

**From:** [Cameron La Follette](#)  
**To:** [Melissa Jenck](#)  
**Cc:** [Sarah Absher](#)  
**Subject:** Re: EXTERNAL: Treehouse application: question  
**Date:** Thursday, February 10, 2022 3:15:35 PM

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Hi Melissa,

Yes, please include my comments in the record for planning commission consideration.

I understand that the commission is the decision-maker here, but was seeking to flag the staff report, which did not recommend a wetland delineation, though it could do so. I would recommend they do so for the next meeting — it would be a staff recommendation only, but it would tally with the DSL comments on the importance of wetlands at this site, and also indicate to the commission the importance of requiring a delineation.

Thank you,

Cameron La Follette

On Feb 10, 2022, at 2:44 PM, Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)> wrote:

Good afternoon Cameron,

Thank you for your comments.

The Planning Commission are the decision-makers for the Oregon Treehouse Partners Conditional Use review. Please let me know if you'd like these comments to be included on the record for Planning Commission consideration.

Tillamook County Land Use Ordinance Section 3.550 discusses the standards applied to notification wetlands. Staff is aware of the specific language that DSL provided in their comments and these comments have been provided to the Planning Commission as reflected in the record.

Should the Planning Commission determine a specific Condition of Approval is appropriate to require a wetland delineation prior to development of the property, staff will amend the recommended Conditions of Approval.

Sincerely,

**Melissa Jenck** (she/her) | CFM,  
Land Use Planner II  
**TILLAMOOK COUNTY** | Community  
Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3301  
[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)



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*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

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**From:** Cameron La Follette <[cameron@oregoncoastalliance.org](mailto:cameron@oregoncoastalliance.org)>

**Sent:** Monday, February 7, 2022 9:22 PM

**To:** Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>; Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>

**Subject:** EXTERNAL: Treehouse application: question

**Importance:** High

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Hi Melissa and Sarah,

It is clear from both the application of Treehouse Partners LLC and the testimony received on the application that there are many wetlands in the area proposed for the campground. They are more than large enough to merit serious consideration. The staff report on page 2 notes that there are mapped wetlands and riverine features, including forested shrub wetlands. DSL has already commented that the proposed project *\*will\** impact wetlands and require a state permit.

**Thus my question:** will Tillamook County require a wetland delineation of the applicant, which then must be approved (or not) by DSL? Given that the agency has already indicated the presence of wetlands, this seems highly appropriate. In addition, ODFW has raised concerns about the wetlands and the need for consultation with relevant agencies. But all this will be inaccurate and difficult to complete satisfactorily, *unless* the county requires a wetland delineation of the applicant, as clearly they should. The staff report only recommended a condition of approval to ensure Treehouse gets all other needed permits, but this is insufficient. The county needs to take the leadership role in protecting local resources, and require a delineation.

Many thanks,

Cameron

—

Cameron La Follette  
Oregon Coast Alliance

**From:** [travis ellis](#)  
**To:** [Melissa Jenck](#); [Lynn Tone](#)  
**Subject:** EXTERNAL: Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC.  
**Date:** Thursday, February 10, 2022 7:07:14 AM

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**[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Good Morning,

Please accept my public comment concerning Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC.

TCLOU SECTION 5.030: RECREATIONAL CAMPGROUND STANDARDS (I) PURPOSE: 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.

During the 1/27/22 Planning Commission public hearing, in the applicants' presentation, he stated that the proposed campground would not allow camper vehicles or RVs and would accept reservations only from tent campers. However, the Staff Report Findings show: *Applicant confirms that all spaces will be numbered for one individual RV or tent use (Exhibit B). Will the Applicant allow RVs on the campground, yes or no? Floyd Ave cannot handle RV traffic and neighbors should not have to endure RV traffic on their small rural road in this residential neighborhood.*

Thank you,

Travis Ellis

Roma Ave, Tierra Del Mar

**From:** [Quasar Quan](#)  
**To:** [Melissa Jenck](#)  
**Subject:** EXTERNAL: Fwd: Proposed Campground  
**Date:** Thursday, February 3, 2022 8:21:44 PM

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I forgot to attach the pics. Thank you.

----- Forwarded message -----

**From:** **Quasar Quan** <[oceacece@gmail.com](mailto:oceacece@gmail.com)>  
**Date:** Thu, Feb 3, 2022 at 8:18 PM  
**Subject:** Proposed Campground  
**To:** <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>

Dear Tillamook County Planning Commission:

I would like to please voice my concerns against the proposed campground east of Floyd Ave. I am a resident of Tierra Del Mar and live on Pier Avenue. The campground being proposed would have 19 sites (15 tent sites, 4 cabins) in an area zoned for residential use. Having that many people onsite seems to make it more of a commercial venture where it could become a short-term rental business like an airbnb with too many people onsite at one time negatively impacting the Tierra Del Mar community.

In the campsite PDF presentation, it is said that "...Parking will not be allowed on Floyd Ave nor on any other road for campground guests." How will this be enforced? Human nature being what it is, many guest will not want to walk down, then walk back up Floyd Ave after a day at the beach carrying all their stuff so there exists the probability that a lot of guests will be parking in front of our homes for closer access to the beach. This is already an ongoing problem with visitors parking in front of our homes and yards sometimes blocking our driveways. Because of that continued parking in front of our property, it looks somewhat unsightly, but we had to put up several 'No Parking' signs in front of the home (Attached).

Other questions to be discussed are: 1) Will the campground have security/safety personnel onsite 24/7 for emergencies? 2) Will the campground be a non-smoking facility...and the risk of wildfires if it is not? 3) What about the daily impact from campground guests on the wildlife regularly in the area? 4) What about the increased wear and tear on our residential roads from the increased vehicular traffic? Who will pay for the repairs...the campground?...or the residents? 5) I walk the beach every other day and pick up trash and debris and not all of it is washed in by the tides. There are no trash receptacles on the beach (and there should not be any), but again, human nature being what it is, some folks leave their litter behind. Will the campground give a big enough incentive as stated in their presentation for guests to do beach cleanup?...clean up after themselves?

Alternatives to the proposed campground already exist. There is Thousand Trails Campground right in the vicinity plus campgrounds in nearby Pacific City where visitors can stay helping the economies of Thousand Trails and Pacific City. Once the campground is built, that will open the door to even more unnecessary development in the area destroying the

peaceful, quiet beauty of Tierra Del Mar. The Eagles sang it best, "They called it Paradise, I don't know why. You call some place Paradise, Kiss it goodbye..."

Sincerely,

Bryan Quan



Please  
DO NOT  
BLOCK  
DRIVEWAY  
Thank You!



Please  
DO NOT  
BLOCK  
DRIVEWAY  
*Thank You!*

**From:** [Quasar Quan](#)  
**To:** [Melissa Jenck](#)  
**Subject:** EXTERNAL: Proposed Campground  
**Date:** Thursday, February 3, 2022 8:19:21 PM

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**[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Dear Tillamook County Planning Commission:

I would like to please voice my concerns against the proposed campground east of Floyd Ave. I am a resident of Tierra Del Mar and live on Pier Avenue. The campground being proposed would have 19 sites (15 tent sites, 4 cabins) in an area zoned for residential use. Having that many people onsite seems to make it more of a commercial venture where it could become a short-term rental business like an airbnb with too many people onsite at one time negatively impacting the Tierra Del Mar community.

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Sincerely,

Bryan Quan

**From:** [Kevin Quille](#)  
**To:** [Melissa Jenck](#); [Lynn Tone](#)  
**Subject:** EXTERNAL: RE: Permit851-21-000416-PLNG - Oregon Treehouse Partners  
**Date:** Thursday, February 3, 2022 6:46:05 PM

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Greetings Planning Commissioners,

My name is Kevin Quille and I own a home on Harris Ave in Tierra Del Mar. I recently attended the initial hearing on 1/27/22 to discuss the Conditional Land Use Permit for the property on Floyd Ave owned by the Oregon Treehouse Partners. It's truly an exciting use of the land and I wanted to express my full support for the project. I also wanted to thank Mr. Gindlesperger who represented the partners on his very detailed review of the planning that has gone into this project. The presentation was thorough and I was impressed that the plan detail addressed most of the concerns of community members who spoke. It appeared to me that the Oregon Treehouse Partners are truly trying to be kind to the environment, honoring the natural beauty of the property & neighborhood, while also expressing a strong desire to be a member of our community and a neighbor who adds to the uniqueness of Tierra Del Mar. Additionally, I also wanted to express my thanks to my neighbors who brought their questions/concerns of important issues that absolutely need to be addressed. For me, ensuring Tierra Del Mar Water Company can support the needs of the development (in addition to the wells that are part of the property development plan) is important. Also, ensuring continuity of staffing to manage issues that may arise overnight (noise, parking issues, emergencies, etc.) is something that should be addressed in the plan and I am confident the feedback will be taken seriously and mitigated. Again, given the plans that I saw, and the feeling that the Oregon Treehouse Partners truly want to be a great neighbor, I am confident this will be a welcomed addition to our vibrant community supported by the thorough plans already presented, and incorporating community feedback to develop the site in a safe and responsible way.

Regards,  
Kevin Quille

**From:** [Lynn Tone](#)  
**To:** [Melissa Jenck](#)  
**Subject:** FW: EXTERNAL: #851-21-000416-PLNG, Additional written testimony for conditional use permit consideration by the Tillamook County Planning Commission  
**Date:** Monday, February 7, 2022 8:44:43 AM

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**From:** ANDREW EWING <aewing@live.com>  
**Sent:** Sunday, February 6, 2022 2:49 PM  
**To:** Lynn Tone <Ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: #851-21-000416-PLNG, Additional written testimony for conditional use permit consideration by the Tillamook County Planning Commission

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Tillamook County Department of Community Development  
1510-B Third Street  
Tillamook, Oregon 97141

Re: #851-21-000416-PLNG  
Additional written testimony for conditional use permit consideration

Dear Planning Commission:

Review criteria #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."

I am concerned that maximum capacity of this project for motor vehicles and people is not clearly stated in the application or by the applicant. These capacities need to be specified in order to understand the project impacts upon the surrounding neighbors. The application states that there will be "no street parking allowed" and that there will be 24 regular parking spaces and 2 handicap parking spaces plus a single parking space for each of the 4 accessory cabins. This totals to 30 parking places on the entire site. Is this correct or is parking allowed at each tent site? If parking is allowed at each tent site then the application is misleading and the followup question has to be how many vehicles allowed at each tent site? Does the applicant intend to use the streets of Tierra Dell Mar for overflow parking? In other submitted written testimony and at the 1/27/22 Tillamook County Planning Commission virtual public meeting hearing the question of maximum capacity for vehicles and persons was raised but only vaguely addressed. The applicant advises that the campsites were not intended to be used for RV camping and he speculated that the maximum capacity would be between 60 to 80 persons. Clearly maximum capacity of vehicles and persons does have an adverse impact on existing surrounding properties. In recent years tourism has flourished in Pacific City. Parking and beach driving near Cape Kiwanda has been severely restricted

and this has forced tourism north to Tierra Del Mar. The county has allowed Tierra Del Mar to become the overflow solution to Pacific City parking congestion. Without question, this project will obviously alter the character of the surrounding area and will indeed limit, impair and possibly prevent the use of existing Tierra Del Mar properties. Hopefully the Planning Commissioners will not allow an uncontrolled influx of tourist and their vehicles to compete with existing properties for access to their own properties. Specifically the permitted use I am referring to is access to our properties.

Respectively submitted,  
Andy Ewing

**From:** [Lynn Tone](#)  
**To:** [Melissa Jenck](#)  
**Subject:** FW: EXTERNAL: Conditional Use Application #851-21-000415-PLNG - Oregon Treehouse Partners, LLC  
**Date:** Monday, February 7, 2022 4:12:48 PM  
**Attachments:** [Screen Shot 2022-02-07 at 8.11.23 AM.png](#)

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**From:** Dean Wood <dean503@icloud.com>  
**Sent:** Monday, February 7, 2022 3:06 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: Conditional Use Application #851-21-000415-PLNG - Oregon Treehouse Partners, LLC

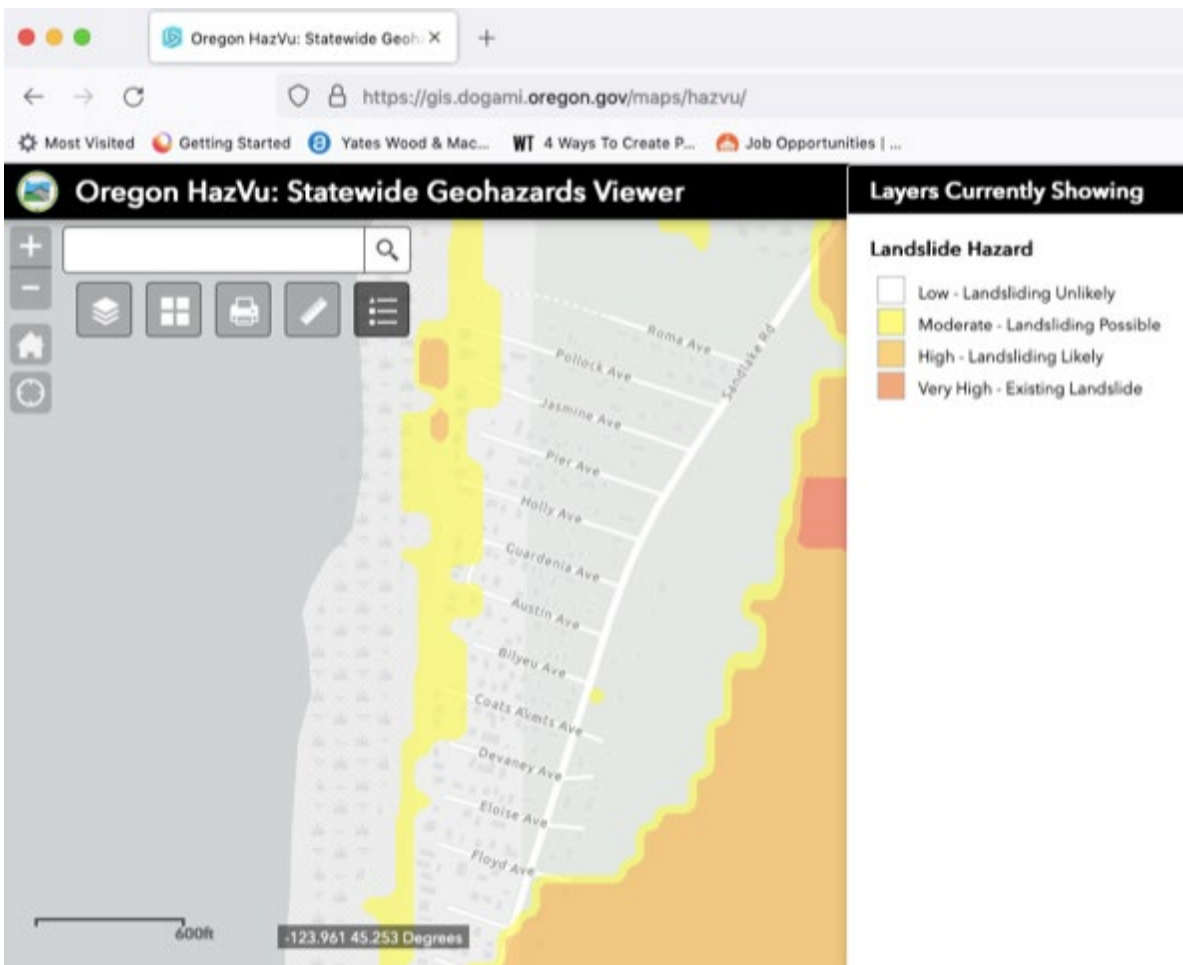
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Lynne,

This email is concerning the Conditional Use Permit application. I'm opposed to approving this application because it does not meet the Development Standards required by Land Use Ordinance. A few comments:

It appears the property is within a High Landsliding Area (see map below). Section 4.130(3)(4)(5) requires a "**Geologic Hazard report** prior to approval of planned developments, coast resorts, subdivisions and partitions....." This report was not provided which is required to be prepared and stamped by both an Oregon Registered Geologist and an Oregon Registered Engineer. This report would provide the necessary information for the Planning Commission to make a decision such as:

- Recommendations on location of structures and roads
- Management of stormwater run off
- Hazards to life, public and private property, and the natural environment which may be caused by the proposed use.
- Methods for protecting the surrounding area from any adverse effects of the development



With respect to Wetlands, TILLAMOOK COUNTY LAND USE ORDINANCE SECTION, 3.550: FRESHWATER WETLANDS OVERLAY (FW). It states: *Other uses and developments permitted outright or conditionally in the underlying zone shall be permitted if they will not result in filling, drainage, removal of vegetation or other alteration which would destroy or reduce the biological value of the wetland.* The application does not provide enough detail to satisfy this requirement.

I believe they have an error in their application with respect to the code reference for Fire Safety. It currently references "OAR 333-660-06-035" which does not seem correct.

Application suggests that this is an "environmentally focused project" with "low impact" but only reference the property itself and not the surrounding community. The application does not go into enough detail on impacts related to lighting, noise, fire and pedestrian safety. A few comments/examples:

- Campers at a beach community will be walking to the beach. If the camp is fully occupied with an average of 3 campers per site, it's approximately 60 people. During peak periods and considering 2 trips per day, that amounts to 240 trips across Sandlake Road. Conditions of approval, at a minimum, should include a cross walk at Floyd Ave across Sandlake Rd. Does the County or applicant have any thoughts on impacts related to increased pedestrian traffic

along Gage/Harris (garbage, noise, safety)?

- 19 sites, walkways, restrooms, and a building will add significant light to the property. Suggest all lighting be fully Shielded to reduce light trespass, skyglow and impacts on wildlife.
- Regarding Owner Provided Tent Sites: For the size of the property, firetrucks having hose access at Floyd is not practical during emergencies. Has a fire flow test been performed at that connection to confirm pressure and flow? If the intent of the 500 gallon reservoir is for emergency purposes, please provide how that volume of storage has been calculated.
- Campfires: If Park does not have full time attendant, campfires should follow seasonal Tillamook County requirements. As with last summer, outdoor fires were not permitted.

I don't support approval of the application because the suggested use is inconsistent with the area, does not account for public safety, and generally lacks detail for the Planning Commission to make an informed decision on Land Use.

Dean Wood  
5930 Holly Ave  
Cloverdale, OR