



**DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS**

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF PUBLIC HEARING
TILLAMOOK COUNTY PLANNING COMMISSION**

Date of Notice: August 17, 2023

A public hearing will be held by the Tillamook County Planning Commission at 6:30p.m. on Thursday, September 14, 2023, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

#851-23-000212-PLNG: Request for conditional use approval to expand the Elks Campground by adding 15 additional full hookup RV sites for a total of 51 sites, together with a proposal for 5 dry camp sites. The subject property is accessed via Highway 101, is located south of the City of Tillamook and south of the Pleasant Valley rest area and is designated as Tax Lot 1302 in Section 21B of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). The applicant is Gary Beyer, and the property owner is the Tillamook Elks Lodge.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250-feet of the exterior boundary of the subject properties for which application has been made at least 28 days prior to the date of the hearing.

Applicable criteria are contained within the Tillamook County Land Use Ordinance Section 6.040: Conditional Use Review Criteria and the Tillamook County Comprehensive Plan. Only comments relevant to the approval criteria are considered relevant evidence. Relevant standards include and may not be limited to applicable standards contained within TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone, TCLUO Section 3.150: Flood Hazard Overlay Zone, TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization, and TCLUO Section 5.030: Recreational Campground Standards.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the September 14, 2023 hearing and hearing protocol, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/commdev> or email Lynn Tone, Office Specialist 2, at ltone@co.tillamook.or.us. The virtual meeting link can be found on the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the September 14, 2023, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, September 5, 2023, will be included in the packet mailed to the Planning

Commission the week prior to the September 14, 2023, hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Office Specialist 2, Tillamook County Department of Community Development, ltone@co.tillamook.or.us as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

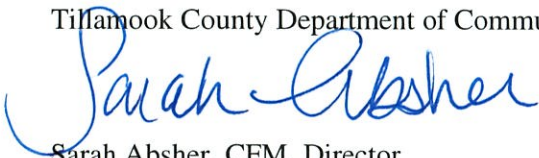
Documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact Lynn Tone for additional information ltone@co.tillamook.or.us or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearings, call 1-800-488-8280 ext. 3423 or email ltone@co.tillamook.or.us at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email ltone@co.tillamook.or.us.

Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Enc. Maps

SECTION 6.040: 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.
- (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.

Citizen Tips for Providing Testimony at a Planning Commission/Board of County Commissioner Hearing

Goal 1 of Oregon's Statewide Planning Goals recognizes the importance of citizen involvement "in all phases of the planning process." One of the principal ways for citizens to be involved is by testifying at local land use hearings. These citizen tips are designed to help citizens prepare and deliver testimony during Tillamook County land use hearing processes.

Know the Process

The Chair of the decision-making body will always read aloud the order of presentation and the process. Presentation is generally as follows:

- Planning Staff Presentation (generally 15 minutes)
 - Questions to Staff by the Decision-Maker
- Applicant's Presentation (generally 15 minutes)
 - Questions to Applicant by the Decision-Maker
- Public Comment Period
 - Generally limited to 3 minutes per person.
- Applicant Rebuttal & Final Statements
- Staff Final Statements
- Public Hearing Closed for Decision-Maker Deliberation
 - No further public testimony accepted.
- Decision-Maker may ask questions of staff.
- Decision-Makers vote on issue.
- Notice of Decision mailed to all parties.

Understand the Issue

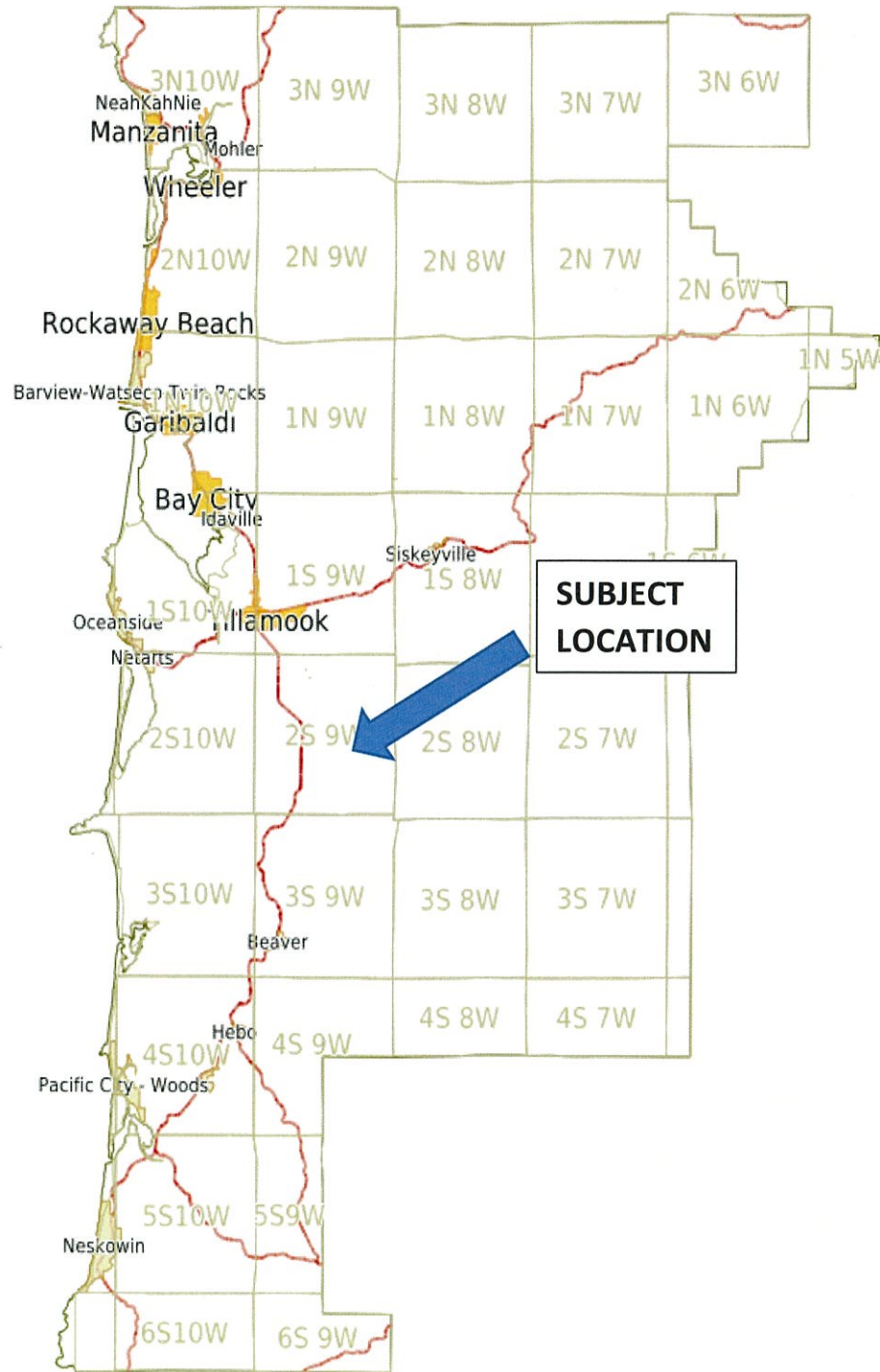
- Become familiar with the land use record (application, staff report and hearing materials) found on the Land Use Applications page under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).
- Prepare an outline of your testimony to use while testifying and focus testimony to the relevant criteria
- Decisions to approve or deny a request are based on the relevant criteria.
- Know when, where and who you are speaking to.
 - Tillamook County Planning Commission or Board of County Commissioners- depending on nature of request, application review process, and current phase of hearing process.
- Public testimony is generally limited to 3 minutes per person.
- Be sure to state your name and address for the record at the beginning of your testimony to ensure you receive notice of decision after hearing process has ended.

Check Department Website for Updates

- Visit the Land Use Applications page.
- Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
- Review additional written testimony received during the open comment periods.
- Review hearing packets and agendas if hearing process is ongoing.
- Review Notice of Decision and remain informed on appeal dates.

EXHIBIT A

VICINITY MAP

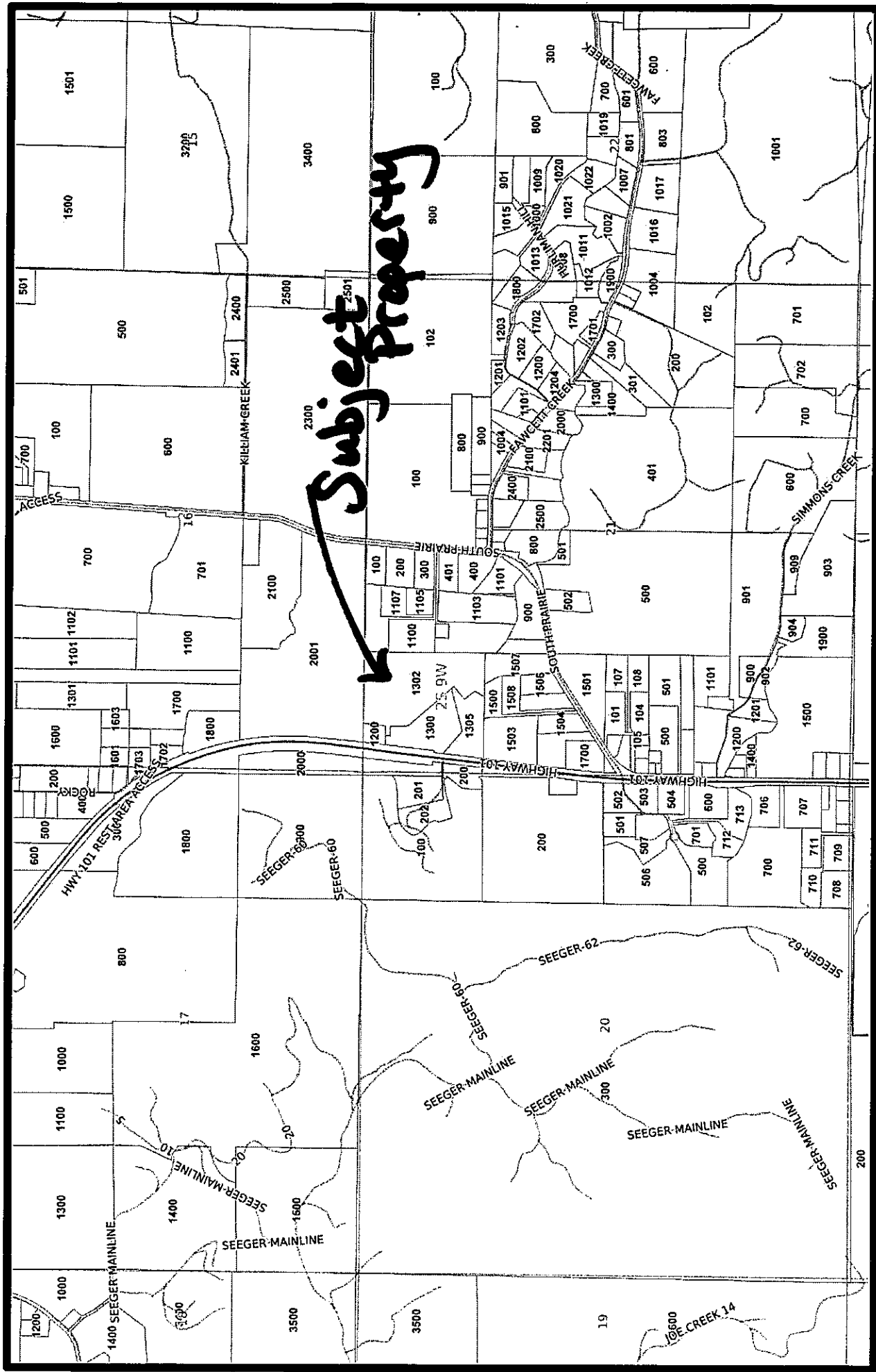


#851-23-000212-PLNG
ELKS CAMPGROUND EXPANSION

Map



MAPPING



Map

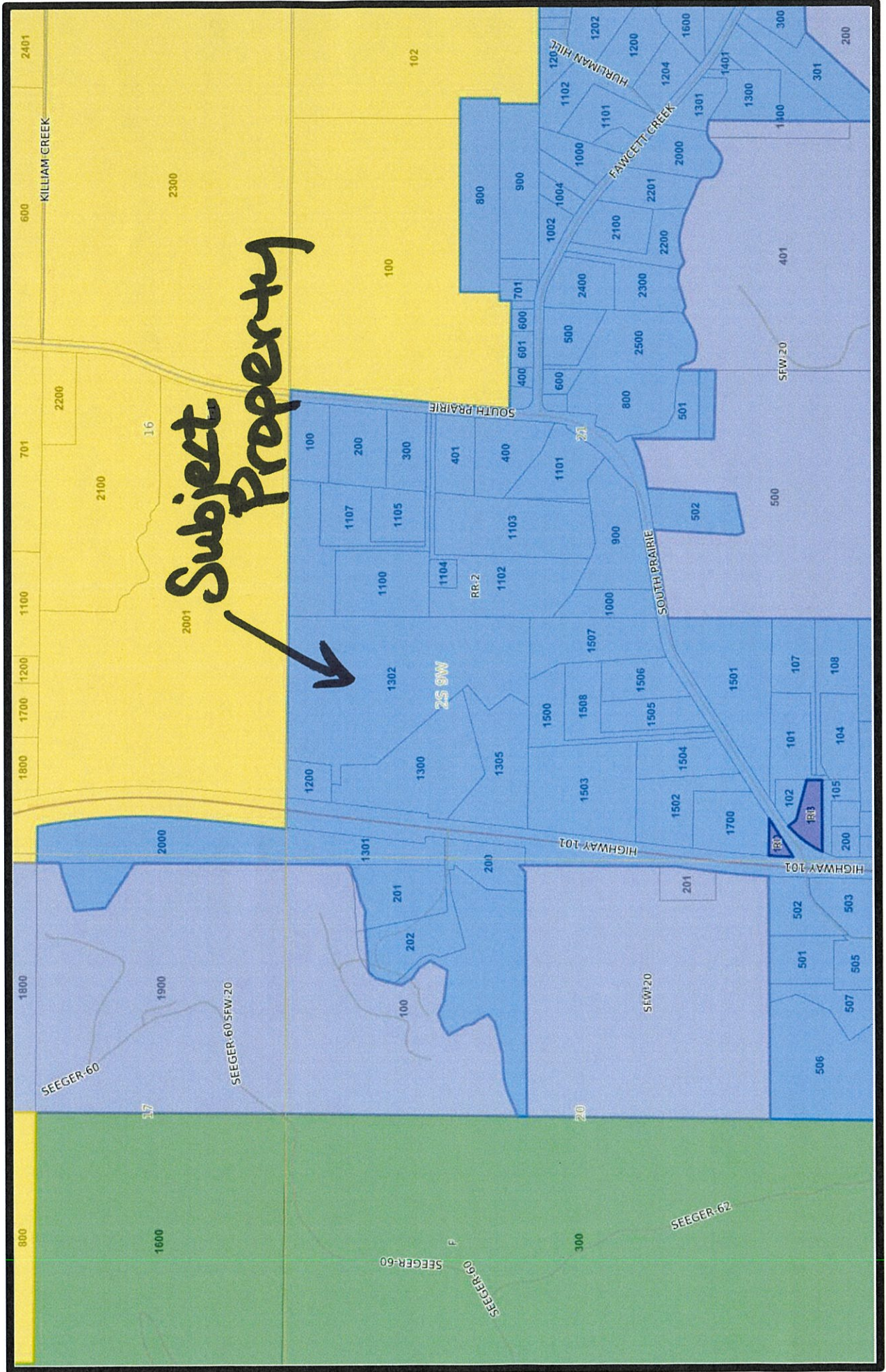


EXHIBIT B

#1



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: GARY BEYER Phone: 503-801-2840
Address: 10480 Gould Ave
City: Tillamook State: OR Zip: 97141
Email: gjbayer@gmail.com

Property Owner

Name: Tillamook Elks Lodge Phone: 503-842-6623
Address: 1907 3rd St PO Box 87
City: Tillamook State: OR Zip: 97141
Email: _____

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
JUL 11 2023	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by: _____	
Receipt #: <u>132812</u>	
Fees: <u>\$1,900.-</u>	
Permit No: <u>851-23-00212-PLNG</u>	

Request: Expansion of Campground - Existing approval for 36 spaces. Adding 15 RV spaces with full hookups (water, electric + sewer plus dry camp. Water and dump station available for dry camp)

- | Type II | Type III | Type IV |
|--|---|--|
| <input type="checkbox"/> Farm/Forest Review
<input type="checkbox"/> Conditional Use Review
<input type="checkbox"/> Variance
<input type="checkbox"/> Exception to Resource or Riparian Setback
<input type="checkbox"/> Nonconforming Review (Major or Minor)
<input type="checkbox"/> Development Permit Review for Estuary Development
<input type="checkbox"/> Non-farm dwelling in Farm Zone
<input type="checkbox"/> Fore-dune Grading Permit Review
<input type="checkbox"/> Neskowin Coastal Hazards Area | <input type="checkbox"/> Appeal of Director's Decision
<input type="checkbox"/> Extension of Time
<input type="checkbox"/> Detailed Hazard Report
<input checked="" type="checkbox"/> Conditional Use (As deemed by Director)
<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Goal Exception | <input type="checkbox"/> Appeal of Planning Commission Decision
<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Plan and/or Code Text Amendment |

Location:

Site Address: 9055 Hwy 101 S.

Map Number: 2 South 9 West 21 B 1302
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

[Signature]
Property Owner Signature (Required)
Gary E Beyer
Applicant Signature

6-28-2023
Date
6-28-2023
Date

CONDITIONAL USE REVIEW CRITERIA

A Conditional Use shall be granted if the applicant demonstrates that all of the following applicable criteria are satisfied.

- (1) The use is listed as Conditional Use in the underlying zone, or in an applicable overlying zone. *This is according to previous use permits.*
- (2) The use is consistent with the applicable goals and policies of the comprehensive plan. *This is consistent with previous permits.*
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features. *This will provide parking for 15 additional sites.*
 - a. *25 to 30 feet wide at least 70 feet long with full hookups. This includes parking for the RV and tow vehicles.*
- (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 permitted uses listed in the underlying zone. *This is according to previous permits.*
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills. *Nothing will create shadows or wind blockage to neighboring property.*
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

The Elks Lodge is proposing 15 additional full hookup sites and five dry camp sites that have a water source and dump station available for their use. Most dry campers are on site for only one or two nights. The entire RV park is available for current Elks members only.

Development permit required for development in flood zone areas.

CONDITIONAL USE REVIEW CRITERIA

A Conditional Use shall be granted if the applicant demonstrates that all of the following applicable criteria are satisfied.

(1) The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone. **CORRECT**

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

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

(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. **CORRECT**

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

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

Handwritten notes:
15 sites 25 to 30 ft. wide and at least 70 ft. long
This will provide parking for RV + tow vehicle
Land use is part of existing land being used as RV park

* Total # of RV + Dry Camp spaces
RV spaces proposed 15, Dry Camp - 5
* RV + tent sites must be on site plan.

Application Submittal
Application Page
FEE
NARRATIVE (What is proposed?)
SITE PLAN (Campground)
CRITERIA

- (13) Preliminary plans which contain all the information specified in OAR 814-050 shall be submitted to the Planning Department when requesting Conditional Use, or permit approval.
- (14) Approval of a MOBILE AND MANUFACTURED HOME PARK shall not be construed to be an approval of the building plans for building permit review purposes. All proposed building construction is subject to alteration to meet Uniform Building Code requirements as part of building permit review.
- (15) All MOBILE AND MANUFACTURED HOME PARKS, which legally existed prior to the date of this Ordinance, and which have submitted complete Master Plans to the Department for review, shall be considered an "existing use" if:
 - (a) The park is in compliance with all State regulations and County sanitation regulations; and
 - (b) Master Plans and review fees are submitted to the Department no later than December 31, 1986; and
 - (c) The Department issues a letter to the park owner indicating that the park meets the above two criteria.

If it is determined by the Department that the park DOES meet the first two criteria the Department shall submit the letter, mentioned in (C) above, to the park owner. At that time, only that portion of the park identified in the Master Plan, will then be considered an "existing use".

Only those parks who retain the confirmation letter will be considered an "existing use". In the future, if one of the "existing use" parks enlarge or expand, only the new portion of the park will be required to meet the County standards.

The "existing use" parks are to be allowed to remain as they are represented within the accepted Master Plan on only that portion of the property designated. If the use is vacated for over one year the "existing use" designation shall be void, and any new use of the property shall conform to the requirements of this Ordinance.

The "existing use" may be sold or transferred to new owners. The new owners will maintain the rights as the previous owners.

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; *16 1/2 Acres*
- ii. ✓ A minimum number of 4 sites; *51 sites*
- iii. ✓ A minimum width of space *25-30 ft.* 23 feet or state minimum which ever is greater, for each site;
- iv. ✓ *70 ft.* 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;
- 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;
- ix. ✓ Campground roads shall have a surface width of at least 16 feet with *25 ft.* 2 foot shoulders on each side. All interior park roads shall be surfaced to minimum County road standards and well-drained. No on-street parking shall be allowed;
- 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;

- ✓ 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;
- ✓ 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;
- 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;
- 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.
- xviii. All RECREATIONAL CAMPGROUNDS, which legally existed prior to the date of this Ordinance, and which have submitted complete Master Plans to the department for review, shall be considered an "existing use" if:
 - ✓ 1. The RECREATIONAL CAMPGROUND is in compliance with all State regulations and County Sanitation regulations; and
 - ? 2. Master Plans and review fees are submitted to the department no later than December 31, 1986; and
 - ? 3. The department issues a letter to the RECREATIONAL CAMPGROUND owner indicating that the campground meets the above two criteria.

If it is determined by the department that the RECREATIONAL CAMPGROUND does meet the first two criteria, the department shall submit the letter, mentioned in (c) above, to the campground owner. At that time, only that portion of the campground identified in the Master Plan, will then be considered an "existing use".

 - ✓ Only those campgrounds who retain the confirmation letter will be considered an "existing use". In the future, if one of the "existing use" campgrounds enlarge or expand, only that new portion of the campground will be required to meet the County standards.
 - ✓ The "existing use" RECREATIONAL CAMPGROUNDS are to be allowed to remain as they are represented within the accepted Master Plan on only that portion of the property designated. If the use is vacated for over one year the "existing use" designation shall be void, and any new use of the property shall conform to the requirements of this Ordinance.
 - ✓ The "existing use" may be sold or transferred to new owners. The new owners will maintain the same rights as the previous owners.
- ✓ 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.
- ✓ xx. New full hook-up parks requiring a community septic/sewer system are permitted only within adopted unincorporated community boundaries.

SECTION 5.040: PRIMITIVE CAMPGROUND STANDARDS

PURPOSE

Dry Camp area

- ✓ The purpose of the PRIMITIVE CAMPGROUND STANDARDS is to insure that each new or enlarged campground provides the necessary facilities, sites, amenities, and other requirements in the interest of preserving the public safety, health, and general welfare, and that such developments provide a quality camping opportunity for visitors to the County.
- ✓ A PRIMITIVE CAMPGROUND is a designated place where four or more campsites are located for occupancy by camping units on a temporary basis for recreation, education or vacation purposes. A PRIMITIVE CAMPGROUND is predominantly an unattended facility which is established to accommodate recreational vehicles, tents, or bicycle uses for a period of time not to exceed two weeks in any given four week 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. Flood Plain, Geologic Hazard zone, riparian vegetation.

A campground shall be built to State standards and shall comply with the following provisions:

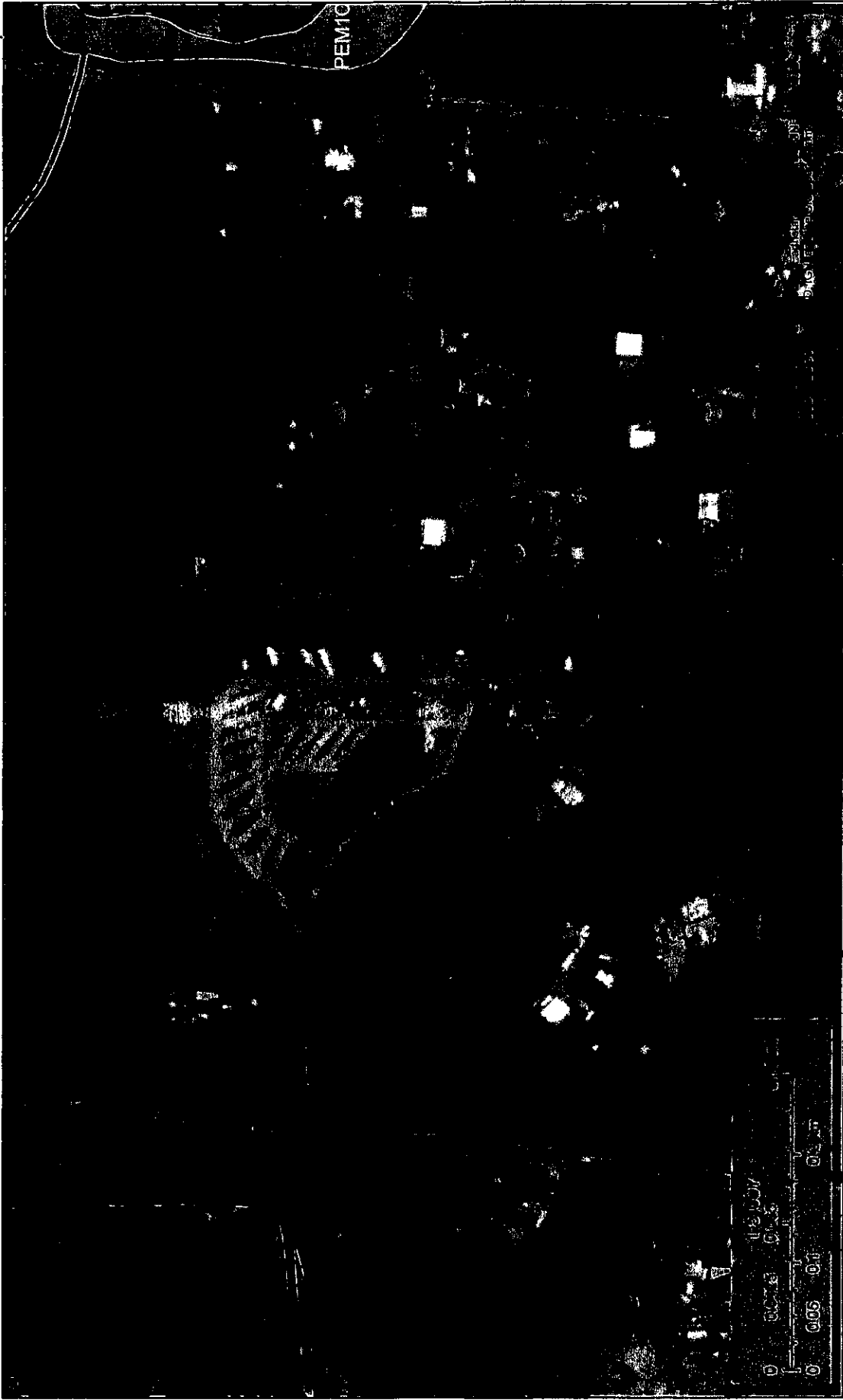
- (1) ✓ The total area utilized for campsites and access shall not exceed 60% of the total area of the campground.
- (2) ✓ Each space shall be a minimum of 1,200 square feet. *2100 sq ft.*
- (3) ✓ Each campsite shall be provided with a fire pit or ring.
- (4) ✓ Tables shall be provided at all campsites.
- (5) ✓ Natural vegetation or landscaping surrounding campsites shall remain intact.
- (6) ✓ Trash cans may be provided in convenient locations for the use of guests of the park, may be located in such number, and may be of such capacity that there is no uncovered accumulation of trash at any time.
- (7) ✓ A house, mobile home or manufactured home may be located within the campground for the owner, manager or caretaker of the campground.
- (8) ✓ Other camp-related buildings may be permitted, if approved through the Conditional Use process.
- (9) ✓ No recreational vehicle, tent, or other building or structure shall be within 20 feet of any property line.
- (10) ✓ Access and interior roadways must be approved by the County Public Works Department.
- (11) ✓ The campground may be adequately screened with vegetation and/or natural features around its exterior boundary lines.
- (12) Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use or permit approval.
- (13) All PRIMITIVE CAMPGROUNDS, which legally existed prior to the date of this Ordinance, and which have submitted complete Master Plans to the Department for review, shall be considered an "existing use" if:



U.S. Fish and Wildlife Service



National Wetlands Inventory

Wetlands Map






January 5, 2021

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

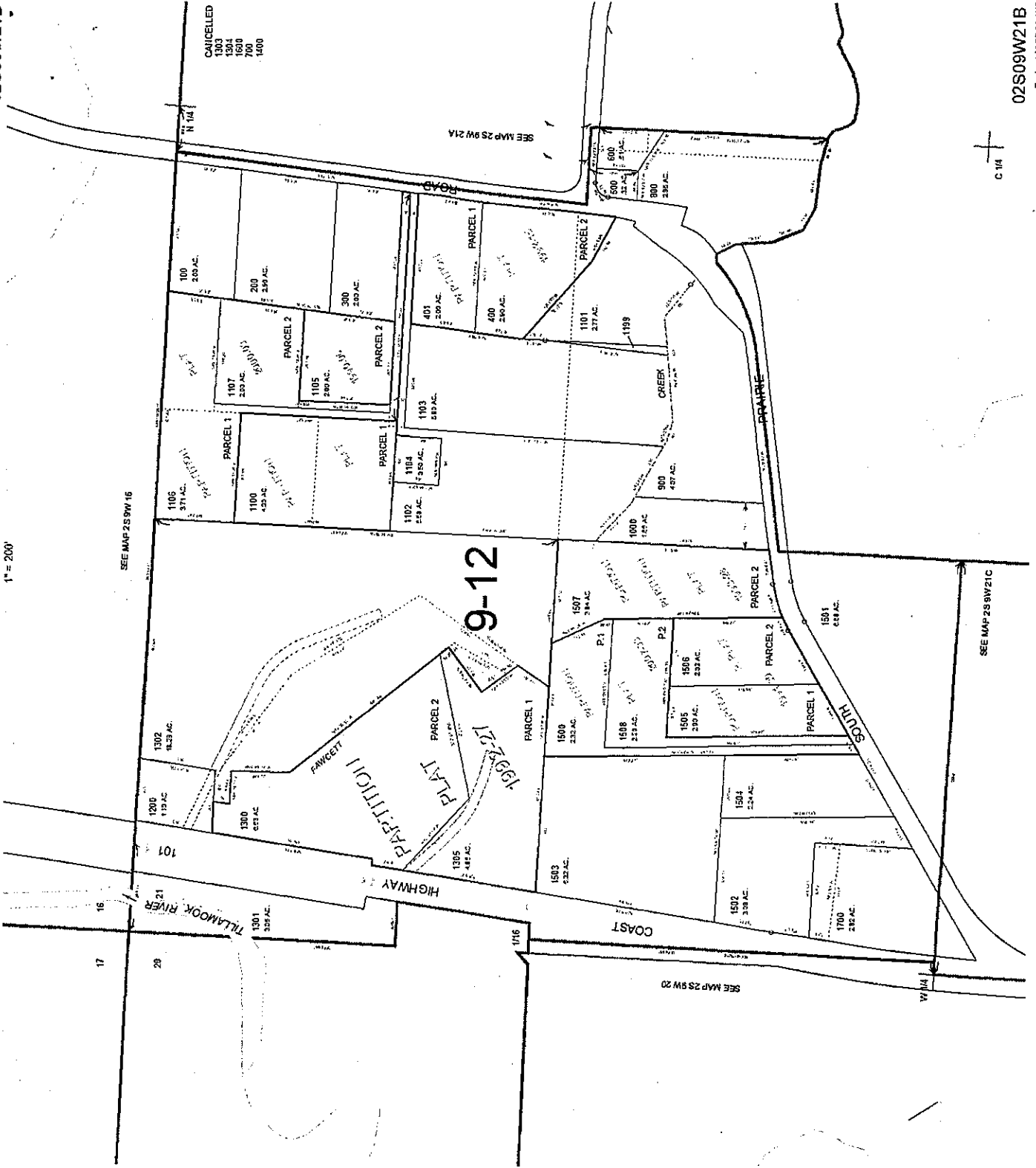
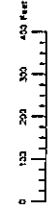
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

N.W.1/4 SEC.21 T.2S. R.9W. W.M.
TILLAMOOK COUNTY
1" = 200'

02S09W21B



SEE MAP 23 9W 16

SEE MAP 23 9W 21A

SEE MAP 23 9W 20

SEE MAP 23 9W 21C

CANCELLED
1303
1304
1500
700
1400



02S09W21B
Revised 08/07/20, WS





TILLAMOOK
COUNTY
GIS

