

TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held

February 24, 2022- Beginning at 6:30p.m.

VIRTUAL & TELECONFERENCE MEETING

*The Tillamook County Courthouse hearing proceedings are taking place in virtual meeting format only. The hearing can also be accessed via teleconference. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.co.tillamook.or.us/commdev>. Click on Virtual Teams Link. *Microsoft Teams Meeting Format.*

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS:

#851-21-000416-PLNG: Request for Conditional Use approval for a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel 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 proposed campground is within Rural Residential 2-Acre (RR-2) zoned land, with the subject property split zoned RR-2 and Small Farm and Woodlot-20 (SFW-20). The Property Owner and Applicant is Oregon Treehouse Partners LLC

#851-21-000427-PLNG: Ordinance Amendment request to the Goal 10 Housing Element of the Tillamook County Comprehensive Plan to incorporate the December 27, 2019 Tillamook County Housing Needs Analysis completed by the Tillamook County Housing Commission.

IV. NEW BUSINESS:

#851-22-000003-PLNG: Request for replat of a subdivision plat approval for a portion of "Sahhali South" together with Conditional Use request #851-22-000003-PLNG-01, to amend the Planned Development Master Plan, on a property accessed off Highway 101 South, a state highway, through Heron View Drive and Proposal Point Drive, private roads, and located in the Unincorporated Community of Neskowin. The subject property is zoned Neskowin Rural Residential zone (NeskRR) and is designated as Tax Lots 1300, 1301, 1400, 1500, 1600, 1700, 1800, 1900, 4600, 4700, 4800, 4801 and 5900 of Section 24AB, Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner is Sahhali South LLC. The Applicant is Richard Boyles.

The Department will be requesting that this matter be set over to the April 14, 2022, hearing date. The record for this matter was not included in the Planning Commission hearing packet.

V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY

VI. ADMINISTRATIVE DECISIONS: Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>

VII. HOUSING COMMISSION UPDATE

VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

IX. ADJOURNMENT

The Courthouse is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.



Land of Cheese, Trees and Ocean Breeze

MEMO

Date: February 17, 2022
To: Tillamook County Planning Commission
From: Melissa Jenck, Land Use Planner II, CFM
Subject: February 24, 2022, Planning Commission Hearing – Oregon Treehouse Partners LLC Recreational Campground Conditional Use

#851-21-000416-PLNG: Applicant is requesting to develop a recreational campground consisting of 19 sites on Rural Residential 2-Acre zoned property. The subject properties are 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. Development is proposed to be concentrated in an approximately 18-acre area.

The hearing on February 24, 2022, is a continuation of the initial hearing on January 20, 2022, for this request. Attached to this memorandum is the public testimony that was received and made part of the record. The testimony has been sectioned according to the dates specified in the unanimous decision to continue the hearing: Written testimony and new evidence by any partied received from January 27, 2022 at 4:00pm to February 3, 2022 at 4:00p.m., followed by written testimony but no new evidence by any party received from February 3, 2022 at 4:00p.m. to February 10, 2022 at 4:00p.m., and ending with written final comments by the Applicant received from February 10, 2022 at 4:00p.m. to February 17, 2022 at 4:00p.m.

The written public testimony portion of the hearing is closed.

The Applicant will provide final oral testimony at the February 24, 2022, hearing. Staff will provide final comments and be available for questions.

If you have any questions about the information received, please do not hesitate to contact me. Thank You,

Melissa Jenck

Land Use Planner II, CFM
503-842-3408 Ext. 3301
mjenck@co.tillamook.or.us

Public Comments received
January 27 4pm to
February 3 4pm

Anyone may submit
testimony and evidence

Melissa Jenck

From: Lynn Tone
Sent: Friday, January 28, 2022 2:39 PM
To: Melissa Jenck
Subject: FW: EXTERNAL: Comments re Treehouse Partners conditional use

From: Mary Voboril <SailorDiver@yahoo.com>
Sent: Friday, January 28, 2022 2:37 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Comments re Treehouse Partners conditional use

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Please acknowledge receipt. Thanks!

Members of the Planning Commission:

Predictably, Oregon Treehouse Partners portrays its project in an upbeat, wholly positive fashion. As with other projects, however, Treetops glosses over numerous issues or entirely omits their mention.

The inconvenient truth is that Thursday's presentation raises numerous questions. Specifically, these questions relate to safety and to the campground's certain impact on the quiet residential character of Tierra Del Mar:

—What commercial signage does Treehouse plan for Sandlake Road and Floyd Avenue? Will signs stay floodlit throughout the night? Will there be neon?

— Given the uptick in pedestrian traffic, will the county accommodate Treehouse by installing crossing lights, a speed bump, a crosswalk and related signage on Sandlake Road? If so, will the applicant foot the bill or will taxpayers?

—Perhaps I missed this, but is there a time limit on how long Treehouse will allow campers to camp? Is it six months in a 12 month period, as per TCLUO Section 5.030?

— Re campers' safety: The Treehouse site is long-entrenched bear and elk habitat. Human encroachment, therefore, is likely to cause problems. Does Treetops deny this?

It's reasonable to assume that bears will sniff out food opportunities on Treehouse property, including barbecue grills, picnic tables and even Treehouse tents. (A Google search shows that a bear's sense of smell is seven times greater than that of a bloodhound. https://sectionhiker.com/bears_sense_of_smell/) Some bears even are attracted to the scent of deodorant: <https://www.backpacker.com/stories/ask-a-bear-ditch-the-deodorant-in-bear-country/> What will Treehouse do to repel resident bears? Secure trash containers won't be enough.

If resident bears menace campers, will Treehouse pay to relocate the bears? Or, given proper permits, will Treehouse hire sharpshooters to eradicate them? Also, what kind of liability insurance does the county require Treehouse to have?

(And, please, the bear issue is no idle speculation. In one case alone, in 2002, a black bear snatched a baby from its stroller in New York's Catskills. It did not end well. See <https://www.nytimes.com/2002/08/20/nyregion/catskill-bear-snatches-infant-from-stroller-and-kills-her.html>)

Similarly, elk have caused serious injuries to inattentive or photo-seeking tourists, especially during the month-long rut. How will Treehouse protect its campers? Will there be a perimeter fence?

— Treehouse campers likely will include hunters, mushroom gatherers, anglers and the like. Will Treehouse provide access, easy or otherwise, to adjacent U.S. Forest Service land? And will there be a fish-cleaning station on site?

—Will the general public be allowed to hike to the camp store and buy supplies? Will the public be barred from the small restaurant?

—Treehouse says the site can house 80 campers at one time. How will these 80 campers access the beach? If by car, they surely can be expected to park on Floyd or nearby residential streets, where tourist parking already causes significant ill will. Treehouse can tell them not to, but how, exactly, will Treehouse enforce this? And under what authority?

—Perhaps Treehouse expects campers, including those with young children, to hike down the steep access road while carrying food, drink and beach gear, then dash across Sandlake Road, then walk west on Floyd and finally arrive at the beach by way of the Floyd Avenue beach access.

If so, does Treehouse further expect its campers to pack up their beer bottles, soda cans, plastic trash, used diapers, etc., and carry all of it back over the dune, east along Floyd, east across Sandlake, up the steep access road and only then do a proper trash disposal?

(Frankly, the likelihood of vastly more beach litter renders quaint the stated Treehouse plan to offer campers an incentive, as yet unspecified, to pick up micro-trash on the Tierra Del Mar beach.

(Apparently, Treehouse also assumes that no beach-going camper will be tempted to stuff their dripping, malodorous beach trash in residential garbage cans.)

—As I understand it, campers' visiting friends and family won't be allowed to park on site and will be told not to park on Floyd Avenue or other nearby streets or on Sandlake Road. Again, who's going to enforce this, and how, and under what authority?

Note that bumper-to-bumper parking regularly occurs on Cape Kiwanda Drive, despite "no parking" signs. Surely the applicant is aware of this. Why would it be different on Sandlake?

—Will Treehouse have on-site staff 24/7? If not, who's going to deal with late-night noise complaints, heated disputes among campers, aggressive unleashed dogs, unruly teenagers, discharge of fireworks and suchlike? Does Treehouse allege that these and similar problems would never occur?

(I heard nothing about security arrangements. Surely there will be occasional disorderly conduct and occasional trespassers at Treehouse, especially after dark.)

— Will the campground "host" be required to live on site or close by in case of serious after-hours issues? How will Tierra Del Mar residents contact this person? (As I recall, the county requires vacation rental owners to provide local contact info. Will the county give Treehouse a waiver of this requirement?)

—How noisy will the generator be? Sound carries quite well on the beach, especially at night. It's somewhat concerning that the applicant knew nothing about his own generator.

—Precisely what “improvements” will Treehouse make to Floyd Avenue? And will it be paved, then? It wasn’t clear from the hearing.

— How will Treehouse address the lack of cell service?

The foregoing questions go directly to camper safety and to quality of life for TDM residents. At this point, it appears that the Treehouse project would greatly alter the established character of the community — and not in a positive way.

Before deciding this matter, please request detailed and specific answers from the appropriate parties.

Thank you , and thank you for serving as Tillamook County Planning Commission members.

Sincerely,

Mary Voboril
5800 Irish Avenue
Tierra Del Mar, OR 97112

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Melissa Jenck

From: David Churchley <cscapereactions@gmail.com>
Sent: Saturday, January 29, 2022 4:17 PM
To: Lynn Tone; Melissa Jenck; Sarah Absher
Subject: EXTERNAL: #851-21-000416-PLNG comments

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

January 29, 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
Sarah Absher: sabsher@co.tillamook.or.us
Lynn Tone: ltone@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,

Please accept these written comments as part of the seven day response time for the January 27, 2022 hearing.

David and I have lived full-time in Tierra Del Mar on Harris Avenue for the last 19 years. The west side of the property is more than "improved", it is our home. We have the following concerns:

- **Water.** For the last several years, water usage during the summer has been an issue. We received notices from the Tierra Del Mar Water Company telling us to limit our water usage and refrain from watering the yard during the summer and fall months until the water supply is re-established. Will the campers be informed of the limitations and monitored for water usage? Also, will the well drilling have an impact on the water source for the community?
- **Traffic.** SandLake Road is very busy during the late spring, summer, and early fall months, also, during weekends year round. This is the road the campers will cross at Floyd in order to access the beach. With 60 to 80 possible campers staying at the campground, what plans have been made to make the beach access safely reached? Also, nowadays, people tend to bring more than just a blanket to sit on the beach and prefer unloading their car to transport chairs and food. Where are a possible 20+ cars going to park? Is Floyd Avenue going to be deluged with traffic and/or become a parking lot? (Or any of our streets?)
- **Noise.** What we have found is that noise carries at the beach. The ATV's at SandLake sound like they are inside our house at times. How will the noise be monitored or controlled at the campsites? Will there be a curfew or time limit set for "quiet time"?
- **Fire.** Campers will have fires. Will the campfires be monitored? Summertime winds and burn bans will definitely be in effect sometimes during the year. Who and how are the fires going to be controlled and monitored? This brings me to the last issue-
- **Campground supervisor.** Is there going to be a campground supervisor on the property at all times, 24/7? There needs to be someone there to monitor the water usage, noise level, campfires, and number of cars at the site. Also, since we do not have cell service in Tierra Del Mar, someone needs to be there to alert campers of any tsunami warnings. Tillamook County uses reverse calling to notify people, but they would not have phones. Along with the alerts, the campers will need to be able to make emergency calls. Emergencies can happen at any time, where will they be able to call for help since cell service is nonexistent?

As mentioned at the January 27, 2022 meeting, Tierra Del Mar is a beautiful area. We do not believe all questions and concerns have been adequately answered to safeguard the beauty of this area and the people living here.

Sincerely,
David and Candace Churchley
5955 Harris Ave
Cloverdale, OR 97112 (Tierra Del Mar)

Melissa Jenck

From: Karin Wriggle <karinwriggle@gmail.com>
Sent: Sunday, January 30, 2022 4:34 PM
To: Lynn Tone; Melissa Jenck
Cc: ICE Millie Wriggle
Subject: EXTERNAL: Public Comments RE: Campground Project Proposed for 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 attended the recent Tillamook County Planning Commission Virtual Public Hearing on Thursday, January 27, 2022 concerning Tierra del Mar.

As a Tillamook County home owner, I strongly oppose the proposal for a new privately owned campground at the east end of Floyd Ave. on Tierra del Mar.

Our family has been part of the Tierra del Mar Community since the mid-1960's (first on Guardenia Ave., then on Holly and finally on Pollock Ave.) and the number of visitors has grown to a level which threatens both the character of the residential community and the environment. Historically, we have fought commercial use of the area.

The proposed campground (with a 75 persons capacity) will have very little supervision in terms of safety, traffic, pollution and noise. Users of the planned commercial enterprise will have no accountability to the residents of Tierra del Mar.

Please truly hear the residents of Tierra del Mar when making your decision.

Sincerely,
Millie Wriggle
5645 Pollock Ave.
mewriggle@gmail.com

Melissa Jenck

From: k swyter <kswyter@gmail.com>
Sent: Monday, January 31, 2022 10:31 AM
To: Melissa Jenck
Subject: EXTERNAL: Campground

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I OPPOSE the proposed campground !! The traffic and water supply are of greatest concern. Please leave TDM community as is.

Melissa Jenck

From: phg at bctonline.com <phg@bctonline.com>
Sent: Wednesday, February 2, 2022 2:35 PM
To: Lynn Tone; Melissa Jenck
Subject: EXTERNAL: Tierra Del Mar Recreational Campground
Attachments: PHG Campground Comments 2022_1_30 MRK.docx

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

Hi:

I have attached comments regarding the proposed recreational campground at Tierra Del Mar.

Regards,
Malia R. Kupillas, R.G., C.W.R.E.
Pacific Hydro-Geology Inc.

January 30, 2022

Tillamook County Department of Community Development
1510-B Third Street
Tillamook, Oregon 97141

RE: Proposed Recreational Campground, #851-21-000416-PLNG

Attention Planning Commission:

Submitted herewith is written testimony from Pacific Hydro-Geology Inc. for consideration by the Planning Commission.

We have reviewed the application for a proposed recreational campground in Tierra Del Mar. Our comments relate to four items we would like to be considered during this planning process.

First, our review of the application was impacted by the fact that the actual specific location of the proposed campground is not shown on the Zoning Map, Tax Lot Map, National Flood Hazard Map, and the National Wetlands Inventory Map which were provided with the Planning Commission packet.

Second, there are not enough data at this time for us to evaluate the potential impact this added use to the surface and groundwater systems could have on nearby wetlands that drain into Sitka Sedge Park. Recent studies have shown that there is a significant volume of groundwater that discharges into Sitka Sedge Park. Therefore, the placement and depth of the proposed well are important for determining the potential impacts of pumping groundwater to both the nearby wetland and Sitka Sedge.

Third, the applicants proposed well will not require a water right if the daily use of water is less than 5,000 gallons per minute (OAR 690-340-0010(1)(d)). If the volume of water used from the well exceeds the 5,000 gallons per minute, then the applicant will need to apply for a water right from the Oregon Water Resources Department. A water right permit should be obtained, if needed, before the application is approved. The other option is the applicant can obtain an alternate source of water, like trucking water in. The applicant has not provided information on how much water will be used from the proposed well on a daily basis or what peak demand will be during the summer.

Fourth, the applicant has not indicated that they have contacted the Oregon Department of Health and Human Services (Drinking Water Services) who regulates the quality of water provided to the public. OAR 333-061-0010 must be met if they are going to provide water to more than 25 individuals at least 60 days of the year (not counting the people served by Tierra del Mar Water Company in the four cabins).

Regards,

Malia Kupillas, R.G., C.W.R.E.
Pacific Hydro-Geology Inc.



EXPIRATION DATE 6/30/21



Exp. 6/1/21

Melissa Jenck

From: Lynnae <lynnae.brown1@gmail.com>
Sent: Wednesday, February 2, 2022 6:45 PM
To: Lynn Tone; Melissa Jenck
Cc: Lynnae Rutledge
Subject: EXTERNAL: Additional written testimony #851-21-000416-PLNG
Attachments: 020122 ltr to tillamook county planning.pdf

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Greetings – attached please find my additional written testimony with an illustrative aerial photo. Please enter this into the record. Thanks!

Regards,
Lynnae M. Rutledge
5885 Austin Ave.
Tierra Del Mar

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Lynnae M. Ruttledge
5885 Austin Ave., Tierra Del Mar
Email: lynnae.ruttledge@icloud.com
February 1, 2022

Tillamook County Department of Community Development
1510-B Third Street
Tillamook, Oregon 97141

#851-21-000416-PLNG
Additional Testimony for the record

Greetings:

Thank you for extending the period for public comment regarding the Conditional Use application submitted by Oregon Treehouse Partners LLC.

The application as submitted is incomplete. In critical areas, it lacks the specificity necessary for the Planning Commission to determine if the application meets the conditional use criteria.

The application fails to adequately address compliance with Conditional Use Criteria (3): The parcel is suitable for the proposed use considering its ... natural features.

- The applicant has not provided an assurance that there will be no negative impact to the water table and ground water of the adjacent Tierra Del Mar community with the planned drilling of a well, cistern and two septic systems.
- The applicant has not provided wetland delineation or a detailed map of the location of the campsites and amenities in relation to existing wetlands and waterways present on this project site. Of particular concern is the planned location of the bath house, its septic system and the large number of camper vehicle parking spots.
- Specific information is needed regarding adequate septic/sewer facilities for the bath house and necessary erosion control measures to accommodate the adjacent 24 parking spots. Please see attached aerial photo captured January 22, 2022 of the primary campground road where it crosses active wetlands; from the schematic provided by the applicant, this is the gully in the vicinity where the stand-alone bath house and parking spots will be located.

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- Oregon Department of Fish and Wildlife - both Robert W. Bradley, the District Fish Biologist and Charlie Chamberlain, the Assistant District Wildlife Biologist - have provided specific input that should be addressed in the application, not just as a Condition of Approval. Concerns are expressed regarding potential impacts on wetlands, fish passage determination, big game movements, and potential conflicts with nesting birds.

The application fails to adequately address compliance with Conditional Use Criteria (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.

In addressing this review criteria, the application focuses on the campground as being self-contained. During the presentation January 27 however, the applicant stated that they expect to accommodate the 60 to 85-90 campers (with attendant vehicles) at any given time. There will be a measurable negative impact to the use of surrounding properties with the sheer volume of increased vehicle and foot traffic on Floyd Avenue, potential parking issues along Floyd Avenue and Sandlake Road, risky pedestrian crossings of Sandlake Road as well as increased disruption and noise as the volume of campers and vehicles enter and exit the property. Regrettably, posting signs and/or telling people to not park is not effective and expecting people to act responsibly is optimistic but not enforceable.

The application fails to adequately address compliance with Conditional Use Criteria (6): The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

The unincorporated coastal community of Tierra Del Mar has minimal infrastructure and lacks adequate public facilities and services to support this proposed campground including:

- limitations of the capacity of the Sheriff's Department to respond timely to issues that may arise with the campground;
- no cell phone service and no public telephone availability, likely impacting timely emergency response to campground incidents, fires, medical emergencies or natural disasters;

Page 3

#851-21-000416-PLNG Additional Testimony

February 1, 2022

- we have a private water company supply with limited capacity and limited wastewater treatment options;
- our roads are built to carry small amounts of traffic;
- street lighting along Sandlake Road is entirely dependent upon funding by volunteer contributions through the Tierra Del Mar Community Association.

In light of all these factors, the Oregon Treehouse Partners campground conditional use application as submitted is incomplete. In critical areas, it lacks the specificity necessary for the Planning Commission to determine if the application meets the conditional use criteria. As submitted, it fails to meet the review criteria and should be denied.

Thank you for considering my input.

Lynnae M. Rutledge
Lynnae M. Rutledge

From: [Kevin Gindlesperger](#)
To: [Melissa Jenck](#)
Subject: EXTERNAL: Additional Support Letter
Date: Thursday, February 3, 2022 12:47:27 PM
Attachments: [Letter to Tillamook Co..pdf](#)

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Melissa,

Attached is an additional support letter we would like to submit for our project.

thank you!
-Kevin

Denise Bray
7495 SW Bellrose Ln.
Portland, Oregon 97223

Kristi Lokting
4466 SW 163rd Pl.
Beaverton, OR 97078

February 2, 2022

Tillamook County
Development Dept.
1510 B Third Street
Tillamook, OR 97141

In re: Tierra Del Mar Recreational Campground Project Submitted by Oregon Treehouse Partners

To Whom It May Concern:

We are writing regarding the above-reference project proposed by Kevin and Anna Gindlesperger and their partners. Kevin and Anna are our neighbors in Pacific City. We had the pleasure of viewing this property with them and hearing about their hopeful intentions regarding the property. Their plans, as we understand it, will be construction of small cabins and domes and a few other outbuildings in the hills of the property they have acquired.

The Tierra Del Mar/Pacific City area is one of the most beautiful areas along the Oregon coast. It was discovered by my family over 60 years ago. The patriarch of our family was one of the early dory fishermen and various family members now have second homes in Pacific City and Tierra Del Mar. We have enjoyed the many activities and beauty this place has to offer.

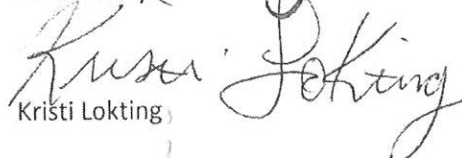
As we see it, the projected endeavor of the Oregon Treehouse Partners would keep that acreage basically intact with minimal impact on the environment yet still allowing vacationers an opportunity to enjoy the gorgeous ocean views and serene setting amongst the towering Sequoias where vacationers can make unique, unforgettable memories.

The Pacific City and Tierra Del Mar area has many attractions, drawing tourists to this area. We believe this project would add yet another enticement to the allure to the area and be a positive contribution to the economy.

Thank you for your consideration.

Sincerely,


Denise Bray


Kristi Lokting

From: [Susie Huffschtmidt](#)
To: [Melissa Jenck](#)
Cc: [Sarah Absher](#)
Subject: EXTERNAL: Testimony re: Treehouse Partners application for recreational campground
Date: Monday, January 31, 2022 3:26:36 PM

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

>
> Dear Ms. Jenck and Ms. Absher,

>
> As property owners in Tierra Del Mar since 1952, we have a long-standing stake in the safety and livability of our quiet coastal retreat. Five generations have enjoyed this very special place. And so we feel compelled to add our concerns, as follows:

>
> 1. The campground proposed is clearly a commercial venture, complete with overnight lodging and “food options” (small deli or convenience store?) How can it possibly be legal for it to be placed in an area zoned Rural Residential and Small Farm & Woodlot?

>
> 2. The safety concerns are significant: increased traffic, both vehicle and pedestrian, using and crossing Sandlake Road.

>
> 3. The infrastructure is not robust: the streets are gravel, and the water supply is limited. During several periods of the year, especially in the summer when there are more visitors, we’re asked to limit water use. We seriously question whether the water supply is adequate to service this additional load, despite the reassurances we’ve read.

>
> 4. Livability will be compromised: campers will want to access the beach. And, yes, of course, they’re welcome. But it’s a long walk, especially with young kids, dogs, and gear. Many will choose to load up their cars and then search for a place to park. Parking at the beach access is limited, and parking right on the beach can be risky. Some will surely just head west on one of our gravel residential roads, adding dust, traffic, and undoubtedly using or blocking driveways and residential access when they park.

>
> Thank you for the opportunity to submit our concerns.

>
> Sincerely,

>
> Susan Pileggi
> Pat & Dave Long
> Brian & Lucy Roark

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Public Comments received
February 3 4pm to
February 10 4pm

Anyone may submit
written testimony, no new
evidence.

From: [Cameron La Follette](#)
To: [Melissa Jenck](#)
Cc: [Sarah Absher](#)
Subject: Re: EXTERNAL: Treehouse application: question
Date: Thursday, February 10, 2022 3:15:35 PM

Hi Melissa,

Yes, please include my comments in the record for planning commission consideration.

I understand that the commission is the decision-maker here, but was seeking to flag the staff report, which did not recommend a wetland delineation, though it could do so. I would recommend they do so for the next meeting — it would be a staff recommendation only, but it would tally with the DSL comments on the importance of wetlands at this site, and also indicate to the commission the importance of requiring a delineation.

Thank you,

Cameron La Follette

On Feb 10, 2022, at 2:44 PM, Melissa Jenck <mjenck@co.tillamook.or.us> wrote:

Good afternoon Cameron,

Thank you for your comments.

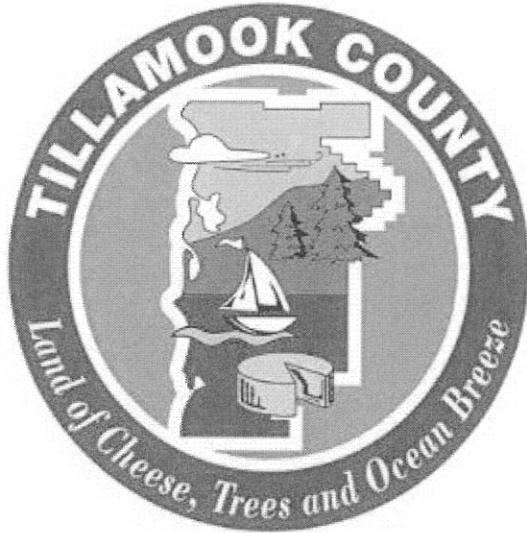
The Planning Commission are the decision-makers for the Oregon Treehouse Partners Conditional Use review. Please let me know if you'd like these comments to be included on the record for Planning Commission consideration.

Tillamook County Land Use Ordinance Section 3.550 discusses the standards applied to notification wetlands. Staff is aware of the specific language that DSL provided in their comments and these comments have been provided to the Planning Commission as reflected in the record.

Should the Planning Commission determine a specific Condition of Approval is appropriate to require a wetland delineation prior to development of the property, staff will amend the recommended Conditions of Approval.

Sincerely,

Melissa Jenck (she/her) | CFM,
Land Use Planner II
TILLAMOOK COUNTY | Community
Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301 |
mjenck@co.tillamook.or.us |



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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

From: Cameron La Follette <cameron@oregoncoastalliance.org>

Sent: Monday, February 7, 2022 9:22 PM

To: Sarah Absher <sabsher@co.tillamook.or.us>; Melissa Jenck <mjenck@co.tillamook.or.us>

Subject: EXTERNAL: Treehouse application: question

Importance: High

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Hi Melissa and Sarah,

It is clear from both the application of Treehouse Partners LLC and the testimony received on the application that there are many wetlands in the area proposed for the campground. They are more than large enough to merit serious consideration. The staff report on page 2 notes that there are mapped wetlands and riverine features, including forested shrub wetlands. DSL has already commented that the proposed project **will** impact wetlands and require a state permit.

Thus my question: will Tillamook County require a wetland delineation of the applicant, which then must be approved (or not) by DSL? Given that the agency has already indicated the presence of wetlands, this seems highly appropriate. In addition, ODFW has raised concerns about the wetlands and the need for consultation with relevant agencies. But all this will be inaccurate and difficult to complete satisfactorily, *unless* the county requires a wetland delineation of the applicant, as clearly they should. The staff report only recommended a condition of approval to ensure Treehouse gets all other needed permits, but this is insufficient. The county needs to take the leadership role in protecting local resources, and require a delineation.

Many thanks,

Cameron

—

Cameron La Follette
Oregon Coast Alliance

From: [travis ellis](#)
To: [Melissa Jenck](#); [Lynn Tone](#)
Subject: EXTERNAL: Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC.
Date: Thursday, February 10, 2022 7:07:14 AM

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

Good Morning,

Please accept my public comment concerning Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC.

TCLOU SECTION 5.030: RECREATIONAL CAMPGROUND STANDARDS (I) PURPOSE: A RECREATIONAL CAMPGROUND is a place where four or more recreational vehicles and/or tents are located on one or more continuous lots, tracts, or parcels of land under a single ownership for temporary recreational camping.

During the 1/27/22 Planning Commission public hearing, in the applicants' presentation, he stated that the proposed campground would not allow camper vehicles or RVs and would accept reservations only from tent campers. However, the Staff Report Findings show: *Applicant confirms that all spaces will be numbered for one individual RV or tent use (Exhibit B). Will the Applicant allow RVs on the campground, yes or no? Floyd Ave cannot handle RV traffic and neighbors should not have to endure RV traffic on their small rural road in this residential neighborhood.*

Thank you,

Travis Ellis

Roma Ave, Tierra Del Mar

From: [Quasar Quan](#)
To: [Melissa Jenck](#)
Subject: EXTERNAL: Fwd: Proposed Campground
Date: Thursday, February 3, 2022 8:21:44 PM

[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 forgot to attach the pics. Thank you.

----- Forwarded message -----

From: **Quasar Quan** <occeacee@gmail.com>
Date: Thu, Feb 3, 2022 at 8:18 PM
Subject: Proposed Campground
To: <mjenck@co.tillamook.or.us>

Dear Tillamook County Planning Commission:

I would like to please voice my concerns against the proposed campground east of Floyd Ave. I am a resident of Tierra Del Mar and live on Pier Avenue. The campground being proposed would have 19 sites (15 tent sites, 4 cabins) in an area zoned for residential use. Having that many people onsite seems to make it more of a commercial venture where it could become a short-term rental business like an airbnb with too many people onsite at one time negatively impacting the Tierra Del Mar community.

In the campsite PDF presentation, it is said that "...Parking will not be allowed on Floyd Ave nor on any other road for campground guests." How will this be enforced? Human nature being what it is, many guest will not want to walk down, then walk back up Floyd Ave after a day at the beach carrying all their stuff so there exists the probability that a lot of guests will be parking in front of our homes for closer access to the beach. This is already an ongoing problem with visitors parking in front of our homes and yards sometimes blocking our driveways. Because of that continued parking in front of our property, it looks somewhat unsightly, but we had to put up several 'No Parking' signs in front of the home (Attached).

Other questions to be discussed are: 1) Will the campground have security/safety personnel onsite 24/7 for emergencies? 2) Will the campground be a non-smoking facility...and the risk of wildfires if it is not? 3) What about the daily impact from campground guests on the wildlife regularly in the area? 4) What about the increased wear and tear on our residential roads from the increased vehicular traffic? Who will pay for the repairs...the campground?...or the residents? 5) I walk the beach every other day and pick up trash and debris and not all of it is washed in by the tides. There are no trash receptacles on the beach (and there should not be any), but again, human nature being what it is, some folks leave their litter behind. Will the campground give a big enough incentive as stated in their presentation for guests to do beach cleanup?...clean up after themselves?

Alternatives to the proposed campground already exist. There is Thousand Trails Campground right in the vicinity plus campgrounds in nearby Pacific City where visitors can stay helping the economies of Thousand Trails and Pacific City. Once the campground is built, that will open the door to even more unnecessary development in the area destroying the

peaceful, quiet beauty of Tierra Del Mar. The Eagles sang it best, "They called it Paradise, I don't know why. You call some place Paradise, Kiss it goodbye..."

Sincerely,

Bryan Quan



Please

DO NOT
BLOCK
DRIVEWAY

Thank You!





Please

DO NOT
BLOCK
DRIVEWAY

Thank You!

From: [Quasar Quan](#)
To: [Melissa Jenck](#)
Subject: EXTERNAL: Proposed Campground
Date: Thursday, February 3, 2022 8:19:21 PM

[**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 Tillamook County Planning Commission:

I would like to please voice my concerns against the proposed campground east of Floyd Ave. I am a resident of Tierra Del Mar and live on Pier Avenue. The campground being proposed would have 19 sites (15 tent sites, 4 cabins) in an area zoned for residential use. Having that many people onsite seems to make it more of a commercial venture where it could become a short-term rental business like an airbnb with too many people onsite at one time negatively impacting the Tierra Del Mar community.

In the campsite PDF presentation, it is said that "...Parking will not be allowed on Floyd Ave nor on any other road for campground guests." How will this be enforced? Human nature being what it is, many guest will not want to walk down, then walk back up Floyd Ave after a day at the beach carrying all their stuff so there exists the probability that a lot of guests will be parking in front of our homes for closer access to the beach. This is already an ongoing problem with visitors parking in front of our homes and yards sometimes blocking our driveways. Because of that continued parking in front of our property, it looks somewhat unsightly, but we had to put up several 'No Parking' signs in front of the home (Attached).

Other questions to be discussed are: 1) Will the campground have security/safety personnel onsite 24/7 for emergencies? 2) Will the campground be a non-smoking facility...and the risk of wildfires if it is not? 3) What about the daily impact from campground guests on the wildlife regularly in the area? 4) What about the increased wear and tear on our residential roads from the increased vehicular traffic? Who will pay for the repairs...the campground?...or the residents? 5) I walk the beach every other day and pick up trash and debris and not all of it is washed in by the tides. There are no trash receptacles on the beach (and there should not be any), but again, human nature being what it is, some folks leave their litter behind. Will the campground give a big enough incentive as stated in their presentation for guests to do beach cleanup?...clean up after themselves?

Alternatives to the proposed campground already exist. There is Thousand Trails Campground right in the vicinity plus campgrounds in nearby Pacific City where visitors can stay helping the economies of Thousand Trails and Pacific City. Once the campground is built, that will open the door to even more unnecessary development in the area destroying the peaceful, quiet beauty of Tierra Del Mar. The Eagles sang it best, "They called it Paradise, I don't know why. You call some place Paradise, Kiss it goodbye..."

Sincerely,

Bryan Quan

From: [Kevin Quille](#)
To: [Melissa Jenck](#); [Lynn Tone](#)
Subject: EXTERNAL: RE: Permit851-21-000416-PLNG - Oregon Treehouse Partners
Date: Thursday, February 3, 2022 6:46:05 PM

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Greetings Planning Commissioners,

My name is Kevin Quille and I own a home on Harris Ave in Tierra Del Mar. I recently attended the initial hearing on 1/27/22 to discuss the Conditional Land Use Permit for the property on Floyd Ave owned by the Oregon Treehouse Partners. It's truly an exciting use of the land and I wanted to express my full support for the project. I also wanted to thank Mr. Gindlesperger who represented the partners on his very detailed review of the planning that has gone into this project. The presentation was thorough and I was impressed that the plan detail addressed most of the concerns of community members who spoke. It appeared to me that the Oregon Treehouse Partners are truly trying to be kind to the environment, honoring the natural beauty of the property & neighborhood, while also expressing a strong desire to be a member of our community and a neighbor who adds to the uniqueness of Tierra Del Mar. Additionally, I also wanted to express my thanks to my neighbors who brought their questions/concerns of important issues that absolutely need to be addressed. For me, ensuring Tierra Del Mar Water Company can support the needs of the development (in addition to the wells that are part of the property development plan) is important. Also, ensuring continuity of staffing to manage issues that may arise overnight (noise, parking issues, emergencies, etc.) is something that should be addressed in the plan and I am confident the feedback will be taken seriously and mitigated. Again, given the plans that I saw, and the feeling that the Oregon Treehouse Partners truly want to be a great neighbor, I am confident this will be a welcomed addition to our vibrant community supported by the thorough plans already presented, and incorporating community feedback to develop the site in a safe and responsible way.

Regards,
Kevin Quille

From: [Lynn Tone](#)
To: [Melissa Jenck](#)
Subject: FW: EXTERNAL: #851-21-000416-PLNG, Additional written testimony for conditional use permit consideration by the Tillamook County Planning Commission
Date: Monday, February 7, 2022 8:44:43 AM

From: ANDREW EWING <aewing@live.com>
Sent: Sunday, February 6, 2022 2:49 PM
To: Lynn Tone <Ltone@co.tillamook.or.us>
Subject: EXTERNAL: #851-21-000416-PLNG, Additional written testimony for conditional use permit consideration by the Tillamook County Planning Commission

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Tillamook County Department of Community Development
1510-B Third Street
Tillamook, Oregon 97141

Re: #851-21-000416-PLNG
Additional written testimony for conditional use permit consideration

Dear Planning Commission:

Review criteria #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."

I am concerned that maximum capacity of this project for motor vehicles and people is not clearly stated in the application or by the applicant. These capacities need to be specified in order to understand the project impacts upon the surrounding neighbors. The application states that there will be "no street parking allowed" and that there will be 24 regular parking spaces and 2 handicap parking spaces plus a single parking space for each of the 4 accessory cabins. This totals to 30 parking places on the entire site. Is this correct or is parking allowed at each tent site? If parking is allowed at each tent site then the application is misleading and the followup question has to be how many vehicles allowed at each tent site? Does the applicant intend to use the streets of Tierra Dell Mar for overflow parking? In other submitted written testimony and at the 1/27/22 Tillamook County Planning Commission virtual public meeting hearing the question of maximum capacity for vehicles and persons was raised but only vaguely addressed. The applicant advises that the campsites were not intended to be used for RV camping and he speculated that the maximum capacity would be between 60 to 80 persons. Clearly maximum capacity of vehicles and persons does have an adverse impact on existing surrounding properties. In recent years tourism has flourished in Pacific City. Parking and beach driving near Cape Kiwanda has been severely restricted

and this has forced tourism north to Tierra Del Mar. The county has allowed Tierra Del Mar to become the overflow solution to Pacific City parking congestion. Without question, this project will obviously alter the character of the surrounding area and will indeed limit, impair and possibly prevent the use of existing Tierra Del Mar properties. Hopefully the Planning Commissioners will not allow an uncontrolled influx of tourist and their vehicles to compete with existing properties for access to their own properties. Specifically the permitted use I am referring to is access to our properties.

Respectively submitted,
Andy Ewing

From: [Lynn Tone](#)
To: [Melissa Jenck](#)
Subject: FW: EXTERNAL: Conditional Use Application #851-21-000415-PLNG - Oregon Treehouse Partners, LLC
Date: Monday, February 7, 2022 4:12:48 PM
Attachments: [Screen Shot 2022-02-07 at 8.11.23 AM.png](#)

From: Dean Wood <dean503@icloud.com>
Sent: Monday, February 7, 2022 3:06 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Conditional Use Application #851-21-000415-PLNG - Oregon Treehouse Partners, LLC

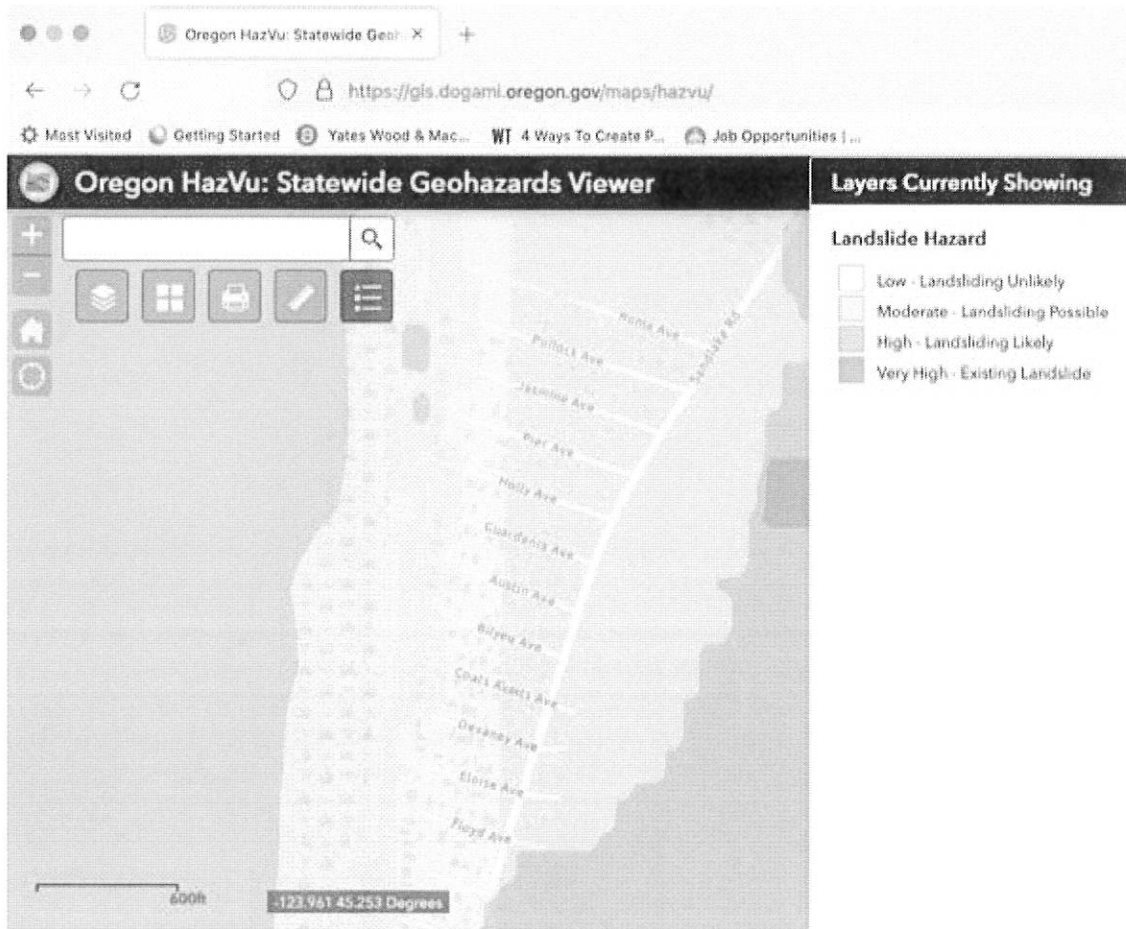
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Lynne,

This email is concerning the Conditional Use Permit application. I'm opposed to approving this application because it does not meet the Development Standards required by Land Use Ordinance. A few comments:

It appears the property is within a High Landsliding Area (see map below). Section 4.130(3)(4)(5) requires a "**Geologic Hazard report prior to approval of planned developments, coast resorts, subdivisions and partitions.....**" This report was not provided which is required to be prepared and stamped by both an Oregon Registered Geologist and an Oregon Registered Engineer. This report would provide the necessary information for the Planning Commission to make a decision such as:

- Recommendations on location of structures and roads
- Management of stormwater run off
- Hazards to life, public and private property, and the natural environment which may be caused by the proposed use.
- Methods for protecting the surrounding area from any adverse effects of the development



With respect to Wetlands, TILLAMOOK COUNTY LAND USE ORDINANCE SECTION, 3.550: FRESHWATER WETLANDS OVERLAY (FW). It states: *Other uses and developments permitted outright or conditionally in the underlying zone shall be permitted if they will not result in filling, drainage, removal of vegetation or other alteration which would destroy or reduce the biological value of the wetland.* The application does not provide enough detail to satisfy this requirement.

I believe they have an error in their application with respect to the code reference for Fire Safety. It currently references "OAR 333-660-06-035" which does not seem correct.

Application suggests that this is an "environmentally focused project" with "low impact" but only reference the property itself and not the surrounding community. The application does not go into enough detail on impacts related to lighting, noise, fire and pedestrian safety. A few comments/examples:

- Campers at a beach community will be walking to the beach. If the camp is fully occupied with an average of 3 campers per site, it's approximately 60 people. During peak periods and considering 2 trips per day, that amounts to 240 trips across Sandlake Road. Conditions of approval, at a minimum, should include a cross walk at Floyd Ave across Sandlake Rd. Does the County or applicant have any thoughts on impacts related to increased pedestrian traffic

along Gage/Harris (garbage, noise, safety)?

- 19 sites, walkways, restrooms, and a building will add significant light to the property. Suggest all lighting be fully shielded to reduce light trespass, skyglow and impacts on wildlife.
- Regarding Owner Provided Tent Sites: For the size of the property, firetrucks having hose access at Floyd is not practical during emergencies. Has a fire flow test been performed at that connection to confirm pressure and flow? If the intent of the 500 gallon reservoir is for emergency purposes, please provide how that volume of storage has been calculated.
- Campfires: If Park does not have full time attendant, campfires should follow seasonal Tillamook County requirements. As with last summer, outdoor fires were not permitted.

I don't support approval of the application because the suggested use is inconsistent with the area, does not account for public safety, and generally lacks detail for the Planning Commission to make an informed decision on Land Use.

Dean Wood
5930 Holly Ave
Cloverdale, OR

Public Comment
received from February
10 4pm to February 17
4pm

Final Written testimony
from Applicant

Oregon Treehouse Partners Public Comment Rebuttal for Permit ID 851-21-000416-PLNG:

Oregon Treehouse Partners would like to **THANK OUR NEIGHBORS** for all of the valuable comments and feedback. We read through each and every one of them and would like to take this opportunity to address your concerns in detail. We are always available to discuss further and are looking forward to being a part of this amazing and vocal community. Please know that we created a team of very talented professionals who are working on this project with great attention to details that will ensure we address many of your concerns.

We would like you to know that we are striving to be a sustainable business that is socially, ethically, and environmentally responsible. Our goal is to create a truly unique boutique and eco friendly camping experience that highlights what we all love about this part of the Oregon coast! We desire to enhance our local community and not detract from it. We strive to provide family wage jobs for driven, customer oriented people in a progressive workplace. Our core values are creativity, environmental and social responsibility and amazing experiential customer service. We will **WELCOME** the local community to meet and gather with us at this beautiful location.

How Oregon Treehouse Partners plan to be a good neighbor and contribute to the community:

- We will provide **local family wage job opportunities**
- We will have and **enforce quiet hours** for our guests
- We plan to **host musicians and community events** (Neighbors welcome)
- We plan to have **local wine and beer tasting events** (Neighbors welcome)
- We plan to have a **neighbor happy hour** for residents of Tierra Del Mar
- We plan to **provide discounts for residents of Tierra Del Mar** on campground stays
- We plan to partner with **local artists and tradespersons** whenever possible and will likely have local art on display
- We will provide incentives for **beach clean ups** by our guests focused on helping with the **micro plastic problem** on the coast and will partner with nonprofits focused in this area
- We will support local nonprofit **TORTA on local mountain biking trails** (<https://www.tortamtb.com/>)
- Will run a **guest tree planting program** on the property
- We will make **updates to Floyd Ave as requested by public works** and would be happy to partner on signage, crossing light or a speed bump for merging traffic and pedestrian crossing if deemed necessary
- We will be contributing to local economy via the **TLT Tillamook Lodging Tax** that our guests will pay, which projections show will be >50K per year - here are some of the benefits from TLT: <https://www.co.tillamook.or.us/bocc/tlt-awards>

- We have asked to be an active member of the **Tierra Del Mar Community Association**, and we plan to support community activities and engagement in this Association.

Site Plan Engineering:

- Our goal is to invest properly in our boutique campground planning and do things right!
- We are working with a Civil Engineering team that offers a full array of services to meet our infrastructure needs with major considerations like stormwater management, road design and grading, geodesic hazards, wetland impacts, sanitation design, water system design, noise reduction, and light pollution reduction.

Emergency Preparedness / Disaster Preparedness

- We will work with an industry expert Patrick Hardy specializing in business continuity and disaster planning
- We will have a disaster plan, threat plans, and emergency equipment
- Emergency response and disaster preparedness training for all employees
- Evacuation maps and community posters
- Our onsite manager will be certified in emergency management

Tsunami Assembly

- Assembly area in Tierra Del Mar is one street away from our property and signs direct traffic there
- Public will be allowed to access our property in case of an emergency though, and we will Welcome ALL
- Our manager will be trained in emergency/disaster preparedness
- There will be a procedure of informing our guests of the tsunami warning or any other emergency

Campground Security:

- We will have 24/7 security and oversight for the campground and possibly an onsite host
- Our manager/camp host will be certified in Emergency Management (we will develop a Disaster Plan, Threat Plans, and provide adequate Emergency Equipment
- We will have an emergency phone and property will have surveillance

Fire Safety:

- Oregon Treehouse Partners view fire protection as essential and will take every necessary action to prevent fires from occurring on the site. Measures include but are not limited to:
- Main road will be 26' feet wide and finished to Country Road standards for a Fire truck.

- Two Fire truck turnarounds will be located near the parking and clubhouse areas
- Recreational Support cabin will be sprinklered and major brush will be cleared 30 feet around the building for Fire break.
- Campsites will have a 500-gallon water storage tank with 300-foot hose box and on demand generator for pressure and ability to reach all campsites.
- Fire truck will have the ability to reach most campsites from the main road.
- Fire truck water hook up will be located near the Recreational Support cabin
- Fire extinguishers will be strategically located throughout the campground.
- Accessory cabins will have 30-foot clearing of overgrown brush while still maintaining natural vegetation for landscaping.
- Accessory cabins will have fire extinguishers in each cabin, smoke detectors, and CO2 detectors.
- Chief Oeder with Nestucca Rural Fire Protection District commented that the plans showing road width, grade and pull outs are acceptable for the Nestucca Rural Fire Protection District
 - We believe that maintaining the land and clearing of overgrown brush will help with fire protection.

Water and Sewer

- Water for 4 accessory cabins will be supplied by Tierra Del Mar water per commitment letter
- We have a contract with a well drilling company that has drilled in the area successfully
- The well will be properly permitted through the Oregon Department of Health and Human Services (Drinking Water Services) and the water will be tested to ensure quality
- Water Well will be drilled above recreational support cabin to supply water for campsites and support cabin
- There will be two (2) septic systems onsite, one located by the accessory cabins. The other will be centrally located in the center of the recreational campground and located by the common area bathhouse.
- Both septic systems will be in compliance with County Sanitation requirements and inspected by County Sanitation.

Wetland

- We do not want to encroach on the existing wetlands, however, where necessary we will follow all permitting requirements including contracting to have a Wetland determination and delineation report performed on the property
 - OTP already have a contract in hand with ZION Natural Resources Consulting for this work

Geological Hazard Zone

- An extensive geological study has been done to the site by the previous owner utilizing the roads planned for the campground, and the study confirmed that the site is suitable for development
- Additional geological study work will be contracted to ensure we meet all Oregon State and Tillamook County requirements as well as to ensure we develop the site properly with regards to structures such as the support cabin and infrastructure. As already stated a Civil Engineering team will be engineering the site.

Parking and Congestion

- Ample Parking (34 parking spots with 2+ ADA) will be onsite and not allowed on Floyd Avenue nor on any other road in Tierra Del Mar for campground guests
- We will work with our Civil Engineering team on creating an overflow parking area on the property conveniently located
- If our guests will need to haul their belongings to the beach, we plan to have campground shuttle assistance as an option.
- Booking and Check-in procedures will be utilized to highlight these rules as well as signage at park entrance/exit
- Oregon Treehouse partners are prepared to make updates to Floyd Ave as requested by public works and would be happy to partner on signage, crossing light or a speed bump for merging traffic and pedestrian crossing if deemed necessary

Wildlife impacts:

- We appreciate that our neighbors are concerned about the wildlife and so are we!
- ODFW stated that they 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
- We will implement measures to discourage bears from going near the campground and our guests similar to other campgrounds in this area
- We will whenever possible be good neighbors with the wildlife that travel the area from the National forest and BLM lands

Bear Smart

- Implement & Enforce Bear-Proof Waste Management
- Implement measures that discourage bears from going into human-use areas by fencing, increasing visibility, and using bearproof waste receptacles
- Reduce availability of other attractants (landscaping plants, fruit trees, birdfeeders, etc.)
- increasing public awareness about bears

- Post “bear-in-area” warning sign on trails where bears have been sighted. Have a procedure in place to restrict access or close areas, if necessary.

Signage

- Our signs will adhere to the sign laws - The Outdoor Advertising Sign Program
- They will meet all regulations set by the Federal Highway Administration and Oregon State sign standards
- We do not plan to have any neon signs (this was in a comment)

Noise

- We will adhere to the Tillamook County Noise Ordinance
- Quiet hours will be from 10PM to 7AM
- There will be 24/7 security for the campground to enforce this
- With boutique tent structures noise control will be a key factor to guest satisfaction and therefore we will value this both to be a good neighbor as well as to ensure our guests are happy customers.

Large Vehicular traffic:

- The campground is NOT planning to accommodate personal RV's and trailers. Primary mode of travel for our guests will be by standard car and truck. RV guests will be directed to nearby RV centric campgrounds.



Land of Cheese, Trees and Ocean Breeze

MEMO

Date: February 17, 2022
To: Tillamook County Planning Commission
From: Sarah Absher, CFM, Director
Subject: February 24, 2022, Planning Commission Hearing – Goal 10: Housing Element, Tillamook County Comprehensive Plan Amendments

#851-21-000427-PLNG: Ordinance Amendment request to the Goal 10 Housing Element of the Tillamook County Comprehensive Plan to incorporate the December 27, 2019 Tillamook County Housing Needs Analysis completed by the Tillamook County Housing Commission.

Included in this packet is the draft language for your consideration as requested at the January 24, 2022 Planning Commission hearing.

TJ Fiorelli, Tillamook County Housing Coordinator, will be present at the hearing to further discuss the proposed draft language.

If you have any questions about the information received, please do not hesitate to contact me.

Thank You,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive.

Post-COVID-19 Housing Needs Considerations

The Tillamook County Planning Commission has requested information regarding changes in the housing needs of the County considering the 2019 pandemic and the significant macroeconomic shifts that have occurred.

While work is underway to prepare for a new study to update the data in Tillamook County since the 2019 Housing Needs Analysis, there are general data available specific to rural communities in the United States that help guide the discussion and decisions pertaining to Goal 10.

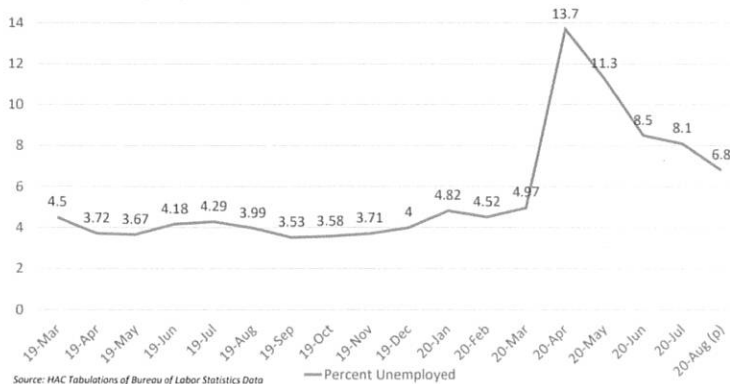
A “Flip” In Housing Demand Towards Rural Communities

In general, there has been a “flip” in demand away from cities and towards rural communities during the COVID-19 pandemic. This increase in demand in rural housing markets has led to a significant upward pressure on prices. In combination with this increase in housing costs, both for renters and prospective homebuyers, housing prices have seriously affected family budgets.

Low-wage Workers Impacted Most

Data presented by Freddie Mac at the 2021 Rural Research Symposium demonstrates that unemployment spiked from 4.97% in March 2020 to 13.7% in April 2020. In 2020, 80% of job losses were among the lowest quarter of wage earners, and between February 2020 and February 2021, employment losses were largest among workers in the leisure and hospitality, government, and education and health services industries.

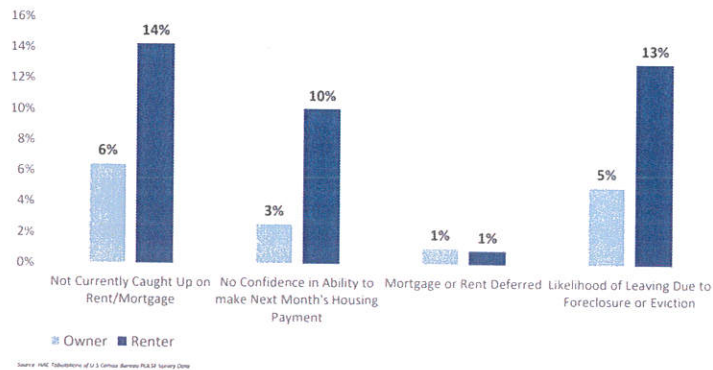
UNEMPLOYMENT RATE OUTSIDE METROPOLITAN AREAS—
2019-2020
(not seasonally adjusted)



Significant Remaining Impacts

Affordability remains the largest housing challenge in rural America. 6% of renters and 14% of owners are not currently caught up on their rent or mortgage. Only 3% of renters and 10% of homeowners are confident they will be able to make their next housing payment. Moreover, 5% of renters and 13% of homeowners foresee the likelihood of leaving due to foreclosure or eviction.

How People's Housing has been Impacted by COVID-19
U.S. Census Bureau PULSE Survey September 16-28,
2020



COVID-19: The Impact on Housing and Rural America: Rural Research Symposium



Land, Cheese, Trees and Ocean Breeze

MEMO

Date: February 17, 2022
To: Tillamook County Planning Commission
From: Sarah Absher, CFM, Director
Subject: February 24, 2022, Planning Commission Hearing – Sahhali South Replat Request
#851-22-000003-PLNG

The Department is not yet in receipt of additional requested information from the Applicant, including full size paper copies of the proposed replat to present to the Planning Commission in preparation of the February 24, 2022 hearing. The Department requests the February 24, 2022 hearing be continued to the already scheduled and publicly noticed April 14, 2022, hearing date for the “Sahhali South” replat request.

The Department also requests that the record for this matter remain open so that additional information can be submitted by the applicant and be available for public review in preparation of the April 14, 2022 hearing.

If you have any questions about the information received, please do not hesitate to contact me.

Thank You,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive, with a long horizontal stroke at the end.