

## Melissa Jenck

---

**From:** Cameron La Follette <cameron@oregoncoastalliance.org>  
**Sent:** Thursday, January 27, 2022 3:54 PM  
**To:** Melissa Jenck; Sarah Absher  
**Cc:** Sean Malone  
**Subject:** EXTERNAL: Treehouse Partners testimony  
**Attachments:** ORCA to Tillamook Co PC re Treehouse Partners Jan 2022.pdf

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

Dear Ms. Jenck and Ms. Absher,

Attached please find the testimony of Oregon Coast Alliance for the application of Treehouse Partners for a recreational campground on 18 acres of a 58-acre parcel off Floyd Avenue east of Sandlake Road.

Please note ORCA requests the record be left open for an additional seven days. Please place this testimony in the record for this matter, and notify ORCA that you have received it, opened it and placed it in the record.

Thank you,

Cameron  
—

Cameron La Follette  
Executive Director  
Oregon Coast Alliance  
P.O. Box 857  
Astoria, OR 97103  
(503) 391-0210  
cameron@oregoncoastalliance.org  
<https://us-east-2.protection.sophos.com?d=oregoncoastalliance.org&u=d3d3Lm9yZWdvbmNvYXN0YWxsaWFuY2Uub3Jn&i=NWFIYTg4NWlwMDQxZjgxNzlwYmMzOTVj&t=eXRrdE5UUUJtL2Q4bGZFWk1CWW9VWmVpbIN0a292ekd1V3F2c0dJWTFIcz0=&h=80ee8dac8bc94d21bebd5706ab5ce2ae>



January 27, 2022

Tillamook County Planning Commission  
c/o Department of Community Development  
1510 B Third Street  
Tillamook, OR 97141

Via email

Melissa Jenck: [mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)  
Sarah Absher: [sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

Re: #851-21-000416-PLNG: Request for Conditional Use Approval for a 19-site  
Recreational Campground

Dear Members of the Tillamook County Planning Commission,

Oregon Coast Alliance is an Oregon nonprofit corporation whose mission is to protect coastal natural resources and enhance community livability. We write to you today with strong concerns about the Treehouse Partners application for a recreational campground on 18 acres of a fifty-eight-acre parcel just east of Tierra del Mar off Sandlake Road.

ORCA's principal concerns have to do with the suitability of the proposed use. Though the campground appears to meet the standards for recreational campgrounds (TLUO 5.030), there are other standards that must be considered.

Section 6.040, the Conditional Use review criteria, require in (6) that "The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use." The proposal does not meet this criterion, because the available infrastructure in the Tierra del Mar area is quite minimal. Both water supply and wastewater treatment options are very limited, and roads are built to carry small amounts of traffic. TDM residents often receive notices in summer to limit water use due to inadequate supply. What effect will use of wells and/or springs on the property have on existing TDM water supplies?

The staff report simply punts the many unanswered questions about wastewater treatment, septic capacity and traffic to the relevant agencies, namely the Tillamook County

Public Works Department, Oregon Department of Transportation and the Oregon Department of Environmental Quality. That is not sufficient; it is merely passing the buck. The county needs to determine if this proposal meets the Conditional Use criteria with the information provided, as the burden is on the applicant to furnish proof of its assertions concerning the proposal. The answer is that it does not.

A large number of people could potentially be camping on this property at any one time, with four cabins, six tent camping areas, nine owner-provided camping tents on decks, and 26 parking spaces mentioned on the application. It is to be a year-round camping operation, according to the application. This could easily mean more than forty people camping in the campground any month of the year. The stress on Floyd Avenue, Sandlake Road, and any septic/sewer facilities situated onsite, is going to be substantial. There are wetlands and streams on this property, and septic problems will affect these and the entire area's groundwater.

Yet the staff report does not question, investigate nor place the burden of proof on the applicant, *as required by law*, to deal with any of these looming problems. The staff report merely requires conditions that make an approval contingent on permits from other relevant agencies. But the Planning Commission must determine, under the Conditional Use criteria, whether or not there are adequate public facilities and services existing in the area for the proposed use.

In addition this property, and the area proposed for the campground, has inventoried wetlands on the USFW National Wetlands inventory. The Department of State Lands has determined that the project will impact wetlands and require a state permit. The staff's only response to this is to require, via condition of approval, that the siting of campsites and improvements is not in conflict with mapped wetlands. Once again, the county's insufficient response is merely to kick the can down the road. Rather, the county must require of the applicant a wetland delineation *and* a detailed map (rather than a mere fuzzy sketch) of the locations of campsites and amenities in relation to wetlands. As the applicant has failed to provide this, it is another example of the application's incompleteness.

As the public facilities needed for this proposed campground have not been provided in any detail other than airy statements, and wetlands have not been mapped, ORCA requests the planning commission return the application to Treehouse Partners. They must provide the information for the county to make a reasonable decision. It is not the county's job to pass the buck to other agencies; it is the applicant's job to provide the information showing that the application meets criteria in county ordinances. This application fails that test.

Please place this testimony in the record for this matter. ORCA also requests the record be left open for seven more days.

Sincerely,

*/s/ Cameron La Follette*

Cameron La Follette, Executive Director



Date: 1/25/2022

From: Allan and Carol Rodrick  
5745 Holly Ave  
Tierra Del Mar, OR 97112  
allan@gorgeappraisal.com



To: Tillamook County Department of Community Development  
1501-B Third St  
Tillamook, OR 97141

This letter is concerning the Conditional Use Permit for a 19 site campground in Tierra Del Mar, #851-21-000416-PLNG. We are opposed to its approval for the following reasons:

- 1) Traffic congestion on Sand Lake Road: This road is heavily traveled over the summer months due to the large number of vacation rentals in Tierra Del Mar (TDM) and travelers from the north to Pacific City. Speed limit signs are rarely observed on this section of road. Adding an intersecting road with a large number of visitors each day will greatly increase congestion on this already overburdened strip of road.
- 2) Pedestrian traffic across Sand Lake Road: A number of visitors to the proposed campground will access the TDM beach by foot, and will cross Sand Lake Road. A pedestrian cross walk with clearly visible signs (much like 1000 Trails) will be essential.
- 3) Impact on a key Tsunami Evacuation Route: There is a Tsunami Evacuation sign at Floyd Rd, which is at a central location of TDM. The only other such route is located at the very southern end of the development. Increased traffic on Floyd Rd will reduce the effectiveness of this important safety feature for residents and visitors, especially for those located at the northern end of TDM.
- 4) Impact on TDM Water System: The Tierra Del Mar Water Company issued a warning in their last bill indicating that the water system is already under stress due to weekend rentals, which largely occur over the summer months. Greatest usage by visiting campers will also be over the summer months when a water shortage is most likely.
- 5) Inadequate parking at the entrance to TDM Beach: Due to the slope of the terrain and distance from Sand Lake Road, it is very likely that campground visitors will drive to the entrance of the beach at the south end of Sand Lake Road. Access to on-beach parking is highly unreliable because cars can easily get stuck in the soft sand. As a result, visitors park all along both sides of Sand Lake Road for hundreds of yards, causing a significant safety issue. We've seen Pacific City overwhelmed by a similar parking issue to the point that they have prohibited parking along Sand Lake Road and created new paid parking areas in town. TDM has no such option at this time.

Tierra Del Mar is a residential neighborhood, and should remain that way. Most of the residents of TDM will find the impact of a commercial campground detrimental to their daily lives due to increased traffic and lack of public parking in this area. Any county improvements on these issues will ultimately be paid for by county residents, the vast majority of which will receive no benefit from this campground.

We are opposed to a commercial venture in our neighborhood due to this impact on services and the quality of life in our residential neighborhood.

Thank you for your consideration of these issues.

Sincerely,

  
Allan & Carol Rodrick 

## Melissa Jenck

---

**From:** Pam Kniffin <pkknif@yahoo.com>  
**Sent:** Tuesday, January 25, 2022 11:22 PM  
**To:** Melissa Jenck; itone@co.tillamook.or.us  
**Subject:** EXTERNAL: Camping ground at Tierra Del Mar

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

I am an owner in Tierra Del Mar and I am opposed to allowing a campground. We purchased our homes based on the type of beach and the surrounding number of homes which were limited. If we wanted to be in Pacific City we would have purchased a home there. But instead we chose a very quiet community to have a home. This campground proposal will destroy the area and it will no longer be the quiet beach that we thought was so important when making this large investment and decision. We thought no more homes would be allowed but by allowing camping you are doubling the size of Tierra Del Mar.

Please do not allow a campground to destroy Tierra Del Mar.

Pam Kniffin. Austin Avenue Tierra Del Mar

[Sent from Yahoo Mail for iPhone](#)

## Melissa Jenck

---

**From:** Tierra del Mar Association <tierradelmarcommunity@gmail.com>  
**Sent:** Tuesday, January 25, 2022 7:26 PM  
**To:** Lynn Tone  
**Cc:** Melissa Jenck; Lynnae Ruttledge; Ron & Lisa Baker; Jim Spring; Margaret Quan  
**Subject:** EXTERNAL: Public Comment: Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC  
**Attachments:** PLANNING COMMISSION LETTER\_01-23-22.pdf

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

Hello Lynn,  
Attached is public comment from the Tierra Del Mar Community Association concerning Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC. We are considering whether or not to provide our comments also during the virtual hearing on Thursday, if that is an option. Would we need to sign up/register with you first to participate virtually?

Thank you in advance for your assistance, and can you also confirm receipt of our submission?

Sincerely,

Isabel Gilda, Chair  
Tierra Del Mar Community Association



January 23, 2022

Tillamook County Planning Commission  
Department of Community Development  
1510 B Third Street  
Tillamook, OR 97141

RE: Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC

Dear Tillamook County Planning Commission:

The Tierra Del Mar Community Association appreciates the opportunity to submit public comment related to Conditional Use Permit Application #851-21-000416-PLNG. Based on feedback from our community, we respectfully request that the following questions are included in your deliberations:

- **Traffic:** Given the narrow road width of Floyd Avenue east of Sandlake Road, should a traffic study be conducted to address the expected increase of RVs, vehicles, potential traffic delays on Sandlake Road, and for vehicles entering and leaving the campground?
- **Beach Access:** Pedestrian access to the beach will be needed and crossing Sandlake Road at Floyd Avenue is the primary option. What plans are underway to ensure the safety of pedestrians crossing Sandlake Road from the campground to the beach?
- **Maximum Occupancy:** Based on proposed site square footage, what is the maximum occupancy of each site and/or overall campground for individuals and their tents, vehicles, and RVs? Are campers allowed to park a non-RV motorized vehicle at their designated camp site? Is there a maximum length of stay for each visit and will long-term stays be permitted?
- **Fire Safety:** Given the steep terrain of the access road and campsite, has the Nestucca Rural Fire Protection District Fire Chief confirmed the entire campground and all campsites are accessible to their firetrucks and that fire suppression plans are acceptable? In order to maintain safe passage for any and all emergency vehicles, how will the "No On-Street Parking" rule, as specified in the application, be enforced?
- **Emergency Preparedness and Evacuation:** Tierra Del Mar is located in a Tsunami Hazard Overlay Zone. What means of communication will be available at the campground for emergency preparedness and evacuation? Is there an opportunity for emergency preparedness facilities at the campground for the greater Tierra Del Mar community?
- **Water Supply:** What is the status of any application to the Oregon Water Resources Department concerning adequate well water supply for both the main campground and the fire suppression needs?
- **Campground Security:** Is there an onsite camp host/staff 24-hours per day year-round and does the campground plan on using the Tillamook County Sheriff's Office for assistance with any onsite conflicts and disturbances?

We appreciate your consideration and thank you for your time.

Sincerely,

TIERRA DEL MAR COMMUNITY ASSOCIATION BOARD OF DIRECTORS





# Oregon

Kate Brown, Governor

## Department of Fish and Wildlife

Northwest Region  
4907 3<sup>rd</sup> Street  
Tillamook, OR 97141  
(503) 842-2741  
Fax (503) 842-8385  
[www.odfw.com](http://www.odfw.com)



1/25/2022

Dear Melissa Jenck,

This letter is in response to a request on December 29, 2021 for comments on Tillamook County Project # 851-21-000416-PLNG, a Request for Conditional Use approval for a 19-site recreational campground.

ODFW has reviewed the information you provided. We are not aware of any Federal or State listed Threatened or Endangered species (as defined by OAR 635-045-0002) present at or immediately adjacent to the proposed project site that may be affected by the proposed project. ODFW's primary concerns related to the proposed project are the conversion and loss of big game habitat and potential impacts to active nests of migratory birds. To avoid and minimize potential harm to these wildlife species ODFW recommends the following:

- Development should be planned so that structures are located far enough away from standing live trees to prevent them from becoming a hazard to the structure in the future.
- ODFW recommends conducting vegetation removal activities outside the general bird nesting season (April 15 – July 15) to avoid potential conflicts with nesting birds. Please note that some bird species (e.g., eagles, owls, hawks) nest prior to this timeframe and that bird nests may be active beyond July 15.
- If any work needs to be done in the wetland portion of the project area, ensure that Department of State Lands is contacted.
- Removing or thinning forested acres for campsites, cabins, recreational buildings and bath house may have impacts on big game movements leading to future conflicts especially if deer and elk friendly plants are not used in landscaping. Residents should expect to have various wildlife species frequent their property and take proactive measures to reduce and eliminate unintended wildlife attractants such as, but not limited to: unsecured garbage, pet food, compost piles and landscaping. Development plans should consider these issues and incorporate protections for important landscaping and domestic animals held on site.

Thank you for the opportunity to provide comments. Please contact our office if you have any questions or would like clarification on any of our recommendations.

Charlie Chamberlain  
Assistant District Wildlife Biologist

## Melissa Jenck

---

**From:** lisa macy <macyl20@yahoo.com>  
**Sent:** Monday, January 24, 2022 4:43 PM  
**To:** ltone@co.tillamook.or.us; Melissa Jenck  
**Subject:** EXTERNAL: Public comments for planning commission mtg 1/27  
**Attachments:** Treehouse campground public comment.pdf

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

Thank you!

Tillamook County Department of Community Development  
RE: #851-21-000416-PLNG.

Dear Planning Commission,

Thank you for taking the time to read our comments. We've owned our home on Pier Ave in Tierra Del Mar for 12 years. I currently serve on the PC-Woods Parking Advisory Committee and the Cape Kiwanda Corridor Project steering committee. Thus, I am keenly aware of the infrastructure challenges facing South County, much due to overtourism and lack of funding available at the county level. The common theme and goal of both projects include improving the livability and experience of visitors and residents alike. All projects point to the fact that we don't need to bring more visitors to South County. I am thankful that the county is putting incredible effort into managing tourism and building a better plan, but allowing conditional use development such as this goes against that very goal.

Currently, there is very little regulation on Short Term Rentals in Tillamook County. Over 30% of the homes in Tierra Del Mar are now registered STRs. While these generate needed TLT dollars, a recent study by the University of Oregon in Land Use Policy, notes that STRs negatively impact the long-term rental supply and housing affordability. In addition, the study points to the negative impact on neighborhoods and loss of important community building. We see the need for a balanced approach to Short Term Rentals. Adding a boutique, upscale campground that includes 19+ STRs does not add to that balance.

After reviewing the application and staff report, we have serious concerns about the true size and occupancy of this campground. Each tent space is either 920 or 1200 square feet which is obviously large enough for RVs, multiple tents or extra-large tents that sleep 10+. While the staff report requires that only one tent or RV and vehicle be permitted per site, we are concerned that it will be a challenge to enforce. There are 26 additional parking spaces on the site map. The four cabins are 920 in size, easily sleeping 8+. This leads to a potential occupancy of well over 100 and around 50+ cars or RVs entering and exiting Sand Lake Road regularly. Last summer, we received a notice before July 4<sup>th</sup> to start limiting our water use in TDM due to low reserves. I'm concerned that our fragile water system will be further comprised. We are concerned that such large potential occupancies will overflow septic tanks situated near or atop wetlands and streams. One only has to look to the current development on the east side of Holly Ave to understand where that overflow will go – into our ground water, streams and ocean. We are concerned that this development will only add to the current traffic safety and problems on Sand Lake Road and in and around the TDM beach access point. We are incredibly concerned about the current state of our emergency management system, including police and fire, and how this would only stress it further. The lack of cell service in the area only makes it worse.

We ask that you consider the aforementioned challenges posed by over-tourism in South County and not add to the problem at this time. We need better infrastructure and EMS, and a better plan for STRs, before we can even begin to consider more developments such as this.

Thank you for your time and consideration,

Lisa Macy-Baker and Ron Baker

## Melissa Jenck

---

**From:** Lynn Tone  
**Sent:** Thursday, January 27, 2022 4:26 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: campground in Tierra del Marr

---

**From:** twooldjox at canby.com <twooldjox@canby.com>  
**Sent:** Tuesday, January 25, 2022 9:43 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: campground in Tierra del Marr

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

I am against the campground in Tierra Del Marr. The area is not zoned for that activity and I have been prevented from using my lot to park my RV on even though it is completely self contained.

We have had times when the area has a water shortage and not sure if our system can handle this additional load on the system. The area is very flat with a shallow water table and with older septic systems the area can easily become contaminated.

Pam Wilson  
owner in Tierra del Marr