

“EXHIBIT A”

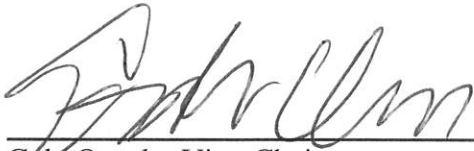
CONDITIONS OF APPROVAL:

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 16th day of August, 2022.

TILLAMOOK COUNTY PLANNING COMMISSION

A handwritten signature in black ink, appearing to read "Gale Ousele", written over a horizontal line.

Gale Ousele, Vice-Chairperson