

# TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held  
January 27, 2022- Beginning at 6:30p.m.

## VIRTUAL & TELECONFERENCE MEETING

*The Tillamook County Courthouse is closed to the public at this time and hearing proceedings are taking place in virtual meeting format only. The hearing can also be accessed via teleconference. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.co.tillamook.or.us/commdev>. Click on Virtual Teams Link. \*Microsoft Teams Meeting Format.*

- I. CALL TO ORDER
- II. ROLL CALL
- III. OLD BUSINESS:
- IV. NEW BUSINESS:

**#851-21-000416-PLNG:** Request for Conditional Use approval for a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The proposed campground is within Rural Residential 2-Acre (RR-2) zoned land, with the subject property split zoned RR-2 and Small Farm and Woodlot-20 (SFW-20). The Property Owner and Applicant is Oregon Treehouse Partners LLC.

**#851-21-000427-PLNG:** Ordinance Amendment request to the Goal 10 Housing Element of the Tillamook County Comprehensive Plan to incorporate the December 27, 2019, Tillamook County Housing Needs Analysis completed by the Tillamook County Housing Commission.

- V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY
- VI. ADMINISTRATIVE DECISIONS: Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>
- VII. HOUSING COMMISSION UPDATE
- VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT
- IX. ADJOURNMENT

*The Courthouse is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.*



*Land, Cheese, Trees and Ocean Breeze*

# MEMO

**Date:** January 20, 2022  
**To:** Tillamook County Planning Commission  
**From:** Melissa Jenck, Land Use Planner II, CFM  
**Subject:** January 27, 2022 Planning Commission Hearing – Oregon Treehouse Partners LLC Recreational Campground Conditional Use

Included in this packet is a copy of the staff report and related materials regarding Conditional Use application #851-21-000416-PLNG. Applicant is requesting to develop a recreational campground consisting of 19 sites on Rural Residential 2-Acre zoned property. The subject properties are accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Development is proposed to be concentrated in an approximately 18-acre area.

Agency comments were received from the Oregon Department of Fish and Wildlife (ODFW), County Public Works, Nestucca Rural Fire Protection District and Tillamook County Environmental Health, and are included in ‘Exhibit C’ to the staff report.

Please note that the proposed development is also subject to other rules and regulations administered by other agencies such as DEQ, the Oregon Health Authority and the Department of Consumer and Business Services, Building Codes Division, etc. Consideration of the proposed development’s compliance with those regulations administered by other agencies or departments is outside of the scope of this review, though a land use approval may be conditioned on Applicant’s compliance with such regulations and their ability to obtain all required permits from such entities.

If you have any questions about the information received, please do not hesitate to contact me. Thank You,

*Melissa Jenck*

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*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REQUEST**  
**#851-21-000416-PLNG: OREGON TREEHOUSE PARTNERS LLC**  
**RECREATIONAL CAMPGROUND**  
**STAFF REPORT**

**Date: January 20, 2022**

**(This is not Building or Placement Permit Approval)**

**Report Prepared by: Melissa Jenck, Land Use Planner II, CFM**

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**I. GENERAL INFORMATION:**

**Request:** Request for Conditional Use approval for a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel. The proposed campground is located within the Rural Residential 2-Acre (RR-2) zoned portion of the property.

**Location:** The subject properties are accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon

**Zone:** Rural Residential 2-Acre (RR-2) and Small Farm and Woodlot (SFW-20)

**Applicant/  
Property**

**Owner:** Oregon Treehouse Partners LLC, 1276 NW 107<sup>th</sup> Ave, Portland, OR 97229

**Property Description:** The subject property encompasses approximately 58.51 acres situated north of the Unincorporated Community Boundary of Pacific City/Woods in an area commonly referred to as Tierra Del Mar (Exhibit A). Floyd Avenue, a County local access road, serves off Sandlake Road, a County road, to the subject property (Exhibit A). According to County Tax Assessors records, the property is currently unimproved (Exhibit A).



The subject property is zoned Rural Residential 2-Acre (RR-2) and Small Farm and Woodlot (SFW-20) (Exhibit A). Development of the facilities are proposed to be concentrated an approximate 18-acre area of Rural Residential 2-Acre (RR-2) zoned portion of the property (Exhibit B). Development is not proposed within the Small Farm and Woodlot (SFW-20) zoned portion of the property (Exhibit B).

The United States Forest Service (USFS) owns the Forest (F) zoned property abutting the subject property to the east and south (Exhibit A). Unimproved SFW-20 zoned properties under private ownership abut the subject property to the north (Exhibit A). Adjacent RR-2 zoned properties under private ownership abut the subject property to the north, south and west (Exhibit A).

Situated to the west is a pocket of zoned Rural Residential 2 Acre (RR-2) and Rural Commercial (RC) properties and are either unimproved or contain single family dwellings (Exhibit A).

The subject property has highly variable slopes and terrain with it generally sloping upward to the east (Exhibits A and E). Development is proposed to be primarily located on the slopes, east of an existing private roadway through the subject property (Exhibit A). Mapped wetlands and riverine features are present on the subject property on the western boundary, including Freshwater Forested/Shrub wetlands (Exhibit A).

The tract lies within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). The subject property is not located in a Special Flood Hazard Area (Exhibit A).

The current request is for conditional use approval for a recreational campground consisting of 19-sites, including tent sites, accessory cabins and a cabin to provide support to the facilities (Exhibit B).

**II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:**

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these requirements and criteria, is discussed in Sections III and IV of this report:

*STANDARDS: Standards are rules governing the size, dimensions, shape, or orientation of a lot or parcel, or the placement of buildings or activities thereon.*

*TCLUO Section 3.010: RURAL RESIDENTIAL 2-ACRE (RR-2) ZONE*

*TCLUO Section 5.030: RECREATIONAL CAMPGROUND STANDARDS*

*TCLUO Section 3.555: FRESHWATER WETLANDS OVERLAY*

*TCLUO Section 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS*

*TCLUO Section 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION*

*TCLUO Section 4.160: PROTECTION OF ARCHAEOLOGICAL SITES*

*APPROVAL CRITERIA: Any conditional use authorization shall be subject to the following criteria which may involve the exercise of judgement in implementing established policy.*

*TCLUO Section 6.040: REVIEW CRITERIA*

*ARTICLE X: ADMINISTRATIVE PROVISIONS*

**III. ANALYSIS OF STADARDS:**

*TCLUO Section 3.010: RURAL RESIDENTIAL 2-ACRE (RR-2) ZONE*

*(3) USES PERMITTED CONDITIONALLY: In the RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.*

... )  
 )  
 )



(u) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.

**Findings:** The subject property is approximately 58.51-acres, with the RR-2 zoned portion of the subject property approximately 18-acres in size (Exhibit A). The proposed campground is within the RR-2 zoned portion of the property (Exhibit B). Staff finds this standard is met.

(4) *STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

(a) *The minimum lot size is two acres for parcels zoned before October 4, 2000.*

...

(f) *The minimum front yard shall be 20 feet.*

(g) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*

(h) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*

(i) *The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.*

**Findings:** Applicant's site plan indicates all development will be located within the RR-2 zoned portion of the subject property (Exhibit B). Applicant's site plan indicates a 50-foot setback from the properties north, south, and westerly property lines for proposed structures, except for a 30-ft by 40-ft viewing platform located near the northerly property line (Exhibit B). Staff finds that these standards can be met through compliance with Conditions of Approval.

#### *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;*
- ii. *A minimum number of 4 sites;*

**Findings:** Applicant states the area of RR-2 zoned property utilized for the campground is approximately 18-acres with (15) tent sites and (4) accessory cabin sites (Exhibit B). Minimum size for the establishment of a campground in the RR-2 is 10-acres or more, as detailed above in this Staff Report. Staff find these standards are met.

- iii. *A minimum width of space 23 feet or state minimum which ever is greater, for each site;*
- iv. *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;*

**Findings:** Applicant states six tent campsites maintain 23-ft by 40-ft in size, nine tent campsites maintain 30-ft by 40-ft spaces, and the accessory cabins being 23-ft by 40-ft in size with a single parking space (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- 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;*

**Findings:** Applicant describes that all sites will maintain over 10-ft from all interior road right-of-ways, and over 20-ft from exterior roadways. Units will maintain a minimum 20-ft separation, with the units and community buildings have a separation greater than 10-ft. Applicant's site plan confirms such setbacks and separation requirements are detailed. Staff find these standards can be met through compliance with conditions of approval.

- ix. *Campground roads shall have a surface width of at least 16 feet with 2 foot shoulders on each side. All interior park roads shall be surfaced to minimum County road standards and welldrained. No on-street parking shall be allowed;*

**Findings:** Applicants provides the existing right-of-way exceeds 16-ft, with access being provided to all proposed sites (Exhibit B). Applicants states they will improve the road surface to County standards and will not allow on-street parking (Exhibit B).

Tillamook County Public Works Director Chris Laity will require a Road Approach with their Department before approval (Exhibit C).

Staff find this standard can be met through compliance with conditions of approval.

- 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;*

**Findings:** Applicant provides that walkways will maintain 3-ft minimum width in all areas, with lighting and drainage sufficient for the site (Exhibit B). Applicant details on the site plan a 50-ft buffer around the subject property boundaries to the north, south and west (Exhibit B), detailing that natural vegetation for landscaping will be used to maintain the existing coastal forest, with landscaping to be maintained around



sites and service buildings (Exhibit B). Applicant further states that trash enclosures with approved wildlife closures are provided to all spaces (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- 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;*

**Findings:** Applicant confirms that all spaces will be numbered for one individual RV or tent use (Exhibit B). Staff find this standard is met through compliance with conditions of approval.

- 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;*

**Findings:** Applicable building permit review in accordance with uniform building code requirements will be obtained, per the Applicant (Exhibit B). Staff find this standard can be met through compliance with conditions of approval.

- 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;*

**Findings:** Applicant has not proposed on-site storage areas for the park at this time (Exhibit B).

- 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.*

**Findings:** Applicants submission is being reviewed with materials for this Conditional Use request

- ...  
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.*

**Findings:** Applicant provided that proposed commercial uses will not exceed Rural Commercial requirements (Exhibit B). Staff find accessory commercial uses described within the proposal include a support cabin for the campers that will maintain bathrooms, showers, a convenience store, gift shop area, and a preparation kitchen (Exhibit B).

- xx. *New full hook-up parks requiring a community septic/sewer system are permitted only within adopted unincorporated community boundaries.*

**Findings:** The Applicant details those two onsite sanitation systems are proposed for the subject property meeting compliance with County sanitation requirements and OAR 333-031-0006.

#### **SECTION 3.555: FRESHWATER WETLANDS OVERLAY (FW)**

*(1) PURPOSE AND AREAS INCLUDED: The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:*

- ...  
*(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

(2) USES PERMITTED:

..  
(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).

(3) STANDARDS: The following standard shall be met in addition to the standards of the underlying zone.

...  
(b) Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Division of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Division of State Lands for activities on Notification Wetlands.

**Findings:** Mapped wetlands are indicated on the USFW National Wetlands Inventory (NWI) Map and are present on the tract, including Freshwater Forested/Shrub wetlands (Exhibit A). The Department of State Lands (DSL) provided comment that proposed project will impact wetlands and require a state permit (Exhibit C).

Staff recommend a Condition of Approval that all local, state, and federal permits are obtained and provided at time of Zoning and Building Permit submittal, to confirm the siting of the campsites and improvements are not in conflict with the mapped wetlands on the tract.

*SECTION 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS*

(1) The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:

...  
(b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;

**Findings:** The subject properties lie within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). Staff finds that the subject property is partially located within a Geologic Hazard Area and that development within that area is subject to the standards of TCLUO 4.130(2).

(2) All development within GEOLOGIC HAZARD areas shall comply with the following standards:

(a) Vegetation removal shall be the minimum necessary to accommodate the use.

(b) Temporary measures shall be taken to control runoff and erosion of soils during construction. Such measures include temporary stabilization (mulching or sodding) sediment basins or other performance equivalent structures required by the Planning Department.

(c) Exposed areas shall be planted in permanent cover as soon as possible after construction.

(d) Storm water shall be directed into drainages with adequate capacity so as not to flood adjacent or downstream properties. Finished grades should preferably be designed to direct water flows along natural drainage courses.

(e) Additional requirements contained in a Geologic report required by this Section shall be followed.

**Findings:** At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit evidence demonstrating compliance with TCLUO 4.130(2). Staff recommends that these standards be met through compliance with Conditions of Approval.

(3) A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:



- (a) For building or mobile home or manufactured home permits in areas identified in (1)
- (b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies.

**Findings:** Buildings are proposed to be sited within or near the Geologic Hazard Area. Buildings situated on slopes greater than 29 percent will require Geologic Hazard Report review as described in TCLUO 4.130. If such a report is required, a Geologic Hazard approval will be required prior to applying for Zoning and Building permits. Staff recommends that this requirement be met through compliance with Conditions of Approval.

**4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION**

(1) *The following areas of riparian vegetation are defined:*

- (a) *Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.*
- (b) *Twenty-five (25) feet from all other rivers and streams where the river or stream channel is greater than 15 feet in width.*
- (c) *Fifteen (15) feet from all perennial rivers and streams where the river or stream channel is 15 feet in width or less. For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.*

**Findings:** An unnamed creek as mapped on the USFW National Wetlands Inventory (NWI) Map runs through the property east to west (Exhibits A & B).

Comments were received from the Oregon Department of Fish and Wildlife (ODFW) that states the area is in the vicinity of cutthroat trout (Exhibit C). ODFW recommends consultation with their agency prior to fish passage determination for any crossing of streams/wetlands proposed, including the entrance road location (Exhibit C).

Staff finds that the riparian setbacks of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization shall be followed for any development. Staff recommends that this requirement be met through compliance with Conditions of Approval.

**SECTION 4.160: PROTECTION OF ARCHAEOLOGICAL SITES**

- (1) *The Planning Department shall review building permits and other land use actions that may affect known ARCHAEOLOGICAL SITES. If it is determined that the proposed action may affect the integrity of an ARCHAEOLOGICAL SITE, the Planning Director shall consult with the State Historic Preservation Office on appropriate measures to preserve or protect the site and its contents. No permit shall be issued until either the State Historic Preservation Office determines that the proposed activity will not adversely affect the ARCHAEOLOGICAL SITE, or the State Historic Preservation Office has developed a program for the preservation or excavation of the site.*
- (2) *Indian cairns, graves and other significant archaeological resources uncovered during construction or excavation shall be preserved intact until a plan for their excavation or reinterment has been developed by the State.*

**Findings:** The State Historic Preservation Office was noticed as part of this application and have not provided comments at time of publication of the Staff Report. Staff recommends that as a Condition of Approval, Applicant be required to obtain all applicable federal, state, and local permits and adhere to applicable regulations including those required by the State Historic Preservation Office.

**IV. ANALYSIS OF CRITERIA:**

6.040: *CONDITIONAL USE 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.*

**Findings:** The proposed use is listed as a conditional use in the underlying zone (TCLUO 3.010(3)(u)). Staff finds that this criterion has been met.

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

**Findings:** The Tillamook County Land Use Ordinance is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

Applicant describes Goal 8 ‘Recreation Element’ 2.2 which describes the Statewide Comprehensive Outdoor Recreation Plan developed by State Parks which identified goals for the County to promote and enhance recreational activities.

Staff finds that the Applicant is proposing to develop a campground as it is defined in Ordinance and in Statute and that campgrounds are a use allowed in RR-2 zone subject to a finding that they also meet the criteria set forth in Article 6, which are discussed in this report.

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

**Findings:**

- Applicant states that the subject property would maintain 18-acres of area for the campground, while being a good distance off the main road system (Exhibit B). Applicant describes existing forest and fauna providing a natural setting, with the establishment of existing roads that are to campground guidelines (Exhibit B).
- The subject property are zoned Rural Residential 2-Acre (RR-2 and Small Farm and Woodlot (SFW-20) (Exhibit A). Development of the facilities are proposed to be concentrated an approximate 18-acre area of Rural Residential 2-Acre (RR-2) zoned portion of the property (Exhibit B).
- The subject property is irregularly shaped and encompasses 58.51-acres and the proposed area of development encompasses approximately 18 acres (Exhibits A and B). The size and shape of the property can accommodate the proposed development and still allow for a significant buffer of natural vegetation to be maintained around the proposed area of development, including the 50-ft buffer described by the Applicant (Exhibits A and B). Staff finds that the size and shape of the parcel is suitable to the provision of outdoor recreation opportunities on site and the proposed campground use.
- The subject property is zoned RR-2 which, as discussed above, allows campgrounds with consideration on contiguous property greater than 10-acres.
- The subject property is currently densely vegetated (Exhibits A and B). Staff finds that the significant existing vegetative cover provides an environment suitable to the requirements of TCLUO 5.030 and appropriate to provide outdoor recreational opportunities.
- The subject property has highly variable slopes and terrain with it generally sloping upward to the east (Exhibits A and E). Development is proposed to be primarily located on the slopes, east of an existing private roadway through the subject property (Exhibit A). Mapped wetlands and riverine



features are present on the subject property on the western boundary, including Freshwater Forested/Shrub wetlands (Exhibit A).

- The tract lies within an area of potential landslide susceptibility as identified by DOGAMI map layers (Exhibit A). The subject property is not located in a Special Flood Hazard Area (Exhibit A).
- The Applicants site plan and National Wetlands Inventory Map would indicate that the proposed campsites and roadway may be adjacent to mapped wetland features (Exhibit A & B). As stated above, DSL provided comment that proposed activities will impact state wetlands and require state fill/removal permits (Exhibit C).
- The subject property is currently served off Floyd Avenue, a County local access road, which comes off Sandlake Road, a County road, to the subject property. The Tillamook County Public Works Department provided comment that improvements from Sandlake Road to the proposed development will be required as part of development of the road approach (Exhibit C). A Condition of Approval has been made to conform to any additional standards which might be required by the Tillamook County Public Works Department.

*(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.*

**Findings:** Applicant states the campground is intended to keep the property at a natural and untouched state (Exhibit B). Applicant further details that there will be a 50-ft buffer around the subject property from neighboring properties for all sides, except the east (Exhibit B).

The subject property is zoned Rural Residential 2-Acre and Small Farm and Woodlot (SFW-20) (Exhibit A). The United States Forest Service (USFS) owns the Forest (F) zoned property abutting the subject property to the east and south (Exhibit A). Unimproved SFW-20 zoned properties under private ownership abut the subject property to the north (Exhibit A). Adjacent RR-2 zoned properties under private ownership abut the subject property to the north, south and west (Exhibit A). These abutting RR-2 zoned properties are either vacant or improved with a single-family dwelling (Exhibit A).

Situated to the west is a pocket of zoned Rural Residential 2 Acre (RR-2) and Rural Commercial (RC) properties and are either unimproved or contain single family dwellings (Exhibit A).

Surrounding uses, consistent with the surrounding zoning, include timber stands, and rural single-family dwellings (Exhibit A).

An unimproved unnamed platted 40-foot right-of-way serves as separation between the subject property and adjacent RR-2 zoned lands to the southwest (Exhibit A).

Comments received on the application included:

- Traffic congestion and increased parking on Sandlake Road and other roads within Tierra Del Mar.
- Insufficient existing roads to handle proposed development.
- Limited water availability for use and fire suppression.
- An excess of existing campgrounds and accommodations in the vicinity.
- Impacts to wetlands and water-features.
- Fire suppression concerns.

Oregon Department of Environmental Quality (DEQ) or the County Sanitarian and the County Environmental Health Department are the entities charged with the regulation of sewage, liquid waste and solid waste for recreational parks including overnight campgrounds. These agencies were noticed of the application. Staff recommends that as a Condition of Approval, the Applicant be required to demonstrate that they have obtained permit approvals from the County Sanitarian or DEQ for sewage and liquid waste

disposal systems appropriate to the proposed development at the time of applying for Zoning and Building permits. Solid waste disposal is also subject to DEQ regulation. Both solid and sewage and liquid waste are addressed in OAR 333-31, Oregon Health Authority, Public Health Division rules addressing the construction, operation and maintenance of recreation parks, including overnight campgrounds. Staff recommends that as a Condition of Approval, Applicant obtain all required federal, state and local permits and licenses and adhere to all applicable rules and regulations.

ODFW and USFWS were notified of this application. ODFW has provided comments recommending consultation for fish passage improvements, due to proximity to cutthroat trout habitat (Exhibit C).

Staff has not identified evidence of impacts associated with the proposed campground development which would substantially impact the ability of a residential dwelling to be sited in the neighboring residential areas or would substantially impact the ability for residential uses to occur in dwellings sited in the neighboring residential areas. Adjacent Forest and SFW-20 zoned properties would maintain a proposed 50-ft buffer from proposed improvements (Exhibit B).

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

**Findings:** Applicant states the proposal will not have a detrimental effect on solar or wind systems (Exhibit B). Applicant states they will utilize solar energy in their development (Exhibit B). Staff find no record of such facilities and improvements on the subject properties or within the vicinity (Exhibit A). Staff finds that this criterion has been met.

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

**Findings:** Applicant states there is a demand for year-around facilities with Pacific City experiencing a demand and shortage of facilities (Exhibit B).

The subject property is currently served off Floyd Avenue, a County local access road, which comes off Sandlake Road, a County road, to the subject property. The Tillamook County Public Works Department provided comment that improvements from Sandlake Road to the proposed development will be required as part of development of the road approach (Exhibit C). Staff recommends that as a Condition of Approval, a letter from the Tillamook County Public Works Department be required at the time of applying for Zoning and Building permits.

The property is located within the service area of the Nestucca Rural Fire Protection District. Chief Oeder commented that the plans showing road width, grade and pullouts are acceptable for the Nestucca Rural Fire Protection District (Exhibit C). Staff recommends that as a Condition of Approval, a letter from the Nestucca Rural Fire Protection District confirming service to the campground development be required at the time of applying for Zoning and Building permits.

Tillamook County Environmental Health detailed requirements for licensing of a tourist facility, restaurant license and RV park license through their division. Staff recommend a Condition of Approval that final approval of campground design be provided at time of apply for Zoning and Building Permits from Tillamook County Environmental Health.

## **V. ADMINISTRATIVE PROVISIONS**

### **SECTION 6.020: PROCEDURE**

*The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request: (1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may*



*require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.*

*(2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.*

*(3) No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070*

## SECTION 10.080 TYPE III PROCEDURES

### *(1) Notice for Type III Decisions.*

*(a) Notice of Review. The County shall provide notice of a public hearing on a Quasi-Judicial application at least 28 days prior to the first hearing date. If two or more hearings are allowed, then notice shall be provided at least 10 days prior to first hearing. The County Planning Director shall prepare an affidavit of notice, which shall be made part of the file. This affidavit shall state the date that the notice was mailed. Notice of a public hearing shall be provided to the following parties:*

...

*iv. Property owners within 750 feet of subject property if the subject property is outside UGB and in a farm or forest zone.*

*v. Any affected government agency or public district, including affected city if subject site is inside a UGB.*

*vi. Any citizen's advisory committee or community organization whose boundaries include, or are adjacent to, the subject site.*

...

*(c) Newspaper notice. Notice of the public hearing shall be published in a newspaper of general circulation in the County at least ten (10) calendar days prior to the date of a quasi-judicial public hearing. An affidavit or other formal certification of publication shall be made part of the record.*

**Findings:** Notice of Public Hearing was mailed out on December 29, 2021, to all landowners within 750 feet of the subject property, and affected agencies, districts and other parties. Newspaper Notice of Public Hearing was published on December 29, 2021 in the Tillamook County Headlight Herald.

## **VI. RECOMMENDED CONDITIONS OF APPROVAL:**

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
  - Authorization Notice approval for on-site sewage disposal permits from the Department of Community Development or Oregon DEQ.
  - A letter from Tierra Del Mar Water Company confirming water service to the proposed facility.
  - A letter from the Nestucca Rural Fire Protection District confirming fire protection service to the proposed facilities.
  - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
  - Demonstration of compliance with the standards contained in TCLUO 4.130(2) including:

4. If buildings within or near the area identified as inactive landslide topography are to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunctions with application for Zoning and Building Permit approval for review and acceptance.
5. Applicant will maintain the minimum proposed vegetative buffers between the proposed area of development and the property boundaries. The site plan submitted for approval with application for Zoning and Building permits will clearly show the vegetative buffers.
6. Development will comply with the requirements and standards of TCLUO 3.010 'Rural Residential 2-Acre (RR-2) Zone' and 5.030 'Recreational Campground Standards'.
7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.
8. The applicant/property owner shall provide a copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit/Building Permit submittal.
9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. Development will occur in the area as generally depicted on the submitted site plan and as described and will not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.

#### **VIII. EXHIBITS**

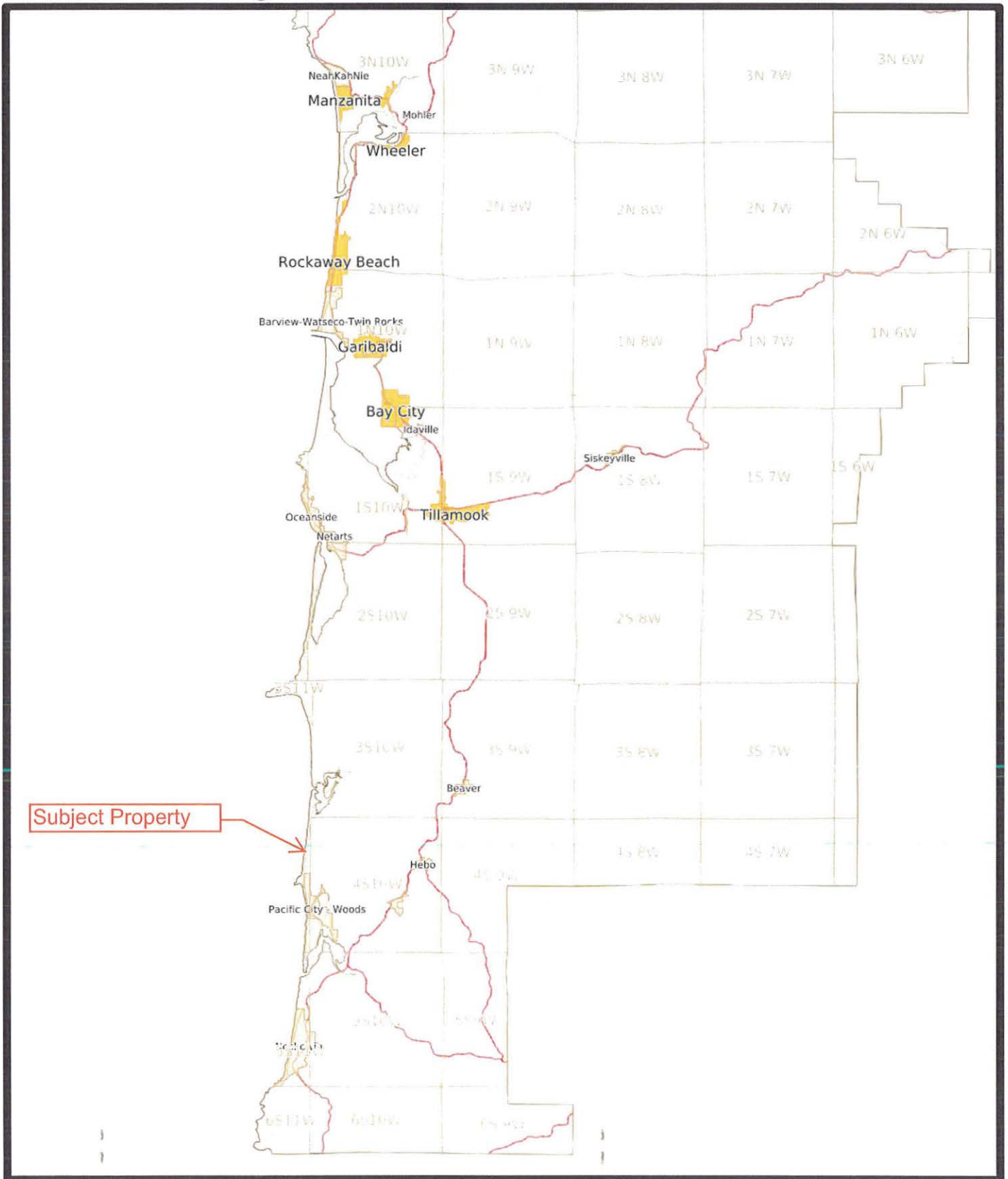
All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicants/Property Owner's submittal
- C. Public comments



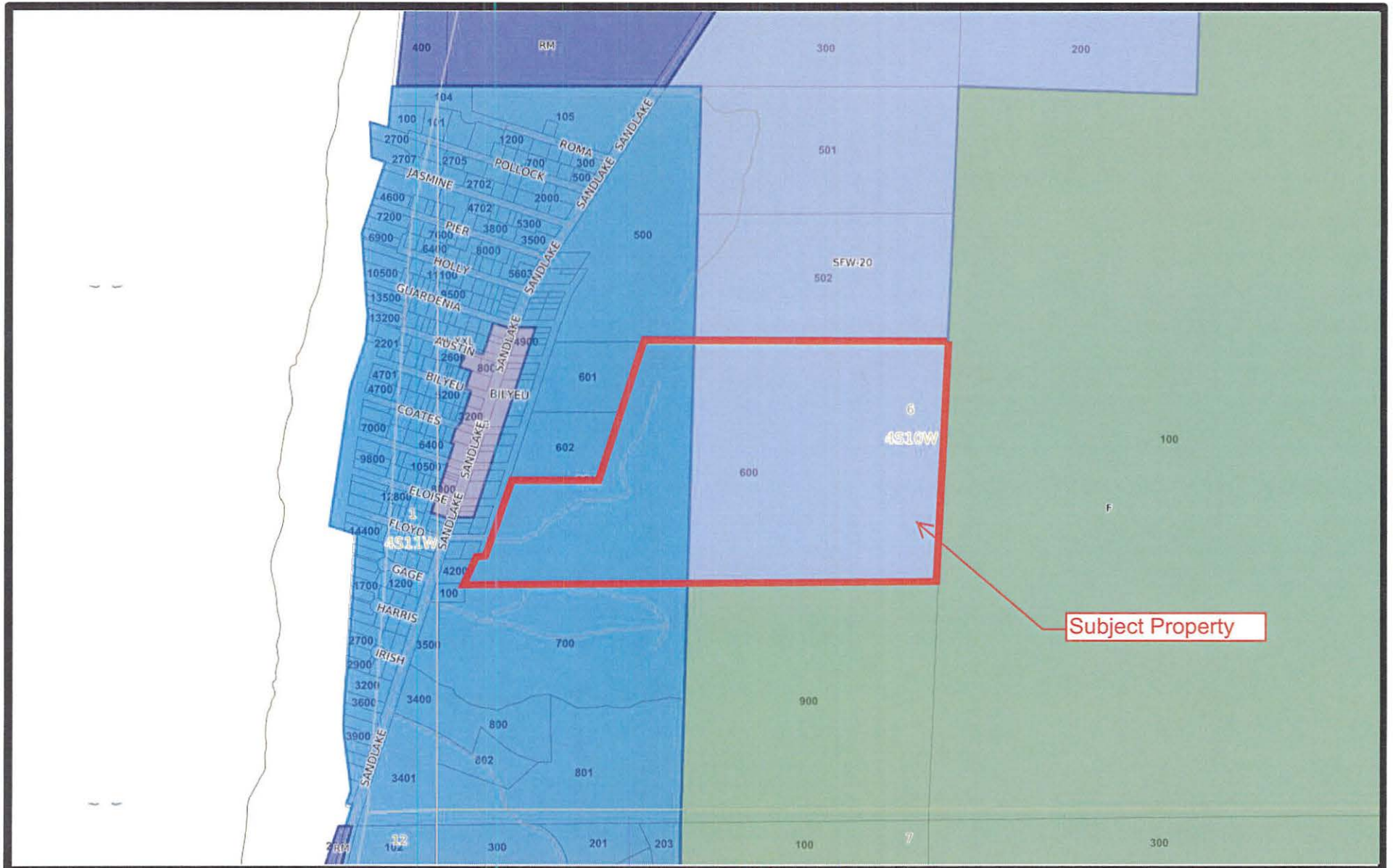
# EXHIBIT A

# Vicinity Map

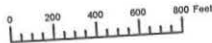




# Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

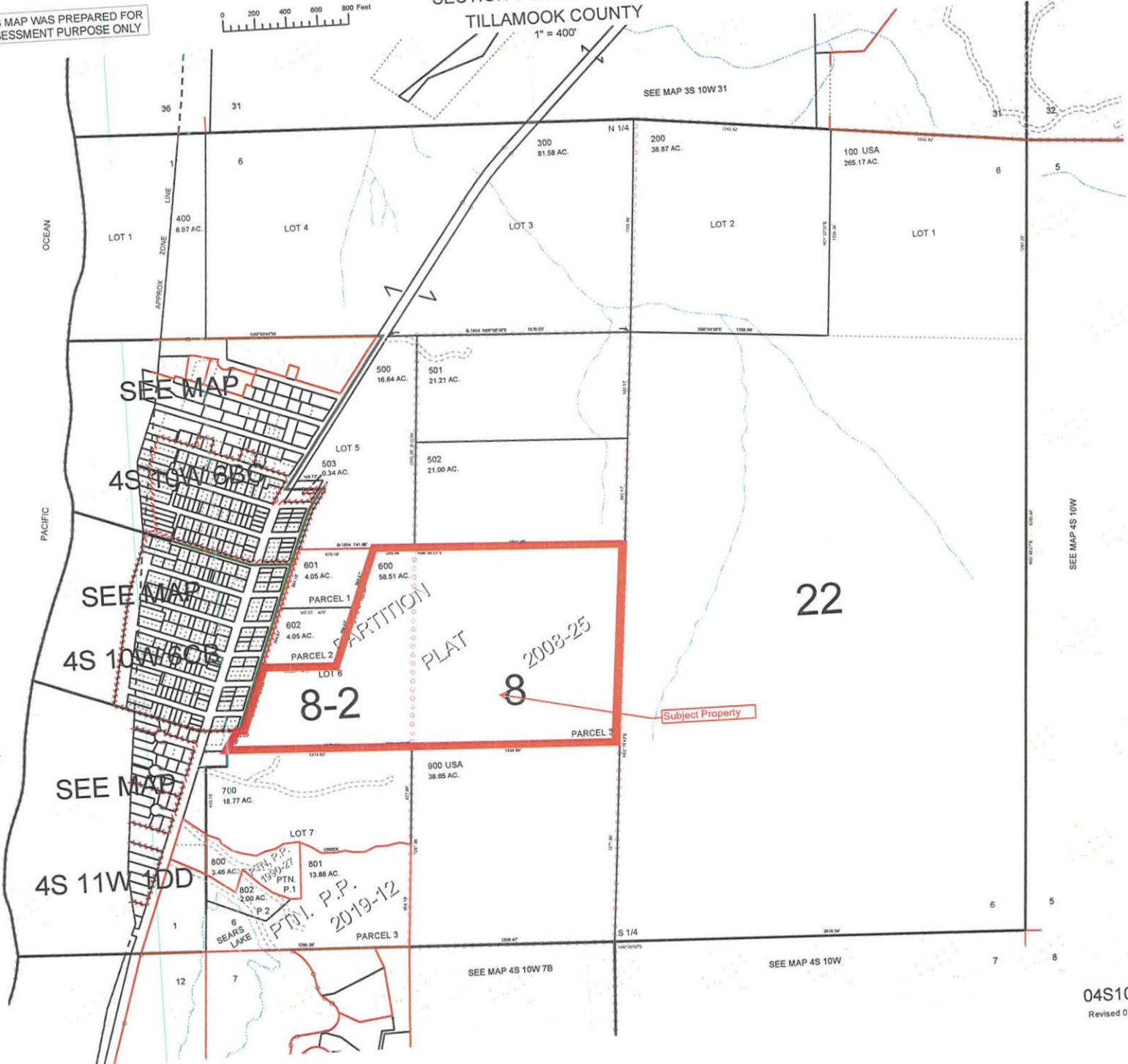


SECTION 6 T.4S. R.10W. W.M.

TILLAMOOK COUNTY

1" = 400'

04S10W06



04S10W06  
Revised 02/14/20. WS



# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 21, 2021 4:20:47 pm

<b>Account #</b> 213879 <b>Map #</b> 4S10060000600 <b>Code - Tax #</b> 0800-213879  <b>Legal Descr</b> PARTITION PLAT 2008-25 Lot - PARCEL 3  <b>Mailing Name</b> OREGON TREEHOUSE PARTNERS, LLC <b>Agent</b> <b>In Care Of</b> <b>Mailing Address</b> 1276 NW 107TH AVE PORTLAND, OR 97229  <b>Prop Class</b> 400 <b>MA</b> <b>SA</b> <b>NH</b> <b>Unit</b> <b>RMV Class</b> 400      06   AC   602   42862-1	<b>Tax Status</b> ASSESSABLE <b>Acct Status</b> ACTIVE <b>Subtype</b> NORMAL  <b>Deed Reference #</b> 2021-7036 <b>Sales Date/Price</b> 08-16-2021 / \$820,000.00 <b>Appraiser</b> RANDY WILSON
--	---

<b>Situs Address(s)</b>	<b>Situs City</b>
-------------------------	-------------------

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0800	Land 378,370			Land 0	
	Impr. 0			Impr. 0	
<b>Code Area Total</b>	378,370	288,340	288,340	0	
<b>Grand Total</b>	378,370	288,340	288,340	0	

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0800	1		<input type="checkbox"/>	SFW20	Market	100	A	58.51		378,370
<b>Grand Total</b>								58.51		378,370

Code Area	Yr ID#	Stat Built	Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
<b>Grand Total</b>									0

Exemptions / Special Assessments / Potential Liability									
Code Area	0800								
<b>FIRE PATROL:</b>									
■ FIRE PATROL NORTHWEST									
	<b>Amount</b>	38.08	<b>Acres</b>	31.9	<b>Year</b>	2021			

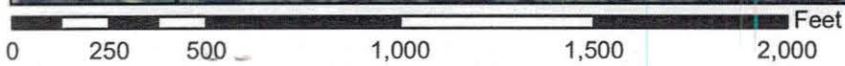
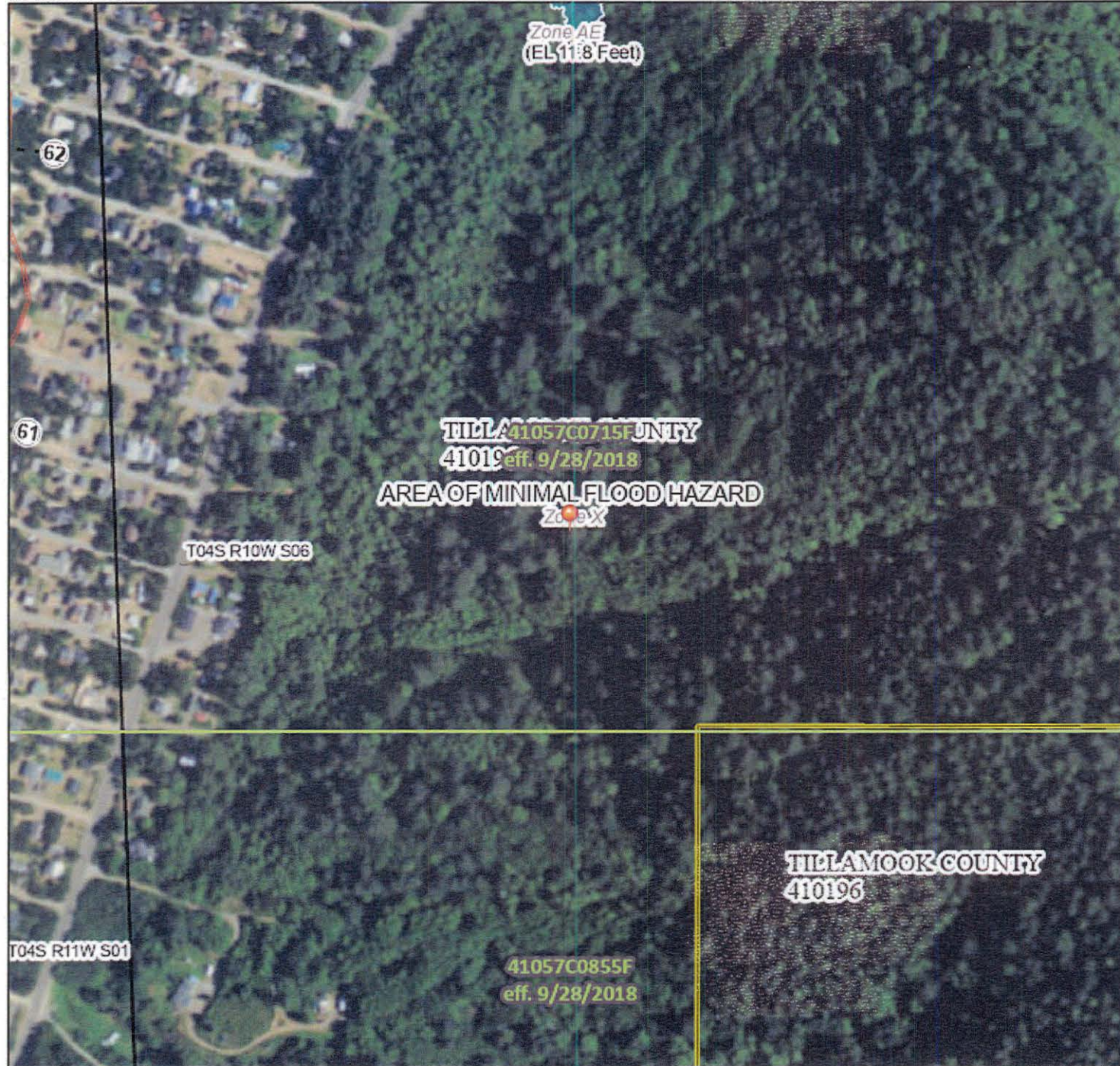
**Comments:** 3/11/02 LLADJ WITH TAX LOT 4S11 1DD 04200. LR 7/28/08 apportion values. gb 6/26/09 BROUGHT LAND TO MKT. GB 6/17 Reapp. of land w/abled values. RCW



# National Flood Hazard Layer FIRMette



123°57'59"W 45°15'17"N



1:6,000 123°57'22"W 45°14'52"N

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
		Future Conditions 1% Annual Chance Flood Hazard (Zone X)
		Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
		Area with Flood Risk due to Levee (Zone D)
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard (Zone X)
		Effective LOMRs
		Area of Undetermined Flood Hazard (Zone X)
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
	MAP PANELS	
		No Digital Data Available
		Unmapped

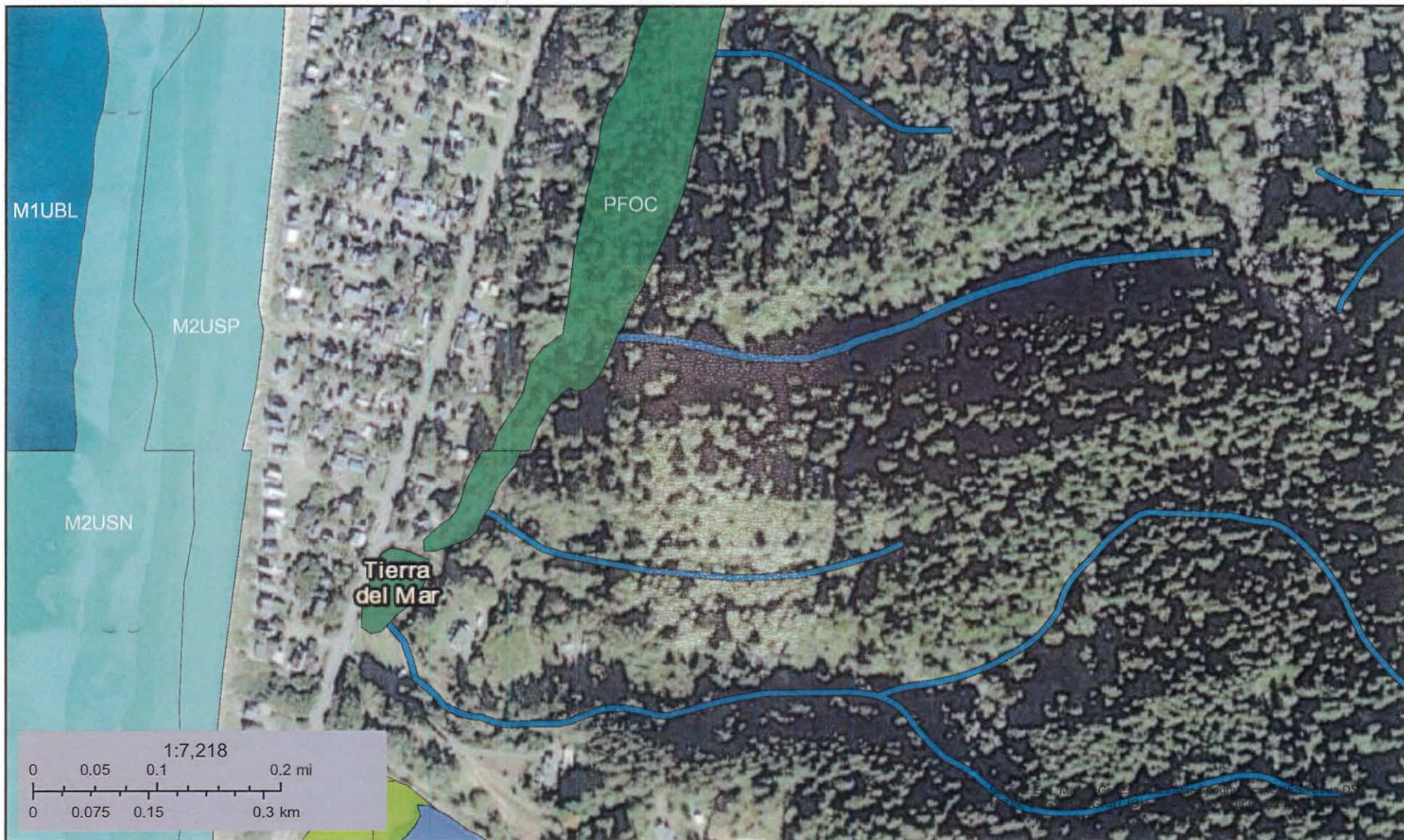
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/21/2021 at 7:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.



This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





December 22, 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.

# EXHIBIT B





## PLANNING APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Property Owner

Name: Oregon Treehouse Partners LLC Phone: 503-969-2158  
 Address: 1276 NW 107th Ave  
 City: Portland State: Oregon Zip: 97229  
 Email: kevingindy@yahoo.com

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b> NOV 07 2021 BY: Email
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MS
Receipt #:	123505
Fees:	\$1,743.00
Permit No:	851-21-000416-PLNG

**Request:** Type 2 Administrative hearing for conditional Use permit as Recreational Campground including 4 RV Accessory Cabins, 9 Owner provided tent sites, 6 Tent Sites, Recreational Support Cabin, and Bathhouse

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

**Location:** 600 Floyd Ave, Cloverdale, OR 97112

Site Address: \_\_\_\_\_  
 Map Number: 4 South 10 WEST 6 0800-213879  
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]* \_\_\_\_\_ Date: 10/31/2021

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

**CONDITIONAL USE PERMIT  
RECREATIONAL CAMPGROUND**

**GENERAL INFORMATION**

**Request:** Permit for a Recreational Campground on 18 acres in Tierra Del Mar, Oregon.

Oregon Treehouse Partners is requesting a Type II Administrative review and approval.

**Location:** Subject property is located at 600 Floyd Avenue, Cloverdale, Oregon 97112.

The subject property is accessed via Sandlake road, a County coastal road coming from Pacific City and going through Tierra del Mar, an Unincorporated city. The tax Lot number for the property is – 0800-213879 and described as – The Northwest quarter of the Southwest quarter and that portion of Government lot 6, Section 6, in Township 4 South, Range 10 West of the Willamette Meridian, in the county of Tillamook and State of Oregon.

**ZONE:** RR-2

**Applicant:** Oregon Treehouse Partners, LLC – 1276 NW 107<sup>th</sup> Avenue Portland, Oregon 97229

**Property Owner:** Oregon Treehouse Partners, LLC- 1276 NW 107<sup>th</sup> Avenue Portland, Oregon 97229

**Description:**

The proposed Conditional Use Permit is for a year-round Recreational campground on 18 acres, zoned RR-2 in Tierra del Mar, Oregon.

This is a low impact environmentally focused project that retains the beauty and integrity of the forest and fauna property with a low impact and is lawful and not harmful to the public.

The campground will consist of a 3,630 sq foot Recreational support building with bathrooms, showers, small Sundries/convenience/gift shop, small prep kitchen, inside seating, and outside seating deck area.

Four recreational cabins/Tiny homes on wheels (Sec-5.030), Six tent camping areas, nine owner provided camping tents on decks on temporary pier block foundation next to trees, a common area bathhouse with bathrooms & showers, a multi-use picnic area, and a viewing deck for ocean views.

**Conditional Use Permit Criteria:**

This Conditional Use Permit application is allowed pursuant to Section 6.020. and Section 6.040 whereas.

1. The property is zoned RR-2 and is more than 10 acres which allows Recreational Campgrounds. The proposed use does not have any impacts that extend beyond the abutting properties that would hinder them.

2. The use is consistent with the Tillamook County Comprehensive Plan, Goal 8 (Recreation Element), (SCORP) Statewide Comprehensive Outdoor Recreation Plan, and the Oregon State Legislature (ORS 197.440 1985) which specifically identified Oregon's goal for County's to promote tourism and year-round recreational activities to enhance transient revenue, jobs and promoting the State as a vacation destination.

This proposed Recreational campground also follows OAR Chapter 333-031-0001 and Building Codes Division Chapter 918-650-0000.



3. The parcel is compliant for a Recreational campground as it is 18 acres, located a good distance off the road system, surrounded by forest and fauna in a natural setting. There are existing roads already established that are to recreational campground guidelines.

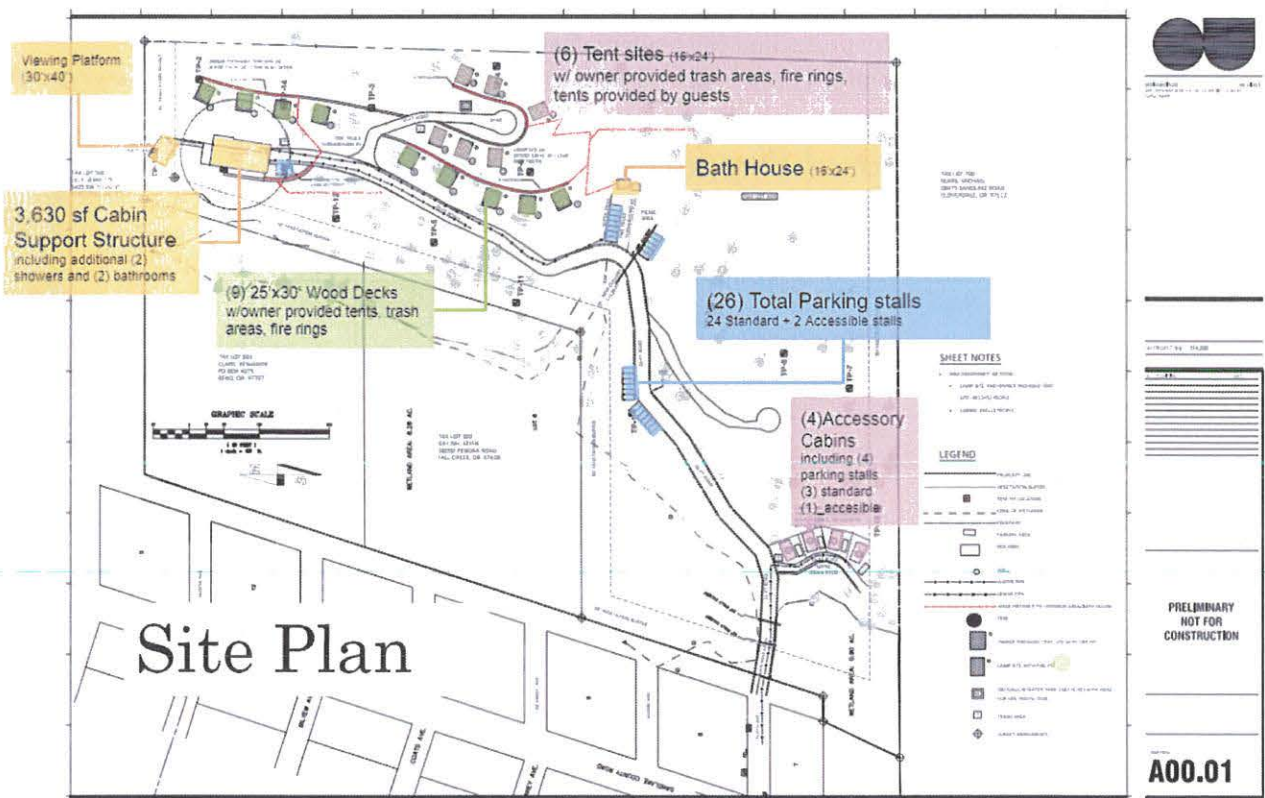
4. The proposed CUP will not alter the character of the surrounding area, In fact the opposite.

The goal of the CUP by the applicant is to keep the property as natural and untouched as possible to enhance the beauty, integrity and appearance of the recreational campground. Because of that it will not limit, impair, or prevent any surrounding properties for permitted uses listed in the underlying zone. There is a fifty-foot buffer zone located around the entire property except the east side which is owned by the applicant.

5. The proposed CUP does not have a detrimental effect on existing Solar, Wind, or Conversion energy systems, and will in fact utilize solar as a means of energy.

6. The proposed use is timely, as the demand for year-round facilities in Tillamook County, Pacific city are in demand and there is a shortage of facilities existing. There are not any facilities located in the Tierra del Mar area.

7. Meets minimum safety standards for Oregon Health Authority Chapter 333-031-0001 Division 31 and Recreational Parks design - construction OAR 455.680

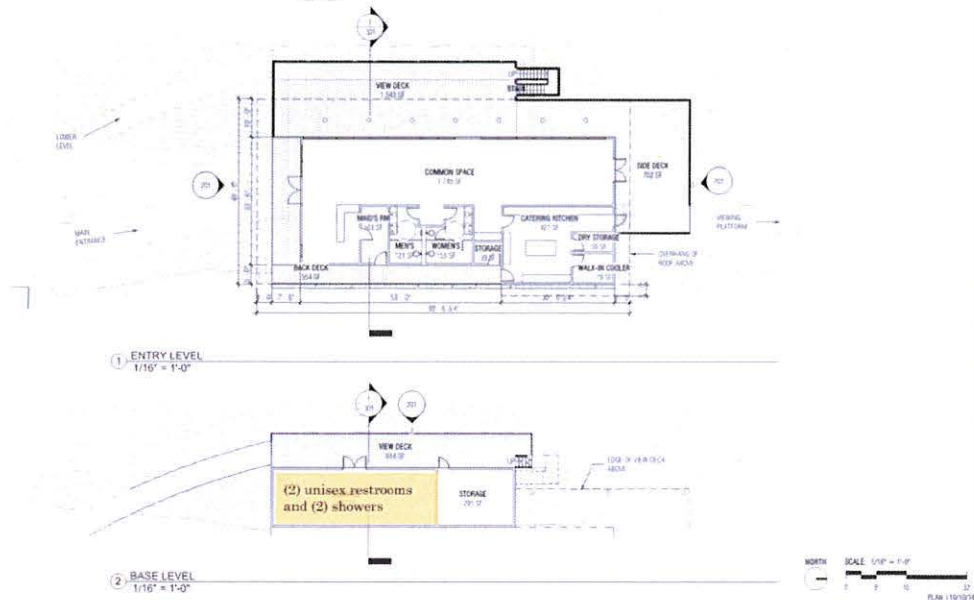


**RECREATIONAL SUPPORT CABIN-**

The support cabin will be 3,630 square foot single story with deck and handicap accessible. This building will support the campers with four (4) bathrooms, two (2) showers, inside seating area with fireplace to get out of the elements, small catering /prep kitchen, sundries store area for items campers need, and viewing deck of the ocean. We will utilize and maintain the natural landscaping surrounding the cabin.

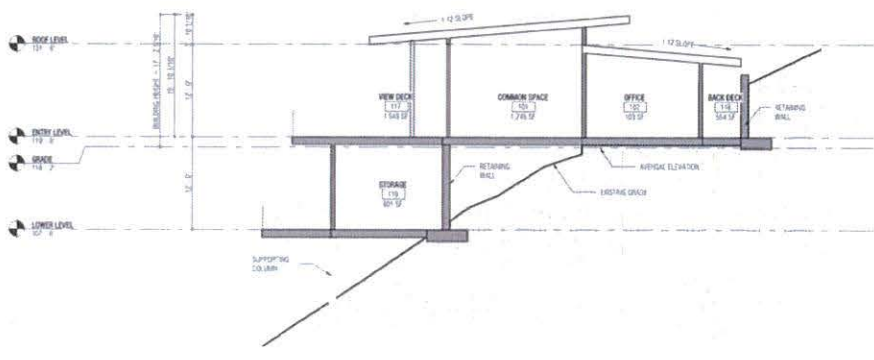
- A. Handi-cap accessible ramp.
- B. 4 bathrooms – 1 men’s /1 women – 2 gender neutral.
- C. 2 – gender neutral showers.
- D. Common area inside seating and outside seating deck for ocean views.
- E. Sundries / convenience store / gift shop area.
- F. Catering / Prep kitchen- salads / soup / sandwiches / take away items for campers.
- G. Handicap parking in front.
- H. Building type V8 Fully sprinkled.
- I. Height is 20’ above grade single story.
- J. Code Reference – 3.010 Rural residential (RR-2) article 5,6,10,11.
- K. Lot size is 18 acres.
- L. Well, located onsite next to the building and required distance.
- M. Natural vegetation will be utilized and maintained for landscaping.
- N. A 30’ buffer for fire protection will be implemented OAR 660-06-035.
- O. Follows Scope & Purpose OAR 918-650-0010 (1) (2) and Minimum safety requirements OAR 455.680.

**Recreational Support Cabin Plan**



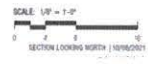


# Recreational Support Cabin Section

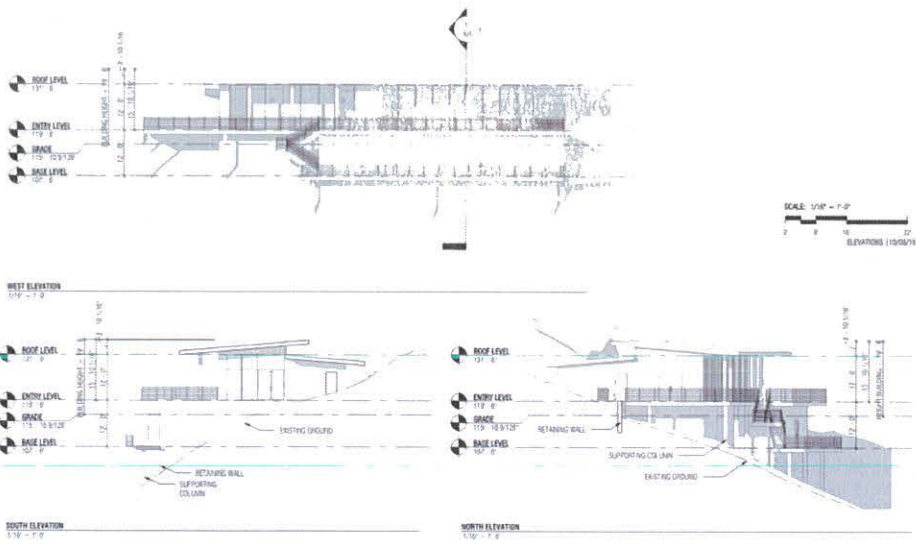


### ARTICLE XI:

- **BUILDING HEIGHT:** The vertical distance of a building measured from grade to the highest point of the roof.
- **GRADE:** The average elevation of the existing ground at the centers of all walls of a building.



# Recreational Support Cabin Elevation



## ACCESSORY CABINS –

There will be four accessory cabins at the beginning of the property in the SW corner. These cabins will be approximately 12 X 32, 384 sq ft single story, built to IBC standards, Oregon DOT and be portable on wheels similar to tiny home / RV trailers. They will be quick release connected to a sewer, water system, already inspected by County sanitation, and connected to Tierra del Mar water company, as evidenced by “letter of Supply” (Exhibit A) provided. There will be a wood fence partition between each unit for privacy. Natural vegetation will be utilized and maintained for landscaping. Existing fire regulations will be adhered to.

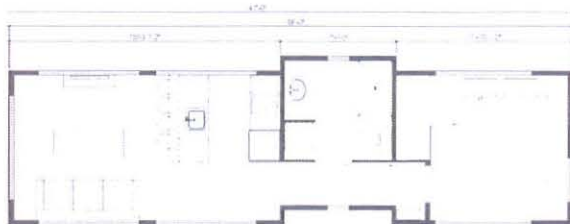
These accessory cabins are a compliment to the recreational campground by providing transient lodging to families and groups who wish to camp but do not have a tent or a desire to pitch one.

- A. Code – Recreational Campgrounds Section TCLUO 5.030 – Accessory uses may include recreational cabins / RV.
- B. All Accessory cabins have been assigned a space number.
- C. Space size is 23 x 40 feet with a single parking space.
- D. Spaces are separated by a twenty-foot (20”) distance from each other with a privacy fence OAR 918-650-0055(1).
- E. Accessory cabins will utilize existing natural vegetation and be maintained.
- F. Fire Siting standards will be implemented OAR 660-06-035.
- G. Tiny homes / Park models will fit DOT ANSI A119.5 / NFPA 1192 standard per House Bill 2333- 2019.
- H. Square footage will be under 400’ square feet.
- I. Accessory Cabins / Tiny homes will be on wheels with yoke for towing.
- J. Connected to Tierra del Mar water company & county approved sewer with quick release connectors.
- K. Bathrooms and showers located within accessory cabins.
- L. Handicap accessible ramps to cabins.
- M. Garbage containers will be located close to accessory cabins, 30 gallon and be State approved OAR 918-650-0045 (9) ( c ) ( A )

## Accessory Structures Cabins - Sample product

<https://wheelhaus.com/>

- (4) total
- 400 sf each
- 10.5ft wide x 38ft long
- Park model
- <https://wheelhaus.com/>





## CAMPSITES-

There will be six numbered campsites 23' feet wide 40' deep and distanced 15 feet apart with State approved fire rings and garbage containers. They are distanced 10' feet from the right of way road, community, and service buildings. Each campsite will still have access to the right of way road. No on-street parking is allowed, only in common area parking spaces. We will utilize and maintain existing natural vegetation for landscaping.

The existing right of way road exceeds the 16' foot requirement for the recreational requirements and will be finished to county road standards. Light poles will be installed for lighted walkways. All campsites have access to the common area bathhouse within 500' feet away. Fire protection will be in the form of a 500-gallon water tank reservoir with a 300-foot hose box and on demand generator for pumping centrally located for access to all sites. All will be constructed per OAR 918-650-0045

- A. Six numbered campsites 23 feet by 40 feet
- B. There will be a 20-foot clear / distance to the next space OAR 918-650-0055 (1)
- C. Natural Vegetation shall be utilized and maintained
- D. 500-gallon water storage tank with h300" foot hose box and on demand generator located within 250 feet from each site
- E. State approved fire pit rings with vegetation clearing for fire protection will be located on each camp space OAR 918-650-0045 (7)
- F. Electrical post for plugging in electronics will be located in each space
- G. Each space is properly distanced from right of way road while still having access
- H. Garbage cans with approved closure for wildlife will be provided with access from all camp spaces. OAR 918-650-0045 (9) (a,b)
- I. No on street parking is allowed
- J. light poles will be positioned along right of way road and 3-foot pathway to bath house
- K. Bath house located within 500 feet from camp space
- L. Three-foot access (3) pathway to each campsite with proper drainage and access to right of way.
- M. Access road is 16 feet wide and lighted.



**OWNER PROVIDED TENT SITES- 333--031-0002 (3)**

There will be nine (9) owner provided tent sites with wooden decks placed on pier blocks, temporary platforms on the ground. All will be constructed per OAR 918-650-0045

- A. Tents are manufactured to approved safety codes and requirements (see exhibit picture).
- B. Each tent space will be numbered OAR 918-650-0045 (2C).
- C. Each space is 30 x 40 feet – deck is 26 x30 feet separated 20’ apart from the next space per OAR 918-650-0055(1).
- D. 3-foot-wide pathways to tent spaces will be lighted with proper drainage and access to the right of way.
- E. State approved fire rings will be located on each site OAR 918-650-0045 (7).
- F. Electrical posts connection will be located on each space for camper use.
- G. Fire protection will be in the form of a 500-gallon storage tank with a 300-foot hose and on demand generator. Fire truck will also have hose access from the main road. (See site plan).
- H. Garbage bins will be placed within reach of all campsites and approved State requirements OAR 918-650-0045 (9) (a,b).
- I. Access road is 16 feet wide and lighted.
- J. Bath house is within 500-foot walking distance and lighted.
- K. No on street parking is allowed.
- L. Each camp site is properly distanced from the right of way while still having access.
- M. Natural vegetation for landscaping will be utilized while maintaining safe fire practices.

**Tent types**

DOME	A-FRAME	FAMILY	OUTFITTER	BASE CAMP
 <ul style="list-style-type: none"> <li>● Freestanding</li> <li>● Lightweight</li> <li>● Fast and easy setup</li> <li>● Stable in high wind</li> <li>● Good for extreme weather</li> <li>● Less headroom</li> </ul>	 <ul style="list-style-type: none"> <li>● Lightweight</li> <li>● Fast and easy setup</li> <li>● More headroom</li> <li>● Non-freestanding</li> <li>● Less stable in high winds</li> <li>● Not ideal for extreme weather</li> </ul>	 <ul style="list-style-type: none"> <li>● Ample interior space</li> <li>● Good headroom</li> <li>● Multiple rooms</li> <li>● Heavy and bulky</li> <li>● Less stable in high winds</li> <li>● Not ideal for extreme weather</li> </ul>	 <ul style="list-style-type: none"> <li>● Ample interior space</li> <li>● Good headroom</li> <li>● Heavy duty canvas</li> <li>● Some models can be used with a wood stove</li> <li>● Non-freestanding</li> <li>● Very heavy and bulky</li> <li>● Expensive</li> </ul>	 <ul style="list-style-type: none"> <li>● Freestanding</li> <li>● Single wall</li> <li>● Maximum interior space</li> <li>● Very stable in high winds</li> <li>● Good in extreme weather</li> <li>● Large and bulky</li> <li>● Expensive</li> </ul>

**Raised wooden Deck w/Owner provided Dome Tent**



**Tillamook County Code 153 - Tent:**

A fabric shelter supported by poles or rope, which is designed for human occupancy and to be used temporarily for recreational or emergency purposes, but not for permanent or residential purposes.

[http://tillamook.gov/wp-content/uploads/2016/08/Chapter\\_153-all-files.pdf](http://tillamook.gov/wp-content/uploads/2016/08/Chapter_153-all-files.pdf)





**BATH HOUSE-**

There will be two common area bath house locations. One in the Recreational support cabin and a stand-alone one centrally located on the campground site plan near parking spaces. The bath house will be constructed to Oregon Health Authority specks and OAR 918-650-0050 (1) (a,b,c,d) and ORS 333-031-0012 (1) (2) and will meet Oregon Structural Specialty Code and the Oregon Mechanical Specialty Code.

- A. Bath house will be located within 500 walking distance from all campsites.
- B. Bath house will be well lighted, and signs posted.
- C. Bath house will be accessed by right of way and 3-foot lighted pathways.
- D. Handicap bathrooms and showers will be provided.
- E. Floor, shower stalls, and walls will be smooth, impervious to water and easily cleaned.
- F. No Wooden racks, duckboard over showers or glass other than safety glass will be allowed.

**ROADS & PARKING- See site plan**

- A. Interior roads are 26' feet wide or greater to accommodate fire truck and safety equipment finished to country road standards
- B. Culverts will be placed in proper areas for drainage and able to support 50,000-pound weight load for Fire vehicles, safety equipment.
- C. Two (2) Fire truck turnouts are strategically placed on the road for safety, one by the Recreational Support cabin and another halfway up the main road.
- D. There are 24 regular and 2 Handicap parking spaces which exceed the minimum requirement, located at intervals throughout the campground.
- E. Main road will be lighted for vehicle and pedestrian safety.

**FIRE SAFETY- OAR 333-660-06-035**

- A. Main road will be 26' feet wide and finished to Country Road standards for a Fire truck.
- B. Culverts will be established with a 50,000-pound weight load capacity.
- C. Recreational Support cabin will be sprinklered and major brush will be cleared 30 feet around the building for Fire break while maintaining natural vegetation for landscaping.
- D. Campsites will have a 500-gallon water storage tank with 300-foot hose box and on demand generator for pressure and ability to reach all campsites.
- E. Fire truck will have the ability to reach most campsites from the main road.
- F. Recreational Support cabin water well to be well located at appropriate distance for fire truck hookup ability.
- G. Fire extinguishers will be strategically located throughout the campground.
- H. Accessory cabins will have 30-foot clearing of overgrown brush while still maintaining natural vegetation for landscaping.
- I. Accessory cabins will have fire extinguishers in each cabin and smoke & CO2 detectors.

**UTILITIES / WATER / SEWER- 333-031-0004 / 333-031-0006**

- A. Accessory cabin water supply will be provided by Tierra del Mar water Company in accordance with county rules and regulations. See Exhibit A.
- B. Water for the Recreational Support cabin and campsites will be supplied by a water well drilled onsite in accordance to 333-031-0004.
- C. There will be two (2) septic systems onsite, one located by the Accessory cabins and inspected by County sanitation. The other will be centrally located in the center of the recreational campground and located by the common area bathhouse. Both will be in compliance with County sanitation requirements and 333-031-0006.
- D. Electricity will be connected from the main road and run through the recreational Camp. See Civil engineering plan with nearest electrical pole located on plan from the property line. All performed under 918-650-0045.

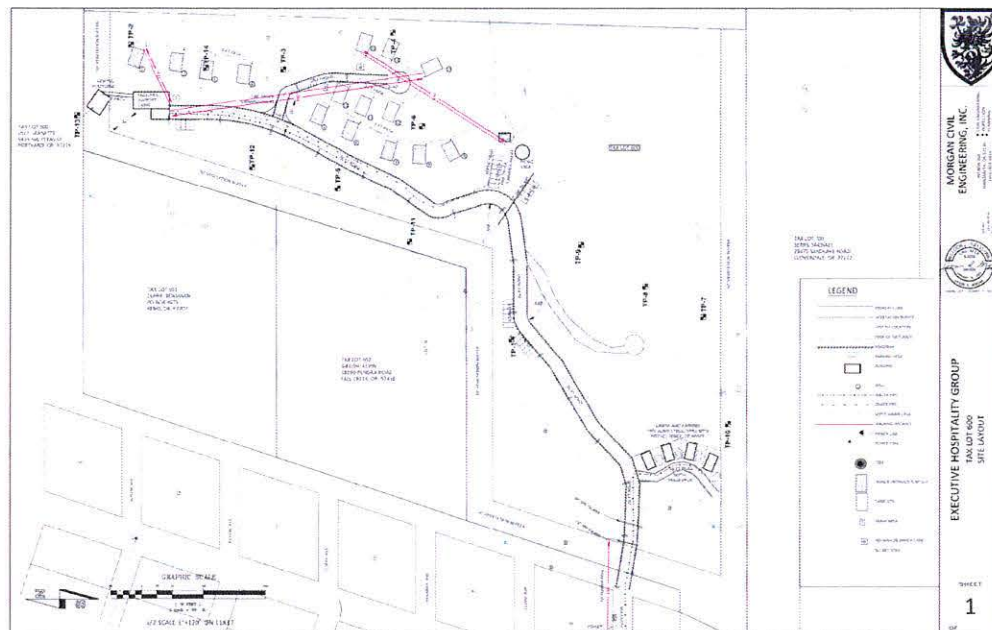




EXHIBIT A

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**TIERRA DEL MAR WATER CO.**

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P.O. Box 58

Ph : (503) 965-5140

Pacific City, OR 97135-0058

July 19, 2016

To: Tillamook Dept. of Community Development  
1510-B Third Street  
Tillamook, OR 97141

Subject: Water Availability

This is to confirm that domestic water service is available to the following property within our service area:

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_ Lot # \_\_\_\_\_

The street address is: \_\_\_ Hillside, east of the east terminus of Eloise Avenue, Tierra Del Mar \_\_\_\_\_

---

The name of record in our files is Oregon Treehouse Partners LLC

---

If you have any questions or need additional information, please contact me.

Sincerely,



Owen G. Miller Jr.  
President

E-Mail: [tierradelmarwaterco@gmail.com](mailto:tierradelmarwaterco@gmail.com)  
Phone: 503.965.5140

To: Tillamook County  
Community Development Department  
1510-B Third Street  
Tillamook, OR 97141

From: Jim Thompson  
6080 Floyd Avenue  
Cloverdale, OR 97112

September 29, 2021

**LETTER OF SUPPORT**

TO WHOM IT MAY CONCERN,

I reside at 6080 Floyd Avenue in Cloverdale, Oregon and I am a neighbor of the Oregon Treehouse Partner's 18-acre property located on 600 Floyd Avenue.

The Managing Member of Oregon Treehouse Partner's, Kevin Gindlesperger, has shared with me the vision for the Recreational Campground proposed for this property.

After going over the project with Kevin, I was impressed with the fact that their vision is to create a place where people can relax and enjoy the beauty of the area in the woods and beach with views of the ocean.

I especially liked the fact that their plan has little impact on the land or environment.

I endorse and support this project as I feel it will be an asset to the Tierra del Mar, Pacific City area as a different type of lodging experience and will add to the overall tourism experience of the Oregon coast.

Please reach out to me with any questions or concerns.

Jim Thompson

  
503.309.0761



Stephanie Starostka Welch

PO Box 1047

Pacific City, OR 97135

October 7, 2021

Tillamook County

Community Development Department

1510-B Third Street

Tillamook, OR 97141

To Whom It May Concern:

I am writing this evening to express my support of the Tierra del Mar project being proposed by Kevin and Anna Gindlesperger. Kevin and Anna, along with their partners, have crafted a plan to develop the hillside of Tierra del Mar into a recreational campground that is fun and different from other developments in the area. Their vision of a well thought out campground that is intentionally low impact to the environment, seems well suited to the area. It is my understanding that they intend to leave as many of the big spruce trees as possible. Their vision of an eco-friendly recreational campground with all kinds of outdoor activities offered (mountain biking, mushroom hunting, hiking) fits the terrain and the utilities available in the area.

The Gindlesperger's and their partners have their pulse on what today's traveler is looking for: an environmentally sustainable campground for family gatherings and retreats. The plan to enhance the natural features of the area is right on target.

I am excited to see this project develop.

Thank you for your time.

**Stephanie Welch**

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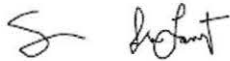
October 6, 2021

To: Tillamook County Community Development Department  
1510-B Third Street  
Tillamook, OR 97141

Shae and I have been residents of Pacific City since 2004. The popularity of the area has grown significantly since we first moved here. Because of the large influx of visitors, especially during the summer months, finding places to stay is getting harder and harder.

We fully support Tree House Partners LLC's recreational campground project in the hills of Tierra del Mar. The proposed project will bring access to our area for more visitors in a low impact and sustainable way, while creating additional jobs and tax income for Tillamook County.

Sincerely,



Sean and Shae Lambert  
PO Box 693  
Pacific City, OR 97135

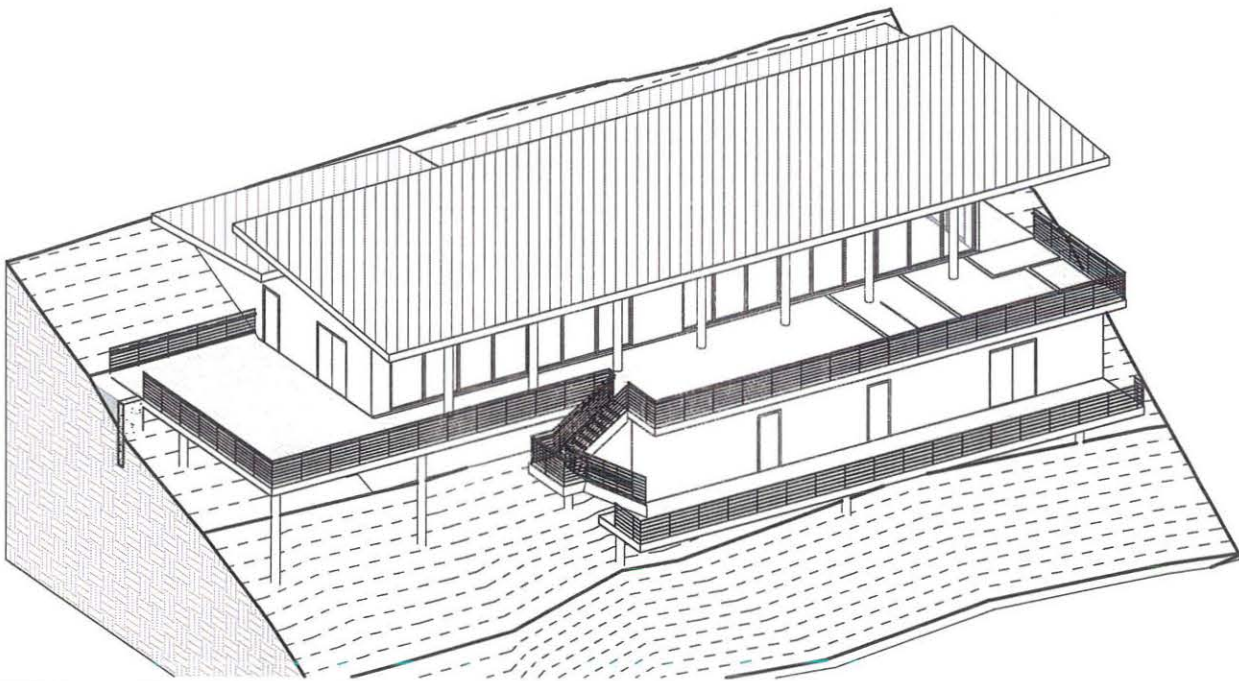
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PROJECT INFO	
PROJECT ADDRESS	TAX LOT 600, TIERRA DEL MAR, OR 97112
TRACT	LOT 8, BLOCK 10 OF THE PLAT OF TIERRA DEL MAR, MAP C-122
CURRENT ZONING	RR-2
CURRENT LAND USE	UNUSED NATURAL FOREST AREA
PROPOSED BUILDING USE	

**OREGON TREEHOUSE PARTNERS  
TIERRA DEL MAR, OR 97112**



**A00.00  
COVER SHEET**

**OREGON TREEHOUSE PARTNERS**

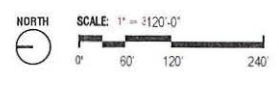
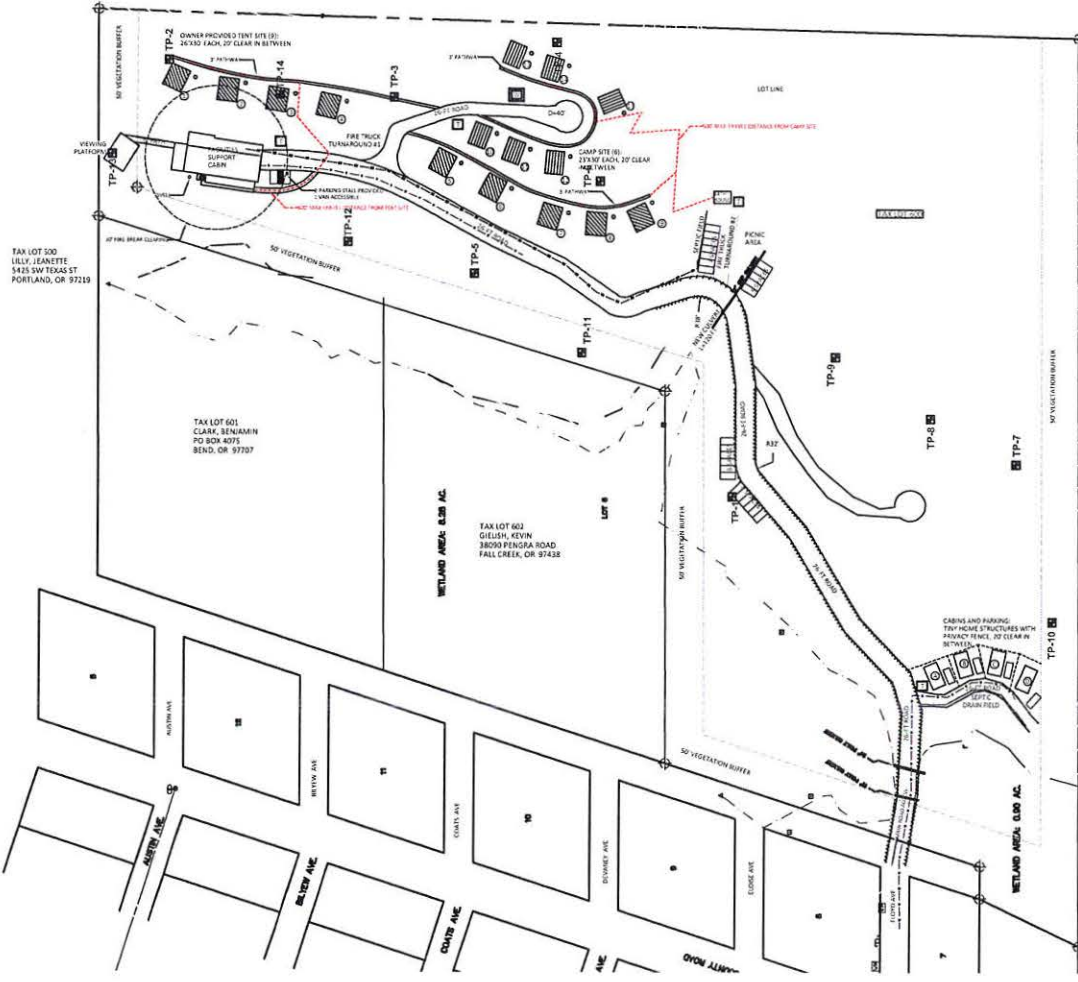
TIERRA DEL MAR, OR 97112

JOB NO. 21.026.000

DATE: 11/01/21

4200 Sepulveda Blvd,  
Suite 104,  
San Bruno, CA 94068  
Tel: 310.730.6686  
www.officesanitized.com





TAX LOT 700  
 SEARL, MICHAEL  
 28475 SANDLAKE ROAD  
 CLOVENDALE, OR 97112

**SHEET NOTES**

- 1. MAX OCCUPANCY (BT TOTAL)
  - CAMP SITE AND OWNER PROVIDED TENT SITE: 4X13-12 PEOPLE
  - CABING AREA: 14 PEOPLE

**LEGEND**

- PROPERTY LINE
- VEGETATION BUFFER
- TEST PT LOCATION
- - - - - EDGE OF WETLANDS
- ROADWAY
- ▭ PARKING AREA
- ▭ BUILDINGS
- WELL
- WATER PIPE
- SEWER PIPE
- GAS PIPE
- WALK DISTANCE TO COMMON AREA/BATH-HOUSE
- TREE
- ▭ OWNER PROVIDED TENT SITE WITH FIRE PIT
- ▭ CAMP SITE WITH FIRE PIT
- ▭ 500 GALLON WATER TANK (200' HOSE) WITH HOSE FOR FIRE PROTECTION
- ▭ TRASH AREA
- ⊕ SURVEY MONUMENTS



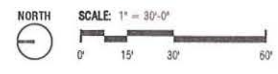
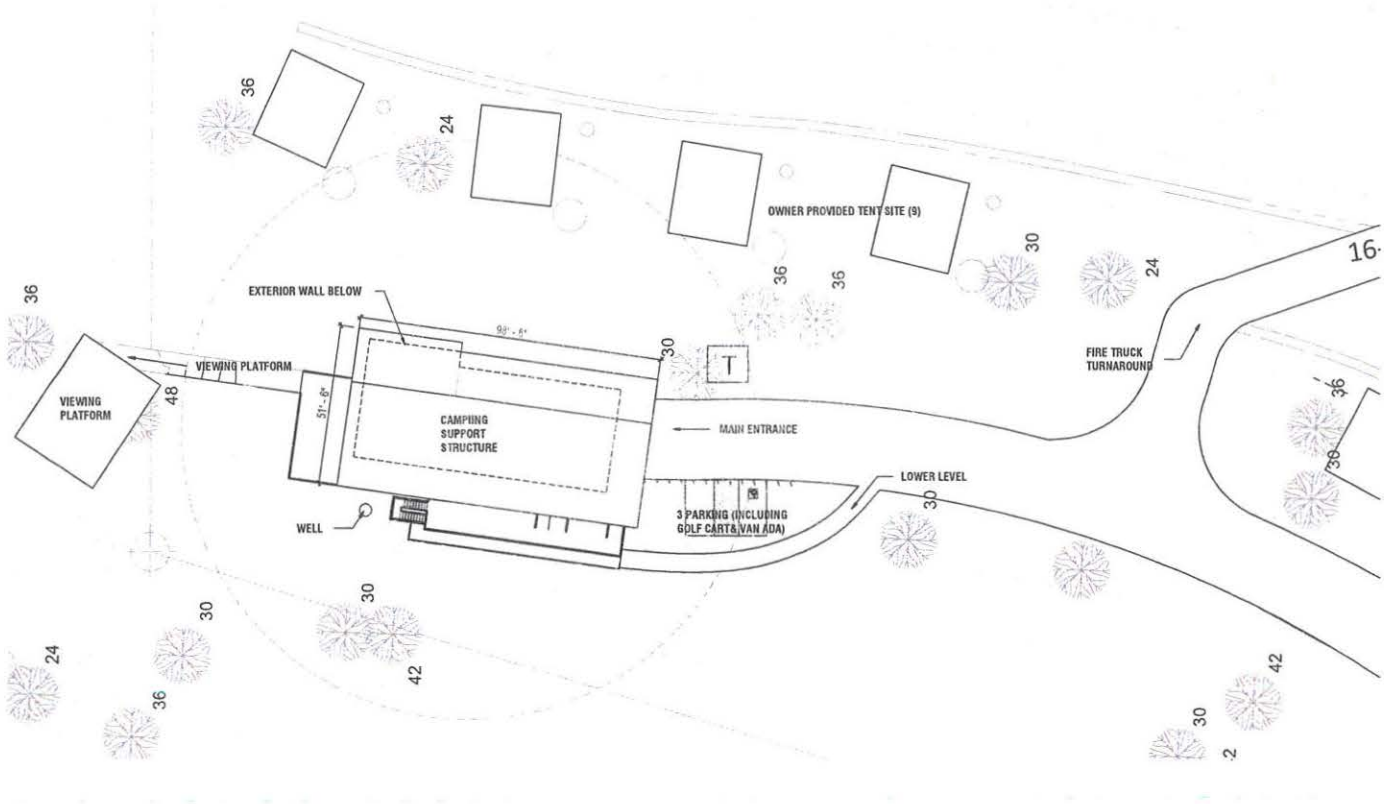
A10.04  
 SITE PLAN

OREGON TREEHOUSE PARTNERS  
 TIERRA DEL MAR, OR 97112  
 JOB NO. 21.036.000  
 DATE 11/01/21

4200 Spawnces Blvd.  
 Suite 104  
 Portland, OR 97230  
 Tel: 312.501.6988  
 www.officantitled.com

REGISTERED ARCHITECT  
 CHRISTIAN  
 ROBERT  
 PORTLAND, OR  
 6438  
 STATE OF OREGON  
 EXPIRATION DATE: 12/31/2022



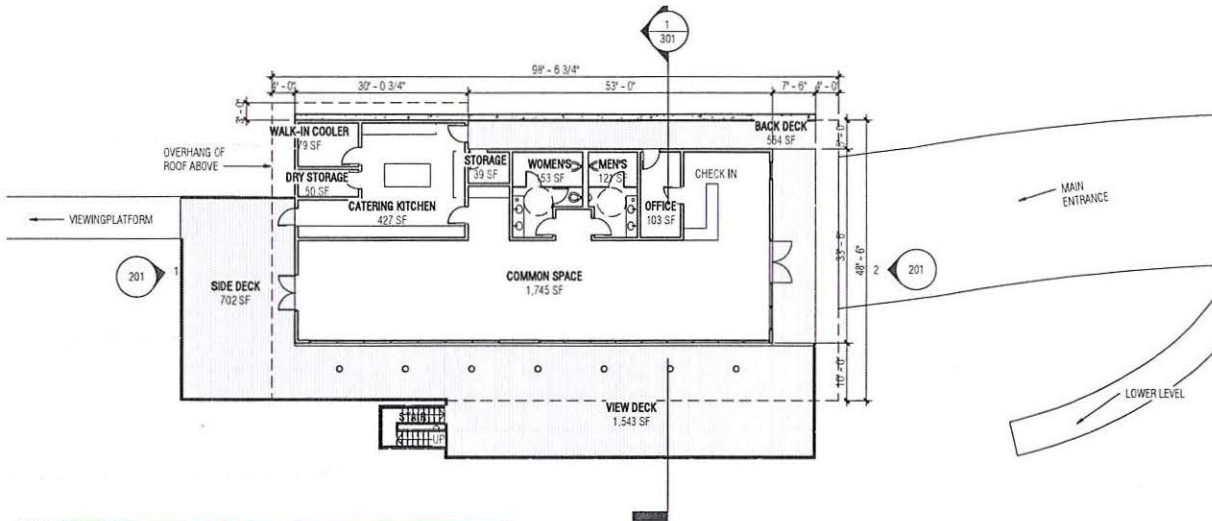


A10.05  
ENLARGED SITE PLAN

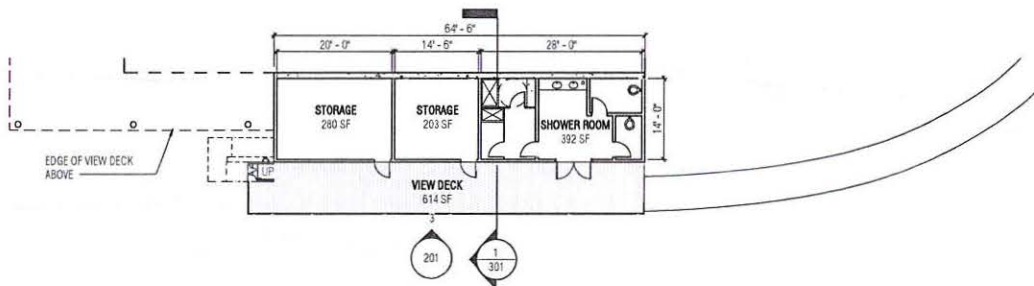
OREGON TREEHOUSE PARTNERS  
TIERRA DEL MAR, OR 97112  
JOB NO. 21.026.000  
DATE 11/01/21

4200 Sepulveda Blvd.  
Suite 104  
Calver City, CA 90230  
Tel: 310.730.8998  
www.officelimited.com

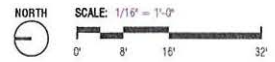
REGISTERED ARCHITECT  
CHRISTIAN ROBERT  
PORTLAND, OR  
6438  
STATE OF OREGON  
EXPIRATION DATE: 12/31/2023



① ENTRY LEVEL  
1/16" = 1'-0"



② LOWER LEVEL  
1/16" = 1'-0"



A21.01  
FLOOR PLAN

OREGON TREEHOUSE PARTNERS

TIERRA DEL MAR, OR 97112

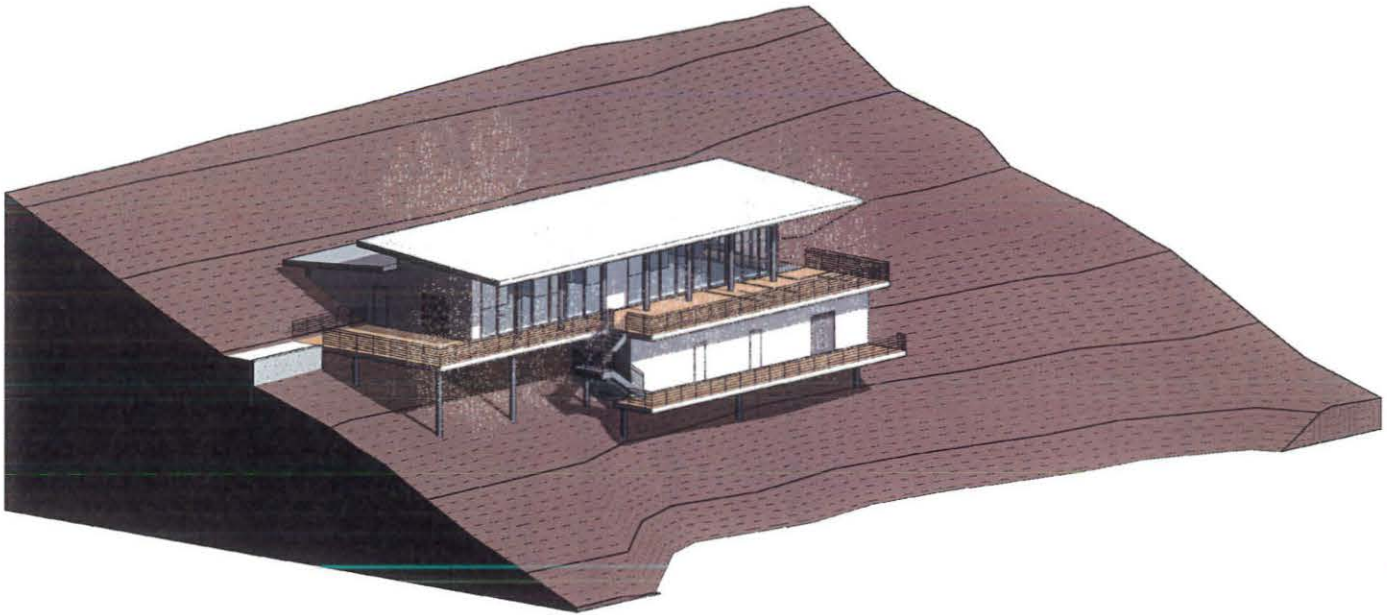
JOB NO. 21.026.000

DATE 11/01/21

4200 Sepulveda Blvd,  
Suite 104  
San Bruno, CA 94030  
Tel: 310.730.8888  
www.officesandred.com







A30.00

3D VIEWS

/AXONOMETRICS

OREGON TREEHOUSE PARTNERS

TIERRA DEL MAR, OR 97112

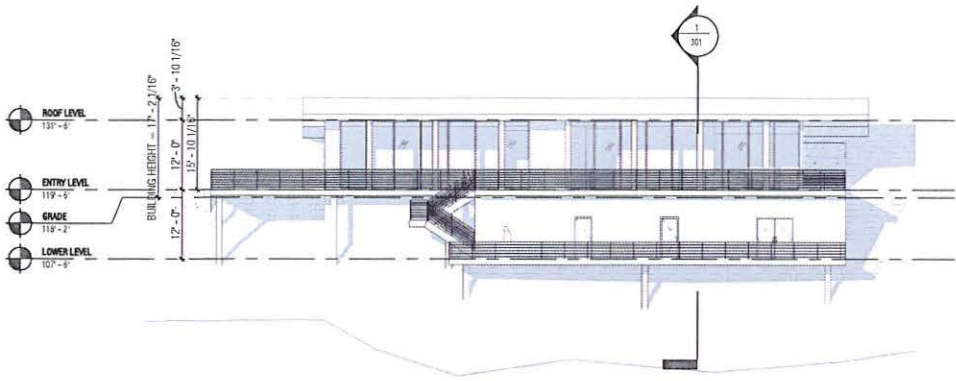
JOB NO. 21.026.000

DATE 11/01/21

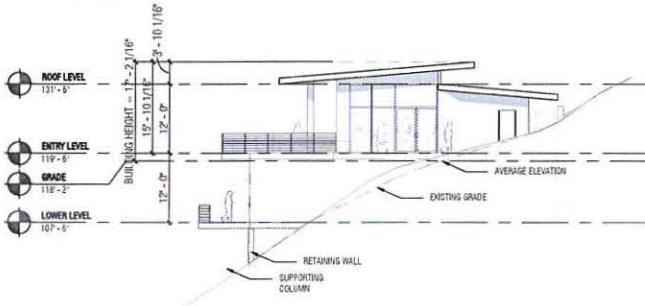
4200 Sepulveda Blvd.  
Suite 104  
Foster City, CA 94024  
Tel: 310.730.6888  
www.officemetrics.com



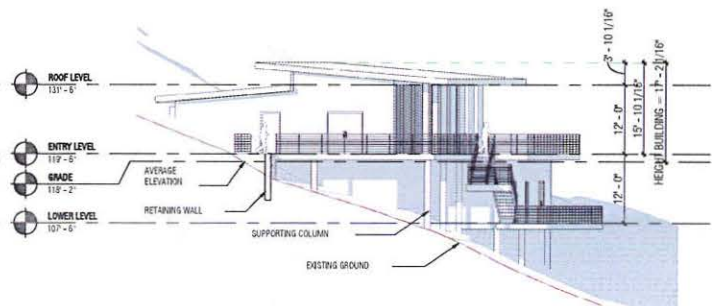
EXPIRATION DATE: 12/31/2022



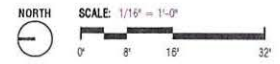
3 WEST ELEVATION  
1/16" = 1'-0"



2 SOUTH ELEVATION  
1/16" = 1'-0"



1 NORTH ELEVATION  
1/16" = 1'-0"



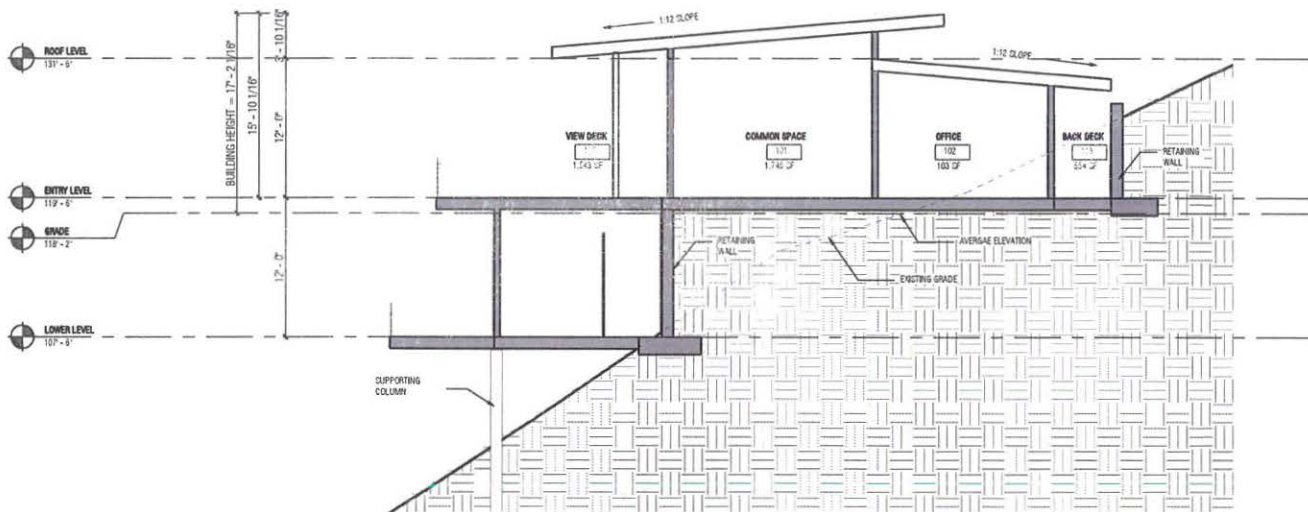
**A30.01**  
**ELEVATION**

**OREGON TREEHOUSE PARTNERS**  
TIERRA DEL MAR, OR 97112  
JOB NO. 21.026.000  
DATE 11/01/21

4200 Sepulveda Blvd.  
10000  
Culver City, CA 90230  
Tel: 310.730.6888  
www.officedurbanity.com

REGISTERED ARCHITECT  
CHRISTIAN ROBERT  
PORTLAND, OR  
6438  
STATE OF OREGON  
EXPIRATION DATE: 12/31/2022





SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16'



A40.01  
SECTION

OREGON TREEHOUSE PARTNERS

TIERRA DEL MAR, OR 97112

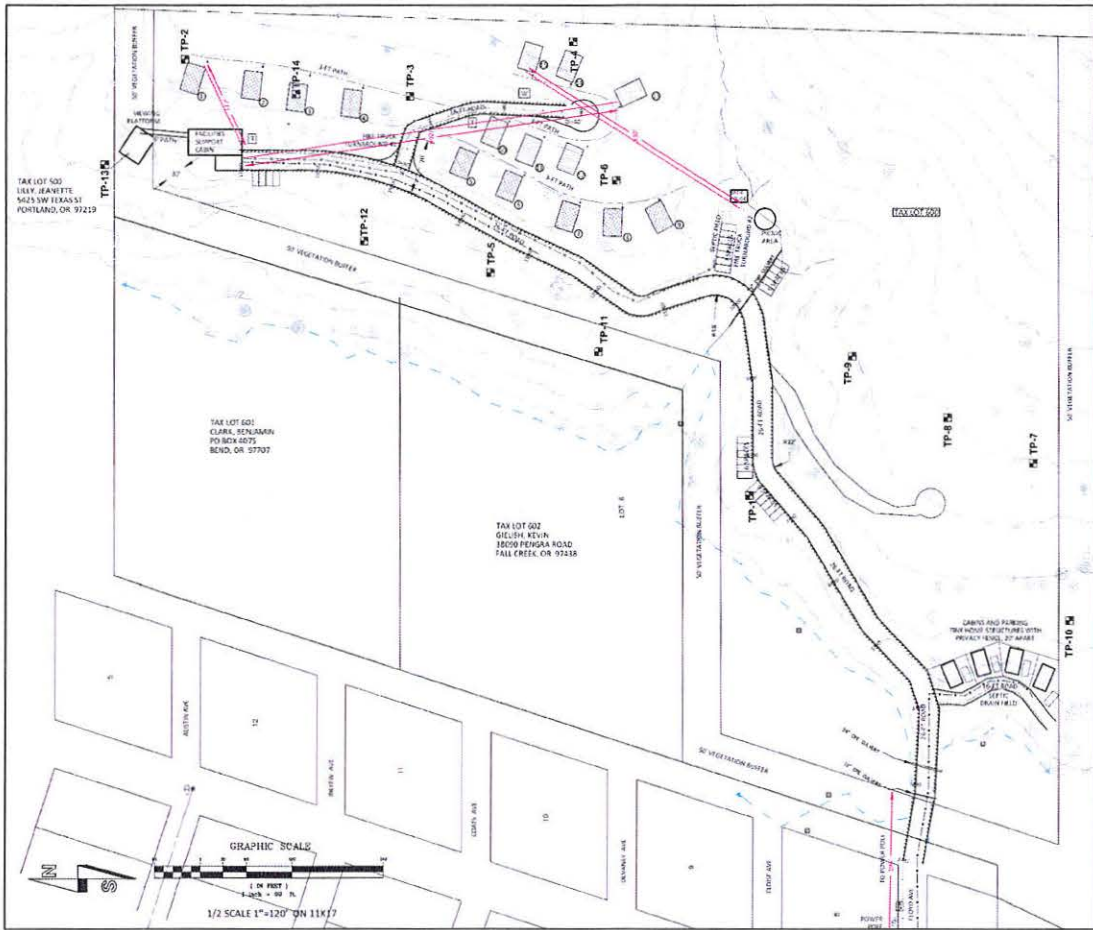
JOB NO. 21.026.000

DATE 11/01/21

4205 Sepulveda Blvd.  
 Suite 104  
 Claver City, CA 95230  
 916.318.6000  
 www.oregontreehouse.com



EXPIRATION DATE: 12/31/2022



**LEGEND**

- PROPOSED LINE
- VEGETATION BUFFER
- TEST POSITION
- EDGE OF THE PLANNING
- BOUNDARY
- PARKING AREA
- BUILDING
- WELL
- WATER PUMP
- SEWER PIPE
- SPLIT & BRANCH FIELD
- WALKING DISTANCE
- POWERLINE
- POWER POLE
- TREE
- SHADE TREE (NOT TEST SITE)
- CAMP SITE
- FRAGRANCE
- USE-GASOLIN (4TH TR. TANK)
- USE-GASOLIN (4TH TR. TANK)



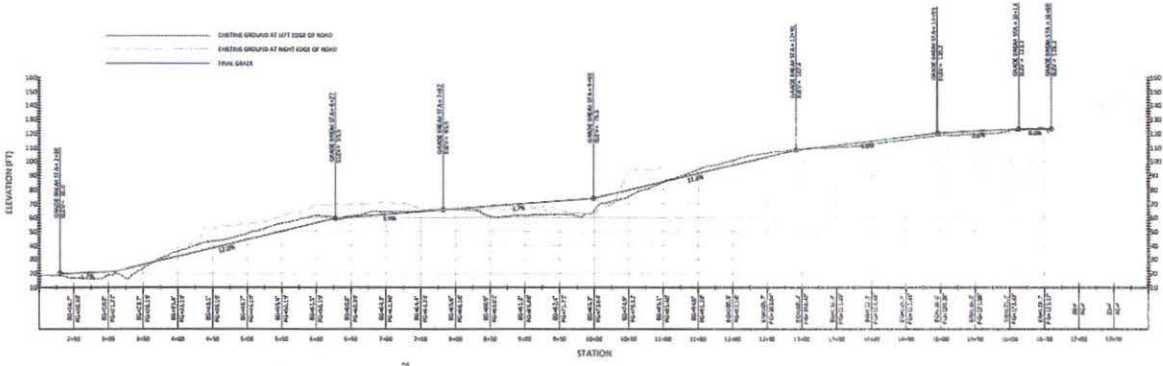
**MORGAN CIVIL  
ENGINEERING, INC.**  
 10000 SW  
 28475 SANDLAKE ROAD  
 CLOVERDALE, OR 97112  
 TEL: 503-764-1111  
 FAX: 503-764-1112  
 WWW: MORGAN-CIVIL.COM



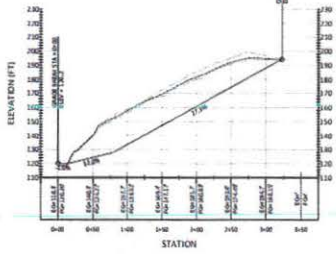
**EXECUTIVE HOSPITALITY GROUP  
TAX LOT 600  
SITE LAYOUT**



**ROADWAY PROFILE**  
SCALE: H=40 V=20 FT=20'



**TURNAROUND #1 PROFILE**  
SCALE: H=40 V=20 FT=20'



**MORGAN CIVIL ENGINEERING, INC.**  
 1000 10th St  
 1000 10th St  
 1000 10th St  
 1000 10th St

**EXECUTIVE HOSPITALITY GROUP**  
 TAX LOT 600  
 ROAD PROFILE  
 1000 10th St

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

500 Liberty St. SE, Ste 200  
Salem, OR 97301

**GRANTOR'S NAME:**  
Tierra Vista, LLC

**GRANTEE'S NAME:**  
Oregon Treehouse Partners, LLC

**AFTER RECORDING RETURN TO:**  
Order No.: 60222106161-KM  
Oregon Treehouse Partners, LLC, an Oregon limited liability  
company  
34505 Nastucca Blvd.  
Pacific City, OR 97135

**SEND TAX STATEMENTS TO:**  
Oregon Treehouse Partners, LLC  
34505 Nastucca Blvd.  
Pacific City, OR 97135

APN: 21879R  
Map: 4S10060000600  
TL 600 Floyd Ave, Cloverdale, OR 97112

Tillamook County, Oregon  
08/16/2021 12:40:59 PM  
DEED-DWARR  
\$10.00 \$11.00 \$10.00 \$61.00 - Total = \$92.00  
I hereby certify that the within instrument was received  
for record and recorded in the County of Tillamook,  
State of Oregon.  
Tassi O'Neil, Tillamook County Clerk

**2021-07036**

366421004127 Fidelity National Title # 60222106161

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Tierra Vista, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Oregon Treehouse Partners, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

Unsurveyed Parcel 3 of Partition Plat No. 2008-025, situated in the Southwest quarter of Section 6, Township 4 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded June 28, 2009 as Instrument No. 2008-004757, Tillamook County Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$820,000.00). (See ORS 93.030).

**Subject to:**

Regulations, levies, liens, assessments, rights of way and easements of Tierra Del Mar Water District.

Rights of the public to any portion of the Land lying withing the area commonly known as streets, roads, and highways.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

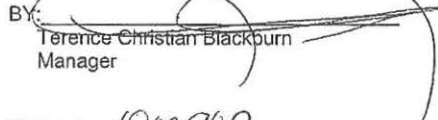
STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

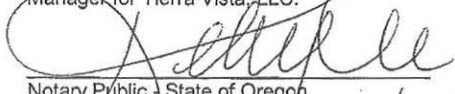
Dated: August 16, 2021

Tierra Vista, LLC

BY:   
Terence Christian Blackburn  
Manager

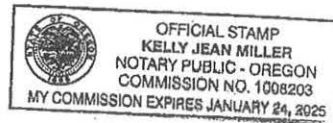
State of Oregon  
County of Marion

This instrument was acknowledged before me on August 16, 2021 by Terence Christian Blackburn, as  
Manager for Tierra Vista, LLC.



Notary Public - State of Oregon

My Commission Expires: 1/24/2025







**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, ecologic 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;

OTP Lot size is 18 Acres zoned RR-2, which in accordance with SECTION 3.010 (RR-2 Rural Residential) is permitted for use as a Recreational campground as long as it exceeds 10 Acres.

*From Section 3.010 3-(u) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.*

ii. A minimum number of 4 sites;

OTP Tierra Del Mar Recreational campground will have 9 owner provided tent sites, 6 tent sites, and 4 RV Tiny Home sites

iii. A minimum width of space 23 feet or state minimum which ever is greater,for each site;

OTP Six numbered campsites 23 feet by 40 feet, 9 Owner provided tent sites where Each space is 30 x 40 feet – deck is 26 x30 feet separated 20' apart from the next space per OAR 918-650-0055(1). 4 RV Tiny home Space size is 23 x 40 feet with a single parking space.

A. Spaces are separated by a twenty-foot (20") distance from each other with a privacy fence OAR 918-650-0055(1).

) )  
) )

iv. 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;

OTP Six numbered campsites 23 feet by 40 feet, 9 Owner provided tent sites where Each space is 30 x 40 feet – deck is 26 x30 feet separated 20' apart from the next space per OAR 918-650-0055(1). 4 RV Tiny home Space size is 23 x 40 feet with a single parking space.

B. Spaces are separated by a twenty-foot (20") distance from each other with a privacy fence OAR 918-650-0055(1).

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;

OTP All campsites and RV tiny home sites will be set back from the interior road right of way by more than 10 feet and have access to the 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;

OTP All units will be > 20 feet from exterior roadway with the campground having a 50 foot buffer on all sides from neighboring property lines

vii. A minimum distance between actual units of 15 feet;

OTP All Units will be a minimum of 20ft apart

viii. Minimum distance between actual unit and community or service buildings of 10 feet;

OTP All units and community buildings will be greater than 10 feet apart.

ix. Campground roads shall have a surface width of at least 16 feet with 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;

OTP The existing right of way road exceeds the 16' foot requirement for the recreational requirements and will be finished to county road standards. Each campsite will still have access to the right of way road. No on-street parking is allowed, only in common area parking spaces.

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;

OTP Walkways to camp sites and community and service buildings will be 3 feet wide or greater in all areas of the camp. Walkways will have lighting and be well drained.

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;

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OTP Natural vegetation for landscaping will be utilized in most places to keep the coastal forest in tact as much as possible. Near and around campsites and community or service buildings landscaping will be maintained.

xii. A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND;

OTP The entire camp will have a at least a 50 foot buffer to neighboring property.

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;

Adopted May 27, 2015 Tillamook County Land Use Ordinance Article 5 6

OTP Garbage cans with approved closure for wildlife will be provided with access from all camp spaces. OAR 918-650-0045 (9) (a,b)

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;

OTP All spaces are numbered for one individual RV/tent use.

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;

OTP All buildings will meet uniform Building code requirements and be part of the 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;

OTP No on-site storage is planned for guests/residents at this time.

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.

OTP Preliminary plans have been submitted to the planning department.

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.

OTP Does not apply at this time as we are submitting our initial plan.

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.

OTP The recreational campground will not exceed the requirements in 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.

OTP There will be two (2) septic systems onsite, one located by the Accessory cabins and inspected by County sanitation. The other will be centrally located in the center of the recreational campground and located by the common area bathhouse. Both will be in compliance with County sanitation requirements and 333-031-0006.

) )  
) )

**Melissa Jenck**

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**From:** Kevin Gindlesperger <kevingindy@yahoo.com>  
**Sent:** Tuesday, January 4, 2022 10:03 AM  
**To:** Melissa Jenck; Owen Miller  
**Subject:** EXTERNAL: Fw: TreeHouse Partners  
**Attachments:** WAL 01 22 2022.pdf

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

With the attachment this time. Thanks!

----- Forwarded Message -----

**From:** Owen Miller <buck97112@outlook.com>  
**To:** Abby Stephens (astephen@co.tillamook.or.us) <astephen@co.tillamook.or.us>  
**Cc:** kevingindy@yahoo.com <kevingindy@yahoo.com>  
**Sent:** Monday, January 3, 2022, 05:15:01 PM PST  
**Subject:** TreeHouse Partners

Hi Abbey: I have corrected the date on the previous letter of Water Availability.

Best,

Buck Miller

Tierra Del Mar Water Co.

} } } }  
} } } }

TIERRA DEL MAR WATER CO.

P.O. Box 58

Ph : (503) 965-5140

Pacific City, OR 97135-0058

January 03, 2022

To: Tillamook Dept. of Community Development  
1510-B Third Street  
Tillamook, OR 97141

Subject: Water Availability

This is to confirm that domestic water service is available to a limited portion of the following property within our service area: . We will serve only four (4) small cottages at the bottom of the hill about 250 feet east of the present end of Eloise Avenue.

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_ Lot # \_\_\_\_\_

The street address is: \_\_\_\_\_ Hillside, east of the east terminus of Eloise Avenue, Tierra Del Mar \_\_\_\_\_

The name of record in our files is: OREGON TREEHOUSE PARTNERS, LLC

If you have any questions or need additional information, please contact me.

Sincerely,



Owen G. Miller Jr.  
President

E-Mail: [tierradelmarwaterco@gmail.com](mailto:tierradelmarwaterco@gmail.com)  
Phone: 503.965.5140



# EXHIBIT C



## NESTUCCA RURAL FIRE PROTECTION DISTRICT

30710 Highway 101 S

Cloverdale, Oregon

503-392-3313

January 19, 2022

RE: Oregon Treehouse Campground

I talked to the Engineering company and the information given is that the turnaround #1 is not for driving on. If this is the case, I see no issues with the proposed project. The plans are showing the road width, grade, and pullouts acceptable.

James Oeder  
Fire Chief  
Nestucca Fire and Rescue  
503-812-2422 cell  
503-392-3313 office  
joeder@nrfpd.com

## Melissa Jenck

---

**From:** Chris Laity  
**Sent:** Tuesday, January 18, 2022 2:50 PM  
**To:** Melissa Jenck; Jim Oeder  
**Cc:** Ron Newton; Jasper Lind; Gregory Cickavage  
**Subject:** RE: Treehouse Partners LLC - Campground

Melissa,

Thank you for the opportunity to comment. Public Works will require the developer to improve the county road from Sandlake Road to the proposed development as part of the approach permit. The turnaround #1 profile shows a grade of 27%. This is not acceptable and will need to be modified prior to the road approach being approved. A letter from the Fire Department stating that that the grade is acceptable will suffice in lieu of modifications.



**Chris Laity, P.E.** | Director  
TILLAMOOK COUNTY | Public Works  
503 Marolf Loop Road  
Tillamook, OR 97141  
Phone (503) 842-3419  
[claity@co.tillamook.or.us](mailto:claity@co.tillamook.or.us)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

**From:** Melissa Jenck <mjenck@co.tillamook.or.us>  
**Sent:** Tuesday, January 18, 2022 11:47 AM  
**To:** Jim Oeder <joeder@nrfd.com>; Chris Laity <claity@co.tillamook.or.us>  
**Subject:** Treehouse Partners LLC - Campground  
**Importance:** High

Good afternoon Jim and Chris,

I am preparing the Staff Report for the Treehouse Partners Conditional Use request for a campground. The Staff Report is due to the Planning Commission on Thursday afternoon. This is for a 19-site recreational campground in Tierra Del Mar. You can find the application materials here: <https://www.co.tillamook.or.us/commdev/project/851-21-000416-plng>. We sent this out end of December.

Hoping I can get some of your comments on the proposal before we send out on Thursday afternoon.

Thank you for any information!





**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.*

## Lynn Tone

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**From:** Jaime Craig  
**Sent:** Friday, January 14, 2022 11:50 AM  
**To:** Lynn Tone  
**Subject:** RE: 851-21-000255-PLNG DECISION

Hi Lynn,

The comments for this site

[https://www.co.tillamook.or.us/sites/default/files/fileattachments/community\\_development/project/69075/notice\\_of\\_public\\_hearing\\_website.pdf](https://www.co.tillamook.or.us/sites/default/files/fileattachments/community_development/project/69075/notice_of_public_hearing_website.pdf) are:

A tourist accommodation license will need to be obtained.

A restaurant license will need to be obtained.

A RV Park license will need to be obtained.

All of those licenses will have to go through plan review for approval with our department and meet current codes, for the three sets of rules that apply to them before construction starts.

If you have questions, please let me know.



**Jaime Craig** (she/her/hers) | REHS

TILLAMOOK COUNTY | Environmental Health Program Manager

801 Laurel Avenue | PO Box 489

Tillamook, OR 97141

Phone (503) 842-3909

Fax (503) 842-3983

[Jcraig@co.tillamook.or.us](mailto:Jcraig@co.tillamook.or.us)

[www.tillamookchc.org](http://www.tillamookchc.org)

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**From:** Lynn Tone <ltone@co.tillamook.or.us>

**Sent:** Monday, January 10, 2022 5:12 PM

**To:** Jaime Craig <jcraig@co.tillamook.or.us>

**Subject:** Re: 851-21-000255-PLNG DECISION

Thank you, I hope you feel better too!!

---

**From:** Jaime Craig <jcraig@co.tillamook.or.us>

**Sent:** Monday, January 10, 2022 3:44 PM

## Melissa Jenck

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**From:** BRADLEY Robert \* ODFW <Robert.BRADLEY@odfw.oregon.gov>  
**Sent:** Monday, January 3, 2022 10:13 AM  
**To:** Sarah Absher  
**Cc:** Melissa Jenck; Sheila Shoemaker  
**Subject:** EXTERNAL: FW: 851-21-000416-PLNG

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

There is a mapped wetland that appears to cross the west edge of this property. In addition, our data shows fish habitat distribution (cutthroat trout) in this vicinity. The applicant must consult with appropriate permitting agencies if any development is proposed to occur within the wetlands. In addition, if any crossings of the stream/wetland are proposed (for example for the entrance road), the applicant must consult with ODFW for a fish passage determination, and receive approval from ODFW if determined to be necessary.

I forwarded on to our wildlife staff for review as well.

Robert

Robert W. Bradley  
District Fish Biologist  
Oregon Department of Fish and Wildlife  
North Coast Watershed District  
4907 Third St  
Tillamook, OR 97141  
503-842-2741 x18613 (w)  
503-842-8385 (fax)

**Note new email address as of 4/26/21: Robert.Bradley@odfw.oregon.gov**

**From:** Lynn Tone <ltone@co.tillamook.or.us>  
**Sent:** Wednesday, December 29, 2021 10:51 AM  
**To:** Chris Laity <claity@co.tillamook.or.us>  
**Subject:** 851-21-000416-PLNG

Please see attached link for Notice of Public Hearing.

<https://www.co.tillamook.or.us/commdev/project/851-21-000416-plng>



**Lynn Tone** | Office Specialist II  
**TILLAMOOK COUNTY** | Surveyor's Office/Community Development  
1510 3<sup>rd</sup> Street Ste C  
Tillamook, OR 97141  
Phone (503) 842-3423  
[ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)





# Wetland Land Use Notice Response

## Response Page

Department of State Lands (DSL) WN# \*

WN2021-1358

### Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Lynn Tone	County	Tillamook
Local case file #	County	
851-21-000416-PLNG	Tillamook	

### Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
04S	10W	06		600

Street Address

Adjacent to 6080 Floyd Ave

Address Line 2

City

Cloverdale

Postal / Zip Code

97112

State / Province / Region

OR

Country

Tillamook

Latitude

45.250694

Longitude

-123.962028

### Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

### Your Activity

- It appears that the proposed project **will** impact wetlands and **requires** a State Permit.

- An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.

## Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

## Closing Information

### Additional Comments

A wetland delineation report was submitted for this site on October 17, 2008. It was withdrawn from review on May 21, 2009 and did not receive concurrence from DSL. There is no active wetland delineation concurrence for this site.

Based on the submitted site plan, the improvements to the existing road, culvert replacement, and bathhouse/septic field locations for this project ("recreational campground") may impact jurisdictional wetlands and waterways of this state. A state permit is likely required for this activity.

If 50 cubic yards or greater of impacts (fills, removals, or other ground disturbances) within wetlands and waterways are anticipated, it is recommended that you have the project areas assessed for jurisdictional wetlands and waterways by a qualified wetland professional prior to earth disturbance activities. A wetland delineation report should then be submitted to DSL for review and approval.

**This is a preliminary jurisdictional determination and is advisory only.**

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

### Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

### Response Date

1/19/2022

### Response by:

Jessica Salgado

### Response Phone:

(541) 388-6421

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## Melissa Jenck

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**From:** Colburn <colburndc@centurylink.net>  
**Sent:** Tuesday, January 18, 2022 2:07 PM  
**To:** Melissa Jenck  
**Subject:** EXTERNAL: Written Testimony re: #851-21-000416  
**Attachments:** Blank 29.pdf

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

Melissa, please have this letter of testimony included in the packet for the Planning Commission. Could you please reply to this email address to let me know it was recieved?

Thank you,  
Jeff Pimentel

Sent from my iPad



Jeff Pimentel  
5925 Floyd Ave, Tierra Del Mar  
January 18, 2022

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

#851-21-000416-PLNG  
Written Testimony for Consideration by the Planning Commission

Please include this written testimony that is being submitted by the date required in the packet mailed to the Planning Commission the week prior to the January 27, 2022 hearing on this matter.

I live in the house built by my great grandparents in 1940 on the corner of Floyd Avenue and Sandlake Road. The access road for the proposed development is directly across from me. I often walk up that road and am familiar with the site. I am concerned that development on the hillside, especially near the creek and wetlands, may cause erosion that creates more water runoff and could cause flooding in TDM.

As a long time resident of TDM, I have seen a lot of changes in our area. I am concerned that there is insufficient regulation in the building codes in tsunami zones, rural zones and coastal areas. The influence of corporate and special interest money in "our little beach town" is obvious when you look at who is behind much of the development at Cape Kiwanda, Pacific City and now, TDM.

Driving on the beach is permitted at the south end of TDM and draws many of the overflow tourists from Cape Kiwanda to our area. In 2019, there were 27 short term vacation rentals in TDM. The beach and roadside are often congested during the spring, summer and holidays.

Tourism and short term rentals are hard on the resources of our area. Tourists use a lot of water and create a lot of garbage. They drive up and down the roads of TDM which are not very well maintained by the county so they contribute to making more potholes year-round and lots of dust in dry weather. TDM has a limited water supply. With the warmer weather we have experienced over the past few years, forest fires have occurred near us and will continue to be a concern. Combined with lack of water during summer, all of us have an interest in protecting our area from wildfires caused by humans.

There is an existing for-profit camping area less than a mile from TDM. Thousand Trails offers a variety of camping options, including cabins, cottages, yurts, RV and tent sites. It also has a swimming pool, miniature golf, tennis courts, store and deli, recreational building and viewing platform among other amenities and is open to the public as well as members. Whalen Island County Park is also near TDM and has tent and RV sites. Cape Lookout State Park is a few miles from TDM and offers cabins, yurts, tent and RV sites. All of these campgrounds are within a short distance of the proposed development and all offer beach access. There are also campgrounds located in Pacific City, Woods, Cape Kiwanda and Neskowin.

This proposed campsite seems to me to be about a corporation interested in generating more profits rather than providing a needed or wanted development. The neighborhood and surrounding area would be harmed, not helped by this development. Please consider the overtourism, water shortage, the risk of wildfires and the the wetlands affected by this development, along with the lack of resources and services in our area.

Sincerely,  
Jeff Pimentel

## Melissa Jenck

---

**From:** Lynnae Ruttledge <lynnae.ruttledge@icloud.com>  
**Sent:** Wednesday, January 5, 2022 7:09 AM  
**To:** Melissa Jenck  
**Cc:** Lynnae Ruttledge  
**Subject:** EXTERNAL: written testimony #851-21-000416-PLNG  
**Attachments:** 010421 letter to tillamook planning.pdf

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

Greetings - attached please find my written testimony to be included in the packet to be mailed to the Planning Commission in advance of January 27, 2022 hearing.

Please acknowledge receipt and let me know if I should additionally send the original by U.S. mail.

I trust all is well with you. Be well!

Kind regards,  
Lynnae Ruttledge  
email: [lynnae.ruttledge@icloud.com](mailto:lynnae.ruttledge@icloud.com)  
mobile: (360) 915-2008

Lynnae M. Ruttledge  
5885 Austin Ave., Tierra Del Mar  
Email: lynnae.ruttledge@icloud.com  
January 5, 2022

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

#851-21-000416-PLNG

Written Testimony for consideration by the Planning Commission

Greetings:

Please accept this written testimony that is being submitted timely in order to be included in the packet mailed to the Planning Commission the week prior to the January 27, 2022 hearing on this matter.

As the Planning Commission considers this request for Conditional Use approval for a 19-site recreational campground to be located along the hillside overlooking the community of Tierra Del Mar, please consider pursuing additional information from the applicant regarding:

- The application states the subject property is located at 600 Floyd Avenue. Due to the unique nature of the proposed use, it would be clearer to identify that the property is accessed via Floyd Avenue and the planned campground encompasses 18-acres stretching from south of Floyd Avenue to north of Austin Avenue.
- The application indicates that there are existing roads already established that are to recreational campground guidelines. It would be helpful to have aerial images that would clearly show the location of the existing roads.
- The application does not include any information about possible impact to the wetlands that exist across the subject property. It would be helpful to clarify the location of existing wetlands across the subject property and what efforts are planned to mitigate the impact of the development of the subject property.



- The application includes as Exhibit A a 'letter of supply' (form) to Tillamook Dept. of Community Development from Tierra Del Mar Water Company dated July 19, 2016 regarding Water Availability with 'the name of record in our files is Oregon Treehouse Partners LLC.' According to the Oregon Secretary of State, Corporation Division, Oregon Treehouse Partners, LLC is a business registered and incorporated March 24, 2021. The application includes a copy of the Statutory Warranty Deed conveying the subject property from Tierra Vista LLC to Oregon Treehouse Partners LLC on August 16, 2021 for the sum of \$820,000 (eight hundred twenty thousand dollars). It would be helpful to have current documentation to clarify that water service from the Tierra Del Mar Water Company will be available to the applicant for the 4 Accessory Cabins.
- The application states that 'a sewer, water system, already inspected by County sanitation, and connected to Tierra Del Mar water company.' It would be helpful to have current documentation to clarify that a connected sewer, water system has been inspected by Tillamook County On-Site Sanitation Division and the results of that inspection.
- The application provides no information about the projected volume of campers that will annually use the campground. This information would be helpful in order to calculate the generation of Transient Lodging Tax (TLT) revenue expected.
- Two of the three letters of support included in the application are from individuals that are affiliated with Shorepine Properties in Pacific City. If these individuals were involved in the purchase/sale of the subject property to Oregon Treehouse Partners LLC, it would be helpful for them to disclose that affiliation in their stated support for the application.
- In reviewing the design schematics included in the application, it is confusing to note that three schematics are labeled for 'Executive Hospitality Group' (pages 9, 21 and 23) and seven schematics are labeled for 'Oregon Treehouse Partners' (pages 14-20). It would be helpful to clarify the relationship between Executive Hospitality Group and Oregon Treehouse Partners with the proposed campground project.

Kind regards,

*Lynnae M. Rutledge*  
Lynnae M. Rutledge

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

Re: #851-21-000416-PLNG  
Written testimony for conditional use consideration by the Planning Commission

Dear Planning Commission:

I was alarmed to learn that this project has been proposed and is under consideration for conditional use approval. My concerns relate to SECTION 6.040 REVIEW CRITERIA (3) and (4).

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

The parcel is not suited to for the proposed use because there will be an increased and serious risk of forest fire. This project is located on a very steep hillside with highly constrained topography and lots of trees. Even a cursory review of proposed plans shows that road access and parking is completely inadequate for the large anticipated influx of tourist and drastically inadequate for fighting fires. In addition to inadequate roads and parking, tourist at the beach always seem to want to start fires regardless of the risks and this project would have to require on-site 24/7 supervision and strong enforcement from Tillamook county authorities both of which are not included in the application and not likely to happen.

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."

The proposed use will substantially and negatively impact the surrounding properties by drawing more tourists and their vehicles to community roads and to property owners, already vying with tourist for parking access to their own properties. Tillamook County has a history of promoting tourism which, in turn, generates traffic congestion and parking problems. These problems are on-going and at the expense of existing property owners. This proposed use takes a beautiful and largely undisturbed hillside and, overnight, converts it to a large tourist destination. Our family has owned a small vacation cabin on Eloise Ave since 1970 and there is no doubt that we will have to compete with customers from this campground for parking. Don't kid yourself, this proposed use significantly and negatively alters the character of the surrounding area and does impair permitted use (parking) to surrounding properties and to Sand Lake Road.

Please do not approve this application for Conditional Use Permit for this recreational campground.

Respectively submitted,  
Andy and Connie Ewing



## Lynn Tone

---

**From:** THOMAS & SANDY GUNDER <sandygunder@comcast.net>  
**Sent:** Friday, January 7, 2022 3:53 PM  
**To:** Melissa Jenck; Lynn Tone  
**Subject:** EXTERNAL: campground proposal #851-21 0004-PLNG

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

January 6, 2022

To Tillamook County Planning Commission-

I am writing to comment on the planned recreational campground proposal (#851-21 000416-PLNG) on Floyd Street in Tierra del Mar (Tillamook County).

I feel that this project will alter the character of the surrounding area in a manner which substantially limits and impacts the small community and especially the cabins on the streets adjacent to Floyd Street.

Tierra del Mar is a very small community with limited parking and access to the beach on all the streets between Sand Lake Road and the beach. A campground of this size would greatly increase the traffic on the road and potentially increase people illegally parking along Sand Lake Road as well as on the residential streets leading to the beach.

There is also a great concern with people safely crossing Sand Lake Road to access the beach. In addition, we have finally denied drivers northbound access on the beach from the public access point. If we now have many more people accessing the beach, this will far outnumber the people who are residents and will potentially create a dirtier and more crowded beach.

Our family has had a cabin on Eloise since the mid 60's and part of the charm of Tierra del Mar, is that it is still relatively undiscovered. This will change the beach tremendously and it will become more like Cape Kiwanda with constant traffic, trash and significantly more people on the beach.

As home owners in Tierra del Mar, we pay taxes to keep up our community. Is the county going to provide additional resources to counter act the potential impacts of a campground on the roads and beach? 19 campsites with numerous people per site will possibly outnumber tax paying home owners.

Sincerely,

Sandy Gunder (Eloise Avenue)  
(206) 799-7536



## Lynn Tone

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**From:** linda hilliard <lhilliard@hotmail.com>  
**Sent:** Friday, January 7, 2022 8:14 PM  
**To:** Melissa Jenck  
**Cc:** Lynn Tone  
**Subject:** EXTERNAL: January 27, 2022 hearing for proposed campground at 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.]

Dear Ms. Jenck,

Please consider the following issues regarding the proposed campground in Tierra del Mar at the Planning Commission hearing on January 27, 2022.

As a longtime property owner on Eloise Ave and per paragraph 4 of the TCUO 6.040, I have concerns regarding the proposed nineteen-site campground.

The added density the campground would generate would alter the character of the area and could impede usage of our property in the following ways:

1. Tierra del Mar is primarily a "village" of single-dwelling structures. A campground would have multiple turnovers of campers and therefore more foot and vehicle traffic than a single-dwelling structure. This added density could interfere with the residents' ability to enter and exit our small streets.
2. There is already an increase in illegal parking on Sandlake Road with little to no enforcement. Property owners have already had issues with illegal parking on our property with no way to contact the owners short of asking everyone on the beach if they own the vehicle parked illegally. I fear a campground will worsen this problem. Even if there is designated parking on the campground, overflow would spill onto Sandlake Road and the neighboring streets.
3. Like all side streets in Tierra del Mar, Eloise is graveled. Every year, the street accumulates potholes from what little traffic there is on the street. These potholes make navigating the roads difficult, especially if there has been a lot of rain. If more people from the campsite use these side streets to access the beach, either by foot or by car, these roads will become ever more potholed and difficult to travel on.
4. The campground will generate many more people using the beach as opposed to a single-dwelling structure or a few single-dwelling structures. Will this increased density on the beach produce garbage and beach erosion as seen at Cape Kiwanda? Tierra del Mar is a beautiful stretch of pristine beach that abuts protected wetlands. While it should remain open to the public, too many people on it would destroy it. I don't want what has happened to Cape Kiwanda to happen to the beach at Tierra del Mar.
5. Finally, it is incumbent on the county to resist over development of these coastal, rural areas. The negative impact on residents and wildlife would be immeasurable.

Thank you for your consideration of these concerns.

Sincerely,

Linda Hilliard  
Eloise Street, Tierra del Mar

RECEIVED

JAN 10 2022

BY: *KDCD*

01/06/2022 <sup>(1/2)</sup>

Tillamook County Dept. of Community Development

Dear Sirs (i)

I want to strongly object to your recent letter concerning the conditional use permit for a 19 site recreational campground on Floyd Ave in Tienia Del Mar.

I am a property owner on Floyd Ave. I think the project is a bad idea for the following concerns.

- ① The area is a single home & cabin residential area and has been for at least the 45 years we have been there.
- ② Floyd Ave is a dead-end single basic road that gives access to local homes. The area that you are concerned about on Floyd is currently a deer trail.
- ③ To develop the site you speak of would impact our area with way too much traffic. Cars would park all over the street like Pacific City.
- ④ Foot traffic from the area would greatly add to the security and control of our little street.





(2/2)

- (5) The site would be the first commercial business in the area.
- (6) The fact that the applicant is named ~~Tree~~ Treehouse Partners is of concern.
- (7) The majority of property owners object to the project.
- (8) The area is a nature habitat for deer and elk plus other wildlife.
- (9) The last project you approved was the "Facebook project". How is that one working out? It has been a zoo for the near by homes. There beach activity has caused many concerns. For example their latest work upset the ocean bottom and caused logs and other junk to wash up on the beach with <sup>old</sup> logs & shells that we have never seen before.

For these reasons I and many other do not want the project

Thank You for your time

(10) P.S. It <sup>John Clarenbach, 5715 Floyd Ave.</sup> would over tax our little water system that barely serves us now



Lynnae M. Ruttledge  
5885 Austin Ave., Tierra Del Mar  
Email: lynnae.ruttledge@icloud.com  
January 5, 2022



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

#851-21-000416-PLNG

Written Testimony for consideration by the Planning Commission

Greetings:

Please accept this written testimony that is being submitted timely in order to be included in the packet mailed to the Planning Commission the week prior to the January 27, 2022 hearing on this matter.

As the Planning Commission considers this request for Conditional Use approval for a 19-site recreational campground to be located along the hillside overlooking the community of Tierra Del Mar, please consider pursuing additional information from the applicant regarding:

- The application states the subject property is located at 600 Floyd Avenue. Due to the unique nature of the proposed use, it would be clearer to identify that the property is accessed via Floyd Avenue and the planned campground encompasses 18-acres stretching from south of Floyd Avenue to north of Austin Avenue.
- The application indicates that there are existing roads already established that are to recreational campground guidelines. It would be helpful to have aerial images that would clearly show the location of the existing roads.
- The application does not include any information about possible impact to the wetlands that exist across the subject property. It would be helpful to clarify the location of existing wetlands across the subject property and what efforts are planned to mitigate the impact of the development of the subject property.

- The application includes as Exhibit A a 'letter of supply' (form) to Tillamook Dept. of Community Development from Tierra Del Mar Water Company dated July 19, 2016 regarding Water Availability with 'the name of record in our files is Oregon Treehouse Partners LLC.' According to the Oregon Secretary of State, Corporation Division, Oregon Treehouse Partners, LLC is a business registered and incorporated March 24, 2021. The application includes a copy of the Statutory Warranty Deed conveying the subject property from Tierra Vista LLC to Oregon Treehouse Partners LLC on August 16, 2021 for the sum of \$820,000 (eight hundred twenty thousand dollars). It would be helpful to have current documentation to clarify that water service from the Tierra Del Mar Water Company will be available to the applicant for the 4 Accessory Cabins.
- The application states that 'a sewer, water system, already inspected by County sanitation, and connected to Tierra Del Mar water company.' It would be helpful to have current documentation to clarify that a connected sewer, water system has been inspected by Tillamook County On-Site Sanitation Division and the results of that inspection.
- The application provides no information about the projected volume of campers that will annually use the campground. This information would be helpful in order to calculate the generation of Transient Lodging Tax (TLT) revenue expected.
- Two of the three letters of support included in the application are from individuals that are affiliated with Shorepine Properties in Pacific City. If these individuals were involved in the purchase/sale of the subject property to Oregon Treehouse Partners LLC, it would be helpful for them to disclose that affiliation in their stated support for the application.
- In reviewing the design schematics included in the application, it is confusing to note that three schematics are labeled for 'Executive Hospitality Group' (pages 9, 21 and 23) and seven schematics are labeled for 'Oregon Treehouse Partners' (pages 14-20). It would be helpful to clarify the relationship between Executive Hospitality Group and Oregon Treehouse Partners with the proposed campground project.

Kind regards,

*Lynnae M. Rutledge*

Lynnae M. Rutledge