



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 27, 2024

Date of Board of County Commissioners Hearing: September 30, 2024

A public hearing will be held by the Tillamook County Board of County Commissioners at 9:00a.m. on Monday, September 30, 2024, in Meeting Room 106 of the Tillamook County Courthouse located at 201 Laurel Avenue, Tillamook, OR 97141, to consider the following:

#851-24-000192-01-PLNG: An appeal of the Planning Commission’s decision to approve a request for conditional use approval to update the Master Plan for Nehalem Bay State Park. Located at off Garey Street, a County road, the subject properties are located adjacent to the City of Manzanita, zoned Recreation Management (RM), and designated as Tax Lot 100 of Index Section 00, Township 2 North, Range 10 West of the Willamette Meridian, and Tax Lot 300 of Section 32 & Tax Lot 1700 of Section 33, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Appellant is Regina Ida Dehen. The Applicant is Tracy Johnson. The property owner is Oregon State Parks and Recreation Department.

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. 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 3.040: Recreation Management (RM) Zone and TCLUO Section 3.530: Beach and Dune Hazard (BD) Overlay.

The hearing will take place at the Tillamook County Courthouse, Meeting Room 106, at 210 Laurel Avenue, Tillamook, OR, with an option for virtual participation. For instructions on how to provide oral testimony at the September 30, 2024 hearing and hearing protocol, please visit the Tillamook County Community Development Planning Commission page at <https://www.tillamookcounty.gov/bc-pc> or email Sarah Thompson, DCD Office Specialist, at sarah.thompson@tillamookcounty.gov. The virtual meeting link can be found at the bottom of 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 8:00 a.m. on the date of the September 30, 2024, Board of County Commissioners hearing. Testimony submitted by 4:00pm on Friday, September 20, 2024, will be included in the packet mailed to the Commissioners the week prior to the September 30, 2024, 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 Sarah Thompson, DCD Office Specialist, Tillamook County Department of Community Development, sarah.thompson@tillamookcounty.gov 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.tillamookcounty.gov/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 Sarah Thompson for additional information sarah.thompson@tillamookcounty.gov 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 Tillamook County Courthouse 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 sarah.thompson@tillamookcounty.gov at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information, please contact Sarah Thompson, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email sarah.thompson@tillamookcounty.gov.

Tillamook County Department of Community Development



Melissa Jenck, Senior Planner, CFM

Sarah Absher, CFM, Director

Enc. Maps & Testimony Tips

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

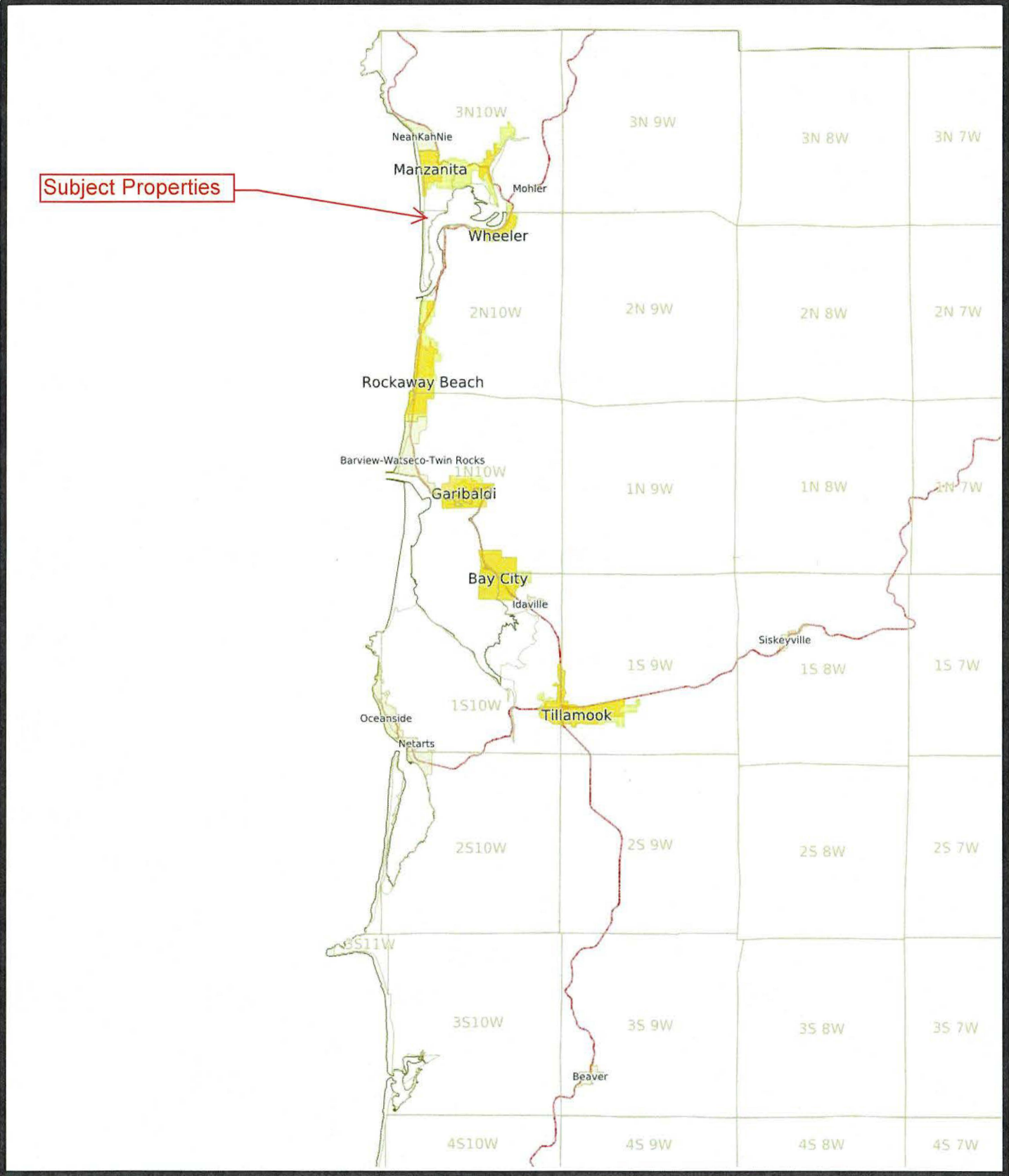
- Become familiar with the land use record (application, staff report and hearing materials) found on the Land Use Applications page under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).
- Prepare an outline of 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

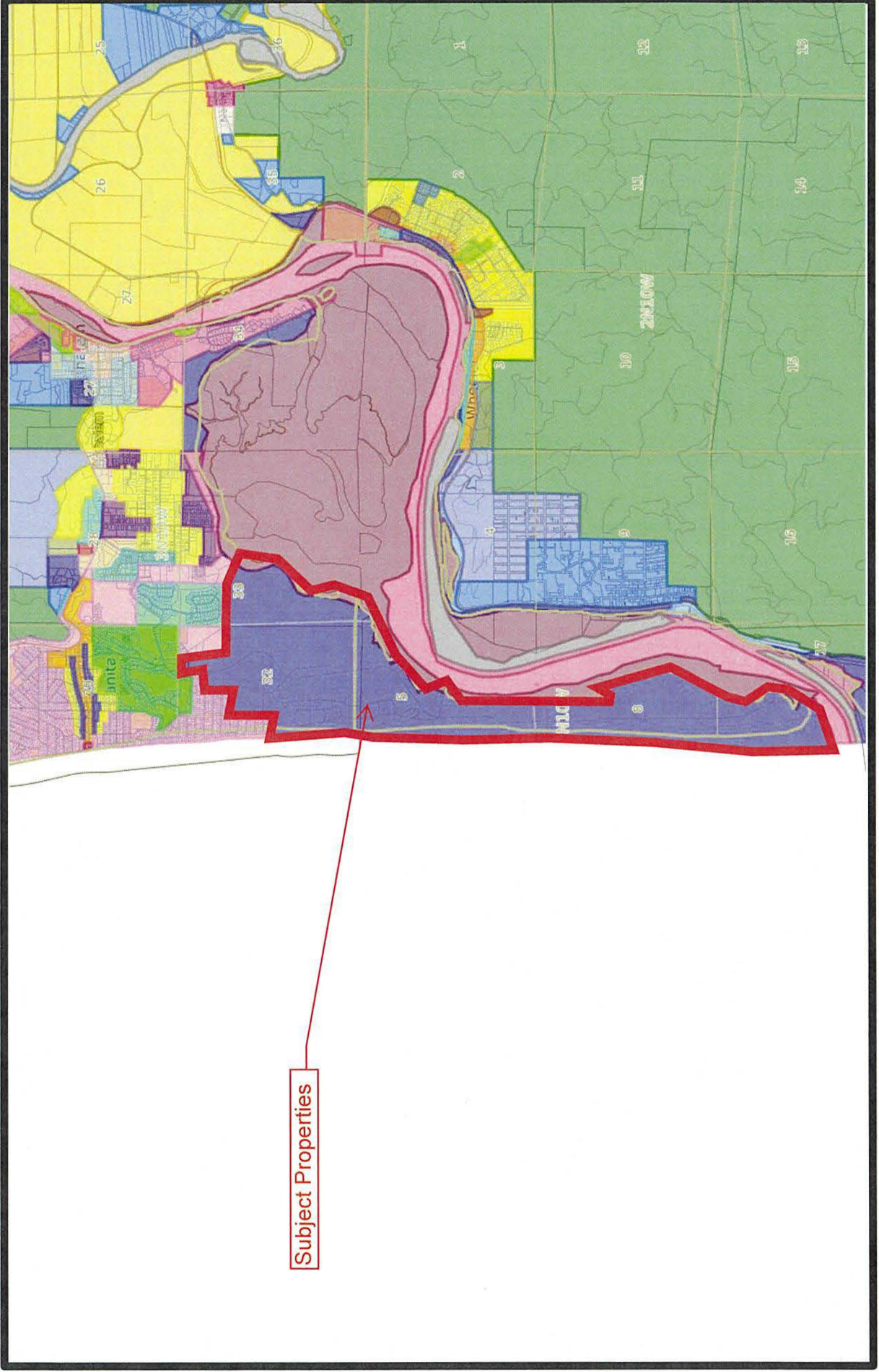
- Visit the Land Use Applications page.
- Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
- Review additional written testimony received during the open comment periods.
- Review hearing packets and agendas if hearing process is ongoing.
- Review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

EXHIBIT A

Vicinity Map



Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

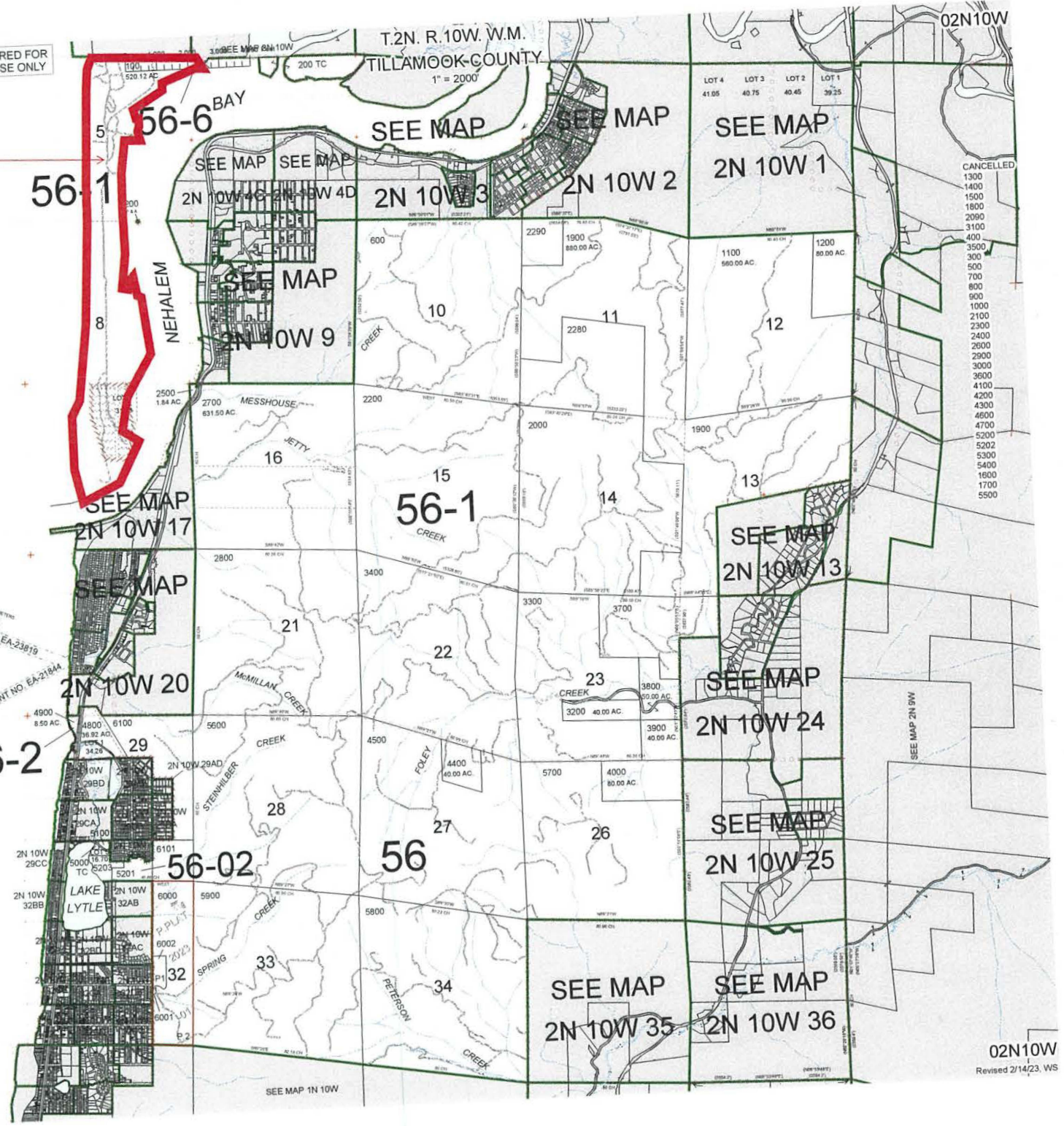
T.2N. R.10W. W.M.
TILLAMOOK-COUNTY
1" = 2000'

Subject Property

OCEAN

PACIFIC

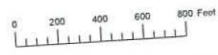
CONVEYANCE NO. EA-23819
COMMUNICATIONS CABLE EASEMENT NO. EA-21844



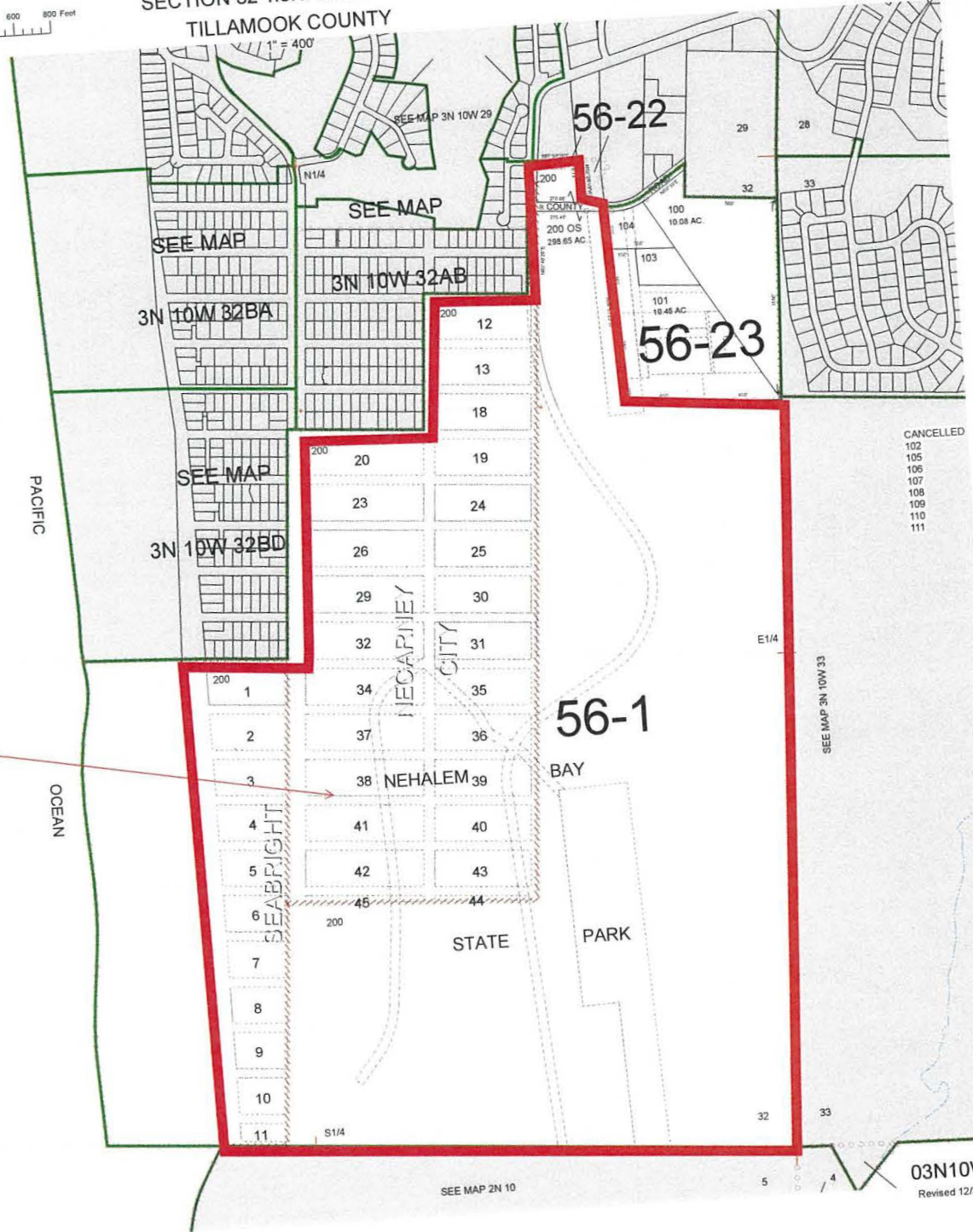
CANCELLED
1300
1400
1500
1800
2090
3100
400
3500
300
500
700
800
900
1000
2100
2300
2400
2600
2900
3000
3600
4100
4200
4300
4600
4700
5200
5200
5300
5400
1800
1700
5500

SECTION 32 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

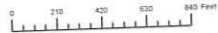
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



Subject Property



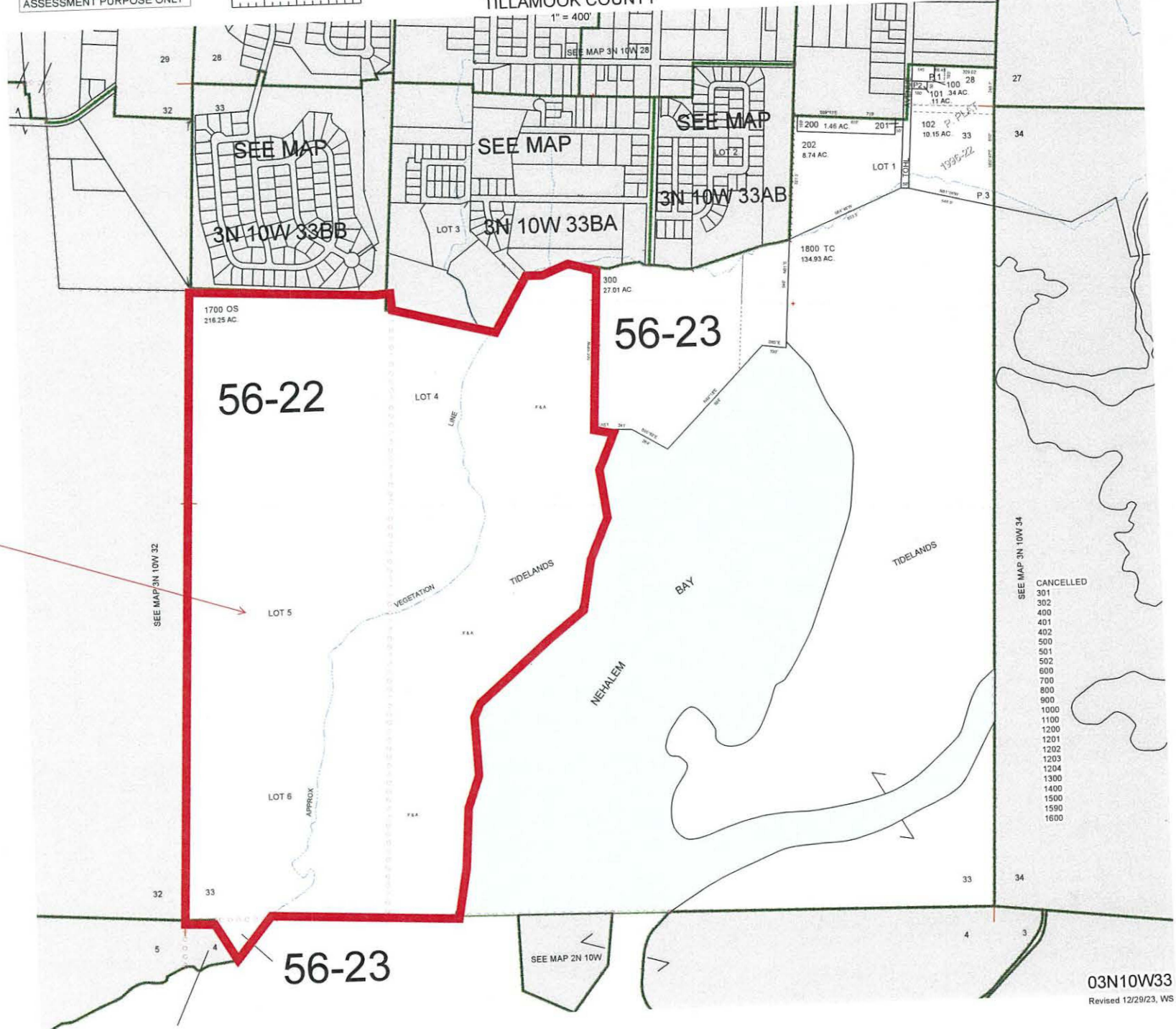
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SECTION 33 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W33

1" = 400'



Subject Property



- SEE MAP 3N 10W 34
- CANCELLED
- 301
- 302
- 400
- 401
- 402
- 500
- 501
- 502
- 600
- 700
- 800
- 900
- 1000
- 1100
- 1200
- 1201
- 1202
- 1203
- 1204
- 1300
- 1400
- 1500
- 1590
- 1600

Tillamook County
2023 Real Property Assessment Report
 Account 318285

Map 3N10320000200
Code - Tax ID 5601 - 318285
 5622 - 414921

Tax Status Non-Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing OREGON, STATE OF PARKS & RECREATION
 NEHALEM BAY STATE PARK
 34600 GAREY ST
 NEHALEM OR 97131

Deed Reference # (SOURCE ID: 394-158)
Sales Date/Price 02-26-1998 / \$0
Appraiser KARI FLEISHER

Property Class 969 MA SA NH
RMV Class 209 07 OF 100

Site	Situs Address	City
1	34600 GAREY ST	COUNTY
2	9395 SANDPIPER LN	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5601	Land	11,626,890		Land	0	
	Impr	3,985,500		Impr	0	
Code Area Total		15,612,390	0	0	0	
5622	Land	50,780		Land	0	
	Impr	0		Impr	0	
Code Area Total		50,780	0	0	0	
Grand Total		15,663,170	0	0	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5601	1	<input checked="" type="checkbox"/>		RM	Market	105	296.35 AC		11,575,430
	2	<input checked="" type="checkbox"/>		RM	Market	105	1.00 AC		39,060
						OSD - AVERAGE	100		12,400
Code Area Total							297.35 AC		11,626,890
5622	1	<input checked="" type="checkbox"/>		RM	Market	105	1.30 AC		50,780
	Code Area Total							1.30 AC	
Grand Total							298.65 AC		11,677,670

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5601	2	1993	962	Class 6, Double Wide	120	1,782		R-391875	80,950
	3	1900	511	RV Park/Campground	149	10			3,904,550
Code Area Total						1,792			3,985,500

Tillamook County
2023 Real Property Assessment Report
 Account 318285

Exemptions / Special Assessments / Notations	
Code Area 5601	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0
Code Area 5622	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0

MS Accounts 5601 - R-391875

Comments 09/07/06 - Set MAV to zero - nonassessable account, KL. 8/15/07 Reappraised RMV for 2007-08. KF 1/26/2010
 Created split code due to multiple taxing districts. KF 11/10/22 Tabled land. KF 12/29/22 Removed roadway from
 account, reduced acreage. RMV change only. KF

Tillamook County
2023 Real Property Assessment Report
 Account 318347

Map	3N10330001700	Tax Status	Non-Assessable
Code - Tax ID	5622 - 318347 5623 - 414727	Account Status	Active
Legal Descr	See Record	Subtype	NORMAL
Mailing	OREGON PARKS & RECREATION DEPT (NEHALEM BAY STATE PARK) 725 SUMMER ST NE SUITE C SALEM OR 97301	Deed Reference #	(SOURCE ID: 394-158)
		Sales Date/Price	02-26-1998 / \$0
		Appraiser	KARI FLEISHER
Property Class	960 MA SA NH		
RMV Class	200 07 AC 100		

Site	Situs Address	City
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5622	Land	4,847,350		Land	0	
	Impr	0		Impr	0	
Code Area Total		4,847,350	0	0	0	
5623	Land	3,599,380		Land	0	
	Impr	0		Impr	0	
Code Area Total		3,599,380	0	0	0	
Grand Total		8,446,730	0	0	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5622	0	<input checked="" type="checkbox"/>		RM	Market	105	124.10 AC		4,847,350
Code Area Total							124.10 AC		4,847,350
5623	0	<input checked="" type="checkbox"/>		RM	Market	105	92.15 AC		3,599,380
Code Area Total							92.15 AC		3,599,380
Grand Total							216.25 AC		8,446,730

Improvement Breakdown								
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations	
Code Area 5622	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0
Code Area 5623	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0

Comments 4/17/08 Reappraised land for 2008-09. KF 6/24/09 Acreage correction per GIS, acreage change only. Created split code due to new fire district. KF 12/8/10 Added exemption to code 56.23. KF 11/10/22 Tabled land. KF

Tillamook County
2023 Real Property Assessment Report
 Account 314369

Map	2N1000000100	Tax Status	Non-Assessable
Code - Tax ID	5601 - 314369 5606 - 414719	Account Status	Active
Legal Descr	See Record	Subtype	NORMAL
Mailing	OREGON PARKS & RECREATION DEPT (NEHALEM BAY STATE PARK) 725 SUMMER ST NE SUITE C SALEM OR 97301	Deed Reference #	(SOURCE ID: 394-158)
		Sales Date/Price	02-26-1998 / \$0
		Appraiser	KARI FLEISHER
Property Class	961 MA SA NH		
RMV Class	201 07 OF 100		

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5601	Land	20,255,580		Land	0	
	Impr	1,412,000		Impr	0	
	Code Area Total	21,667,580	0	0	0	
5606	Land	70,310		Land	0	
	Impr	0		Impr	0	
	Code Area Total	70,310	0	0	0	
	Grand Total	21,737,890	0	0	0	

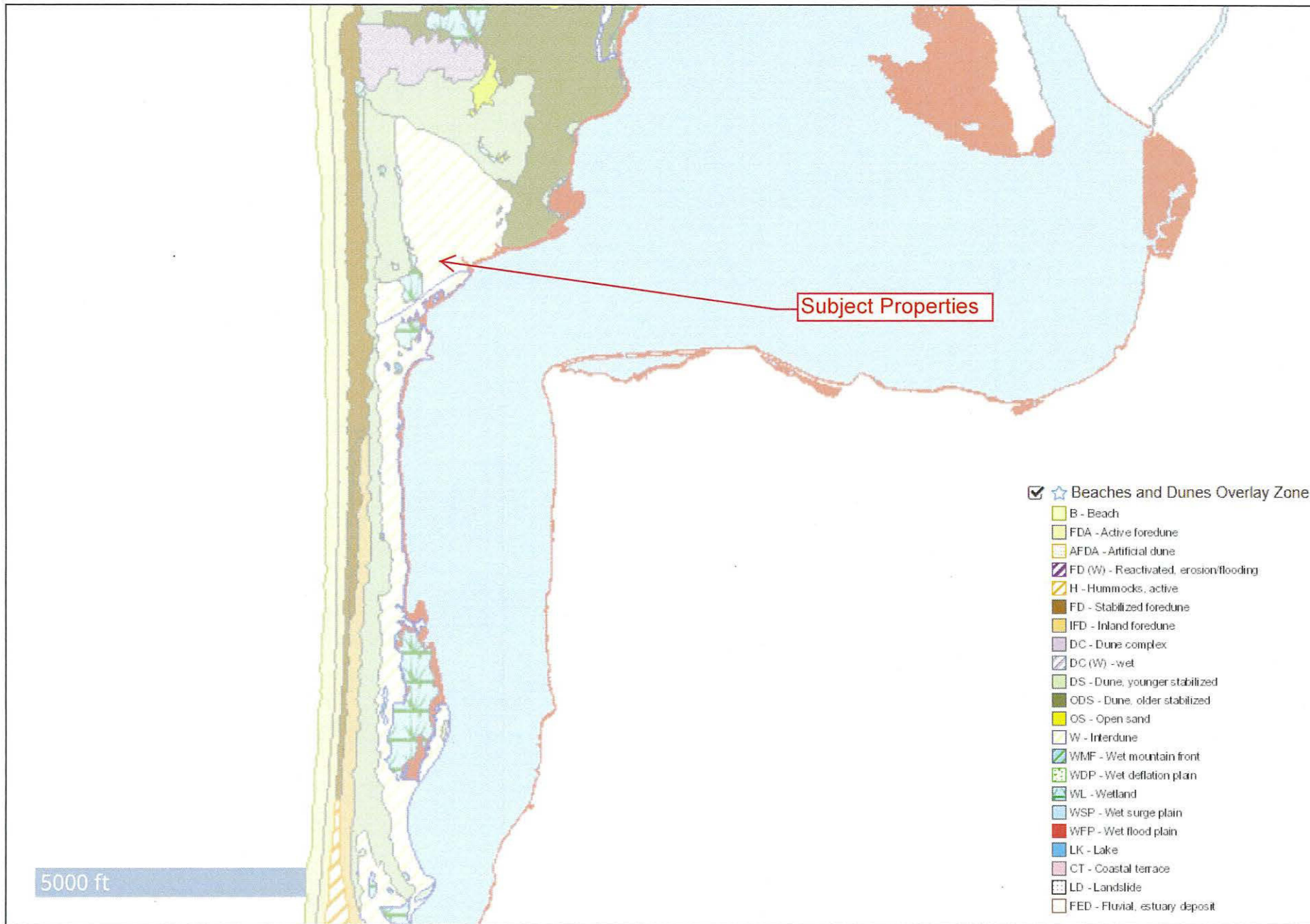
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5601	1	<input checked="" type="checkbox"/>		RM	Market	105	518.32 AC		20,245,580
					OSD - AVERAGE	100			10,000
					Code Area Total		518.32 AC		20,255,580
5606	1	<input checked="" type="checkbox"/>		RM	Market	105	1.80 AC		70,310
					Code Area Total		1.80 AC		70,310
					Grand Total		520.12 AC		20,325,890

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5601	1	1900	511	RV Park/Campground	149	10			1,412,000
				Code Area Total		10			1,412,000

Exemptions / Special Assessments / Notations	
Code Area 5601	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0
Code Area 5606	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0

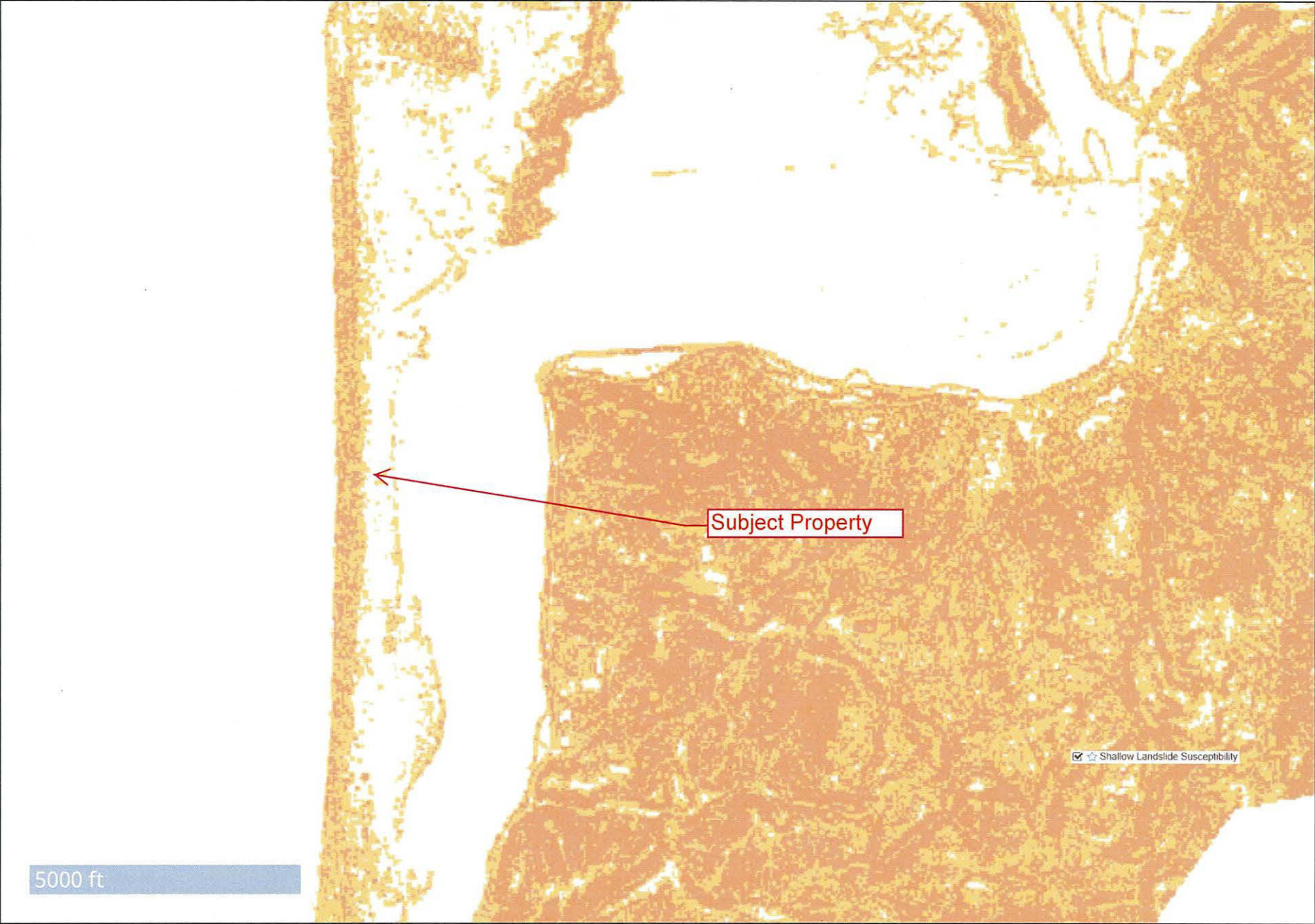
Comments 8/15/07 Reappraised RMV for 2007-08. Changed NH. KF 6/24/09 Created split code due to new fire district. Size correction per GIS, no value change. KF 12/8/10 Added exemption for code 56.06. KF 11/10/22 Tabled land. KF

Hazard Map



Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

Hazard Map GH



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Statewide Wetlands Inventory

-  Townships
-  LWI Study Area
-  BASEDAT.DBO.NHDWaterbody
-  BASEDAT.DBO.NHDArea

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
-  SWI Agate-Winlo Soils
-  SWI Predominantly Hydric Soil Map Units



R. Sounhen, Department of State Lands, Esri; HERE, U.S. Forest Service, R. Sounhen 2018, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri; HERE, Garmin, USGS, EPA

Date: 6/13/2024

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 onsite investigation by a wetland professional can verify actual field conditions.

EXHIBIT B

NOTICE OF APPEAL
TO TILLAMOOK COUNTY

)	
)	<u>OFFICE USE ONLY</u>
Received)	Hearing Scheduled _____
AUG 02 2024)	Public Notice Completed _____
Tillamook County)	Property Owner Notice Completed _____
Board of Commissioners)	Fee Paid _____

APPELLANT:

1. Name Regina Ida Dehen
Only personal names. If you are also representing an organization, place its name on line number 4.

2. Address 930 Fairway Court

3. Telephone (Daytime) 503-380-7694

4. Representing _____
Place your organizations name here IF you are an official representative of an organization that has authorized this appeal. Proof of such authorization must be shown by the time of the public hearing. (You need not represent an organization in order to file an appeal.)

5. Date of Decision
26 July 2024

6. Action Appealed
CONDITIONAL USE APPROVAL TO UPDATE THE MASTER PLAN FOR NEHALEM BAY STATE PARK

7. Decision Appealed (*Denied, Granted*) Granted

8. Name of Applicant Tracy Johnson

9. Additional Comments _____
We request an additional condition be imposed upon OPRD at the time of applying for Permit approval for new campsites and lodging, that they develop a plan for offsite improvements to Necarney City Road to mitigate the safety issues that will be exacerbated by the campsite expansion.

You will be notified by mail of the date and time set for the public hearing before the appeal body.

Date 07/31/2024 Signature 

Notice of Appeal

1. Identification of the decision being appealed, including the date of the decision.

RE: #851-24-000192-PLNG: Approval of a Conditional Use request to update the Master Plan for Nehalem Bay State Park; Notice of Decision dated July 26, 2024.

After consideration of all available evidence, the Planning Commission took the following actions:

- During deliberations, the Planning Commission voted unanimously, 6 in favor and 0 opposed, to *encourage* all parties including Tillamook County, City of Manzanita, Oregon State Parks and Recreation, and the interested public to form a Working Group to work towards resolving the issues of Necarney City Road.
 - Planning Commission voted unanimously, 6 in favor and 0 opposed, to approve Conditional Use request #851-24000192-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 the Order.
2. A statement demonstrating the person filing the notice of appeal has standing to appeal.

My name is Regina Ida Dehen. I reside at 930 Fairway Court in Manzanita, Oregon, 97130. I was present at the Tillamook County Land Use Commission meeting on the 11th of July, 2024 about this proposal. I submitted oral and written testimony at that time representing 122 citizens who signed a Petition expressing the community's continuing concerns about the safety of Necarney City Road as the primary access road to the Park.

3. A statement explaining the specific issues being raised on appeal:

Issue One: The Notice residents received stated that testimony could only address the criteria "contained within the Tillamook County Land Use Ordinance Section 6.040: Conditional Use Review Criteria. Only comments relevant to the approval criteria are considered relevant evidence." For this reason, this testimony focuses on criteria 2 and 4, which are:

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

Concerning criterion 2, Goal One of the Tillamook County Comprehensive Plan, and the statewide plan of the Department of Land Conservation and Development, both require community involvement in planning. Goal 1 of the DLCD calls for "the opportunity for citizens to be involved in all phases of the planning process." But *OPRD did not meet with the communities of Nehalem or Manzanita prior to creating and submitting this revised Proposal*. This omission of public input is a violation of the policies of the Comprehensive Plans.

Concerning criterion 4, when OPRD wrote the 2009 Nehalem Bay State Park Master Plan, they found:

"The county road leading to the park entrance, Necarney City Road, is reportedly over capacity and in need of improvements to accommodate the existing level of use... The road is not wide enough, has two no-stop/free right turns that are potentially confusing, and poor sight distance at a couple of driveway intersections. It also has no bike/pedestrian lanes and is dangerous for biking and walking. In addition to the park traffic, this road serves existing and future residential developments, a driving range and a solid waste transfer station... A number of comments ***pointed out the need to implement the needed access improvements prior to expanding the visitor capacity of the park.***"

Had OPRD engaged the community in this revised proposal, they would have gotten the same feedback about Necarney City Road that they got 15 years ago, to wit:

The proposed use (increasing park capacity by 30%¹) *alters the character of the surrounding area by increasing traffic on a road that is already over capacity and in need of improvements, thereby endangering the safety and well-being of pedestrians and bicyclists on that access road*. It is over capacity because this road has no bicycle or pedestrian lanes.

¹(93 new campsites and group lodging cabins²/307 sites currently) X 100 = 30%

²From the Conditional Approval: "Development shall only occur in the area as generally depicted on the submitted site plans and as described and shall not exceed (64) new campsites, and (29) group lodging cabins, in addition to new restrooms/showers, utility upgrades, boat ramp parking improvements, and RV dump station."

Issue Two: Discussion at the County Land Use Commission hearing in July supported improving the road. That's why Commissioner LaFranc made the motion to "encourage all parties to form a work group," and to include that in the Findings of Fact. He also stated that all the people who could carry that forward, including community development, public works, state parks, and the public, needed to get

together and push harder. That is why we are appealing the decision. This is what the public, pushing harder to address the safety issues of the road, looks like.

Other evidence to consider: During the Planning Commission meeting, Director of Public Works, Chris Laity suggested numerous easy and timely traffic safety improvements in the short-term, including reducing the speed limit from 35 to 30 mph, adding a “Share the Road” and a solar-powered speed sign on Necarney City Road. We would be happy to see those things occur as soon as feasible. In the longer-term, he suggested that OPRD could submit a safety plan/Letter of Recommendation from their department to the county road department for offsite improvements that would reduce or mitigate the concerns of pedestrians and bicyclists on this road. He also mentioned partnering with the Parks staff to apply for Community Trails grants.

It is true that the proposed expansion did not trigger a traffic assessment by ODOT. Nevertheless, ODOT officials acknowledged that their model *cannot account for campground traffic*. It is possible the model underestimates the impact of the campsite expansion, and therefore, they recommended working with the local cities and communities early in the process to identify and address any traffic concerns.

Because of concerns about timing of the project, the sunseting of the GO Bonds to fund it, and meeting schedules, the Applicant declined the opportunity to amend the application, as it would require additional meetings with the Planning Commission and delay project initiation.

We want to emphasize that we do not want to prohibit OPRD from doing the upgrades and expansion at the park; we support them. Nor do we want to jeopardize OPRD’s receipt of GO Bond funds by encroaching on their timeline. In the interest of time, OPRD could provide the safety plan/Letter of Recommendation at the time of applying for Zoning and Building Permits for new campsites and lodging, which is in the later phase of the project.

However, we are respectfully requesting that the County Commissioners address these safety issues now by adding conditions to the approval along the lines of what Director Laity suggested, as well as *requiring* the formation of a Working Group, as the Land Use Commissioners recommended.

Thank you for the opportunity to express the community’s concerns.