



TILLAMOOK COUNTY BOARD OF COMMISSIONERS NOTICE OF MEETING AGENDAS

BOARD OF COMMISSIONERS

David Yamamoto, Chair
dyamamoto@co.tillamook.or.us

Erin D. Skaar, Vice-Chair
eskaar@co.tillamook.or.us

Mary Faith Bell, Commissioner
mfbell@co.tillamook.or.us

CONTACT

Tillamook County Courthouse
201 Laurel Avenue
Tillamook, Oregon 97141
503.842.3403
www.co.tillamook.or.us

COMMUNITY UPDATE MEETING

Tuesday, May 31, 2022 at 8:00 a.m.
Teleconference and KTIL-FM at 95.9

BOARD MEETING

Wednesday, June 1, 2022 at 9:00 a.m.
Nehalem Room

County Courthouse, Teleconference, and Live Video at tctvonline.com

COMMUNITY UPDATE – 2022-05-31 COMMUNITY

CALL TO ORDER: Tuesday, May 31, 2022 8:00 a.m.

1. 00:53 Welcome and Board of Commissioners' Roll Call
2. 04:26 Adventist Health Tillamook
3. 14:43 Coastal Caucus
4. 23:34 Tillamook County Community Health Center
5. 24:22 Nehalem Bay Health Center & Pharmacy
6. 25:09 Tillamook Family Counseling Center
7. 25:09 Sheriff's Office
8. 28:00 Emergency Management
9. 30:51 Board of Commissioners
10. Cities
 - 42:10 Manzanita
 - 43:31 Tillamook

ADJOURN – 8:48 a.m.

MEETING-2022-06-01 BOCC MEETING AUDIO.MP4

CALL TO ORDER: Wednesday, June 1, 2022 9:01 a.m.

1. 02:10 Welcome & Request to Sign Guest List
2. 02:14 Pledge of Allegiance
3. 02:38 Public Comment: Public comments received via email entered into the public meeting permanent record.
4. 02:43 Non-Agenda Items
Agenda Items # 6, 14,15 and 16 Postponed/Commissioner David Yamamoto

LEGISLATIVE – ADMINISTRATIVE

5. 03:03 Discussion and Consideration of a State of Oregon Lease Agreement for Premises Located at the Tillamook County Justice Facility at 5995 Long Prairie Road, Tillamook, Oregon/Matt Kelly, Undersheriff

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the lease agreement.

6. ----- Discussion and Consideration of a Personal Services Agreement with Tillamook Bay Community College for Customized Training and Development Services/Lieutenant Ahnie Seaholm, Sheriff's Office

AGENDA ITEM POSTPONED

7. 10:38 Discussion and Consideration of a Personnel Requisition for a New Regular Full-Time Health and Human Services Administrative Specialist in the Health and Human Services Department/Marlene Putman, Director, Health and Human Services

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the requisition.

8. 11:15 Discussion and Consideration of a Letter of Agreement with CareOregon, Inc. for the Funding and Administration of the Oregon Health Authority Dental Program Organization Support/Marlene Putman, Director, Health and Human Services

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the grant application.

Chair Yamamoto recessed the meeting at 09:15 a.m.

**Chair Yamamoto reconvened the meeting at 9:21 a.m. – 2022-06-01 BOCC MEETING AUDIO.MP4
PART II**

9. 00:42 Discussion and Consideration of Modification #3 to Intergovernmental Agreement Cooperative Agreement #4023 with the Oregon Department of Forestry/Chris Laity, Director, Public Works

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed the modification.

10. 03:19 Discussion and Consideration of the Final Application to the EPA Brownfields Community-Wide Assessment Grant Program/Thomas Fiorelli, Housing Coordinator

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board approved the grant application.

11. 08:06 Discussion and Consideration of a State Preparedness and Incident Response Equipment (SPIRE) Grant Program II Application/Randy Thorpe, Emergency Management Director; John Spence, Communications System Administrator, Information Services

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board approved the grant application.

12. 14:31 Discussion and Consideration of a Personal Services Agreement with Crayon Software Experts, LLC for VDI Solution Support Services/Jeff Underwood, Interim Director, Information Services

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed the agreement.

13. 16:38 Discussion and Consideration of a Tillamook County Pioneer Museum Tillamook Coast Tourism Signage Grant Application/Commissioner Erin Skaar

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the grant application.

14. ----- Discussion and Consideration of a Joint Permit Application with the U.S. Army Corps of Engineers of Portland District, Oregon Department of State Lands, and Oregon Department of Environmental Quality for the Tillamook South Jetty Repairs Project/Rachel Hagerty, Chief of Staff

AGENDA ITEM POSTPONED

15. ----- Discussion and Consideration of a United States Army Corps of Engineers Authorization for Entry for the Tillamook South Jetty Repairs Project/Rachel Hagerty, Chief of Staff

AGENDA ITEM POSTPONED

16. ----- Discussion and Consideration of a Tillamook County Department of Community Development Planning Application for the Tillamook South Jetty Repairs Project/Rachel Hagerty, Chief of Staff

AGENDA ITEM POSTPONED

17. 18:15 Discussion and Consideration of an American Rescue Plan Act Subrecipient Agreement with the Port of Tillamook Bay for Hybrid Meeting Technology Equipment/Rachel Hagerty, Chief of Staff

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed the agreement.

18. 21:23 Discussion and Consideration of an American Rescue Plan Act Subrecipient Agreement with KTIL for the Generator Rebuild Project/Rachel Hagerty, Chief of Staff

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed the agreement.

19. 23:14 Discussion and Consideration of a Letter of Intent to Purchase from JBI Investment Trust for Tax-Foreclosed County-Owned Property Previously Offered at the November 5, 2020 Land Sale Auction Parcel #15 in Township 3 North, 10 West, Section 29AA, Lot #300/Rachel Hagerty, Chief of Staff

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board approved the letter of intent.

Chair Yamamoto recessed the meeting at 09:47 a.m.

**Chair Yamamoto reconvened the meeting at 10:00 a.m. – 2022-06-01 BOCC MEETING AUDIO.MP4
PART III**

10:00 a.m.

20. **Public Hearing:** Discussion and Consideration of the Continuation of #851-22-000107-PLNG: An Appeal of the Planning Commission's Decision to Approve Conditional Use Request #851-21-000416-PLNG to Establish a 19-Site Recreational Campground on an Approximately 18-Acre Portion of a 58.51-Acre Parcel. The Subject Property is Accessed via Floyd Avenue, a County Local Access Road, and is Designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner and Applicant is Oregon Treehouse Partners LLC. The Appellant is Lisa Macy-Baker/Sarah Absher, Director, Community Development

- 06:14 Staff Report/Melissa Jenck, Senior Planner, Department of Community Development

- 25:53 Public Comment/Lynnae Ruttledge
- 01:29 Applicant Comments and Presentation/Kevin Gindlesperger
- 55:25 Lisa Macy-Baker Comments Read into Record/Melissa Jenck
- 1:10:23 Traffic Study Clarification/Chris Laity, Tillamook County Public Works Director
- 1:10:56 Continuation of Hearing/Melissa Jenck,
- 1:13:09 Planning Commission Information/Melissa Jenck
- 1:14:30 Appellant Request for Continuation of Hearing/Commissioner David Yamamoto
- 1:15:20 Decision by Board Timeline/Sarah Absher, Director, Community Development

In the matter of Appeal request #851-22-000107-PLNG, an appeal of the Planning Commission’s decision to Approve Conditional Use Request #851-21-000416-PLNG to establish a 19-site Recreational Campground on an approximately 18-acre portion of a 58.51 acre parcel Commissioner Bell moved that the Board of County Commissioners deny the appeal to uphold the Planning Commission decision to approve the conditional use request for a 19-site Recreational Campground, subject to the conditions of approval at stated in the record, and adding a 12th conditional approval applicant shall submit a to-scale site plan indicating the proposed parking plan, subject to standards in the TCLUO Section 4.030 ‘Off-Street Parking and Off-Street Loading Requirements’, including demonstrations of a minimum of one (1) parking space per guest accommodation. Based upon findings of fact and conclusions made by the Board of County Commissioners, supported by the evidence and information contained in the record, and written and oral testimony received at this public hearing, that the land use criteria outlined in Section 6.040 the Tillamook County Land Use Ordinance are met. Commissioner Skaar seconded. Motion passed with three aye votes.

- 21. 1:27:57 Board Concerns – Non-Agenda Items: There were none.
- 22. 1:28:06 Board Announcements

ADJOURN – 11:30 a.m.

JOIN THE BOARD OF COMMISSIONERS' MEETINGS

The board is committed to community participation and provides opportunity for public attendance during meetings via in-person and teleconference.

- **Community Update Meetings: Tuesdays at 8:00 a.m.**
 - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
 - Radio: KTIL-FM at 95.9

- **Board Meetings: Wednesdays at 9:00 a.m.**
 - County Courthouse: Nehalem Room, 201 Laurel Avenue, Tillamook
 - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
 - Live Video: tctvonline.com

MEETING INFORMATION AND RULES

- Matters for discussion and consideration by the board shall be placed on an agenda prepared by the staff and approved by the board chair. Any commissioner may request items on the agenda.
- Public hearings are formal proceedings publicized through a special public notice issued to media and others. Public hearings held by the board are to provide the board an opportunity to hear from the public about a specific topic. Public hearings are therefore different regarding audience participation at board meetings.
- Commissioners shall be addressed by their title followed by their last name.
- Commissioners shall obtain approval from the chair before speaking or asking questions of staff, presenters, and public. As a courtesy, the chair shall allow an opportunity, by the commissioner who has the floor, to ask immediate follow-up questions.
- A majority of the board shall constitute a quorum and be necessary for the transaction of business.
- All board meeting notices are publicized in accordance with public meeting laws.
- All board meetings shall commence with the Pledge of Allegiance.
- The chair will utilize the gavel as needed to maintain order, commence and adjourn meetings, and signal approval of motions.
- The board reserves the right to recess to executive session as may be required at any time during these meetings, pursuant to ORS 192.660(1).
- The courthouse is accessible to persons with disabilities. If special accommodations are needed for persons with hearing visual, or manual impairments who wish to participate in the meeting, contact (503) 842-3403 at least 24 hours prior to the meeting so that the appropriate communications assistance can be arranged.

PUBLIC COMMENT

- Providing public comment is an opportunity for constituents to be heard and express their views to the board.
- The board allows public comment at board meetings during the public comment period designated on the agenda.
- Comments are limited to one per person and per agenda item.
- Comments must be related to the agenda item(s) previously registered to comment on.
- The allotted time for public comments is two minutes per person; this time may not be allotted to another speaker. The chair may, at their sole discretion, further limit or expand the amount of time.
- The public comment opportunity is not a discussion, debate, or dialogue between the speaker and the board, which may or may not respond.
- Members of the public do not have the right to disrupt the meeting; the board may prohibit demonstrations such as booing, hissing, or clapping.
- Remarks containing hate speech, profanity, obscenity, name calling or personal attacks, defamation to a person, people, or organization, or other remarks the board deems inappropriate will not be allowed.
- Failure to follow all rules and procedures may result in not being able to provide public comment and/or being removed from the meeting.

In-Person Procedures

- Sign in before the meeting begins and indicate your desire to provide public comment and which agenda item you would like to comment on. When your name is announced, please come forward to the table placed in front of the dais and for the record, first identify yourself, area of residence, and organization represented, if any.

Virtual Procedures

- Register by sending an email to publiccomments@co.tillamook.or.us by 12:00 p.m. on the Tuesday prior to the board meeting. The email must contain all of the following information:
 - Full name, area of residence, and phone number.
 - Agenda item(s), you wish to comment on.
- Once registered, and before the start of the meeting, board staff will email a Microsoft Teams meeting link.
- When logged in to the meeting you must remain muted with your camera off until your name is called, then you unmute and turn on your camera.
- The chair may require those providing virtual comment to turn on their camera while providing comment or testimony.

Written Procedures

- Written comments may be mailed to 201 Laurel Avenue, Tillamook, Oregon 97141 or emailed to: publiccomments@co.tillamook.or.us.
- Written comments received by 12:00 p.m. on the Tuesday prior to the board meeting will be distributed to the board and posted online. All written comments submitted become part of the permanent public meeting record.

AGENDAS

COMMUNITY UPDATE

CALL TO ORDER: Tuesday, May 31, 2022 8:00 a.m.

1. Welcome and Board of Commissioners' Roll Call
2. Adventist Health Tillamook
3. Coastal Caucus
4. Tillamook County Community Health Center
5. Nehalem Bay Health Center & Pharmacy
6. Tillamook Family Counseling Center
7. Sheriff's Office
8. Emergency Management
9. Board of Commissioners
10. Cities
 - a. Manzanita
 - b. Nehalem
 - c. Wheeler
 - d. Rockaway Beach
 - e. Garibaldi
 - f. Bay City
 - g. Tillamook
 - h. South County

ADJOURN

MEETING

CALL TO ORDER: Wednesday, June 1, 2022 9:00 a.m.

1. Welcome & Request to Sign Guest List
2. Pledge of Allegiance
3. Public Comment
4. Non-Agenda Items

LEGISLATIVE – ADMINISTRATIVE

5. Discussion and Consideration of a State of Oregon Lease Agreement for Premises Located at the Tillamook County Justice Facility at 5995 Long Prairie Road, Tillamook, Oregon/Matt Kelly, Undersheriff
6. Discussion and Consideration of a Personal Services Agreement with Tillamook Bay Community College for Customized Training and Development Services/Lieutenant Ahnie Seaholm, Sheriff's Office
7. Discussion and Consideration of a Personnel Requisition for a New Regular Full-Time Health and Human Services Administrative Specialist in the Health and Human Services Department/Marlene Putman, Director, Health and Human Services
8. Discussion and Consideration of a Letter of Agreement with CareOregon, Inc. for the Funding and Administration of the Oregon Health Authority Dental Program Organization Support/Marlene Putman, Director, Health and Human Services
9. Discussion and Consideration of Modification #3 to Intergovernmental Agreement Cooperative Agreement #4023 with the Oregon Department of Forestry/Chris Laity, Director, Public Works
10. Discussion and Consideration of the Final Application to the EPA Brownfields Community-Wide Assessment Grant Program/Thomas Fiorelli, Housing Coordinator
11. Discussion and Consideration of a State Preparedness and Incident Response Equipment (SPIRE) Grant Program II Application/Randy Thorpe, Emergency Management Director; John Spence, Communications System Administrator, Information Services
12. Discussion and Consideration of a Personal Services Agreement with Crayon Software Experts, LLC for VDI Solution Support Services/Jeff Underwood, Interim Director, Information Services
13. Discussion and Consideration of a Tillamook County Pioneer Museum Tillamook Coast Tourism Signage Grant Application/Commissioner Erin Skaar
14. Discussion and Consideration of a Joint Permit Application with the U.S. Army Corps of Engineers of Portland District, Oregon Department of State Lands, and Oregon Department of Environmental Quality for the Tillamook South Jetty Repairs Project/Rachel Hagerty, Chief of Staff

15. Discussion and Consideration of a United States Army Corps of Engineers Authorization for Entry for the Tillamook South Jetty Repairs Project/Rachel Hagerty, Chief of Staff
16. Discussion and Consideration of a Tillamook County Department of Community Development Planning Application for the Tillamook South Jetty Repairs Project/Rachel Hagerty, Chief of Staff
17. Discussion and Consideration of an American Rescue Plan Act Subrecipient Agreement with the Port of Tillamook Bay for Hybrid Meeting Technology Equipment/Rachel Hagerty, Chief of Staff
18. Discussion and Consideration of an American Rescue Plan Act Subrecipient Agreement with KTIL for the Generator Rebuild Project/Rachel Hagerty, Chief of Staff
19. Discussion and Consideration of a Letter of Intent to Purchase from JBI Investment Trust for Tax-Foreclosed County-Owned Property Previously Offered at the November 5, 2020 Land Sale Auction Parcel #15 in Township 3 North, 10 West, Section 29AA, Lot #300/Rachel Hagerty, Chief of Staff

10:00 a.m.

20. **Public Hearing:** Discussion and Consideration of the Continuation of #851-22-000107-PLNG: An Appeal of the Planning Commission's Decision to Approve Conditional Use Request #851-21-000416-PLNG to Establish a 19-Site Recreational Campground on an Approximately 18-Acre Portion of a 58.51-Acre Parcel. The Subject Property is Accessed via Floyd Avenue, a County Local Access Road, and is Designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner and Applicant is Oregon Treehouse Partners LLC. The Appellant is Lisa Macy-Baker/Sarah Absher, Director, Community Development
21. Board Concerns – Non-Agenda Items
22. Board Announcements

ADJOURN

OTHER MEETINGS AND ANNOUNCEMENTS

Memorial Day is an observed holiday for the County and the Oregon State Circuit Court. All the County offices in the Tillamook County Courthouse and the Tillamook County Library, administrative offices in the Jail and Justice Facility, Public Works Department, Department of Community Development, Surveyor's Office, and the Health and Human Services Department and clinics will be CLOSED on **Monday, May 30, 2022.**

The Commissioners will hold a Board Briefing on **Wednesday, June 1, 2022 at 2:00 p.m.** to discuss weekly commissioner updates. The meeting will be held at the Courthouse in the Nehalem Room, 201 Laurel Avenue, Tillamook, Oregon. The teleconference number is 1-971-254-3149, Conference ID: 736 023 979#.

The Commissioners will attend a Tillamook Working Lands and Water Cooperative tour on **Monday, June 6, 2022 at 8:00 a.m.**

A public meeting of the Tillamook County Budget Committee will be held on **Tuesday, June 7, 2022** at **3:00 p.m.** The teleconference number is 1-971-254-3149, Conference ID: 736 023 979#. Public comment can be submitted at publiccomments@co.tillamook.or.us.

There is **NO** Commissioners' Board Meeting or Board Briefing scheduled for **Wednesday, June 15, 2022.**



May 10, 2022

Dear Marlene Putman and Dawna Roesener,

In 2021, Senate Bill 5561 appropriated \$19 million in General Funds to Oregon Health Authority (OHA) for a one-time payment to dental care providers to support costs associated with maintaining access and service levels for medical assistance program enrollees. OHA is distributing this money to organizations that administer the Oregon Health Plan (OHP) dental benefit based on a relative percentage of the OHP dental funding received by CCOs and DCOs from January through August 2021.

As a recipient of a portion of this funding, CareOregon Dental has chosen to directly distribute the funds awarded under this grant to our provider network to support dental access and service levels for our OHP members. We would like to provide you a one-time payment of \$107,048.00.

The specific terms for participation in this funding are outlined in the attached Letter of Agreement (LOA). These funds are to support and enhance dental access, provision of care, clinical integration and OHA-CCO dental metrics. By participating in this agreement, you contractually acknowledge that funding must be used to support, stabilize, and enhance your ability and capacity to meet these objectives. In addition, the OHA has indicated they will publicly disclose all payments made to providers via an OHA webpage. By participating in this agreement, you acknowledge that this payment will be made public by OHA.

If you would like to participate and receive these funds, please review, sign, and return the attached LOA by June 17. Any agreements received after July 1 will not be honored due to timeline requirements for disbursement by OHA.

If you have any questions about this funding, please email us at olesitsec@careoregon.org.

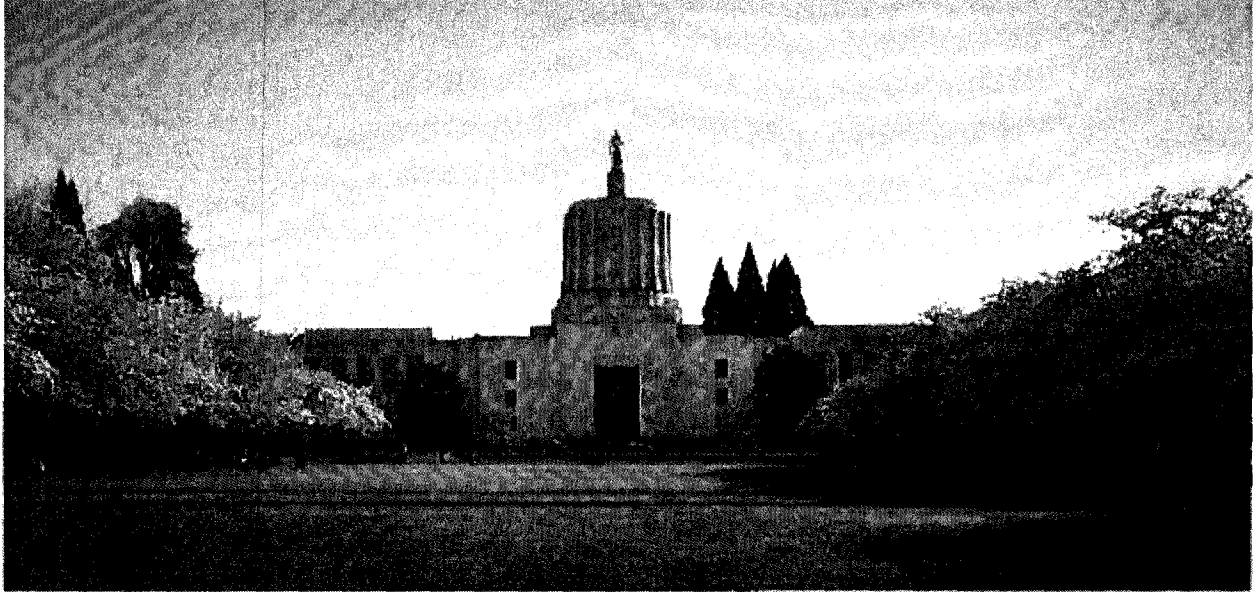
Thank you for providing high-quality and accessible care to our members. We value our partnership with you and appreciate your organization's commitment to care for our members.

Sincerely,

A handwritten signature in cursive script that reads "Alyssa Franzen".

Alyssa Franzen, DMD
Chief Dental Officer
CareOregon

Grant Year 2022



STATE PREPAREDNESS AND INCIDENT RESPONSE EQUIPMENT (SPIRE) GRANT PROGRAM II

PROJECT PLANNING WORKSHEET

MARCH 2022



SPIRE II WORKSHEET

Overview

This worksheet is for applicants applying for the Grant Year 2022 State Preparedness and Incident Response Equipment (SPIRE) Grant, in compliance with Grant Year 2022 Grant Guidance and Application Instructions. This worksheet must be completed in full to be considered responsive to the application requirements.

Applicant Information:

1. Applicant Organization

Tillamook County

2. Applicant Contact Information:

Name: John D. Spence

Title: Communications System Administrator (Emergency Radio Communications)

Organization: Tillamook County

Address: 201 Laurel Avenue Tillamook, OR 97141

Phone: 503-812-0154

Email: jspence@co.tillamook.or.us

3. Applicant Fiscal Contact Information:

Name: John D. Spence

Title: Communications System Administrator

Organization: Tillamook County

Address: 201 Laurel Avenue Tillamook, OR 97141

Phone: 503-812-0154

Email: jspence@co.tillamook.or.us

4. Federal Tax ID Number:

93-6002312

5. Is this Regional, County, Tribal, Community, or Individual Organization equipment?

Regional

6. List Partners for this project (N/A for Individual Organization):

Lincoln County, Clatsop County, Tillamook County Sherrifs Office, Nestucca Fire, Tillamook Fire, Oceanside-Netarts Fire, Bay City Fire, Garibaldi Fire, Rockaway Fire, Nehalem Bay Fire and Rescue, Manzanita Police Department, Tillamook County Public Works, Tillamook County Emergency Management, Tillamook County Emergency Communications District

7. Identify State Priority:

Obtain or Sustain Situational Awareness

8. Project/Equipment Description:

Provide a detailed description of the requested equipment and the broader program(s) that it supports. Specify equipment details. See equipment list.

Equipment Selection:

Priority 2: Option A Communication Set

For the purposes of supporting mission critical voice and data communications for First Responders in Tillamook, Clatsop, and Lincoln counties, as well as other agencies responding to mutual aid events.

*Land Mobile Radio-provide reliable, repeated voice transmissions supporting communications in VHF/UHF bands in remote and rugged areas where established LMR network has poor or no coverage.

*Cellular-boost or provide cellular connectivity to Emergency Responders as another voice/data transfer option.

*Satellite-connectivity of voice/data when conventional terrestrial systems are unavailable or have gone down due to extenuating factors with long repair lead times.

*Power generation for charging stations, auxiliary power for Mobile Command Trailer, auxiliary power source/charging for variety of First Response equipment needs.

*Lighting for immediate area contributing to safety, functionality, and conspicuous identification for command/rally/comms hub points.

Each element described above critical to supporting First Response on incidents where interoperational communications are critical. This equipment would contribute to the readiness and ability of First responders locally and regionally to merge communications in areas where in-place LMR systems will not or cannot link due to terrestrial or technological constraints.

The mobile communications trailer would be a key piece of equipment allowing neighboring counties and multiple agencies within Tillamook County to create an on-the-fly interoperable radio network, as well as providing the means to communicate with satellite and cellular connectivity to further bolster incident response readiness and effectiveness.

Fire conflagrations, major flood incidents, natural disasters, slides cutting off key transportation arteries, potential tsunamis, and man-made disasters all present situations where this equipment could be instrumental in providing critical communications among many responding agencies with minimal set up time.

9. Sustainment:

Identify how you will sustain and maintain the equipment requested. This includes maintenance, storage, transportation, training and security for any equipment received under the grant. Demonstrate that you have considered and prepared for the equipment. Where will it be kept? Describe details of the storage location, its security features, etc.

Sustainment:

Tillamook County Communications has several buildings available to store this piece of equipment, ideally at our Public Works location located at 503 Marolf Loop in Tillamook. This location also places the equipment strategically at the center of the County, for quick response North, South, and East along the major coastal transportation corridors. If these corridors are compromised, the trailer could be towed along alternate routes to access these areas of the county. These buildings offer storage options with a minimum of two locked access gates/roll up doors, a monitored alarm system, as well as well-lit, out of the weather premises for protection of the equipment which translates into extended longevity of the equipment.

Our plan is to deploy the unit at least once quarterly for set-up, testing, and routine maintenance of batteries, cables, etc., as well as firmware/updates, patches, channel line up changes, and other important equipment up-keep acknowledging mechanical and hardware requirements.

As part of this plan, detailed documentation of use, care, and maintenance windows will be established and maintained. This plan will help the organization to become more proficient in set up, familiarity with the equipment, and proper care of the gear. The Communications Dept has a ¾ ton pickup available as the primary tow vehicle, as well as multiple full size pick-up trucks as alternatives at all times in which to tow/move the trailer to its needed location.

Tillamook County plans on dedicating financial resources to training multiple personnel within its ranks as well as partner agencies in order to establish knowledgeable operation of the equipment in order to maximize the capabilities of the mobile communications trailer.

The Tillamook County Communications System Administrator, as well as the Fire Training Officer at Garibaldi Fire, have extensive experience in the operation of mobile radio systems. The existing knowledge, as well as added training, will allow personnel to leverage the capabilities of the mobile communications trailer with the unique challenges First Responders face when conducting operations for the life, health, and safety of citizens on the rugged Northwest Oregon Coast and inland mountaneous areas.

Tillamook County has a steady demand for Search and Rescues, a mandated function of our Tillamook County Sheriffs Office. SARs have only increased with the growing popularity of the Oregon coast for recreation, vacations, and local attractions. Often, Search and Rescue missions are conducted in areas that are notorious for poor communications based on the geographical realities of our areas. The mobile communications trailer would be a great piece of equipment that would contribute to operational multipliers, allowing efficient coordination and communication amongst numerous responding agencies typically involved in Search and Rescue missions.

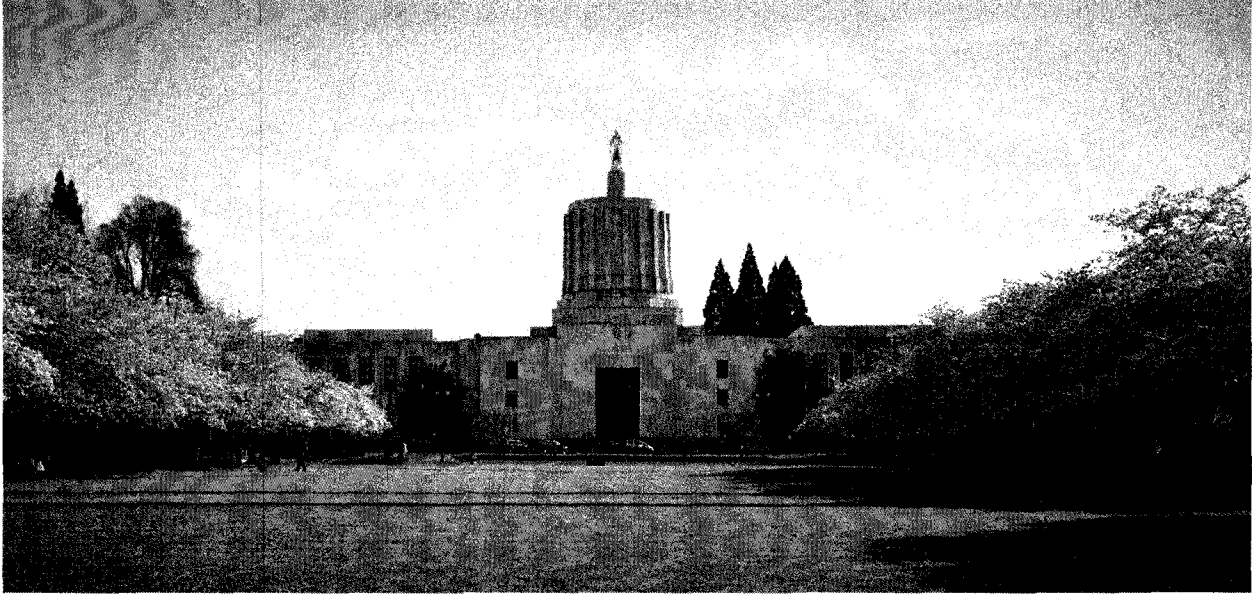
10. Name/Contact Information of Application Point of Contact:

John D. Spence

Signature:



Grant Year 2022



STATE PREPAREDNESS AND INCIDENT RESPONSE EQUIPMENT (SPIRE) GRANT PROGRAM II

PROJECT PLANNING WORKSHEET

MARCH 2022



SPIRE II WORKSHEET

Overview

This worksheet is for applicants applying for the Grant Year 2022 State Preparedness and Incident Response Equipment (SPIRE) Grant, in compliance with Grant Year 2022 Grant Guidance and Application Instructions. This worksheet must be completed in full to be considered responsive to the application requirements.

Applicant Information:

1. Applicant Organization

Tillamook County Emergency management

2. Applicant Contact Information:

Name:Randy Thorpe

Title:Emergency Management Director

Organization:Tillamook County Emergency Management

Address:201 Laurel Avenue, Tillamook Oregon 97141

Phone:503-842-3412

Email:rthorpe@co.tillamook.or.us

3. Applicant Fiscal Contact Information:

Name: Shawn Blanchard
Title: Treasurer
Organization: Tillamook County
Address: 201 Laurel Avenue, Tillamook Oregon 97141

Phone: 503-842-3439
Email: sblancha@co.tillamook.or.us

4. Federal Tax ID Number:

93-6002312

5. Is this Regional, County, Tribal, Community, or Individual Organization equipment?

County

6. List Partners for this project (N/A for Individual Organization):

Tillamook County Fairgrounds

7. Identify State Priority:

Incident Stabilization

8. Project/Equipment Description:

Provide a detailed description of the requested equipment and the broader program(s) that it supports. Specify equipment details. See equipment list.

Equipment Selection:

Option B: Portable Power Lighting -
Portable LED Light Tower, trailer mounted. Features: Four 296 watt fixtures, 43,000 lumens per fixture. Withstands winds up to 65 mph.

The Tillamook County Fairgrounds has been identified as the main evacuation point for Tillamook County. This has been identified within the County's EOP. During evacuations during a disaster event, it is vital that the area be supplied with adequate lighting. This additional lighting will be able to assist in the recovery effort of the evacuees. In the event that the public electrical utilities have been disrupted, a backup lighting source will be vital in assisting in the life sustaining efforts at the evacuation grounds.

By being a portable source of light, we will be able to move the the light tower to the area within the Fairgrounds that is most need. The fairgrounds are located outside of the tsunami inundation zone.

There are several areas within the fairgrounds that the county will house evacuees that will require addition sources of light during the night time hours, which this light tower would be able to supply.

This additional light source will provide added safety and security to areas where evacuees are stationed.

9. Sustainment:

Identify how you will sustain and maintain the equipment requested. This includes maintenance, storage, transportation, training and security for any equipment received under the grant. Demonstrate that you have considered and prepared for the equipment. Where will it be kept? Describe details of the storage location, its security features, etc.

Sustainment:

This equipment will be stored at the Tillamook County Fairgrounds. It will be secured in a covered, fenced, and locked location. The generator will be tested monthly and regular scheduled maintenance will be performed by the County Public Works Department. This testing and maintenance will be overseen by the Tillamook County Emergency management Director who will maintain the records of the testing and servicing.

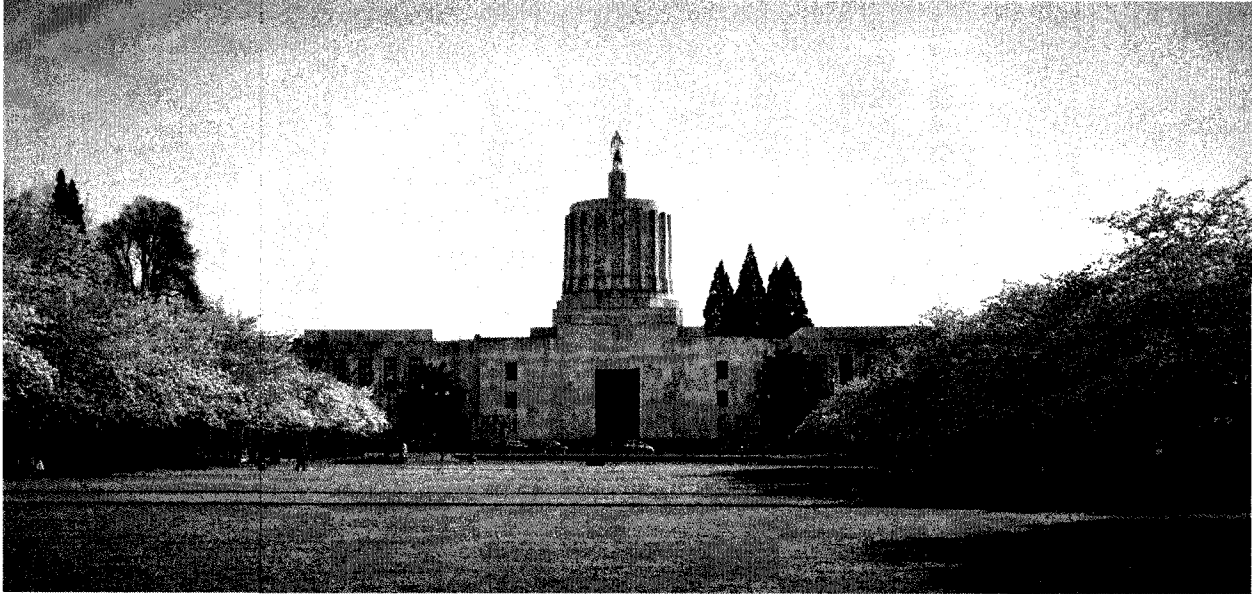
The Emergency Manger has access to ¾ ton pickups that will be able to transport the generator to the necessary sites.

10. Name/Contact Information of Application Point of Contact:

Click here to enter text.

Signature: *Randy B. Thorpe*

Grant Year 2022



STATE PREPAREDNESS AND INCIDENT RESPONSE EQUIPMENT (SPIRE) GRANT PROGRAM II

PROJECT PLANNING WORKSHEET

MARCH 2022



SPIRE II WORKSHEET

Overview

This worksheet is for applicants applying for the Grant Year 2022 State Preparedness and Incident Response Equipment (SPIRE) Grant, in compliance with Grant Year 2022 Grant Guidance and Application Instructions. This worksheet must be completed in full to be considered responsive to the application requirements.

Applicant Information:

1. Applicant Organization

Tillamook County Emergency management

2. Applicant Contact Information:

Name:Randy Thorpe

Title:Emergency Management Director

Organization:Tillamook County Emergency Management

Address:201 Laurel Avenue, Tillamook Oregon 97141

Phone:503-842-3412

Email:rthorpe@co.tillamook.or.us

3. Applicant Fiscal Contact Information:

Name: Shawn Blanchard
Title: Treasurer
Organization: Tillamook County
Address: 201 Laurel Avenue, Tillamook Oregon 97141

Phone: 503-842-3439
Email: sblancha@co.tillamook.or.us

4. Federal Tax ID Number:

93-6002312

5. Is this Regional, County, Tribal, Community, or Individual Organization equipment?

County

6. List Partners for this project (N/A for Individual Organization):

Tillamook County Fairgrounds

7. Identify State Priority:

Save or Sustain Life

8. Project/Equipment Description:

Provide a detailed description of the requested equipment and the broader program(s) that it supports. Specify equipment details. See equipment list.

Equipment Selection:

Option C: Portable Power Generation -
Mobile 108 kW Generator, diesel, trailer mounted.
The Tillamook County Fairgrounds has been identified as the main evacuation point for Tillamook County. This has been identified within the County's EOP.
During evacuations during a disaster event, it is vital that the area be supplied with adequate electrical power. In the event that the public electrical utilities have been disrupted, a backup generation will be able to supply the necessary power to operate the life sustaining efforts at the evacuation grounds.
By being a portable source of power, we will be able to move the generator to the area within the Fairgrounds that the power is most needed.

The "4-H building" located on the grounds is also a backup for the EOC that would be activated during an emergency. The fairgrounds are located outside of the tsunami inundation zone.

There are several areas within the fairgrounds that the county will house evacuees that will require addition sources of power, which this generator would be able to supply.

9. Sustainment:

Identify how you will sustain and maintain the equipment requested. This includes maintenance, storage, transportation, training and security for any equipment received under the grant. Demonstrate that you have considered and prepared for the equipment. Where will it be kept? Describe details of the storage location, its security features, etc.

Sustainment:

This equipment will be stored at the Tillamook County Fairgrounds. It will be secured in a covered, fenced, and locked location. The generator will be tested monthly and regular scheduled maintenance will be performed by the County Public Works Department. This testing and maintenance will be overseen by the Tillamook County Emergency management Director who will maintain the records of the testing and servicing.

The Emergency Manger has access to ¾ ton pickups that will be able to transport the generator to the necessary sites.

10. Name/Contact Information of Application Point of Contact:

Click here to enter text.

Signature: *Randy B. Thorpe*

TILLAMOOK COAST TOURISM SIGNAGE GRANT



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Grant Checklist

③

Authorization & Certifications

④

Applications Accepted on an Ongoing Basis

Email completed application to: grant@tillamookcoast.com

Contact Deputy Director, Amy Blackburn for Questions

amy@tillamookcoast.com or 503-842-2672

OVERVIEW

Tillamook Coast Visitors Association is allocating \$70,000 toward the Tillamook Coast Signage Grant program as a pilot project until funds are exhausted. TCVA recognizes the economic importance of adequate business signage. A study by the University of Cincinnati has shown that roughly 60% of businesses reported that enhanced signage led to an average increase of 10% in sales, number of transactions, and profits. The goal of the program is to assist tourism business owners with the costs of upgraded signage which will also improve the visitor experience.

Tourism businesses in Tillamook County are encouraged to apply for a grant to install new and well-designed business signage and lighting. **The signage projects are eligible for a 50% reimbursement up to \$10,000.**

APPLICANT ELIGIBILITY

Tourism-related businesses and nonprofits within Tillamook County are eligible to apply.

- **Must be business or not-for-profit who provides goods and/or services to tourists including:**
 - **Accommodations:** Accommodation is a group of rooms and/or a dedicated outdoor facility which the customer pays to stay overnight. Eligible businesses include hotels, motels, resorts, inns, bed and breakfast establishments and campgrounds.
 - **Recreation & Entertainment:** Recreation and entertainment businesses are those that provide a tourism experience and/or attraction for a fee. Eligible businesses include museums, theaters, outdoor recreation outfitters, sightseeing, transportation and tour operators.
 - **Food & Beverage:** Food and beverage services include the process of preparing, presenting and serving of food and beverages to the customers. Eligible businesses include restaurants, bars, breweries, catering, cafés or food trucks.
 - **Visitor Information Center:** Organizations that operate as a visitor information center are eligible to apply.
- **Business or not-for-profit must have a registered business number;**
- **Business or not-for-profit must be located in Tillamook County;**
- **Business must be in operation for at least three years**

INELIGIBLE

- **Retail establishments are not eligible for the pilot program.** *If you are a retail business that sells goods to a customer and 80% of the overall business sales are generated through the sale of products such as apparel & accessories, home furnishings, general merchandise, or a speciality store and your business has a need for new signage, please send an email to amy@tillamookcoast.com to share your interest for consideration in a future grant program.*
- Additional *ineligible* include, but are not limited to, personal services, professional services, grocery stores, hardware stores, car dealerships.
- Grants are limited to one per business owner or entity every five years.

PROJECT ELIGIBILITY

The Tillamook Coast Visitor Association board has sole discretion to determine which projects are approved. TCVA will not consider remodeling costs or expenses not associated with signage projects. TCVA will not consider applications for funding after the project has been started or completed.

All grant-funded signage must be permanent and fixed in type and/or nature. Improvements must meet all code requirements for the local jurisdiction including signage ordinances, zoning, and building and safety codes. The applicant must obtain and pay for any necessary permits.

ELIGIBLE EXPENSES

- Signage
- Lighting fixtures
- Electrical
- Hardware
- Installation
- Costs associated with removing current sign
- Modification of current sign if appropriate

INELGIBLE EXPENSES

- Expenses incurred prior to application approval and grant award
- Site plan, sign or building permit fees
- Structural Improvements
- Window signs
- Temporary signs
- Awnings & canopies
- Funds cannot be used to correct outstanding code violations, for property damaged by collision, acts of nature or occurrences covered by insurance
- In-kind contributions will not be considered when calculating the total signage cost. Only cash expenditures made by the applicant will be considered when determining the reimbursement amount
- Expenses not included in the grant application

REVIEW & FUNDING PROCESS

Applications will be reviewed on an ongoing basis. The TCVA board generally meets the third Wednesday of the month. In order to be considered at the monthly board meeting, **complete applications must be received no later than the 5th of the month.**

Applications will be reviewed by the Deputy Director for completeness. Eligible projects will be presented at the TCVA board meeting for consideration. The Board retains the discretion to request additional documentation and determine final funding award.

Funding will be issued on a reimbursement basis after proof of compliance and paid invoices are provided.

Projects must be complete within six months of award notification or applicant shall be deemed to have waived any right to reimbursement. Extensions may be granted for inclement weather or the ordering of special building materials, provided the grant recipient requests an extension in writing prior to expiration of the completion period. TCVA will notify the grant recipient in writing of its approval or denial of the extension.

1 BUSINESS INFORMATION



Business Name Tillamook County Pioneer Museum

Contact Name Jaykob Wood

Title Executive Director

Phone Number (503) 842-4553

Email director@tcpm.org

Business Type nonprofit

Check One

Physical Address 2106 Second St

Building Owner

Assessor Tax Lot Number 3000

Building Tenant

Mailing Address 2106 Second St. Tillamook, OR 97141

Employer Identification Number (EIN) 94-3037898

Do not enter Social Security Number. Type 'SSN' if you are a sole proprietor.

Building Owner Information (if different)

Owner Name Tillamook County

Lease Term 50 years

Owner Mailing Address 201 Laurel Avenue

Lease Expiration 2065

Owner Phone (503) 842-3402

Owner Email

2 GRANT SUMMARY

Grant Request \$ 10,000

Total Project Cost \$ 21,935

Project Start Date 06/13/22

Expected Completion Date 06/27/22

Written Summary of Proposed Work

Attach additional information if necessary.

Be specific. Purpose of project, explanation of materials, design, and placement of signage.

This project will replace three outdated and derelict signs at the southwest, northeast, and southeast corners of the Tillamook County Pioneer Museum. We will contract with Salem Signs to design and install the new signs and remove the old ones. Signs will be located in the same places the old signs are now at the corners of 1st St. and Pacific, 2nd St. and Pacific, and 1st and Laurel. The signs will be aluminum with 6" cedar post frames for long durability. The purpose of the project is to increase visibility to visitors to Tillamook County, add updated logos to our signage, grow our brand, and beautify this very-visible building/intersection in downtown Tillamook.

3 GRANT CHECKLIST

Include the following items with the completed application. Documents may be emailed in a combined document or individual files. The completed application and attached documents should be emailed to **grant@tillamookcoast.com**.

- Completed and Signed Application, Including sign off from the building owner (if applicable)
- Copy of approved sign permit from business jurisdiction
- Proof of business registry showing at least three years in existence
- An estimate from a professional sign contractor with separate costs for signs, support structures, lighting fixtures, electrical, hardware installation, etc.
- Professional design drawings or color photo simulations with details of the proposed signs, support structures, lighting, etc.
- Current color photos of the building or property with existing signs, support, structures, lighting, etc.

4

AUTHORIZATION & CERTIFICATION

Initial in the following authorization and certifications that apply:

JW

I am an eligible applicant. Applicants must be located in Tillamook County and be in a tourism business as outlined in the application.

JW

I agree to enter into a contract with TCVA upon grant approval. TCVA reserves the right to include such additional special conditions or requirements in each contract, as it might deem necessary or desirable to protect the public investment of tax dollars in the project.

JW

I agree to provide a W9-Request for Taxpayer Identification Number & Certification as needed. I certify that the Federal Employer Identification Number and business type provided in the above application is accurate and the organization is not subject to back-up withholding. **OR** I do not have an EIN and will provide a W9 with my social security number before funds are disbursed. I understand that grant funds received will be issued on a year-end 1099 as 'Other Income.'

JW

I agree to provide project management and oversight. Applicant activities must be well-documented and completed according to the grant contract timelines and as outlined in the grant application. TCVA's sole responsibility will be to ensure Grantee's compliance with the grant contract and process reimbursement requests.

JW

I agree to acknowledge support of funding either through press releases and/or a thank you letter to elected officials . Guidelines and suggestions will be included with the grant contract.

JW

I understand that I am responsible for researching and obtaining a signage permit within my jurisdiction and am responsible for showing proof of compliance. Projects that cannot prove compliance will not be eligible for reimbursement.

JW

I agree to provide project management and oversight. Applicant activities must be well-documented and completed according to the grant contract timelines and as outlined in the grant application. TCVA's sole responsibility will be to process draw down requests and ensure Grantee's compliance with the grant contract. TCVA will provide overall guidance on best practices, vendor selection, and contract language through the cohort meetings. Subsequent changes to the project will be included as contract amendments.

AUTHORIZATION. I certify to the best of my knowledge that all information, contained in this application, including all attachments and certifications, is valid and accurate. I further certify that the application has been reviewed and approved by the authorized owner(s), managers with appropriately delegated authority and/or in accordance with the organization's articles of incorporation or organization.

Signature

Date

Printed Name Jaykob Wood

Title Executive Director

PROPERTY OWNER CERTIFICATION

I/we certify that Tenant is operating under a valid lease at the address listed above and that Tenant may complete the project as presented.

Signature

Date 6/1/22

Printed Name David Yamamoto

Title Chair, Commissioners



Salem Sign Co., Inc.

1825 Front Street NE Salem, Oregon 97301
503-371-6362 Fax 503-371-0901
Email: signs@salem-sign.com

PROPOSAL SUBMITTED TO	PHONE	EMAIL	DATE
TILLAMOOK COUNTY PIONEER MUSEUM	(503) 842-4553	Director@TCPM.org	5/11/2022
STREET	JOB NAME		
2106 2ND STREET	SAME		
CITY, STATE AND ZIP CODE	JOB LOCATION		
TILLAMOOK, OR 97141	SAME		

MANUFACTURE AND INSTALL THREE SINGLE FACE NON ILLUMINATED DISPLAYS
PER SKETCH #27563-22

\$21,935.00

ANY REQUIRED PERMITS/ENGINEERING TO BE BILLED AT COST PLUS STAFF TIME

WE PROPOSE hereby to furnish material and labor complete in accordance with above specifications, for the sum of:

SEE ABOVE PRICES

50% DOWN / BALANCE UPON COMPLETION

COMPANY REPRESENTATIVE SIGNATURE

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

DEFAULT OF PAYMENTS WILL GIVE SALEM SIGN CO., INC. THE RIGHT TO TAKE POSSESSION OF SAID PROPERTY WITHOUT ANY LEGAL PROCESS, AND ALL PAYMENTS MADE UP TO THE TIME OF DEFAULT SHALL BE APPLIED TOWARD MANUFACTURE OF

A SERVICE CHARGE OF 2% WILL BE CHARGED ON ALL ACCOUNTS OVER 30 DAYS \$150 MINIMUM.

CUSTOMER SIGNATURE

PRINT NAME

NOTWITHSTANDING THAT THIS ACCOUNT IS ESTABLISHED IN THE NAME OF A COMPANY, I PERSONALLY GUARANTEE PAYMENT OF THIS ACCOUNT



Salem Sign Co., Inc.
 1825 FRONT ST. N.E.
 SALEM, OR 97301
503-371-6362
 CCB# 65297

SPECIFICATIONS

CABINET:
 Custom Aluminum
 Fabricated, Painted
 Dk. Bronze
 Duranodic

BRACKETS:
 Custom Aluminum
 Fabricated, Painted
 Black

VINYL:
 3M White

Digital Prints
 (Logo)

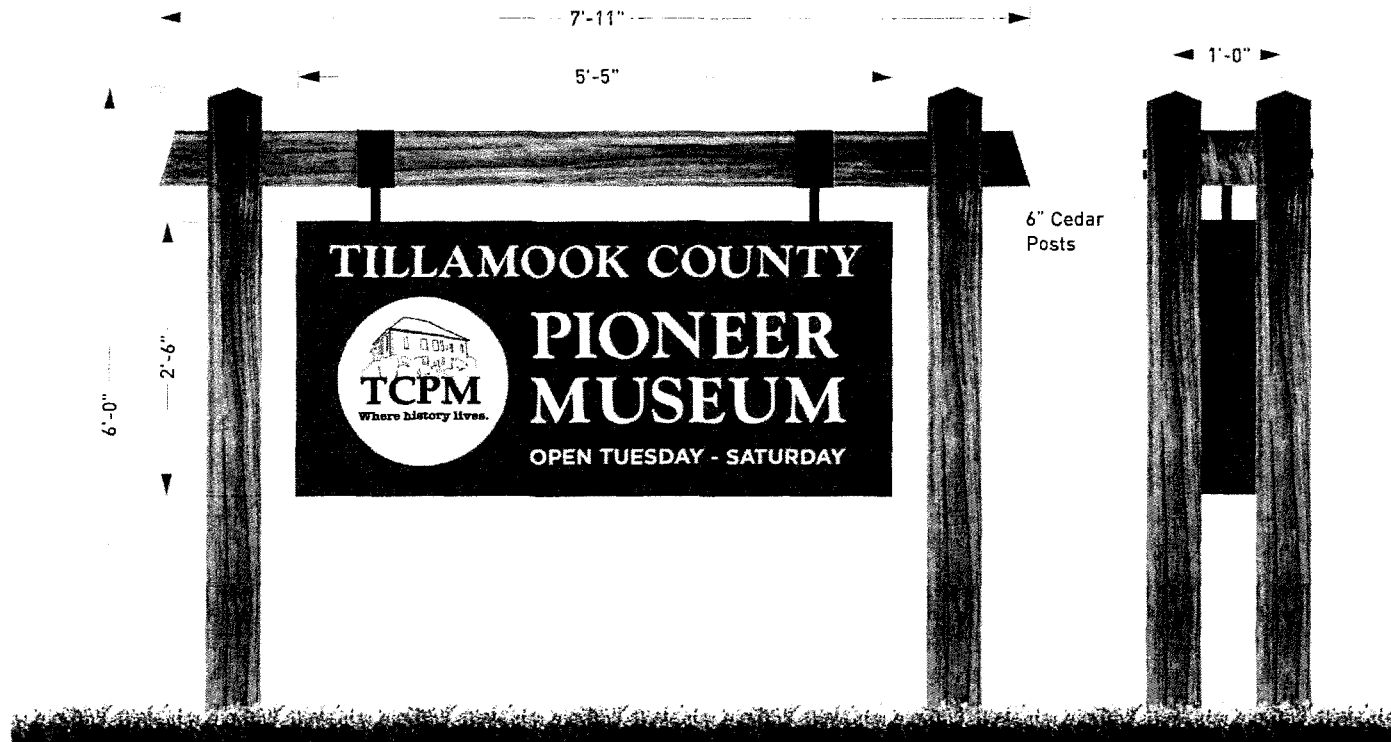
POSTS:
 6" Cedar
 Posts

SCALE: 3/4" = 1'-0"



THIS DRAWING IS THE PROPERTY
 OF SALEM SIGN CO., INC.

Three Single Face Non-Illuminated Displays



*Signs to replace three existing signs on property

SK# 27563-22

JOB TITLE: Tillamook County Pioneer Museum

LOCATION: Tillamook, OR

DATE: 5/5/22

DRAWN BY: E.D.

SALES: Corey Spady

APPROVED BY:

#851-22-000107-PLNG

Appeal of Conditional Use

#851-21-000416-PLNG

JUNE 1, 2022 BOARD OF COUNTY COMMISSIONERS



REQUEST

Appellant: Lisa Macy-Baker

Applicant: Oregon Treehouse Partners LLC

19-site Recreational Campground

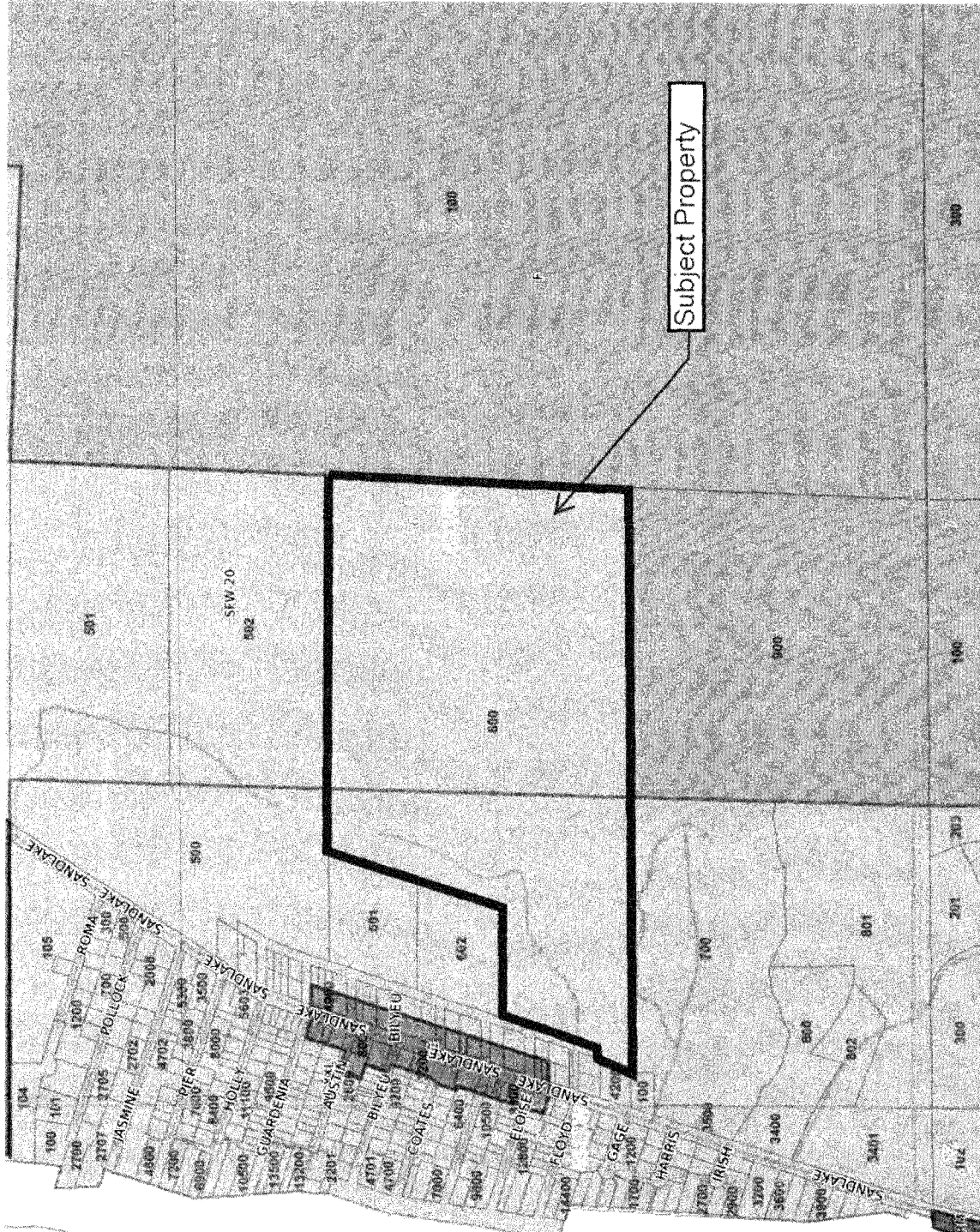
Approximately 18-acres Rural Residential 2-Acre (RR-2) zoned land

Approximately 58.51-acre Parcel, remainder zoned Small Farm and Woodlot (SFW-20)



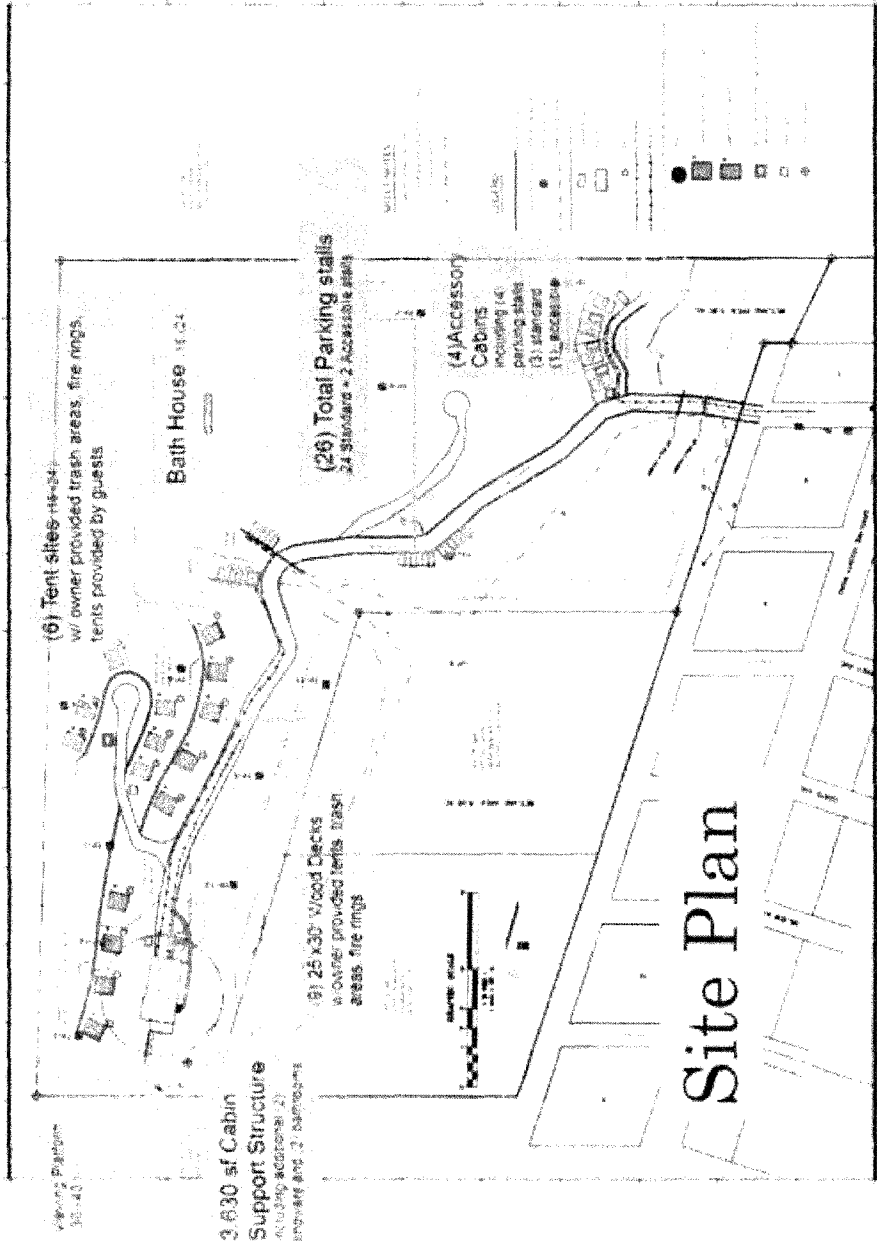
PLANNING COMMISSIONS DECISION

- Planning Commission voted unanimously (7) in favor and (0) opposed to approved request.
- Based upon findings of fact and conclusions on the record, including the staff report, public comments, written and oral testimony, and evidence presented.



Subject Property

Zoning Map



PRELIMINARY
NOT FOR
CONSTRUCTION

A00.01

Site Plan provided by the Applicant


APPELLANTS BASIS FOR APPEAL

Planning Commission failed to adequately address criteria.


- Appellant notes primary concerns regarding criteria 3, 4 & 6.
 - Geologic Hazard Area assessment
 - Wetlands and groundwater impacts
 - Water availability & drinking water
 - Emergency response and infrastructure limited for a timely use

PUBLIC COMMENTS


Primary concerns provided by the public include:

- Traffic and pedestrian impacts, such as parking and influx of tourists to the area
 - Trash and health safety concerns
 - Emergency service response
 - Water service availability
 - Noise generation due to facilities and tourists
- 


APPLICABLE PROVISIONS

- TCLUO Section 3.010 – Rural Residential 2-Acre Zone (RR-2)
 - TCLUO Section 5.030: Recreational Campgrounds Standards
 - TCLUO Section 3.555: Freshwater Wetlands Overlay
 - TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas
 - TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization
- 


CONDITIONAL USE REVIEW CRITERIA

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
 - (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
 - (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
 - (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
 - (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
 - (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use
- 

CONDITIONS OF APPROVAL

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
 2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
 3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
 - Authorization Notice approval for on-site sewage disposal permits from the Department of Community Development or Oregon DEQ.
 - A letter from Tierra Del Mar Water Company confirming water service to the proposed facility.
 - A letter from the Nestucca Rural Fire Protection District confirming fire protection service to the proposed facilities.
 - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
 - Demonstration of compliance with the standards contained in TCLUO 4.130(2).
 4. If buildings within or near the area identified as inactive landslide topography are to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunction with application for Zoning and Building Permit approval for review and acceptance.
- 

CONDITIONS OF APPROVAL (CONT.)

5. Applicant will maintain the minimum proposed vegetative buffers between the proposed area of development and the property boundaries. The site plan submitted for approval with application for Zoning and Building permits will clearly show the vegetative buffers.
 6. Development will comply with the requirements and standards of TCLUO 3.010 'Rural Residential 2-Acre (RR-2) Zone' and 5.030 'Recreational Campground Standards'.
 7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not be for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.
 8. The applicant/property owner shall provide a copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit/Building Permit submittal.
 9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
 10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
 11. Development shall occur in the area as generally depicted on the submitted site plan and as described and shall not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.
- 

CONDITIONS OF APPROVAL - RECOMMENDED

12. Applicant/property owner shall submit a to-scale site plan indicating the proposed parking plan, subject to standards in TCLUO Section 4.030 'Off-Street Parking and Off-Street Loading Requirements', including demonstration of a minimum one (1) parking space per guest accommodation.

May 28, 2022

RE: Treehouse Hearing Continuation 6/1/22

Thank you again for taking the time to hear our plea to appeal the conditional use permit for a campground in Tierra Del Mar. I represent myself and many other residents and property owners in Tierra Del Mar who truly care about our community as reflected in the numerous public comments since the beginning of the comment period. To get to the point - our community is simply not ready for this type of development.

In the previous hearing, the county roads' director stated that the traffic along Sand Lake Road is already extremely busy, some 4000 cars pass through on a summer day, and that 50+ additional cars in and out of Floyd drive will just be, quote, "a drop in the bucket" traffic wise. I certainly don't understand the logic here. He's stating just how busy it already is. 50+ additional cars coming in and out of one street will have a tremendous impact. In addition, it didn't seem to be a concern that cars would travel from the campground and park along Floyd to access the beach. I want to point out that the residents of Circle Drive, Shore Drive and Sunset Drive in PC were vocal enough to prevent overflow parking on those streets. With all due respect, we ask for consistency as we often feel dumped on already due to the overflow problems in PC. Treehouse has mentioned many possible events including weddings, music, wine nights, a restaurant, a store and although these uses should primarily be used by campers, the use does not prevent additional traffic to the campground. It is easy to see that this will cause major traffic, congestion and parking issues.

Water is of great concern to us. There was mention at the end of the last hearing that the county has no responsibility regarding our water considering that TDM water Co is a private water company. I want to point out that TDM Water Co is listed alongside all water companies and districts in the Comprehensive Plan for Tillamook County. Goal 11 of that plan: Public Facilities states:

"TIERRA DEL MAR BEACH WATER COMPANY – This system serves approximately 450 permanent and seasonal residents of Tierra Del Mar (200 residential hookups). Supply is surface water from Beltz Creek that is treated with chlorine. One reservoir provides 10,000 gallons of treated water storage. The system is adequate to meet present and future service needs for Tierra Del Mar." Page 11-8.

"Public facilities and services are defined by the goals as "projects activities and facilities which the planning agency determines to be necessary for the public health, safety and welfare." This does not mean that the service or facilities are publicly owned but that they are necessary for public health, safety and welfare. For example, there are several water systems in the County that are privately owned but are essential for the health of the general public."

"The purpose of Goal 11 is to coordinate land use with public services such as sewage treatment, water supply, fire protection, schools, and electrical supply. Development that is not coordinated with the capabilities of local public services and facilities can over stress those services and facilities and cause shortages or overly expensive additions and changes. On the other hand, planning and zoning that is not coordinated with development can provide an unrealistic assessment of the land that is available for development. For example, it is misleading to zone land for urban development if urban services are not going to be made available. "

We find it concerning that the current state of Sherriff's office is not considered when issuing this permit. Law Enforcement is clearly one of the basic core/infrastructure services necessary

for the health and safety of a community. It is known that we have an incredible shortage of deputies. Why aren't we considering this?

All of this points to a massive failure to meet Criteria 4 and 6 of the Conditional Use Criteria required to permit. The applicant has provided no information or measurable data to support their claim that this project is timely or needed.

The absence of any campground currently existing in Tierra Del Mar in no way implies or validates a need for one. Previous public comment submitted at the last hearing and again during this public comment period, provide very current and comprehensive data regarding the numerous campgrounds currently existing within a mile or so of Tierra Del Mar in addition to the abundance of vacation rentals available. The proposed campground is set to add an additional 19 vacation rental accommodations, which although not classified as short-term vacation rentals, the campground would be functioning similar to a short-term rental business by providing cabins, tiny homes/dome structures, and tent-provided campsites. This would be a burden on an area already struggling with limited facilities and resources and burdened with a high number of short-term vacation rentals.

The applicant is requesting that a large commercial campground business be approved via the conditional use process in a very small and quiet rural residential community. This project is not suitable for the surrounding area. As mentioned previously: currently, Floyd Ave is a very quiet and safe rural residential road which sees very little traffic, this will no longer be the case if this project is approved. Floyd Ave is scheduled to become the main thoroughfare for all vehicles entering and leaving the campground including campers, visitors, staff, delivery vehicles, and shuttles ferrying campers back and forth to the beach every day, multiple times a day and all day long in addition to a variety of events including weddings.

The property is projected to be a very busy campground and the only road in and out of the area is Floyd Ave, a small narrow dirt road. This increased daily traffic will negatively alter the character of the surrounding area for property owners on Floyd Ave. Livability and enjoyment of their homes for the Floyd Ave property owners will be diminished due to the increased noise and constant flow of traffic right outside their doors. The applicant has confirmed they also plan to hold social/public events that are not exclusively for their campers, this translates into even more vehicle traffic to Floyd Ave--and where will all the additional vehicles park when events are held and the campground is full? Most likely they will spill onto Floyd Ave and Sand Lake Road. There's no parking management plan for when events are held at the campground and the capacity is increased. Cars will park anywhere they can and will most certainly spill in the neighboring community, blocking driveways and filling up the road shoulders.

The traffic on Sand Lake Road is already substantial and fast-moving. In this case, the negative impact of this project would not only be to those living on Floyd Ave but also on the entire community of Tierra Del Mar. Clearly this is a safety issue.

It's no secret that we can no longer manage the tourists we have already. What message will it send if approval is given for the construction of a new privately owned campground that will

draw approximately 80+ new tourists every few days to a small residential area that is already negatively impacted by over tourism and short-term vacation rentals?

An integral part of the deliberation and decision-making conditional use process demands that the interpretation and evaluation of both the criteria and its impact on the surrounding area be considered together—they are not mutually exclusive.

Again, these are grave failings of Criteria 4 and 6:

The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

I understand that our comments have been repetitive today but please know that they comes from a place of true care for the Tierra Del Mar Community and South County in general. We have an overtourism problem in South County and we are losing our sense of community. While much work is being done to manage this problem in Pacific City, Tierra Del Mar has not been touched. Instead, we've felt the negative effects of positive change in PC. We are people with skin in the game. Mr. Gindlesperger mentioned that he has skin in the game as well. I want to clarify this: he has money in the game. He bought a property in PC, immediately turned it into a short term rental as listed on Open Nest for \$500 per night in the low season to \$1100 per night in the high and now wants to build a high end boutique campground with 19 rental sites that will negatively impact a small residential community with very limited commercial properties. This is not timely and it will alter the character of Tierra Del Mar. We are concerned that this sets a terrible precedent for the future of our community. Please help us keep it a community. Again, thank you for your time and service.

Lisa Macy-Baker and many residents of Tierra Del Mar

Isabel Gilda

From: Susie Huffschtmidt [REDACTED]
Sent: Wednesday, June 1, 2022 8:21 AM
To: Public Comments
Subject: EXTERNAL: NO ON CAMPGROUND!

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

How can it be legal and permissible to allow the building of a commercial enterprise on property that is zoned residential? It's not.

Please do not allow this project to move forward.

Thank you, Susan Pileggi

Sent from my iPad

Isabel Gilda

From: (null) cookjmb <[REDACTED]>
Sent: Wednesday, June 1, 2022 7:01 AM
To: Public Comments
Subject: EXTERNAL: Oregon Treehouse Partners LLC

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please listen carefully to the local Oregon residents who are pleading with you to protect the natural beauty and livable environment of Tierra Del Mar, Oregon.

Marie Cook. [REDACTED] Sandlake Road.

Sent from my iPhone

TILLAMOOK COUNTY BOARD OF COMMISSIONERS' MEETING

WEDNESDAY, June 1, 2022

PUBLIC COMMENT SIGN-IN SHEET

PLEASE PRINT

NAME	AREA OF RESIDENCE	NAME OF ORGANIZATION (IF ANY)	AGENDA ITEM
<i>No sign-ins</i>			