



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
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Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-23-000517-PLNG:
Pratt – Primitive Campground**

*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 ADMINISTRATIVE REVIEW
Date of Notice: February 16, 2024**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-23-000517-PLNG: A Conditional Use request for the for development of a 6-site primitive campground on property within Unincorporated Tillamook County located at 20285 Derrick RD, a County Road, compromised as Lots 1600 and 1500 in Section 17 of Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Farm (F-1) and Small Farm and Woodlot Zone (SFW-20). The applicant is Jesse Pratt. The property owners are Jesse L Pratt, Timothy G Pratt, and Jill L Pratt.

Written comments received by the Department of Community Development prior to 4:00p.m. on March 1, 2024, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, March 4, 2024.


Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3123 or sheila.shoemaker@tillamookcounty.gov.

Sincerely,


Sheila Shoemaker, Land Use Planner


Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps
#851-23-000517-PLNG - Pratt

EXHIBIT A

REVIEW CRITERIA

TCLUO ARTICLE VI:

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

TCLUO Section 3.002 (5)

An applicant for a use permitted in Table 1 must demonstrate compliance with the following criteria and with the Conditional Use Criteria in Article 6 Subsection 040, or in Article 6 Subsection 060 if the proposed use is for the restoration, enhancement or creation of a wetland as defined in 3.002(2).

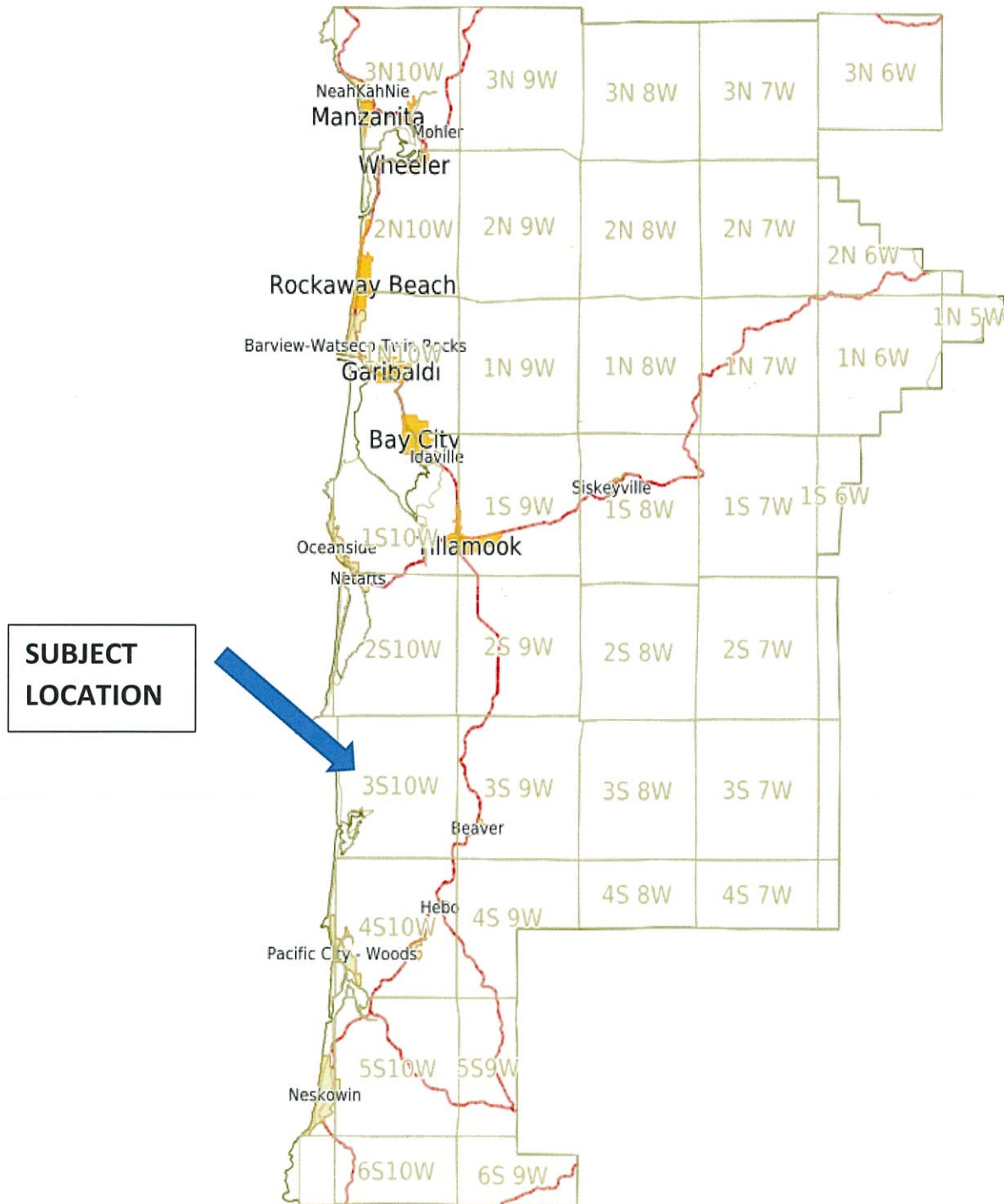
- (a) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
- (b) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

TCLUO Section 3.004 (8)

A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

VICINITY MAP



#851-23-000517-PLNG: Pratt

EXHIBIT B

3410 3411



Tillamook County Department of Community Development
1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
NOV 06 2023	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: 134842	
Fees: 1365	
Permit No: 85123-000517-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: JESSE PRATT Phone: 541-390-6972
Address: 20285 DERRICK RD.
City: CLOVERDALE State: OR Zip: 97112
Email: TIMBERSANDS@GMAIL.COM

Property Owner

Name: _____ Phone: _____
Address: _____
City: _____ State: _____ Zip: _____
Email: _____

Request: PRIMITIVE CAMPGROUND # sites - 6 SITES

- | Type II | Type III | Type IV |
|---|--|--|
| <input type="checkbox"/> Farm/Forest Review
<input checked="" 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 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: 20285 Derrick Road
Map Number: 35 10 17 1400 1600 1500
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.

Property Owner Signature (Required) _____ Date 6/23/23
Applicant Signature _____ Date _____

Jesse Pratt 20285 Derrick Rd. Cloverdale, OR 97712 541-390-6972

The following is my written review criteria for a conditional use, primitive campground on my three tax lots in Cloverdale. I have answered all articles to the best of my abilities and apologize for anything that is missing. This is my first time going through this sort of process.

SECTION 6.040: REVIEW CRITERIA

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

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

My tax lots are comprised of one SFW20 (10.18 acres) and two Farm (20.94 and 20.86 acres) Conditional use is allowed on both of these zonings.

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

The goal is to allow recreational camping to be enjoyed by the public.

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

The parcels are suitable for the desired use, the land is flat and accessed by a county road. No further improvements are needed to host campers. The campsites will be located in previously cleared fields which have no impacts on wetlands, streams or existing forest.

4. (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.

The proposed campground will have no effect on neighboring properties. All activity will be on my land listed above. The area is comprised of large lots of lands, I have no houses or farm activity bordering the camping areas.

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

There are none in the vicinity.

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

All services provided will be approved by health, water and fire departments, including access to sites. Portable toilets will be professionally serviced by a local contractor.

In addition, TCLUO Section 3.002(5)

1. The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

This will have zero effect on surrounding agriculture or logging, all activity is on my personal property and the distance to any surrounding operations is exceptional.

2. The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

There will be no effect to surrounding farm or forest practices.

(8) CONDITIONAL USE REVIEW CRITERIA:

A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

(9)

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

It will force no change whatsoever.

2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

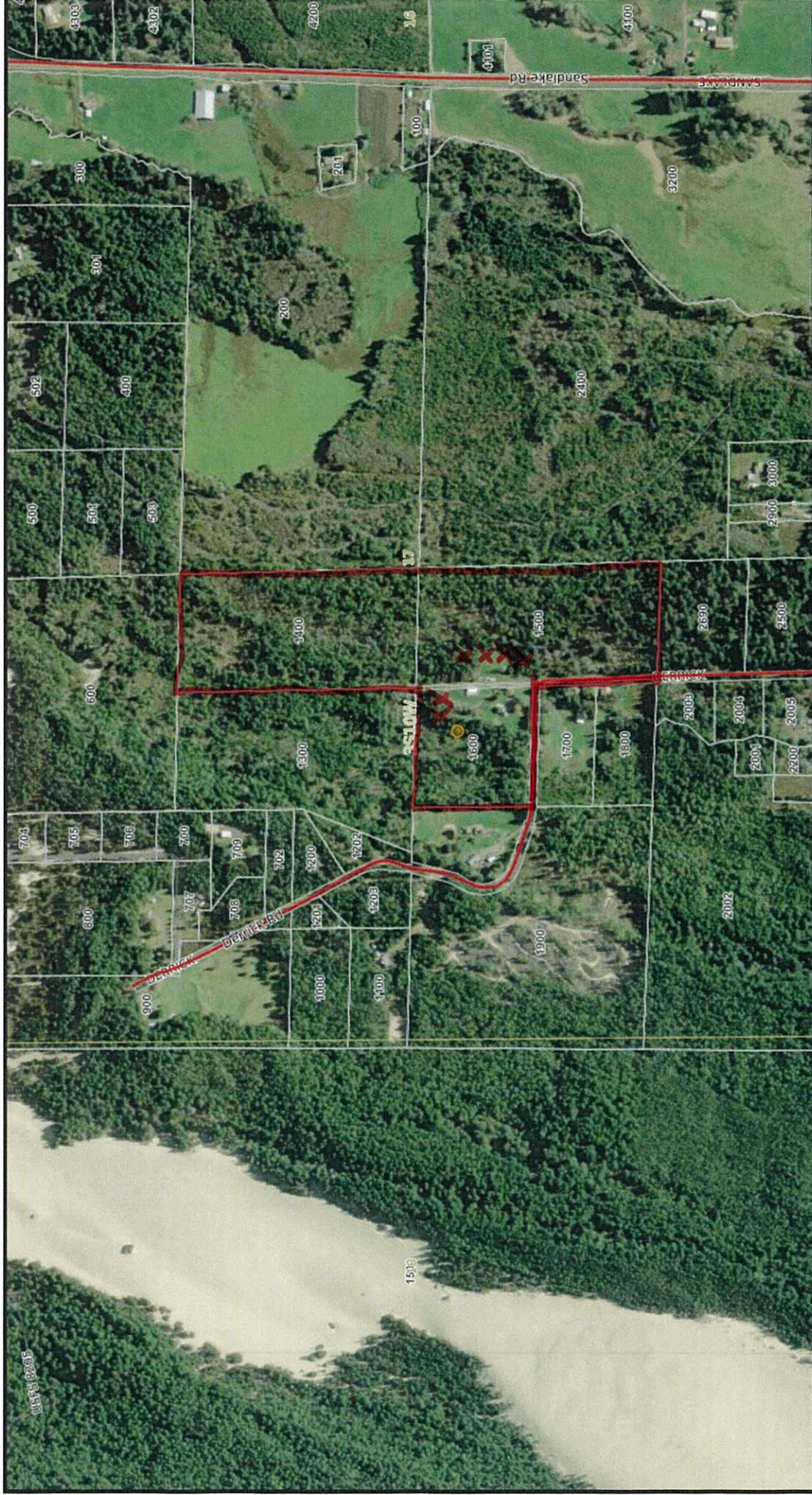
It will create no increased fire hazard or suppression costs. Any campfire activity will be approved by Nestucca Fire Department.

3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

I will.



Tillamook County GIS



Created: Fri Jun 23 2023-14:2:20
Active Layers:ags, County Boundary, Fed state highways, city/limit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline, IRIS_Roads
Extent:-13798492.105028, 5669640.461516, -13794765.7999, 5671611.1036512

Statewide Wetlands Inventory



- Townships
- LWI Study Area
- NHD Springs/Seeps
- NHD Streams and Rivers**
 - Perennial
 - Intermittent
 - Ephemeral
 - Unknown
 - Canal/Ditch
- NHD Area
- NHD Waterbody
- Wetlands**
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine

Department of State Lands, Esal, HERA, Garmhi, (4) OpenStreetMap contributors, and the GIS user community. Source: Esal, Maxxi, Earthstar Geographics, and the GIS User Community, R. Saunhein 2013

Date: 6/23/2023

1 inch = 0.07 miles

0 0.0275 0.055 0.11 0.165 0.22

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An on-site investigation by a wetland professional can verify actual field conditions.

State of Oregon
 Department of State Lands
 775 Summer Street NE, 5th 100
 Salem, OR 97331
 (503) 986-5200

reshwater Forested/Shrub Wetland

1600

6 5

SHOP

HOUSE

EXISTING ROAD

Derrick Rd

1700

20285
DERRICK
RD.

ACCESS TO SITES
IS THROUGH GRASS
FIELDS, NO ROADS
NEEDED.

1500

4

3

2

1

SHED

r Rd