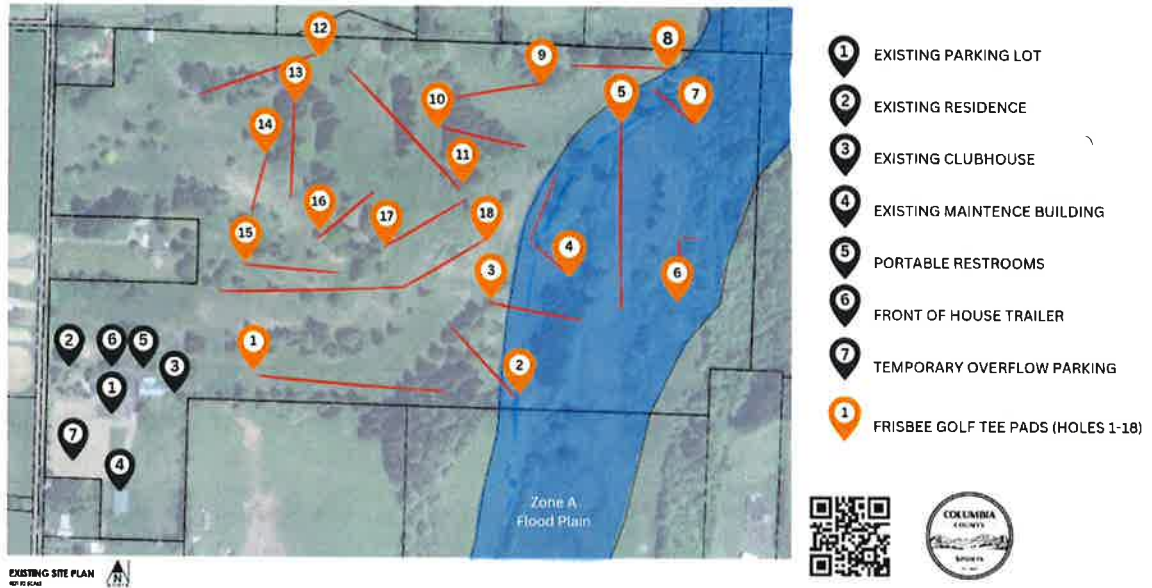
C. Existing Site Plan

The existing site plan is shown below. There are really no activities, operations onsite at this time other than general property cleanup and mowing. Various surveying activities will be in progress as part of the larger development from time to time.



D. Proposed Site Plan

Below is our proposed new frisbee golf course layout and associated operational elements.



- E. **Grading Plan** – No changes to the site/grounds will be occurring, no grading plan necessary.
- F. **Drainage Plan** – No changes to the site/grounds will be occurring, no drainage plan necessary.
- G. **Wetland Mitigation Plan** – No changes to the site/grounds will be occurring, no wetlands mitigation plan necessary.

Regarding impacts to or within the flood plain. It appears our holes 2 through 8 will be completely or partially located in the Zone A flood plain. We are only impacting (“disturbing”) the ground/soils with “temporary” signage posts (~2’ deep), the frisbee golf hole “baskets”, and the tee pads. No soils will be brought in, and the minimal “spoils” created will be lost on the existing topography nearby the impacted area. These areas will all be replaced/mitigated during future construction of the modified traditional golf course in future SDR applications. It should be noted that the existing/previous golf course had similar signage posts, golf ball washing stations, and benches in the flood zone impacting the grounds in a similar fashion, in the same flood plain.

Regarding fire truck access.

There are no changes to the entry or the parking lot area (with exception of the demo'd cart barn) from previous or current usage. There is a manual gate that will be open during operating hours and closed/locked during non-operating hours. Below is a quick/typical fire truck turnaround movement. Showing that likely we'd have to remove 2 of our 65 spots to accommodate this, should the fire marshal deem necessary.



L. Impact Assessment - NA

M. Site design Review Submittal Checklist - NA



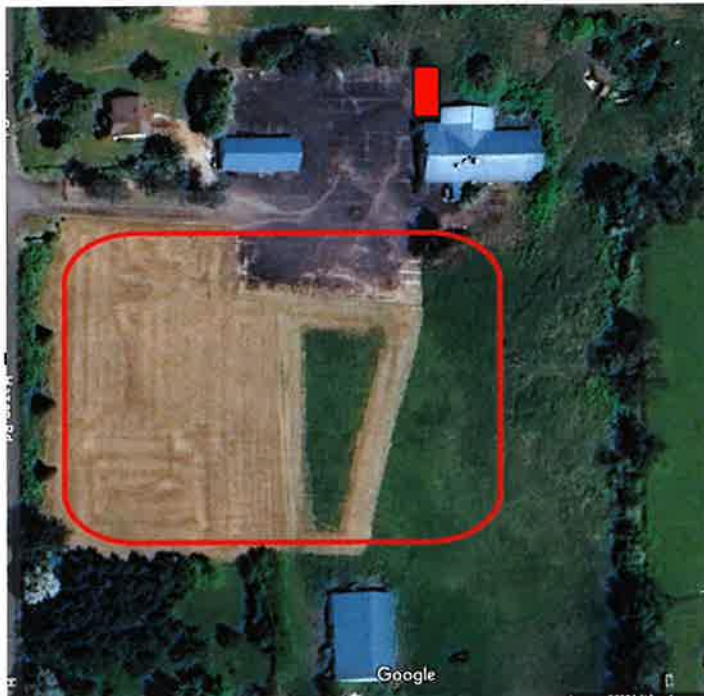
Location of temp bathrooms and front of house (shack, trailer)

PARKING LOT SUMMARY

- STANDARD SPACES: 65
- TOTAL ADA SPACES: 3
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2
- REQUIRED ADA SPACES: 1
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2



During Tournaments where there will be significantly more parking needed, we plan to use temporary parking in our field just south of the current parking lot, where we will have attendants and directional for parking.





- H. **Landscaping Plan** – We will maintain the grounds to keep them suitable for frisbee golf, which includes regular mowing, minor tree trimming, and limbing. These activities are limited to basic upkeep and do not require a formal landscaping plan.
- I. **Architectural Plan** – No new permanent buildings, nothing needed architecturally.
- J. **Sign Drawings** – No new permanent signs/signage.
- K. **Access, parking, and circulation plan**
We will be utilizing the existing site access and southern parking lot for operations.
We have demo'd the cart barn in the existing parking lot, making the parking lot capable of:
65 Regular Parking Spots
03 ADA Parking Spots

AMENDED ANNUAL REPORT



Corporation Division
sos.oregon.gov/business

E-FILED
Jun 27, 2024
OREGON SECRETARY OF STATE

REGISTRY NUMBER

200137990

REGISTRATION DATE

08/08/2022

BUSINESS NAME

COLUMBIA COUNTY SPORTS LLC

BUSINESS ACTIVITY

SPORTS FACILITIES

MAILING ADDRESS

50611 HEMLOCK AVE
SCAPPOOSE OR 97056 USA

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

PRIMARY PLACE OF BUSINESS

57246 HAZEN RD
WARREN OR 97053 USA

JURISDICTION

OREGON

REGISTERED AGENT

MATTHEW BOND TREAT

50611 HEMLOCK AVE
SCAPPOOSE OR 97056 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

MANAGER

RILEY DAVID BAKER

50611 HEMLOCK
SCAPPOOSE OR 97056 USA

MANAGER

MATTHEW TREAT

50611 HEMLOCK
SCAPPOOSE OR 97056 USA



I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

MATTHEW B TREAT

TITLE

MANAGER

DATE

06-26-2024