

Melissa Jenck

From: Lynn Tone
Sent: Friday, January 28, 2022 2:39 PM
To: Melissa Jenck
Subject: FW: EXTERNAL: Comments re Treehouse Partners conditional use

From: Mary Voboril <SailorDiver@yahoo.com>
Sent: Friday, January 28, 2022 2:37 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Comments re Treehouse Partners conditional use

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Please acknowledge receipt. Thanks!

Members of the Planning Commission:

Predictably, Oregon Treehouse Partners portrays its project in an upbeat, wholly positive fashion. As with other projects, however, Treetops glosses over numerous issues or entirely omits their mention.

The inconvenient truth is that Thursday's presentation raises numerous questions. Specifically, these questions relate to safety and to the campground's certain impact on the quiet residential character of Tierra Del Mar:

—What commercial signage does Treehouse plan for Sandlake Road and Floyd Avenue? Will signs stay floodlit throughout the night? Will there be neon?

— Given the uptick in pedestrian traffic, will the county accommodate Treehouse by installing crossing lights, a speed bump, a crosswalk and related signage on Sandlake Road? If so, will the applicant foot the bill or will taxpayers?

—Perhaps I missed this, but is there a time limit on how long Treehouse will allow campers to camp? Is it six months in a 12 month period, as per TCLUO Section 5.030?

— Re campers' safety: The Treehouse site is long-entrenched bear and elk habitat. Human encroachment, therefore, is likely to cause problems. Does Treetops deny this?

It's reasonable to assume that bears will sniff out food opportunities on Treehouse property, including barbecue grills, picnic tables and even Treehouse tents. (A Google search shows that a bear's sense of smell is seven times greater than that of a bloodhound. https://sectionhiker.com/bears_sense_of_smell/) Some bears even are attracted to the scent of deodorant: <https://www.backpacker.com/stories/ask-a-bear-ditch-the-deodorant-in-bear-country/> What will Treehouse do to repel resident bears? Secure trash containers won't be enough.

If resident bears menace campers, will Treehouse pay to relocate the bears? Or, given proper permits, will Treehouse hire sharpshooters to eradicate them? Also, what kind of liability insurance does the county require Treehouse to have?

(And, please, the bear issue is no idle speculation. In one case alone, in 2002, a black bear snatched a baby from its stroller in New York's Catskills. It did not end well. See <https://www.nytimes.com/2002/08/20/nyregion/catskill-bear-snatches-infant-from-stroller-and-kills-her.html>)

Similarly, elk have caused serious injuries to inattentive or photo-seeking tourists, especially during the month-long rut. How will Treehouse protect its campers? Will there be a perimeter fence?

— Treehouse campers likely will include hunters, mushroom gatherers, anglers and the like. Will Treehouse provide access, easy or otherwise, to adjacent U.S. Forest Service land? And will there be a fish-cleaning station on site?

—Will the general public be allowed to hike to the camp store and buy supplies? Will the public be barred from the small restaurant?

—Treehouse says the site can house 80 campers at one time. How will these 80 campers access the beach? If by car, they surely can be expected to park on Floyd or nearby residential streets, where tourist parking already causes significant ill will. Treehouse can tell them not to, but how, exactly, will Treehouse enforce this? And under what authority?

—Perhaps Treehouse expects campers, including those with young children, to hike down the steep access road while carrying food, drink and beach gear, then dash across Sandlake Road, then walk west on Floyd and finally arrive at the beach by way of the Floyd Avenue beach access.

If so, does Treehouse further expect its campers to pack up their beer bottles, soda cans, plastic trash, used diapers, etc., and carry all of it back over the dune, east along Floyd, east across Sandlake, up the steep access road and only then do a proper trash disposal?

(Frankly, the likelihood of vastly more beach litter renders quaint the stated Treehouse plan to offer campers an incentive, as yet unspecified, to pick up micro-trash on the Tierra Del Mar beach.

(Apparently, Treehouse also assumes that no beach-going camper will be tempted to stuff their dripping, malodorous beach trash in residential garbage cans.)

—As I understand it, campers' visiting friends and family won't be allowed to park on site and will be told not to park on Floyd Avenue or other nearby streets or on Sandlake Road. Again, who's going to enforce this, and how, and under what authority?

Note that bumper-to-bumper parking regularly occurs on Cape Kiwanda Drive, despite "no parking" signs. Surely the applicant is aware of this. Why would it be different on Sandlake?

—Will Treehouse have on-site staff 24/7? If not, who's going to deal with late-night noise complaints, heated disputes among campers, aggressive unleashed dogs, unruly teenagers, discharge of fireworks and suchlike? Does Treehouse allege that these and similar problems would never occur?

(I heard nothing about security arrangements. Surely there will be occasional disorderly conduct and occasional trespassers at Treehouse, especially after dark.)

— Will the campground "host" be required to live on site or close by in case of serious after-hours issues? How will Tierra Del Mar residents contact this person? (As I recall, the county requires vacation rental owners to provide local contact info. Will the county give Treehouse a waiver of this requirement?)

—How noisy will the generator be? Sound carries quite well on the beach, especially at night. It's somewhat concerning that the applicant knew nothing about his own generator.

—Precisely what “improvements” will Treehouse make to Floyd Avenue? And will it be paved, then? It wasn’t clear from the hearing.

— How will Treehouse address the lack of cell service?

The foregoing questions go directly to camper safety and to quality of life for TDM residents. At this point, it appears that the Treehouse project would greatly alter the established character of the community — and not in a positive way.

Before deciding this matter, please request detailed and specific answers from the appropriate parties.

Thank you , and thank you for serving as Tillamook County Planning Commission members.

Sincerely,

Mary Voboril
5800 Irish Avenue
Tierra Del Mar, OR 97112

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Melissa Jenck

From: David Churchley <cscapcreations@gmail.com>
Sent: Saturday, January 29, 2022 4:17 PM
To: Lynn Tone; Melissa Jenck; Sarah Absher
Subject: EXTERNAL: #851-21-000416-PLNG comments

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January 29, 2022

Tillamook County Planning Commission
c/o Department of Community Development 1510 B Third Street
Tillamook, OR 97141

Via email

Melissa Jenck: mjenck@co.tillamook.or.us
Sarah Absher: sabsher@co.tillamook.or.us
Lynn Tone: ltone@co.tillamook.or.us

Re: #851-21-000416-PLNG: Request for Conditional Use Approval for a 19-site
Recreational Campground

Dear Members of the Tillamook County Planning Commission,

Please accept these written comments as part of the seven day response time for the January 27, 2022 hearing.

David and I have lived full-time in Tierra Del Mar on Harris Avenue for the last 19 years. The west side of the property is more than "improved", it is our home. We have the following concerns:

- **Water.** For the last several years, water usage during the summer has been an issue. We received notices from the Tierra Del Mar Water Company telling us to limit our water usage and refrain from watering the yard during the summer and fall months until the water supply is re-established. Will the campers be informed of the limitations and monitored for water usage? Also, will the well drilling have an impact on the water source for the community?
- **Traffic.** SandLake Road is very busy during the late spring, summer, and early fall months, also, during weekends year round. This is the road the campers will cross at Floyd in order to access the beach. With 60 to 80 possible campers staying at the campground, what plans have been made to make the beach access safely reached? Also, nowadays, people tend to bring more than just a blanket to sit on the beach and prefer unloading their car to transport chairs and food. Where are a possible 20+ cars going to park? Is Floyd Avenue going to be deluged with traffic and/or become a parking lot? (Or any of our streets?)
- **Noise.** What we have found is that noise carries at the beach. The ATV's at SandLake sound like they are inside our house at times. How will the noise be monitored or controlled at the campsites? Will there be a curfew or time limit set for "quiet time"?
- **Fire.** Campers will have fires. Will the campfires be monitored? Summertime winds and burn bans will definitely be in effect sometimes during the year. Who and how are the fires going to be controlled and monitored? This brings me to the last issue-
- **Campground supervisor.** Is there going to be a campground supervisor on the property at all times, 24/7? There needs to be someone there to monitor the water usage, noise level, campfires, and number of cars at the site. Also, since we do not have cell service in Tierra Del Mar, someone needs to be there to alert campers of any tsunami warnings. Tillamook County uses reverse calling to notify people, but they would not have phones. Along with the alerts, the campers will need to be able to make emergency calls. Emergencies can happen at any time, where will they be able to call for help since cell service is nonexistent?

As mentioned at the January 27, 2022 meeting, Tierra Del Mar is a beautiful area. We do not believe all questions and concerns have been adequately answered to safeguard the beauty of this area and the people living here.

Sincerely,
David and Candace Churchley
5955 Harris Ave
Cloverdale, OR 97112 (Tierra Del Mar)

Melissa Jenck

From: Karin Wriggle <karinwriggle@gmail.com>
Sent: Sunday, January 30, 2022 4:34 PM
To: Lynn Tone; Melissa Jenck
Cc: ICE Millie Wriggle
Subject: EXTERNAL: Public Comments RE: Campground Project Proposed for Tierra Del Mar

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

I attended the recent Tillamook County Planning Commission Virtual Public Hearing on Thursday, January 27, 2022 concerning Tierra del Mar.

As a Tillamook County home owner, I strongly oppose the proposal for a new privately owned campground at the east end of Floyd Ave. on Tierra del Mar.

Our family has been part of the Tierra del Mar Community since the mid-1960's (first on Guardenia Ave., then on Holly and finally on Pollock Ave.) and the number of visitors has grown to a level which threatens both the character of the residential community and the environment. Historically, we have fought commercial use of the area.

The proposed campground (with a 75 persons capacity) will have very little supervision in terms of safety, traffic, pollution and noise. Users of the planned commercial enterprise will have no accountability to the residents of Tierra del Mar.

Please truly hear the residents of Tierra del Mar when making your decision.

Sincerely,
Millie Wriggle
5645 Pollock Ave.
mewriggle@gmail.com

Melissa Jenck

From: k swyter <kswyter@gmail.com>
Sent: Monday, January 31, 2022 10:31 AM
To: Melissa Jenck
Subject: EXTERNAL: Campground

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I OPPOSE the proposed campground !! The traffic and water supply are of greatest concern. Please leave TDM community as is.

Melissa Jenck

From: phg at bctonline.com <phg@bctonline.com>
Sent: Wednesday, February 2, 2022 2:35 PM
To: Lynn Tone; Melissa Jenck
Subject: EXTERNAL: Tierra Del Mar Recreational Campground
Attachments: PHG Campground Comments 2022_1_30 MRK.docx

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Hi:

I have attached comments regarding the proposed recreational campground at Tierra Del Mar.

Regards,
Malia R. Kupillas, R.G., C.W.R.E.
Pacific Hydro-Geology Inc.

January 30, 2022

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

RE: Proposed Recreational Campground, #851-21-000416-PLNG

Attention Planning Commission:

Submitted herewith is written testimony from Pacific Hydro-Geology Inc. for consideration by the Planning Commission.

We have reviewed the application for a proposed recreational campground in Tierra Del Mar. Our comments relate to four items we would like to be considered during this planning process.

First, our review of the application was impacted by the fact that the actual specific location of the proposed campground is not shown on the Zoning Map, Tax Lot Map, National Flood Hazard Map, and the National Wetlands Inventory Map which were provided with the Planning Commission packet.

Second, there are not enough data at this time for us to evaluate the potential impact this added use to the surface and groundwater systems could have on nearby wetlands that drain into Sitka Sedge Park. Recent studies have shown that there is a significant volume of groundwater that discharges into Sitka Sedge Park. Therefore, the placement and depth of the proposed well are important for determining the potential impacts of pumping groundwater to both the nearby wetland and Sitka Sedge.

Third, the applicants proposed well will not require a water right if the daily use of water is less than 5,000 gallons per minute (OAR 690-340-0010(1)(d)). If the volume of water used from the well exceeds the 5,000 gallons per minute, then the applicant will need to apply for a water right from the Oregon Water Resources Department. A water right permit should be obtained, if needed, before the application is approved. The other option is the applicant can obtain an alternate source of water, like trucking water in. The applicant has not provided information on how much water will be used from the proposed well on a daily basis or what peak demand will be during the summer.

Fourth, the applicant has not indicated that they have contacted the Oregon Department of Health and Human Services (Drinking Water Services) who regulates the quality of water provided to the public. OAR 333-061-0010 must be met if they are going to provide water to more than 25 individuals at least 60 days of the year (not counting the people served by Tierra del Mar Water Company in the four cabins).

Regards,

Malia Kupillas, R.G., C.W.R.E.
Pacific Hydro-Geology Inc.



Melissa Jenck

From: Lynnae <lynnae.brown1@gmail.com>
Sent: Wednesday, February 2, 2022 6:45 PM
To: Lynn Tone; Melissa Jenck
Cc: Lynnae Rutledge
Subject: EXTERNAL: Additional written testimony #851-21-000416-PLNG
Attachments: 020122 ltr to tillamook county planning.pdf

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Greetings – attached please find my additional written testimony with an illustrative aerial photo. Please enter this into the record. Thanks!

Regards,
Lynnae M. Rutledge
5885 Austin Ave.
Tierra Del Mar

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Lynnae M. Ruttledge
5885 Austin Ave., Tierra Del Mar
Email: lynnae.ruttledge@icloud.com
February 1, 2022

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

#851-21-000416-PLNG
Additional Testimony for the record

Greetings:

Thank you for extending the period for public comment regarding the Conditional Use application submitted by Oregon Treehouse Partners LLC.

The application as submitted is incomplete. In critical areas, it lacks the specificity necessary for the Planning Commission to determine if the application meets the conditional use criteria.

The application fails to adequately address compliance with Conditional Use Criteria (3): The parcel is suitable for the proposed use considering its ... natural features.

- The applicant has not provided an assurance that there will be no negative impact to the water table and ground water of the adjacent Tierra Del Mar community with the planned drilling of a well, cistern and two septic systems.
- The applicant has not provided wetland delineation or a detailed map of the location of the campsites and amenities in relation to existing wetlands and waterways present on this project site. Of particular concern is the planned location of the bath house, its septic system and the large number of camper vehicle parking spots.
- Specific information is needed regarding adequate septic/sewer facilities for the bath house and necessary erosion control measures to accommodate the adjacent 24 parking spots. Please see attached aerial photo captured January 22, 2022 of the primary campground road where it crosses active wetlands; from the schematic provided by the applicant, this is the gully in the vicinity where the stand-alone bath house and parking spots will be located.

- Oregon Department of Fish and Wildlife - both Robert W. Bradley, the District Fish Biologist and Charlie Chamberlain, the Assistant District Wildlife Biologist - have provided specific input that should be addressed in the application, not just as a Condition of Approval. Concerns are expressed regarding potential impacts on wetlands, fish passage determination, big game movements, and potential conflicts with nesting birds.

The application fails to adequately address compliance with Conditional Use 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.

In addressing this review criteria, the application focuses on the campground as being self-contained. During the presentation January 27 however, the applicant stated that they expect to accommodate the 60 to 85-90 campers (with attendant vehicles) at any given time. There will be a measurable negative impact to the use of surrounding properties with the sheer volume of increased vehicle and foot traffic on Floyd Avenue, potential parking issues along Floyd Avenue and Sandlake Road, risky pedestrian crossings of Sandlake Road as well as increased disruption and noise as the volume of campers and vehicles enter and exit the property. Regrettably, posting signs and/or telling people to not park is not effective and expecting people to act responsibly is optimistic but not enforceable.

The application fails to adequately address compliance with Conditional Use Criteria (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 unincorporated coastal community of Tierra Del Mar has minimal infrastructure and lacks adequate public facilities and services to support this proposed campground including:

- limitations of the capacity of the Sheriff's Department to respond timely to issues that may arise with the campground;
- no cell phone service and no public telephone availability, likely impacting timely emergency response to campground incidents, fires, medical emergencies or natural disasters;

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#851-21-000416-PLNG Additional Testimony

February 1, 2022

- we have a private water company supply with limited capacity and limited wastewater treatment options;
- our roads are built to carry small amounts of traffic;
- street lighting along Sandlake Road is entirely dependent upon funding by volunteer contributions through the Tierra Del Mar Community Association.

In light of all these factors, the Oregon Treehouse Partners campground conditional use application as submitted is incomplete. In critical areas, it lacks the specificity necessary for the Planning Commission to determine if the application meets the conditional use criteria. As submitted, it fails to meet the review criteria and should be denied.

Thank you for considering my input.

Lynnae M. Ruttledge
Lynnae M. Ruttledge

From: [Kevin Gindlesperger](#)
To: [Melissa Jenck](#)
Subject: EXTERNAL: Additional Support Letter
Date: Thursday, February 3, 2022 12:47:27 PM
Attachments: [Letter to Tillamook Co..pdf](#)

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Melissa,

Attached is an additional support letter we would like to submit for our project.

thank you!
-Kevin

Denise Bray
7495 SW Bellrose Ln.
Portland, Oregon 97223

Kristi Lokting
4466 SW 163rd Pl.
Beaverton, OR 97078

February 2, 2022

Tillamook County
Development Dept.
1510 B Third Street
Tillamook, OR 97141

In re: Tierra Del Mar Recreational Campground Project Submitted by Oregon Treehouse Partners

To Whom It May Concern:

We are writing regarding the above-reference project proposed by Kevin and Anna Gindlesperger and their partners. Kevin and Anna are our neighbors in Pacific City. We had the pleasure of viewing this property with them and hearing about their hopeful intentions regarding the property. Their plans, as we understand it, will be construction of small cabins and domes and a few other outbuildings in the hills of the property they have acquired.

The Tierra Del Mar/Pacific City area is one of the most beautiful areas along the Oregon coast. It was discovered by my family over 60 years ago. The patriarch of our family was one of the early dory fishermen and various family members now have second homes in Pacific City and Tierra Del Mar. We have enjoyed the many activities and beauty this place has to offer.

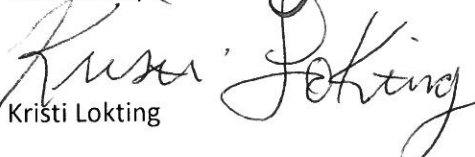
As we see it, the projected endeavor of the Oregon Treehouse Partners would keep that acreage basically intact with minimal impact on the environment yet still allowing vacationers an opportunity to enjoy the gorgeous ocean views and serene setting amongst the towering Sequoias where vacationers can make unique, unforgettable memories.

The Pacific City and Tierra Del Mar area has many attractions, drawing tourists to this area. We believe this project would add yet another enticement to the allure to the area and be a positive contribution to the economy.

Thank you for your consideration.

Sincerely,


Denise Bray


Kristi Lokting

From: [Susie Huffschtmidt](#)
To: [Melissa Jenck](#)
Cc: [Sarah Absher](#)
Subject: EXTERNAL: Testimony re: Treehouse Partners application for recreational campground
Date: Monday, January 31, 2022 3:26:36 PM

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> Tillamook County Planning Commission
> C/o Department of Community Development
> 1510 B Third Street
> Tillamook, OR 97141

>

> Dear Ms. Jenck and Ms. Absher,

>

> As property owners in Tierra Del Mar since 1952, we have a long-standing stake in the safety and livability of our quiet coastal retreat. Five generations have enjoyed this very special place. And so we feel compelled to add our concerns, as follows:

>

> 1. The campground proposed is clearly a commercial venture, complete with overnight lodging and “food options” (small deli or convenience store?) How can it possibly be legal for it to be placed in an area zoned Rural Residential and Small Farm & Woodlot?

>

> 2. The safety concerns are significant: increased traffic, both vehicle and pedestrian, using and crossing Sandlake Road.

>

> 3. The infrastructure is not robust: the streets are gravel, and the water supply is limited. During several periods of the year, especially in the summer when there are more visitors, we’re asked to limit water use. We seriously question whether the water supply is adequate to service this additional load, despite the reassurances we’ve read.

>

> 4. Livability will be compromised: campers will want to access the beach. And, yes, of course, they’re welcome. But it’s a long walk, especially with young kids, dogs, and gear. Many will choose to load up their cars and then search for a place to park. Parking at the beach access is limited, and parking right on the beach can be risky. Some will surely just head west on one of our gravel residential roads, adding dust, traffic, and undoubtedly using or blocking driveways and residential access when they park.

>

> Thank you for the opportunity to submit our concerns.

>

> Sincerely,

>

> Susan Pileggi
> Pat & Dave Long
> Brian & Lucy Roark