

RECREATION ELEMENT

(Goal 8)

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1. OVERVIEW

Consideration of the recreation environment includes population projections and forecasts of the number of tourist visits, federal and state park expansion programs, analysis of the river and ocean fisheries, analysis of transportation fuel costs, and the changing character of leisure activities. The basic document for evaluation of the inventory and future demand for recreation in the County is the Recreation Environment of Tillamook County, Oregon by Lamont Hempel, December 1975, Tillamook County Planning Department. Although the data in the document is older, it still represents the most complete inventory of recreation information available. In conjunction with this overview and update information, it forms the basis for this Recreation Element of the Tillamook County Comprehensive Plan.

A main issue surrounding recreation in the County is that of quantity, location and orientation. The economic element of the Plan indicates that tourism is a fast growing sector of the County's economy. Some see it as an opportunity to replace other declining sectors of the economy, while others feel tourism places too large a burden on local public facilities and services. There is concern that recreation may adversely impact the natural resources of the area, such as agricultural land, forest lands and estuaries.

The issue of private versus public recreation facilities and the loss of taxable land has been a continuing concern in the County. However, the reduced expenditures by federal and state park agencies in recent years has somewhat alleviated this problem. The only acquisition scheduled in the next several years by the State Park Branch is the Tierra Del Mar beach access acquisition, involving approximately 15 acres.

Recreational vehicles are an issue in the County, primarily because of the conflict between permanent homeowners and property owners who choose to place recreational vehicles on their privately-owned lots. The location of commercial RV parks is also a concern, although improved site design standards have helped to reduce some objections.

Off road vehicles (ORVs) are a major issue in the southern part of the County, especially in the Sand Lake area. The U.S. Forest Service plays a role in regulating ORVs in Sand Lake, which is within the Siuslaw National Forest. The damage ORVs can cause is well documented in Beaches and Dunes Handbook for the Oregon Coast, OCZMA, Inc., December, 1978. Sand Lake is a case study in the

handbook.

The issue of land use is central to many aspects of recreation in Tillamook County. In the past, recreational developments such as vacation home subdivisions and recreation vehicle parks have been located on resource lands with little restriction. This plan limits intensive recreational uses to fewer appropriate zones rather than allowing dispersal throughout the County. Activities which require public facilities such as sewer will be located inside Urban Growth Boundaries. Major state and County park lands and facilities have been placed in a recreation management zone especially designed for those uses.

Because of their ability to withstand more intensive development, some estuary areas will be designated for uses such as boat ramps and marinas. This process has been carried out over the last three years with the Tillamook County Estuary Council, and the issues have been resolved on a unit by unit basis involving a coordinated effort by local, state and federal agencies.

Funding for recreation in a county with a small population and tax base is traditionally a problem, particularly where the majority of the users are from outside the area. Although the County maintains a small parks administrative and maintenance staff, capital expenditures generally must come from the U.S. Department of Interior's Land and Water conservation Fund (administered throughout the State Parks Branch). In recent years, this funding has been allocated throughout the County and the cities on a first come, first served basis. Current federal policy on use of the funds is to emphasize development of existing recreation lands and to discourage any additional land acquisition.

Planning for neighborhood parks and recreation facilities is most frequently done by the incorporated cities in the County. In the past five years, city or neighborhood park improvement projects have been started and/or completed in Bay City, Manzanita, Rockaway, Garibaldi and the City of Tillamook. Detailed information concerning the parks and recreation programs of each of the incorporated cities can be found in their respective Comprehensive Plans and Background Reports.

The use of the Tillamook County fairgrounds is a subject that is discussed in the economic element in connection with tourism. The fact that this large facility is used only a few weeks out of the year is of concern, particularly since the opportunities for indoor recreation are limited in Tillamook. Improvements suggested include insulation of existing structures, a maintenance program to upgrade existing facilities, the provision of rental discounts to local groups, and an attempt to book traveling exhibitions and show during winter months. The investigation of other types of indoor recreation should also be undertaken.

Increased use of the fairgrounds would be assisted by the designation of an individual to coordinate the various programs.

2. STATE AND FEDERAL PLANS AND PROGRAMS

- 2.1 The Oregon State Parks System Plan is intended to suggest a direction for the immediate future and outline budgetary program needs for land acquisition, development, operations, and maintenance. The Plan is updated and revised every two years. There are 15 state parks in the County, (compared with 13 in Clatsop County and 27 in the Portland metropolitan area). Most of these state parks are small waysides providing beach access. A synopsis of the System Plan as it affects Tillamook County is provided in Table 1 below.

The State Parks and Recreation Division also administers the ocean shore between ordinary high tide and extreme low tide as a state recreation area pursuant to authority and policy as set forth in ORS 390.605-390.770. The policy declares that it is in the public interest to do whatever is necessary to preserve and protect scenic and recreational use of Oregon's ocean shore.

TABLE 1

OREGON STATE PARKS SYSTEM PLAN Spring, 1978 STATUS OF STATE PARKS IN TILLAMOOK COUNTY	
Number of Parks	15
Acreage	7.525
Percent of State Total	8.2%
Campsites	573
Percent of State Total	10.4%

Proposed activities in the period 1979 - 1985:

1. Tierra Del Mar Beach Access acquisition - \$150,000 - 15 acres.
 2. Cape Lookout State Park - construction of children's play area, trails, hiker's camp.
 3. Other camps - various construction projects.
- 2.2 The Statewide Comprehensive Outdoor Recreation Plan (SCORP), which is published by the State Parks Branch in cooperation with the U.S. Department of the Interior, is an effort to describe and analyze the organization and function of the outdoor recreation system in Oregon. The SCORP is updated every five years; the next (fifth) edition will appear in

1982. The plan analyzes the demand, supply and needs of outdoor recreation throughout the state, with the data compiled on a county and administrative district level.

A survey taken in the development of the plan was performed in August, 1977. The following list of Recreation expressed needs for Tillamook County was compiled as a result of that survey.

TABLE 3

RECREATION EXPRESSED NEEDS FOR TILLAMOOK COUNTY

- | | |
|------------------------------|------------------------|
| 1. Public Moorages and Docks | 8. ORV Trails |
| 2. Hiking Trails | 9. Neighborhood Parks |
| 3. Bike Trails | 10. Community Parks |
| 4. Bridle Trails | 11. District Parks |
| 5. Softball Fields | 12. Boat Ramps |
| 6. Public Restrooms | 13. Camp Sites |
| 7. Tennis Courts | 14. All Purpose Courts |

These needs form the basis for public and private investment in recreational facilities. In the past several years, significant expenditures have been made by the County, the State, cities and private interests in many of these areas. These include new marinas and docks in the City of Garibaldi (private marina), two public day-use docks in the City of Nehalem, extension of the Oregon Coast Hiking Trail by the States Parks Branch, improvements to the Oregon Coast Bike Trail by the State Highway Division, and various neighborhood level recreation facilities by the cities in the County.

Table 29 of the SCORP, ATillamook County Needs, is an attempt to analyze the recreation needs over the next 10 years, in comparison with the current supply. The analysis of A net need indicates that the supply of walking, hiking and biking trails exceed projected net needs to the year 1990, but there is a need for bridal trails, more ball fields, tennis courts, all purpose courts, ORV trails, neighborhood, community and district parks. Additional regional parks are note needed in the foreseeable future.

One problem with the analysis is that other than for campsites, the data is applicable to the permanent population only, and does not consider the influx of visitors. For example, the Agross need for swimming pools in the County is one. Since the County has three pools, where is an apparent over abundance of two pools. While one pool may be sufficient in a compact city of 20,000 persons, it does not address the needs of a rural county spread over many miles, particularly where the seasonal population swells by

several times.

Similarly, the gross need for boat launch lanes is two, but there are thirty-six in the County, leaving an excess of thirty-four until the year 1990. However, an examination of the statewide needs table shows a deficiency in boat launching lanes which in turn suggests that the apparent surplus in Tillamook County is actually being used to meet statewide needs. It appears that a broader approach to the analysis of supply and demand will be needed when the SCORP is updated in 1982.

Also included from the Oregon SCORP is a table showing the projected future recreation activity occasions for District 1 (Clatsop and Tillamook Counties) and the standards for translating those numbers into gross facility needs. Data on the current supply of recreation facilities is also contained in the SCORP.

DISTRICT 1
OUTDOOR RECREATION DEMAND*
 Recreation Data Subcommittee
 PNWRBC

Activity	1975	1980	1990	2000
Camping	1,326,100	1,465,600	1,747,700	1,954,800
Picnicking	387,900	419,500	488,000	535,200
Swimming Pool	196,080	211,760	250,720	285,360
Non-pool	49,020	52,940	62,680	71,340
Sightseeing	1,591,200	1,730,100	2,039,300	2,248,300
Fishing	232,600	245,600	271,300	288,600
Boating	97,500	1-5,100	121,100	131,900
Water Skiing	21,800	24,100	29,100	33,900
Walking & Hiking	1,599,400	1,703,200	1,909,500	2,043,300
Hunting	109,500	116,800	136,200	145,300
Outdoor Games	322,800	339,600	373,500	393,200
Bicycling	329,300	344,700	377,400	398,900
Golfing	77,000	80,900	91,500	99,800
Horseback	76,800	80,900	90,000	95,500

Cultural Events	172,100	182,200	205,200	221,400
Snow	4,600	4,700	5,800	8,000
Other	3,187,600	3,532,500	4,203,000	4,596,400

*Activity occasions generated.

Source: Statewide Outdoor Recreation Plan (SCORP) Oregon Department of Transportation, State Parks Branch. Fourth Edition, 1978.

TILLAMOOK COUNTY NEEDS

Facility	Unit	Supply	Gross Need	Net Need		
				1975	1980	1990
Campsites	Site	2,188	1,362	(826)	(631)	(391)
Picnic Tables	Table	1,514	253	(1,261)	(1,238)	(1,190)
Swimming Pools	Pool	3	1	(2)	(2)	(2)
Boat Launch Lanes	Lane	36	2	(34)	(34)	(33)
Swim Beach	Feet	36,960	245	(36,715)	(36,686)	(36,612)
Walking & Hiking Trails	Mile	100	61	(39)	(34)	(26)
Biking Trails	Mile	153	5	(148)	(148)	(148)
Bridle Trails	Mile	0	6	6	6	7
Ball Fields	Field	2	7	5	8	8
Tennis Courts	Court	6	7	1	2	2
All Purpose Courts	Court	2	7	5	8	8
ORV Trails	Mile	0	11	11	11	12
Golf	Holes	36	9	(27)	(27)	(18)
Neighborhood Parks	Acres	21.0	92.5	71.5	75.5	84.0
Community Parks	Acres	0.0	185.0	185.0	193.0	210.0

District Parks	Acres	138.0	277.5	139.5	151.5	177.0
Regional Parks	Acres	6,753.0	463.0	(6,290.0)	(6,27.0)	(6,288.0)

Source: Statewide Outdoor Recreation Plan (SCORP) Oregon Department of Transportation, State Parks Branch. Fourth Edition, 1978.

STATEWIDE FACILITY NEEDS

Facility	Unit	Supply	Gross Need	Net Need		
				1975	1980	1990
Campsites	Site	27,153	29,753	2,600	5,362	13,739
Picnic Tables	Table	24,277	20,131	(4,146)	(2,083)	1,773
Swimming Pools	Pool	172	210	38	57	106
Boat Launch Lanes	Lane	643	790	147	229	380
Swim Beach	Feet	16,129	56,485	(103,644)	(98,015)	(87,842)
Walking & Hiking Trails	Mile	1,938	6,404	4,466	5,023	5,993
Biking Trails	Mile	1,622	2,138	516	726	1,075
Bridle Trails	Mile	1,252	1,174	(78)	71	313
Ball Fields	Field	952	919	(33)	44	193
Tennis Courts	Court	489	917	423	504	640
All Purpose Courts	Court	290	909	619	705	841
ORV Trails	Mile	34	654	620	768	887
Golf	Hole	1,732	1,665	(57)	63	302
Neighborhood Parks	Acres	3,230.0	11,464.5	8,235.5	9,262.0	10,978.0
Community Parks	Acres	8,625.0	22,615.0	13,990.0	16,365.0	19,750.0
District Parks	Acres	17,351.0	34,390.0	17,039.0	20,325.5	25,266.5
Regional Parks	Acres	55,506.0	57,336.0	(8,170.0)	(4,405.0)	4,300.0

Source: Statewide Outdoor Recreation Plan (SCORP) Oregon Department of Transportation, State Parks Branch, Fourth Edition, 1978.

STATISTICAL NEEDS CALCULATION AND STANDARDS

NEEDS CALCULATION

Statistical needs were calculated utilizing the following formula:

$$\frac{\text{PDF} \times \text{WTU} \times \text{AO}}{\text{TOR}} = \text{Instantaneous Demand (ID)}$$

$$\frac{\text{Instantaneous Demand}}{\text{Standard}} = \text{Gross Need}$$

$$\text{Gross Need} - \text{Supply} = \text{Net Need}$$

PDF = Peak Day Factor, or the heaviest expected demand for a facility, expressed in percentage of total activity occasions for the year.

WTU = Wish to Use Factor, or the percentage of participants in a given recreation activity who can be expected to use facilities specific to that activity.

AO = Activity Occasions, the statistical demand as determined by the Demand Survey.

TOR = Turnover Rate, or the number of recreationists, or parties, which may be expected to utilize a facility in a day.

COMMON STANDARDS AND FACTORS

The following standards were applied to the determination of needs for each facility, activity opportunity, or park type:

Facility	Activity	Peak Day Factor	Wish to Use Factor	Turn-over Rate	Standard
Campsites	Camping	1.2%	75%	1	1 site/4 AO
Picnic Tables	Picnicking	1.2%	75%	2	1 site/4 AO

Swimming	Pool 80%	1.0%	80%	3	1 pool/300 AO
Swimming	Non Pool 20%	1.6%	60%	2	2 feet/AO
Boating	Boating	2.2%	70%	1	1 lane/175 boat days
Boating	Waterskiing	2.2%	80%	2	1 boat/20 acres
Rivers/Streams	Fishing	2.2%	75%	1	1 mile/12 users
Trails	Walking/Hiking	1.2%	50%	5	1 mile/15 users
Trails	Biking	0.7%	80%	6	1 mile/25 AO
Trails	Horseback	1.2%	70%	5	1 mile/10 AO
Hunting Acres	Hunting	6.0%	85%	1	75 acres/hunter
Outdoor Games	Ball Fields				1 field/1,200 pop.
Outdoor Games	All Purpose Courts				1 court/2,500 pop.
Golf Holes	Golfing				18 holes/25,000 pop.

2.3 Scenic Trails

There are four scenic trails in Tillamook County, as identified by the publication Trails for Oregon, A Plan for a Recreation Trails System State Parks Branch, 1979. The following is a description of these trails from that publication.

a. Oregon Coast Trail

A 370-mile hiking trail along the coast between the Columbia River and the California border was proposed by Professor Samuel N. Dicken in the early 1950's. Such a trail is possible largely because of Oregon's beach law which protects recreational use of the beaches up to the vegetation line. The Trails Council has considered the coast trail to be number one priority, so development was begun in 1973. In July, 1975, the northernmost 64-mile segment between the Columbia River and Tillamook Bay was dedicated and opened to the public. Since that time, twenty more miles have been constructed within state parks, providing a total of 84 miles currently available for use. Of the remaining 286 miles, 204 miles will be located on the beach, and five miles are under construction, leaving approximately 77 miles to be developed.

b. Coast Bicycle Route

Bicyclists from many states, Canadian provinces and other countries have adopted the Pacific Coast as a favorite touring route, even though Highway 101 has heavy auto and truck traffic, road-edge debris and some unpaved shoulders. The concept of a continuous Oregon Coast Bicycle Route was approved by the Transportation Commission in February 1972, but few improvements were made for bicycles along the coast until 1976.

In late 1974, the Oregon-Pacific Coast Bike-Hostel committee of federal, state and local officials and citizens was instigated by the U.S. Bureau of Outdoor Recreation (BOR). The committee recommended a coastal touring route (about 2/3 on U.S. 101, 1/3 on alternates) to the State Trails Council.

The Trails Council held public meetings in each coastal county and a report on the final route proposal as approved by the Council and the Advisory committee on bicycles. Both committees recommended that the Oregon coast Bicycle Route be designated by the Transportation Commission as part of the Recreation Trails System, but because of questions concerning liability and costs of improvements, this recommendation has not yet been adopted. A long-range plan for eliminating hazards and improving the shoulders of Highway 101 has been initiated by the Highway division. These improvements will benefit motorists as well as bicyclists.

NOTE: See Goal 5, Page 53, and Goal 12, Page 12, for County policies disapproving use of County Roads as part of the coast Bicycle Route until such time as state funds are provided to improve those roads to meet safe biking use standards.

c. Coast Range Trail

A citizen=s group in Curry County has been planning for and developing a coastal trail which is inland a few miles from the beach and will be of interest especially to horsemen. Such a trail appears to be feasible in Clatsop and Tillamook Counties and probably is feasible from border to border.

d. TransAmerica Bicycle Trail

The TransAmerica Bicycle Trail was the result of a nearly three years

of work by Bikecentennial, a nonprofit, publicly and privately supported organization. The 4,800 mile route meanders over secondary roads from the Oregon Coast to the Virginia Coast. In the Centennial year approximately 4,000 cyclists rode all or significant portions of this route. Bikecentennial has organized tours each year since then on the TransAmerica Trail.

OREGON RECREATION TRAIL SYSTEM

2.4 Sand Lake Joint Management Program

Tillamook County and the U.S. Forest Service have adopted and implemented a joint management plan for their respective public use areas in and around the Sand lake estuary and its associated ocean beach frontage and upland dune areas. Principal state cooperators in this program are the Division of State Lands and the State parks Branch. Important features of the program include:

- a. Closure of the entire estuary to all vehicles on a year-round basis, up to the elevation of highest normal tides.
- b. Closure of the ocean beach to all vehicles on a year-round basis from the mouth of Sand Lake to the Galloway Road access point.
- c. Continue drag strip program to 1983 and evaluate at that time.
- d. Continue dispersed camping as is to 1983 and revise at that time with new staging area facility.
- e. Provide visitor information handouts and postings, firewood concession only, curfew during recreation season, camping fees and permit system for holiday weekends.
- f. Clearly post private property boundaries.

2.5 Destination Resorts

In 1985, LCDC and the Oregon Legislature adopted new Goal language and legislation (ORS 197.435 to 197.465) which provides for destination resort development in rural areas that otherwise may be precluded from such development by the state land use regulations which protect farm and forest lands. In adopting this legislation, LCDC and the legislature indicated that they were responding explicitly to 2 major criticisms of the existing exceptions process for siting destination resorts: lengthy appeals and inappropriate tests.

In ORS 197.440, the legislature provided that :

- (1) It is the policy of this state to promote Oregon as a vacation destination and to encourage tourism as a valuable segment of our State=s economy;

- (2) There is a growing need to provide year-round destination resort accommodations to attract visitors and encourage them to stay longer. The establishment of destination resorts will provide jobs for Oregonians and contribute to the State's economic development;
- (3) It is a difficult and costly process to site and establish destination resorts in rural areas of this state; and
- (4) The siting of destination resort facilities is an issue of statewide concern.≡

3. FINDINGS AND POLICIES

Findings

The recreation environment of Tillamook County forms an integral part of Oregon's coastal playground. It provides excellent opportunities for water-oriented outdoor recreation in scenic natural settings which are seldom reproducible elsewhere in this nation. The recreational experiences that it offers are available to all age groups and usually at very low cost.

Because of the uncommonly large percentage of undeveloped publicly owned land in the County, and because of its proximity to the Portland metropolitan area, the potential for large scale recreation development appears to be enormous. Sharply limiting that potential, however, are the persistent realities of a set climate, inadequate road access, instability in the local economy, and public attitudes reflecting some doubt in the benefits from growth in tourism - especially rapid growth.

In the face of both these incentives and restraints for recreation development, lies the unmistakable pattern of Oregon's concentrated population growth and the rising recreational demands which have accompanied it.

Conversely, too much reliance on revenue from recreation and tourism may actually inhibit the economic promise that it holds. County economic planning must be aimed at identifying and attracting stable, less seasonal industries which are compatible with local environmental needs and which can add diversity to the County's economic base.

At the same, the careful and orderly development of tourism must be encouraged in recognition of the fact that as long as a major coastal highway runs through the County, and as long as the County is accessible from the Willamette Valley, the demand for additional recreation opportunities can be expected to increase to a level of compelling need. The problem will be one of identifying how much growth

should be encouraged, and in what direction it should proceed.

The way in which growth is handled will largely determine the degree to which local residents will be willing to accommodate recreational visitors. It is essential that recreation development be perceived as something that is desirable in the County, and not as an outsider's burden. Only careful planning can insure that this perception is realized. Therefore, growth must be made to yield a recreation environment that fairly meets the needs of both local communities and visiting recreationists. It must be the interests of private, county, state, and federal agencies. To reach the desired balance, it will be necessary to improve interagency communication and to create a more positive participation setting for local governments and businesses.

If recreation and tourism are to succeed in making Tillamook County a more attractive place to visit, they must also make the County a more attractive place to live.

The recreation environment of Tillamook County is of state and national importance, but the impacts resulting from its use and the indirect costs of preserving its fragile attractions are borne principally by local residents.

While the preservation of its rich natural lands in extensive public ownership is to be commended, it needs to be clearly understood by state and federal agencies that the County is not economically strong enough by itself to prevent or restrain future development pressures, should they arise, for the sake of outdoor recreation and the preservation of open space lands. If County needs are to be given the same attention as those of visiting recreationists, additional state and federal support of local economic development programs will be necessary.

The 1985 Oregon Legislature's provisions for destination resort development gives Tillamook County an opportunity to encourage a type of recreational development that offers substantial economic benefits as well as needed balance for a sector of the local economy that has been dominated by recreation vehicle sites, campgrounds, and low cost tourist services. Since destination resort development is required to be self contained, it provides no burden on local public facilities and services, while generating substantial tax revenue. Moreover, since such developments must be carefully planned, they can enhance, rather than detract from the natural features that bring people to Tillamook County.

NOTE: Additional findings and policies relevant to recreation are found in the coastal resources elements of this plan, i.e., goal 16, Estuarine Resources; Goal 17, Shorelands; and Goal 18, Beaches and Dunes.

Policies

a. Recreation Development in General

- (1) A modest amount of public outdoor recreational development shall be encouraged in Tillamook County.
- (2) Community service agencies shall make every effort to plan well in advance for the seasonal impacts of a growing population of recreationists.
- (3) Imaginative efforts shall be directed towards the development of a more diversified tourist industry.
 - (a) Efforts shall be made to attract additional resort development of the type which encourages greater spending by visitors.
 - (b) Tourist serving facilities allowing year-round use shall be developed and advertise.
- (4) Further land acquisitions in the County by public agencies, for the purpose of park development shall be generally discouraged.
- (5) The County shall discourage the conversion of prime agricultural land into developed recreation areas.
- (6) Community action programs, in cooperation with the school systems, shall be established to deal with the need for youth recreation centers. Similar programs shall be established for the provision or improvement of indoor recreation facilities for general public use.
- (7) The County shall consider establishing an activity director or coordinator who would work with various agencies and organizations in an effort tot secure better recreation programs for County residents during months of inclement weather.
- (8) Tillamook County shall establish priorities for future improvement or development of County-operated recreation facilities.
- (9) Equitable in-lieu-of tax payments shall be sought by the County where appropriate in any further land acquisitions proposed by other public agencies.
- (10) Careful coordination of recreation development plans between local, state, federal, and private agencies shall be encouraged.
- (11) Pursuant to ORS 197.435 to 197.465, Tillamook County recognizes

the importance of implementing an expedited process for destination resort siting outside of and in addition to the exceptions process, which remains for siting destination resorts.

b. Specific Actions

- (1) Recreation Zoning Designation: The County shall develop a special zoning designation for the preservation of unique open space areas and recreation areas such as golf course which are vulnerable to developmental pressures that could compromise their aesthetic and recreational appeal.
- (2) Bayocean Peninsula: The County shall make every effort to finalize a recreation policy for use of the Bayocean sand spit. Limited day use in back dune areas should be viewed as desirable unless severe environmental impacts are a suspected consequence.
- (3) Barview County Park: The County shall explore the possibility of subleasing Barview Park for management by a private entrepreneur. Future expansion of this park shall be encouraged if environmental and basic service needs can be met.
- (4) Destination Resort Development: The County shall adopt the ordinance amendments required to implement the expedited process for such development in Tillamook County pursuant to ORS 197.435 to 197.465. These amendments include the attached map #B.4 which indicates those areas that are available for expedited resort siting. They also include a Planned Destination Resort Zone, which shall be adopted as part of the Land Use Ordinance, and which shall provide a purpose statement, definitions, permitted uses, standards, procedures, bonding provisions, and other requirements that will assure quality development. This zone shall be applicable in all eligible areas shown on Map B.4 and in all other areas where either a goal exception is not required or where one has been obtained.

Map B. 4 TILLAMOOK CO. DESTINATION RESORT SITING

Cross-hatched area shows where farm and forest zoned lands are eligible for consideration for destination resort zoning without requiring a Goal Exception as provided by ORS 197.455

map