



Building (503) 842-3407  
Planning (503) 842-3408  
On-Site Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1 (800) 488-8280

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*Land of Cheese, Trees and Ocean Breeze*

### **NOTICE OF DECISION**

***NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:  
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.***

### **NOTICE OF DECISION FOR CONDITIONAL USE REQUEST #851-21-000416-PLNG FOR A 19-SITE RECREATIONAL CAMPGROUND ON A 58.51-ACRE PARCEL, WITHIN THE RURAL RESIDENTIAL 2-ACRE (RR-2) ZONED PORTION OF THE PROPERTY**

March 4, 2022

**RE: #851-21-000416-PLNG:** Approval of a Conditional Use request for a 19-site recreational campground on a 58.51-acre parcel, within the Rural Residential 2-Acre (RR-2) zoned portion of the property, located in Unincorporated Tillamook County. The subject property is 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 Property Owner and Applicant is Oregon Treehouse Partners LLC.

Dear Interested Parties:

This letter is to confirm the action taken by the Tillamook County Planning Commission on February 24, 2022, regarding the above-referenced request. Public hearings on the above-entitled matter were held before the Tillamook County Planning Commission on January 27, 2022 and February 24, 2022, where a decision was made on this date.

The Tillamook County Planning Commission considered this Conditional Use request on the basis of the Conditional Use criteria listed in Section 6.040 of the Tillamook County Land Use Ordinance, findings of fact and conclusions contained within the staff report, staff memos, public and agency comments, evidence and information presented, written and oral testimony received at the hearing, and the applicant's presentations.

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

- Planning Commission voted unanimously, 7 in favor and 0 opposed, to approve Conditional Use request #851-21-000416-PLNG subject to the Conditions of Approval as amended and included as "Exhibit A" of the Order.
- The Planning Commission hereby adopts the Conditions of Approval as amended and shown in "Exhibit A" attached to the Order.


The Planning Commission Order and other documents associated with the request is available for review and inspection at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon

97141. Please contact Melissa Jenck, Land Use Planner II, for making arrangement to view and inspection the documents. I may be reached at 503-842-3408 Ext. 3301 or [mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)

**Any party with standing to appeal as described in TCLUO Section 10.110 may appeal the decision to the Board of County Commissioners, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fee of \$250 with the Tillamook County Board of Commissioners within twelve (12) days of the date of this Notice. The deadline for filing an appeal with the Board of County Commissioners is March 16, 2022 at 5:00pm.**

If you have any questions about this notice, you may contact this office at (503) 842-3408 x 3301.

Sincerely,  
Tillamook County Department of Community Development



Melissa Jenck, CFM, Land Use Planner II



Sarah Absher, CFM, Director

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**CONDITIONAL USE CONDITIONS OF APPROVAL:**

Sections 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

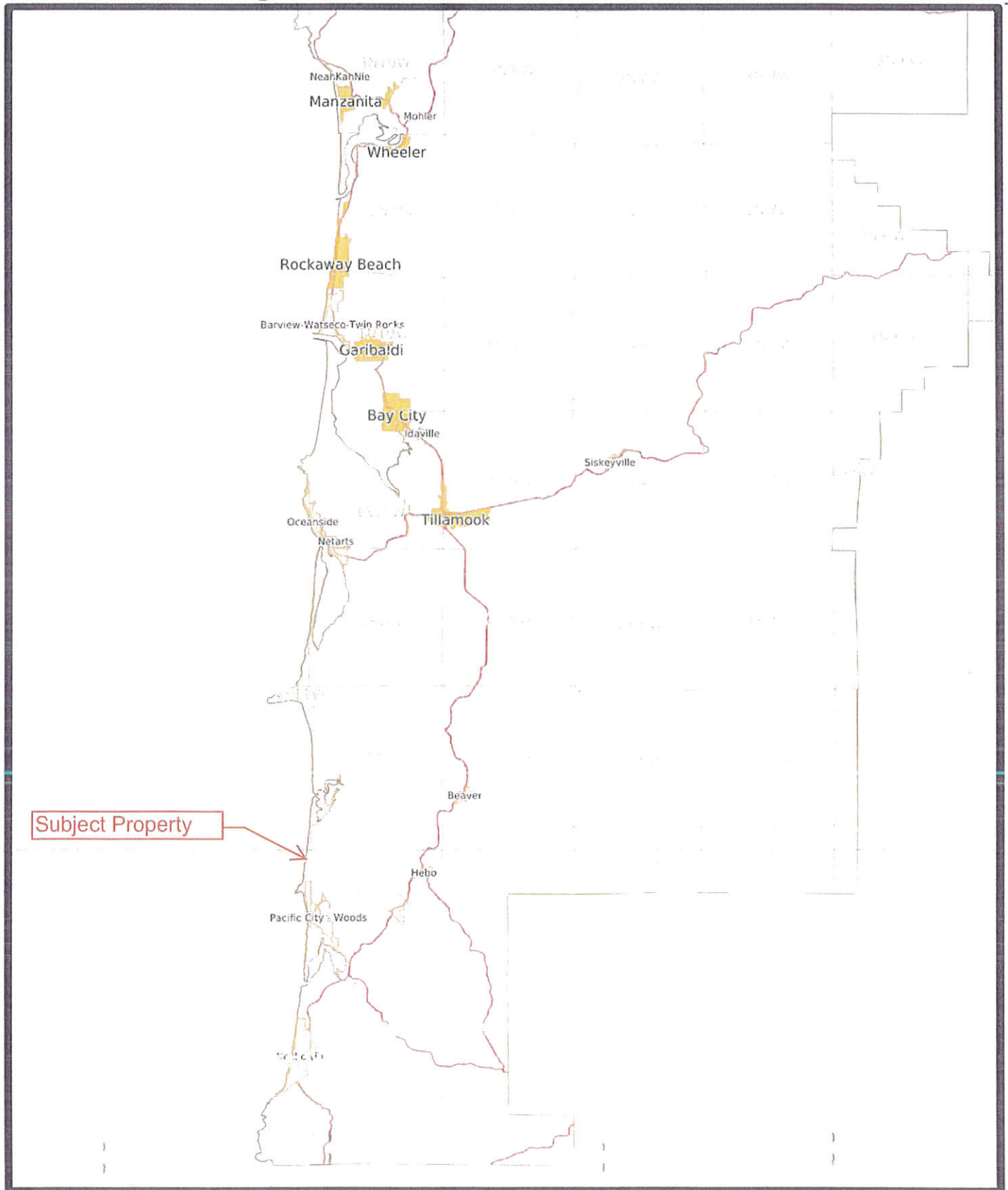
1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building 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).
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 be 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 shall occur in the area as generally depicted on the submitted site plan and as described and shall not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.

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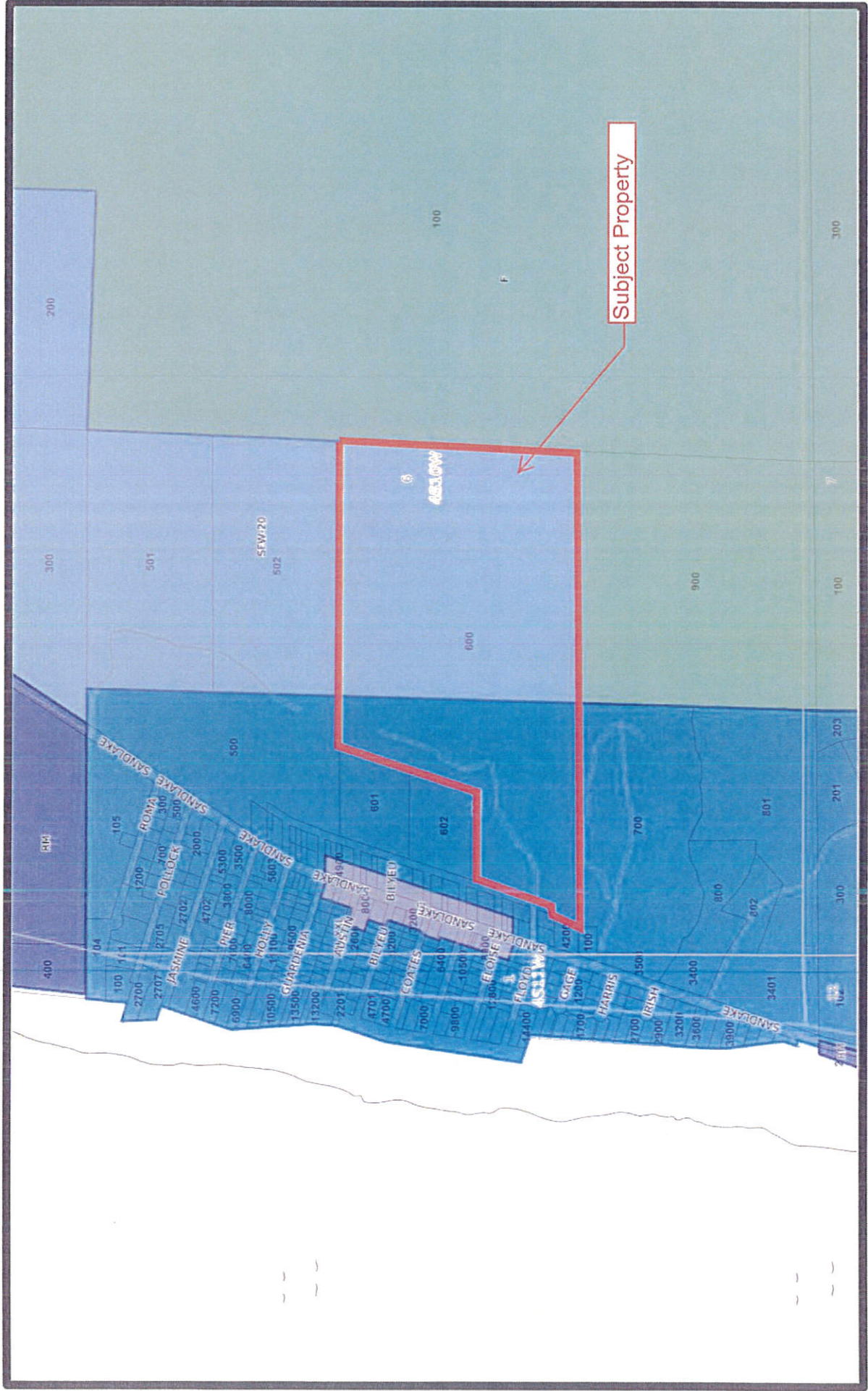
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# Vicinity Map



# Zoning Map



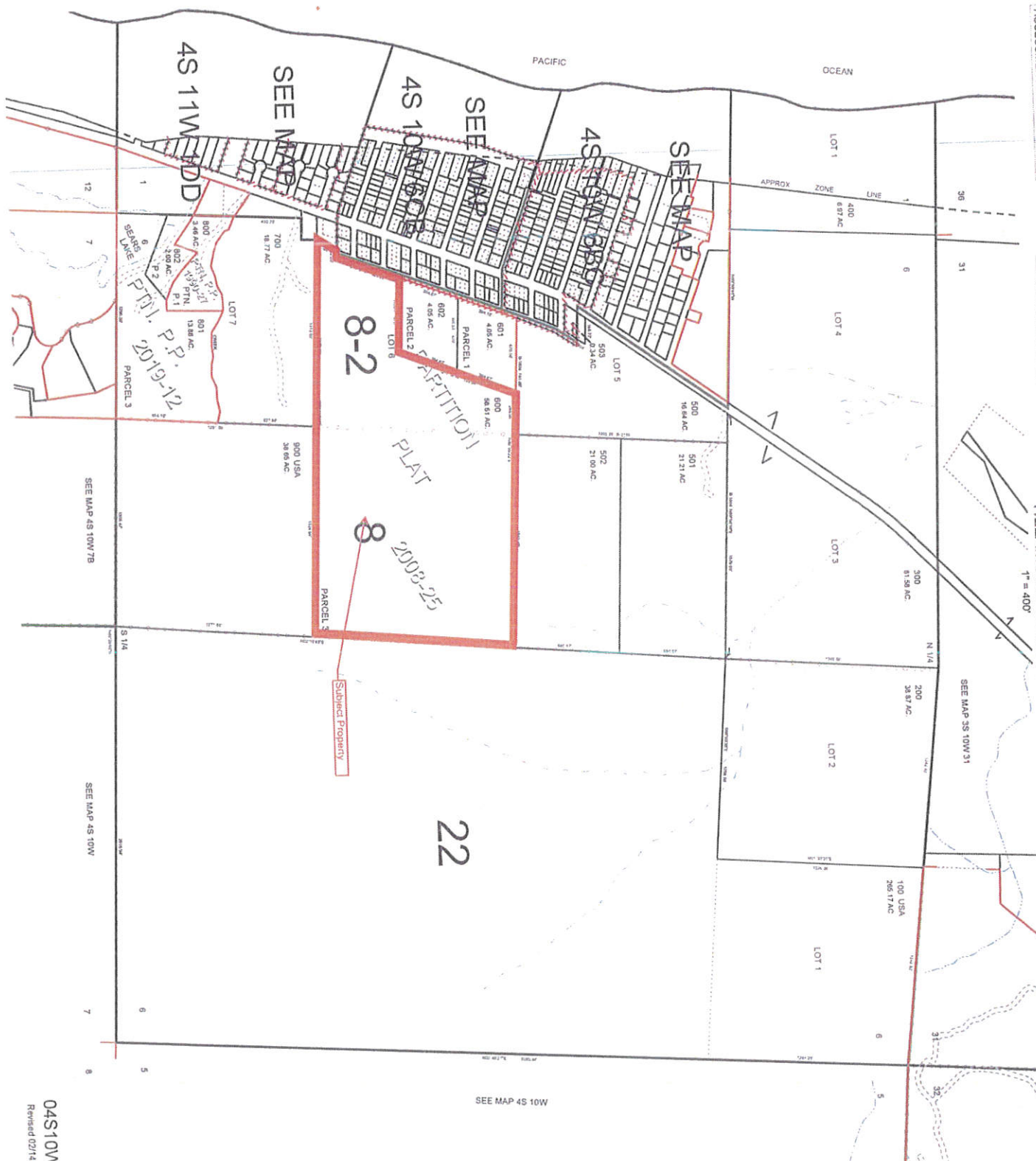


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SECTION 6 T.4S, R.10W, W.M.  
TILLAMOOK COUNTY  
1" = 400'

04S10W06



SEE MAP 4S 10W

SEE MAP 4S 10W 7B

SEE MAP 4S 10W

04S10W06  
Revised 02/14/20 WIS



DATED this 28<sup>th</sup> day of March, 2022.

TILLAMOOK COUNTY PLANNING COMMISSION

A handwritten signature in blue ink, appearing to read "Kurt W. Heckerath", written over a horizontal line.

Kurt Heckerath, Chairperson

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## *EXHIBIT A*

### **CONDITIONS OF APPROVAL:**

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