## BEFORE THE PLANNING COMMISSION OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF #851-22-000154-PLNG A CONDITIONAL USE REQUEST FOR A 4-SITE PRIMITIVE CAMPGROUND ON PROPERTY ZONED RESIDENTIAL 2-ACRE (RR-2) LOCATED EAST OF TIERRA DEL MAR AND NORTH OF UNINCORPORATED COMMUNITY OF PACIFIC CITY/WOODS. THE SUBJECT PROPERTY IS ACESSED VIA SANDLAKE ROAD, A COUNTY ROAD, AND IS DESIGNATED AS TAX LOT 3401 OF SECTION 1DD, TOWNSHIP 4 SOUTH, RANGE 11 OF THE WILLAMETTE MERIDIAN. TILLAMOOK COUNTY, OREGON.

FINDINGS OF FACT, CONCLUSIONS AND ORDER

#851-22-000154-PLNG

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## APPLICANT/PROPERTY OWNER: David and Lisa Sears

The above-named applicant applied to Tillamook County requesting Conditional Use approval for a 4-site primitive campground on the property as specified above.

Public hearings on the above-entitled matter were held before the Tillamook County Planning Commission for their consideration on July 14, 2022, and August 11, 2022, where a decision was made on that date.

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

Planning Commission voted 4 in favor and 2 opposed, to approve Conditional Use request #851-22-000154-PLNG subject to the Conditions of Approval as amended and included as "Exhibit A".

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

Conditional Use request #851-22-000154-PLNG is approved. This decision may be appealed to the Board of County Commissioners by an affected party, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners within twelve (12) days of the date that Notice of this decision is mailed.

## "EXHIBIT A"

## **CONDITIONS OF APPROVAL:**

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

- 1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
- 2. Documentation of compliance from the Oregon Department of State Lands is required at the time of zoning permit application submittal.
- 3. The property owner shall obtain all necessary structural, electrical, mechanical, and plumbing permits for the proposed 4-site primitive campground.
- 4. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
- 5. Development shall comply with the requirements and standards of TCLUO 3.010: Rural Residential 2-Acre (RR-2) Zone and 5.040: Primitive Campground Standards.
- 6. Development shall comply with applicable provisions and development standards outlined in TCLUO Section 3.530: Beach and Dune Overlay (BD) Zone and Section 3.545: Shoreland Overlay (SH) Zone.
- 7. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
- 8. Artificial lighting shall not create or reflect substantial glare onto any adjacent residential properties including artificial lighting along the access roads.
- 9. The recommendations outlined in an email dated April 1, 2021, from the Tillamook County Public Works Department shall be met. Specifically, the primitive campground be located at least 60-feet from the easterly fog line on Sandlake Road, and the junction between the access to the campground and the private way be at a 90-degree angle to reduce future safety concerns of vehicles driving west on the private way.
- 10. This approval is for a primitive campground consisting of 4-campsites as shown on the submitted site plan included in "Exhibit B" of this report.
- 11. This approval shall be void on August 11, 2024, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

DATED this 16<sup>th</sup> day of August, 2022.

TILLAMOOK COUNTY PLANNING COMMISSION

Gale Ousele, Vice-Chairperson