

BEFORE THE PLANNING COMMISSION
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF #851-21-000416-PLNG A) CONDITIONAL USE REQUEST FOR A 19-SITE) RECREATIONAL CAMPGROUND ON A 58.51-ACRE) PARCEL, WITHIN THE RURAL RESIDENTIAL 2-) ACRE (RR-2) ZONED PORTION OF THE PROPERTY,) ACCESSED VIA FLOYD AVENUE, A COUNTY) LOCAL ACCES ROAD, AND DESIGNATED AS TAX) LOT 600 OF SECTION 6, TOWNSHIP 4 SOUTH,) RANGE 10 WEST OF THE WILLAMETTE MERIDIAN,) TILLAMOOK COUNTY, OREGON.)	FINDINGS OF FACT, CONCLUSIONS AND ORDER #851-21-000416-PLNG
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APPLICANT/PROPERTY OWNER: Oregon Treehouse Partners LLC, 1276 NW 107th Ave, Portland, OR 97229

The above-named applicant applied to Tillamook County requesting Conditional Use approval for a 19-site recreational campground on a portion of a 58.51-acre parcel on the property as specified above.

Public hearings on the above-entitled matter were held before the Tillamook County Planning Commission for their consideration on January 27, 2022 and February 24, 2022, where a decision was made on that date.

The Tillamook County Planning Commission considered this Conditional Use request on the basis of the Conditional Use criteria listed in 6.040 of the Tillamook County Land Use Ordinance, findings of fact and conclusions contained within the staff report, staff memos, public and agency comments, evidence and information presented, written and oral testimony received at the hearing, and the applicant’s presentations.

Planning Commission voted unanimously, 7 in favor and 0 opposed, to approve Conditional Use request #851-21-000416-PLNG subject to the Conditions of Approval as amended and included as “Exhibit A”.

The Planning Commission hereby adopts the Conditions of Approval as amended and shown in “Exhibit A” attached to this Order.

This decision may be appealed to the Board of County Commissioners by an affected party, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners within twelve (12) days of the date that Notice of this decision is mailed.

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DATED this 28th day of March, 2022.

TILLAMOOK COUNTY PLANNING COMMISSION

A handwritten signature in blue ink, appearing to read "Kurt W. Heckerath", written over a horizontal line.

Kurt Heckerath, Chairperson

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EXHIBIT A

CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this 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.
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.

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