







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

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

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

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

Final Written testimony
from Applicant

Melissa Jenck

From: Kevin Gindlesperger <kevingindy@yahoo.com>
Sent: Thursday, February 17, 2022 3:39 PM
To: Melissa Jenck
Subject: EXTERNAL: OTP Public Comment Rebuttal
Attachments: Oregon Treehouse Partners Public Comment Rebuttal .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.]

Melissa,

Please see the attached file for our public comment rebuttal.

thank you!
-Kevin

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 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.

TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held
January 27, 2022- Beginning at 6:30p.m.

VIRTUAL & TELECONFERENCE MEETING

*The Tillamook County Courthouse is closed to the public at this time and 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:
- IV. NEW 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.

- 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.

Conditional Use

#851-21-000416-PLNG

JANUARY 27, 2022 PLANNING COMMISSION

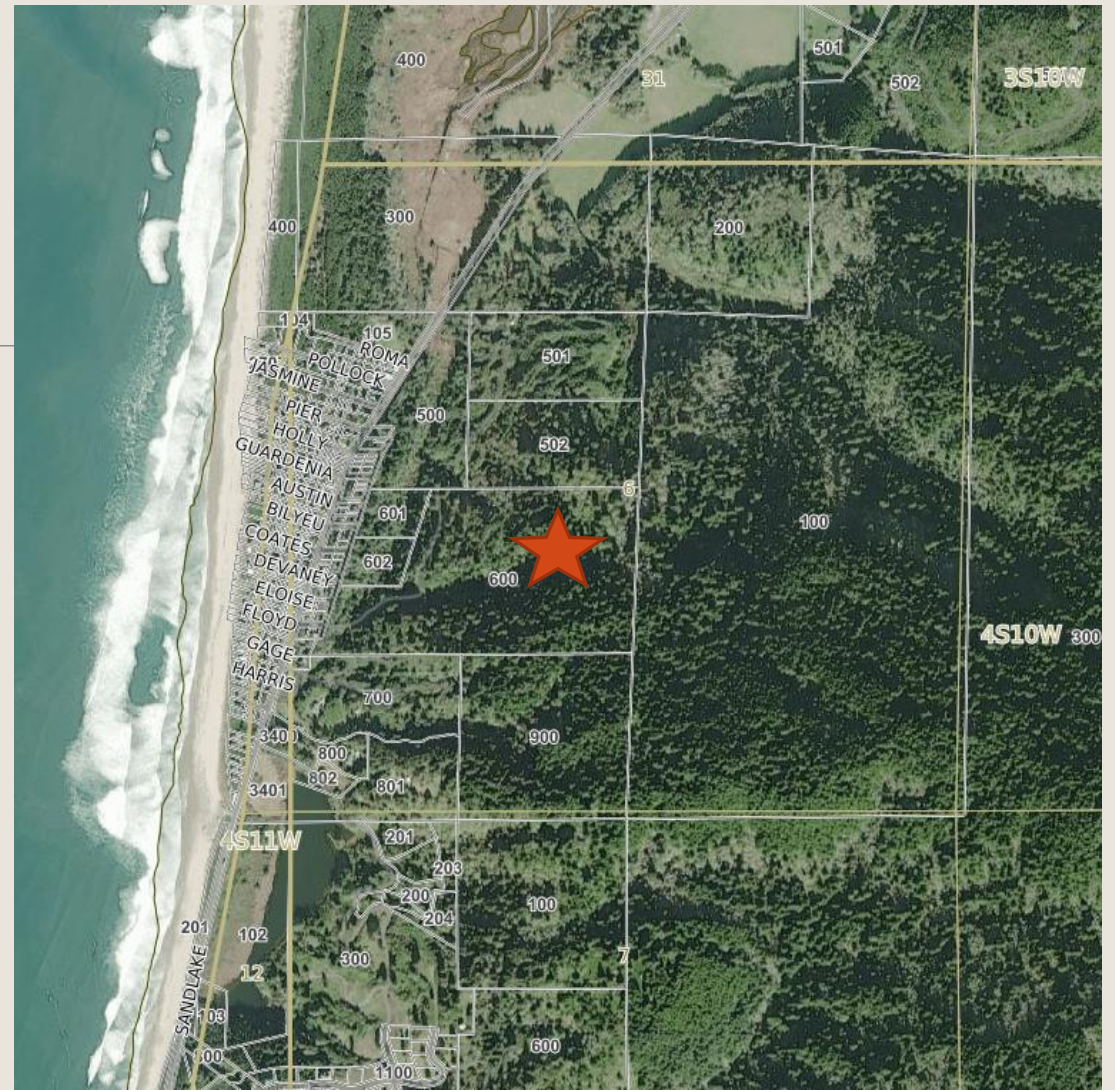
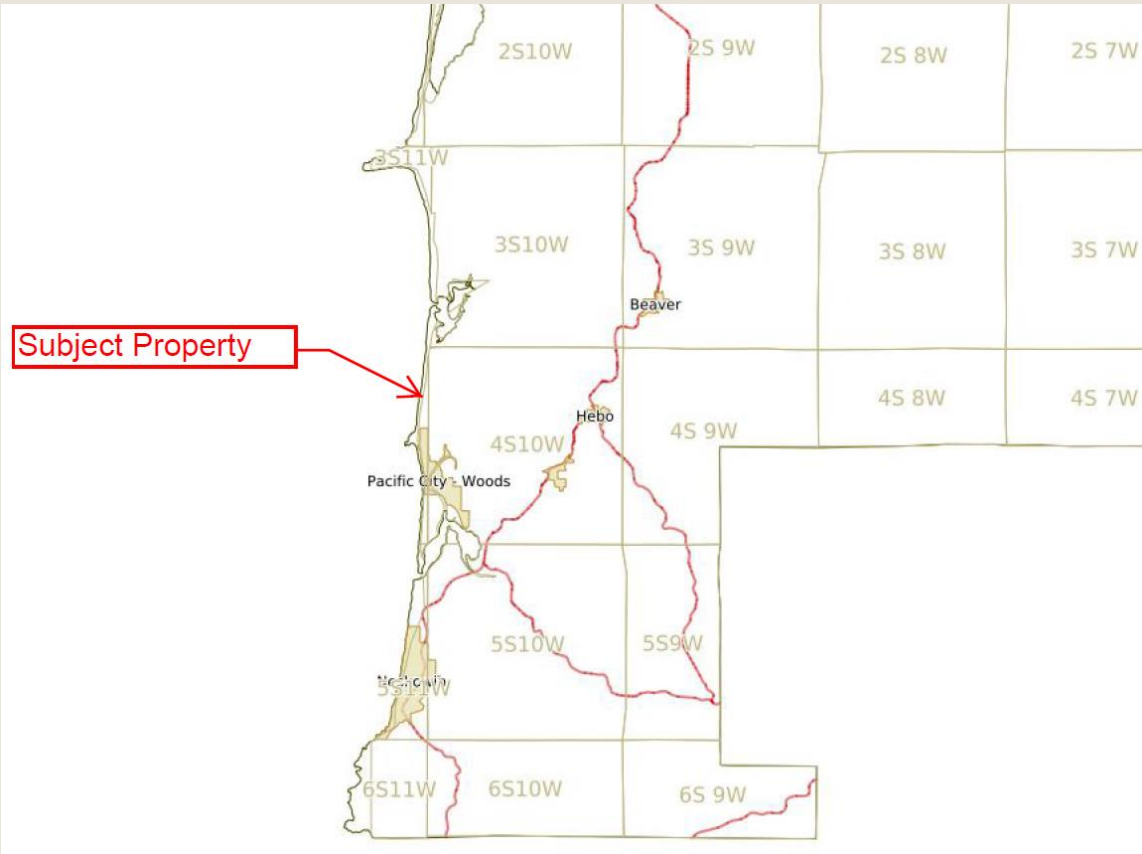
REQUEST

Oregon Treehouse Partners LLC

19-site Recreational Campground

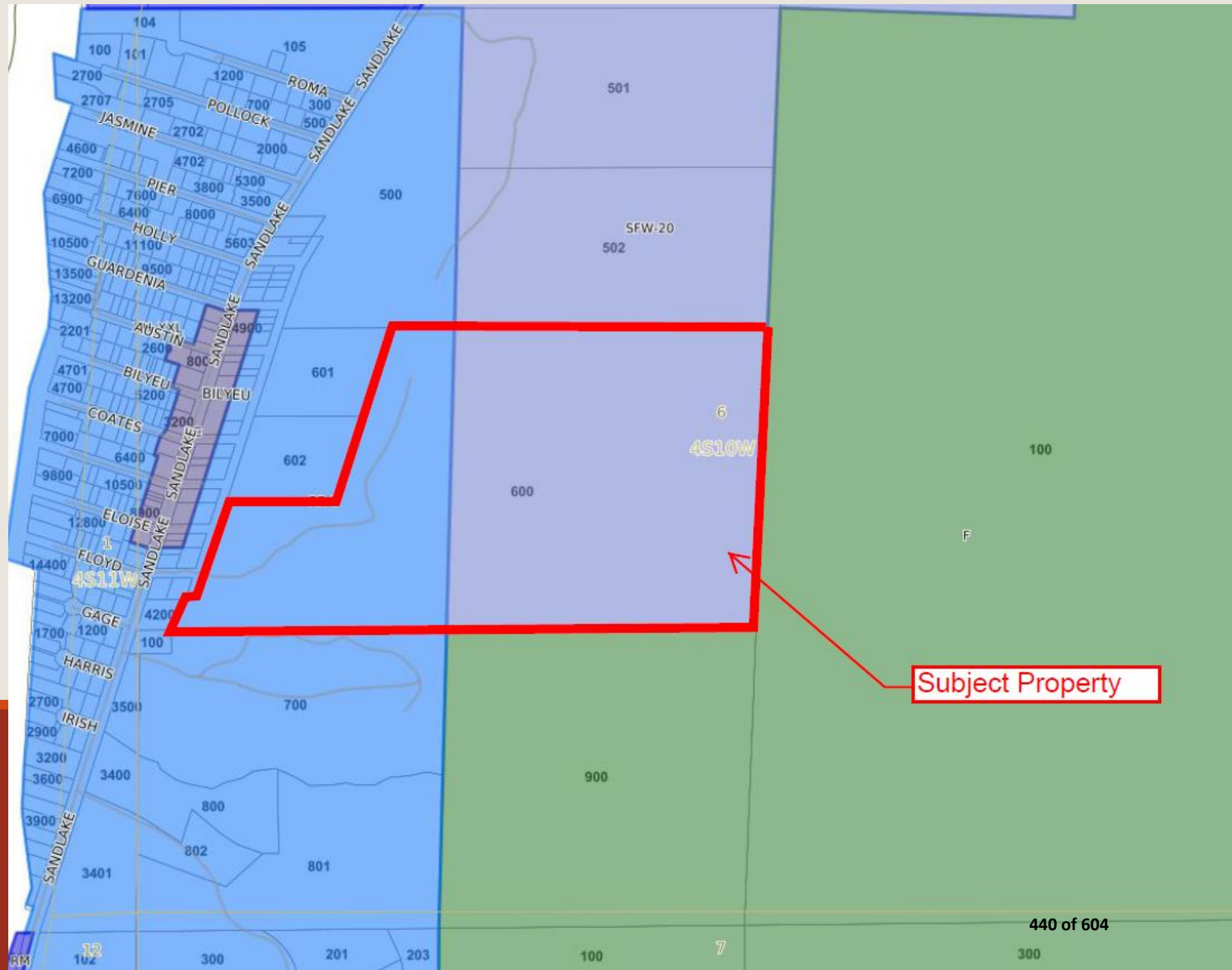
Approximately 18-acres Rural Residential 2-Acre (RR-2) zoned land

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



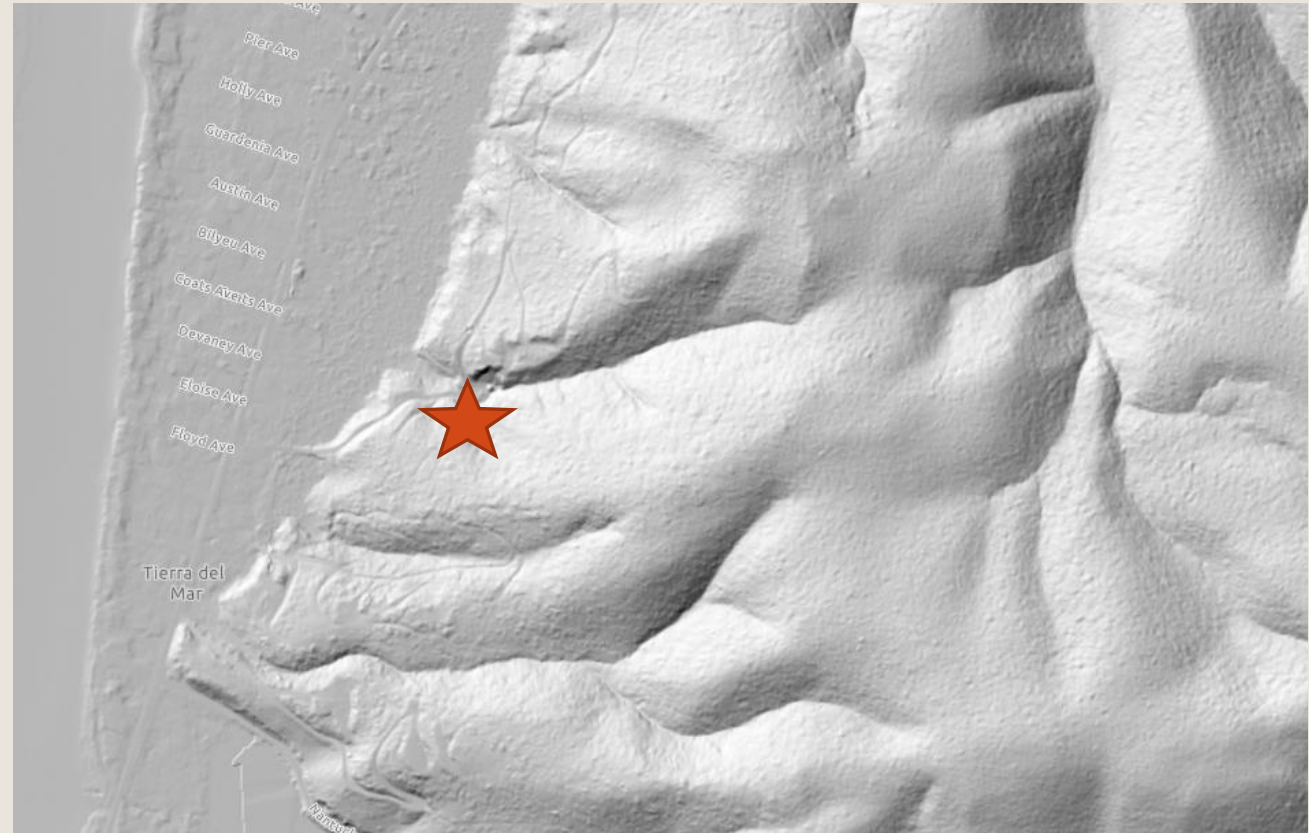
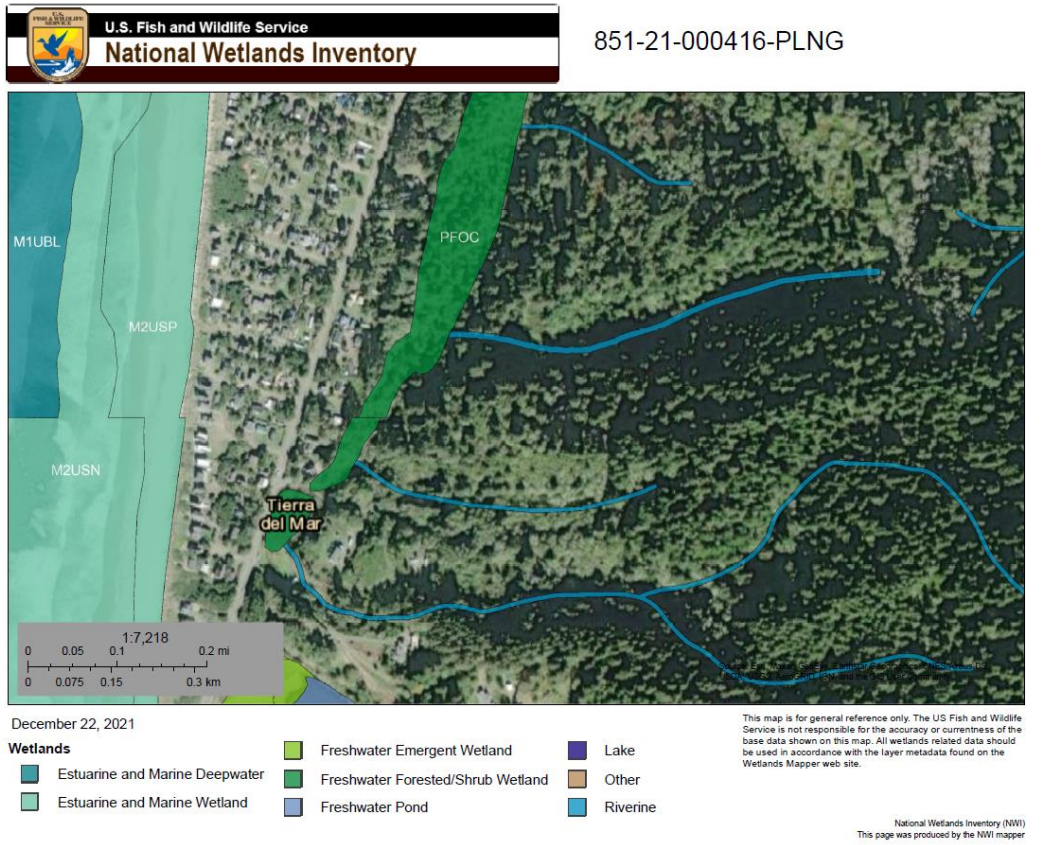
Vicinity Maps

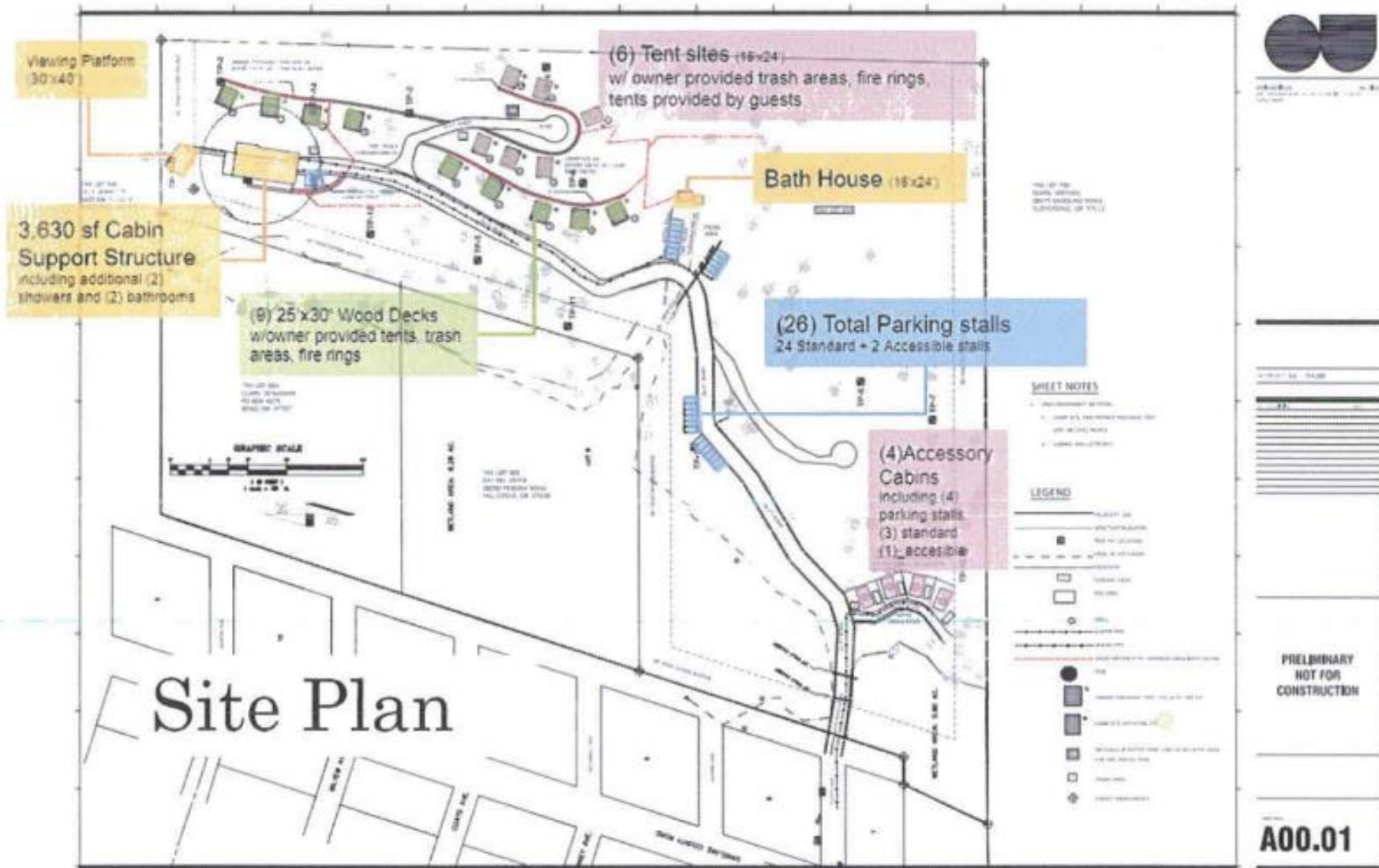
Zoning Map



Subject Property

Property Maps





Site Plan provided by the Applicant

Applicable Provisions

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

Conditional Use Review Criteria

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



Tierra Del Mar
Recreational Camp
Floyd Ave

Agenda

Background

Project Team

Camp Overview

Site Plan/Support Cabin Overview

Land Use Criteria

Environment and Sustainability

Fire Protection

Parking and Congestion

Water and Sewer

Wetland and Geological Hazard

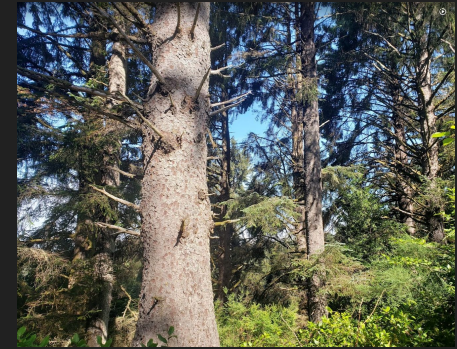


Background

Oregon Treehouse Partners are a group of families and friends with a passion for the outdoors, the Northwest, and the Oregon Coast!

OTP purchased the 58 acres at the end of Floyd Ave in Tierra Del Mar due to the beauty of the landscape with tall towering Sitka Spruce and ocean views with a vision to keep the landscape as untouched as possible while creating a truly unique boutique camping experience!

We envision our children growing up helping to care for the environment and guests, proud of what was created in this truly wonderful part of the world.



Project Team



Owners: Oregon Treehouse Partners LLC - 5 Couples/Families, managing Partner Kevin Gindlesperger

Infrastructure: Coastway Construction (Pacific City, OR)

Architecture: Office Untitled, Lead Architect Christian Robert (Portland Based)

Builder: I&E Construction (Wilsonville, OR)

Geo Tents: Pacific Domes (Ashland, OR)

Civil Engineering: Morgan Engineering (Manzinita, OR)

Hospitality Advisor: Ruben Martinez (American Glamping Association)

Accounting: Bob Russell CPA (Portland, OR)

Business Advisor: Teri Fladstol (Tillamook SBDC)

Legal: Eike Law (Portland, OR)

Overview - Tierra Del Mar Recreational Campground

Vision: To create a boutique recreational campground that provides guests with an amazing experience on the Oregon Coast while ensuring we have a positive impact on both the local community and the environment. Environmental stewardship will be at the heart of onsite programs including beach cleanup at local beaches and a tree planting program.

Location: Total of 58 Acres located with walkable beach access, short drive/walk to amazing parks, and a short drive to restaurants and shopping in Pacific City.

Camping Sites:

19 Campsites

- 15 Tent Sites
 - 9 Geodesic Dome Tents
 - 6 Tent Sites with option to have tent pre-setup
- 4 Accessory Cabins

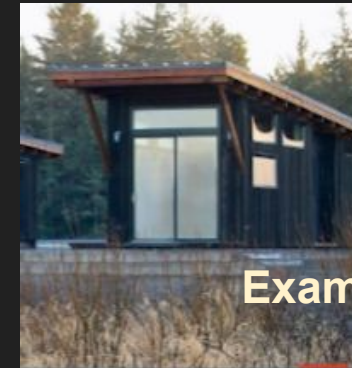
Common Areas in Plan:

Support Cabin with viewing deck, Food options

Common area bath house

Picnic Area

Ample Parking for guests on site



Examples only



Viewing Platform
(30'x40')

3,630 sf Cabin
Support Structure
including additional (2)
showers and (2) bathrooms

(9) 25'x30' Wood Decks
w/owner provided tents, trash
areas, fire rings

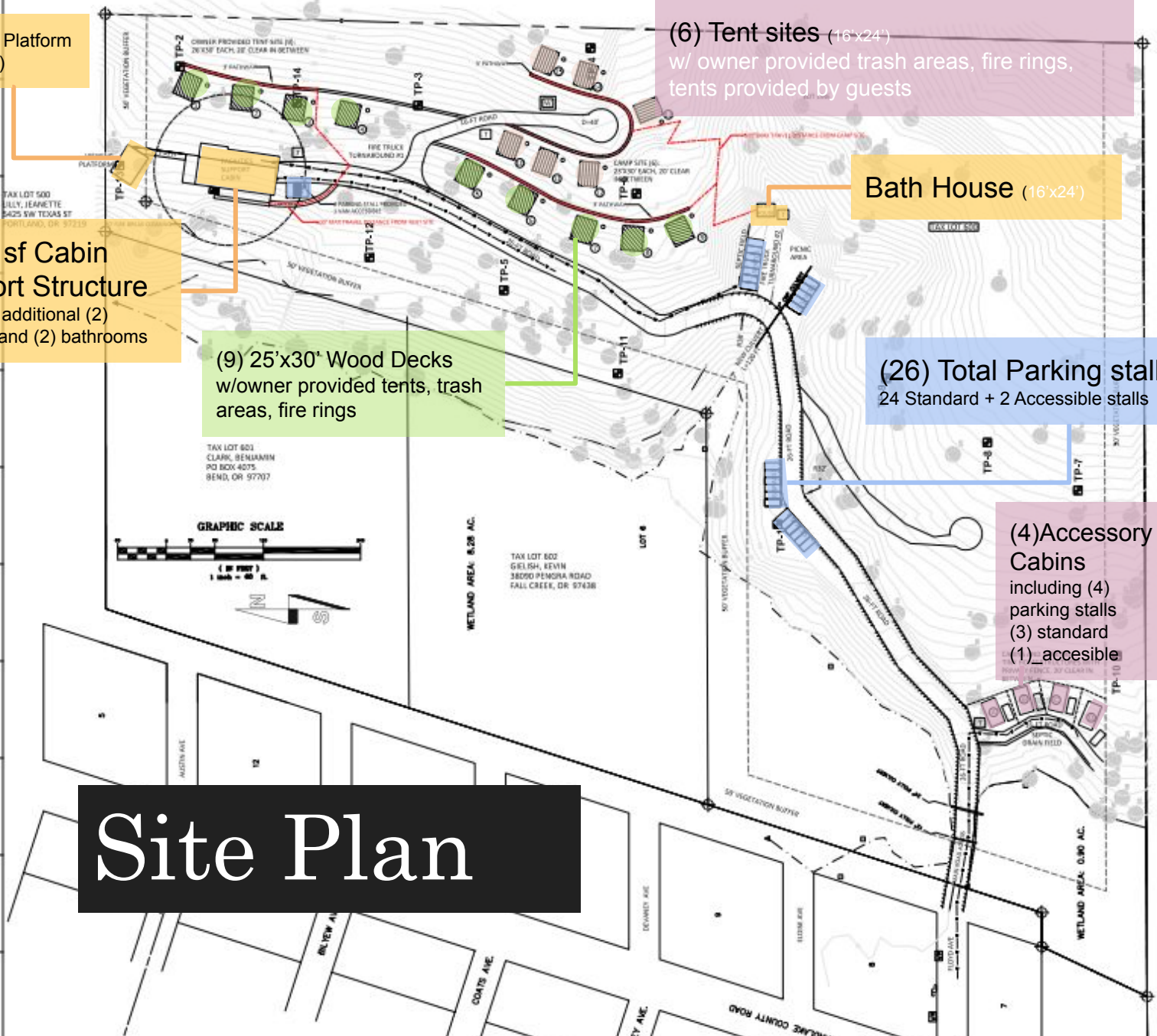
(6) Tent sites (16'x24')
w/ owner provided trash areas, fire rings,
tents provided by guests

Bath House (16'x24')

(26) Total Parking stalls
24 Standard + 2 Accessible stalls

(4) Accessory
Cabins
including (4)
parking stalls
(3) standard
(1) accessible

Site Plan



SHEET NOTES

- 1. MAX OCCUPANCY: 80 TOTAL
- 2. CAMP SITE AND OWNER PROVIDED TENT SITE: 40(3) + 52 PEOPLE
- 3. CABINS: 454 + 18 PEOPLE

LEGEND

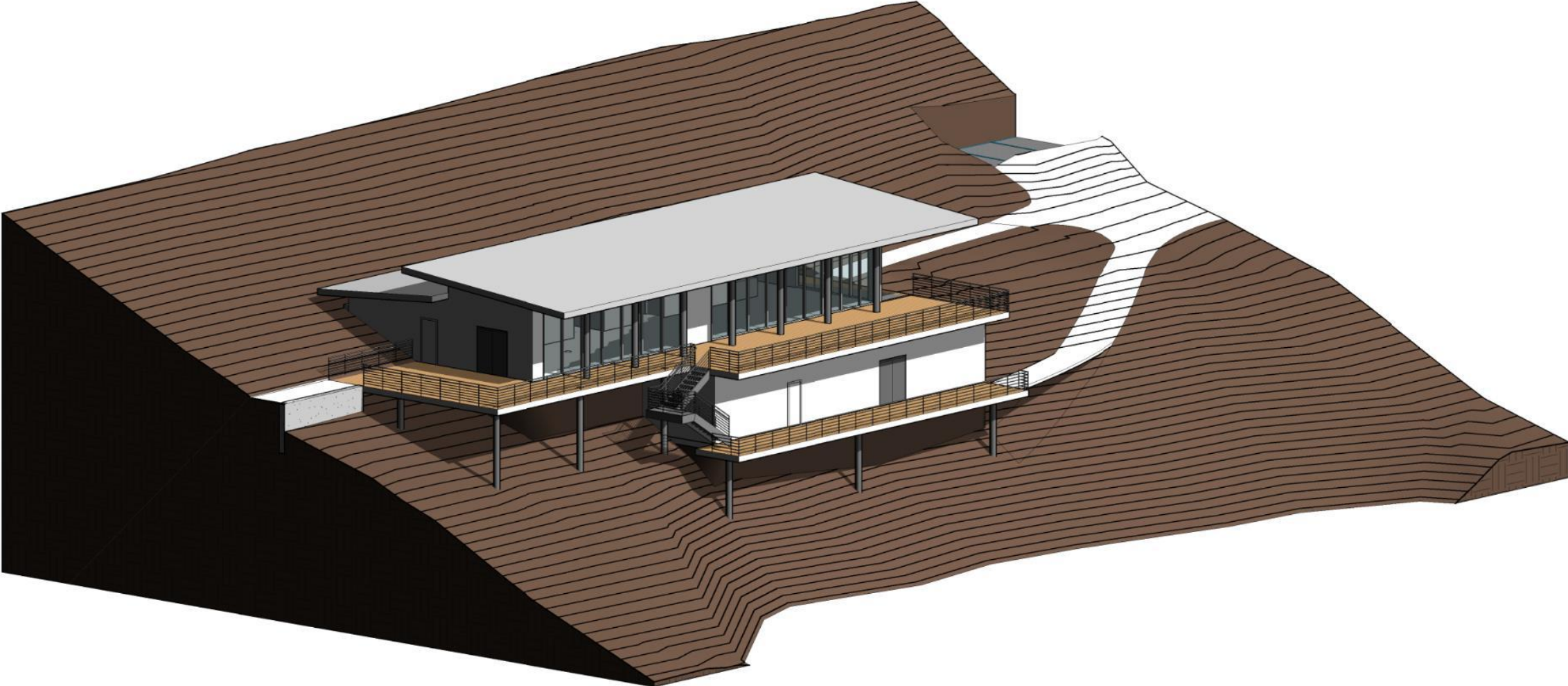
- PROPERTY LINE
- VEGETATION BUFFER
- TEST PIT LOCATION
- EDGE OF WETLANDS
- ROADWAY
- PARKING AREA
- BUILDING
- WELL
- WATER PIPE
- SEWER PIPE
- WALK DISTANCE TO COMMON AREA/BATH HOUSE
- TREE
- OWNER PROVIDED TENT SITE WITH FIRE PIT
- CAMP SITE WITH FIRE PIT
- 580 GALLON WATER TANK (300' HOSE) WITH HOSE FOR FIRE PROTECTION
- TRASH AREA
- SLURRY MEASUREMENTS

PROJECT NO: 314,200

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2023
2	ISSUED FOR PERMIT	08/15/2023
3	ISSUED FOR PERMIT	08/15/2023
4	ISSUED FOR PERMIT	08/15/2023
5	ISSUED FOR PERMIT	08/15/2023
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29	ISSUED FOR PERMIT	08/15/2023
30	ISSUED FOR PERMIT	08/15/2023

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Recreational Support Cabin 3D



Land Use Ordinance Criteria - Section 6

- **18 Acres of RR-2 zoning (10 required), 40 SFW-20**
- **Is consistent with the goals of the Comprehensive plan Goal 8**
 - Demand for camping is high. Availability is low.
 - Private investment in recreation with onsite facilities and activities
- **Suitable for planned use:**
 - **its size** - 58 total acres, 18 Acres of RR-2 (10 Acres required) plus 40 Acres zoned SFW-20
 - **shape** - The size and shape support the proposed plan
 - **location** - close to supporting commercial businesses and utilities
 - **topography** - supports site plan
 - **existence of improvements and natural features** - Utilities and improvement plans meet the needs of the site plan



Land Use Ordinance Criteria - Section 6



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

- True, 50 foot vegetation buffer and location of campsites are such to ensure the character of the surrounding area is not impacted

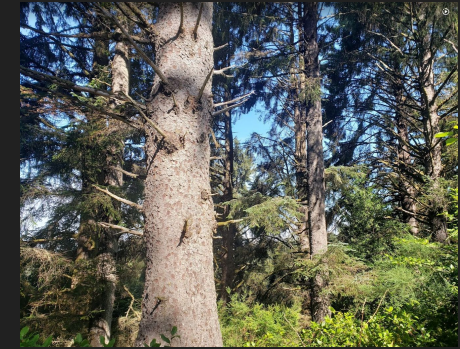
The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

- There are no close systems of this nature. Support cabin is planned to utilize Solar panels/roof

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

- The Proposed use is timely as campsites are in very short supply in this area especially during peak seasons
- The site will have facilities for campers and is close distance to the beach and other public facilities such as Sitka Sedge state natural area.

Environment and Sustainability



- Plan to preserve the natural flora and fauna of landscape as much as possible
- The large Sitka spruce trees on the property are viewed as an asset to the camp and majority will remain
- Beach cleanup and micro-plastic collection programs will be incentivized to guests
- Plan to create paths and trails working with local non profits such as TORTA
- Renewable energy is planned for the site
- Cabins will be high efficiency
- Support Cabin will follow energy conservation and passive principles
- Recycling will be utilized across the campground
- On site vehicles will be electric where possible (and quiet)
- EV (Electric Vehicle) charging stations will be on site

Fire Protection



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
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- 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 for merging traffic and pedestrian crossing if deemed necessary

Water and Sewer

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Water well will be drilled above Recreational support cabin to supply water for campsites and support cabin

Oregon Treehouse Partners have a contract with a well drilling company that has drilled in the area successfully on nearby hills

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 will be in compliance with County sanitation requirements and inspected by County sanitation.



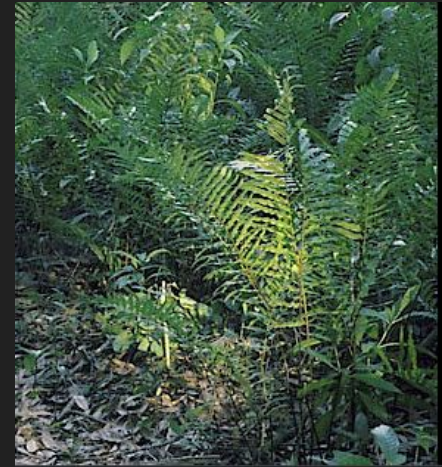
Wetland and Geological Hazard

Oregon Treehouse Partners value the environment and do not plan to encroach on the existing wetlands. If a permit is required all necessary steps will be taken to meet state permitting requirements.

Due to the nature of the site all necessary precautions will be taken to ensure there are no geological hazards.

An extensive geological study has already been done on the site by the previous owner utilizing the roads planned for the campground in addition to others covering the entire 18 Acres. The study found the site suitable to the development.

Additional Geological work will be completed as needed for the site based on engineering and permit requirements.

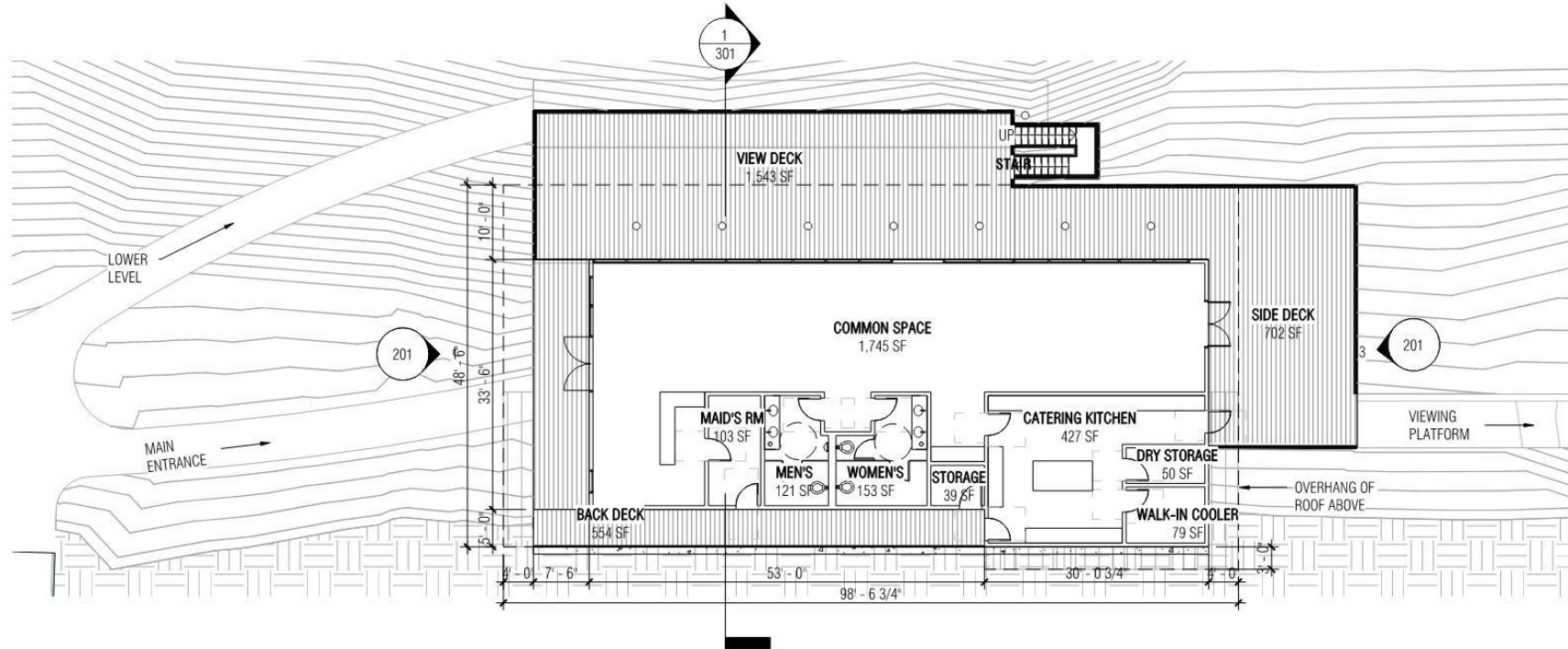


Backup

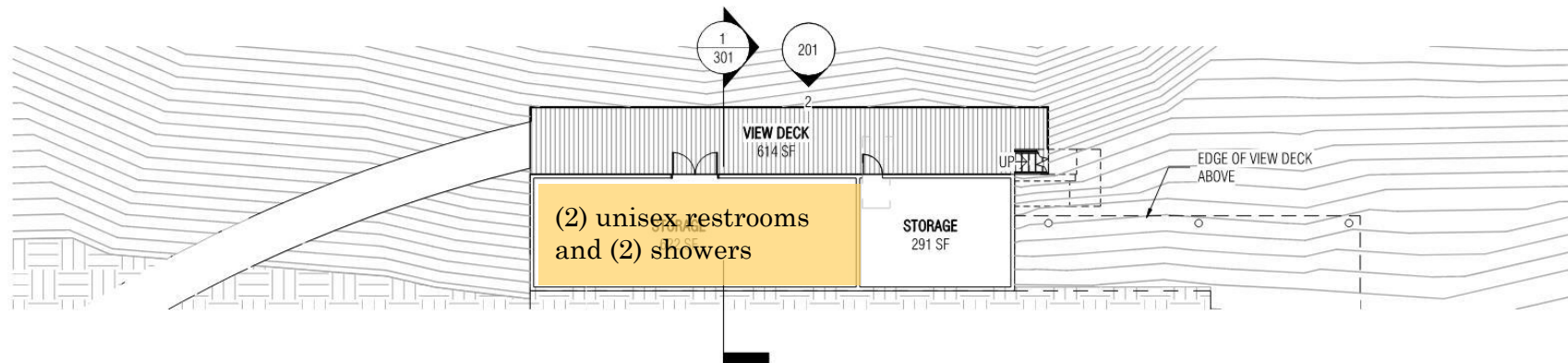
Recreational Support Cabin Project Summary

- Tract: Lot 8, Block 10 Of The Plat Of Tierra Del Mar, MA
- Current Zone: RR-2
- Current Land Use: Unused Natural Forest Area
- Proposed Building Use: Type VB, Fully Sprinklered
- Cabin Floor Area:
 - Total Area: 3,630 sf
 - Entry Level: 2,717 sf
 - Common Area: 1,745 sf
 - Office: 103 sf
 - Men's Room: 121 sf
 - Women's Room: 153 sf
 - Storage: 952 sf
 - Catering Kitchen: 427 sf
 - Dry Storage: 50 sf
 - Walk-in Cooler: 79 sf
 - Lower Level: 913 sf
- View Deck: 3,413 sf
- Building Height: 17'-2 1/16"
- Code Reference:
 - Zone per Section 3.010, 'Rural Residential 2-Acre zone'(RR-2)
 - Article 5, 6, 10, 11

Recreational Support Cabin Plan

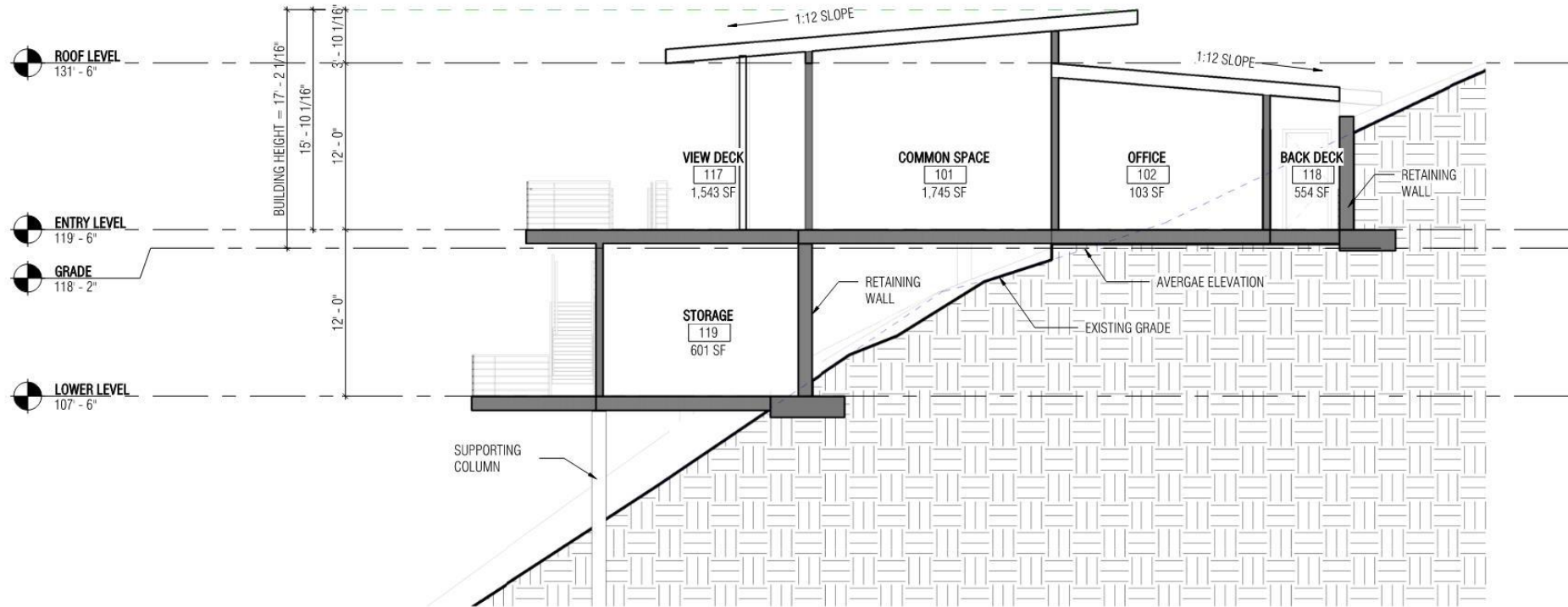


① ENTRY LEVEL
1/16" = 1'-0"



② BASE LEVEL
1/16" = 1'-0"

Recreational Support Cabin Section



ARTICLE XI:

- BUILDING HEIGHT: The vertical distance of a building measured from grade to the highest point of the roof.
- GRADE: The average elevation of the existing ground at the centers of all walls of a building.

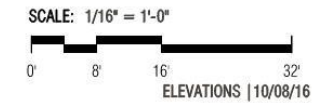
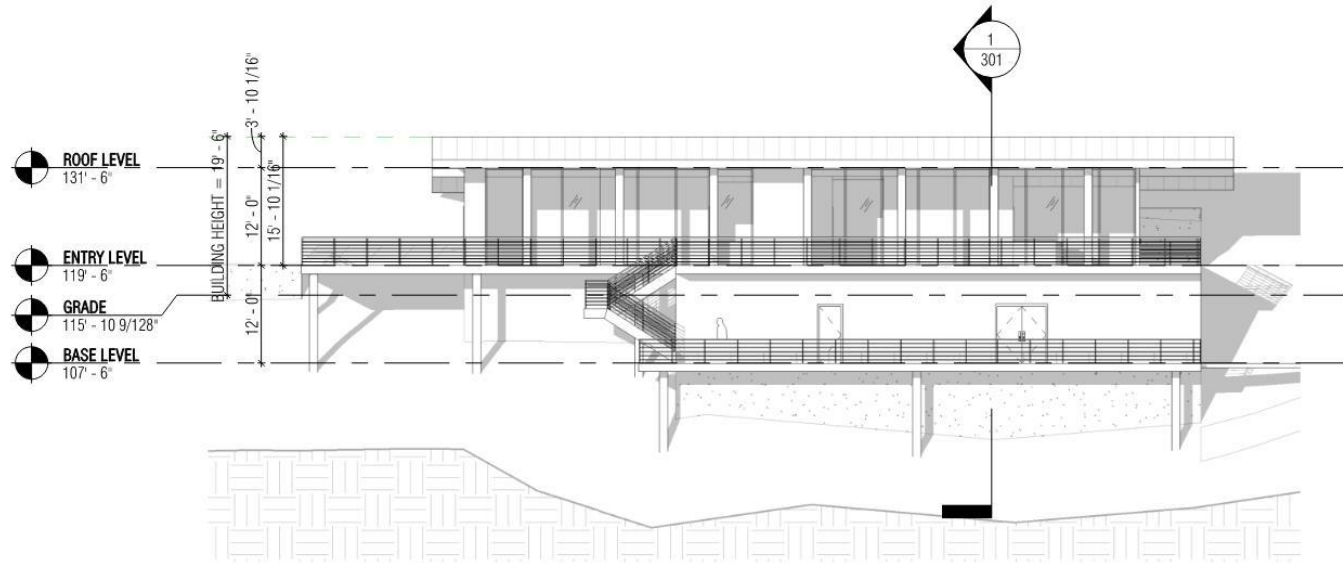
SCALE: 1/8" = 1'-0"



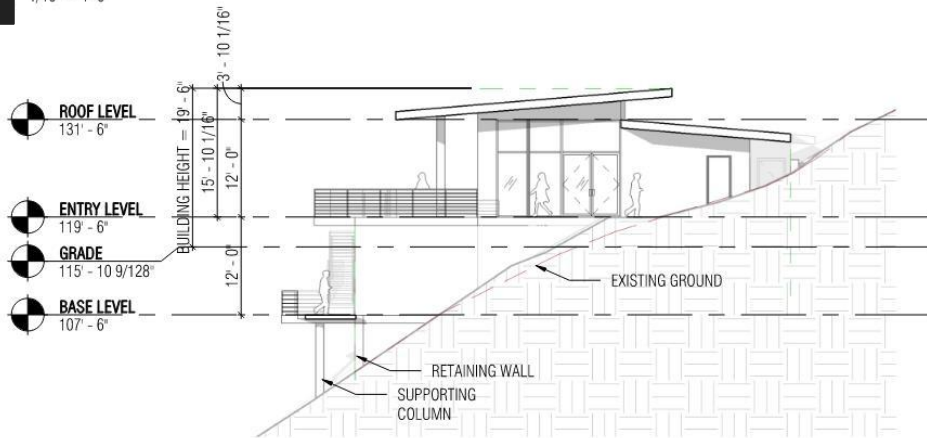
SECTION LOOKING NORTH | 10/08/2021

Copyright © 2019 OFFICE/AMTB, LLC

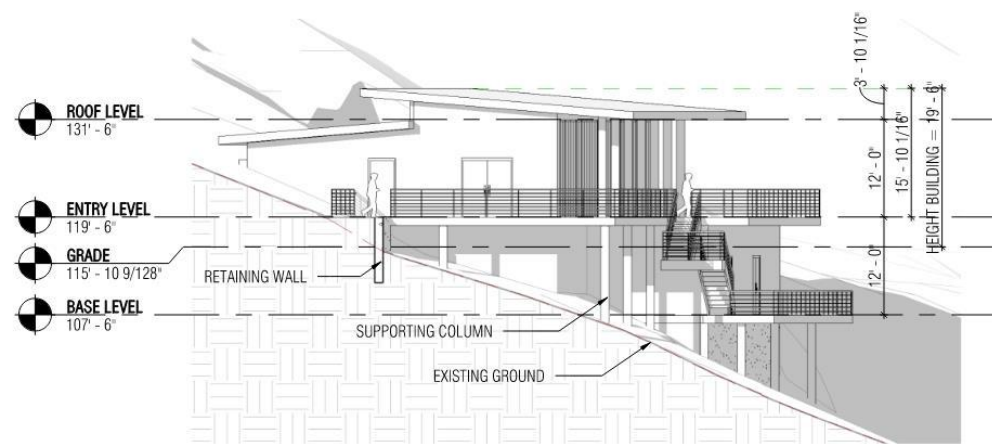
Recreational Support Cabin Elevation



WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"

Raised wooden Deck w/Owner provided Dome Tent



Tillamook City Code 153 - Tent:

A fabric shelter supported by poles or rope, which is designed for human occupancy and to be used temporarily for recreational or emergency purposes, but not for permanent or residential purposes.

<http://tillamookor.gov/wp-content/uploads/2016/08/Chapter-153-all-files.pdf>



Testimony Received from 4:00pm January
20, 2022 to 4:00pm January 27, 2022

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-](https://us-east-2.protection.sophos.com?d=oregoncoastalliance.org&u=d3d3Lm9yZWdubmNvYXN0YWxsaWFuY2Uub3Jn&i=NWFIYTg4NWlwMDQxZjgxNzlwYmMzOTVj&t=eXRrdE5UUUJtL2Q4bGZFWk1CWW9VWmVpbIN0a292ekd1V3F2c0dJWTFIcz0=&h=80ee8dac8bc94d21bebd5706ab5ce2ae)

[2.protection.sophos.com?d=oregoncoastalliance.org&u=d3d3Lm9yZWdubmNvYXN0YWxsaWFuY2Uub3Jn&i=NWFIYTg4NWlwMDQxZjgxNzlwYmMzOTVj&t=eXRrdE5UUUJtL2Q4bGZFWk1CWW9VWmVpbIN0a292ekd1V3F2c0dJWTFIcz0=&h=80ee8dac8bc94d21bebd5706ab5ce2ae](https://us-east-2.protection.sophos.com?d=oregoncoastalliance.org&u=d3d3Lm9yZWdubmNvYXN0YWxsaWFuY2Uub3Jn&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
Sarah Absher: 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.

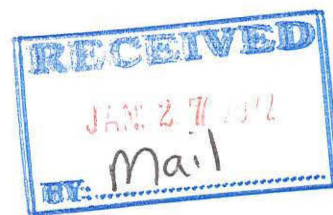
Sincerely,

/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 3rd Street
Tillamook, OR 97141
(503) 842-2741
Fax (503) 842-8385
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 4th 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

DiNatale, S., Lewis, R., Parker, R. (2018). Short-term rentals in small cities in Oregon: Impacts and regulations. *Land Use Policy* 79, 407-423.

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

January 27 Oral Testimony Sign Up

Lynnae Ruttledge	5885 Austin Ave, Tierra Del Mar, OR
Isabel Gilda, Tierra Del Mar Community Association	

TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held
January 27, 2022- Beginning at 6:30p.m.

VIRTUAL & TELECONFERENCE MEETING

*The Tillamook County Courthouse is closed to the public at this time and 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:
- IV. NEW 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.

- 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.



Lemons, Cheese, Trees and Ocean Breeze

MEMO

Date: January 20, 2022
To: Tillamook County Planning Commission
From: Melissa Jenck, Land Use Planner II, CFM
Subject: January 27, 2022 Planning Commission Hearing – Oregon Treehouse Partners LLC Recreational Campground Conditional Use

Included in this packet is a copy of the staff report and related materials regarding Conditional Use application #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.

Agency comments were received from the Oregon Department of Fish and Wildlife (ODFW), County Public Works, Nestucca Rural Fire Protection District and Tillamook County Environmental Health, and are included in 'Exhibit C' to the staff report.

Please note that the proposed development is also subject to other rules and regulations administered by other agencies such as DEQ, the Oregon Health Authority and the Department of Consumer and Business Services, Building Codes Division, etc. Consideration of the proposed development's compliance with those regulations administered by other agencies or departments is outside of the scope of this review, though a land use approval may be conditioned on Applicant's compliance with such regulations and their ability to obtain all required permits from such entities.

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

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us



Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST
#851-21-000416-PLNG: OREGON TREEHOUSE PARTNERS LLC
RECREATIONAL CAMPGROUND
STAFF REPORT**

Date: January 20, 2022

(This is not Building or Placement Permit Approval)

Report Prepared by: Melissa Jenck, Land Use Planner II, CFM

I. GENERAL INFORMATION:

Request: Request for Conditional Use approval for a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel. The proposed campground is located within the Rural Residential 2-Acre (RR-2) zoned portion of the property.

Location: 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

Zone: Rural Residential 2-Acre (RR-2) and Small Farm and Woodlot (SFW-20)

**Applicant/
Property**

Owner: Oregon Treehouse Partners LLC, 1276 NW 107th Ave, Portland, OR 97229

Property Description: The subject property encompasses approximately 58.51 acres situated north of the Unincorporated Community Boundary of Pacific City/Woods in an area commonly referred to as Tierra Del Mar (Exhibit A). Floyd Avenue, a County local access road, serves off Sandlake Road, a County road, to the subject property (Exhibit A). According to County Tax Assessors records, the property is currently unimproved (Exhibit A).

The subject property is zoned Rural Residential 2-Acre (RR-2) and Small Farm and Woodlot (SFW-20) (Exhibit A). Development of the facilities are proposed to be concentrated an approximate 18-acre area of Rural Residential 2-Acre (RR-2) zoned portion of the property (Exhibit B). Development is not proposed within the Small Farm and Woodlot (SFW-20) zoned portion of the property (Exhibit B).

The United States Forest Service (USFS) owns the Forest (F) zoned property abutting the subject property to the east and south (Exhibit A). Unimproved SFW-20 zoned properties under private ownership abut the subject property to the north (Exhibit A). Adjacent RR-2 zoned properties under private ownership abut the subject property to the north, south and west (Exhibit A).

Situated to the west is a pocket of zoned Rural Residential 2 Acre (RR-2) and Rural Commercial (RC) properties and are either unimproved or contain single family dwellings (Exhibit A).

The subject property has highly variable slopes and terrain with it generally sloping upward to the east (Exhibits A and E). Development is proposed to be primarily located on the slopes, east of an existing private roadway through the subject property (Exhibit A). Mapped wetlands and riverine features are present on the subject property on the western boundary, including Freshwater Forested/Shrub wetlands (Exhibit A).

The tract lies within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). The subject property is not located in a Special Flood Hazard Area (Exhibit A).

The current request is for conditional use approval for a recreational campground consisting of 19-sites, including tent sites, accessory cabins and a cabin to provide support to the facilities (Exhibit B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these requirements and criteria, is discussed in Sections III and IV of this report:

STANDARDS: Standards are rules governing the size, dimensions, shape, or orientation of a lot or parcel, or the placement of buildings or activities thereon.

TCLUO Section 3.010: RURAL RESIDENTIAL 2-ACRE (RR-2) ZONE

TCLUO Section 5.030: RECREATIONAL CAMPGROUND STANDARDS

TCLUO Section 3.555: FRESHWATER WETLANDS OVERLAY

TCLUO Section 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS

TCLUO Section 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION

TCLUO Section 4.160: PROTECTION OF ARCHAEOLOGICAL SITES

APPROVAL CRITERIA: Any conditional use authorization shall be subject to the following criteria which may involve the exercise of judgement in implementing established policy.

TCLUO Section 6.040: REVIEW CRITERIA

ARTICLE X: ADMINISTRATIVE PROVISIONS

III. ANALYSIS OF STADARDS:

TCLUO Section 3.010: RURAL RESIDENTIAL 2-ACRE (RR-2) ZONE

(3) USES PERMITTED CONDITIONALLY: In the RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.

... }
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(u) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.

Findings: The subject property is approximately 58.51-acres, with the RR-2 zoned portion of the subject property approximately 18-acres in size (Exhibit A). The proposed campground is within the RR-2 zoned portion of the property (Exhibit B). Staff finds this standard is met.

(4) *STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

(a) *The minimum lot size is two acres for parcels zoned before October 4, 2000.*

...

(f) *The minimum front yard shall be 20 feet.*

(g) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*

(h) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*

(i) *The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.*

Findings: Applicant's site plan indicates all development will be located within the RR-2 zoned portion of the subject property (Exhibit B). Applicant's site plan indicates a 50-foot setback from the properties north, south, and westerly property lines for proposed structures, except for a 30-ft by 40-ft viewing platform located near the northerly property line (Exhibit B). Staff finds that these standards can be met through compliance with Conditions of Approval.

SECTION 5.030: RECREATIONAL CAMPGROUND STANDARDS

(1) *PURPOSE: The purpose of the RECREATIONAL CAMPGROUND STANDARDS is to insure that each new or enlarged RECREATIONAL CAMPGROUND provides necessary facilities, adequate lot area, set-back, and other needed requirements for the public safety, health, and general welfare.*

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. A permanent house, mobile home, manufactured home, or recreational vehicle for the owner, operator, or manager of the campground is allowed, however other Sections of the Ordinance pertaining to such use shall apply, including Section 5.010, etc. Accessory uses that may be permitted include recreational cabins, showers, laundry, a grocery, a gas pump, and recreation facilities that are designated for the primary purpose of serving the occupants of the campground. A camper as defined in Article I, shall not be allowed to stay any longer than six (6) months in any twelve (12) month period.

The standards contained in this Section are minimum standards. Additional standards may be required where necessary to meet other requirements of this Ordinance, i.e. Floodplain, Geologic Hazard zone, Riparian Vegetation.

(2) *A RECREATIONAL CAMPGROUND shall be built to State standards and shall comply with the following provisions:*

a. *A RECREATIONAL CAMPGROUND shall have:*

- i. *A minimum size of 1 acre or the minimum lot size of the zone, whichever is greater;*
- ii. *A minimum number of 4 sites;*

Findings: Applicant states the area of RR-2 zoned property utilized for the campground is approximately 18-acres with (15) tent sites and (4) accessory cabin sites (Exhibit B). Minimum size for the establishment of a campground in the RR-2 is 10-acres or more, as detailed above in this Staff Report. Staff find these standards are met.

- iii. *A minimum width of space 23 feet or state minimum which ever is greater, for each site;*
- iv. *Lot depths may vary in size, however maximum unit lengths shall be designated for each proposed space, and each space shall include enough area for the required set-backs along with the maximum unit length;*

Findings: Applicant states six tent campsites maintain 23-ft by 40-ft in size, nine tent campsites maintain 30-ft by 40-ft spaces, and the accessory cabins being 23-ft by 40-ft in size with a single parking space (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- v. *A minimum distance between actual unit location and interior road right-of-way of 10 feet. Each campsite will have direct access to interior road right-of-way;*
- vi. *And all property lines not abutting an exterior roadway shall be 10 feet. A minimum distance between actual unit and an exterior roadway shall be 20 feet;*
- vii. *A minimum distance between actual units of 15 feet;*
- viii. *Minimum distance between actual unit and community or service buildings of 10 feet;*

Findings: Applicant describes that all sites will maintain over 10-ft from all interior road right-of-ways, and over 20-ft from exterior roadways. Units will maintain a minimum 20-ft separation, with the units and community buildings have a separation greater than 10-ft. Applicant's site plan confirms such setbacks and separation requirements are detailed. Staff find these standards can be met through compliance with conditions of approval.

- ix. *Campground roads shall have a surface width of at least 16 feet with 2 foot shoulders on each side. All interior park roads shall be surfaced to minimum County road standards and welldrained. No on-street parking shall be allowed;*

Findings: Applicants provides the existing right-of-way exceeds 16-ft, with access being provided to all proposed sites (Exhibit B). Applicants states they will improve the road surface to County standards and will not allow on-street parking (Exhibit B).

Tillamook County Public Works Director Chris Laity will require a Road Approach with their Department before approval (Exhibit C).

Staff find this standard can be met through compliance with conditions of approval.

- x. *Walkways not less than three (3) feet wide may be required to be provided from trailer spaces to community and service buildings. All access roads and walkways should be well lighted;*
- xi. *All areas not used for spaces, motor vehicle parking, traffic circulation, or service or community buildings shall be completely and permanently landscaped or maintain existing natural vegetation. The landscaping shall be maintained in good condition;*
- xii. *A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND;*
- xiii. *Trash cans shall be provided in convenient locations for the use of guests of the park, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time;*

Findings: Applicant provides that walkways will maintain 3-ft minimum width in all areas, with lighting and drainage sufficient for the site (Exhibit B). Applicant details on the site plan a 50-ft buffer around the subject property boundaries to the north, south and west (Exhibit B), detailing that natural vegetation for landscaping will be used to maintain the existing coastal forest, with landscaping to be maintained around

sites and service buildings (Exhibit B). Applicant further states that trash enclosures with approved wildlife closures are provided to all spaces (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- xiv. *All Recreational Vehicles staying in the park shall be assigned to a space. No space shall have more than one (1) Recreational Vehicle or tent assigned to it, except as provided in State law;*

Findings: Applicant confirms that all spaces will be numbered for one individual RV or tent use (Exhibit B). Staff find this standard is met through compliance with conditions of approval.

- xv. *Approval of a recreational campground shall not be construed to be an approval of the building plans for building permit review purposes. All proposed building construction must meet Uniform Building Code requirements as part of building permit review;*

Findings: Applicable building permit review in accordance with uniform building code requirements will be obtained, per the Applicant (Exhibit B). Staff find this standard can be met through compliance with conditions of approval.

- xvi. *On-site storage areas, for park residents only, may be allowed. If allowed, the storage area shall be screened or combined landscape and screening with a 6 foot high sight obscuring fence or hedge along all exterior property lines of the storage area;*

Findings: Applicant has not proposed on-site storage areas for the park at this time (Exhibit B).

- xvii. *Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use approval.*

Findings: Applicants submission is being reviewed with materials for this Conditional Use request

- ...
xix. *The accessory commercial uses such as gas pump, laundry, grocery store and recreational facilities shall not exceed the requirements of Rural Commercial, Section 3.020.*

Findings: Applicant provided that proposed commercial uses will not exceed Rural Commercial requirements (Exhibit B). Staff find accessory commercial uses described within the proposal include a support cabin for the campers that will maintain bathrooms, showers, a convenience store, gift shop area, and a preparation kitchen (Exhibit B).

- xx. *New full hook-up parks requiring a community septic/sewer system are permitted only within adopted unincorporated community boundaries.*

Findings: The Applicant details those two onsite sanitation systems are proposed for the subject property meeting compliance with County sanitation requirements and OAR 333-031-0006.

SECTION 3.555: FRESHWATER WETLANDS OVERLAY (FW)

(1) PURPOSE AND AREAS INCLUDED: The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:

- ...
(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).

(2) *USES PERMITTED:*

...
(b) *Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

(3) *STANDARDS: The following standard shall be met in addition to the standards of the underlying zone.*

...
(b) *Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Division of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Division of State Lands for activities on Notification Wetlands.*

Findings: Mapped wetlands are indicated on the USFW National Wetlands Inventory (NWI) Map and are present on the tract, including Freshwater Forested/Shrub wetlands (Exhibit A). The Department of State Lands (DSL) provided comment that proposed project will impact wetlands and require a state permit (Exhibit C).

Staff recommend a Condition of Approval that all local, state, and federal permits are obtained and provided at time of Zoning and Building Permit submittal, to confirm the siting of the campsites and improvements are not in conflict with the mapped wetlands on the tract.

SECTION 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS

(1) *The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:*

...
(b) *Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;*

Findings: The subject properties lie within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). Staff finds that the subject property is partially located within a Geologic Hazard Area and that development within that area is subject to the standards of TCLUO 4.130(2).

(2) *All development within GEOLOGIC HAZARD areas shall comply with the following standards:*

- (a) *Vegetation removal shall be the minimum necessary to accommodate the use.*
- (b) *Temporary measures shall be taken to control runoff and erosion of soils during construction. Such measures include temporary stabilization (mulching or sodding) sediment basins or other performance equivalent structures required by the Planning Department.*
- (c) *Exposed areas shall be planted in permanent cover as soon as possible after construction.*
- (d) *Storm water shall be directed into drainages with adequate capacity so as not to flood adjacent or downstream properties. Finished grades should preferably be designed to direct water flows along natural drainage courses.*
- (e) *Additional requirements contained in a Geologic report required by this Section shall be followed.*

Findings: At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit evidence demonstrating compliance with TCLUO 4.130(2). Staff recommends that these standards be met through compliance with Conditions of Approval.

(3) *A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:*

- (a) For building or mobile home or manufactured home permits in areas identified in (1)*
- (b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies.*

Findings: Buildings are proposed to be sited within or near the Geologic Hazard Area. Buildings situated on slopes greater than 29 percent will require Geologic Hazard Report review as described in TCLUO 4.130. If such a report is required, a Geologic Hazard approval will be required prior to applying for Zoning and Building permits. Staff recommends that this requirement be met through compliance with Conditions of Approval.

4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION

(1) The following areas of riparian vegetation are defined:

- (a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.*
- (b) Twenty-five (25) feet from all other rivers and streams where the river or stream channel is greater than 15 feet in width.*
- (c) Fifteen (15) feet from all perennial rivers and streams where the river or stream channel is 15 feet in width or less. For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.*

Findings: An unnamed creek as mapped on the USFW National Wetlands Inventory (NWI) Map runs through the property east to west (Exhibits A & B).

Comments were received from the Oregon Department of Fish and Wildlife (ODFW) that states the area is in the vicinity of cutthroat trout (Exhibit C). ODFW recommends consultation with their agency prior to fish passage determination for any crossing of streams/wetlands proposed, including the entrance road location (Exhibit C).

Staff finds that the riparian setbacks of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization shall be followed for any development. Staff recommends that this requirement be met through compliance with Conditions of Approval.

SECTION 4.160: PROTECTION OF ARCHAEOLOGICAL SITES

- (1) The Planning Department shall review building permits and other land use actions that may affect known ARCHAEOLOGICAL SITES. If it is determined that the proposed action may affect the integrity of an ARCHAEOLOGICAL SITE, the Planning Director shall consult with the State Historic Preservation Office on appropriate measures to preserve or protect the site and its contents. No permit shall be issued until either the State Historic Preservation Office determines that the proposed activity will not adversely affect the ARCHAEOLOGICAL SITE, or the State Historic Preservation Office has developed a program for the preservation or excavation of the site.*
- (2) Indian cairns, graves and other significant archaeological resources uncovered during construction or excavation shall be preserved intact until a plan for their excavation or reinterment has been developed by the State.*

Findings: The State Historic Preservation Office was noticed as part of this application and have not provided comments at time of publication of the Staff Report. Staff recommends that as a Condition of Approval, Applicant be required to obtain all applicable federal, state, and local permits and adhere to applicable regulations including those required by the State Historic Preservation Office.

IV. ANALYSIS OF CRITERIA:

6.040: *CONDITIONAL USE REVIEW CRITERIA*

Any *CONDITIONAL USE* authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) *The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.*

Findings: The proposed use is listed as a conditional use in the underlying zone (TCLUO 3.010(3)(u)). Staff finds that this criterion has been met.

- (2) *The use is consistent with the applicable goals and policies of the Comprehensive Plan.*

Findings: The Tillamook County Land Use Ordinance is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

Applicant describes Goal 8 ‘Recreation Element’ 2.2 which describes the Statewide Comprehensive Outdoor Recreation Plan developed by State Parks which identified goals for the County to promote and enhance recreational activities.

Staff finds that the Applicant is proposing to develop a campground as it is defined in Ordinance and in Statute and that campgrounds are a use allowed in RR-2 zone subject to a finding that they also meet the criteria set forth in Article 6, which are discussed in this report.

- (3) *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

Findings:

- Applicant states that the subject property would maintain 18-acres of area for the campground, while being a good distance off the main road system (Exhibit B). Applicant describes existing forest and fauna providing a natural setting, with the establishment of existing roads that are to campground guidelines (Exhibit B).
- The subject property are zoned Rural Residential 2-Acre (RR-2 and Small Farm and Woodlot (SFW-20) (Exhibit A). Development of the facilities are proposed to be concentrated an approximate 18-acre area of Rural Residential 2-Acre (RR-2) zoned portion of the property (Exhibit B).
- The subject property is irregularly shaped and encompasses 58.51-acres and the proposed area of development encompasses approximately 18 acres (Exhibits A and B). The size and shape of the property can accommodate the proposed development and still allow for a significant buffer of natural vegetation to be maintained around the proposed area of development, including the 50-ft buffer described by the Applicant (Exhibits A and B). Staff finds that the size and shape of the parcel is suitable to the provision of outdoor recreation opportunities on site and the proposed campground use.
- The subject property is zoned RR-2 which, as discussed above, allows campgrounds with consideration on contiguous property greater than 10-acres.
- The subject property is currently densely vegetated (Exhibits A and B). Staff finds that the significant existing vegetative cover provides an environment suitable to the requirements of TCLUO 5.030 and appropriate to provide outdoor recreational opportunities.
- The subject property has highly variable slopes and terrain with it generally sloping upward to the east (Exhibits A and E). Development is proposed to be primarily located on the slopes, east of an existing private roadway through the subject property (Exhibit A). Mapped wetlands and riverine

features are present on the subject property on the western boundary, including Freshwater Forested/Shrub wetlands (Exhibit A).

- The tract lies within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). The subject property is not located in a Special Flood Hazard Area (Exhibit A).
- The Applicants site plan and National Wetlands Inventory Map would indicate that the proposed campsites and roadway may be adjacent to mapped wetland features (Exhibit A & B). As stated above, DSL provided comment that proposed activities will impact state wetlands and require state fill/removal permits (Exhibit C).
- The subject property is currently served off Floyd Avenue, a County local access road, which comes off Sandlake Road, a County road, to the subject property. The Tillamook County Public Works Department provided comment that improvements from Sandlake Road to the proposed development will be required as part of development of the road approach (Exhibit C). A Condition of Approval has been made to conform to any additional standards which might be required by the Tillamook County Public Works Department.

(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.

Findings: Applicant states the campground is intended to keep the property at a natural and untouched state (Exhibit B). Applicant further details that there will be a 50-ft buffer around the subject property from neighboring properties for all sides, except the east (Exhibit B).

The subject property is zoned Rural Residential 2-Acre and Small Farm and Woodlot (SFW-20) (Exhibit A). The United States Forest Service (USFS) owns the Forest (F) zoned property abutting the subject property to the east and south (Exhibit A). Unimproved SFW-20 zoned properties under private ownership abut the subject property to the north (Exhibit A). Adjacent RR-2 zoned properties under private ownership abut the subject property to the north, south and west (Exhibit A). These abutting RR-2 zoned properties are either vacant or improved with a single-family dwelling (Exhibit A).

Situated to the west is a pocket of zoned Rural Residential 2 Acre (RR-2) and Rural Commercial (RC) properties and are either unimproved or contain single family dwellings (Exhibit A).

Surrounding uses, consistent with the surrounding zoning, include timber stands, and rural single-family dwellings (Exhibit A).

An unimproved unnamed platted 40-foot right-of-way serves as separation between the subject property and adjacent RR-2 zoned lands to the southwest (Exhibit A).

Comments received on the application included:

- Traffic congestion and increased parking on Sandlake Road and other roads within Tierra Del Mar.
- Insufficient existing roads to handle proposed development.
- Limited water availability for use and fire suppression.
- An excess of existing campgrounds and accommodations in the vicinity.
- Impacts to wetlands and water-features.
- Fire suppression concerns.

Oregon Department of Environmental Quality (DEQ) or the County Sanitarian and the County Environmental Health Department are the entities charged with the regulation of sewage, liquid waste and solid waste for recreational parks including overnight campgrounds. These agencies were noticed of the application. Staff recommends that as a Condition of Approval, the Applicant be required to demonstrate that they have obtained permit approvals from the County Sanitarian or DEQ for sewage and liquid waste

disposal systems appropriate to the proposed development at the time of applying for Zoning and Building permits. Solid waste disposal is also subject to DEQ regulation. Both solid and sewage and liquid waste are addressed in OAR 333-31, Oregon Health Authority, Public Health Division rules addressing the construction, operation and maintenance of recreation parks, including overnight campgrounds. Staff recommends that as a Condition of Approval, Applicant obtain all required federal, state and local permits and licenses and adhere to all applicable rules and regulations.

ODFW and USFWS were notified of this application. ODFW has provided comments recommending consultation for fish passage improvements, due to proximity to cutthroat trout habitat (Exhibit C).

Staff has not identified evidence of impacts associated with the proposed campground development which would substantially impact the ability of a residential dwelling to be sited in the neighboring residential areas or would substantially impact the ability for residential uses to occur in dwellings sited in the neighboring residential areas. Adjacent Forest and SFW-20 zoned properties would maintain a proposed 50-ft buffer from proposed improvements (Exhibit B).

(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

Findings: Applicant states the proposal will not have a detrimental effect on solar or wind systems (Exhibit B). Applicant states they will utilize solar energy in their development (Exhibit B). Staff find no record of such facilities and improvements on the subject properties or within the vicinity (Exhibit A). Staff finds that this criterion has been met.

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

Findings: Applicant states there is a demand for year-around facilities with Pacific City experiencing a demand and shortage of facilities (Exhibit B).

The subject property is currently served off Floyd Avenue, a County local access road, which comes off Sandlake Road, a County road, to the subject property. The Tillamook County Public Works Department provided comment that improvements from Sandlake Road to the proposed development will be required as part of development of the road approach (Exhibit C). Staff recommends that as a Condition of Approval, a letter from the Tillamook County Public Works Department be required at the time of applying for Zoning and Building permits.

The property is located within the service area of the Nestucca Rural Fire Protection District. Chief Oeder commented that the plans showing road width, grade and pullouts are acceptable for the Nestucca Rural Fire Protection District (Exhibit C). Staff recommends that as a Condition of Approval, a letter from the Nestucca Rural Fire Protection District confirming service to the campground development be required at the time of applying for Zoning and Building permits.

Tillamook County Environmental Health detailed requirements for licensing of a tourist facility, restaurant license and RV park license through their division. Staff recommend a Condition of Approval that final approval of campground design be provided at time of apply for Zoning and Building Permits from Tillamook County Environmental Health.

V. ADMINISTRATIVE PROVISIONS

SECTION 6.020: PROCEDURE

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request: (1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may

require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.

(2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.

(3) No *CONDITIONAL USE* permit shall be invalidated because of failure to receive the notice provided for in Section 10.070

SECTION 10.080 TYPE III PROCEDURES

(1) Notice for Type III Decisions.

(a) *Notice of Review.* The County shall provide notice of a public hearing on a *Quasi-Judicial* application at least 28 days prior to the first hearing date. If two or more hearings are allowed, then notice shall be provided at least 10 days prior to first hearing. The County Planning Director shall prepare an affidavit of notice, which shall be made part of the file. This affidavit shall state the date that the notice was mailed. Notice of a public hearing shall be provided to the following parties:

...

iv. Property owners within 750 feet of subject property if the subject property is outside UGB and in a farm or forest zone.

v. Any affected government agency or public district, including affected city if subject site is inside a UGB.

vi. Any citizen's advisory committee or community organization whose boundaries include, or are adjacent to, the subject site.

...

(c) *Newspaper notice.* Notice of the public hearing shall be published in a newspaper of general circulation in the County at least ten (10) calendar days prior to the date of a quasi-judicial public hearing. An affidavit or other formal certification of publication shall be made part of the record.

Findings: Notice of Public Hearing was mailed out on December 29, 2021, to all landowners within 750 feet of the subject property, and affected agencies, districts and other parties. Newspaper Notice of Public Hearing was published on December 29, 2021 in the Tillamook County Headlight Herald.

VI. RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
 - Authorization Notice approval for on-site sewage disposal permits from the Department of Community Development or Oregon DEQ.
 - A letter from Tierra Del Mar Water Company confirming water service to the proposed facility.
 - A letter from the Nestucca Rural Fire Protection District confirming fire protection service to the proposed facilities.
 - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
 - Demonstration of compliance with the standards contained in TCLUO 4.130(2) including:

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 conjunctions 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 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 will occur in the area as generally depicted on the submitted site plan and as described and will not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.

VIII. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicants/Property Owner's submittal
- C. Public comments

EXHIBIT A