

RECEIVED
NOV 08 2024
Land Development Services

File No. DSU 25-01

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 feature 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

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

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).

RECEIVED
NOV 08 2024
Land Development Services

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.

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.

1. 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

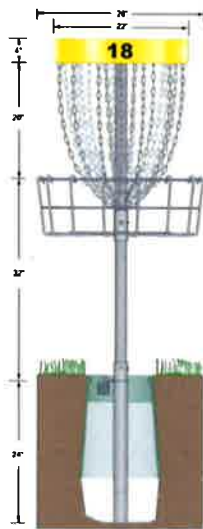
These developments will take funding and time to develop in a phased and careful manner, all aligned to County processes and permitting activities. To date, we have been in property cleanup mode and ultimately getting our plans aligned and prepared to begin this phase development.

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.



- ◇ EXISTING PARKING LOT
- ◇ EXISTING CART BARN (DEMOLISHED)
- ◇ EXISTING CLUBHOUSE
- ◇ EXISTING MAINTENANCE BUILDING
- ◇ EXISTING BARN

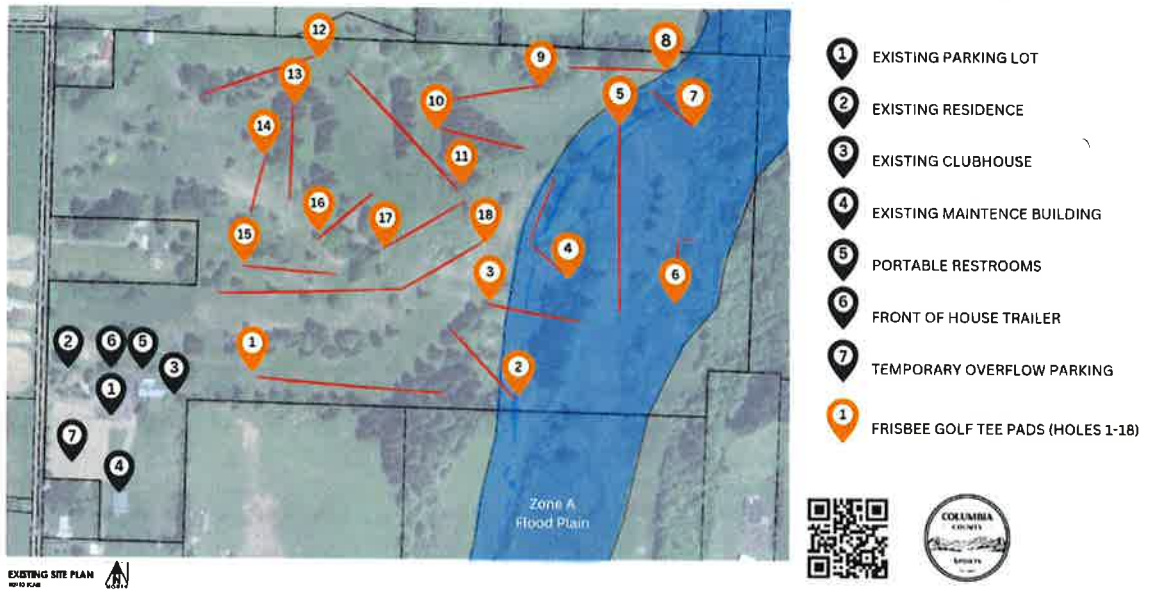


EXISTING SITE PLAN
MAY 20 2024



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:	
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

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NOV 08 2024
Land Development Services

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

#192-24-000251 PLNG

\$ 3268.19

General Application

File No. DR 25-04

GENERAL LAND USE PERMIT APPLICATION

TYPE OF PERMIT: Zone Change Temporary Permit
 Site Design Review Resource Management Plan

Other: _____

APPLICANT: Name: Columbia County Sports, LLC

Mailing address: 50611 Hemlock Ave, Scappoose OR 97056

Phone No.: Office 6039697279 Home _____

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

PROPERTY OWNER: XXX same as above, OR:

Name: _____

Mailing Address: _____

PROPERTY ADDRESS (if assigned): 57244 Hazen Road, Warren OR 97051
The "old" St. Helen's Golf Course

TAX ACCOUNT NO.: 8930 4N2W13-D0-00103 Acres: 77 Zoning: Recreational

8923 4N2W13-A0-03000 Acres: .55 Zoning: Recreational

Acres: _____ Zoning: _____

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

Use: Recreational - Currently "mothballed" old golf course. Approx. Acres 77.55

Total acres (must agree with above): 77.55

PROPOSED USES:

See attached summary for more informatio and detail, but, this site design review request is for approval to add a 18 hole frisbee golf course and associated operations on the property.

WATER SUPPLY: XXX Private well. Is the well installed? X Yes No
XXX Community system. Name Warren Water

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

If Septic, does the subject property already have a system? Yes No
If no, is the property approved for a Septic System? Yes No

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>
_____	_____	_____
_____	_____	_____
_____	_____	_____

CERTIFICATION:

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

Date: October 22, 2024 Signature: *Matthew B. [Signature]*

NOTE: Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drainfield, farm - forest areas, large natural features (cliffs, streams, etc.).

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Planning Department Use Only

Date Rec'd. 11/8/24 Hearing Date: _____
Or: Administrative _____

Receipt No. 465601 pd 11/9/24 Stormwater & Erosion Control Fees _____

Zoning: _____ Staff Member: _____

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Section 1550 SITE DESIGN REVIEW

The Site Design Review process shall apply to all new development, redevelopment, expansion, or improvement of all community, governmental, institutional, commercial, industrial and multi-family residential (4 or more units) uses in the County.

.1 Types of Site Design Review:

Type 1: Projects, developments and building expansions which meet any of the following criteria:

1. are less than 5,000 sq.ft., and are less than 10% of the square footage of an existing structure.
2. Increase the number of dwelling units in a multi-family project.
3. Increase the height of an existing building.

Type 2: Projects, developments and building expansions which meet any of the following criteria:

1. have an area of 5,000 sq.ft. or more, or are 10% or more of the square footage of an existing structure.
2. Change the category of use (e.g., commercial to industrial, etc.).
3. New off-site advertising signs or billboards.
4. Any project meeting any of the Type 2 criteria shall be deemed a Type 2 Design Review application.

.2 Design Review Process: The Planning Director shall review and decide all Type 1 Site Design Review applications. The Planning Commission shall review all Type 2 Design Review applications. Applications shall be processed in accordance with Sections 1600 and 1700 of this ordinance.

.3 Pre-application Conference: A pre-application conference is required for all projects applying for a Site Design Review, unless the Director or his/her designate determines it is unnecessary. The submittal requirements for each application are as defined in this section and the standards of the applicable zone, and will be determined and explained to the applicant at the pre-application conference.

.4 Pre-application Conference Committee: The committee shall be appointed by the Planning Director and shall consist of at least the following officials, or their designated staff members. Only affected officials need to be present at each pre-application conference.

- a) The County Planning Director.
- b) The County Director of Public Works.
- c) The Fire Marshal of the appropriate Rural Fire District.

- d) The County Building Official.
- e) The County Sanitarian.
- f) A city representative, for projects inside Urban Growth Boundaries.
- g) Other appointees by the Planning Director, such as an Architect, Landscape Architect, real estate agent, appropriate officials, etc.

.5 Submittal documents: The following documents, when applicable, are required for a Site Design Review. The scope of the drawings and documents to be included will be determined at the pre-application conference by the Pre-application Conference Committee, and a Site Design Review Submittal Checklist will be given to the applicant, documenting which items are deemed not applicable or not necessary to determine compliance with County and State standards, with a short explanation given for each item so determined.

-
- A. History.
 - B. Project narrative.
 - C. Existing site plan.
 - D. Proposed site plan.
 - E. Grading plan.
 - F. Drainage plan.
 - G. Wetland mitigation plan.
 - H. Landscaping plan.
 - I. Architectural plans.
 - J. Sign drawings.
 - K. Access, parking and circulation plan.
 - L. Impact assessment.
 - M. Site Design Review Submittal Checklist.

.6 Site Plan Submittal and Analysis: The applicant shall submit an application and any necessary supplemental information as required by this ordinance to the Land Development Services Department. The Planning Director or designate shall review the application and check its completeness and conformance with this ordinance. Once a Type 2 application is deemed complete, it shall be scheduled for the earliest possible hearing before the Planning Commission. A staff report shall be prepared and sent to the applicant, the Planning Commission, and any interested party requesting a copy.

.7 Planning Director Review: All Type 1 design review applications will be processed by the Planning Director or designate according to Sections 1601, 1602 and 1609 of this ordinance. If the Director determines that the proposed development meets the provisions of this ordinance, the director may approve the project and may attach any reasonable conditions.

.8 Planning Commission Review: The Planning Commission shall hold a public hearing for all Type 2 Design Review applications according to Sections 1603, 1604 and 1608 of this ordinance. If the Planning Commission determines that the proposed development meets the provisions of this ordinance, it may approve the project. The Planning Commission may attach any reasonable conditions to its approval of a site plan.

.9 Compliance: Conditions placed upon the development of a site are also placed upon

any building permits issued for the same site. These conditions shall be met by the developer prior to an occupancy permit being issued by the Building Official, or as an alternative, a bond shall be posted equal to 125% of the estimated cost of the unfinished work, to ensure completion within 1 year of occupancy. If all improvements are not completed within the 1-year bond period, the County may use the bond to complete the work.

.10 Existing Site Plan: The degree of detail in the existing site plan shall be appropriate to the scale of the proposal, or to special site features requiring careful design. An existing site plan shall include the following, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

- A. A vicinity map showing location of the property in relation to adjacent properties, roads, pedestrianways and bikeways, and utility access. Site features, manmade or natural, which cross property boundaries are to be shown.
- B. A site description map at a suitable scale (i.e. 1"=100'; 1"=50'; or 1"=20') showing parcel boundaries and gross area, including the following elements, when applicable:
 - 1. Contour lines at the following minimum intervals:
 - a. 2 foot intervals for slopes 0-20%;
 - b. 5 or 10 foot intervals for slopes exceeding 20%;
 - c. Identification of areas exceeding 35% slope.
 - 2. In special areas, a detailed slope analysis may be required. Sources for slope analysis include maps located at the U.S. Natural Resources Conservation Service office.
 - 3. Potential natural hazard areas, including potential flood or high ground water, landslide, erosion, and drainage ways. An engineering geologic study may be required.
 - 4. Wetland areas, springs, wildlife habitat areas, wooded areas, and surface features such as mounds and large rock outcroppings.
 - 5. Streams and stream corridors.
 - 6. Location, species and size of existing trees proposed to be removed.
 - 7. Significant noise sources.
 - 8. Existing structures, improvements, utilities, easements and other development.

9. Adjacent property structures and/or uses.

.11 Proposed Site Plan: A complete application for design review shall be submitted, including the following plans, which may be combined, as appropriate, onto one or more drawings, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

- A. Site Plan: The site plan shall be drawn at a suitable scale (i.e. 1"=100', 1"=50', or 1"=20') and shall include the following:
1. The applicant's entire property and the surrounding area to a distance sufficient to determine the relationships between the applicant's property and proposed development and adjacent properties and developments.
 2. Boundary lines and dimensions of the property and all proposed property lines. Future buildings in phased development shall be indicated.
 3. Identification information, including names and addresses of project designers.
 4. Natural features which will be utilized in the site plan.
 5. Location, dimensions and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the property, city limits, section lines and corners, and monuments.
 6. Location and dimensions of all existing structures, improvements, or utilities to remain, and structures to be removed, all drawn to scale.
 7. Historic structures, as designated in the Comprehensive Plan.
 8. Approximate location and size of storm water retention or detention facilities and storm drains.
 9. Location and exterior dimensions of all proposed structures and impervious surfaces.
 10. Location and dimension of parking and loading areas, pedestrian and bicycle circulation, and related access ways. Individual parking spaces shall be shown.
 11. Orientation of structures, showing entrances and exits.
 12. All exterior lighting, showing type, height, wattage, and hours of use.
 13. Drainage, including possible adverse effects on adjacent lands.
 14. Service areas for waste disposal and recycling.

15. Noise sources, with estimated hours of operation and decibel levels at the property boundaries.
16. A landscaping plan which includes, if applicable:
 - a. Location and height of fences, buffers, and screening;
 - b. Location of terraces, decks, shelters, play areas, and common open spaces;
 - c. Location, type, size, and species of existing and proposed shrubs and trees; and
 - d. A narrative which addresses soil conditions and erosion control measures.

B. Grading Plans: A preliminary grading plan indicating where and to what extent grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resource protection proposals.

C. Architectural Drawings:

1. Building elevations and sections;
2. Building materials (color and type);
3. Floor plan.

D. Signs: (see also Zoning Ordinance Section 1300)

1. Freestanding sign:

- a. Location of sign on site plan;
- b. Elevation of sign (indicate size, total height, height between bottom of sign and ground, color, materials, and means of illumination).

2. On-Building Sign:

- a. Building elevation with location of sign (indicate size, color, materials and means of illumination);
- b. Plot plan showing location of signs on building in relation to adjoining property.

.12 Landscaping: Buffering, Screening and Fencing:

A. General Provisions:

1. Existing plant materials on a site shall be protected to prevent erosion.

Existing trees and shrubs may be used to meet landscaping requirements if no cutting or filling takes place within the dripline of the trees or shrubs.

2. All wooded areas, significant clumps or groves of trees, and specimen conifers, oaks or other large deciduous trees, shall be preserved or replaced by new plantings of similar size or character.

B. Buffering Requirements:

1. Buffering and/or screening are required to reduce the impacts on adjacent uses which are of a different type. When different uses are separated by a right of way, buffering, but not screening, may be required.
2. A buffer consists of an area within a required setback adjacent to a property line, having a width of up to 10 feet, except where the Planning Commission requires a greater width, and a length equal to the length of the property line adjacent to the abutting use or uses.
3. Buffer areas shall be limited to utilities, screening, pedestrian and bicycle paths, and landscaping. No buildings, roads, or parking areas shall be allowed in a buffer area.
4. The minimum improvements within a buffer area shall include:
 - a. One row of trees, or groupings of trees equivalent to one row of trees. At the time of planting, these trees shall not be less than 10 feet high for deciduous trees and 5 feet high for evergreen trees, measured from the ground to the top of the tree after planting. Spacing of trees at maturity shall be sufficient to provide a year-round buffer.
 - b. In addition, at least one 5-gallon shrub shall be planted for each 100 square feet of required buffer area.
 - c. The remaining area shall be planted in grass or ground cover, or spread with bark mulch or other appropriate ground cover (e.g. round rock). Pedestrian and bicycle paths are permitted in buffer areas.

C. Screening Requirements:

1. Where screening is required, the following standards shall apply in addition to those required for buffering:
 - a. A hedge of evergreen shrubs shall be planted which will form a four-foot high continuous screen within two years of planting; or,
 - b. An earthen berm planted with evergreen plant materials shall be provided which will form a continuous screen six feet in height within two years. The unplanted portion of the berm shall be

planted in lawn, ground cover or bark mulch; or,

c. A five foot or taller fence or wall shall be constructed to provide a continuous sight obscuring screen. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.

2. When the new use is downhill from the adjoining zone or use being protected, the prescribed heights of required fences, walls, or landscape screening along the common property line shall be measured from the actual grade of the adjoining property at the common property line. This requirement may be waived by the adjacent property owner.
3. If four or more off-street parking spaces are required, off-street parking adjacent to a public road shall provide a minimum of four square feet of landscaping for each lineal foot of street frontage. Such landscaping shall consist of landscaped berms or shrubbery at least 4 feet in total height at maturity. Additionally, one tree shall be provided for each 50 lineal feet of street frontage or fraction thereof.
4. Landscaped parking areas may include special design features such as landscaped berms, decorative walls, and raised planters.
5. Loading areas, outside storage, and service facilities must be screened from adjoining properties.

 D. Fences and Walls:

1. Fences, walls or combinations of earthen berms and fences or walls up to four feet in height may be constructed within a required front yard. Rear and side yard fences, or berm/fence combinations behind the required front yard setback may be up to six feet in height.
2. The prescribed heights of required fences, walls, or landscaping shall be measured from the lowest of the adjoining levels of finished grade.
3. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.

E. Re-vegetation: Where natural vegetation or topsoil has been removed in areas not occupied by structures or landscaping, such areas shall be replanted to prevent erosion.

.13 Standards for Approval:

The Planning Commission or Director shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:

- A. Flood Hazard Areas: See CCZO §1100, Flood Hazard Overlay Zone. All development in Flood Hazard Areas must comply with State and Federal Guidelines.
 - B. Wetlands and Riparian Areas: Alteration of wetlands and riparian areas shall be in compliance with State and Federal laws.
 - C. Natural Areas and Features: To the greatest practical extent possible, natural areas and features of the site shall be preserved.
 - D. Historic and Cultural sites and structures: All historic and culturally significant sites and structures identified in the Comprehensive Plan, or identified for inclusion in the County Periodic Review, shall be protected if they still exist.
 - E. Lighting: All outdoor lights shall be shielded so as to not shine directly on adjacent properties and roads.
 - F. Energy Conservation: Buildings should be oriented to take advantage of natural energy saving elements such as the sun, landscaping and land forms.
 - G. Transportation Facilities: Off-site auto and pedestrian facilities may be required by the Planning Commission, Planning Director or Public Works Director consistent with the Columbia County Road Standards and the Columbia County Transportation Systems Plan.
- .14 Final Site Plan Approval: If the Planning Director or Planning Commission approves a preliminary site plan, the applicant shall finalize all the site drawings and submit them to the Director for review. If the Director finds the final site plan conforms with the preliminary site plan, as approved by the Director or Planning Commission, the Director shall give approval to the final site plan. Minor differences between the preliminary site plan and the final site plan may be approved by the Director. These plans shall be attached to the building permit application and shall become a part of that permit.

When to do
STORMWATER & EROSION CONTROL PLANS

If applying for one of the following: _____ You will need to submit 2 full size and one
_____ 11" X 17" of this/these plan(s):

- | | |
|--|---|
| 1. Single-Family & Duplex Building Permits, | <ul style="list-style-type: none">● Final Erosion Control Plan by Engineer for sites with known and apparent erosion problems |
| 2. Commercial, Industrial, and Multi-family Building Permits (and Site Design Review) | <ul style="list-style-type: none">● Final Erosion Control Plan by Engineer; and● Final Stormwater Plan by Engineer |
| 3. Grading Permits, | <ul style="list-style-type: none">● Required measures but no plan required (See Ordinance) |
| 4. Partitions in zones allowing single-family dwellings and duplexes, | <ul style="list-style-type: none">● Conceptual Stormwater Plan by Applicant |
| 5. Partitions in zones allowing multi-family dwelling units, commercial, industrial | <ul style="list-style-type: none">● Preliminary Stormwater Plan by Engineer |
| 6. Subdivisions, | <ul style="list-style-type: none">● Preliminary Erosion Control Plan by Engineer● Final Erosion Control Plan by Engineer● Preliminary Stormwater Plan by Engineer● Final Stormwater Plan by Engineer |
| 7. New Public Road Construction, | <ul style="list-style-type: none">● Final Erosion Control Plan by Engineer● Final Stormwater Plan by Engineer |
| 8. Drainage Modifications. | <ul style="list-style-type: none">● Final Erosion Control Plan by Engineer * |

* If area disturbed exceeds 2000 sq. ft. or 1000 sq. ft. on sites with known erosion problems.

FINAL EROSION CONTROL PLAN

A final erosion control plan shall contain the information outlined below. The information shall be shown on one or more plan sheets that are drawn to scale. Narrative information can be included as notes on the plans.

Existing Conditions Plan showing:

1. The information provided for the preliminary erosion plan is sufficient, assuming that information accurately reflects the current state of the site. If significant changes have occurred to the site, a revised existing conditions plan is required.

Site Plan showing:

- Property boundaries, both existing and proposed, with dimensions.
- For commercial, multi-family, and industrial subdivisions, approximate locations of proposed structures on the site.

Erosion Control Plan showing:

- Locations and sizes (Areas or lengths) of erosion measures proposed to be used on the site during construction and after construction is completed.
- Maintenance schedule for insuring the erosion control measures continue to function as they are designed to function.
- For those measures requiring sizing calculations, a summary of the design calculations.
- This summary can be submitted in report form rather than shown on the plans.
- Contingency plan discussing additional erosion control measures to be applied if the proposed measures fail or are insufficient to control erosion.
- Discussion of how the site will be secured to prevent stormwater and erosion measures for being vandalized. A security fence with a locked gate or an on-site security guard are examples of methods to secure a large site.

FINAL STORMWATER PLAN

Purpose

The final stormwater plan provides the final design and analysis of stormwater facilities on the site. The final stormwater plan consists of engineering construction plans and a detailed discussion, in report form, of the various aspects of stormwater design on the project.

groups.

- Compute and tabulate post-development flows for the 2, 10, and 100-year storms for the various discharge points from the site.
- Compute the water quality storm flows that are required to be treated
- Compute and tabulate runoff flows that are required to be detained for the 2, 10, and 100-year storms at the various discharge points from the site.

Runoff Treatment

- Identify water quality storm runoff that will be treated
- Describe runoff treatment method to be utilized.
- List design parameters utilized to size runoff treatment facilities

Runoff Quality Control

- Tabulate flow rates that are allowed to leave the site based on pre and post development runoff analysis and the requirements in this ordinance.
- Describe runoff quality control methods to be utilized.
- List design parameters utilized to size runoff treatment facilities.
- Compute and tabulate peak flow rates, storage volumes, and ponding elevations for all design storms.
- If infiltration of runoff is proposed: Identify on-site soil types and discuss their suitability for the project; identify seasonal high water table elevations in relevant areas; identify on-site septic systems and discuss the impact of proposed infiltration facilities on these sewage systems; and discuss infiltration rates based on soil tests conducted by a geotechnical engineer.

Conveyance System

- Identify criteria used in sizing conveyance system.
- Compute and tabulate design flows, velocities, and conveyance capabilities for all parts of the proposed conveyance system.

Maintenance

- Identify who will maintain all parts of the stormwater system after completion.
- Describe operation and maintenance procedures for runoff treatment and quantity control facilities.

Appendix

- Include any report and permits associated with the site that impact stormwater runoff analysis. Examples of these types of reports include: geotechnical and soil reports, wetland delineations, floodplain analysis, groundwater studies, wetland fill permits, and other applicable permits.

Form #7

02/01/02

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Format

Engineering Plans

Plans shall be stamped, signed, and dated by an engineer.

Typically engineering plans for a project shall contain, at a minimum, the sheets listed below. However, the engineer has the discretion to organize the plans differently, as long as the content requirements are met which include:

1. Site Plan
 - Grading and erosion Control Plan
 - Stormwater Plan
 - Stormwater and Erosion Control Details

Stormwater Report

The stormwater report shall be stamped, signed, and dated by an engineer

The report shall be bound in a notebook or other type of binder. Drawing larger than 8 ½ X 11 can be attached to the report.

Detailed computations and software printouts utilized in the runoff analysis shall be included in the report appendix

Portions of the contents may be excluded, with county approval, if not applicable to the project.

Contents

Engineering Plans

The engineering plan set shall contain the following information:

- Existing and proposed property boundaries, easements, and right-of-ways, including stormwater easements.
- Existing and proposed topography in 2-foot contours, unless site topography makes a different contour interval more appropriate.
- Existing drainage features including streams, ditches, ponds, flood plains, and wetlands, on or adjacent to the site.
- Drainage flow routes through and on the site, including existing discharge points to and from the site.
- Proposed buildings, pavement areas, and other impervious surfaces.
- Proposed stormwater treatment and runoff control facilities, in plan and cross-section.
- Lengths and rim elevations of storm manholes.

- Cross sections and lengths of proposed open channel conveyance systems.
- Existing and proposed utilities.
- Existing and proposed on-site sewage disposal systems;
- Details of erosion control measures proposed.
- Details with sizes, lengths, and inverts for any orifices or weirs used for flow control.

Stormwater Report

The stormwater report set shall contain the following information:

Maps:

- Site location map,
At a minimum a USGS 7.5 minute topo series map shall be used showing site boundaries or site location for small sites and contributing drainage areas to the site.
- Soils map with site identified.
- Flood plain map with the site highlighted, if the site is in a flood plain.

Project Overview:

- Discussion of project scope and timing.
- Description of drainage to and from adjacent properties.
- Overview of methods used to mitigate stormwater impacts.
- Discussion of software and models used for computing runoff.
- If project went through an earlier review by the County, list approval conditions related to stormwater and describe how final plan meets conditions.
- List additional permits (e.g., wetland, flood plain, etc.) that may be required for the project and discuss any impacts these permits have on the proposed stormwater facilities.

Pre-Development Analysis

- Tabulate and discuss parameters impacting pre-development runoff calculations including curve numbers, impervious surface areas, slopes, and soil types and groups.
- Compute and tabulate pre-development flows for the 2, 10, and 100-year storms for the various discharge points from the site.
- Compute and tabulate existing off-site flows entering the site for the 2, 10, and 100-year storms.
- Compute and tabulate off-site flows for the 2, 10, and 100-year storms at build-out, if these flows will be different than the existing flows.
- Show on a map the point and basins included in the calculations.

Post Development Analysis

- Tabulate and discuss parameters impacting post-development runoff calculations including curve numbers, impervious surface areas, slopes, and soil types and

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November 15, 2024

Land Development Services
Columbia County Oregon
Re: CCS Type 2 Site Plan Application & Determination of Similar Use – Frisbee Golf **AMENDMENT 1**

LDS Team

What follows is an amendment to the previously submitted SDR application dated November 4, 2024, record 192-24-000254-PLNG. Specifically, we address the concern about any disturbance in the flood plain from the frisbee golf holes and signs, thereby showing that there will be no disturbance of the earth in the flood plain. We hope this eliminates the need for any flood plain disturbance application.

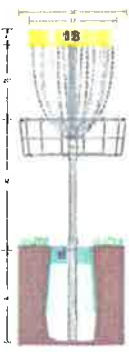
The specific amendment (italicized for difference) is noted below in section B and G, aligned to the original application.

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.



November 15, 2024 Amendment.

In the flood plain we will utilize above ground pads and frisbee hole "baskets", representative pictures are noted below.



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

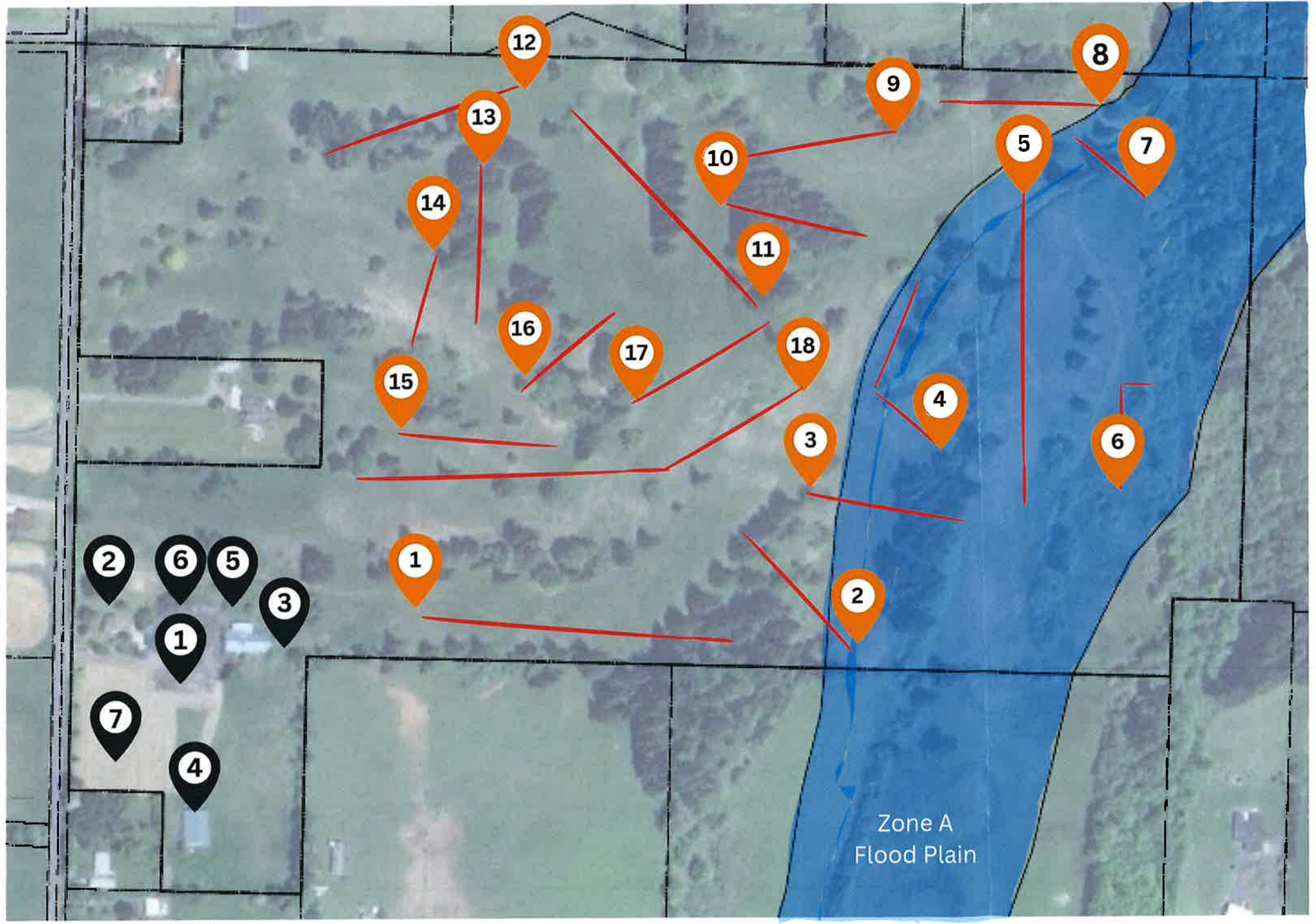
Regarding impacts to or within the flood plain. It appears our holes 2 through 8 will be completely or partially located in the Zone A flood plain. We are only impacting ("disturbing") the ground/soils with "temporary" signage posts (~2' deep), the frisbee golf hole "baskets", and the tee pads. No soils 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.



November 15, 2024 Amendment.

Aligned to the amendments to Section B noted above, the holes within the flood plain will now use above ground baskets, tee pads, and signage. These will not impact the ground, soils, topology in any way.

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- 1 EXISTING PARKING LOT
- 2 EXISTING RESIDENCE
- 3 EXISTING CLUBHOUSE
- 4 EXISTING MAINTENANCE BUILDING
- 5 PORTABLE RESTROOMS
- 6 FRONT OF HOUSE TRAILER
- 7 TEMPORARY OVERFLOW PARKING
- 1 FRISBEE GOLF TEE PADS (HOLES 1-18)

EXISTING SITE PLAN
NOT TO SCALE

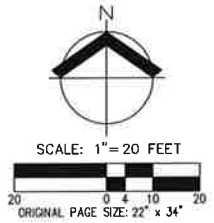


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PARKING LOT SUMMARY

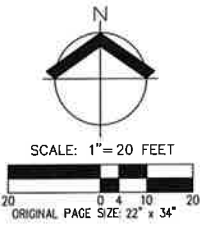
- STANDARD SPACES: 65
- TOTAL ADA SPACES: 3
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2
- REQUIRED ADA SPACES:
 - VAN ACCESSIBLE: 1
 - STANDARD ADA: 2



PARKING LOT SUMMARY
COLUMBIA COUNTY SPORTS

COLUMBIA COUNTY SPORTS, LLC
ST HELENS, OR

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FIRE ACCESS EXHIBIT
COLUMBIA COUNTY SPORTS

COLUMBIA COUNTY SPORTS, LLC
ST HELENS, OR

DATE: 11/06/2024 AKS JOB: 11061

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- 1 EXISTING PARKING LOT
- 2 EXISTING CART BARN (DEMOLISHED)
- 3 EXISTING CLUBHOUSE
- 4 EXISTING MAINTENANCE BUILDING
- 5 EXISTING BARN



EXISTING SITE PLAN
NOT TO SCALE

