

May 28, 2022

RE: Treehouse Hearing Continuation 6/1/22

Thank you again for taking the time to hear our plea to appeal the conditional use permit for a campground in Tierra Del Mar. I represent myself and many other residents and property owners in Tierra Del Mar who truly care about our community as reflected in the numerous public comments since the beginning of the comment period. To get to the point - our community is simply not ready for this type of development.

In the previous hearing, the county roads' director stated that the traffic along Sand Lake Road is already extremely busy, some 4000 cars pass through on a summer day, and that 50+ additional cars in and out of Floyd drive will just be, quote, "a drop in the bucket" traffic wise. I certainly don't understand the logic here. He's stating just how busy it already is. 50+ additional cars coming in and out of one street will have a tremendous impact. In addition, it didn't seem to be a concern that cars would travel from the campground and park along Floyd to access the beach. I want to point out that the residents of Circle Drive, Shore Drive and Sunset Drive in PC were vocal enough to prevent overflow parking on those streets. With all due respect, we ask for consistency as we often feel dumped on already due to the overflow problems in PC. Treehouse has mentioned many possible events including weddings, music, wine nights, a restaurant, a store and although these uses should primarily be used by campers, the use does not prevent additional traffic to the campground. It is easy to see that this will cause major traffic, congestion and parking issues.

Water is of great concern to us. There was mention at the end of the last hearing that the county has no responsibility regarding our water considering that TDM water Co is a private water company. I want to point out that TDM Water Co is listed alongside all water companies and districts in the Comprehensive Plan for Tillamook County. Goal 11 of that plan: Public Facilities states:

*"TIERRA DEL MAR BEACH WATER COMPANY – This system serves approximately 450 permanent and seasonal residents of Tierra Del Mar (200 residential hookups). Supply is surface water from Beltz Creek that is treated with chlorine. One reservoir provides 10,000 gallons of treated water storage. The system is adequate to meet present and future service needs for Tierra Del Mar." Page 11-8.*

*"Public facilities and services are defined by the goals as "projects activities and facilities which the planning agency determines to be necessary for the public health, safety and welfare." This does not mean that the service or facilities are publicly owned but that they are necessary for public health, safety and welfare. For example, there are several water systems in the County that are privately owned but are essential for the health of the general public."*

*"The purpose of Goal 11 is to coordinate land use with public services such as sewage treatment, water supply, fire protection, schools, and electrical supply. Development that is not coordinated with the capabilities of local public services and facilities can over stress those services and facilities and cause shortages or overly expensive additions and changes. On the other hand, planning and zoning that is not coordinated with development can provide an unrealistic assessment of the land that is available for development. For example, it is misleading to zone land for urban development if urban services are not going to be made available. "*

We find it concerning that the current state of Sherriff's office is not considered when issuing this permit. Law Enforcement is clearly one of the basic core/infrastructure services necessary

for the health and safety of a community. It is known that we have an incredible shortage of deputies. Why aren't we considering this?

All of this points to a massive failure to meet Criteria 4 and 6 of the Conditional Use Criteria required to permit. The applicant has provided no information or measurable data to support their claim that this project is timely or needed.

The absence of any campground currently existing in Tierra Del Mar in no way implies or validates a need for one. Previous public comment submitted at the last hearing and again during this public comment period, provide very current and comprehensive data regarding the numerous campgrounds currently existing within a mile or so of Tierra Del Mar in addition to the abundance of vacation rentals available. The proposed campground is set to add an additional 19 vacation rental accommodations, which although not classified as short-term vacation rentals, the campground would be functioning similar to a short-term rental business by providing cabins, tiny homes/dome structures, and tent-provided campsites. This would be a burden on an area already struggling with limited facilities and resources and burdened with a high number of short-term vacation rentals.

The applicant is requesting that a large commercial campground business be approved via the conditional use process in a very small and quiet rural residential community. This project is not suitable for the surrounding area. As mentioned previously: currently, Floyd Ave is a very quiet and safe rural residential road which sees very little traffic, this will no longer be the case if this project is approved. Floyd Ave is scheduled to become the main thoroughfare for all vehicles entering and leaving the campground including campers, visitors, staff, delivery vehicles, and shuttles ferrying campers back and forth to the beach every day, multiple times a day and all day long in addition to a variety of events including weddings.

The property is projected to be a very busy campground and the only road in and out of the area is Floyd Ave, a small narrow dirt road. This increased daily traffic will negatively alter the character of the surrounding area for property owners on Floyd Ave. Livability and enjoyment of their homes for the Floyd Ave property owners will be diminished due to the increased noise and constant flow of traffic right outside their doors. The applicant has confirmed they also plan to hold social/public events that are not exclusively for their campers, this translates into even more vehicle traffic to Floyd Ave--and where will all the additional vehicles park when events are held and the campground is full? Most likely they will spill onto Floyd Ave and Sand Lake Road. There's no parking management plan for when events are held at the campground and the capacity is increased. Cars will park anywhere they can and will most certainly spill in the neighboring community, blocking driveways and filling up the road shoulders.

The traffic on Sand Lake Road is already substantial and fast-moving. In this case, the negative impact of this project would not only be to those living on Floyd Ave but also on the entire community of Tierra Del Mar. Clearly this is a safety issue.

It's no secret that we can no longer manage the tourists we have already. What message will it send if approval is given for the construction of a new privately owned campground that will

draw approximately 80+ new tourists every few days to a small residential area that is already negatively impacted by over tourism and short-term vacation rentals?

An integral part of the deliberation and decision-making conditional use process demands that the interpretation and evaluation of both the criteria and its impact on the surrounding area be considered together—they are not mutually exclusive.

Again, these are grave failings of Criteria 4 and 6:

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

I understand that our comments have been repetitive today but please know that they come from a place of true care for the Tierra Del Mar Community and South County in general. We have an overtourism problem in South County and we are losing our sense of community. While much work is being done to manage this problem in Pacific City, Tierra Del Mar has not been touched. Instead, we've felt the negative effects of positive change in PC. We are people with skin in the game. Mr. Gindlesperger mentioned that he has skin in the game as well. I want to clarify this: he has money in the game. He bought a property in PC, immediately turned it into a short term rental as listed on Open Nest for \$500 per night in the low season to \$1100 per night in the high and now wants to build a high end boutique campground with 19 rental sites that will negatively impact a small residential community with very limited commercial properties. This is not timely and it will alter the character of Tierra Del Mar. We are concerned that this sets a terrible precedent for the future of our community. Please help us keep it a community. Again, thank you for your time and service.

Lisa Macy-Baker and many residents of Tierra Del Mar