



Land of Cheese, Trees and Ocean Breeze

MEMO

Date: April 18, 2022
To: Tillamook County Board of County Commissioners
From: Melissa Jenck, Land Use Planner II, CFM
Subject: #851-22-000107-PLNG: Appeal of Planning Commissions decision to approve Conditional Use request for a recreational campground

Included in this packet is request #851-22-000107-PLNG, with a copy of the appeal, original staff report, decision and related materials regarding the Appeal of the Planning Commission's decision to approve Conditional Use application #851-21-000416-PLNG. The Appellant, Lisa Macy-Baker, is appealing the Planning Commission's decision on the basis that the Planning Commission failed to adequately address the Applicant's compliance with the criteria.

The Applicant, Oregon Treehouse Partners LLC, is requesting to develop a recreational campground consisting of 19 sites on Rural Residential 2-Acre (RR-2) zoned property. 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. Development is proposed to be concentrated in an approximately 18-acre area.

Public hearings were held before the Tillamook County Planning Commission on January 27, 2022 and February 24, 2022, where actions were taken by the Planning Commission on February 24, 2022, following discussion and consideration of Conditional Use request #851-21-000416-PLNG. After consideration of the findings of fact, testimony received, evidence in the record and the January 20, 2022 Staff Report, the Planning Commission voted unanimously, 7 in favor and 0 opposed, to approve Conditional Use request #851-21-000416-PLNG subject to Conditions of Approval as amended in 'Exhibit A'.

The Board of County Commissioners will hear this appeal request virtually on Monday, April 25, 2022 at 8:30am. I've provided a Table of Contents with the packet, to identify the location of materials included in the record. Staff have provided color 'divider' pages to detail these segments. Staff put a copy of the Planning Commission decision at the top of the original request information, with the remainder of the record being in chronological order.

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

A handwritten signature in blue ink that reads "Melissa Jenck".

Melissa Jenck
Land Use Planner II, CFM
503-842-3408 Ext. 3301
mjenck@co.tillamook.or.us

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APPEAL RECORD

#851-22-000107-PLNG

APPEAL OF PLANNING
COMMISSION'S DECISION TO
APPROVE CONDITIONAL USE
REQUEST #851-21-000416-PLNG

TESTIMONY
RECEIVED
ON THE
RECORD TO
APRIL 15, 2022

RE: #851-22-000107-PLNG

April 15, 2022

To the Tillamook County Board of Commissioners:

For the record, my name is Lisa Macy-Baker and my address is 1035 NE Davis St. McMinnville, OR. My family of four owns a home on Pier Ave in Tierra Del Mar where we've lived full and part-time since 2009. My family has deep roots in South County. We've been living, vacationing, recreating, and giving back to our community for over a century. I also work in south county and am actively involved in my community and an engaged member of the Tierra Del Mar Community Association.

I would like to present my concerns to you today regarding the February 24, 2022, Planning Commission decision to approve the conditional use permit application for the year-round recreational campground in Tierra Del Mar. Formally appealing a land use application decision is certainly outside my comfort zone, however, after observing the Planning Commission deliberation regarding the concerns and public comments submitted at both public hearings, this feels like the only way to be heard.

Over our century in south county, my family has seen the economic landscape shift. We've witnessed and understand the push/pull of development verses preservation. My grandparents supported the "Save the Spit" project championed by Bob Straub that undoubtedly kept south county special and provides the attraction we see today – a coastline unmarked by Highway 101 and one of Oregon's most scenic and recreational gems. Yet, over tourism has created a mess of safety hazards, environmental damage, decreased livability, and lowered the visitor experience. We have the ability to preserve these unique qualities or over exploit them. It's a balance, indeed, and as County Commissioners, the power is in your hands.

Tierra Del Mar, much like Pacific City, has become a much sought-after tourist destination and the increased number of visitors to our small residential community needs to be managed with more focus on actual impact and not unclear interpretation of land-use criteria. I am respectfully requesting that the destination management planning for Pacific City and other tourist-impacted small towns in Tillamook County, also be applied to Tierra Del Mar.

Land use planning involves work and studies that guide and represent future growth by striving for a careful balance between residential, commercial, and recreational needs. We need developed land use decisions that protect and actively address the unique character and resources of south county and help keep it a viable economy for generations to come.

The Planning Commission did not adequately evaluate the applicant's compliance with several requirements of the Tillamook County Land Use Ordinance. In order to make a legally defensible decision, the county must require and then adequately weigh, the evidence provided

by the applicant, as well as other resources, studies, public comments and laws to which it must refer. The following are glaring misses by the planning commission:

Criteria 3:

- Geological Hazard Zone – the applicant states that an existing geological study has been done but did not provide for public review. The property appears to be in an area of high landslide susceptibility. Section 4.130(3)(4)(5) of Tillamook County Land Use Ordinance requires a "*Geologic Hazard report prior to approval of planned developments, coast resorts, subdivisions and partitions.....*" This report was not provided which is required to be prepared and stamped by both an Oregon Registered Geologist and an Oregon Registered Engineer. The report would provide important information to make an informed decision such as: recommendations on location of structures and roads, management of stormwater run-off, and potential hazards to life, public and private property and the natural environment which may be caused by the proposed use. It would also give methods for protecting the surrounding area from adverse effects of the development.
- Wetlands and Groundwater: There are mapped wetlands and riverine features including forested shrub wetlands present on the subject property. While the applicant states that they plan to provide, no wetland delineation has been provided which is crucial to decision making. Wetlands are among the most productive ecosystems in the world, comparable to rain forests and coral reefs. They are carbon sinks, helping to mitigate the negative effects of climate change. They store an immense amount of nutrients that form a vital part of the overall watershed, feeding the entire food web including salmon. They provide flood protection and are vital to healthy water systems for human consumption. Fill them with gravel, build on them and they're gone forever. In comments provided by Pacific Hydro-Geology, Inc., it was stated that recent studies have shown that there is a significant volume of groundwater that discharges into Sitka Sedge Park. Therefore, the placement and depth of the proposed well are important for determining the potential impacts of pumping groundwater to both nearby wetlands and Sitka Sedge.
- Water: Tierra Del Water Company is a privately owned company serving the community of TDM and does not have the same reporting requirements that a water district does. With an increase in short-term rentals which tend to overuse water and septic systems, many residents of Tierra Del Mar are increasingly concerned with the quality and quantity of our water. The applicant did not provide information on the surface and groundwater systems that will be used for drinking water. The planning commission failed to acknowledge the comments provided by Pacific Hydro-Geology, Inc., stating if water used from a proposed well of unknown location exceeds 5000 gallons per minute, then a water right permit must be obtained before the application is approved. Again, Pacific Hydro-Geology noted that their review of the application is challenged by the fact that no specific location of the campground is shown.

Criteria 6:

- The Planning Commission is in agreement that the proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use. Rubberstamping development and land use applications that allow for more tourism without any focus on sustainable tourism and before adequate infrastructure (EMS, roads, communications, water, sewer, police) are in place is simply poor planning and does not meet the criteria.

Recreation Campground Standards:

- A recreational campground as defined by Section 5.010 of Recreational campground standards in the Till Co Land Use Ordinance states that accessory uses that are permitted are designated for the primary purpose of serving the occupants of the campground. In the Oregon Treehouse Partner's Public Comment rebuttal, stated they plan to host musicians, host community events, and host neighbor happy hours. Is this a campground and a wine bar and an event center?

This conditional use application will allow the development of a privately-owned, high-capacity year-round commercial campground in a residential community. It will add 19 high-end STRs to a community that is already heavily impacted by short term vacation rentals. It's ironic that the development is being presented as environmentally friendly considering the negative environmental impacts it may create.

All of the aforementioned concerns were submitted to the planning commission at both public hearings and were not adequately reviewed or addressed. I don't feel our concerns were heard. We are people with skin in the game, who truly care about the future of our community. Land use planning decisions can overstress communities and add to feelings of lawlessness. Safety is at the very core of human need.

Thank you for your time and consideration,

Lisa Macy-Baker

April 4, 2022

To Whom It May Concern,



I have been made aware of a possible tent camping endeavor being proposed for 58 acres on Sandlake Rd. in the county of Tillamook.

I would like to go on record as being opposed to such an undertaking.

My concerns are such things as trash, fires, no acceptable septic conditions, noise and possible drugs.

Please reconsider this proposed use in a neighborhood setting.

Thanks for your consideration!

Paul Keith

Melissa Jenck

From: Lynn Tone
Sent: Monday, March 28, 2022 1:20 PM
To: Melissa Jenck
Subject: FW: Notice of Public Hearing - April 25th

From: Jaime Craig <jcraig@co.tillamook.or.us>
Sent: Monday, March 28, 2022 1:19 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: RE: Notice of Public Hearing - April 25th

Hi Lynn,

The site will have to have a public water source, APPROVED BY THE State Drinking Water Services.

It will need to meet the campground rules set by the State food pool and Lodging, and an application and plan review will also need to be done by our office.



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
www.tillamookchc.org

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From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Friday, March 25, 2022 5:28 PM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>; Lynn Tone <ltone@co.tillamook.or.us>
Subject: Notice of Public Hearing - April 25th

Good evening,

A Notice of Public Hearing has been complete for request #851-22-000107-PLNG: An appeal of the Planning Commission's decision to approve Conditional Use request #851-21-000416-PLNG to establish a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel.

The appeal hearing will be before the Board of County Commissioners (BOCC) and will be conducted virtually on April 25, 2022 at 8:30am. The Appellant is Lisa Macy-Baker. The Applicant and Property Owner is Oregon Treehouse Partners LLC.

You may find the notice on the Land Use Application page for this request [found here](#). Please email Lynn Tone (ltone@co.tillamook.or.us) with any comments to submit on the record, or to request to be added to the public testimony list.

Thank you,



Melissa Jenck (she/her) | CFM, Land Use Planner II
TILLAMOOK COUNTY | Community Development
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Tillamook, OR 97141
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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.

Melissa Jenck

From: Lynn Tone
Sent: Thursday, March 31, 2022 8:48 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Comments on Proposed Campground Treehouse Partners
Attachments: 1Outhouse.jpg; 2Human Feces.jpg; 3Crab Fest.jpg; 4Dune Vehicle Tracks.jpg; OR Treehouse Partners LLC.docx; Campgrounds and Lodging Near Tierra Del Mar.docx

From: Quasar Quan <oceeacee@gmail.com>
Sent: Tuesday, March 29, 2022 8:53 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Comments on Proposed Campground Treehouse Partners

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

Dear Tillamook County Planning Commission:

I would please like to voice my concerns on the proposed campground east of Floyd Ave. I am a resident of Tierra Del Mar and live on Pier Avenue.

1. Will alcohol be allowed on the campsite premises or sold on the premises? Who will monitor disorderly or drunken behavior?
2. Will the campground have security/safety personnel onsite 24/7 for emergencies?
3. Human nature being what it is. What about folks having to go to the bathroom while on the beach or trails? Are you going to put up outhouses on the beach for the pee and poop? I have a picture of someone leaving their feces on the beach. I also have a picture of some folk's crab fest and lemon peels left on the beach. (see attached pics) I walk the shoreline almost every other day and see the trash left by visitors.
4. And what about pet dogs and their poop on the roads, beach and trails? Are you going to supply poop bags? And do you think most people are going to carry those poop bags around with them while they are traipsing around? A neighbor on another street found a filled poop bag that was left on their road.
5. Will the campground be a non-smoking facility...and the risk of wildfires if it is not? Who will pick up the cigarette butts I see when I walk on the beach and along the roads?
6. In the campsite PDF presentation, it is said that "...Parking will not be allowed on Floyd Ave nor on any other road for campground guests." How will this be enforced? Human nature being what it is, many guests will not want to walk down, then walk back up Floyd Ave after a day at the beach carrying all their stuff so there exists the probability that a lot of guests will be parking in front of our homes for closer access to the beach. This is already an ongoing problem with visitors parking in front of our homes and yards sometimes blocking our driveways.
7. Most people drive their vehicles responsibly and safely on the beach. But weekly I see the ones who are driving at unsafe speeds (over 35mph) on the sand, and the ones who have to do donuts on the sand at high speeds. And what about the ones who try to drive up the face of the dunes to the south which is a safety issue and also desecrates the face of the dunes? (see attached pic). Will the campground also communicate to their campers correct driving etiquette on the beach?
8. What long-term experience does Oregon Treehouse Partners LLC have in constructing and running a commercial enterprise such as the proposed campground since they were only incorporated on March 20, 2021? (see attached)

9. I have concerns about visitors lighting campfires on the beach. Several times, I have seen tourists light campfires by the dunes which could pose a fire hazard if the incoming wind lifts sparks onto the dune grass.

10. In their Campground Presentation, it is stated that "Demand for camping is high. Availability is low." What research has been done to support this statement? Please view my attached research. Alternatives to the proposed campground already exist around Tierra Del Mar. Once the proposed campground is built, that will open the door to even more unnecessary development in the area destroying the peaceful, quiet beauty of the Tierra Del Mar area.

Thank you for your time and consideration.

Bryan Quan

OREGON TREEHOUSE PARTNERS LLC

Address: 34505 Nastucca Blvd, Pacific City, OR 97135

OREGON TREEHOUSE PARTNERS LLC (Registry# 180064892) is a business registered with Oregon State, Secretary of State, Corporation Division.

Business Overview

OREGON TREEHOUSE PARTNERS LLC is a business registered with Oregon Secretary of State, Corporation Division. **The registration date in March 24, 2021.** The principal business address is 34505 Nastucca Blvd, Pacific City, OR 97135.

Registry Number 180064892
Business Name OREGON TREEHOUSE PARTNERS LLC
Entity Type DOMESTIC LIMITED LIABILITY COMPANY
Registry Date 2021-03-24
Business Address 34505 Nastucca Blvd Pacific City OR 97135

Business Locations and Officers

Type / Role	Name	Address
Individual With Direct Knowledge	KevinGindlesperger	1276 Nw 107th Ave, Portland, OR 97229
Mailing Address		34505 Nastucca Blvd, Pacific City, OR 97135
Member	Adam Machnicki	6428 165th Pl Se, Bellevue, WA 98006
Member	AnnaGindlesperger	1276 Nw 107th Ave, Portland, OR 97229
Member	Beata Ko	16340 Se 66th St, Bellevue, WA 98006
Member	Jae Ko	16340 Se 66th St, Bellevue, WA 98006
Member	Jami Costello	1330 Nw 95th Ave, Portland, OR 97229
Member	Jason Howard	1931 Sw 13th Ave, Portland, OR 97201
Member	Justin Mueller	1276 Nw 107th Ave, Portland, OR 97229
Member	Katharina Lorenz	1931 Sw 13th Ave, Portland, OR 97201
Member	KevinGindlesperger	1276 Nw 107th Ave, Portland, OR 97229
Principal Place of Business		34505 Nastucca Blvd, Pacific City, OR 97135
Registered Agent	KevinGindlesperger	1276 Nw 107th Ave, Portland, OR 97229

CAMPGROUNDS near Tierra Del Mar

Thousand Trails: 305 campsites including some cabins and yurts

Webb Park Campground: 34 campsites

Woods Campground: 7 campsites

Whalen Island: 30 campsites

Sandlake Sand Beach Campground: 140 campsites

Total = 516 campsites (at 2 per site ~ Capacity= 1,032)

LODGING in Tierra Del Mar

Vrbo: 7 Vacasa: 3 Meridith Lodging : 2

Idyllic Beach Houses: 2 Kiwanda Coastal Properties: 1

Airbnb: 17 Hotels.com: 3

Total = 35 sites(at 3 per house ~ Capacity= 105)

LODGING in Pacific City

Headlands Coastal Lodge- 51 Rooms

Dune Grass- 3 Rooms

Inn at Cape Kiwanda- 9 Rooms

Anchorage Motel- 13 Rooms

Casa Ocean Vista- 4 Rooms

Pacific Watch- 2 Rooms

Lighthouse- 3 Rooms

Blissful Beachhouse- 5 Rooms

Hummingbird Hollow- 2 Rooms

Front Row To The Pacific- 3 Rooms

Pacific City Beachhouse- 5 Rooms

Beach Pine House- 4 Rooms

Oceanfront- 3 Rooms

Surf & Sand Inn- 7 Rooms

Pacific- 3 Rooms

Fantasia- 2 Rooms

Wave Catchers- 4 Rooms

Swallows Nest- 4 Rooms

Beach Dreamer- 4 Rooms

Twin Sands- 2 Rooms

Drift Inn- 3 Rooms

Bridgeview- 4 Rooms

K Airstream 5- 1 Room

Sandpiper- 4 Rooms

Riverfront Gem- 3 Rooms

The Beach House- 4 Rooms

Sand & Sea Beachhouse- 3 Rooms

Pacific City Inn- 18 Rooms

Pelicans Watch- 4 Rooms

Sea Lion Crossings- 2 Rooms

Wave Catchers- 4 Rooms

Baileys Place- 5 Rooms

The Lazy Dragon- 2 Rooms

Surf Spot- 4 Rooms

Top 'O The Dune- 5 Rooms

Kingfisher- 3 Rooms

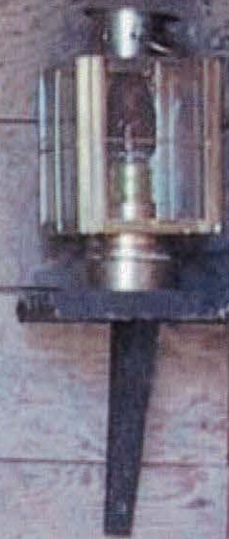
Kiwanda Breeze- 4 Rooms

Sea Jay- 3 Rooms

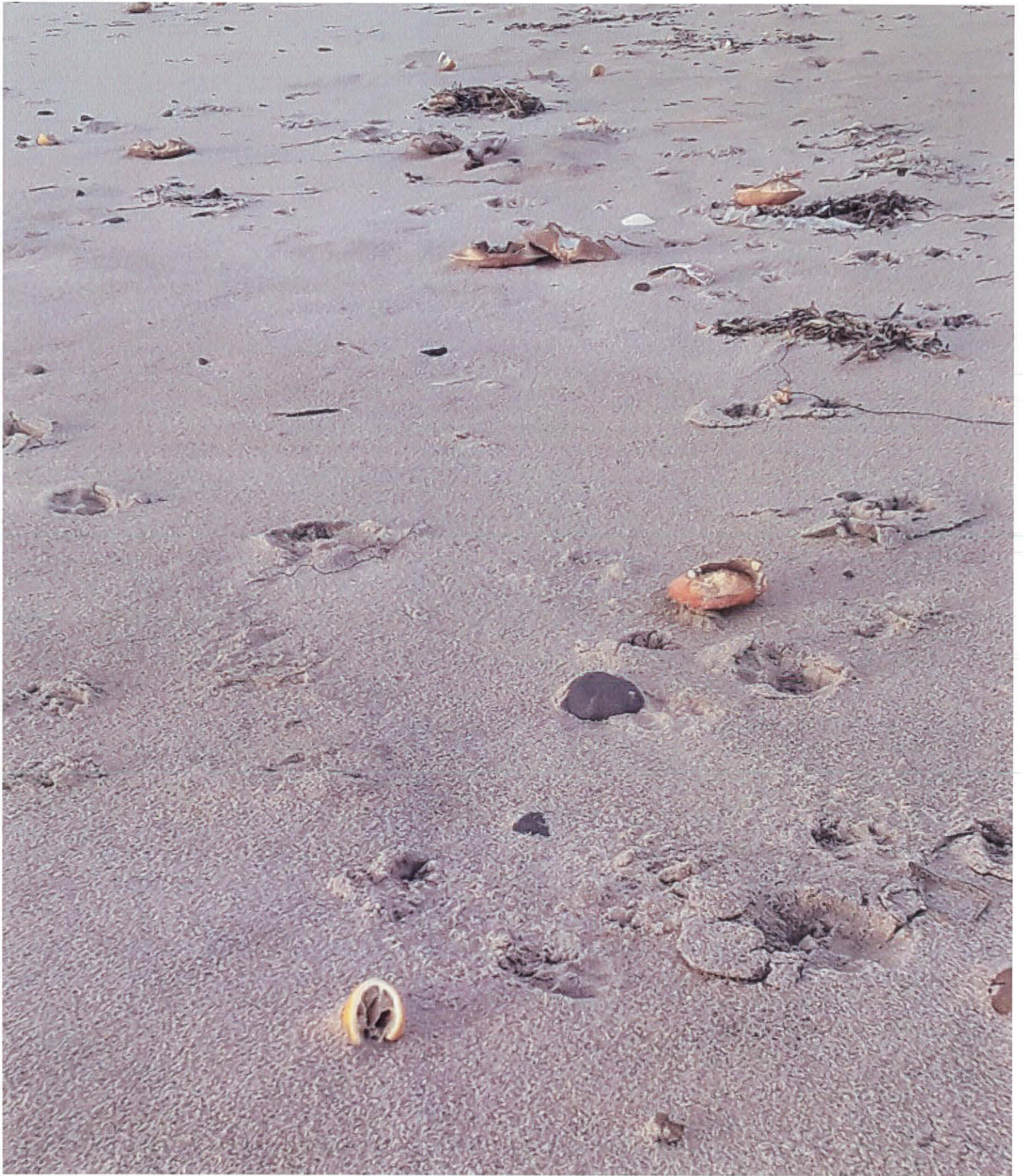
Total = 205 Rooms (at 2 per room ~ Capacity 410)

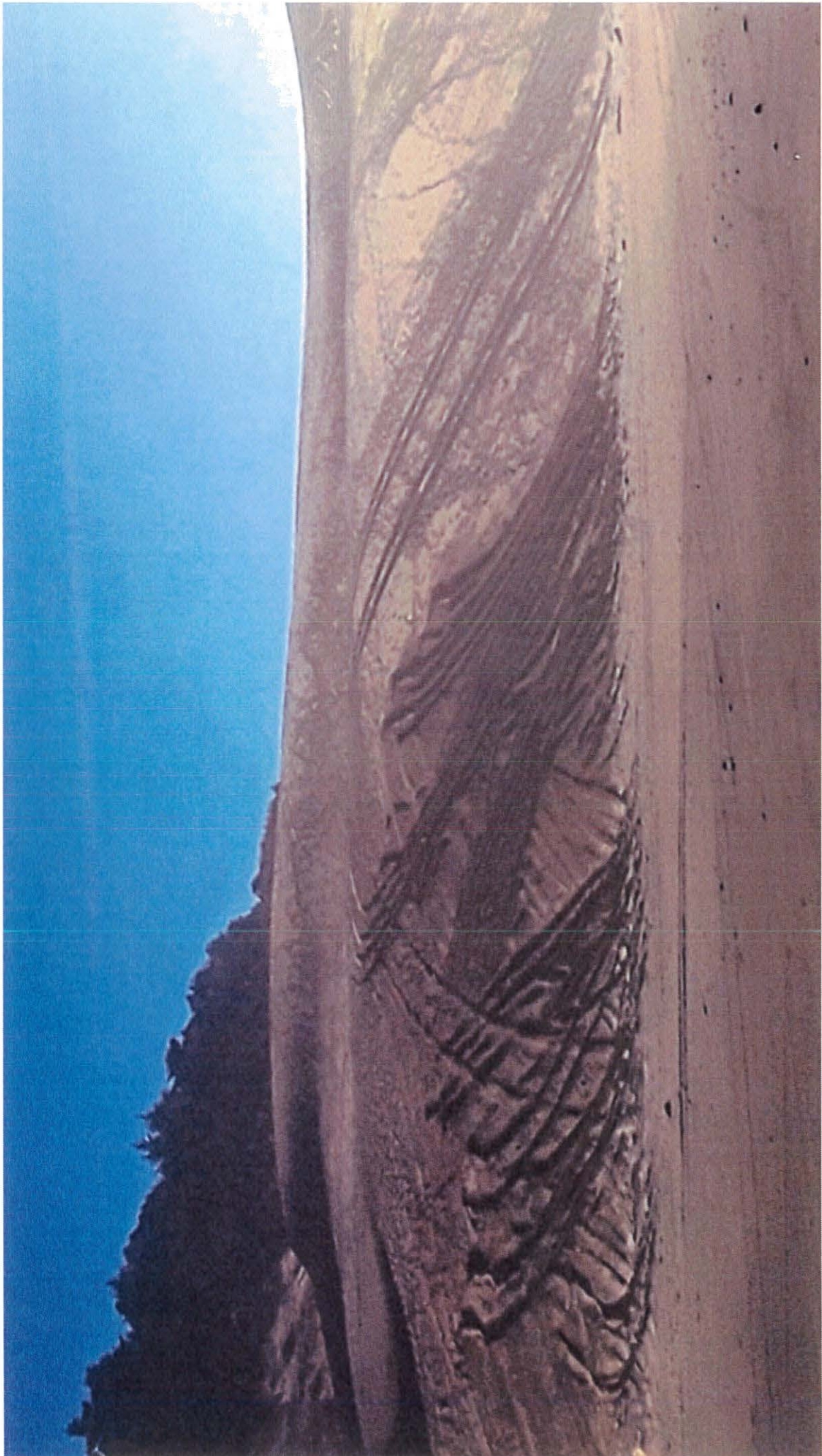
Alternatives to the proposed campground already exist around Tierra Del Mar. Once the proposed campground is built, that will open the door to even more unnecessary development in the area destroying the peaceful, quiet beauty of Tierra Del Mar.

NOTICE!
USE RED COB
FIRST
THEN USE WHITE
COB
(TO SEE IF YOU NEED
ANOTHER RED COB)









Melissa Jenck

From: Lynn Tone
Sent: Friday, April 1, 2022 4:22 PM
To: Melissa Jenck
Subject: FW: EXTERNAL: Treehouse Partners

-----Original Message-----

From: PATRICIA G ROGERS <patriciagrogers@mac.com>
Sent: Friday, April 1, 2022 4:21 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Treehouse Partners

[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. Tone,

We have been residents of Tierra Del Mar since the early 90's. It is a small quiet neighborhood which was recently invaded by the Facebook company to install a sub marine cable that only adds to their bottom line and makes no positive addition to our community.

Now you have permitted a campground owned and run by a private company to be developed across the street from Tierra Del Mar. Of all the bad ideas for the area, this one is #1. I realized that "glamping" is the latest fad but, as all fads do, it will diminish in time and I would predict that the business will go under. Remember Krispy Kreme? That leaves a large area that will deteriorate over time and become a problem for the community. I can see all kinds of scenarios, none of which would be good for our area.

Even if this endeavor does succeed, it puts a great deal of stress on Tierra Del Mar. The septic systems that we are on, the water supply that even now is very fragile, the access to the beach through private property that will occur - all of it is misplaced in this area.

Please refrain from making a decision that we will all regret.

Sincerely,
Tom and Patricia Rogers

Melissa Jenck

From: Lynn Tone
Sent: Monday, April 4, 2022 8:15 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Tierra Del Mar campground

From: Patty Najdek <pnajdek1@gmail.com>
Sent: Saturday, April 2, 2022 7:42 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Tierra Del Mar campground

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

Hello, We purchased a home in Tierra Del Mar about 18 months ago. We moved from Rockaway Beach where we experienced heavy use of the beaches. The biggest concern was the lack of toilet facilities for all the public access points. We had to remove human waste from our beach area on a regular basis. With the addition of a campground in Tierra Del Mar we are concerned that the same problem will occur. With the distance from the campground to the beach we can predict the same thing happening here. The campers will most likely use the beach for toileting instead of walking up the hill to the campground. Facilities would have to be provided, but where would you put them?

This would have a negative impact on the neighborhood and the integrity of this beautiful beach.
Thank you for your attention to this matter.

John and Patty Najdek
5825 Harris Ave.

Lynnae M. Ruttledge
5885 Austin Ave.
Tierra Del Mar, Oregon 97112
April 11, 2022

Tillamook County Board of Commissioners
c/o Tillamook County Department of Community Development
1510-B Third Street
Tillamook, Oregon 97141

RE: #851-22-000107-PLNG

Thank you for scheduling a virtual public hearing April 25, 2022 to hear the appeal of the Planning Commission's decision to approve the Conditional Use request by Oregon Treehouse Partners for a Recreational Campground above unincorporated Tierra Del Mar. Please accept this written testimony (with attached file) as you consider #851-22-000107-PLNG.

There were multiple failures in the Planning Commission's review and subsequent approval of this conditional use request (#851-21-000416-PLNG). The Planning Commission failed to adequately assess the applicant's compliance with several fundamental requirements of Tillamook County ordinance - as the applicant has failed to meet the burden of proof as required by law. In order to make a legally defensible decision on this application, the county must require and then adequately weigh, the evidence provided by the applicant, as well as other resources, studies, public comments and laws to which it must refer. To date, the County has failed to perform its due diligence.

Conditional Use Review Criteria (3) - not met

The application provided by Oregon Treehouse Partners was incomplete. In critical areas, it lacked the specificity necessary for the Planning Commission's determination that the application met this conditional use criteria factor. The Planning Commission failed to adequately consider the suitability of the site given its topography and the potential impact to, among other critical factors, mapped wetlands and Aquatic Resources of Special Concerns, surface and groundwater systems as well as potential landslide susceptibility. The Planning Commission failed to require wetland delineation, despite acknowledging that the property has

mapped wetlands including forested shrub wetlands and riverine features. The Planning Commission failed to even require that the applicant provide a detailed map with the actual specific location of the proposed campground structures, campsites, parking areas and amenities in relation to the multiple maps provided.

The applicant has the burden of proof yet failed to provide evidence that their development proposal meets the critical conditional use requirement related to suitability of the parcel considering its natural features. The tract lies within an area of potential landslide susceptibility as identified by DOGAMI map layer yet the applicant did not provide a Geologic Hazard report proving its suitability. The applicant has provided no information on the surface and groundwater systems that will be needed for drinking water in the campground. The applicant failed to address concerns raised by Oregon Department of Fish and Wildlife staff regarding potential impacts on wetlands, fish passage determination, big game movements and potential conflicts with nesting birds.

Conditional Use Criteria (6) - not met

The unincorporated coastal community of Tierra Del Mar has minimal infrastructure and south Tillamook County lacks adequate public facilities and services to support this proposed campground. There are acknowledged limitations to the capacity of the Sheriff's Department that will be needed to respond timely to issues that may arise with the campground. There is no cell phone service and no public telephone available in our community. This will likely impact timely emergency response to campground incidents, fires, medical emergencies or natural disasters. The applicant has failed to adequately address these concerns and has not proven compliance with this Conditional Use Criteria (6).

Conditional Use Review Criteria (4) - not met

The applicant has failed to adequately address community concerns about the impact of increased traffic, parking overflow and acknowledged volume of vehicles accessing the campground. The stress on Sandlake Road, adjacent residential streets, the Tierra Del Mar water supply and the groundwater system will be substantial. Yet the applicant has not been required to meet the burden of proof for adequately addressing the impact to surrounding properties. The applicant has failed to adequately address these concerns and has not proven compliance with this Conditional Use Criteria (4).

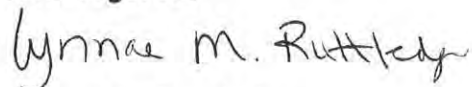
In closing:

Wetlands are a powerful component of our ecosystem. Wetlands are valued for the ecological services they provide to us all - they serve as natural water purifiers, reduce flood damage by absorbing and storing floodwater, as well as providing food and habitat for fish and other species. There needs to be careful and thoughtful evaluation by the County of how to reduce harm to aquatic resources and how to avoid impacts to our ecosystem. The County has the responsibility to provide that oversight. Land use decision-making is more than a box check-off exercise. Yet the Planning Commission followed the County's lead and failed to consider the suitability of the site and the potential problems on surrounding properties and with nearby communities.

Attached is a file that provides the type of essential information that is available and could have been considered by the County in its review of the Oregon Treehouse campground application. It is the federal Joint Permit Application (U.S. Army Corps of Engineers, Oregon Department of State Lands and Oregon Department of Environmental Quality) currently under review by the Oregon Department of Land Conservation and Development for a residential development on a property adjacent to the proposed campground. The planned residential development (Tax Lot 601) is immediately adjacent to the Oregon Treehouse Partners campground (Tax Lot 600). The application includes the type of information available with its delineation of non-tidal wetland and Aquatic Resources of Special Concern (ARSC) present on the adjacent property.

The County must do due diligence and require proof from the applicant that it meets the conditional use criteria. To date, it has not done that.

Kind regards,



Lynnae M. Ruttledge

Attached file:

Federal Permit application: NWP 2021-135, Clark Residence Tax Lot 601

Joint Permit Application

This is a joint application, and must be sent to all agencies (Corps, DSL, and DEQ). Alternative forms of permit applications may be acceptable; contact the Corps and DSL for more information.

Date Stamp

	U.S. Army Corps of Engineers Portland District		Oregon Department of State Lands		Oregon Department of Environmental Quality
Action ID Number	NWP-2021-135	Number	63193 (Rev. 8-21)		

(1) TYPE OF PERMIT(S) IF KNOWN (check all that apply)

Corps: Individual Nationwide No.: 29 Regional General Permit _____ Other (specify):

DSL: Individual GP Trans GP Min Wet GP Maint Dredge GP Ocean Energy No Permit Waiver

(2) APPLICANT AND LANDOWNER CONTACT INFORMATION

	Applicant	Property Owner (if different)	Authorized Agent (if applicable) <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Name (Required)	Ben Clark		Eric Henning
Business Name			Zion Natural Resources Consulting
Mailing Address 1	56564 Meteor Dr.		PO Box 545
Mailing Address 2			
City, State, Zip	Bend OR 97707		Monmouth, OR 97361
Business Phone	541-410-3996		503-881-4171
Cell Phone			
Fax			
Email	ben.built@yahoo.com		Eric@zionconsulting.org

(3) PROJECT INFORMATION

A. Provide the project location.

Project Name
Clark Residence

Latitude & Longitude*
45.2522 / -123.9629

Project Address / Location East of Austin and Bilyeu Avenues	City (nearest) Tierra Del Mar	County Tillamook
Township 4S	Range 10W	Section 6
Quarter / Quarter	Tax Lot 601	

Brief Directions to the Site:
From I-5, Hwy 22 west, Hwy 101 north, follow Resort Dr and Sandlake Rd to Austin Ave.

B. What types of waterbodies or wetlands are present in your project area? (Check all that apply.)

River / Stream Non-Tidal Wetland Lake / Reservoir / Pond

Estuary or Tidal Wetland Other Pacific Ocean

Waterbody or Wetland Name** Wetlands A	River Mile	6 th Field HUC Name Sand Creek – Frontal Pacific Ocean	6 th Field HUC (12 digits) 171002030902
---	------------	---	---

* In decimal format (e.g., 44.9399, -123.0283)

** If there is no official name for the wetland or waterbody, create a unique name (such as "Wetland 1" or "Tributary A").

C. Indicate the project category. (Check all that apply.)		
<input type="checkbox"/> Commercial Development	<input type="checkbox"/> Industrial Development	<input checked="" type="checkbox"/> Residential Development
<input type="checkbox"/> Institutional Development	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Recreational
<input type="checkbox"/> Transportation	<input type="checkbox"/> Restoration	<input type="checkbox"/> Bridge
<input type="checkbox"/> Dredging	<input type="checkbox"/> Utility lines	<input type="checkbox"/> Survey or Sampling
<input type="checkbox"/> In- or Over-Water Structure	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Other:

(4) PROJECT DESCRIPTION

A. Summarize the overall project including work in areas both in and outside of waters or wetlands.

The design of this proposed project requires removal and fill material within the designated project area to construct a residential home, driveway, and septic system (capping fill system). This includes permanently impacting 17,650 square feet (0.41 acres) of wetlands within the proposed project area (Preferred Alternative). This plan will have an approximate fill volume of 1,450 cubic yards and a removal volume of 650 cubic yards of material (rock, gravel, and topsoil) to complete the entire development.

B. Describe work within waters and wetlands.

Work within wetlands will result in 0.41 acres of total wetland impacts. Designated wetland impact areas will have an approximate fill volume of 1,450 cubic yards and a removal volume of 650 cubic yards of material (rock, gravel, and topsoil). Wetland impacts includes a small portion of wetland A while avoiding 2.88 acres of remaining wetlands. These impacts are for the placement of a 12' wide driveway, stormwater facilities, homesite, utilities, and a septic system.

C. Construction Methods. Describe how the removal and/or fill activities will be accomplished to minimize impacts to waters and wetlands.

Fill material will be transferred onsite to the designated impact area by means of trucks during the dry season to limit potential impacts to the remaining resources. Access to the site for construction activities will be from the existing Austin and Bilyeu Avenues to the west.

Throughout construction, best management practices (BMP) will be used to minimize erosion and siltation associated with site runoff. Practicable erosion control measures may include but are not limited to silt fencing, bio bags, sediment collection basins, and gravel entryways installed prior to the commencement of construction. All BMPs will be properly maintained throughout the duration of the project to keep sediments from entering any wetlands and other waterways in the project vicinity. Following completion of construction, all disturbed areas will be stabilized and re-vegetated with an approved groundcover material. An erosion control plan and stormwater management plan have been prepared as part of the proposed development.

(4) PROJECT DESCRIPTION (continued)

D. Describe source of fill material and disposal locations if known.

Fill material will be utilized onsite from the subject property as part of the site grading. Crushed rock will be imported from a local source to complete the development requirements.

E. Construction timeline.

What is the estimated project start date? December 2021

What is the estimated project completion date? December 2022

Is any of the work underway or already complete? Yes No
If yes, please describe.

F. Removal Volumes and Dimensions (if more than 7 impact sites, include a summary table as an attachment)							
Wetland / Waterbody Name *	Removal Dimensions					Time Removal is to remain**	Material***
	Length (ft.)	Width (ft.)	Depth (ft.)	Area (sq.ft.)	Volume (c.y.)		
Wetland A				17,650	650	Perm	Topsoil, rock
G. Total Removal Volumes and Dimensions							
Total Removal to Wetlands and Other Waters					Length (ft.)	Area (sq. ft / ac.)	Volume (c.y.)
Total Removal to Wetlands						17,650 / 0.41	650
Total Removal Below Ordinary High Water							
Total Removal Below <u>Highest Measured Tide</u>							
Total Removal Below <u>High Tide Line</u>							
Total Removal Below <u>Mean High Water Tidal Elevation</u>							
H. Fill Volumes and Dimensions (if more than 7 impact sites, include a summary table as an attachment)							
Wetland / Waterbody Name*	Fill Dimensions					Time Fill is to remain**	Material***
	Length (ft.)	Width (ft.)	Depth (ft.)	Area (sq. ft.)	Volume (c.y.)		
Wetland A				17,650	1,450	Perm	Topsoil, rock
(4) PROJECT DESCRIPTION (CONTINUED)							
I. Total Fill Volumes and Dimensions							
Total Fill to Wetlands and Other Waters					Length (ft.)	Area (sq. ft / ac.)	Volume (c.y.)
Total Fill to Wetlands						17,650 / 0.41	1,450
Total Fill Below Ordinary High Water							
Total Fill Below <u>Highest Measured Tide</u>							
Total Fill Below <u>High Tide Line</u>							
Total Fill Below <u>Mean High Water Tidal Elevation</u>							
<p>*If there is no official name for the wetland or waterbody, create a unique name (such as "Wetland 1" or "Tributary A").</p> <p>**Indicate whether the proposed area of removal or fill is permanent or, if you are proposing temporary impacts, specify the days, months or years the fill or removal is to remain.</p> <p>*** Example: soil, gravel, wood, concrete, pilings, rock etc.</p>							
(5) PROJECT PURPOSE AND NEED							
<p>Provide a statement of the purpose and need for the overall project.</p> <p>The purpose of this project is to build a single-family home and driveway within a 4.05-acre residential lot. To meet the documented need for residential housing the applicant is developing this lot for his own personal home. The proposed removal and fill activity would allow the placement of a home, driveway, and utilities. The proposed development plan will impact 0.41 acres of wetlands.</p>							
(6) DESCRIPTION OF RESOURCES IN PROJECT AREA							
<p>A. Describe the existing physical, chemical, and biological characteristics of each wetland or waterbody. Reference the wetland and waters delineation report if one is available. Include the list of items provided in the instructions.</p> <p>The Oregon Rapid Wetland Assessment Protocol (ORWAP) has been completed and included with this application package. The HGM classification is Slope/Flats. The following wetland area information has been obtained from the Wetland Delineation Report that has been concurred with by DSL and under review by the Corps.</p> <p>The USDA Natural Resource Conservation Service has mapped the following soil series within the study area.</p>							

Soil Series	Drainage Class	Hydric	Hydric Inclusions
Waldport fine sand (9B)	Excessively drained	No	Heceta
Heceta fine sand (14A)	Poorly drained	Yes	-
Kloutchie-Necanicum (20E)	Well drained	No	-

Wetland A (3.29 ac)

This wetland is a forested and palustrine emergent wetland located throughout the western three quarters of the study area. The wetland continues offsite to the north and south. Topography in the study area gently slopes to the east to the toe of the slope along the eastern boundary. The site largely consists of mature alder and Sitka spruce with hummocky conditions caused by downed trees and exposed roots. There is an understory of slough sedge with salal and huckleberry nursing off the downed trees. The hydrology appears to come from precipitation and groundwater hydrology. The hydrology follows the microtopography of the site along the toe of the eastern slope and drains to the north towards Beltz Creek.

Table 1. ORWAP assessment for the proposed wetland impact site.

Groups		Impact Site - Existing State		
		Specific Function	Rating	Rating Break Proximity
<i>Hydrologic Function</i>	Function	Water Storage & Delay	Moderate	
	Value		Lower	
<i>Water Quality Support</i>	Function	Nitrate Removal & Retention	Moderate	
	Value		Higher	
<i>Fish Habitat</i>	Function	Anadromous Fish Habitat	Lower	
	Value		Lower	
<i>Aquatic Habitat</i>	Function	Waterbird Nesting Habitat	Moderate	
	Value		Moderate	
<i>Ecosystem Support</i>	Function	Native Plant Diversity	Higher	
	Value		Higher	
<i>Carbon Sequestration</i>	Function		Lower	
<i>Public Use & Recognition</i>	Value		Lower	
<i>Sensitivity</i>	Function		Higher	
<i>Ecological Condition</i>	Function		Lower	LM
<i>Stressors</i>	Function		Moderate	LM

Aquatic Resources of Special Concern (ARSC)

ARSC Mature Forested Wetlands- wetlands in which trees have an aerial cover of 30% or more and either the average diameter at breast height of a minimum of 10 trees exceeds 18 inches, the average age of trees exceeds 80 years, or there are >5 trees/acre with diameter >32 inches.

The wetlands onsite do contain mature forested wetlands and do meet the following criteria for ARSC. Average diameter at breast height of the *Picea sitchensis* dominated wetlands a minimum of 10 trees exceeds 18 inches.

To minimize impacts to existing resources the applicant is proposing to remove only six trees for the placement of the homesite and driveway.

B. Describe the existing navigation, fishing and recreational use of the waterbody or wetland.
There are no existing navigation, fishing and recreational use of the wetlands.

(7) PROJECT SPECIFIC CRITERIA AND ALTERNATIVES ANALYSIS

Describe project-specific criteria necessary to achieve the project purpose. Describe alternative sites and project designs that were considered to avoid or minimize impacts to the waterbody or wetland.*

Project specific criteria necessary to achieve the project purpose includes the following:

- Provide an affordable single-family residence within the market area
- Provide utility access and street connectivity per the Tillamook County Transportation Plan
- Avoidance of waters/wetlands

Offsite Alternatives

Due to the size and location of the tax lot currently owned by the applicant there were no other offsite alternatives explored.

Preferred Alternative:

This alternative impacts only 0.41 acres of wetlands and avoids 2.88 acres of contiguous wetlands for the construction of a single-family residence and a driveway. The position of the home within the tax lot is determined by the property line setbacks and driveway orientation. Fill material and wetland impacts required for the placement of the home has been reduced only to amenities necessary for the establishment of a single-family residence. Access to the home is required from existing public right of ways to the west.

Additional information has recently been obtained from a Geotechnical Report requiring a specific foundation for the home and required water quality treatment facilities has increased the wetland impact area.

The preferred site design is considered to be the most practicable alternative based on

- Avoidance of 2.88 acres of contiguous forested wetlands
- Efficient utility access and street connectivity per Tillamook County
- Impacted moderate functioning wetlands would be compensated through the approved Wilson Trask Nestucca – ILF that will provide a lift in the functions and values.

Reduced Impact Alternatives:

Another alternative that was considered was a single driveway to the residence. This would reduce the wetland impacts by around 300 sq. ft. This alternative was not chosen since it does not provide a loop from Austin to Bilyeu Avenues allowing an emergency entrance and exit to the residence.

* Not required by the Corps for a complete application, but is necessary for individual permits before a permit decision can be rendered.

Other alternatives to reduce the impacts such as retaining walls, riprap, or soil banks were not considered since the gradient of the site is so flat. The applicant has already reduced the wetland impacts as the square footage of the proposed house is a mere 678 sq. ft.

No Wetland Impact Alternative:

This plan would avoid the entire 3.29 acres of wetlands. In this scenario a home would not be able to be constructed due to the extent of the wetlands onsite. There are uplands located along the eastern property boundary, however, this area is inaccessible without a driveway crossing the existing wetlands. This alternative would not meet the project criteria.

Measures to avoid and minimize effects of changes:

Based on the preferred site plan the applicant is proposing to avoid 2.88 acres of wetlands that continue offsite to the north and south. In addition, the applicant will strategically remove only trees within the impact areas to conserve the esthetics of the site and further minimize the effects of the development.

(8) ADDITIONAL INFORMATION

- Are there state or federally listed species on the project site? Yes No Unknown
- Is the project site within designated or proposed critical habitat? Yes No Unknown
- Is the project site within a national Wild and Scenic River ? Yes No Unknown
- Is the project site within a State Scenic Waterway? Yes No Unknown
- Is the project site within the 100-year floodplain? Yes No Unknown

If yes to any above, explain in Block 6 and describe measures to minimize adverse effects to those resources in Block 7.

- Is the project site within the Territorial Sea Plan (TSP) Area? Yes No Unknown

If yes, attach TSP review as a separate document for DSL.

- Is the project site within a designated Marine Reserve? Yes No Unknown

If yes, certain additional DSL restrictions will apply.

- Will the overall project involve ground disturbance of one acre or more? Yes No Unknown

If yes, you may need a 1200-C permit from the Oregon Department of Environmental Quality (DEQ).

- Is the fill or dredged material a carrier of contaminants from on-site or off-site spills? Yes No Unknown

- Has the fill or dredged material been physically and/or chemically tested? Yes No Unknown

If yes, explain in Block 6 and provide references to any physical/chemical testing report(s).

- Has a cultural resource (archaeological and/or built environment) survey been performed on the project area? Yes No Unknown

- Do you have any additional archaeological or built environment documentation, or correspondence from tribes or the State Historic Preservation Office? Yes No Unknown

If yes, provide a copy of the survey and/or documentation of correspondence with this application to the Corps only. Do not describe any resources in this document. Do not provide the survey or documentation to DSL.

Is the project part of a DEQ Cleanup Site? No Yes Permit number _____
DEQ contact. _____

- Will the project result in new impervious surfaces or the redevelopment of existing surfaces? Yes No
- If yes, the applicant must submit a post-construction stormwater management plan as part of this application to DEQ's 401 WQC program for review and approval, see <https://www.oregon.gov/deq/FilterDocs/401wqcertPostCon.pdf>**

Identify any other federal agency that is funding, authorizing or implementing the project.

Agency Name	Contact Name	Phone Number	Most Recent Date of Contact
-------------	--------------	--------------	-----------------------------

List other certificates or approvals/denials required or received from other federal, state or local agencies for work described in this application.

Agency	Certificate / approval / denial description	Date Applied
Tillamook County	Residential Septic Site Evaluation Approval	8/4/2020

Other DSL and/or Corps Actions Associated with this Site (Check all that apply.)

Work proposed on or over lands owned by or leased from the Corps (may require authorization pursuant to 33 USC 408). These could include the federal navigation channel, structures, levees, real estate, dikes, dams, and other Corps projects.

- | | | |
|--|-----------------------|-----------------|
| <input type="checkbox"/> State owned waterway | DSL Waterway Lease #: | |
| <input type="checkbox"/> Other Corps or DSL Permits | Corps # | DSL # |
| <input type="checkbox"/> Violation for Unauthorized Activity | Corps # | DSL # |
| <input checked="" type="checkbox"/> Wetland and Waters Delineation | Corps # | DSL # 2021-0143 |

Submit the entire delineation report to the Corps; submit only the concurrence letter (if complete) and approved maps to DSL. If not previously submitted to DSL, send under a separate cover letter

(9) IMPACTS, RESTORATION/REHABILITATION, AND COMPENSATORY MITIGATION

A. Describe unavoidable environmental impacts that are likely to result from the proposed project. Include permanent, temporary, direct, and indirect impacts.

The resulting development would permanently impact 0.41 acres of forested wetlands. Due to the proposed stormwater management plan all hydrology within the subject property will be directed and discharged after pre-treatment downslope.

B. For temporary removal or fill or disturbance of vegetation in waterbodies, wetlands or riparian (i.e., streamside) areas, discuss how the site will be restored after construction to include the timeline for restoration.

No temporary impacts proposed.

Compensatory Mitigation

C. Proposed mitigation approach. Check all that apply:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Permittee-responsible Onsite Mitigation | <input type="checkbox"/> Permittee-responsible Offsite mitigation | <input checked="" type="checkbox"/> Mitigation Bank or In-Lieu Fee Program | <input type="checkbox"/> Payment to Provide (not approved for use with Corps permits) |
|--|---|--|---|

D. Provide a brief description of proposed mitigation approach and the rationale for choosing that approach. If you believe mitigation should not be required, explain why.

The onsite wetlands are seasonal and are currently undeveloped. Onsite mitigation was reviewed as part of the development plan; however, the avoided wetlands would not be a good candidate for enhancement due to the existing topography and area available for mitigation.

The proposed adverse effects are considered to be reasonable and these wetland impacts will be mitigated through the purchase of wetland credits through the Wilson Trask Nestucca – ILF which will ensure the proposed wetland impacts will be compensated through mitigation that will result in an increase in wetland functions compared to the existing wetlands proposed to be impacted.

By compensating for the impacts through a wetland mitigation bank the following principle objectives listed in 141-085-0680 (2) will be met based on the results of the best professional judgement which indicates that the

current wetlands onsite proposed for impact are moderate functioning and also moderate value largely due to surrounding developments. We therefore believe that purchase of wetland credits from the Wilson Trask Nestucca – ILF will provide the lift necessary to meet the mitigation requirements.

- (A) The bank will provide functions and values lost at the site which it has successfully provided within this watershed.
- (B) The bank will provide local replacement for locally important functions and values within the same watershed.
- (C) Purchase of mitigation bank credits supports the creation of wetlands that have been designed to be self-sustaining and require minimal long-term maintenance
- (D) The ILF will ensure greater ecological suitability than onsite mitigation and would not provide connectivity to other similar habitats as what is present at the bank.
- (E) The ILF already contains mitigated wetlands and therefore the temporal loss would be considerably minimized vs. developing onsite or other offsite mitigation areas.

Mitigation Bank / In-Lieu Fee Information:

Name of mitigation bank or in-lieu fee project: Wilson Trask Nestucca - ILF
 Type and amount of credits to be purchased: PFO – 0.41

If you are proposing permittee-responsible mitigation, have you prepared a compensatory mitigation plan?

- Yes. Submit the plan with this application and complete the remainder of this section.
- No. A mitigation plan will need to be submitted (for DSL, this plan is required for a complete application).

Mitigation Location Information (Fill out only if permittee-responsible mitigation is proposed)

Mitigation Site Name/Legal Description		Mitigation Site Address	Tax Lot #
County		City	Latitude & Longitude (in DD.DDDD format)
Township	Range	Section	Quarter/Quarter

(10) ADJACENT PROPERTY OWNERS FOR PROJECT AND MITIGATION SITE

<input type="checkbox"/> Pre-printed mailing labels of adjacent property owners attached separately (if more than 30).	Project Site Adjacent Property Owners	Mitigation Site Adjacent Property Owners
LILLY, JEANETTE M & 5425 SW TEXAS ST PORTLAND, OR 97219	HOOK, WILLIAM BENJAMIN 919 HIGHBERGER LP AUMSVILLE, OR 97325	
TIERRA VISTA LLC 360 BELMONT ST NE SALEM, OR 97301		
GIELISH, KEVIN & BRIANNA 38090 PENGRA RD FALL CREEK, OR 97438		
JACK DONAUGH LIFE INSURANCE TRUST 16776 SE GURNEE AVE GLADSTONE, OR 97027		
BATTILEGA, FRANK & JOANNE 16370 NE EILERS RD AURORA, OR 97002		
HUSKEY, ROBERT & HEIDI 1502 C ST HOOD RIVER, OR 97031-1629		
GORDON, TRUDY 19232 WHITNEY LN OREGON CITY, OR 97045		

**(11) CITY/COUNTY PLANNING DEPARTMENT LAND USE AFFIDAVIT
(TO BE COMPLETED BY LOCAL PLANNING OFFICIAL)**

I have reviewed the project described in this application and have determined that:

- This project is not regulated by the comprehensive plan and land use regulations
- This project is consistent with the comprehensive plan and land use regulations
- This project is consistent with the comprehensive plan and land use regulations with the following:
 - Conditional Use Approval
 - Development Permit
 - Other Permit (explain in comment section below)
- This project is not currently consistent with the comprehensive plan and land use regulations. To be consistent requires:
 - Plan Amendment
 - Zone Change
 - Other Approval or Review (explain in comment section below)

An application or variance request has has not been filed for the approvals required above.

Local planning official name (print)	Title	City / County
Melissa Jenck	Land Use Planner II, CFM	Tillamook
Signature	Date	
<i>Melissa Jenck</i>	3/4/2021	
Comments:		
TCLUO Section 3.010, RR-2 Zone allows outright for one (1) single-family dwelling, subject to development standards.		

(12) COASTAL ZONE CERTIFICATION

If the proposed activity described in your permit application is within the Oregon Coastal Zone, the following certification is required before your application can be processed. The signed statement will be forwarded to the Oregon Department of Land Conservation and Development (DLCD) for its concurrence or objection. For additional information on the Oregon Coastal Zone Management Program and consistency reviews of federally permitted projects, contact DLCD at 635 Capitol Street NE, Suite 150, Salem, Oregon 97301 or call 503-373-0050 or click [here](#).

CERTIFICATION STATEMENT

I certify that, to the best of my knowledge and belief, the proposed activity described in this application complies with the approved Oregon Coastal Zone Management Program and will be completed in a manner consistent with the program.

Print /Type Applicant Name	Title
Benjamin Clark	OWNER
Applicant Signature	Date
<i>Benjamin Clark</i>	4/10/21

(13) SIGNATURES

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and, to the best of my knowledge and belief, this information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities. By signing this application I consent to allow Corps or DSL staff to enter into the above-described property to inspect the project location and to determine compliance with an authorization, if granted. I hereby authorize the person identified in the authorized agent block below to act in my behalf as my agent in the processing of this application and to furnish supplemental information in support of this permit application. I understand that the granting of other permits by local, county, state or federal agencies does not release me from the requirement of obtaining the permits requested before commencing the project. I understand that payment of the required state processing does not guarantee permit issuance. To be considered complete, the fee must accompany the application to DSL. The fee is not required for submittal of an application to the Corps.

Fee Amount Enclosed	\$339.00
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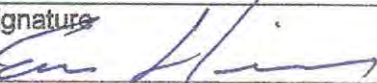
Applicant Signature (required) must match the name in Block 2

Print Name Ben Clark	Title Owner/Applicant
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Signature 	Date 1/5/2021
--	------------------

Authorized Agent Signature

Print Name Eric Henning	Title Managing Member, ZNR
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Signature 	Date 3/15/2021
--	-------------------

Landowner Signature(s) ✓**Landowner of the Project Site (if different from applicant)**

Print Name	Title
------------	-------

Signature	Date
-----------	------

Landowner of the Mitigation Site (if different from applicant)

Print Name	Title
------------	-------

Signature	Date
-----------	------

Department of State Lands, Property Manager (to be completed by DSL)

If the project is located on _____, DSL staff will obtain a signature from the Land Management Division of DSL. A signature by DSL for activities proposed on state-owned submerged/submersible lands only grants the applicant consent to apply for a removal-fill permit. A signature for activities on state-owned submerged and submersible lands grants no other authority, express or implied and a separate proprietary authorization may be required.

Print Name	Title
------------	-------

Signature	Date
-----------	------

* Not required by the Corps.

(14) ATTACHMENTS

- Drawings
 - Location map with roads identified
 - U.S.G.S topographic map
 - Tax lot map
 - Site plan(s)
 - Plan view and cross section drawing(s)
 - Recent aerial photo
 - Project photos
 - Erosion and Pollution Control Plan(s), if applicable
 - DSL / Corps Wetland Concurrence letter and map, if approved and applicable
- Pre-printed labels for adjacent property owners (Required if more than 30)
- Incumbency Certificate if applicant is a partnership or corporation
- Restoration plan or rehabilitation plan for temporary impacts
- Mitigation plan
- Wetland functional assessments, if applicable
 - Cover Page
 - Score Sheets
 - ORWAP OR, F, T, & S forms
 - ORWAP Reports
 - Assessment Maps
 - ORWAP Reports: Soils, Topo, Assessment area, Contributing area
- Stream Functional Assessments, if applicable
 - Cover Page
 - Score Sheets
 - SFAM PA, PAA, & EAA forms
 - SFAM Report
 - Assessment Maps
 - Aerial Photo Site Map and Topo Site Map (Both maps should document the PA, PAA, & EAA)
- Compensatory Mitigation (CM) Eligibility & Accounting [Worksheet](#)
 - Matching Quickguide sheet(s)
 - CM Eligibility & Accounting sheet
- Alternatives analysis
- Biological assessment (if requested by the Corps project manager during pre-application coordination)
- Stormwater management plan (may be required by the Corps or DEQ)
- Other
 - Please describe:

For U.S. Army Corps of Engineers send application to:

USACE Portland District
ATTN: CENWP-ODG-P
PO Box 2946
Portland, OR 97208-2946
Phone: 503-808-4373
portlandpermits@usace.army.mil

Counties:

Baker, Benton, Clackamas, Clatsop, Columbia, Gilliam,
Grant, Hood River, Jefferson, Lincoln, Linn, Malheur,
Marion, Morrow, Multnomah, Polk, Sherman, Tillamook,
Umatilla, Union, Wallowa, Wasco, Washington, Wheeler,
Yamhill

U.S. Army Corps of Engineers
ATTN: CENWP-ODG-E
211 E. 7th AVE, Suite 105
Eugene, OR 97401-2722
Phone: 541-465-6868
portlandpermits@usace.army.mil

Counties:

Coos, Crook, Curry, Deschutes, Douglas, Jackson,
Josephine, Harney, Klamath, Lake, Lane

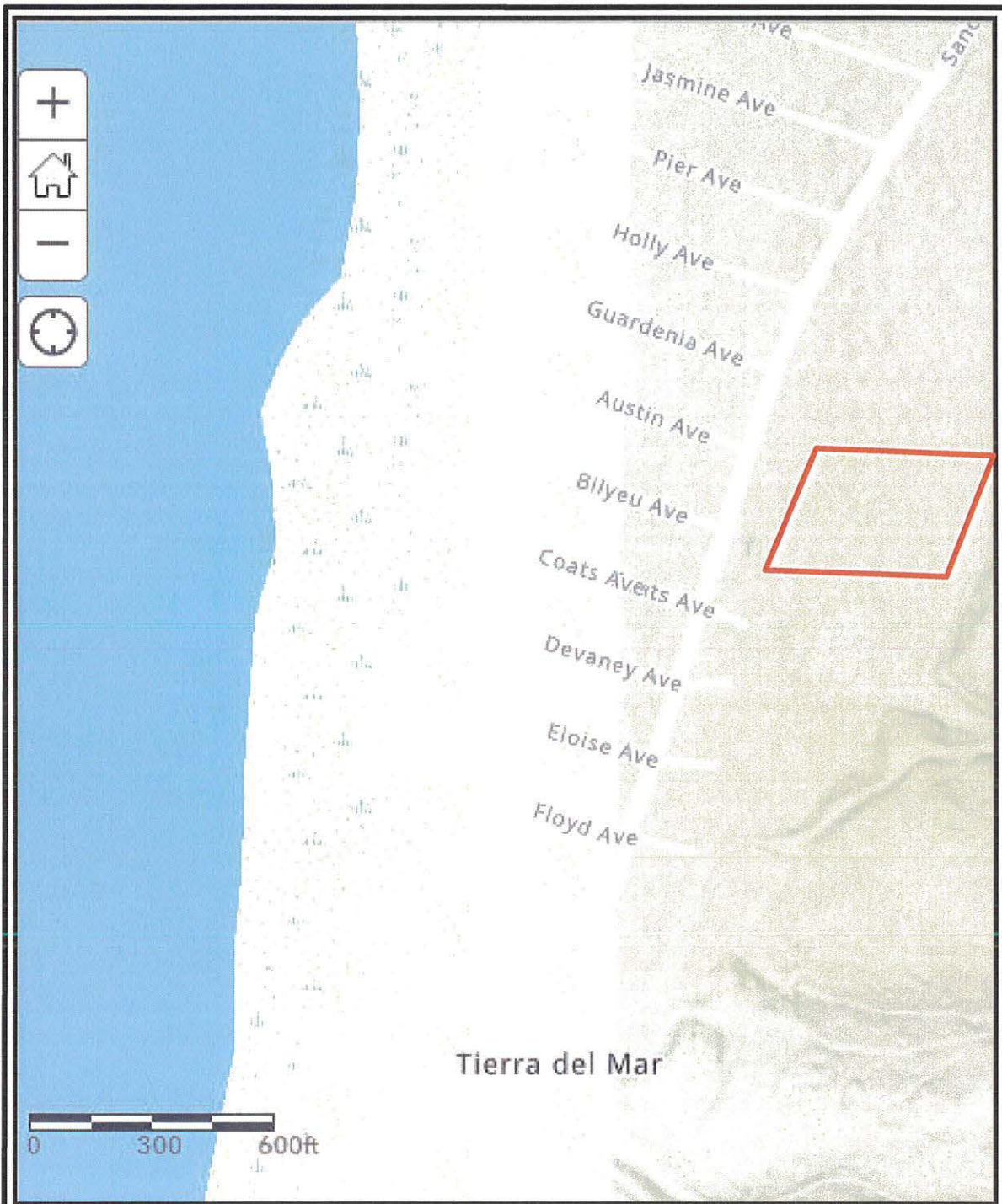
For Department of State Lands send application to:

West of the Cascades:
Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
Phone: 503-986-5200

East of the Cascades:
Department of State Lands
1645 NE Forbes Road, Suite 112
Bend, Oregon 97701
Phone: 541-388-6112

For Department of Environmental Quality e-mail application to:

ATTN: DEQ 401 Certification Program
Water Quality
700 NE Multnomah St, Suite 600
Portland, OR 97232
401applications@deq.state.or.us



Tierra del Mar



FIGURE 1
Vicinity Map

Project: Ben Clark



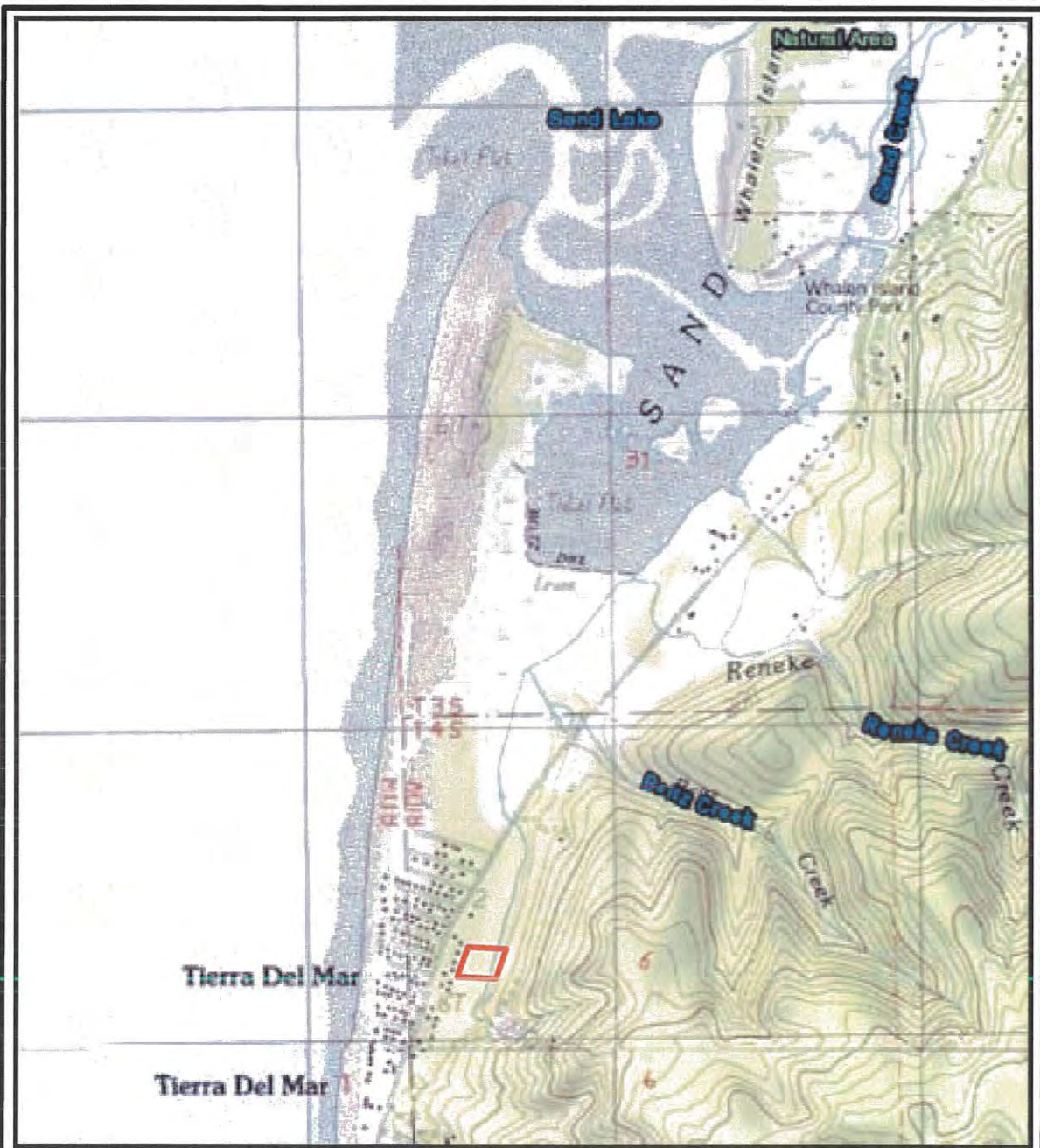


FIGURE 3
USGS Topo Map
Project: Ben Clark





FIGURE 4
Aerial Photo – Google Earth June 22nd, 2017
Project: Ben Clark



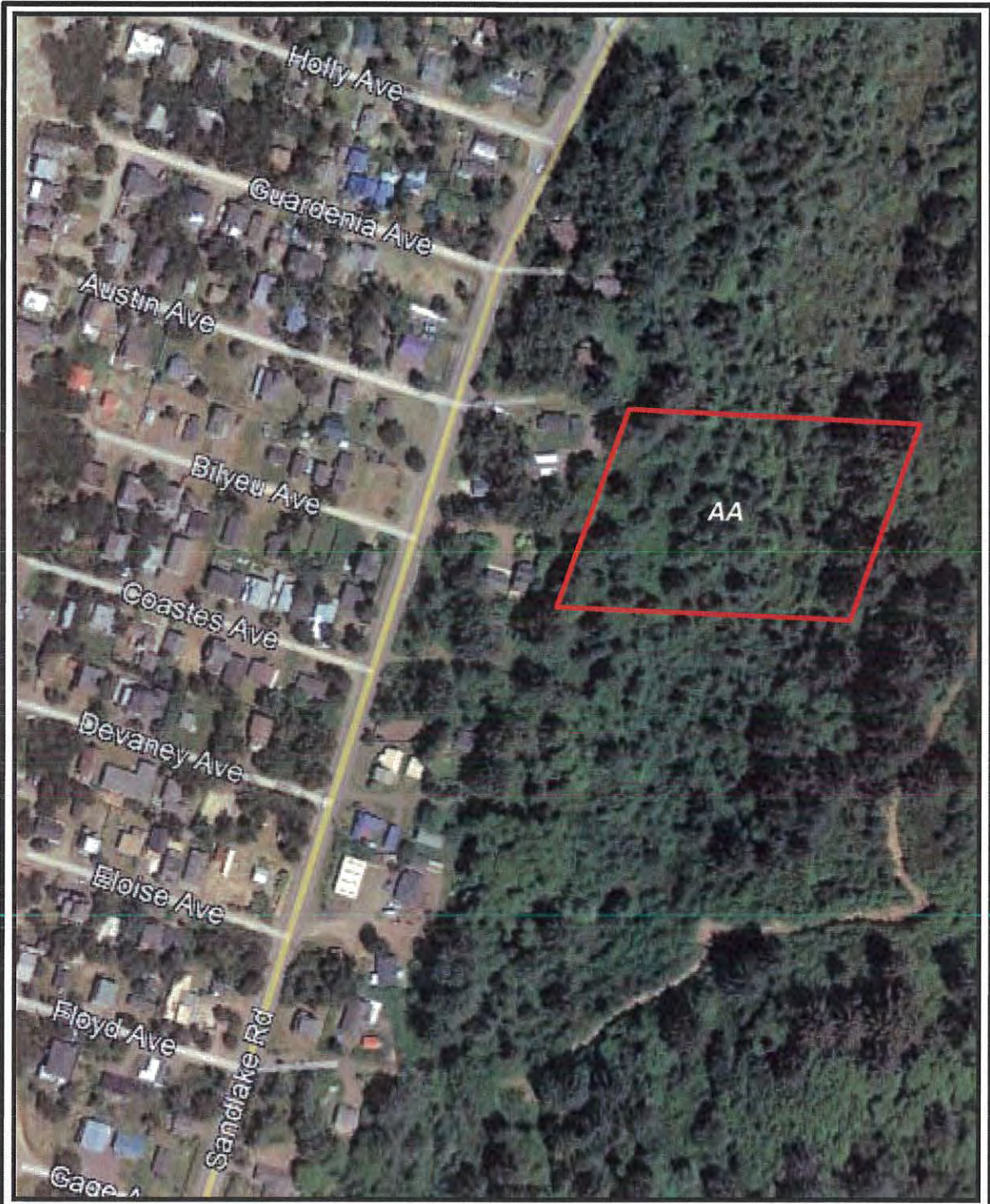


FIGURE 5
ORWAP Assessment Area (AA)

Project: Clark Residence



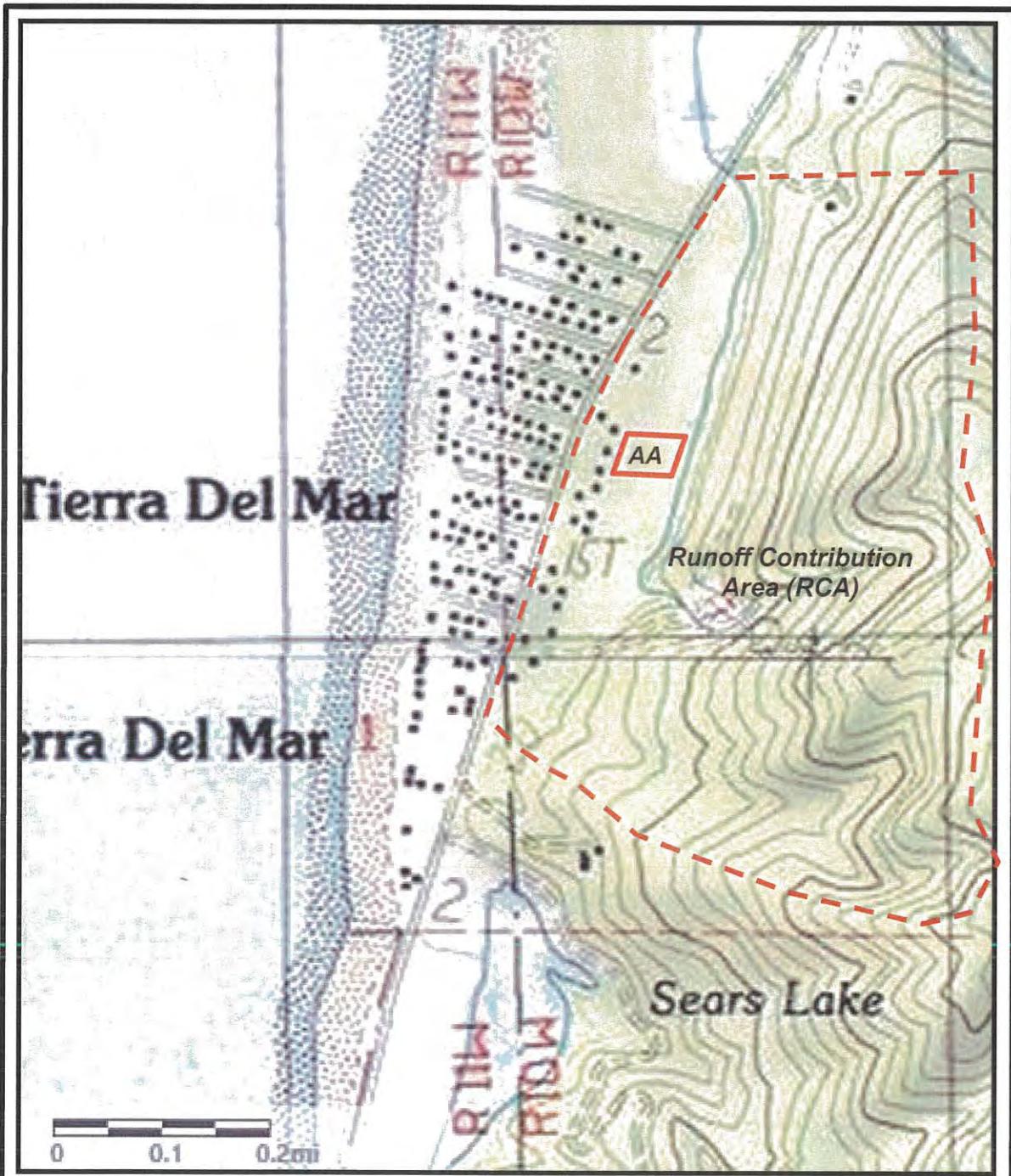
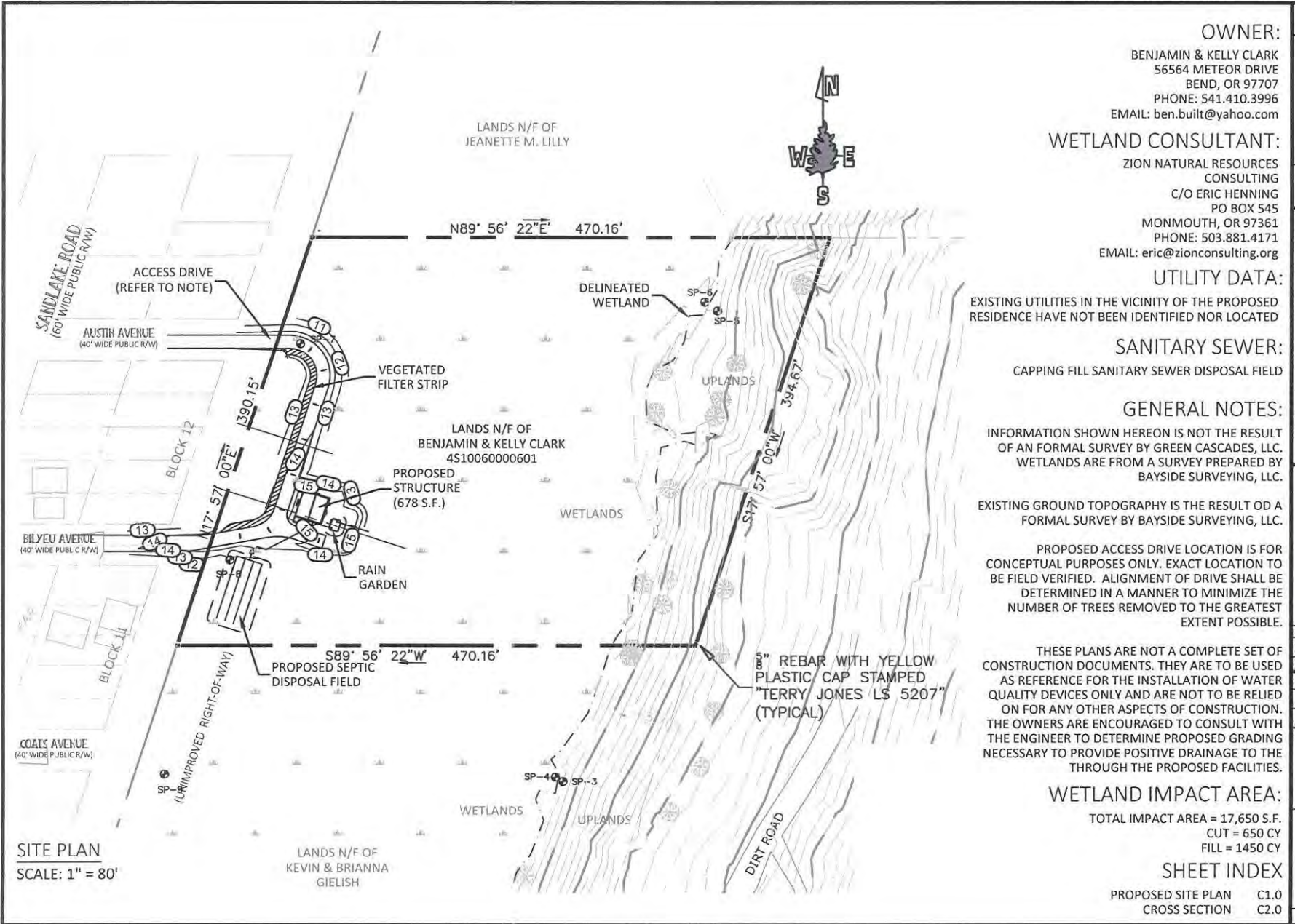


FIGURE 6
ORWAP Runoff Contribution Area (RCA)

Project: Clark Residence





SITE PLAN
SCALE: 1" = 80'

OWNER:
BENJAMIN & KELLY CLARK
56564 METEOR DRIVE
BEND, OR 97707
PHONE: 541.410.3996
EMAIL: ben.built@yahoo.com

WETLAND CONSULTANT:
ZION NATURAL RESOURCES
CONSULTING
C/O ERIC HENNING
PO BOX 545
MONMOUTH, OR 97361
PHONE: 503.881.4171
EMAIL: eric@zionconsulting.org

UTILITY DATA:
EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED RESIDENCE HAVE NOT BEEN IDENTIFIED NOR LOCATED

SANITARY SEWER:
CAPPING FILL SANITARY SEWER DISPOSAL FIELD

GENERAL NOTES:
INFORMATION SHOWN HEREON IS NOT THE RESULT OF AN FORMAL SURVEY BY GREEN CASCADES, LLC. WETLANDS ARE FROM A SURVEY PREPARED BY BAYSIDE SURVEYING, LLC.

EXISTING GROUND TOPOGRAPHY IS THE RESULT OF A FORMAL SURVEY BY BAYSIDE SURVEYING, LLC.

PROPOSED ACCESS DRIVE LOCATION IS FOR CONCEPTUAL PURPOSES ONLY. EXACT LOCATION TO BE FIELD VERIFIED. ALIGNMENT OF DRIVE SHALL BE DETERMINED IN A MANNER TO MINIMIZE THE NUMBER OF TREES REMOVED TO THE GREATEST EXTENT POSSIBLE.

THESE PLANS ARE NOT A COMPLETE SET OF CONSTRUCTION DOCUMENTS. THEY ARE TO BE USED AS REFERENCE FOR THE INSTALLATION OF WATER QUALITY DEVICES ONLY AND ARE NOT TO BE RELIED ON FOR ANY OTHER ASPECTS OF CONSTRUCTION. THE OWNERS ARE ENCOURAGED TO CONSULT WITH THE ENGINEER TO DETERMINE PROPOSED GRADING NECESSARY TO PROVIDE POSITIVE DRAINAGE TO THE THROUGH THE PROPOSED FACILITIES.

WETLAND IMPACT AREA:
TOTAL IMPACT AREA = 17,650 S.F.
CUT = 650 CY
FILL = 1450 CY

SHEET INDEX

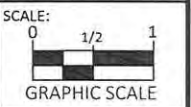
PROPOSED SITE PLAN	C1.0
CROSS SECTION	C2.0

DATE	REVISION	CHKD
08-05-21	GRADED WITH REAL EG TOPO	MJR

PROPOSED SITE PLAN
PROJECT: CLARK RESIDENCE
PREPARED FOR: BENJAMIN & KELLY CLARK
SITUATE IN: TIERRA DEL MAR, OREGON



ENGINEER: M.J. RICCITELLI
DRAFTED: M.J. RICCITELLI
DATE: 06-29-2021



SHEET No.
C1.0

PROJECT#: 0801-21

CHKD	REVISION	DATE
MJR	GRADED WITH REAL EG TOPO	08-05-21

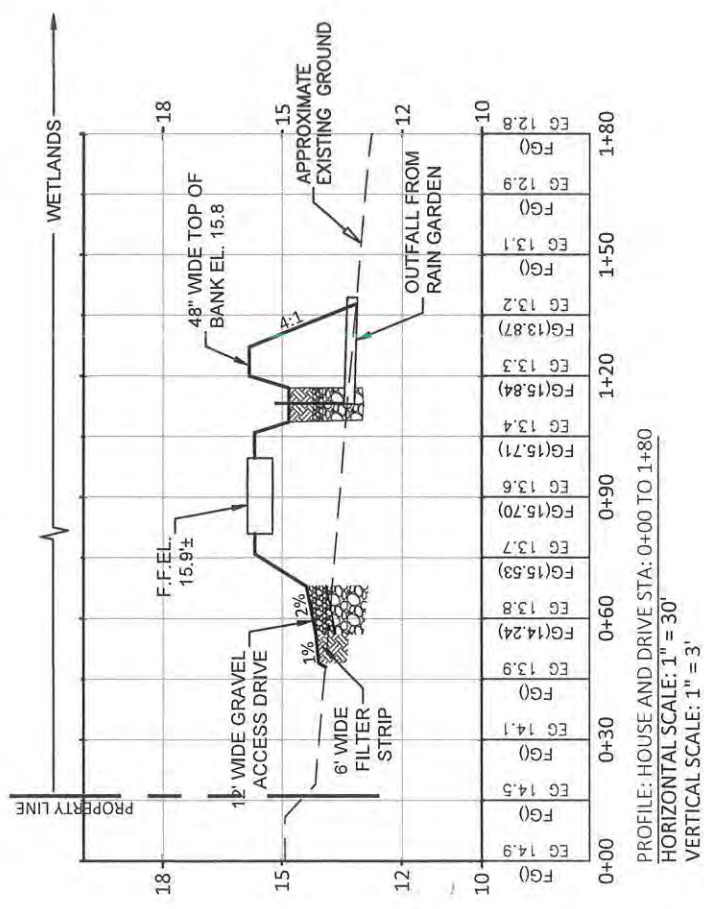
CROSS SECTION
 PROJECT: CLARK RESIDENCE
 PREPARED FOR: BENJAMIN & KELLY CLARK
 SITUATE IN: TIERRA DEL MAR, OREGON

GREEN Cascades, LLC
 CIVIL DESIGN & CONSTRUCTION ENGINEERING
 770 DALY ROAD, SUITE 300
 ALBANY, OR 97330
 Mike@GreenCascades.com

ENGINEER: M.J. RICCI TELLI
 DRAFTED: M.J. RICCI TELLI
 DATE: 06-29-2021



SHEET No. **C2.0**
 PROJECT#: 0801-21





Credit Request Form Oregon In-Lieu Fee Program

**Oregon Department
of State Lands**

AGENCIES WILL ASSIGN NUMBERS		
DSL Permit No. 63193 GP	Army Corps of Engineers Permit No. NWP-2021-135	180-day reservation ends:
In-Lieu Fee Project Name # of Credits Purchased Payment Amount	Project Number:	PCA code(s) \$ - PCA 13012-0218 (70%) \$ - PCA 13013-0218 (30%)

SEND ONE SIGNED COPY OF YOUR MATERIALS TO

Oregon Department of State Lands, ATTN: In-Lieu Fee Mitigation Specialist, 775 Summer Street NE, Suite 100, Salem, OR, 97301, -OR- fax to (503) 378-4844 -OR- email to dana.field@state.or.us.

*Include an ORWAP functional assessment (if this was the method required) with your request if proposing purchase of wetland credits from the Half Mile Lane project.

(1) APPLICANT INFORMATION

<u>Applicant</u>		Business Phone #	541-410-3996
Name and Address	Ben Clark 56564 Meteor Dr. Bend, OR 97707	Home Phone #	
		Fax #	
		Email	ben.built@yahoo.com
<u>Authorized Agent</u>		Business Phone #	503-881-4171
Name and Address	Eric Henning Zion Natural Resources Consulting PO Box 545 Monmouth, OR 97361	Home Phone #	
		Fax #	
<u>Check one</u>		Email	eric@zionconsulting.org
Consultant	<input checked="" type="checkbox"/>		
Contractor	<input type="checkbox"/>		

(2) PROJECT LOCATION

Street, Road or Other Descriptive Location		Legal Description (attach <u>tax lot map</u> *)			
East of Austin and Bilyeu Avenues		Township	Range	Section	Quarter/Quarter
		4S	10W	6	
In or near (City or Town)	County	Tax Map #	Tax Lot #		
Tierra Del Mar	Tillamook	4.10.6	601		
<u>Latitude (in DD.DDDD format)</u> 45.2522		<u>Longitude (in DD.DDDD format)</u> -123.9629			

(3) PROPOSED PROJECT INFORMATION

How many credits are needed? 0.41 Credits	When will the credits be purchased by? 12/1/2021
--	---

Oregon Rapid Wetland Assessment (ORWAP) V.3.2.*	Cover Page: Basic Description of Assessment
Site Name:	Clark Residence
Investigator Name:	Eric Henning
Date of Field Assessment:	8/1/2021
County:	Tillamook
Nearest Town:	Tierra Del Mar
Latitude (decimal degrees):	45.2522
Longitude (decimal degrees):	-123.9629
TRS, quarter/quarter section and tax lot(s):	T4S, R10W, Sec 6, tax lot 601
Approximate size of the Assessment Area (AA, in acres):	4.05
AA as percent of entire wetland (approx.). Attach sketch map if AA is smaller than the entire contiguous wetland.	5%
If delineated, DSL file number (WD #) if known:	2021-0143
Cowardin Systems & Classes (indicate all present, based on field visit and/or aerial imagery): <u>Systems:</u> Palustrine =P, Riverine =R, Lacustrine =L, Estuarine =E <u>Classes:</u> Emergent =EM, Scrub-Shrub =SS, Forested =FO, Aquatic Bed (incl. SAV) =AB, Open Water =OW, Unconsolidated Bottom =UB, Unconsolidated Shore =US	PFO
Predominant HGM Class: Estuarine=E, Lacustrine=L, Riverine=R, S= Slope, F= Flats, D= Depressional	F
Soil Unit Mapped in Most of the AA:	Heceta fine sand
If tidal, the tidal phase during most of visit:	
What percent (approximate) of the wetland were you able to visit?	0
What percent (approximate) of the AA were you able to visit?	1
Have you attended an ORWAP training session? If so, indicate approximate month & year.	
How many wetlands have you assessed previously using ORWAP (approximate)?	
Comments about the site or this ORWAP assessment (attach extra page if desired):	

Date: 8/1/2021		Name: Eric Henning		Site: Clark Residence		
Form OF Office Data ORWAP V. 3.2		Conduct an assessment <u>only after reading the accompanying Manual and explanations in column E below</u> . Answering many of the following questions requires viewing aerial imagery and maps, covering an area up to within 2 miles of the AA. For each affirmative answer, change the 0 in the "Data" column to a "1" . Answer all items except where directed to skip to others. Questions whose cells in "Data" column have a "W" MUST be answered for the ENTIRE wetland and bordering waters.		For a list of functions to which each question pertains, see bracketed codes in column E. Codes for functions and their benefits are: WS= Water Storage, WC= Water Cooling, SR= Sediment Retention, PR= Phosphorus Retention, NR= Nitrate Removal, CS= Carbon Sequestration, OE= Organic Nutrient Export, INV= Aquatic Invertebrate Habitat, FA= Anadromous Fish Habitat, FR= Resident Fish Habitat, AM= Amphibians & Reptile Habitat, WBF= Feeding Waterbird Habitat, WBN= Nesting Waterbird Habitat, SBM= Songbird, Raptor, & Mammal Habitat, POL= Pollinator Habitat, PD= Native Plant Diversity, PU= Public Use & Recognition, EC= Ecological Condition, Sens= Sensitivity, STR= Stressors.		For guidance and detailed descriptions of how Excel calculates the numbers in the Scores worksheet, see the Technical Supplement and Appendix C of the Manual. For a documented rationale for each indicator, open each of the worksheet tabs at the bottom (one for each function or value) and see column H.
#	Indicators	Condition Choices	Data	Explanations, Definitions (Column E)	Cell Name	Comments
OF1	Distance to Extensive Perennial Cover (DistPerCov)	The distance from the AA edge to the edge of the closest patch or corridor of perennial cover (see definition in column E) larger than 100 acres is:		Corridor - is simply an elongated patch of perennial cover that is not narrower than 150 ft at any point.		
		<100 ft.	1	Perennial cover - is vegetation that includes wooded areas, native prairies, sagebrush, vegetated wetlands, as well as relatively unmanaged commercial lands in which the ground is disturbed less than annually, such as hayfields, lightly grazed pastures, timber harvest areas, and rangeland. <u>It does not include water, row crops (e.g., vegetable, orchards, Christmas tree farms), lawns, residential areas, golf courses, recreational fields, pavement, bare soil, rock, bare sand, or gravel or dirt roads.</u> [AM, WBN, PD, PDv, POL, SBM, Sens, STR]		
		100 to <300 ft.	0			
		300 to <1000 ft.	0			
		1000 ft. to <0.5 mile.	0			
		0.5 mile to 2 miles.	0			
> 2 miles.	0					
OF2	Distance to Tidal Waters (DistTidal)	The distance from the AA edge to the closest body of tidal water is:		Tidal water - If unclear whether a water body is tidal, check the ORWAP Map Viewer's Headtide layer (expand Hydrology), or check with local sources. Assume Columbia River is tidal east to Bonneville Dam and the Willamette River south to the Oregon City Falls. [WBF]		
		<1 mile.	1			
		1-5 miles.	0			
		>5 miles.	0			
OF3	Distance to Ponded Water (DistPond)	The distance from the AA edge to the closest (but separate) body of nontidal fresh water (wetland, pond, or lake) that is ponded all or most of the year is:		Use field observations, aerial imagery, and/or the ORWAP Map Viewer's Persistent Nontidal layer (expand Wetlands/National Wetlands Inventory). [AM, WBF, WBN, SBM, PD, Sens]		
		<100 ft.	0			
		100 to <300 ft.	0			
		300 to <1000 ft.	0			
		1000 ft. to < 0.5 mile.	1			
		0.5 mile to 2 miles.	0			
		>2 miles.	0			
OF4	Distance to Lake (DistLake)	The distance from the AA edge to the closest (but separate) body of nontidal fresh water (wetland, pond, or lake) that is ponded during most of the year and is larger than 20 acres (about 1000 ft on a side) is:		Use field observations, aerial imagery, and/or the ORWAP Map Viewer's Persistent Nontidal layer (expand Wetlands/National Wetlands Inventory). [WBF, WBN]		
		<1 mile.	0			
		1-5 miles.	0			
		>5 miles.	1			
OF5	Distance to Herbaceous Open Land (DistOpenL)	The distance from the AA edge to the closest patch of herbaceous openland larger than 10 acres and in flat terrain is:		Herbaceous openland - includes both perennial and non-perennial cover. For example, it can include pasture, herbaceous wetland, meadow, prairie, ryegrass fields, row crops, herbaceous rangeland, golf courses, grassed airports, and hayfields. <u>Do not include</u> open water of lakes, ponds, or rivers; or unvegetated surfaces; or areas with woody vegetation. In dry parts of the state, croplands in flat areas are often irrigated and are distinctly greener in aerial images. Flat terrain - means slope of less than 5%. [WBF, WBN, POL]		
		<100 ft.	0			
		100 to <300 ft.	0			
		300 to <1000 ft.	0			
		1000 ft. to < 0.5 mile.	1			
		0.5 mile to 2 miles.	0			
		>2 miles.	0			

OF6	Distance to Nearest Busy Road (DistRd)	The distance from the <u>AA center</u> to the nearest road with an average daytime traffic rate of at least 1 vehicle/minute is:		Estimate this traffic rate threshold using your judgment and considering the road width, local population, distance to densely settled areas, alternate routes, and other factors.	
		<100 ft.	0		
		100 to <300 ft.	0	[AM,SBM,PD,PUv,STR]	
		300 to < 0.5 mile.	0		
		0.5 to <1 miles.	0		
		1 to 2 miles.	0		
OF7	Size of Largest Nearby Patch of Perennial Cover (SizePerenn)	Including the AA's vegetated area, the largest patch or corridor that is perennial cover and is contiguous with vegetation in the AA (i.e., not separated by roads or channels that create gaps wider than 150 ft), occupies:		Contiguous -Abutting, with no major physical separation that prohibits free exchange or flow of surface water (i.e., not separated by roads or channels that create gaps wider than 150 ft)	
	<.01 acre.	0		Perennial cover - See OF1.	
	.01 to < 1 acre.	0			
	1 to <10 acres.	0		Disqualify any patch or corridor of perennial cover where it becomes separated from the AA by a gap of >150 ft, if the gap is comprised of unvegetated land or if the corridor narrows to less than 150 ft.	
	10 to <100 acres.	0			
	100 to <1000 acres.	0			
	1000 to 10,000 acres.	0	[AM,SBM,PD,POL,Sens,STR]		
	>10,000 acres.	0			
OF8	Wetland Type Local Uniqueness (UniqPatch)	Select EACH of the vegetation types below that comprise more than 10% of the AA AND less than 10% of a <u>0.5 mile</u> radius around the AA. (See Column E).		This is a 2-part question: (1) If no vegetation class comprises more than 10% of the AA, answer "none of the above." (2) If a vegetation class does comprise more than 10% of the AA, determine if that vegetation class also comprises less than 10% of a 0.5 mile circle (~50 acres).	
		Herbaceous vegetation (perennial grasses, sedges, forbs; not under a woody canopy; not crops).	0		
		Unshaded shrubland (woody plants shorter than 20 ft).	0		
		Trees (woody plants taller than 20 ft).	0	[INV,AMv,WBFv,WBNv,SBMv,PDv,POLv,Sens]	
		None of above.	0		
OF9	Perennial Cover Percentage (PerCovPct)	Within a <u>2-mile</u> radius of the AA center, the percentage of <u>land</u> that has perennial cover is:		Perennial cover - is vegetation that includes wooded areas, native prairies, sagebrush, vegetated wetlands, as well as relatively unmanaged commercial lands in which the ground is disturbed less than annually, such as hayfields, lightly grazed pastures, timber harvest areas, and rangeland. It does not include water, row crops (e.g., vegetable, orchards, Christmas tree farms), lawns, residential areas, golf courses, recreational fields, pavement, bare soil, rock, bare sand, or gravel or dirt roads.	
		<5% of the land.	0		
		5 to <20% of the land.	0		
		20 to <60% of the land.	0	[FA,AM,SBM,POL,Sens,STR]	
		60 to 90% of the land.	0		PerennAll
OF10	Forest Percentage (ForestPct)	Within a <u>2-mile</u> radius of the AA center, the cumulative amount of <u>forest</u> (regardless of forest patch sizes, and including any in the AA) is:		Forested patch - is a land cover patch that currently has >70% cover of woody plants taller than 20 ft. May be in a plantation.	
	<5% of the circle.	0			
	5 to <20%.	0	[FA,SBM,STR]		
	20 to <50%.	0			
	50 to 80%.	0			
	>80%.	0			
OF11	Herbaceous Open Land Percentage (OpenLpct)	Within a <u>2-mile</u> radius of the AA center, the amount of herbaceous openland in flat terrain is:		Herbaceous openland - can include both perennial and non-perennial cover. For example, it can include pasture, herbaceous wetland, meadow, prairie, ryegrass fields, row crops, herbaceous rangeland, golf courses, grassed airports, and hayfields.	
		<5% of the land.	0		
		5 to <20%.	0	Do not include open water of lakes, ponds, or rivers; or unvegetated surfaces; or areas with woody vegetation.	
		20 to <50%.	0		
		50 to 80%.	0	Flat terrain - means slope of less than 5%.	
	>80%.	0	[WBF,WBN,POL]		

OF12	Landscape Wetland Connectivity (ConnScapeW)	Within a 2-mile radius of the AA center:		Corridor - is simply an elongated patch of perennial cover that is not narrower than 150 ft at any point.	
		There are NO other wetlands.	0		
		There are other wetlands (or a wetland), but NONE are connected to the AA by a corridor of perennial vegetation. The corridor must be at least 150 ft wide along its entire length and not interrupted by roads with regular traffic.	0	Regular traffic - is at least 1 vehicle per hour during the daytime throughout most of the growing season. Assess this based on local knowledge, type of road, and proximity to developed areas.	
		There are other wetlands (or a wetland), and ALL are connected to the AA by the type of corridor described.	0	Perennial - see OF9 for definition. [WBN,SBM,Sens,STR]	
OF13	Local Wetland Connectivity (ConnLocalW)	Within a 0.5 mile radius of the AA center:		Regular traffic - is at least 1 vehicle per hour during the daytime throughout most of the growing season. Assess this based on local knowledge, type of road, and proximity to developed areas.	
		There are NO other wetlands.	0		
		There are other wetlands (or a wetland), but NONE are connected to the AA by a corridor of perennial vegetation. The corridor must be at least 150 ft wide along its entire length and not interrupted by roads with regular traffic.	0	Perennial - see OF9 for definition. IF possible, field verify	
		There are other wetlands (or a wetland), and ALL are connected to the AA by the type of corridor described.	0	[AM,WBN,SBM,PD,Sens,STR]	
OF14	Wetland Number & Diversity Uniqueness (HUCbest)	According to the ORWAP Report, this AA is located in one of the HUCs that are listed as having a large diversity, area, or number of wetlands relative to the area of the HUC. Select ALL of the following that are true:		In the ORWAP Report, under the Watershed Information section and the HUC Best table, look at the columns "Is HUC Best?" and "Greatest Criteria Met."	
		Yes, for the HUC8 watershed	0	[AM,WBF,WBN,SBM,Sens]	
		Yes, for the HUC10 watershed	0		
		Yes, for the HUC12 watershed	1		
		None of above.	0		
OF15	Landscape Functional Deficit (GISscore)	In the ORWAP Report, find the HUC 12 Functional Deficit table. Select ALL functions below that have a notation for that HUC.		In the ORWAP Report, under the Watershed Information section, look at the Functional Deficit table. Enter 1 for each of the listed functions that are noted.	
		Water storage (WS)	0		
		Sediment retention (SR)	0	These are HUCs in which a relatively small number, or proportional area, of the wetlands are likely to be performing the named function, thus adding value to those that are.	
		Nutrient transformation (NT)	0		
		Thermoregulation (WC)	0	See ORWAP's Technical Supplement for explanation of how the FuncDeficit was calculated.	
		Aquatic invertebrate habitat (INV)	0		
		Amphibian habitat (AM)	0	[WSv,WCv,SRv,PRv,INVv,FAv,AMv,WBNv]	
		Fish habitat (FH)	0		
		Waterbird habitat (WB)	0		
		None of above.	1		
OF16	Conservation Designations of the AA or Local Area (ConDesig)	On the ORWAP Map Viewer, use the layers indicated below to answer. Select ALL of the following that are true:		In the ORWAP Map Viewer, use the applicable layers.	
		(a) The AA is within or connected to a stream or other water body and this stream or water body has been designated as ESH within 0.5 miles of the AA, according to the Essential Salmonid Habitat (ESH) layer.	0	Include areas not shown as ESH, if ODFW has confirmed they qualify as ESH. [WCv, FA, FAv]	
		(b) The AA is within or contiguous to a designated Oregon's Greatest Wetlands, according to the map layer of that name.	0	Oregon's Greatest Wetlands identifies the most biologically and ecologically significant wetlands in the State of Oregon. [PU]	
		(c) The AA is within an Important Bird Area (IBA), as officially designated, according to the map layer of that name.	0	[WBFv, WBNv]	
	None of above.	1			

OF17	Non-anadromous Fish Species of Conservation Concern (RareFR)	According to the ORWAP Report, the score for occurrences of rare non-anadromous fish species in the vicinity of this AA is:		Use <u>ORWAP Report's</u> Rare Species Scores max and sum scores. See <u>Supp. Info</u> file for a list of species.	
		High (≥ 0.75 for maximum score, or ≥ 0.90 for this group's sum score), or there is a recent (within 5 years) onsite observation of any of these species by a qualified observer under conditions similar to what now occur.	0	Species include Miller Lake lamprey, Goose Lake lamprey, Pit sculpin, Lahontan cutthroat trout, Inland Columbia Basin redband trout, Steelhead (Snake River Basin ESU), Alvord chub, Goose Lake tui chub, Borax Lake chub, Lahontan redband, Oregon chub, Goose Lake sucker, Tahoe sucker, Warner sucker, Shortnose sucker, Lost River sucker. Note that for some of these species, only specific geographic populations are designated. [FRv]	
		Intermediate (i.e., not as described above or below).	0		
		Low (≤ 0.33 for both the maximum score this group's sum score, but not 0 for both).	0		
		Zero for both this group's maximum and its sum score, and no recent onsite observation of these species by a qualified observer under conditions similar to what now occur.	1		<i>This question may need to be revised after the field visit.</i>
OF18	Amphibian or Reptile of Conservation Concern (AmphRare)	According to the ORWAP Report, the score for occurrences of rare amphibian or reptile species in the vicinity of this AA is:		Use <u>ORWAP Report's</u> Rare Species Scores max and sum scores. See <u>Supp. Info</u> file for a list of species.	
		High (≥ 0.60 for maximum score, or ≥ 0.90 for sum score), or there is a recent onsite observation of any of these species by a qualified observer under conditions similar to what now occur.	0	Species include: Black salamander, California slender salamander, Cope's giant salamander, Rocky Mountain tailed frog, Woodhouse's toad, Foothill yellow-legged frog, Northern leopard frog, Oregon spotted frog, Columbia spotted frog.	
		Intermediate (i.e., not as described above or below).	0		
		Low (≤ 0.21 for maximum score AND < 0.15 for sum score, but not 0 for both).	0		
		Zero for both this group's maximum and its sum score, and no recent onsite observation of these species by a qualified observer under conditions similar to what now occur.	1	[AMv]	<i>This question may need to be revised after the field visit.</i>
OF19	Feeding (Non-breeding) Waterbird Species of Conservation Concern (RareWBF)	According to the ORWAP Report, the score for occurrences of rare non-breeding (feeding) waterbird species in the vicinity of this AA is:		Use <u>ORWAP Report's</u> Rare Species Scores max and sum scores. See <u>Supp. Info</u> file for a list of species.	
		High (≥ 0.33 for maximum score, or there is a recent onsite observation of any of these species by a qualified observer under conditions similar to what now occur.	0	Non-breeding - mainly refers to waterbird feeding during migration and winter. California brown pelican, Aleutian cackling goose, Dusky Canada goose	
		Low (< 0.33 for maximum score and for sum score, but not 0 for both).	1	[WBFv]	
		Zero for both this group's maximum and its sum score, and no recent onsite observation of these species by a qualified observer under conditions similar to what now occur.	0		<i>This question may need to be revised after the field visit.</i>
OF20	Nesting Waterbird Species of Conservation Concern (RareWBN)	According to the ORWAP Report, the score for occurrences of rare nesting waterbird species in the vicinity of this AA is:		Use <u>ORWAP Report's</u> Rare Species Scores max and sum scores. See <u>Supp. Info</u> file for a list of species.	
		High (≥ 0.60 for maximum score, or ≥ 1.00 for this group's sum score), or there is a recent breeding-season observation of any of these species onsite by a qualified observer under conditions similar to what now occur.	0	Species include: Horned grebe, Red-necked grebe, Western grebe, Clark's grebe, American white pelican, Least bittern, Snowy egret, Trumpeter swan, White-faced ibis, Harlequin duck, Bufflehead,	
		Intermediate (i.e., not as described above or below).	1	Yellow rail, Western snowy plover, Upland sandpiper, Franklin's gull, Marbled murrelet.	
		Low (≤ 0.09 for maximum score and for sum score, but not 0 for both).	0	[WBNv]	
		Zero for both this group's maximum and its sum score, and no recent onsite observation of these species during breeding season by a qualified observer under conditions similar to what now occur.	0		<i>This question may need to be revised after the field visit.</i>
OF21	Songbird, Raptor, Mammal Species of Conservation Concern (RareSBM)	According to the ORWAP Report, the score for occurrences of rare songbird, raptor, or mammal species in the vicinity of this AA is:		Use <u>ORWAP Report's</u> Rare Species Scores max and sum scores. See <u>Supp. Info</u> file for a list of species.	
		High (≥ 0.60 for maximum score, or > 1.13 for sum score), or there is a recent onsite observation of any of these species by a qualified observer under conditions similar to what now occur.	0	Species include: Bald eagle, American peregrine falcon, Arctic peregrine falcon, Greater sage-grouse, Columbian sharp-tailed grouse, Yellow-billed cuckoo, Northern spotted owl, Short-eared owl, Black swift, Lewis's woodpecker, Purple martin, Northern waterthrush, Bobolink, Tricolored blackbird, Fringed myotis, Spotted bat, Townsend's big-eared bat, Pallid bat, Northern sea lion, Fisher, Sea otter, Canada lynx, Columbian white-tailed deer. [SBMv]	
		Intermediate (i.e., not as described above or below).	1		
		Low (≤ 0.09 for maximum score AND < 0.13 for sum score, but not 0 for both).	0		
		Zero for both this group's maximum and its sum score, and no recent onsite observation of these species by a qualified observer under conditions similar to what now occur.	0		<i>This question may need to be revised after the field visit.</i>
OF22	Invertebrate Species of Conservation Concern (RareInvert)	According to the ORWAP Report, the score for occurrences of rare invertebrate species in the vicinity of this AA is:		Use <u>ORWAP Report's</u> Rare Species Scores max and sum scores. See <u>Supp. Info</u> file for a list of species.	
		High (≥ 0.75 for maximum score, or for this group's sum score), or there is a recent onsite observation of any of these species by a qualified observer under conditions similar to what now occur.	0	See the <u>Supp. Info</u> file's RareAnimals worksheet for list of species addressed by this question.	
		Low (< 0.75 for maximum score AND for this group's sum score, but not 0 for both).	0	[INNV]	
		Zero for both this group's maximum and its sum score, and no recent onsite observation of these species by a qualified observer under conditions similar to what now occur.	1		<i>This question may need to be revised after the field visit.</i>

OF23	Plant Species of Conservation Concern (RarePsp)	According to the ORWAP Report, the score for occurrences of rare <u>wetland-indicator plant</u> species in the vicinity of this AA is:		Use <u>ORWAP Report's</u> Rare Species Scores max and sum scores.		
		High (≥ 0.75 for maximum score, or > 4.00 for sum score), or there is a recent onsite observation of any of these species by a qualified observer under conditions similar to what now occur.	0	See the <u>Supp Info's</u> RareWetPlants worksheet for list of species addressed by this question.		
		Intermediate (i.e., not as described above or below).	1	[PDv,POLv]		
		Low (≤ 0.12 for maximum score AND < 0.20 for sum score, but not 0 for both).	0	This question may need to be revised after the field visit.		
		Zero for both this group's maximum and its sum score, and no recent onsite observation of these species by a qualified observer under conditions similar to what now occur.	0			
OF24	River Proximity (RiverProx)	There is a nontidal river within 1 mile and it is adjacent to, OR downslope from, the AA (connected or not). Enter 1, if true. If not, SKIP to OF27.	0	River - as used here is a channel wider than 50 ft between its banks. In the ORWAP Map Viewer, use the National Hydrography Dataset - Flowline layer (expand Hydrology).[WSv]	NearRiver	
OF25	Floodable Property (FloodProp)	Select ONE of the below:		Row crops - do not include pasture or other perennial cover.		
		Floodplain boundaries within 1 mile downslope or downriver from the AA have not been mapped. Enter 1 and SKIP TO OF27.	0	In the <u>ORWAP Map Viewer</u> , use the Floodplain layers. Also, the Seasonal Nontidal Wetland layer (expand Wetlands/National Wetlands Inventory) may indicate some floodplain areas.		
		Floodplain boundaries within 1 mile downslope from the AA have been mapped BUT there is neither infrastructure nor row crops vulnerable to river flooding located within the floodplain and within that distance. Enter 1 and SKIP TO OF27.	0	[WSv]		
		Floodplain boundaries have been mapped AND infrastructure or row crops are present within 1 mile downslope or downriver and those are not protected from 100-year floods, but actual damage has not been documented.	0	Supplement with field observations at multiple seasons, if possible.		
		Damage to infrastructure or row crops from river flooding has been documented within that distance.	0			
OF26	Type of Flood Damage (DamageType)	The greatest financial damage in the floodplain is (or would be) to:		Row crops - do not include pasture or other perennial cover. On the <u>ORWAP Map Viewer</u> , use the Floodplain layers [WSv]		
		Buildings, roads, bridges.	0			
		Row crops (during some years).	0			
OF27	Hydrologic Landscape (Arid)	According to the ORWAP Report, the wetland is in a hydrologic landscape unit classified as:		In the <u>ORWAP Report</u> , under the Location Information table, find the Hydrologic Landscape Class.		
		Arid.	0	[AM, AMv, WBNv, SBMv, OE, Sens]		
		Semi-arid.	0			
		Dry.	0			
		Moist.	0			
		Wet.	0			
OF28	Input Water - Recognized Quality Issues (WQin)	According to ORWAP Map Viewer's Water Quality Streams layer and Water Quality Lakes layers, <u>ALL of the following are true:</u> (a) within 1 mile upstream from the AA edge, a water body or stream reach is labeled as being 303d, Water Quality Limited (categories 3B-5); Potential Concern; or TMDL Approved AND (b) the problem concerns one or more of the parameters listed below. Select All that apply.		Use the <u>ORWAP Map Viewer's</u> Water Quality Streams layer and the Water Quality Lakes layer (expand Water Quality and Quantity) and the Distance tool. Use the Identify tool to determine the reason for the listings.		
		Total suspended solids (TSS), sedimentation, or turbidity.	0			
		Phosphorus, chlorophyll-a, or algae.	0	If the AA receives both inflow and outflow from river flooding, consider the polluted water to be both "upstream" and "downstream".		
		Nitrates, ammonia, chlorophyll-a, or algae.	0			
		Petrochemicals, heavy metals (iron, manganese, lead, zinc, etc.), other toxins.	0	[SRv,PRv,INV,FA,FR,AM,WBF,WBN,STR]		
		Temperature or dissolved oxygen.	0	This may need to be verified in the field.		
		None of above, or no data. If true, enter 1 and SKIP to OF30.	1		NoDataWQup	
OF29	Duration of Connection Between Problem Area & the AA (ConnectUp)	The upstream problem area mentioned above (OF28) has a surface water connection to the AA:		In the <u>ORWAP Map Viewer</u> , use the National Hydrography Dataset (expand Hydrology) and the Persistent, Seasonal, or Saturated nontidal layers (expand Wetlands/National Wetlands Inventory) to determine duration of surface water connection.		
		For 9 or more continuous months annually.	0	[SRv,PRv,INV,FA,FR,AM,WBF,WBN,STR]		
		Intermittently (at least once annually, but for less than 9 months continually).	0			
		Never (or less than annually).	0	This may need to be determined or verified in the field.		

OF30	Downslope Water Quality Issues (ContamDown)	According to ORWAP Map Viewer's Water Quality Streams layer and Water Quality Lakes layer, <u>ALL of the following are true:</u> (a) within 1 mile downhill or downstream from the AA's edge, a water body is labeled as being 303d, Water Quality Limited (categories 3B-5); Potential Concern; or TMDL Approved AND (b) the problem concerns one or more of the parameters listed below. Select All that apply.		Use the ORWAP Map Viewer's Water Quality Streams layer and the Water Quality Lakes layer (expand Water Quality and Quantity) and the Distance tool. Use the Identify tool to determine the reason for the listings.	
		Total suspended solids (TSS), sedimentation, or turbidity.	0	[WCv,SRv,PRv,FA]	
		Phosphorus, chlorophyll-a, or algae.	0		
		Nitrates, ammonia, chlorophyll-a, or algae.	0		
		Petrochemicals, heavy metals (iron, manganese, lead, zinc, etc.), other toxins.	0		
		Temperature or dissolved oxygen.	0		
None of above, or no data. Enter 1 and SKIP to OF32.				NoDataWQdo	
OF31	Duration of Connection Between AA & Water Quality Problem Area (ConnDown)	The connection between the downstream problem area mentioned above (OF30) and the AA:		In the ORWAP Map Viewer, use the National Hydrography Dataset (expand Hydrology) and the Persistent, Seasonal, or Saturated nonlidal layers (expand Wetlands/National Wetlands Inventory) to determine duration of surface water connection.	
		Is a stream or water body that connects these areas for 9 or more continuous months annually.	0		
		Is a stream or water body that connects these areas intermittently (at least once annually, but for less than 9 months continually).	0	[WCv,SRv,PRv,FA]	
		Is a probable groundwater connection, or connection via direct runoff only (no channel connection).	0	This may need to be determined or verified in the field.	
Never exists (a topographic ridge probably prevents all the AA's runoff and groundwater from reaching the problem area).		0			
OF32	Drinking Water Source (DEC) (DWsource)	According to ORWAP Map Viewer's Surface Water Drinking Water Source Areas layer and the Ground Water Drinking Water Source Areas layer, the AA is within:		In the ORWAP Map Viewer, use the water source layers (expand Water Quality and Quantity).	
		The source area for a surface-water drinking water (DW) source.	0	[NRv]	
		The source area for a groundwater drinking water source.	0		
		Neither of above.	1		
OF33	Groundwater Risk Designations (GWrisk)	According to ORWAP Map Viewer's Groundwater Management Areas layer and the Sole Source Aquifer layer, the AA is: Select All that apply		In the ORWAP Map Viewer, use the DEQ Groundwater Management Areas layer and the Sole source Aquifer layer (expand Water Quality and Quantity).	
		Within a designated Groundwater Management Area (ODEQ).	0		
		Within a designated Sole Source Aquifer area (EPA): the North Florence Dunal Aquifer.	0	[NRv]	
Neither of above.		1			
OF34	Relative Elevation in Watershed (Elev)	In the ORWAP Map Viewer, based on the Hydrologic Boundaries 4th Level (HUC 8) layer (expand Hydrology), determine if the AA is: (See Column E)		1) Consider which end of the HUC is the bottom. Where streams join, the "V" that they form on the map points towards the bottom of the HUC.	
		In the upper one-third of its watershed.	0	2) If the AA is closer to the HUC's outlet than to its upper end, and is closer to the river or large stream that exits at the bottom of the HUC than it is to the boundary (margin) of the HUC, then check "lower 1/3". If not near that river, check "middle 1/3".	
		In the middle one-third of its watershed.	0	3) If the AA is not in a 100-yr floodplain, is closer to the HUC upper end than to its outlet, and is closer to the boundary (margin) of the HUC than to the river or large stream that exits at the bottom of the HUC, then check "upper 1/3".	LowerShed
In the lower one-third of its watershed.		1	4) For all other conditions, check "middle 1/3".		
OF35	Runoff Contributing Area (RCA) - Wetland as % of (WetPctRCA)	Delimit the wetland's Runoff Contributing Area (RCA) using a topographic base map. The area of the AA's wetland is:	W	See the ORWAP Manual for specific protocol for delimiting the RCA (Section 4.1 Step 5). The RCA includes only the areas that potentially drain directly to the AA's wetland rather than to channels that flow or flood into that wetland. Exact precision in drawing the boundary is not required.	
		<1% of its RCA.	0		
		1 to <10% of its RCA.	1		
		10 to 100% of its RCA.	0		
		Larger than the area of its RCA. Enter 1 and SKIP TO OF39.	0	[WS, Wsv, SR, SRv, PR, PRv, WCV]	NoRCA

OF36	Unvegetated % in the RCA (ImpervRCA)	The proportion of the RCA comprised of buildings, roads, parking lots, exposed bedrock, and other surface that is usually unvegetated at the time of peak annual runoff is about:	W	In the ORWAP Map Viewer, use an Aerial layer to determine the proportion of the RCA comprised of buildings, roads, parking lots, exposed bedrock, and other surfaces that are usually unvegetated at the time of peak annual runoff. [WSv,WCv,SRv,PRv,INV,FA,Sens,STR]	
		<10%.	1		
		10 to 25%.	0		
		>25%.	0		
OF37	Transport From Upslope (TransRCA)	A relatively large proportion of the precipitation that falls farther upslope in the RCA reaches this wetland quickly as indicated by the following: (a) RCA slopes are steep, <u>and/or</u> (b) upslope wetlands historically present have been filled or drained extensively, <u>and/or</u> (c) land cover is mostly non-forest, <u>and/or</u> (d) most RCA soils are shallow. This statement is:	W	Refer to aerial imagery and/or consult local sources. See the <u>ORWAP Manual</u> for instructions. [WSv,SRv,PRv,STR]	
		Mostly true.	0		
		Somewhat true.	0		
		Mostly untrue.	1		
OF38	Upslope Soil Erodibility Risk (ErodeUp)	Use the ORWAP Report or the Map Viewer to determine if the erosion hazard rating of the soil within 200 ft away and upslope of the AA is:		If the soil unit is the <u>same</u> as the AA, the Erosion Hazard can be obtained from the ORWAP Report's Soil Information section. If the soil unit is <u>different than</u> the AA, use ORWAP Map Viewer's Oregon Soil layer and see the ORWAP Manual for instructions on how to determine the erosion hazard rating. [SRv,PRv,STR]	
		Slight.	1		
		Moderate.	0		
		Severe.	0		
		Very severe.	0		
Could not determine.	0				
OF39	Streamflow Contributing Area (SCA) - Wetland as % of (WetPetSCA)	Delimit (or visualize, for large river basins) the wetland's Streamflow Contributing Area (SCA) using a topographic base map. The area of the AA's wetland is:	W	See the <u>ORWAP Manual</u> for specific protocol for delimiting the SCA (section 4.1, Step 6). The SCA is all upland areas that drain into streams, rivers, and lakes that feed the AA's wetland either directly or during semi-annual floods. In addition, for wetlands intercepted by a mapped stream, the SCA can be delineated automatically and its area reported at this <u>USGS web site</u> : https://streamstats.usgs.gov/ss/ . Enter the coordinates, select Oregon, select Delineate, zoom to level 15 or finer, and click on a stream. [WS, SR, SRv, PR, PRv, WCv]	
		<1% of its SCA, or wetland is in the floodplain of a major river.	0		
		1 to <10% of its SCA.	0		
		10 to 100% of its SCA.	0		
		Larger than the area of its SCA. Enter 1 and SKIP TO OF41.	0		
Wetland lacks tributaries and receives no overbank water. Enter 1 and SKIP TO OF41.	1				
OF40	Unvegetated % in the SCA (ImpervSCA)	The proportion of the SCA comprised of buildings, roads, parking lots, exposed bedrock, and other surface that is usually unvegetated at the time of peak annual runoff is about:	W	See the <u>ORWAP Manual</u> for instructions. [WCv,SRv,PRv,FA,STR]	
		<10%.	0		
		10 to 25%.	0		
		>25%.	0		
OF41	Upland Edge Shape Complexity (EdgeShape)	Most of the edge between the AA's wetland and upland is (select one):	W	See <u>ORWAP Manual</u> for instructions and illustrations. [NR, SBM, Sens]	
		Linear : a significant proportion of the wetland's upland edge is straight, as in wetlands bounded partly or wholly by dikes or roads, or the AA is entirely surrounded by water or other wetlands.	0		
		Intermediate : Wetland's shape is (a) ovoid, or (b) mildly ragged edge, and/or (c) contains a lesser amount of artificially straight edge.	1		
		Convolute : Wetland perimeter is many times longer than maximum width of the wetland, with many alcoves and indentations ("fingers").	0		
OF42	Zoning (Zoning)	According to ORWAP Map Viewer's Zoning layer, the dominant zoned land use designation for currently undeveloped parcels upslope from the AA and within 300 ft. of its upland edge is:		See the <u>ORWAP Manual</u> for instructions on how to determine the zoning designation. If information is not provided, check local zoning maps. [WSv,WCv,SRv,PRv,INV,FAv,FRv,AMv,WBFv,WBNv,SBMv,PDv,POLv,PUv]	
		Development (Commercial, Industrial, Urban Residential, etc.), or no undeveloped parcels exist upslope from the AA.	0		
		Agriculture or Rural Residential.	0		
		Forest or Open Space, or entirely public lands.	1		
		Not zoned, or no information.	0		

OF43	Growing Degree Days (GDD)	According to ORWAP Map Viewer's Growing Degree Days layer, the long term normal Growing Degree Days category at the approximate location of the AA is:		See the ORWAP Manual for instructions on how to determine the growing degree days category.		
		<256.	0	(NR, FR, AM, WBN, SBM, WCv, OE, CS, Sens]		
		256 - 1020.	0			
		1021-1785.	1			
		1786 - 2550.	0			
		2551 - 3315.	0			
		3316 - 4079.	0			
		> 4079.	0			

Date: 8/1/2021		Name: Eric Henning		Site: Clark Residence		
Form F Field Data (nontidal Wetlands) ORWAP V 3.2		Conduct an assessment only after reading the accompanying Manual and explanations in column E below. For each affirmative answer, change the 0 in the "Data" column to a "1". Answer all items except where directed to skip to others. Questions whose cells in "Data" column have a "W" MUST be answered for the ENTIRE wetland and bordering waters.		For a list of functions to which each question pertains, see bracketed codes in column E. Codes for functions and their benefits are: WS= Water Storage, WC= Water Cooling, SR= Sediment Retention, PR= Phosphorus Retention, NR= Nitrate Removal, CS= Carbon Sequestration, OE= Organic Export, INV= Invertebrates, FA= Anadromous Fish, FR= Resident Fish, AM= Amphibians, WBF= Feeding Waterbirds, WBN= Nesting Waterbirds, SBM= Songbirds, Mammals, & Raptors, POL= Pollinators, PH= Plant Habitat, PU= Public Use & Recognition, EC= Ecological Condition, Sens= Sensitivity, STR= Stressors.		For guidance and detailed descriptions of how Excel calculates the numbers in the Scores worksheet, see the Technical Supplement and Appendix C of the accompanying Manual. For a documented rationale for each indicator, open each of the worksheet tabs at the bottom (one for each function or value) and see column H.
#	Indicators	Condition Choices	Data	Explanations, Definitions (Column E)	Cell Name	Comments
F1	Tidal Wetland (Tidal)	This is a tidal wetland (either freshwater or saltwater). If yes, GO TO worksheet " T ". Do not enter any data here. If nontidal, continue with F2.		Tidal wetland - a wetland that receives tidal water at least once during a normal year, regardless of salinity, and dominated by emergent or woody vegetation. Tidal flooding occurs on a 6-hour cycle DURING THE TIME it is flooded by tide, which may be as infrequent as once per year. If NWI map shows the wetland with a code beginning with E (for estuarine), assume the wetland to be tidal. However, some wetlands lacking that code are also tidal.		
F2	Ponded Condition (Lentic)	At least once every 2 years, some part of the AA contains a cumulative total of >900 sq.ft. of surface water that is ponded. The water persists for >6 days and may be hidden beneath emergent vegetation or scattered in small pools. Enter 1, if true.	0	Ponded - Most surface water is not visibly flowing. Flow, if any, is not sufficient to suspend fine sediment. These include pools in floodplains and may be either large (e.g., an off-channel pond) or small (size of a puddle). [AM,WBF,WBN]	Lentic	
Reminder: For all questions, the AA should include all persistent waters in ponds smaller than 20 acres that are adjacent to the AA. The AA should also include part of the water area of adjacent lakes or rivers larger than 20 acres -- specifically, the open water part adjacent to wetland vegetation and equal in width to the average width of that vegetated zone.				Adjacent - is used synonymously with abutting, adjoining, bordering, contiguous -- and means no upland (manmade or natural) completely separates the described features along their directly shared edge. Features joined only by a channel are not necessarily considered to be adjacent -- a large portion of their edges must match. The features do not have to be hydrologically connected in order to be considered adjacent.		
F3	Water Regime (Hydropt)	The water regime (hydroperiod) of the most permanent (usually deepest) part of the AA is: Select only ONE. [To meet any of the definitions other than <u>Ephemeral</u> , there must be >100 sq ft of surface water for the duration described, otherwise mark the type listed above it.] <u>Ephemeral</u> . Surface water in the wettest part of the AA is present for fewer than 7 consecutive days during an average growing season. Includes some of the areas mapped as <u>Saturated</u> Nontidal in the ORWAP Map Viewer (which is not comprehensive). Enter 1 and SKIP to F25. <u>Temporary</u> . Surface water present for 1-4 weeks consecutively during an average growing season, OR if persists for longer, it is almost entirely in scattered pools, each smaller than 1 sq.m. Dries up completely during part of most average years. Includes some of the areas mapped as <u>Saturated</u> Nontidal in the ORWAP Map Viewer (which is not comprehensive). Enter 1 and SKIP to F25. <u>Seasonal</u> . Surface water present for 5-17 weeks (1-4 months) consecutively during an average growing season, but dries up completely during part of most average years. Includes some of the areas mapped as <u>Seasonal</u> Nontidal in the ORWAP Map Viewer (which is not comprehensive). Enter 1 and SKIP to F5. <u>Semi-Persistent</u> . Surface water present for more than 17 weeks (4 months) consecutively during an average growing season, but dries up completely during part of most average years. Includes some of the areas mapped as <u>Seasonal</u> Nontidal in the ORWAP Map Viewer (which is not comprehensive). Enter 1 and SKIP to F5. <u>Permanent</u> . Does not dry up completely during most average years. Includes some of the areas mapped as <u>Persistent</u> Nontidal in the ORWAP Map Viewer (which is not comprehensive). Enter 1 and continue.		In the <u>NRCS county soil survey</u> , the Water Features table provides information about periods of flooding, ponding, and highwater table depths. Descriptions of the soil units may include information on saturation persistence. Also consider the hydroperiod label on NWI wetland polygons. [WS, FA, FR, WBN, WBF, WC]	NeverWater TempWet ShallowType DeepType PermType	

F4	Flooded Persistently - % of AA (PermW)	Identify the parts of the AA that still contain surface water even during the driest times of a normal year . At that time, the percentage of the AA that still contains surface water is:		driest times of a normal year - i.e., when the AA's surface water is at its lowest annual level.	
		1 to <25% of the AA.	0	Sites fed by unregulated streams that descend on north-facing slopes, tend to remain wet longer into the summer. Indicators of persistence may include fish, some dragonflies, beaver, and muskrat. [WS,PR,NR,CS,INV,FR,AM,WBF,WBN]	
		25 to <50% of the AA.	0		
		50 to 95% of the AA.	0		
		>95% of the AA.	0		AllPermWater
F5	Depth Class (Predominant) (DepthDom)	When water is present in the AA, the depth most of the time in most of inundated area is: [Note: NOT necessarily the maximum spatial or annual depth]		This question is asking about the spatial median depth that occurs during most of that time, even if inundation is only seasonal or temporary. If inundation in most but not all of the AA is brief, the answer will be based on the depth of the most persistently inundated part of the AA. Include surface water in channels and ditches as well as ponded areas.	
		>0 to <0.5 ft.	0	In the <u>ORWAP Manual</u> , see the diagram in Appendix B. [WC,SR,PR,CS,OE,INV,FA,FR,WBF,WBN,PD,Sens]	
		0.5 to < 1 ft deep.	0		
		1 to <3 ft deep.	0		
		3 to 6 ft deep.	0		
>6 ft deep.	0				
F6	Depth Class Distribution (DepthEven)	Within the area described above, and during most of the time when surface water is present, the water area has: Select only one.		Estimate these proportions by considering the gradient and microtopography of the site.	
		One depth class covering >90% of the AA's inundated area (use the classes in the question above).	0	In the <u>ORWAP Manual</u> , see the diagram in Appendix B. [INV,FR,WBF,WBN,PD]	
		One depth class covering 51-90% of the AA's inundated area (use the classes in the question above).	0		
		Neither of above. There are 3 or more depth classes and none occupy >50%.	0		
F7	Emergent Plants -- Area (EmArea)	Consider just the area that has surface water for >1 week during the growing season. Herbaceous plants (not moss, not woody) whose foliage extends above a water surface in this area (i.e., emergents) cumulatively occupy an annual maximum of:	W	If multiple small patches are separated by less than 150 ft, they may be combined when evaluating this question.	
		<0.01 acre (< 400 sq.ft). Enter 1 and SKIP TO F10, unless only part of a wetland is being assessed.	0	[SR,PR,OE,INV,FR,WBF,WBN,SBM,PD]	NoEm
		0.01 to < 0.10 acres (3,920 sq. ft).	0		
		0.10 to <0.50 acres (21,340 sq. ft).	0		
		0.50 to <5 acres.	0		
		5 to 50 acres.	0		
>50 acres.	0				
F8	% Emergent Plants (EmPct)	Emergent plants occupy an annual maximum of:		[WC,SR,PR,NR,CS,OE,INV,PD,FA,FR,AM,WBF,WBN,SBM]	
		<5% of the parts of the AA that are inundated for >7 days at some time of the year.	0		
		5 to <30% of the parts of the AA that are inundated for >7 days at some time of the year.	0		
		30 to <60% of the parts of the AA that are inundated for >7 days at some time of the year.	0		
		60 to 95% of the parts of the AA that are inundated for >7 days at some time of the year.	0		
>95% of the parts of the AA that are inundated for >7 days at some time of the year.	0				
F9	Cattail or Tall Bulrush Cover (Ctall)	The percentage of the emergent vegetation cover in the AA that is cattail (<i>Typha</i> spp.) or tall bulrush is:		[WBN, SBM]	
		<1% of the emergent vegetation, or cattail and bulrush are absent.	0		
		1 to <25% of the emergent vegetation.	0		
		25 to 75% of the emergent vegetation.	0		
>75% of the emergent vegetation.	0				

F10	Water Shading by AA's Woody Vegetation - Driest (WoodyDryShade)	During an average growing season, when water levels are lowest (but surface water still occupies >400 sq ft or >1% of the AA), the percentage of the remaining surface water within the AA that is shaded by trees and/or shrubs located within the AA is:		[WC,FA,WBN,SBM]	
		<5% of the water, and fewer than 10 woody plants taller than 3 ft shade it, or all surface water is flowing.	0		
		<5% of the water, but more than 10 woody plants taller than 3 ft shade it.	0		
		5 to <25% of the water.	0		
		25 to <50% of the water.	0		
		50 to 95% of the water.	0		
		>95% of the water.	0		
F11	Open Water - Extent	During most of the growing season, the largest patch of open water that is in or adjacent to the AA is >1 acre and mostly deeper than 1 ft. Enter 1, if true.	0	Open Water - is surface water of any depth that contains no emergent herbaceous or woody vegetation (may contain floating-leaved or completely submersed plants). It may be partially	OpenW
F12	All Ponded Water as Percentage - Wettest (PondWpctWet)	When water levels are highest, during a normal year, the surface water that is ponded continually for >6 days occupies:		Ponded - Most surface water is not visibly flowing. Flow, if any, is not sufficient to suspend fine sediment. These include pools in floodplains and may be either large (e.g., an off-channel pond) or small (size of a puddle).	NoPond
		<1% or none of the AA. Surface water is completely or nearly absent then, or is entirely flowing. Enter 1 and SKIP TO F22.	0		
		1 to <5% of the AA.	0	[WS,WC,CS,OE,INV,AM,WBF,WBN]	
		5 to <30% of the AA.	0		
		30 to <70% of the AA.	0		
		70 to 95% of the AA.	0		
		>95% of the AA.	0		
F13	Ponded Open Water Area - Wettest (OWAreaWet)	When water levels are highest, during a normal year, the AA's ponded open water occupies a cumulative area of:	W	Ponded - Most surface water is not visibly flowing. Flow, if any, is not sufficient to suspend fine sediment. These include pools in floodplains and may be either large (e.g., an off-channel pond) or small (size of a puddle).	NoPondOW
		<0.10 acre (< 4356 sq. ft) of the AA and adjacent ponded waters. Enter 1 and SKIP TO F16.	0		
		0.10 to <0.50 acres (21,340 sq. ft) of the AA and adjacent ponded waters.	0		
		0.50 to <1 acres of the AA and adjacent ponded waters.	0		
		1 to <5 acres of the AA and adjacent ponded waters.	0		
		5 to <50 acres of the AA and adjacent ponded waters.	0		
		50 to <640 acres (1 sq. mi) of the AA and adjacent ponded waters.	0	[WS,WBF]	
		640 to <1000 acres of the AA and adjacent ponded waters.	0		
		1000 to <2500 acres of the AA and adjacent ponded waters.	0		
		>2500 acres (>4 sq.mi) of the AA and adjacent ponded waters.	0		
F14	Ponded Open Water Distribution - Wettest (WaterMixWet)	When water levels are highest, during a normal year, the distribution (in aerial view) of ponded open water patches larger than 0.01 acre (400 sq. ft) within the AA is (must meet both a and b criteria):		[NR,AM,WBF,WBN,PD,SBM]	
		(a) Vegetation and open water EACH comprise 30-70% of the AA (including its bordering waters if any) AND (b) There are many small patches of open water scattered widely within vegetation or many small vegetation clump "islands" scattered widely within open water. Typical (for example) of some extensive bulrush and cattail marshes.	0		
		(a) Vegetation and open water EACH comprise 30-70% of the AA (including its bordering waters if any) AND (b) There are only a few (or no) small patches of open water scattered widely within vegetation or a few small vegetation clump "islands" scattered widely within open water.	0		
		(a) Vegetation or open water comprise >70% of the AA (and its bordering waters) AND (b) There are several small patches of open water scattered within vegetation or several small vegetation clump "islands" scattered within open water.	0		

		(a) Vegetation <u>or</u> open water <u>comprise</u> >70% of the AA (and its bordering waters) AND (b) Open water is <u>mostly in a single area</u> (e.g., center of the wetland) and vegetation is in the rest (e.g., periphery), with almost no intermixing. (Typical of many ponds excavated for livestock watering, stormwater treatment, mineral extraction as well as many wetlands that are inundated only temporarily each year).	0		
F15	Width of Vegetated Zone - Wettest (WidthWet)	When water levels are <u>highest</u> , during a normal year, the width of the <u>vegetated wetland</u> that separates the largest patch of open water within or bordering the AA from the closest adjacent uplands, is predominantly: [Note: This is not asking for the maximum width.]		Vegetated wetland - in this case does not include underwater or floating-leaved plants, i.e., aquatic bed. In farmed wetlands that have different crops from year to year, consider vegetation condition as it probably existed during most of the past 5 years.	
		<5 ft, or no vegetation between upland and open water.	0	If open water exists as many patches, use the distance between the majority of those patches and uplands. [WC,SR,PR,NR,CS,OE,AM,WBF,WBN,SBM,PD,Sens,EC]	
		5 to <30 ft.	0		
		30 to <50 ft.	0		
		50 to <100 ft.	0		
		100 to 300 ft.	0		
		> 300 ft.	0		
F16	All Poned Water as a Percentage (Driest) (PondWpctDry)	When water levels are <u>lowest</u> , during a normal year, but surface water still occupies <u>>1,076 sq feet (100 sq meter) OR >1% of the AA</u> (whichever is more), the water that is <u>poned</u> (either visible or concealed by vegetation) in the AA occupies:		Poned - Most surface water is not visibly flowing. Flow, if any, is not sufficient to suspend fine sediment. These include pools in floodplains and may be either large (e.g., an off-channel pond) or small (size of a puddle).	NoPond2
		<1% or none. Surface water is completely or nearly absent then, or is entirely flowing. Enter 1 and SKIP TO F22.	0	[WC,FA,FR,AM,WBN,Sens]	
		1 to <5% of the AA.	0		
		5 to <30% of the AA.	0		
		30 to <70% of the AA.	0		
		70 to 95% of the AA.	0		
		>95% of the AA.	0		
F17	Poned Open Water Area (Driest) (OWAreaDry)	When water levels are <u>lowest</u> , during a normal year, the AA's <u>poned open water</u> occupies a cumulative area, including adjacent poned waters, of:	W	Poned - Most surface water is not visibly flowing. Flow, if any, is not sufficient to suspend fine sediment. These include pools in floodplains and may be either large (e.g., an off-channel pond) or small (size of a puddle).	NoPondOW2
		<0.10 acre (< 4356 sq. ft). Enter 1 and SKIP TO F24.	0	Open water - is surface water of any depth that contains no emergent herbaceous or wood vegetation (may contain floating-leaved or completely submersed species). It may be partially shaded by a tree canopy. [WBN,PUv]	
		0.10 to <0.50 acres (21,340 sq. ft).	0		
		0.50 to <1 acres.	0		
		1-4 acres.	0		
		5 to <50 acres.	0		
		50 to <640 acres (1 sq. mi).	0		
		640 to <1000 acres.	0		
		1000 to 2500 acres.	0		
		>2500 acres (>4 sq.mi).	0		
F18	Poned Open Water Distribution - (Driest) (WaterMixDry)	When water levels are lowest, during a normal year, the distribution of poned open water patches larger than 0.01 acre (400 sq. ft) within the AA is:		[NR,INV,AM,WBN]	
		(a) Vegetation <u>and</u> open water <u>EACH</u> <u>comprise</u> 30-70% of the AA (including its bordering waters if any) AND (b) There are <u>many small patches</u> of open water scattered widely within vegetation or many small vegetation clump "islands" scattered widely within open water. Typical (for example) of some extensive bulrush and cattail marshes.	0		
		(a) Vegetation <u>and</u> open water <u>EACH</u> <u>comprise</u> 30-70% of the AA (including its bordering waters if any) AND (b) There are only a <u>few (or no) small patches</u> of open water scattered widely within vegetation or a few small vegetation clump "islands" scattered widely within open water.	0		
		(a) Vegetation <u>or</u> open water <u>comprise</u> >70% of the AA (and its bordering waters) AND (b) There are <u>several small patches</u> of open water scattered within vegetation or several small vegetation clump "islands" scattered within open water.	0		

		(a) Vegetation <u>or</u> open water <u>comprise</u> >70% of the AA (and its bordering waters) AND (b) Open water is <u>mostly in a single area</u> (e.g., center of the wetland) and vegetation is in the rest (e.g., periphery), with almost no intermixing. Typical of many ponds excavated for livestock watering, stormwater treatment, mineral extraction as well as many wetlands that are inundated only temporarily each year.	0		
F19	Floating Algae & Duckweed (Algae)	At some time of the year, <u>most</u> of the AA's otherwise-unshaded water surface is covered by floating mats of algae, or small (<1 inch) floating plants such as duckweed, <i>Azolla</i> , <i>Wolffia</i> , or <i>Riccia</i> . Enter 1, if true.	0	This includes most nontidal wetlands labeled as Aquatic Bed (AB) on NWI maps. If wetland can be visited only during winter, it may not be possible to answer this question with much certainty unless local sources are contacted or indicators (e.g., dried remains of algae) are found.	
F20	Floating-leaved & Submerged Aquatic Vegetation (SAV)	SAV (submerged & floating-leaved aquatic vegetation, excluding the species listed above) occupies an annual maximum of:		SAV - are herbaceous plants that characteristically grow at or below the water surface, i.e., whose leaves are primarily and characteristically under or on the water surface during most of the part of the growing season when surface water is present. Some species are rooted in the sediment whereas others are not. If pond lily (<i>Nuphar</i>) is the predominant species, consider its maximum extent only during the period when surface water is present beneath the leaves. [PR,OE,INV,FR,AM,WBF,WBN]	NoSAV
		none, or <5% of the water area.	0		
		5 to <25% of the water area.	0		
		25 to <50% of the water area.	0		
		50 to 95% of the water area.	0		
		>95% of the water area.	0		
many SAV plants present, but impossible to select from the above categories.	0				
F21	Width of Vegetated Zone (Driest) (WidthDry)	When water levels are lowest, during a normal year, but surface water still occupies >400 sq feet or >1% of the AA (which ever is more), the width of the <u>vegetated wetland</u> that separates the largest patch of open water within or bordering the AA from the closest adjacent uplands, is predominantly:		Measure the width perpendicular to the open water part. Vegetated wetland - in this case does not include underwater or floating-leaved plants, i.e., aquatic bed. In farmed wetlands that have different crops from year to year, consider vegetation condition as it probably existed during most of the past 5 years. <i>Note: For most sites larger than 1 acre and with persistent water, measure the width using aerial imagery rather than estimating in the field.</i> [WBN]	
		<5 ft, or no vegetation between upland and open water.	0		
		5 to <30 ft.	0		
		30 to <50 ft.	0		
		50 to <100 ft.	0		
		100 to 300 ft.	0		
> 300 ft.	0				
F22	Beaver (Beaver)	Use of the AA by beaver during the past 5 years is: Select most applicable ONE.		Valley width - is delimited by an abrupt increase in slope on both sides of the channel. [AM,WBN,SBM,PD,Sens]	
		Evident from direct observation or presence of gnawed limbs, dams, tracks, dens, or lodges.	0		
		Very likely based on known occurrence in this part of the region and <u>proximity to ALL</u> of the following (a) a persistent freshwater wetland, pond, or lake, or a perennial low-gradient (<5%) channel, and (b) average valley width is > 150 ft and (c) >20% cumulative cover of aspen, cottonwood, alder, and willow in vegetated areas within 150 ft of the AA's edge. Or there is evidence of beaver just outside the AA.	0		
		Somewhat likely based on known occurrence in this part of the region and <u>proximity to ALL</u> of the following (a) a persistent freshwater wetland, pond, or lake, or a perennial low or mid-gradient (<10%) channel, and (b) average valley width is >50 ft, and (c) >20% cumulative cover of hardwood trees and shrubs in vegetated areas within 150 ft of the AA's edge.	0		
		Unlikely because site characteristics above are deficient, and/or this is an area where beaver are routinely removed. But beaver occur within 2 miles.	0		
None. Beaver are absent from this part of the region.	0				
F23	Isolated Island (Island)	During June, the wetland contains (or is part of) an island that is isolated from the shore by water depths >3 ft. The island may be solid, or it may be a floating vegetation mat suitable for nesting waterbirds. The island must be larger than 400 sq.ft and without inhabited buildings. Enter 1, if true.	0	[WBF,WBN]	
F24	Ice-free (IceDura)	During most years, most of the AA's surface water (if any) does not freeze, or freezes for fewer than 4 continuous weeks. Enter 1, if true.	0	[PR,FR,WBF]	

F25	Water Fluctuation Range - Maximum (Fluctu)	The maximum vertical fluctuation in surface water within the AA, during a normal year is:		maximum vertical fluctuation - is the difference between the highest annual and lowest annual water level during an average year.	
		<0.5 ft or stable.	1		
		0.5 to < 1 ft.	0	Use field indicators to assess this indicator.	
		1 to <3 ft.	0		
		3 to 6 ft.	0	[WS,SR,PR,NR,CS,OE,INV,AM,WBN,PD]	
	>6 ft.	0			
F26	% Only Saturated or Seasonally Flooded (SeasPct)	Identify the parts (if any) of the AA that never contain surface water (only saturated soil) or where the water (either ponded or flowing) usually remains on the land surface for less than the entire growing season. The percentage of the AA containing such areas is:		If you can identify plants, use their wetland indicator status to infer the possible extent of seasonal-only inundation within a wetland. Vegetation may be patterned in concentric or parallel zones, as one moves outward & away from the deepest part of the wetland or channel. Flood marks (algal mats, adventitious roots, debris lines, ice scour, etc.) may be evident when not fully inundated. In riverine systems, the extent of this zone can be estimated by multiplying by 2 the bankful height and visualizing where that would intercept the land along the river. Also, such areas often have a larger proportion of upland and annual (vs. perennial) plant species. Although useful only as a general guide, the NRCS county soil survey descriptions of the soil units and water feature table usually includes information on flooding frequency and saturation persistence.	
		<5% of the AA, or none (i.e., all water persists for >4 months).	0		NoSeasonal
		5 to <25% of the AA.	0		
		25 to <50% of the AA.	0		
		50 to 75% of the AA.	0		
	>75% of the AA.	1	[SR,NR,CS,OE,INV,FA,WBF,WBN,POL,SBM,PD,Sens,EC]		
F27	Salinity, Alkalinity, Conductance (Salin)	The AA's surface water is mostly:		Saline or brackish conditions are commonly indicated by a prevalence of particular plant species. Consult the ORWAP_SupplInfo file's P_Salt worksheet for a list of these.	
		Brackish or saline. Plants that indicate saline conditions dominate the vegetation. Salt crust may be obvious around the perimeter and on flats.	0	Brackish or saline - conductance of >5000 µS/cm, or >3200 ppm TDS	
		Slightly brackish. Plants that indicate saline conditions are common. Salt crust may or may not be present along perimeter.	0	Slightly brackish - conductance of 500- 5000 µS/cm, or 320 - 3200 ppm TDS	
		Fresh. [Note: Assume this to be the condition unless wetland is known to be a playa or there is other contradicting evidence].	1	Fresh - conductance of < 500 µS/cm, or <320 ppm TDS	FreshW
	Unknown.	0	[PR,CS,AM]		
F28	Fish & Waterborne Pests (FishAcc)	Select All that apply:		[INV,FA,FR,AM,WBF]	
		A regularly-used boat dock is present within or contiguous to the AA.	0		
		A regularly-used boat dock is not within the AA, but there is one within 300 ft. of the AA and there is a persistent surface connection between the dock and the AA.	0		
		Fish (native or stocked) are known to be present in the AA, or can access it during at least one day annually.	0		
	None of the above, and could not estimate fish presence/absence.	1			
F29	Non-native Aquatic Animals (PestAnim)	The following are known or likely to have reproducing populations in this AA, its wetland, or in water bodies within 300 ft that connect to the AA at least seasonally. Select All that apply:		Assume non-native fish to be present if wetland is associated with a nearby reservoir, fish pond, or perennial stream flowing through an agricultural or residential area. Assume bullfrog, nutria, and/or carp to be present if (a) the AA contains persistent water or is flooded seasonally by an adjoining body of permanent water, and (b) not a forested wetland, and (c) in western Oregon, elevation is lower than about 3000 ft. In the ORWAP_SupplInfo file, see Inverts_Exo worksheet for more complete list of non-native invertebrates of Oregon, and WetVerts worksheet for more complete list of fish that are not native to Oregon.	
		Non-native amphibians (e.g., bullfrog) or reptiles (e.g., red-ear slider).	0		
		Carp.	0		
		Non-native fish that prey on tadpoles or turtles (e.g., bass, walleye, crappie, brook trout).	0		
		Non-native invertebrates (e.g., New Zealand mudsnail, mitten crab, rusty crayfish).	0		
		Nutria.	0	You may also consult: http://nas.er.usgs.gov/queries/default.aspx	
None of above.	1	http://www.dfw.state.or.us/conservationstrategy/invasive_species.asp [FA,FR,AM,EC]			

F30	Shorebird Feeding Habitats (Shorebd)	The extent of <u>mudflats, very shallow waters, or shortgrass meadows</u> , within the AA, that meet the definition of shorebird habitat for at least 3 months during the period of late summer through the following May is:		Shorebird habitat - areas must have (a) grasses shorter than 6", or a mudflat, during any part of this period, AND (b) soils that either are saturated or covered with <2 inches of water during any part of this period, AND (c) no detectable surrounding slope (e.g., not the bottom of an incised dry channel), AND (d) not shaded by shrubs or trees. See photograph in Appendix A of manual. This addresses needs of most migratory sandpipers, plovers, curlews, and godwits. [WBF]	
		None, or <100 sq. ft.	1		
		100 to <1000 sq. ft. within AA.	0		
		1000 to 10,000 sq. ft. within AA.	0		
		>10,000 sq. ft. within AA.	0		
F31	Outflow Duration (OutDura)	The <u>most persistent</u> surface water connection (outlet channel, pipe, ditch, or overbank water exchange) between the AA and the closest stream or lake located downslope is: [Note: If the AA represents only part of a wetland, answer this according to whichever is the least permanent surface connection: the one between the AA and the rest of its wetland, OR the surface connection between the AA's wetland and a mapped stream or lake located within 300 ft downslope from this wetland].	W	The emphasis is on the connection to a mapped stream network. A larger difference in elevation between the wetland-upland boundary and the bottom of the wetland outlet (if any) indicates shorter outflow duration.	
		Persistent (>9 months/year).	0	Do not rely only on topographic maps or NWI maps to show this; inspect while in field if possible, and ask landowner. The durations given are only approximate and are for a "normal" year.	
		Seasonal (14 days to 9 months/year, not necessarily consecutive).	0	The connection need not occur during the growing season. Assume that depressions with effective nearby ditches or tile drains will connect for shorter periods.	
		Temporary (<14 days, not necessarily consecutive).	1	[WS,WCV,SR,PR,NR,CS,OE,FA,FR,Sens]	NoOutlet
		None -- no surface water flows out of the wetland except possibly during extreme events (<once per 10 years). Or, water flows only into a wetland, ditch, or lake that lacks an outlet. Enter 1 and SKIP TO F33.	0		
F32	Outflow Confinement (Constric)	During <u>major runoff events</u> , in the places described above where surface water exits the AA, it:	W	Major runoff events - would include biennial high water caused by storms and/or rapid snowmelt.	
		Is <u>impeded</u> as it mostly passes through a pipe, culvert, tidegate, narrowly breached dike, berm, beaver dam, or other partial obstruction (other than natural topography).	0	Impeded - means causing a delay or reduction in water velocity or volume.	
		Leaves mainly through natural surface exits, not largely through artificial or temporary features which <u>impede</u> or <u>accelerate</u> outflow.	1	[WS,SR,PR,NR,CS,OE,Sens,STR]	
		Is exported more quickly than usual as it mostly passes through ditches or pipes intended to accelerate drainage. They may be within the AA or connected to its outlet or within 30 ft of the AA's edge.	0		
F33	Tributary or Overbank Inflow (Inflow)	At least once annually, surface water from upstream or another water body moves into the AA. It may enter directly, or as unconfined overflow from a contiguous river or lake. If it enters only via a pipe, that pipe must be fed by a mapped stream or lake further upslope. Enter 1, if true. If false, SKIP TO F36.	0	[SRv,PRv,PD]	Inflow
F34	Input Channel Gradient (SlopeInChan)	The gradient of the tributary with the largest inflow, averaged over the 150 ft. before it enters the AA (but excluding any portion of the distance where water travels through a pipe) is:		[SRv, PRv]	
		<1%.	0		
		1 to <3%.	0		
		3 to 6%.	0		
		>6%.	0		
F35	Throughflow Complexity (ThruFlo)	[Skip this question if the AA lacks both an inlet and outlet.] During peak annual flow, water entering the AA in channels encounters which of the following conditions as it travels through the AA. Select the ONE encountered most.		This mainly refers to surface water that moves between the inlet and outlet. Some judgment is required in assessing straight vs. indirect flow path.	
		Does not bump into many plant stems as it travels through the AA. Nearly all the water continues to travel within unvegetated (often incised) channels and has minimal contact with wetland vegetation, or through a zone of open water such as an instream pond or lake.	0	See ORWAP Manual Appendix B diagram.	
		Bumps into <u>herbaceous vegetation</u> but mostly remains in fairly <u>straight channels</u> .	0	[WS,SR,PR,NR,OE,INV,FA,FR,WBF,WBN,PD]	
		Bumps into <u>herbaceous vegetation</u> and mostly <u>spreads throughout</u> , or follows a fairly <u>indirect path</u> (in widely meandering, multi-branched, or braided channels).	0		
		Bumps into <u>tree trunks and/or shrub stems</u> but mostly remains in fairly <u>straight channels</u> .	0		
Bumps into <u>tree trunks and/or shrub stems</u> and follows a fairly <u>indirect path</u> (meandering, multi-branched, or braided) from entrance to exit.	0				

F36	Internal Gradient (Gradient)	The gradient from the lowest to highest point of land <u>within the AA</u> (or from outlet to inlet) is:		Wetlands with no outlet, and wetlands where most surface water is impounded on site, should be considered flat (<2%).	
		<2% (internal flow is absent or barely detectable; basically flat).	0	For other wetlands, estimate gradient as the elevation difference between the inlet and outlet (if any) divided by the distance between them, or the difference between the highest and lowest points in the wetland divided by the distance between them.	
		2 to <6%.	1	[WS,SR,PR,NR,CS,OE,AM,WBF,WBN]	TooSteep1
		6 to 10%.	0		TooSteep2
		>10%.	0		
F37	Groundwater Strength of Evidence (Groundw)	Select first one that applies:		[WS,WC,NR,CS,OE,INV,FA,FR,PD]	
		In the AA or its wetland: (a) Springs are observed, OR (b) Water is markedly cooler in summer and warmer in winter (e.g., later ice formation) than in other local wetlands, OR (c) Measurements from shallow wells indicate groundwater is discharging to the wetland, OR (d) Water visibly seeps into pits dug within the AA during the driest time of the year and located >30 ft from the closest surface water.	0		
		The AA's wetland: (a) Is very close to the base of a natural slope steeper than 15% and longer than 300 ft or is located at a geologic fault, OR (b) Has no persistently flowing tributary AND one or more is true: (b1) Is on a natural slope of >5%, OR (b2) Has rust deposits ("iron floc"), colored precipitates, or dispersible natural oil sheen, OR (b3) Is in an Arid or Semi-arid hydrologic unit.	1	Arid or Semi-arid hydrologic unit - See the ORWAP Report's Hydrologic Landscape Class (under Location Information).	
		The AA is <u>not</u> in an Arid or Semi-arid hydrologic unit, but has persistent ponded water, no tributary, and is not fed by wastewater, concentrated stormwater, or irrigation water, or by an adjacent river or lake.	0		
		None of above is true, OR AA contains a hot spring. Some groundwater may nonetheless discharge to or flow through the wetland.	0		
F38	Unshaded Herbaceous Vegetation (Extent) (HerbExpos)	The annual maximum areal cover of herbaceous vegetation (excluding SAV, ferns, and mosses, but including forbs & graminoids) that is not beneath a woody canopy reaches:		Do not include submersed and floating-leaved aquatics (SAV) in the category of "herbaceous vegetation", or when defining the "vegetated part" of the site.	
		<5% of the vegetated part of the AA. Enter 1 and SKIP to F42.	1	For sites larger than 10 acres, this should be determined from aerial imagery rather than estimated in the field.	NoHerb
		5 to <25% of the vegetated part of the AA.	0		
		25 to <50% of the vegetated part of the AA.	0	[WBF,WBN]	
		50-95% of the vegetated part of the AA.	0		
F39	Forb Cover (Forb)	Within parts of the AA having herbaceous cover (excluding SAV), the areal cover of forbs reaches an annual maximum of:		Forbs - are flowering non-woody vascular plants (excludes grasses, sedges, ferns, mosses).	
		<5% of the herbaceous part of the AA.	0	[POL]	
		5 to <25% of the herbaceous part of the AA.	0		
		25 to <50% of the herbaceous part of the AA.	0		
		50 to 95% of the herbaceous part of the AA.	0		
F40	Species Dominance - Herbaceous (HerbDom)	Determine which <u>two native</u> herbaceous (forb, fern, and graminoid) species comprise the greatest portion of the herbaceous cover that is unshaded by a woody canopy. Then select one:		[INV,WBF,SBM,PD,POL,Sens,EC]	
		Those species together comprise <u>more than half</u> of the areal cover of <u>native</u> herbaceous plants at any time during the year, i.e., one dominant species or two co-dominants. Also mark this if <20% of the vegetated cover is native species.	0		
		Those species together comprise <u>less than half</u> of the areal cover of <u>native</u> herbaceous plants at any time during the year.	0		

F41	Invasive or Non-native - % of Vegetative Cover (Invas)	Vegetative cover (annual maximum) is:		In the <u>ORWAP_SupplInfo</u> , see P_Invas worksheet for list of invasives and P_Exo for non-native species list. Examples of woody invasives are Himalayan blackberry, English ivy, scotch broom, and gorse. For known distributions of invasive plants in your area see: http://nr.oregonstate.edu/orbic/invasive-species and http://www.weedmapper.org/maps.html but do not limit your answer based only on that information. Consider most crops to be non-native. [WBF,PD,POL,Sens,EC]	InvasDom
		Overwhelmingly (>80% cover) non-native species AND >10% of the herbaceous cover is <u>invasive species</u> . (See ORWAP_SupplInfo file for species designations).	0		
		Overwhelmingly (>80% cover) non-native species AND <10% of the herbaceous cover is <u>invasive species</u> ; OR 50-80% of cover is non-native species regardless of invasiveness.	0		
		Mostly (50-80%) native species.	0		
		Overwhelmingly (>80%) native species.	0		
F42	Mowing, Grazing, Fire (VegCut)	There is evidence that grazing by domestic or wild animals – or mowing (multiple times per year), plowing, herbicides, harvesting, or fire – has <u>repeatedly</u> reduced the AA's vegetation cover (plants that normally grows taller than 4") to <u>less than 4 inches</u> , or has created an obvious browse line, over the following extent:		Repeatedly - means the condition occurred in at least half of the last 10 years. [SR,AM,WBN,SBM,PD,EC]	NoMowGraze
		0% (No evidence of such activities).	1		
		Trace to 5% of the normally vegetated AA (grazing, mowing, or fire have occurred but vegetation height effects are mostly unnoticeable).	0		
		5 to <50% of the normally vegetated AA.	0		
		50 to 95% of the normally vegetated AA.	0		
>95% of the normally vegetated AA.	0				
F43	Historically Lacking Trees (HistVeg)	According to the ORWAP Report, the <u>presettlement vegetation class</u> in the vicinity of the AA was prairie, sagebrush, or other open lands not dominated by trees. In addition, the AA is not within the biennial floodplain of a river where trees and shrubs typically dominate when conditions are unaltered. Enter 1, if true.	0	In the <u>ORWAP Report's</u> Location Information table. This question is used as a classification variable mainly to set appropriate expectations for the extent of forest cover.	HistOpenland
F44	Moss Wetland (Moss)	The AA's ground cover is primarily a deep layer of moss, and/or soils are mainly peat or organic muck. Also, the soil remains water-saturated to within 3 inches of the surface during most of a normal year. Surface water within the AA often is absent or confined to small scattered pools or ditches. Enter 1, if true.	0	Includes most bogs and fens. May be a floating island. [NR,CS,OE,WBF,WBN,Sens]	
F45	Woody Extent (WoodyPct)	Within the vegetated part of the AA, woody vegetation (trees, shrubs, <u>robust vines</u>) taller than 3 ft occupies:		<u>Robust vines</u> - include Himalayan blackberry and others that are generally erect and taller than 1 ft. <u>Vegetated part</u> - should not include floating-leaved or submersed aquatics. For sites larger than 1 acre, this should be determined from aerial imagery rather than estimated only in the field. [NR,WC,CS,SBM,PD,Sens]	NoWoody
		<5% of the vegetated AA, and fewer than 10 trees are present. Enter 1 and SKIP to F51.	0		
		<5% of the vegetated AA, but more than 10 trees are present.	0		
		5 to <25% of the vegetated AA.	0		
		25 to <50% of the vegetated AA.	0		
		50 to 95% of the vegetated AA.	0		
>95% of the vegetated part of the AA.	1				
F46	Woody Diameter Classes (TreeDiams)	Select <u>All</u> the types that comprise >5% of the woody canopy cover in the AA or >5% of its <u>wooded upland edge</u> if any:		<u>Wooded upland edge</u> - includes woody plants located within one tree-height of the wetland-upland boundary. DBH is the diameter of the tree measured at 4.5 ft above the ground. [CS,SBM,POL,Sens]	
		Deciduous 1-4" diameter (DBH) and >3 ft tall.	0		
		Evergreen 1-4" diameter and >3 ft tall.	0		
		Deciduous 4-9" diameter.	1		
		Evergreen 4-9" diameter.	0		
		Deciduous 9-21" diameter.	1		
		Evergreen 9-21" diameter.	1		
		Deciduous >21" diameter.	0		
		Evergreen >21" diameter.	1		

F47	Snags (Snags)	The number of large snags (diameter > 12 inches) in the AA plus 100 ft uphill of its edge is:		Snags - are standing trees at least 20 ft tall that are mainly without bark or foliage. [SBM,POL]	
		Few or none.	1		
		Several.	0		
F48	Abovewater Wood (WoodOver)	The number of horizontal wood pieces thicker than 4 inches that are partly submerged during most of the spring or early summer, thus potentially serving as basking sites for turtles, birds, or frogs and cover for fish is:		Only the wood that is at or above the water surface is assessed because of the impracticality of assessing underwater wood accurately when using a rapid assessment method. [FA,FR,AM]	
		None.	1		
		Few.	0		
		Several (e.g., >3 per 300 ft of channel or shoreline).	0		
F49	Downed Wood (WoodDown)	The number of downed wood pieces longer than 6 ft and with diameter >4 inches that are not submerged during most of the growing season, is:		Exclude temporary "burn piles." [INV,AM,SBM,POL]	
		Few or none.	1		
		Several.	0		
F50	Exposed Shrub Canopy (ShrExpos)	Within the vegetated part of the AA, shrubs shorter than 20 ft that are not overtopped by trees occupy: Select first statement that is true.		Vegetated part - should not include floating-leaved or submersed aquatics. [SBM,PD]	
		<5% of the vegetated AA and <0.01 acre (400 sq ft).	1		
		5 to <25% of the vegetated AA or the water edge (whichever is greater in early summer).	0		
		25 to <50% of the vegetated AA or the water edge (whichever is greater in early summer).	0		
		50 to 95% of the vegetated AA or the water edge (whichever is greater in early summer).	0		
		>95% of the vegetated part of the AA or the water edge (whichever is greater in early summer).	0		
F51	N Fixers (Nfix)	The percentage of the vegetated area in the AA or along its water edge (whichever has more) that contains nitrogen-fixing plants (e.g., alder, baltic rush, scotch broom, lupine, clover, alfalfa, other legumes) is:		For a more complete list, see <u>ORWAP_SupplInfo</u> , worksheet NFIX (includes native and non-native species). Do not include algae. [OE,INV,Sens]	
		<1% or none.	0		
		1 to <25%.	0		
		25 to <50%.	1		
		50 to 75%.	0		
		>75%.	0		
		Note for the next four questions: If the AA lacks an upland edge, evaluate based on the AA's <u>entire perimeter</u> and outward into whatever areas are adjacent. In many situations, these questions are best answered by measuring from aerial images.			
F52	Upland Perennial Cover - % of Perimeter (PerimPctPer)	The percentage of the AA's <u>edge (perimeter)</u> that is comprised of a band of upland perennial cover wider than 10 ft and taller than 6 inches, during most of the growing season is:		Perennial cover - vegetation that includes wooded areas, native prairies, sagebrush, as well as relatively unmanaged commercial lands in which the ground is disturbed less frequently than annually such as perennial ryegrass fields, hayfields, lightly grazed pastures, timber harvest areas, and rangeland. It does not include water, row crops (vegetable, orchards, Christmas tree farms), residential areas, golf courses, recreational fields, pavement, bare soil, rock, bare sand, or gravel or dirt roads. [WCv,SRv,PRv,INV,FA,AM,WBF,WBN,SBM,PD,POL,POLv,Sens,STR]	
		<5%.	0		
		5 to <25%.	1		
		25 to <50%.	0		
		50 to <75%.	0		
		75 to 95%.	0		
		>95%.	0		

F53	Upland Perennial Cover Width (Buffer) (BuffWidth)	Along the greatest extent of the AA's <u>upland edge</u> , the width of <u>perennial cover</u> taller than 6 inches that extends upslope from the AA until mostly shorter or non-perennial cover is reached is: [NOTE: the width is not necessarily the maximum width. Base on vegetation that occurs most of the growing season.]		Upland edge - is the land within 3 ft of the wetland's perimeter that is not wetland. [WCv,SRv,PRv,INV,FA,AM,WBN,SBM,PD,POL,Sens,STR]		
		< 5 ft, or none.	0		NoUpPerCov	
		5 to <30 ft.	0			
		30 to <50 ft.	0			
		50 to <100 ft.	0			
		100 to 300 ft.	0			
> 300 ft.	1		AllUpPerren			
F54	Upland Trees as % of All Perennial Cover (UpTreePctPer)	Within 100 ft landward from the AA's <u>edge (perimeter)</u> , the percentage of the upland perennial cover that is woody plants taller than 20 ft is:		Base this on the cumulative canopy width of the trees. [WSv,FA,WBF,WBN,SBM]		
		<5%, or there is no upland perennial cover along the upland edge.	0			
		5 to <25% of perennial cover.	0			
		25 to <50% of perennial cover.	0			
		50 to <75% of perennial cover.	0			
		75 to 95% of perennial cover.	0			
>95% of perennial cover.	1					
F55	Weeds - % of Upland Edge (UpWeed)	Along the AA's <u>edge (perimeter)</u> , the cover of invasive woody or herbaceous plants occupies: [If vegetation is so senesced that apparently-dominant edge species cannot be identified even to genus, answer "none"].		See <u>ORWAP_SupplInfo file</u> , worksheet P_Invas. Some of the most common invaders along upland edges of Oregon wetlands are Himalayan blackberry, knotweed, sweetbrier rose, Russian olive, English ivy, nightshade, pepperweed, medusahead, white clover, ryegrass, quackgrass, false brome, bentgrass, dandelion, oxeye daisy, pennyroyal, bull and creeping thistles, tansy ragwort, poison hemlock, and teasel. If a plant cannot be identified to species (e.g., winter conditions) but its genus contains an invasive species, assume the unidentified plant to also be invasive.		
		<5%, or none.	1			
		5 to <25%.	0			
		25 to <50%.	0			
		50 to <75%.	0			
		75 to 95%.	0			
>95%.	0	[PD,STR]				
F56	Bare Ground & Accumulated Plant Litter (Gcover)	Consider the parts of the AA that go dry during a normal year. Viewed from 6 inches above the soil surface, the condition in most of that area just before the year's longest inundation period begins is:		Bare ground- includes unvegetated soil, rock, sand, or mud between stems if any. Bare ground under a tree or shrub canopy should be counted. Wetlands that are dominated by annual plant species tend to have more extensive areas that are bare during the early growing season.		
		Little or no (<5%) bare ground is visible between erect stems or under canopy and there is little or no dead detached plant tissue (thatch) remaining on top of the ground surface and ground surface is extensively blanketed by moss, lichens, graminoids with great stem densities, or plants with ground-hugging foliage.	0			
		Some (5-20%) bare ground or remaining thatch is visible. Herbaceous plants have moderate stem densities and do not closely hug the ground.	0	[WS,WC,SR,PR,NR,CS,OE,INV,AM,SBM,POL,Sens,EC]		
		Much (20-50%) bare ground or thatch is visible. Low stem density and/or tall plants with little living ground cover during early growing season.	0			
		Mostly (>50%) bare ground or thatch.	1			
		Not applicable. All of the AA is inundated throughout most years.	0			
F57	Ground Irregularity (Girreg)	In parts of the AA that lack persistent water, the number of small pits, raised mounds, hummocks, boulders, upturned trees, animal burrows, islands, natural levees, wide soil cracks, and microdepressions is:		Microtopography - refers mainly to vertical relief of <3 ft and is represented only by inorganic features, except where plants have created depressions or mounds of soil.		
		Few or none, or the entire AA is always water-covered. Minimal microtopography; <1% of the AA, e.g., many flat sites having a single hydroperiod.	0	Consider the microtopography to be "few or none" if one could walk easily through most of the AA once any slash and logs are removed. Consider it to be "several" if one has to constantly look down and check balance.		
		Intermediate.	1			
		Several (extensive micro-topography).	0	[WS,SR,PR,NR,INV,AM,SBM,PD,POL,EC]		

F58	Soil Composition (SoilTex)	Based on digging into the substrate and examining the <u>surface layer</u> of the soil (2 inch depth) that was mapped as being predominant, its composition (excluding duff and living roots) is mostly:		Do not base the texture on soil maps unless the AA is inaccessible. See <u>ORWAP Manual's</u> protocol (Step 2 of section 5.3 and the soil chart in Appendix B). Judge which soil type is predominant <u>only in the part of the AA that is not inundated</u> at the time of your visit. Duff - is loose organic surface material, e.g., dead plant leaves and stems). Organic soils are much less common in floodplains. [WS,PR,NR,CS,OE,PD,Sens]		
		Loamy: includes silt, silt loam, loam, sandy loam.	0			
		Clayey: includes clay, clay loam, silty clay, silty clay loam, sandy clay, sandy clay loam.	0			
		Organic: includes muck, mucky peat, peat, and mucky mineral soils (blackish or grayish). Exclude live roots unless they are moss.	0			
		Coarse: includes sand, loamy sand, gravel, cobble, stones, boulders, fluvents, fluvaquents, riverwash.	1			
F59	Cliffs or Banks (Cliff)	Within 300 ft of the AA, there are elevated terrestrial features such as cliffs, bluffs, talus slopes, or unarmored stream banks that extend at least 6 ft nearly vertically, are unvegetated, and potentially contain crevices or other substrate suitable for nesting or den areas. Enter 1, if true.	0	[SBM,POL]		
F60	Restored or Created Wetland (NewWet)	The AA is (or is within, or contains) a "new" wetland resulting from human actions (e.g., excavation, impoundment) or other factors affecting what was upland (non-hydric) soil. Or, some part of the AA was originally a wetland, was artificially drained for many years, and has since had its water regime partly or wholly restored or rehabilitated (e.g., by ditch plugs, berms, tile breakage, non-maintenance).		Include wetlands whose area was likely expanded by road berms which impeded runoff, but do not include wetlands created by beaver dams except for the part where flooding affected uplands (not just existing wetlands and streams). Determine this using historical aerial photography, old maps, soil maps, consultation with landowners, and/or permit files as available. See <u>ORWAP Map Viewer's</u> Hydric Soil layer (expand Soils). Also, locations of some restoration wetlands can be found in the ORWAP Map Viewer under Restoration. Another potential source is the <u>Conservation Registry</u> : https://oregonexplorer.info/content/conservation-registry?topic&ptopic . [PR, NR, CS, OE, PD, Sens]		
		Yes, and constructed or restored mostly within last 3 years.	0			
		Yes, and constructed or restored mostly 3-7 years ago.	0			
		Yes, and constructed or restored mostly >7 years ago.	0			
		Yes, but time of origin or restoration unknown.	0			
		No.	1			
Unknown if wetland is constructed, restored, or natural.	0					
F61	Ownership (Ownership)	Most of the AA is:		An initial indication of ownership can be found on the <u>ORWAP Map Viewer</u> under the Land Ownership layer (expand Land Classification). However, it is advisable to ask local sources or use local maps with higher precision. [PUV] PrivateOwn		
		Publicly owned (municipal, county, state, federal).	0			
		Owned by non-profit conservation organization or easement holder who allows public access to this AA.	0			
		Other private ownership, including tribal. Enter 1 and SKIP to F63.	1			
F62	Special Protected Area Designation (Desig)	The AA is part of an area designated as a Special Protected Area according to the USGS Protected Areas Database of the U.S. Enter 1, if true.	0	See the ORWAP Map Viewer Report under the Location Information section for "In Special Protected Area?" [PUV]		
F63	Conservation Investment (Conslvest)	The AA is not a mitigation wetland, but public funds or community volunteer efforts have been applied to preserve, create, restore, or enhance the condition or functions of the wetland. (e.g. CRP or WRP wetlands, community projects). Enter 1, if true. (If unknown, leave 0).	0	Locations of some restoration wetlands can be found in the <u>ORWAP Map Viewer</u> under Restoration. Another potential source is the <u>Conservation Registry</u> : https://oregonexplorer.info/content/conservation-registry?topic&ptopic [PUV]		
F64	Compensation Wetland (MitWet)	The AA is all or part of a compensation site used explicitly to offset impacts elsewhere. Enter 1, if true. (If unknown, leave 0).	0	Answer to the best of your knowledge. Sources for information include the property owner, DSL, and/or the ACOE. [PUV]		
F65	Sustained Scientific Use (SciUse)	Plants, animals, or water in the AA have been monitored for >2 years, <u>unrelated to any regulatory requirements, and data are available to the public</u> . Or the AA is part of an area that has been designated by an agency or institution as a benchmark, reference, or status-trends monitoring area. Enter 1, if true. (If unknown, leave 0)	0	[PUV]		
F66	Visibility (Visibil)	The maximum percentage of the wetland that is visible from the best vantage point on public roads, public parking lots, public buildings, or public maintained trails that intersect, adjoin, or are within 300 ft of the AA is (Select ONE):		[WBFv,WBNv,SBMv,PUv,STR]		
		<25%.	1			
		25 - 50%.	0			
		>50%.	0			

F67	Non-consumptive Uses - Actual or Potential (RecPoten)	Select All statements that are true of this AA as it currently exists:		The question assumes access is allowed. [PUV]		
		Walking is physically possible in >5% of the AA during most of year (e.g., free of deep water and dense shrub thickets).	0			
		All or part of the AA (or an area within sight of the AA and within 100 ft) would be physically accessible to people in wheelchairs (e.g., paved and flat).	0			
		Maintained roads, parking areas, or foot-trails are within 30 ft of the AA, or the AA can be accessed most of the year by boat.	0			
		Within or near the AA, there is an interpretive center, trails with interpretive signs or brochures, and/or regular guided interpretive tours.	0			
F68	Core Area 1 (VisitNo)	The percentage of the AA almost never walked or driven by humans during an average growing season probably comprises: [Note: If more than half the wetland is visible from areas within 100 ft of the AA, include visits by people to those areas that are actually walked or driven (not simply viewed from).]		Judge this based on proximity to population centers, roads, trails, accessibility of the AA to the public, wetland size, usual water depth, and physical evidence of human visitation. Exclude visits that are not likely to continue and/or that are not an annual occurrence (e.g., by construction, maintenance, or monitoring crews). [AM,WBF,WBN,SBM,PD,PUV,STR]		
		<5% and no inhabited building is within 300 ft of the AA.	0			
		<5% and inhabited building is within 300 ft of the AA.	0			
		5 to <50% and no inhabited building is within 300 ft of the AA.	0			
		5 to <50% and inhabited building is within 300 ft of the AA.	0			
		50 to 95% with or without inhabited building nearby.	0			
>95% of the AA with or without inhabited building nearby.	1					
F69	Core Area 2 (VisitOften)	The part of the AA visited by humans <u>almost daily for several weeks</u> during an average growing season probably comprises: [The Note in the preceding question applies here as well].		See note above. [AM,WBF,WBN,SBM,PD,PUV,STR]		
		<5%.	1			
		5 to <50%.	0			
		50 to 95%.	0			
		>95% of the AA.	0			
F70	Consumptive Uses (Provisioning Services) (Hunt)	Recent evidence was found <u>within the AA</u> of the following potentially-sustainable consumptive uses. Select All that apply.		Evidence of these consumptive uses may consist of direct observation, or presence of physical evidence (e.g., recently cut stumps, fishing lures, shell cases), or might be obtained from communication with the land owner or manager. [FRv,WBFv,PUv]		
		Low-impact commercial timber harvest (e.g., selective thinning).	0			
		Commercial or traditional-use harvesting of native plants, their fruits, or mushrooms.	0			
		Waterfowl hunting.	0			
		Fishing.	0			
		Trapping of furbearers.	0			
None of the above.	1					
F71	Domestic Wells (Wells)	Wells or water bodies that currently provide drinking water are:		If unknown, assume this is true if there is an inhabited structure within the specified distance and the neighborhood is known to not be connected to a municipal drinking water system (e.g., is outside an urban growth boundary or other densely settled area). [NRv]		
		<300 ft and downslope from the AA or at same elevation.	1			
		300 to 1500 ft and downslope or at same elevation.	0			
		>1500 ft downslope, or none downslope, or no information.	0			

F72	Wetland Type of Conservation Concern (Rare Type)	Does the AA contain, or is it part of, any of these wetland types? Select All that apply.	W	Consult the <i>ORWAP Report</i> under the Location Information table for "Rare Wetland Types." But be aware that it may not apply to the exact AA you have delimited. [PDiv, Sens]	
		<u>Mature forested wetland</u> (anywhere): a wetland in which mean diameter of trees (d.b.h., FACW and FAC species only) exceeds 18 inches, and/or the average age of trees exceeds 80 years, or there are >5 trees/acre with diameter >32 inches.	1	To qualify, the diameter of >18 inches must be the mean measured from at least 10 trees.	
		<u>Boa or Fen</u> : contains a sponge-like organic soil layer which covers most of the AA and often has extensive cover of sedges and/or broad-leaved evergreen shrubs (e.g., Ledum). Often lacks tributaries, being fed mainly by groundwater and/or direct precipitation.	0		
		<u>Playa, Salt Flat, or Alkaline Lake</u> : a nontidal ponded water body usually having saline (salinity >1 ppt or conductivity >1000 µS) or alkaline (conductivity >2000 µS and pH >9) conditions and large seasonal water level fluctuations (if inputs-outputs unregulated). If a playa or salt flat, vegetation cover is sparse and plants typical of saline or alkaline conditions (e.g., Distichlis, Atriplex) are common.	0	See <i>ORWAP SuppInfo</i> file, worksheet P_Salt for species typically occurring in tidal or saline conditions.	Playa
		<u>Hot spring</u> (anywhere): a wetland where discharging groundwater in summer is >10 degrees (F) warmer than the expected water temperature.	0		
		<u>Native wet prairie</u> (west of the Cascade crest): a seasonally inundated wetland, usually without a naturally-occurring inlet or outlet, and dominated primarily by native graminoids often including species in column E.	0	<i>Deschampsia caespitosa</i> , <i>Danthonia californica</i> , <i>Camassia quamash</i> , <i>Triteleia hyacinthina</i> , <i>Carex densa</i> , <i>C. aperta</i> , and/or <i>C. unilateralis</i>	
		<u>Vernal pool (Willamette Valley)</u> : a seasonally inundated wetland, underlain by hardpan or claypan, with hummocky micro-relief, usually without a naturally-occurring inlet or outlet, and with native plant species distinctly different from those in slightly higher areas, and often including species in column E.	0	<i>Downingia elegans</i> , <i>Isoetes nuttallii</i> , <i>Triteleia hyacinthina</i> , <i>Eleocharis</i> spp., <i>Eryngium petiolatum</i> , <i>Plagiobothrys figuratus</i> , <i>Plagiobothrys scouleri</i> , <i>Grindelia nana</i> , <i>Veronica peregrina</i> , <i>Lasthenia glaberrima</i> , <i>Cicendia quadrangularis</i> , <i>Kickxia elatine</i> , <i>Gnaphalium patustre</i> , and/or <i>Callitriche</i> spp.	
		<u>Vernal pool (Medford area)</u> : a seasonally inundated acidic wetland, underlain by hardpan, with hummocky micro-relief, usually without a naturally-occurring inlet or outlet, and having concentric rings of similar native vegetation, often including species in column E.	0	<i>Downingia vana</i> , <i>Isoetes nuttallii</i> , <i>Ptilularia americana</i> , <i>Triteleia hyacinthina</i> , <i>Eleocharis</i> spp., <i>Eryngium petiolatum</i> , <i>Plagiobothrys bracteatus</i> , <i>Plagiobothrys scouleri</i> , <i>Grindelia nana</i> , <i>Veronica peregrina</i> , <i>Alopecurus saccatus</i> , <i>Lasthenia californica</i> , <i>Deschampsia danthonioides</i> , and/or <i>Callitriche</i> spp.	
		<u>Vernal pool (Modoc basalt & Columbia Plateau)</u> : a seasonally inundated wetland, usually without a naturally-occurring inlet or outlet, located on shallow basalt bedrock and often having species in column E.	0	<i>Blennosperma nanum</i> , <i>Camassia quamash</i> , <i>Epilobium densiflorum</i> , <i>Callitriche marginata</i> , <i>Cicendia quadrangularis</i> , <i>Eryngium vaseyi</i> , <i>Psilocarphus brevissimus</i> , and/or <i>Sedella pumila</i> .	
		<u>Interdunal wetland (Coastal ecoregion)</u> : a seasonally inundated wetland, usually without a naturally-occurring inlet or outlet, located between sand dunes where wind has scoured the sand down to the water table (deflation plain, blowout pond), and often with significant cover of the native species in column E.	0	<i>Carex obnupta</i> , <i>Argentina eggedii</i> , <i>Juncus lesueurii</i> , <i>J. nevadensis</i> , <i>J. falcatus</i> , <i>Sisyrinchium californicum</i> , and/or <i>Salix hookeriana</i>	
<u>Ultramafic soil wetland (mainly southwestern Oregon)</u> : a low-elevation wetland, usually with a sponge-like organic soil layer, occurring in an area with exposed serpentine or peridotite rock, and/or in soils with very low Ca:Mg ratios.	0				
None of above.	0				

Site: Clark Residence		Name: Eric Henning		Date: 8/1/2021	
Form S				Data	Comments
Stresser Data					
ORWAP V 3.2					
S1 Aberrant Timing of Water Inputs (A1tTiming)					
In the "Data" column, place an X next to any item that is likely to have caused the timing of water inputs (but not necessarily their volume) to shift by hours, days, or weeks, becoming either more muted (smaller or less frequent peaks spread over longer times, more temporal homogeneity of flow or water levels) or more flashy (larger or more frequent spikes but over shorter times).					
Control structure that regulates inflow to the AA (including tide gates), or flow regulation in tributaries, or water level in adjoining water body is regulated.					
Irrigation runoff or seepage.					
Snow storage areas that drain directly to the wetland.					
Increased pavement and other impervious surface in the CA.					
Straightening, ditching, dredging, and/or lining of tributary channels in the CA.					
If any items were checked above, then for each row of the table below, you may assign points (3, 2, or 1). However, if you believe the checked items had no measurable effect on the timing of water conditions in any part of the AA, then leave the "0's" for the scores in the following rows. To estimate effects, contrast the current condition with the condition if the checked items never occurred or were no longer present.					
	Severe (3 pts)	Medium (2 pts)	Mild (1 pt)		
Spatial extent within the AA of timing shift.	>95% of AA.	5-95% of AA.	<5% of AA.	0	
When most of the timing shift began.	<3 yrs ago.	3-9 yrs ago.	10-100 yrs ago.	0	
Score the following 2 rows only if the altered inputs began within past 10 years, and only for the part of the AA that experiences those.					
Input timing now vs. previously.	Shift of weeks.	Shift of days.	Shift of hours or minutes.	0	
Flashiness or muting.	Became very flashy or controlled.	Intermediate.	Became mildly flashy or controlled.	0	
				Sum=	0
				Final score=	0.00
S2 Accelerated Inputs of Nutrients (N1trLoad)					
In the "Data" column, place an X next to any item – occurring in either the AA or its RCA – that is likely to have accelerated the inputs of nutrients (nitrogen, phosphorus) to the AA.					
Stormwater or wastewater effluent (including failing septic systems), landfills.					
Fertilizers applied to lawns, ag lands, or other areas in the RCA.					
Livestock, dogs.					
Artificial drainage of upslope lands.					
Other waterborne human-related nutrient sources within the RCA.					
If any items were checked above, then for each row of the table below, you may assign points. However, if you believe the checked items did not cumulatively expose the AA to significantly more nutrients, then leave the "0's" for the scores in the following rows. To estimate effects, contrast the current condition with the condition if the checked items never occurred or were no longer present.					
	Severe (3 pts)	Medium (2 pts)	Mild (1 pt)		
Usual load of nutrients.	Large (e.g., feedlots, extensive residential on septic) or 303d* for nutrients.	Moderate (e.g., grazing, light residential on septic, light agriculture).	Limited (e.g., a few animals, lawns, sewered residential).	2	
Frequency & duration of input.	Frequent and year-round.	Frequent but mostly seasonal.	Infrequent & during high runoff events mainly.	2	
AA proximity to main sources (actual or potential).	0 - <50 ft.	50-300 ft. or in groundwater.	In other part of contributing area.	2	
				Sum=	6
				Final score=	0.67
S3 Accelerated Inputs of Contaminants and/or Salts (Contamin).					
In the "Data" column, place an X next to any item – occurring in either the AA or its RCA – that is likely to have accelerated the inputs of contaminants or salts to the AA.					
Stormwater or wastewater effluent (including failing septic systems), landfills, snow storage areas.					
Metals & chemical wastes from mining, shooting ranges, oil/gas extraction, other sources.					
Irrigation of lands, especially those with saline soils.					
Oil or chemical spills (not just chronic inputs) from nearby roads.					
Road salt.					
Pesticides applied to lawns, ag lands, roadsides, or other areas in the RCA, but excluding spot applications for controlling non-natives in the AA.					
Artificial drainage of contaminated or saline soils.					
Erosion of contaminated soils.					
Other contaminant sources within the RCA.					
If any items were checked above, then for each row of the table below, you may assign points. However, if you believe the checked items did not cumulatively expose the AA to significantly higher levels of contaminants and/or salts, then leave the "0's" for the scores in the following rows. To estimate effects, contrast the current condition with the condition if the checked items never occurred or were no longer present.					
	Severe (3 pts)	Medium (2 pts)	Mild (1 pt)		
Usual toxicity of most toxic contaminants.	Industrial effluent or 303d* for toxics.	Wastewater treatment plant, cropland, fossil fuel extraction, pipeline, power station, managed landfill.	Low density residential or commercial.	1	
Frequency & duration of input.	Frequent and year-round.	Frequent but mostly seasonal.	Infrequent & during high runoff events mainly.	1	
AA proximity to main sources (actual or potential).	0 - <50 ft.	50-300 ft. or in groundwater.	In other part of contributing area.	2	
				Sum=	4
				Final score=	0.44
* See ORWAP Map Viewer for waters designated as 303d; see Oregon DEQ web site for reasons.					

S4 Excessive Sediment Loading from Runoff Contributing Area (SedRCA).				
<i>In the "Data" column, place an X next to any item present in the RCA that is likely to have elevated the load of waterborne or windborne sediment reaching the AA from its RCA.</i>				
Erosion from plowed fields, fill, timber harvest, dirt roads, vegetation clearing, fires.				
Erosion from construction, in-channel machinery in the RCA.				
Erosion from off-road vehicles in the RCA.				
Erosion from livestock or foot traffic in the RCA.				
Stormwater or wastewater effluent.				
Sediment from road sanding, gravel mining, other mining, oil/ gas extraction.				
Accelerated channel downcutting or headcutting of tributaries due to altered land use.				
Other human-related disturbances within the RCA.				
<i>If any items were checked above, then for each row of the table below you may assign points (3, 2, or 1) in the last column that describe the combined maximum effect of those items in increasing the amount or transport of sediment into the AA. To estimate that, contrast it with the condition if checked items never occurred or were no longer present.</i>				
	Severe (3 pts)	Medium (2 pts)	Mild (1 pt)	
Erosion in RCA.	Extensive evidence, high intensity*.	Potentially (based on high-intensity* land use) or scattered evidence.	Potentially (based on low-intensity* land use) with little or no direct evidence.	0
Recentness of significant soil disturbance in the RCA.	Current & ongoing.	1-12 months ago.	>1 yr ago.	0
Duration of sediment inputs to the AA.	Frequent and year-round.	Frequent but mostly seasonal.	Infrequent & mainly during high runoff or severe wind events.	0
AA proximity to actual or potential sources.	0 - <50 ft., or farther but on steep erodible slopes.	50-300 ft.	In other part of contributing area.	0
* High-intensity= plowing, grading, excavation, erosion with or without veg removal; low-intensity= veg removal only with little or no apparent erosion or disturbance of soil or sediment.				Sum= 0
				Final score= 0.00
S5 Soil or Sediment Alteration Within the Assessment Area (SoilDisturb).				
<i>In the "Data" column, place an X next to any item present in the AA that is likely to have compacted, eroded, or otherwise altered the AA's soil.</i>				
Compaction from livestock, machinery, off-road vehicles, or mountain bikes, especially during wetter periods.				
Leveling or other grading not to the natural contour.				
Tillage, plowing (but excluding disking for enhancement of native plants).				
Fill, riprap, other armoring, excluding small amounts of upland soils containing organic amendments (compost, etc.) or small amounts of topsoil stockpiled or imported from another wetland.				
Excavation.				
Dredging in or adjacent to the AA.				
Boat traffic in or adjacent to the AA and sufficient to cause shore erosion or stir bottom sediments.				
Artificial water level or flow manipulations sufficient to cause erosion or stir bottom sediments.				
<i>If any items were checked above, then for each row of the table below you may assign points (3, 2, or 1) in the last column that describe the combined maximum effect of those items in altering the AA's soils. To estimate that, contrast it with the soil condition if checked items never occurred or were no longer present.</i>				
	Severe (3 pts)	Medium (2 pts)	Mild (1 pt)	
Spatial extent of altered soil.	>95% of AA or >95% of its upland edge (if any).	5-95% of AA or 5-95% of its upland edge (if any).	<5% of AA and <5% of its upland edge (if any).	0
Recentness of significant soil alteration in AA.	Current & ongoing.	1-12 months ago.	>1 yr ago.	0
Duration.	Long-lasting, minimal veg recovery.	Long-lasting but mostly revegetated.	Short-term, revegetated, not intense.	0
Timing of soil alteration.	Frequent and year-round.	Frequent but mostly seasonal.	Infrequent & mainly during scattered events.	0
				Sum= 0
				Final score= 0.00

ORWAP V.3.2 Site Name:	Clark Residence
Investigator Name:	Eric Henning
Date of Field Assessment:	8/1/2021
Scores will appear below after data are entered in worksheets OF, F, T, and S. See Manual for definitions and descriptions of how scores were computed and ratings assigned.	

Normalized Scores & Ratings for this Assessment Area (AA):

Specific Functions or Values:	Function Score	Function Rating	Rating Break Proximity	Values Score	Values Rating	Rating Break Proximity	Function Score (raw)	Values Score (raw)
Water Storage & Delay (WS)	5.74	Moderate		0.00	Lower		5.74	0.00
Sediment Retention & Stabilization (SR)	5.14	Moderate		4.03	Moderate		5.36	3.07
Phosphorus Retention (PR)	0.00	Lower		0.00	Lower		0.38	0.00
Nitrate Removal & Retention (NR)	4.62	Moderate		10.00	Higher		5.66	10.00
Anadromous Fish Habitat (FA)	0.00	Lower		0.00	Lower		0.00	0.00
Resident Fish Habitat (FR)	0.00	Lower		0.00	Lower		0.00	0.00
Amphibian & Reptile Habitat (AM)	5.43	Moderate		3.06	Lower		4.92	3.06
Waterbird Nesting Habitat (WBN)	4.34	Moderate		5.00	Moderate		3.60	5.00
Waterbird Feeding Habitat (WBF)	3.69	Moderate		6.67	Moderate	MH	3.33	6.67
Aquatic Invertebrate Habitat (INV)	2.94	Lower		1.47	Lower		4.72	2.03
Songbird, Raptor, Mammal Habitat (SBM)	4.14	Moderate	LM	5.00	Moderate		5.67	5.00
Water Cooling (WC)	6.67	Higher		0.00	Lower		5.83	0.00
Native Plant Diversity (PD)	7.62	Higher		10.00	Higher		6.83	10.00
Pollinator Habitat (POL)	7.01	Moderate	MH	7.11	Higher		6.12	5.75
Organic Nutrient Export (OE)	6.09	Moderate					5.39	
Carbon Sequestration (CS)	2.58	Lower					2.95	
Public Use & Recognition (PU)				1.74	Lower			2.59

Other Attributes:	Score	Rating	Rating Break Proximity		
Wetland Sensitivity (SEN)	6.55	Higher			7.22
Wetland Ecological Condition (EC)	2.64	Lower	LM		4.17
Wetland Stressors (STR)	3.16	Moderate	LM		2.90

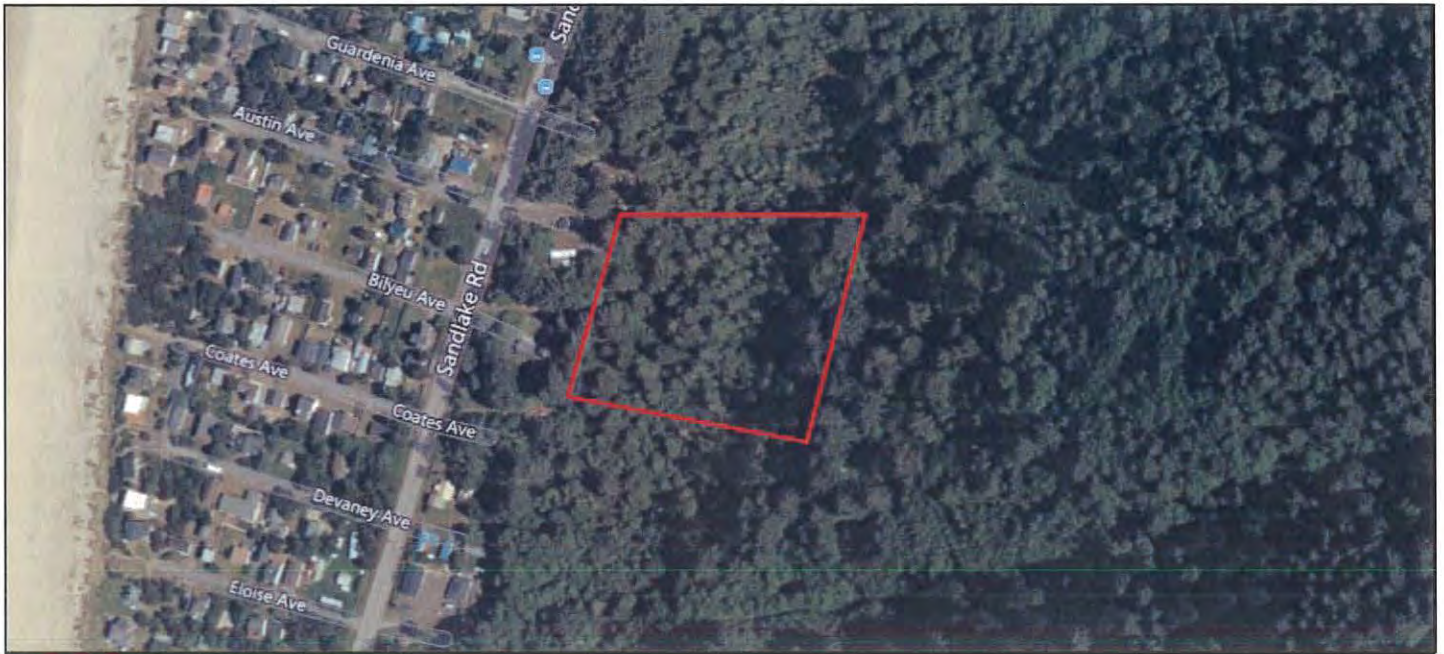
GROUPS	Selected Function	Function Rating	Rating Break Proximity	Values Rating	Rating Break Proximity
Hydrologic Function (WS)	Water Storage & Delay (WS)	Moderate		Lower	
Water Quality Support (SR, PR, or NR)	Nitrate Removal & Retention (NR)	Moderate		Higher	
Fish Habitat (FA or FR)	Anadromous Fish Habitat (FA)	Lower		Lower	
Aquatic Habitat (AM, WBF, or WBN)	Waterbird Nesting Habitat (WBN)	Moderate		Moderate	
Ecosystem Support (WC, INV, PD, POL, SBM, or OE)	Native Plant Diversity (PD)	Higher		Higher	

NOTE: A score of 0 does not always mean the function or value is absent from the wetland. It usually means that this wetland has equal or less capacity than the lowest-scoring one, for that function or value, from among the 200 calibration wetlands that were assessed previously by Oregon Department of State Lands.

Report Generated: August 9, 2021 01:56 PM

Assessment Area: 4 Acres

Location Map



Location Information

Latitude	45.2520771913495	Longitude	-123.962655302651
Elevation	18 ft	Annual precipitation	83 in
Watershed (HUC12)	Sand Creek-Frontal Pacific Ocean (171002030902)		
Presettlement Vegetation Class	Douglas fir		
Rare Wetland Type(s)	None		
Hydrologic Landscape Class	Very wet		
In Special Protected Area?	No		

[View Salinity Maps \(pdf\)](#)

Soil Information

Soil Name	Heceta fine sand, 0 to 3 percent slopes
Soil Symbol	14A
Hydric Rating	Yes
Hydric Percent	90
Percent Area	63.5%
Erosion Hazard	Slight

Dom. Cond. Non-irrigated Capability Class

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Soil Name Klotchie-Necanicum complex, 30 to 60 percent slopes
 Soil Symbol 20E
 Hydric Rating No
 Hydric Percent 0
 Percent Area 27.1%
 Erosion Hazard Severe

Dom. Cond. Non-irrigated Capability Class

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Soil Name Waldport fine sand, 0 to 5 percent slopes
 Soil Symbol 9B
 Hydric Rating No
 Hydric Percent 5
 Percent Area 9.4%
 Erosion Hazard Slight

Dom. Cond. Non-irrigated Capability Class

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Watershed Information

HUC Best

HUC Code	HUC Name	Is HUC Best?	Greatest Criteria met	FW, s/f, lg (Acres)	FW, em, lg (Acres)	EST, em, lg (Acres)	EST, s/f, lg (Acres)
HUC8: 17100203	Wilson-Trask-Nestucca	No	n/a	236.4	257.9	214.1	1.5
HUC10: 1710020309	Spring Creek-Sand Lake-Neskowin Creek Frontal	No	n/a	236.4	52.2	214.1	0
HUC12: 171002030902	Sand Creek-Frontal Pacific Ocean	Yes	proportional	236.4	52.2	214.1	0

[abbreviations: FW- freshwater (wetland); em- Emergent; lg- largest; s/f- Shrub/Forested; EST- Estuarine (wetland)]

HUC 12 Functional Deficit

HUC Code	HUC Name	WS	SR	NT	WC	INV	AM	FH	WB
HUC12: 171002030902	Sand Creek-Frontal Pacific Ocean								

[abbreviations: WS= Water Storage, SR= Sediment Retention, NT= Nutrient Retention (PR or NR), WC= Water Cooling (Thermoregulation), INV= Invertebrate Habitat, AM= Amphibian Habitat, FH= Fish Habitat (FA or FR), WB= Waterbird Habitat (WBF or WBN)]

Rare Species Scores

Rare Species Type	Maximum score	Sum Score	Rating
Non-anadromous Fish Species	0	0	None
Amphibian & Reptile Species	0	0	None
Feeding Waterbirds	0.16	0.16	Low
Nesting Waterbirds	0.33	0.33	Intermediate
Songbirds, Raptors, and Mammals	0.22	0.22	Intermediate
Invertebrate Species	0	0	None
Plant Species	0.33	0.33	Intermediate

Scores have taken into account several factors for each rare species record contained in the official database of the Oregon Biodiversity Information Center (ORBIC): (a) the regional rarity of the species, (b) their proximity to the point of interest, and (c) the "certainty" that ORBIC assigns to each of those records.

Element of Occurrence (Rare Species)

[View wildlife list](#) for Sand Creek-Frontal Pacific Ocean (171002030902)

Within Assessment Area	No EO Records
Within 1 mile	No EO Records
In HUC12 watershed	22 EO Records

Element of Occurrence Record(s) in HUC12

- 1 Western snowy plover
[1 occurrences]
Charadrius nivosus nivosus
ORBIC State Status: S2
ORBIC Global Status: G3T3
ODFW Strategy Species: No
- 2 Aleutian cackling goose
[2 occurrences]
Branta hutchinsii leucopareia
ORBIC State Status: S3N
ORBIC Global Status: G5T3
ODFW Strategy Species: No
- 3 Chum salmon (Pacific Coast ESU)
[3 occurrences]
Oncorhynchus keta pop. 4
ORBIC State Status: S2
ORBIC Global Status: G5T3Q
ODFW Strategy Species: Yes
- 4 Steelhead (Oregon Coast ESU, winter run)
[8 occurrences]
Oncorhynchus mykiss pop. 31
ORBIC State Status: S2S3
ORBIC Global Status: G5T2T3Q
ODFW Strategy Species: No
- 5 Coho salmon (Oregon Coast ESU)
[5 occurrences]
Oncorhynchus kisutch pop. 3

ORBIC State Status: S2
ORBIC Global Status: G5T2Q
ODFW Strategy Species: No

6 American peregrine falcon
[2 occurrences]

Falco peregrinus anatum

ORBIC State Status: S3
ORBIC Global Status: G4T4
ODFW Strategy Species: No

7 Bighead sedge
[1 occurrence]

Carex macrocephala

ORBIC State Status: S2
ORBIC Global Status: G5
ODFW Strategy Species: No

- *HUC Best: Oregon watersheds (HUC8, HUC10, HUC12) with greatest type diversity, proportional area, or density of wetlands according to available National Wetland Inventory maps.*

"Type diversity" is the number of unique NWI codes in the watershed (e.g., PEMA, PEMC, PEMCx) and excluded types that have no vegetation component (e.g., PUBH, R3US2).

"Density" is the number of vegetated NWI polygons divided by the acreage of the watershed; many of these polygons may be contiguous with each other, forming a single wetland.

"Proportional Area" is the proportion of the watershed's total area occupied by vegetated wetlands as mapped by NWI.

- *The digital maps used to determine this do not show many wetlands or cover the entire state. Data were compiled only from watersheds that have been at least 90% mapped by NWI (see worksheets for HUC8, 10, and 12). Data were received in November 2008 from ORBIC.*

METHODS: The above 3 metrics can be strongly correlated with watershed size and with each other. To minimize that bias, the rankings of the residuals from a regression analysis were used, rather than simply the top-ranking watersheds, to identify the most "important" watersheds for each metric at each scale. That is, the watersheds were identified that were in the top 5% in terms of variety of mapped wetland types for watersheds of that size, the largest area of mapped wetlands as a proportion of the watershed area for watersheds of that size, and/or the greatest number of mapped wetland polygons for watersheds with that much wetland area.

Global rank. ORBIC participates in an international system for ranking rare, threatened and endangered species throughout the world. The system was developed by The Nature Conservancy and is now maintained by NatureServe in cooperation with Heritage Programs or Conservation Data Centers (CDCs) in all 50 states, in 4 Canadian provinces, and in 13 Latin American countries. The ranking is a 1-5 scale, primarily based on the number of known occurrences, but also including threats, sensitivity, area occupied, and other biological factors. In this book, the ranks occupy two lines. The top line is the Global Rank and begins with a "G". If the taxon has a trinomial (a subspecies, variety or recognized race), this is followed by a "T" rank indicator. A "Q" at the end of this line indicates the taxon has taxonomic questions. The second line is the State Rank and begins with the letter "S". The ranks are summarized as follows: 1 = Critically imperiled because of extreme rarity or because it is somehow especially vulnerable to extinction or extirpation, typically with 5 or fewer occurrences; 2 = Imperiled because of rarity or because other factors demonstrably make it very vulnerable to extinction (extirpation), typically with 6-20 occurrences; 3 = Rare, uncommon or threatened, but not immediately imperiled, typically with 21-100 occurrences; 4 = Not rare and apparently secure, but with cause for long-term concern, usually with more than 100 occurrences; 5 = Demonstrably widespread, abundant, and secure; H = Historical Occurrence, formerly part of the native biota with the implied expectation that it may be rediscovered; X = Presumed extirpated or extinct; U = Unknown rank; ? = Not yet ranked, or assigned rank is uncertain.

- *This report contains both centroid-based and polygon-based data. The Location Information and Watershed Information sections of the report contain centroid based data (determined by the center point of the polygon), while the remaining sections are polygon-based (determined from the entire polygon).*

The rare species results in this report are based on a subset of the ORBIC rare species dataset. The ORWAP tool only reports on rare species that meet the following criteria: wetland habitat species that are tracked by ORBIC, excluding historical or extirpated sites or those with low mapping accuracy. More information about specific sites and additional species can be obtained from ORBIC through data requests, see <https://inr.oregonstate.edu/orbic/data-requests> for details.



Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

July 19, 2021

Ben Clark
56564 Meteor Drive
Bend, OR 97707

Kate Brown
Governor

Re: **WD # 2021-0143 Approved**
Wetland Delineation Report for the Clark Site
Tillamook County; T4S R10W S6 TL601

Shemia Fagan
Secretary of State

Tobias Read
State Treasurer

Dear Mr. Clark:

The Department of State Lands has reviewed the wetland delineation report prepared by Zion Natural Resources Consulting for the site referenced above. Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland boundaries as mapped in Figure 6 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, one wetland (Wetland A, totaling approximately 3.29 acres) was identified. It is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined). In addition, Wetland A is a mature, forested wetland, and therefore, part or all of this wetland may meet the state's criteria for Aquatic Resources of Special Concern. This could affect the eligibility protocols for compensatory mitigation if a DSL permit is required.

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Tillamook County, Daniel Evans, PWS, at (503) 986-5271.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter Ryan".

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Eric Henning, Zion Natural Resources
Tillamook Planning Department
Kinsey Friesen, Corps of Engineers
Dan Cary, SPWS, DSL
Oregon Coastal Management Program

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: <https://apps.oregon.gov/DSL/EPS/program?key=4>.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF of the completed cover form and report may be e-mailed to: Wetland_Delineation@dsl.state.or.us. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information	
<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Ben Clark 56564 Meteor Dr. Bend OR 97707	Business phone # 541-410-3996 Mobile phone # (optional) E-mail: ben.built@yahoo.com
<input type="checkbox"/> Authorized Legal Agent, Name and Address (if different):	Business phone # Mobile phone # (optional) E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Ben Clark</u> Signature: <u><i>Ben Clark</i></u> Date: <u>12/9/20</u> Special instructions regarding site access:	
Project and Site Information	
Project Name: <u>Clark Site</u>	Latitude: 45.2522 Longitude: -123.9629 decimal degree - centroid of site or start & end points of linear project
Proposed Use: Residence	Tax Map # <u>4.10.6</u> Tax Lot(s) <u>601</u> Tax Map # Tax Lot(s)
Project Street Address (or other descriptive location): East of Austin and Bilyeu Avenues City: <u>Tierra Del Mar</u> County: <u>Tillamook</u>	Township <u>4S</u> Range <u>10W</u> Section <u>6</u> <u>QQ</u> Use separate sheet for additional tax and location information Waterway: River Mile:
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Eric Henning Zion Natural Resources Consulting PO Box 545 Monmouth OR 97361	Phone # 503-881-4171 Mobile phone # (if applicable) E-mail: eric@zionconsulting.org
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u><i>Eric Henning</i></u>	Date: <u>2/20/2021</u>
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Study Area size: <u>4.05 ac</u> Total Wetland Acreage: <u>3.29</u>	
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> Industrial Land Certification Program Site <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input checked="" type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # <u>2010-0430</u>	<input type="checkbox"/> Fee payment submitted \$ _____ <input type="checkbox"/> Fee (\$100) for resubmittal of rejected report <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) DSL # _____ Expiration date _____ <input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____
For Office Use Only	
DSL Reviewer: <u>DF</u> Fee Paid Date: ____/____/____	DSL WD # <u>2021-0143</u>
Date Delineation Received: <u>03/16/2021</u> Scanned: <input type="checkbox"/> Electronic: <input checked="" type="checkbox"/>	DSL App.# _____

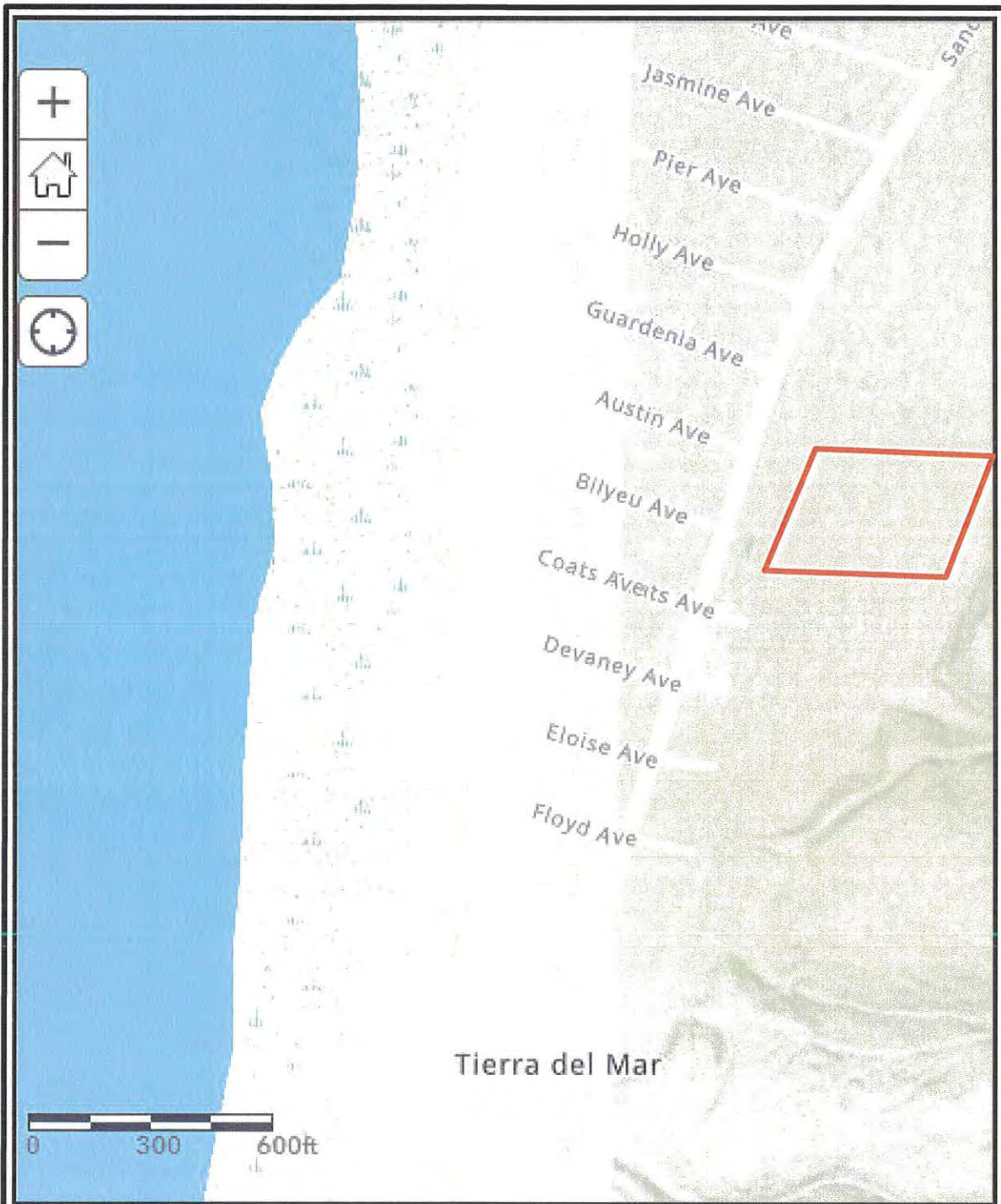
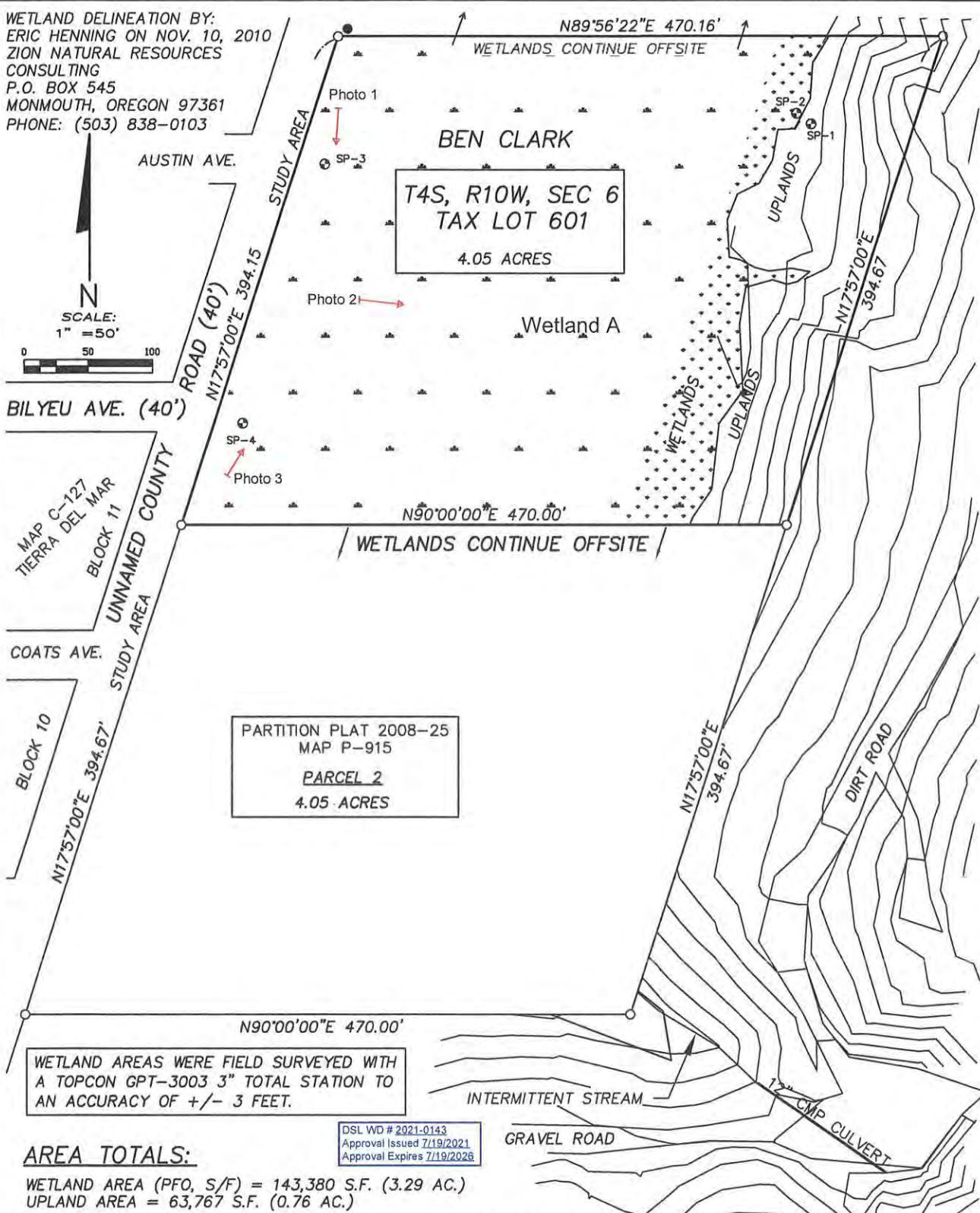
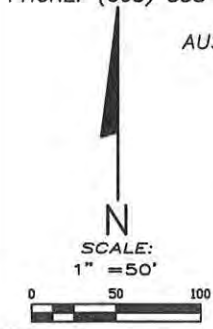


FIGURE 1
Vicinity Map

Project: Ben Clark



WETLAND DELINEATION BY:
ERIC HENNING ON NOV. 10, 2010
ZION NATURAL RESOURCES
CONSULTING
P.O. BOX 545
MONMOUTH, OREGON 97361
PHONE: (503) 838-0103



PARTITION PLAT 2008-25
MAP P-915
PARCEL 2
4.05 ACRES

WETLAND AREAS WERE FIELD SURVEYED WITH
A TOPCON GPT-3003 3" TOTAL STATION TO
AN ACCURACY OF +/- 3 FEET.

DSL WD # 2021-0143
Approval Issued 7/19/2021
Approval Expires 7/19/2026

AREA TOTALS:

WETLAND AREA (PFO, S/F) = 143,380 S.F. (3.29 AC.)
UPLAND AREA = 63,767 S.F. (0.76 AC.)

LEGEND

- 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507"
- ⊙ SAMPLE PLOT
- ▴ WETLAND AREA
- PROPERTY LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dallas W. Esplin
OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEWS: DECEMBER 31, 2021

NARRATIVE

THIS MAP IS TO SHOW OWNERSHIP OF PARCEL 1 PARTITION PLAT 2008-25, SEE MAP P-915. THIS MAP WAS PREPARED FROM TOPOGRAPHIC INFORMATION GATHERED ON NOVEMBER 2010 AND DECEMBER 2019, SEE MAP DATED NOVEMBER 18, 2010.

UPDATED DEC 2019 TO INCLUDE
ADDITIONAL STUDY AREA

SURVEY BY BAYSIDE SURVEYING LLC 1765 HWY 101 SOUTH TILLAMOOK, OR 97141 503-842-5551		SURVEY FOR: BEN CLARK PARCEL 1 PARTITION PLAT 2008-25 LEGAL-3 NW 1/4, SW 1/4 SEC 6, T4S, R10W, W.M. TILLAMOOK COUNTY, OREGON		SITE: TV10WET-CLARK.DWG T01V15TACRS	
DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
OCT 13, 2020	NOVAD TOPCON GPT-3003V	TL/JC/ARW/JDN	DCA	DWE	443

Figure 6

Melissa Jenck

From: Lynn Tone
Sent: Tuesday, April 12, 2022 8:38 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Campground

-----Original Message-----

From: k swyter <kswyter@gmail.com>
Sent: Saturday, April 9, 2022 6:19 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Campground

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

As a longtime homeowner in Tierra Del Mar, I strongly oppose proposed campground !!! My concerns are the additional traffic, increased water usage (which is already limited in summer) and increased waste and trash in our community. These are the important issues that should be considered before making a critical decision impacting the wonderful community of Tierra Del Mar...

Melissa Jenck

From: Lynn Tone
Sent: Tuesday, April 12, 2022 2:17 PM
To: Melissa Jenck
Subject: FW: EXTERNAL: #851-22-000107-PLNG Oregon Treehouse Partners Appeal

From: Mary Voboril <SailorDiver@yahoo.com>
Sent: Tuesday, April 12, 2022 2:13 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: #851-22-000107-PLNG Oregon Treehouse Partners Appeal

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

Please acknowledge receipt. Thanks!

Members of the County Commission:

At this point, it's unclear how Treehouse "glamping" would affect the quiet rural community of Tierra Del Mar and how it would conform, if at all, to conditional use criteria and to the county Comprehensive Plan. Will you ask the pertinent questions and demand answers?

Oregon Treehouse Partners uses buzzwords like "eco-friendly" to portray its project in upbeat, feel-good terms. As has happened with other projects, however, Treehouse is suspiciously vague about the project's likely impact on Tierra Del Mar, glossing over important issues or omitting their mention entirely.

Apart from quality of life, these issues relate to public safety.

Among the questions:

— Given the uptick in pedestrian traffic, will the county accommodate Treehouse by installing crossing lights, a speed bump, a crosswalk and related signage on Sandlake Road? If so, will Treehouse foot the bill or will taxpayers? Treehouse promises to "partner" with the county. What does that mean, and who pays?

— Treehouse promises 24/7 security. They don't specify if it will be on-site, boots-on-the-ground security or if they'll hire an on-call security firm, with "security" arriving some time after an aggrieved party calls. And how would this work, given the site's lack of cell service? More information is needed. (This could affect how often the sheriff's office is called out to deal with glamer disputes.)

— Treehouse promises "family wage jobs," an attractive selling point when seeking government permits. However, Treehouse doesn't specify how many "family wage jobs" they'll fund or whether they'll be permanent and full-time, with benefits and competitive salaries.

— Treehouse glampers likely will include hunters, mushroom gatherers, anglers, archers and suchlike. Some surely will want to access adjacent forest land for foraging, target practice and other recreation. How will Treehouse keep them out?

— The Treehouse site is long-entrenched bear and elk habitat. Human encroachment is likely to cause problems.

It's reasonable to assume that bears will sniff out food opportunities on Treehouse barbecue grills, picnic tables, fish-cleaning areas and even Treehouse tents.

If resident bears menace campers, who pays to relocate the bears — Treehouse or taxpayers? Or, given proper permits, will Treehouse hire sharpshooters to eradicate problem bears? Or do taxpayers pay?

(A Google search shows that a bear's sense of smell is seven times greater than that of a bloodhound. https://sectionhiker.com/bears_sense_of_smell/) Some bears even are attracted to the scent of deodorant: <https://www.backpacker.com/stories/ask-a-bear-ditch-the-deodorant-in-bear-country/> What will Treehouse do to repel resident bears? (Secure trash containers and rudimentary fencing won't be enough.)

Also, what kind of liability insurance does the county require Treehouse to have? Will it be similar to that imposed on owners of short-term rentals?

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

Similarly, elk have caused serious injuries to inattentive or photo-seeking tourists, especially during the month-long rut. How will Treehouse protect its campers? Treehouse mentions a fence, but not its height, strength or whether it will be a perimeter fence. At that, bears climb fences, and elk knock them down.

— In its rebuttal, Treehouse makes inconsistent references to a manager or "possibly an on-site host" or a "manager/host." Will this person be required to "glamp" on site in case of after-hours infractions, such as late-night fireworks from the "viewing platform"? How will Tierra Del Mar residents contact this person? (The county requires vacation rental owners to provide neighbors with local contact info. Will the county give Treehouse a waiver of this requirement?)

—Treehouse says its site can house 80 campers at one time. How will these 80 campers access the beach? If in vehicles, they surely can be expected to park on Floyd or nearby residential streets, where tourist parking already causes significant ill will. Treehouse can tell them not to, but how, exactly, will Treehouse enforce this? They haven't said. Will you ask them?

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

Note that bumper-to-bumper parking regularly occurs on Cape Kiwanda Drive, despite "No Parking" signs. Why would it be different on Sandlake?

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

Does Treehouse further expect its campers to pack up their beer bottles, soda cans, plastic trash, used diapers, dog poop bags, etc., and haul it all back over the dune, down Floyd, across Sandlake, up the steep camp road and only then do proper disposal?

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

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

— In its rebuttal, and perhaps in an appeasing gesture, Treehouse says it plans a beach shuttle. Is this a definite thing or just aspirational? What are the specifics? There is no indication of how often the shuttle would run, whether it would be complimentary or where beach goers would be dropped off and picked up, which could further affect livability in Tierra Del Mar.

—Precisely what “improvements” does Treehouse envision for Floyd Avenue? Will taxpayers foot any part of the bill?

The inconvenient truth is that Treehouse glamping may greatly alter quality of life in the TDM community, and not in a positive way. But, absent more specific information, how would we know? From data we do have, however, imagine how a big commercial operation like this would impact your lives if you lived on Floyd or adjacent streets.

The foregoing leaves aside important matters of potable water, sewage, wetland destruction, fish and bird habitat, landslide susceptibility and so on. Before voting, please ask Treehouse for answers. They need to be accountable.

Thank you for your consideration, and thank you for serving as Tillamook County Commissioners.

Sincerely,

Mary Voboril
5800 Irish Avenue
Tierra Del Mar, OR 97112

Melissa Jenck

From: Lynn Tone
Sent: Friday, April 15, 2022 8:43 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Input on the proposed Oregon Tree House Project (Permit # 851-21-000416-PLNG)

From: Sheila Manning <sheilamanning303@gmail.com>
Sent: Friday, April 15, 2022 8:32 AM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Input on the proposed Oregon Tree House Project (Permit # 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.]

Please submit the following comments to the Tillamook County Commissioners in preparation for the public hearing on April 25, 2022.

Dear County Commissioners,

We wanted to express our objection and concerns regarding the proposed "Oregon Tree House Project" (permit # 851-21-000416-PLNG) for the following reasons:

- 1) The **environmental impact** this development will have on the hillside with the loss of wildlife habitat, trees and potential erosion. The proposed dwellings, infrastructure and additional vehicles and people will disrupt and impact this fine balance of nature that we will never get back.
- 2) The impact this will have on **human life** of both the residents of Tierra Del Mar and the visiting campers. As far as we have seen there are no additional measures to ensure safety in the area. Clearly campers will want to visit the beach and will be crossing a busy road and parking in residential areas. With the increase in traffic both pedestrian and vehicle there will be a loss of life or injury.

Please give careful consideration to these two major concerns.

Thank You,

Tom and Sheila Manning
5820 Eloise Ave
Tierra Del Mar, OR

--

Sheila Manning)
503.635.6595)

April 15, 2022

Tillamook County Planning Commission:

I am writing in regards to Project No. 851-21-000416-PLNG, Oregon Tree House Partners application for a 19 site campground in Tierra Del Mar. I oppose this business' attempt to develop this land, and I kindly ask that this letter be added to the public testimony.

Each year, Sandlake Road has seen increased traffic congestion. During the summer months, this area has become dangerous for drivers, residents, and pedestrians. The proposed campground will increase human and motor traffic. With little infrastructure on Sandlake road to address these safety concerns, there will no doubt be serious safety concerns. The applicant and county must consider pedestrian traffic that will be crossing between the east and west sides of Sandlake Road and develop a plan to mitigate this hazard. Little signage in this area, no sidewalks, few street markings, and dangerous 90 degree turns onto side streets only exacerbate this problem. Motor traffic constantly breaks the posted speed on this section of Sand Lake Road and there is little police enforcement. Oregon Tree House Partners and the County must consider the impact this proposed development will have human and motor traffic.

Increased pedestrian traffic on Floyd Ave. and surrounding streets will adversely impact residents in the Tierra Del Mar Community. A constant flow of campers down the small, unimproved roads in Tierra Del Mar and across fragile sand dunes will be a detriment to residents and our coastal ecosystem. The current infrastructure that exists in Tierra Del Mar is enough to support the homes in the community. Poorly lit gravel roads with narrow trails through ever-changing sand dunes cannot accommodate increased foot traffic. Road and trail improvements to accommodate increased foot and motor traffic will prove detrimental to the community and environment.

Corporate and business interests have not been friendly to Tierra Del Mar in recent years. The County must stop this proposed project now. It seems that if Oregon Tree House Partners wants to honor its mission of environmental protection, then it should do just that: leave the land alone.

Sincerely,

Thomas Manning

NOTICE OF
BOCC PUBLIC
HEARING



Land of Cheese, Trees and Ocean Breeze

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

**NOTICE OF PUBLIC HEARING
TILLAMOOK COUNTY BOARD OF COUNTY COMMISSIONERS**

Date of Notice: March 25, 2022

A virtual public hearing will be held by the Tillamook County Board of County Commissioners at 8:30a.m. on Monday, April 25, 2022, in the Board of County Commissioners Meeting Rooms A & B of the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, OR 97141 to consider the following:

#851-22-000107-PLNG: An appeal of the Planning Commission’s decision to approve Conditional Use request #851-21-000416-PLNG to establish a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel. 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 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. The Appellant is Lisa Macy-Baker.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 750 feet of the exterior boundary of the subject property for which application has been made at least 28 days prior to the date of the hearing.

The applicable criteria include Tillamook County Land Use Ordinance Section 6.040: Review Criteria and the Tillamook County Comprehensive Plan. Applicable development standards include TCLUO Section 3.010: Rural Residential 2-Acre Zone and TCLUO Section 5.030: Recreational Campground Standards. Only comments relevant to the approval criteria are considered relevant evidence.

The hearing will take place virtually with a livestream to ensure the public is able to participate. In-person attendees will be required to wear a mask in accordance with the current County Courthouse procedures. Oral testimony will be taken at the hearing on April 25, 2022.

For instructions on how to provide oral testimony at the April 25, 2022 hearing, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/bc-pc> or email Lynn Tone, Office Specialist 2, at ltone@co.tillamook.or.us to confirm you would like to testify at the hearing. The virtual team meeting link can be accessed on the DCD homepage <https://www.co.tillamook.or.us/commdev> as well as a dial in number for those who wish to participate but are unable to participate virtually.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the April 25, 2022 Board of County Commissioner hearing. If submitted by 4:00 p.m. on April 15, 2022 the testimony will be included in the packet mailed to the Commissioners in the week prior to the April 25, 2022 hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Melissa Jenck, Land Use Planner II, Tillamook County Department of Community Development, mjenck@co.tillamook.or.us as soon as possible if you wish to have your comments included in the staff report that will be presented to the Board of County Commissioners.

A copy of the record including the Applicant's submittal, testimony received, the staff report and associated exhibits, audio hearing recordings as well as the applicable review criteria are available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. The record and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection on January 20, 2022. For additional information concerning this appeal process and record, please contact ltone@co.tillamook.or.us or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Tillamook County Courthouse is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3303, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

If you need additional information, please contact Allison Hinderer, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email ltone@co.tillamook.or.us.

Sincerely,
Tillamook County Department of Community Development

Melissa Jenck, CFM, Land Use Planner II

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
 Maps

REVIEW CRITERIA

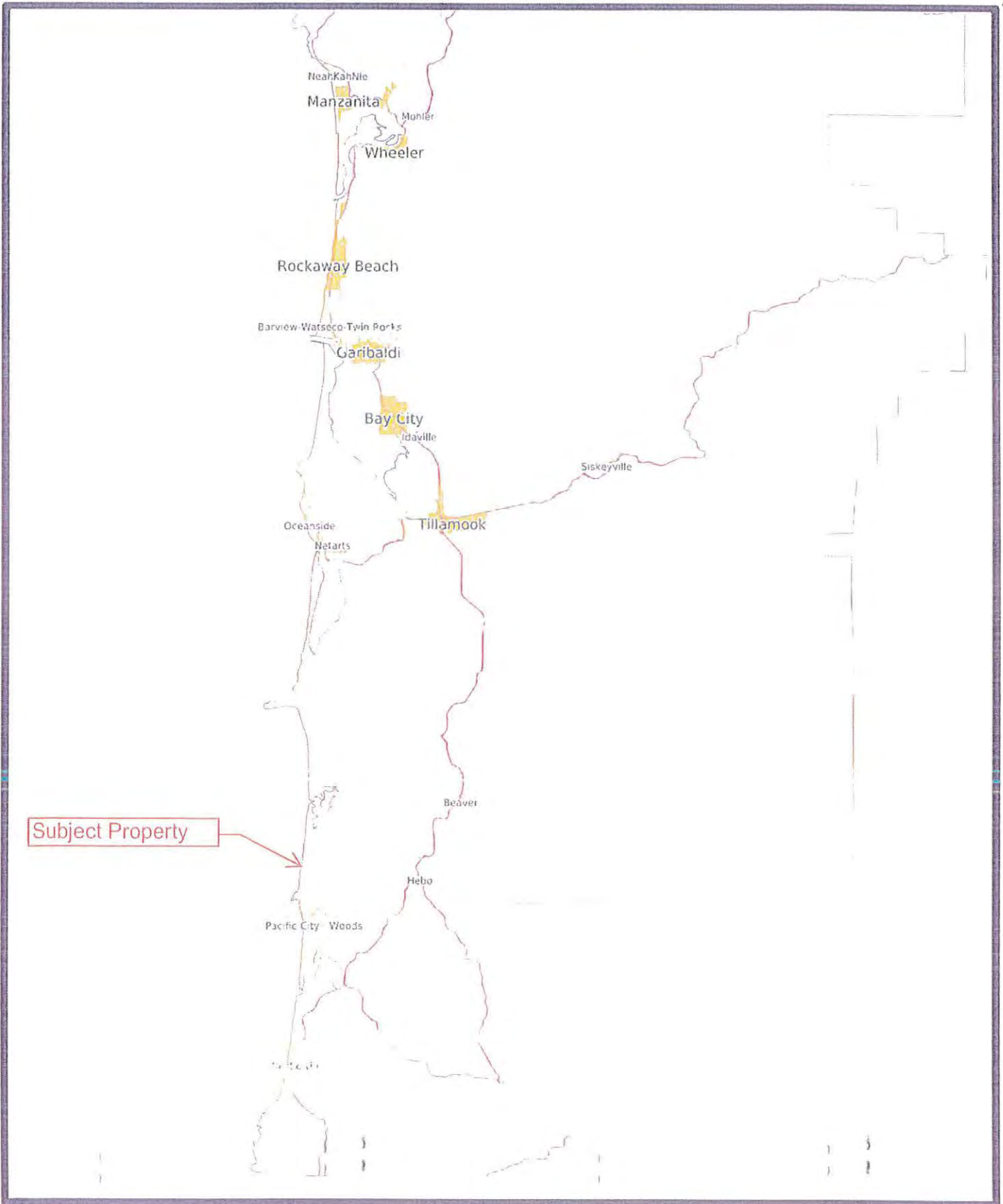
SECTION 6.040: REVIEW CRITERIA:

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.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (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.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

EXHIBIT A

Vicinity Map

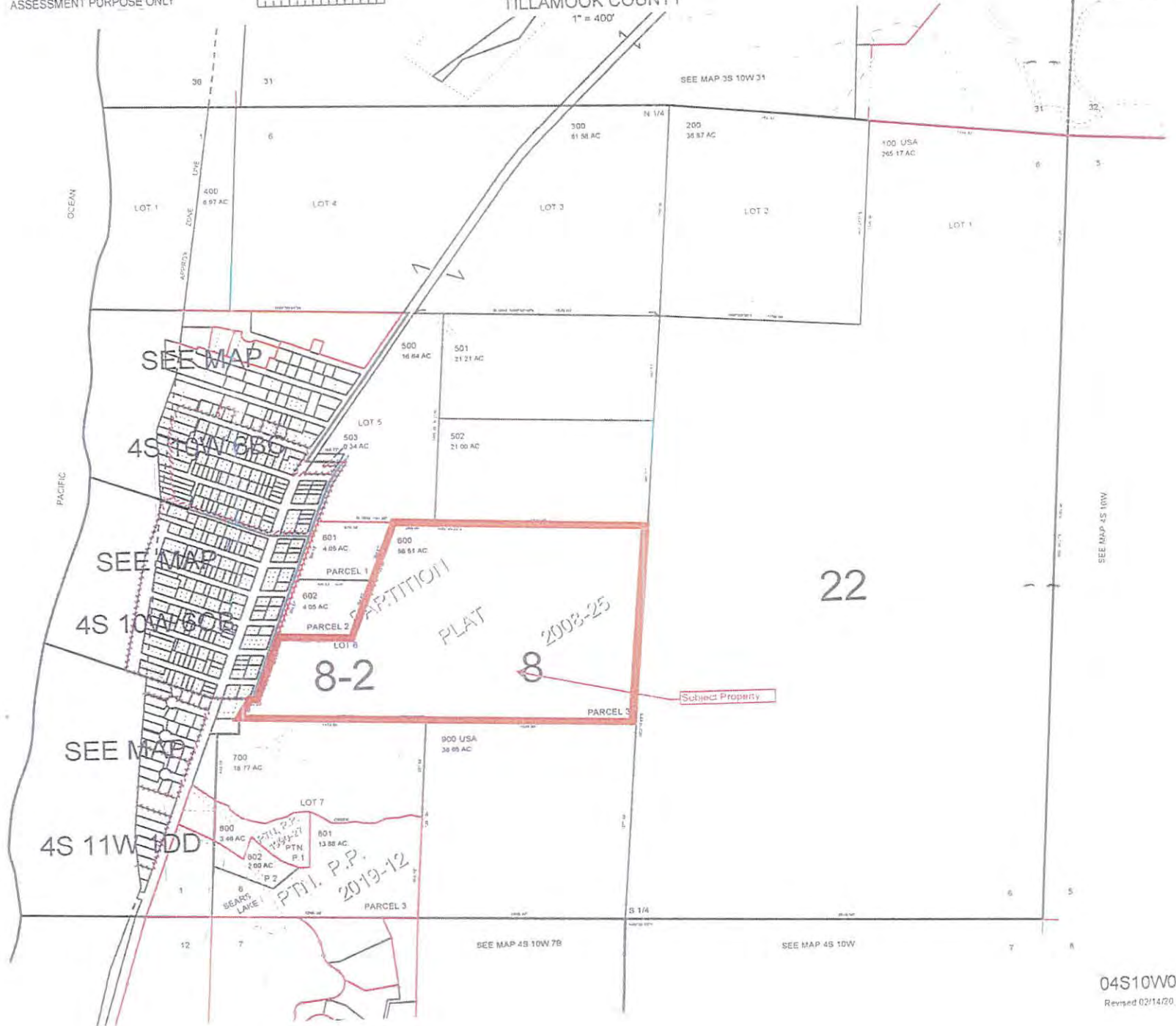


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

04S10W06



04S10W06
Revised 02/14/20 WS

EXHIBIT B

MAR 11 2022

NOTICE OF APPEAL TO THE TILLAMOOK COUNTY

Tillamook County Board of Commissioners

OFFICE USE ONLY

Hearing Scheduled April 25, 2022

Public Notice Completed March 25, 2022

Property Owner Notice Completed receipt # 124937

Fee Paid \$ 250.00

APPELLANT:

1. Name Lisa Macy-Baker

Only personal names. If you are also representing an organization, place its name on line number 4.

2. Address 1035 NE Davis St., McMinnville OR 97128

3. Telephone (Daytime) (971) 241-8414

4. Representing Place your organizations name here IF you are an official representative of an organization that has authorized this appeal. Proof of such authorization must be shown by the time of the public hearing. (You need not represent an organization in order to file an appeal.)

5. Date of Planning Department / Planning Commission Decision (circle one) *****

6. Action Appealed (e.g. Variance, Condition Use Permit, etc.) Conditional Use Permit

7. Decision Appealed (Denied, Granted) Granted

8. Name of Applicant Oregon Treehouse Partners LLC

9. Additional Comments please see attached supplemental information

You will be notified by mail of the date and time set for the public hearing before the Planning Commission.

Date 3/10/22 Signature Lisa Macy-Baker

Supplemental Information to Support Appeal

Identification of the decision being appealed, including the date of the decision and specific issues being raised on appeal.

The decision being appealed is the Planning Commission decision on February 24, 2022, granting approval of a conditional use request by Oregon Treehouse Partners LLC for a 19-site recreational campground above Tierra Del Mar - #851-21-000416-PLNG.

The issues being raised on appeal relate to the determination by the Planning Commission that the above referenced request meets the conditional use criteria.

The specific issues include but are not limited to:

- There were substantive changes to the applicant's initial planning application (as referenced in the staff report and presented by the applicant to the Planning Commission January 27, 2022) with the applicant's final presentation to the Planning Commission February 24, 2022 without the opportunity for public comment.

The Planning Commission failed to adequately assess the application's compliance with several requirements of Tillamook County ordinance, as the applicant has failed to meet the burden of proof as required by law. In order to make a legally defensible decision, the county must require and then adequately weigh, the evidence provided by the applicant, as well as other resources, studies, public comments and laws to which it must refer.

Conditional Use Review Criteria (3) The parcel is suitable for the proposed use considering its ... natural features.

- There are mapped wetlands and riverine features including forested shrub wetlands present on the subject property, but the applicant has not provided a wetland delineation, which is crucial to decision-making.
- The tract lies within an area of potential landslide susceptibility as identified by DOGAMI map layer, but the applicant has not provided a Geologic Hazard report for assessment of compliance.
- The applicant has provided no information on the surface and groundwater systems that will be used for drinking water.

Conditional Use Criteria (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

- The applicant has not provided solid information concerning the impact of increased traffic, parking overflow and volume of vehicles accessing the campground.

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

- The applicant has not provided any information about emergency response, limited water supply, inadequate infrastructure and limited enforcement capacity.

A statement demonstrating the person filing the notice of appeal has standing to appeal.

Lisa Macy-Baker has standing to appeal having provided written testimony to the Tillamook County Planning Commission on January 24, 2022, prior to the Planning Commission Hearing that was held January 27, 2022.

COPY OF THE
ORIGINAL RECORD

CONDITIONAL USE
REQUEST

#851-21-000416-PLNG

Notice of
Decision with
Board Order



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

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.

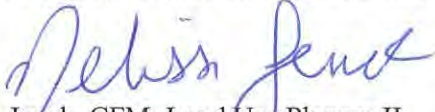
The Planning Commission Order and other documents associated with the request is available for review and inspection at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon

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

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

CONDITIONAL USE CONDITIONS OF APPROVAL:

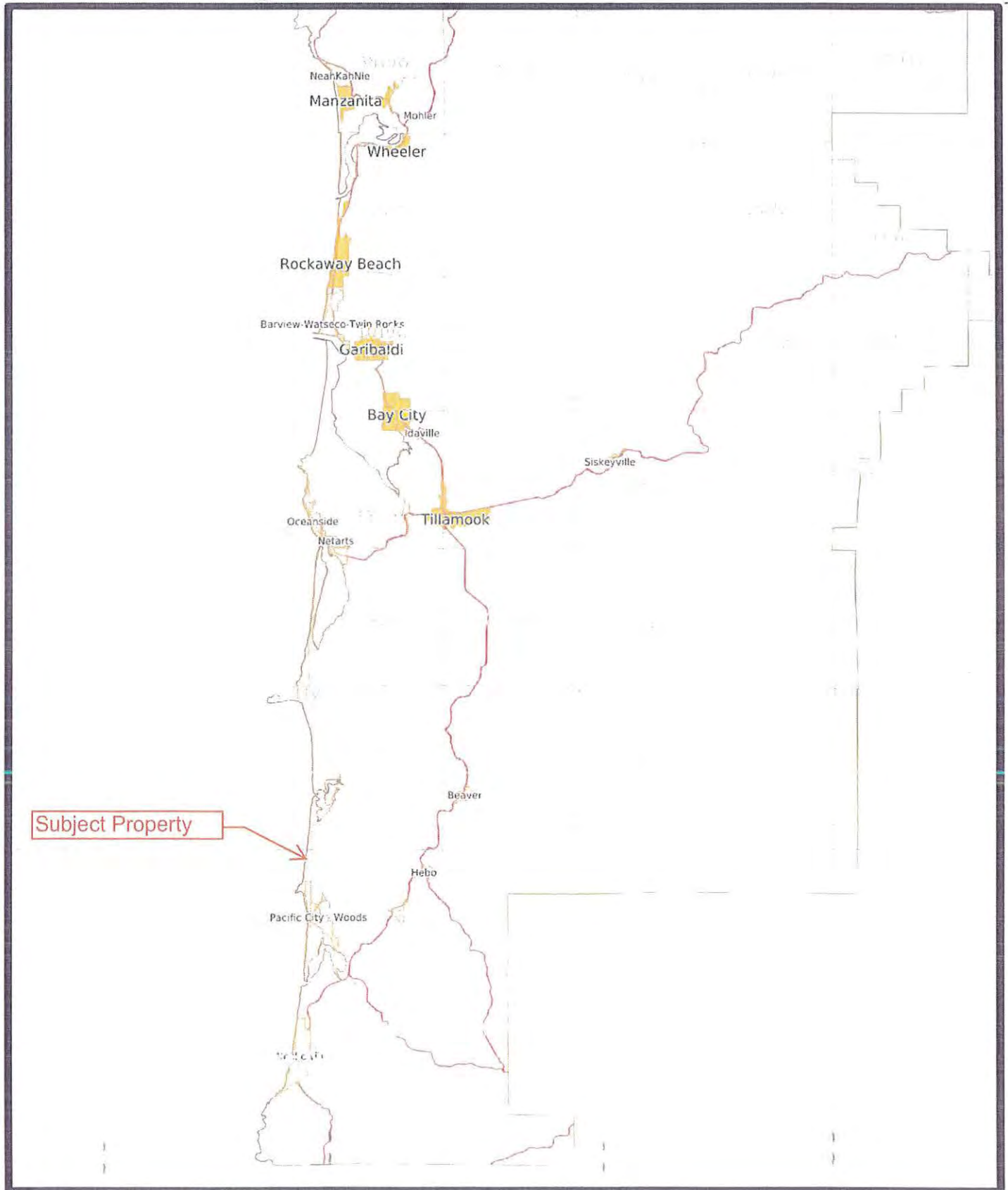
Sections 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

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.

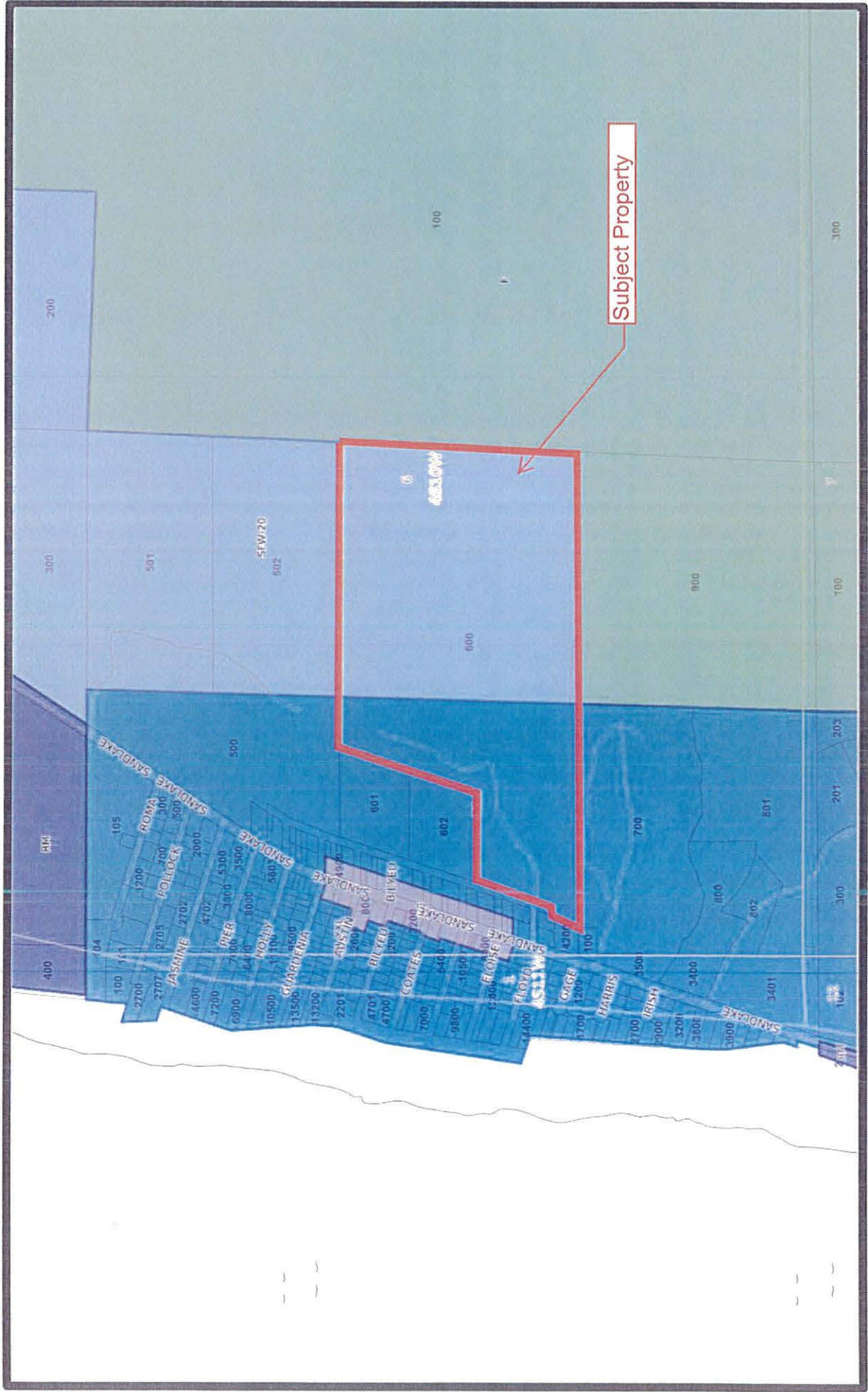
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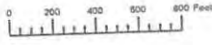
Vicinity Map



Zoning Map



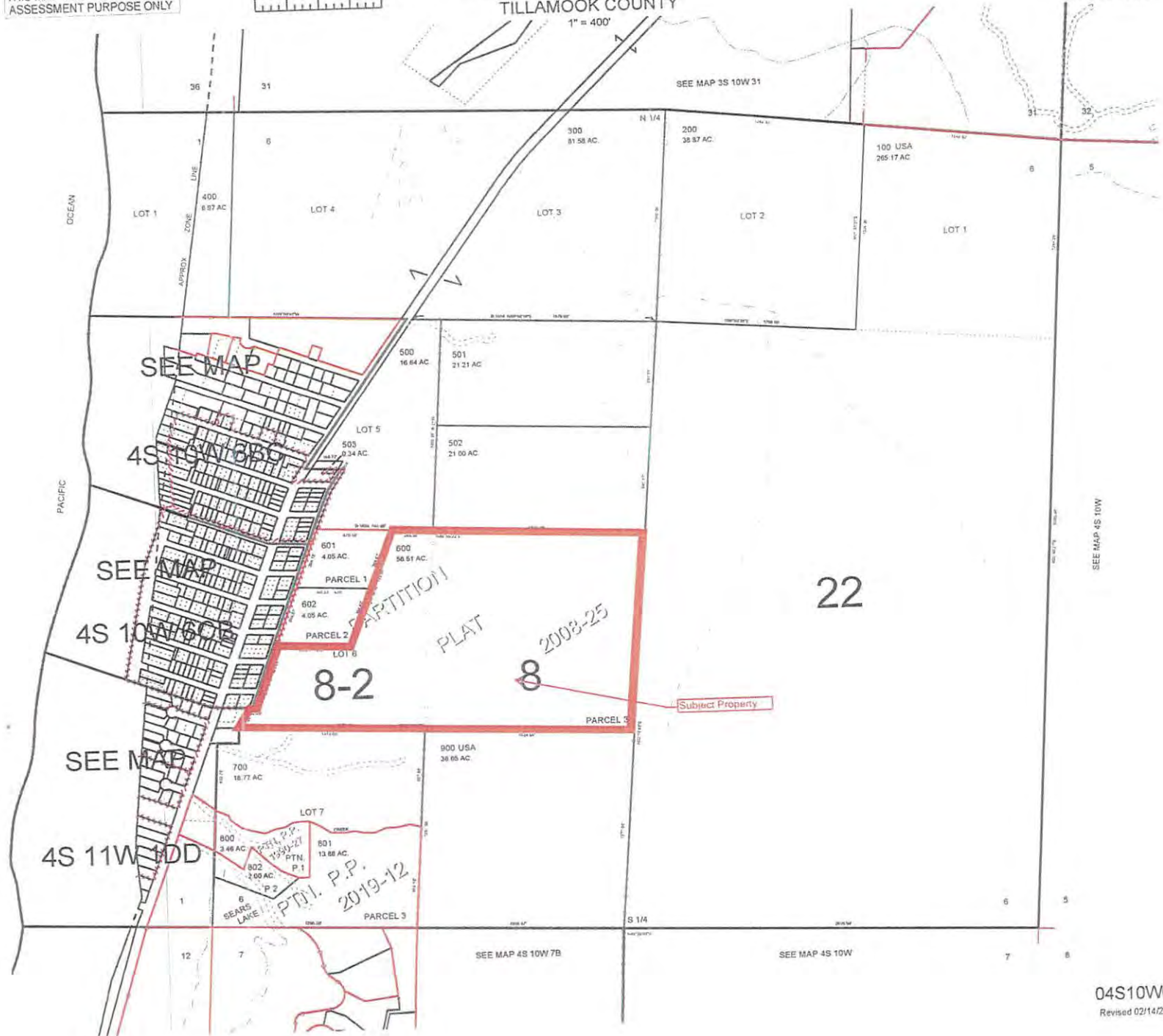
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

1" = 400'

04S10W06



22

8-2

8

Subject Property

SEE MAP 4S 10W

4S 11W 10D

SEE MAP

4S 10W 60E

SEE MAP

SEE MAP

SEE MAP 4S 10W 7B

SEE MAP 4S 10W

DATED this 28th day of March, 2022.

TILLAMOOK COUNTY PLANNING COMMISSION

A handwritten signature in blue ink, appearing to read "Kurt W. Heckerath".

Kurt Heckerath, Chairperson

)
)

)
)

EXHIBIT A

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 conjunction 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.

Notice of Public Hearing



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

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

**NOTICE OF PUBLIC HEARING
TILLAMOOK COUNTY PLANNING COMMISSION**

Date of Notice: December 29, 2021

Public hearings will be held by the Tillamook County Planning Commission at 6:30p.m. on Thursday, January 27, 2022, and at 6:30p.m. on Thursday, February 24, 2022, in the Board of County Commissioners Meeting Rooms A & B of the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, OR 97141 to consider the following:

#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.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 750 feet of the exterior boundary of the subject property for which application has been made at least 10 days prior to the date of the hearing.

The applicable criteria include Tillamook County Land Use Ordinance Section 6.040: Review Criteria and the Tillamook County Comprehensive Plan. Applicable development standards include TCLUO Section 3.010: Rural Residential 2-Acre Zone and TCLUO Section 5.030: Recreational Campground Standards. Only comments relevant to the approval criteria are considered relevant evidence.

The hearing will take place virtually with a livestream to ensure the public is able to participate. In-person attendees will be required to wear a mask in accordance with the current County Courthouse procedures. Oral testimony will be taken at the hearing on January 27, 2022.

For instructions on how to provide oral testimony at the January 27, 2022 hearing, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/bc-pc> or email Lynn Tone, Office Specialist 2, at ltone@co.tillamook.or.us to confirm you would like to testify at the hearing. The virtual team meeting link can be accessed on the DCD homepage <https://www.co.tillamook.or.us/commdev> as well as a dial in number for those who wish to participate but are unable to participate virtually.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the January 27, 2022 Planning Commission hearing. If submitted by 4:00 p.m. on January 18, 2022 the testimony will be included in the packet mailed to the Planning Commission the week prior to the January 27, 2022 hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Melissa Jenck, Land Use Planner II, Tillamook County Department of Community Development, mjenck@co.tillamook.or.us as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

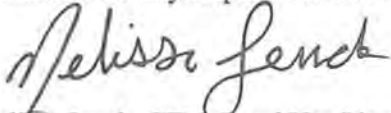
The documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection on January 20, 2022. Please contact Lynn Tone for additional information ltone@co.tillamook.or.us or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Tillamook County Courthouse is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3303, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

If you need additional information, please contact Allison Hinderer, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email ltone@co.tillamook.or.us.

Sincerely,
Tillamook County Department of Community Development



Melissa Jenck, CFM, Land Use Planner II



Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
 Maps

REVIEW CRITERIA

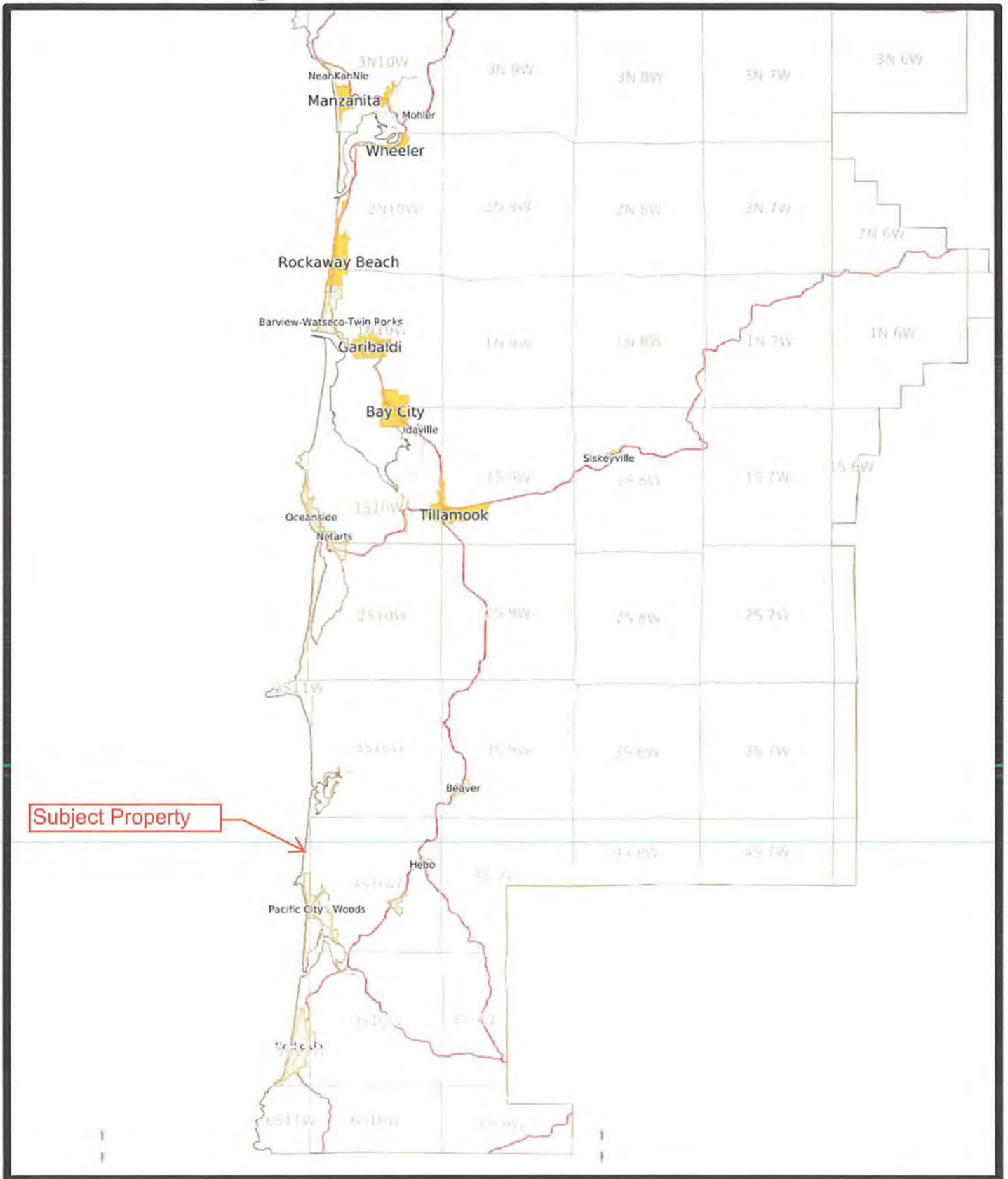
SECTION 6.040: REVIEW CRITERIA:

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

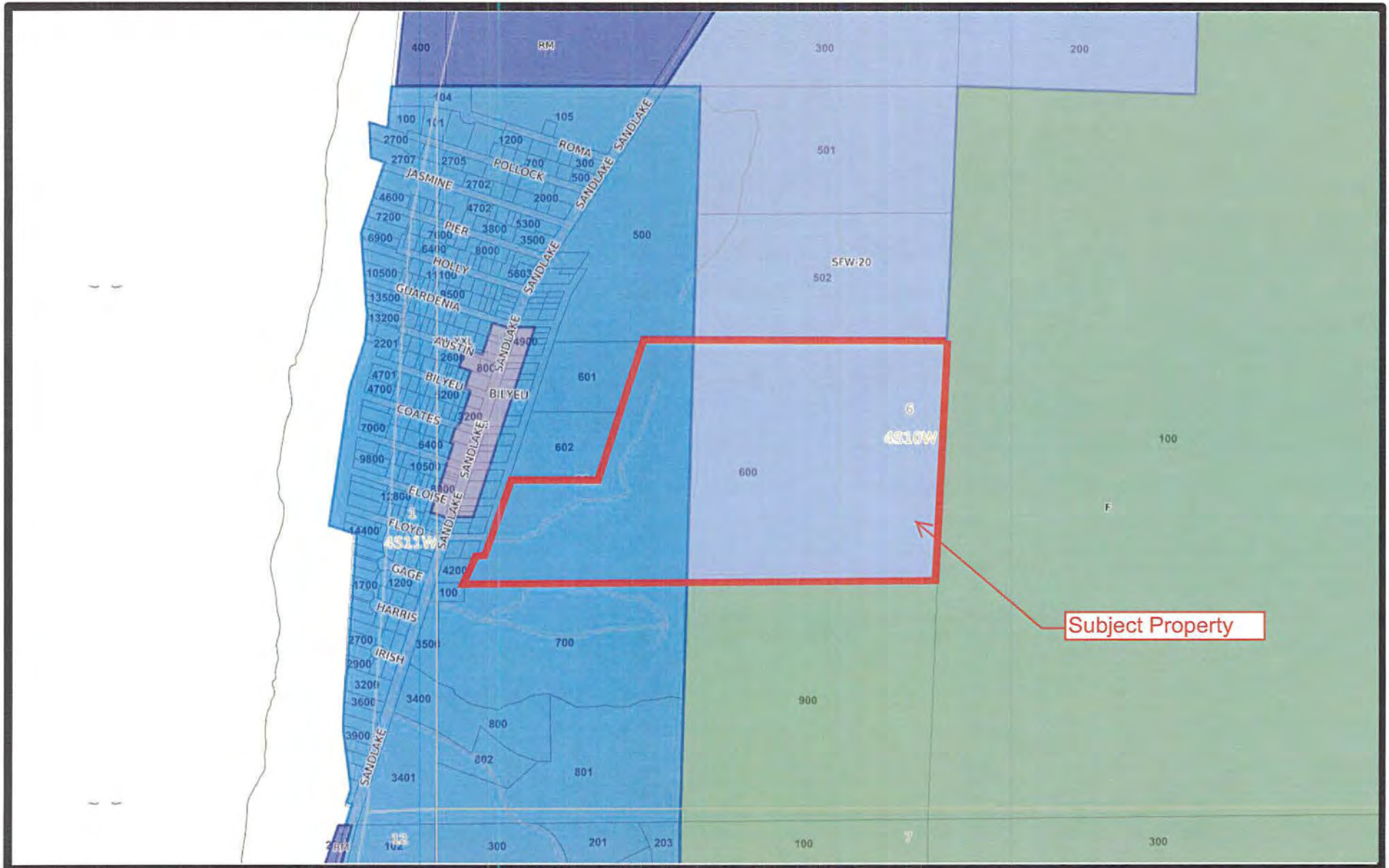
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (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.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

EXHIBIT A

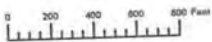
Vicinity Map



Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

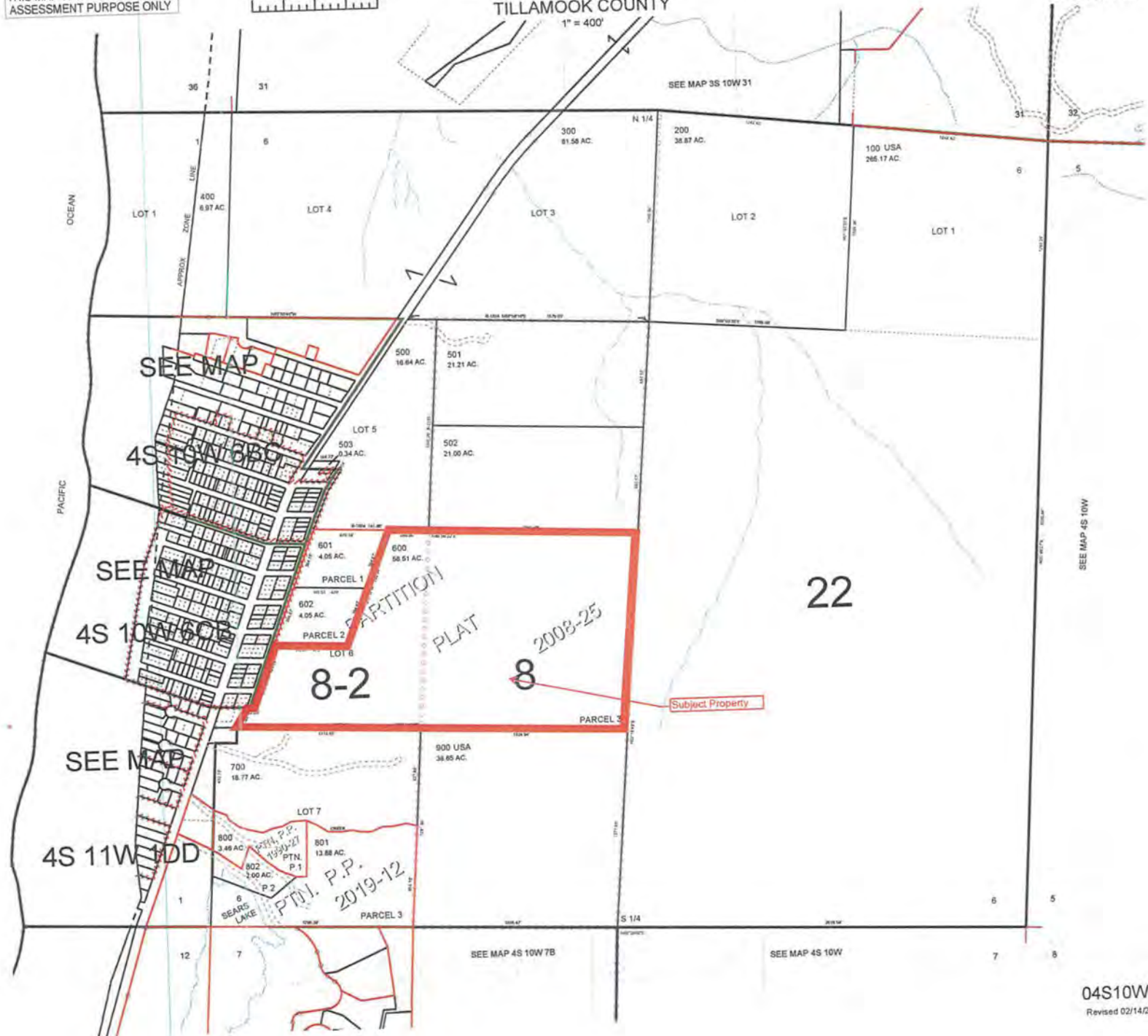


SECTION 6 T.4S. R.10W. W.M.

TILLAMOOK COUNTY

1" = 400'

04S10W06



SEE MAP 4S 10W

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

Account # 213879
 Map # 4S10060000600
 Code - Tax # 0800-213879

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr PARTITION PLAT 2008-25
 Lot - PARCEL 3

Mailing Name OREGON TREEHOUSE PARTNERS, LLC
 Agent
 In Care Of
 Mailing Address 1276 NW 107TH AVE
 PORTLAND, OR 97229

Deed Reference # 2021-7036
 Sales Date/Price 08-16-2021 / \$820,000.00
 Appraiser RANDY WILSON

Prop Class 400 MA SA NH Unit
 RMV Class 400 06 AC 602 42862-1

Situs Address(s) Situs City

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0800	Land	378,370			Land	0
	Impr.	0			Impr.	0
Code Area Total		378,370	288,340	288,340		0
Grand Total		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
Grand Total								58.51		378,370

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

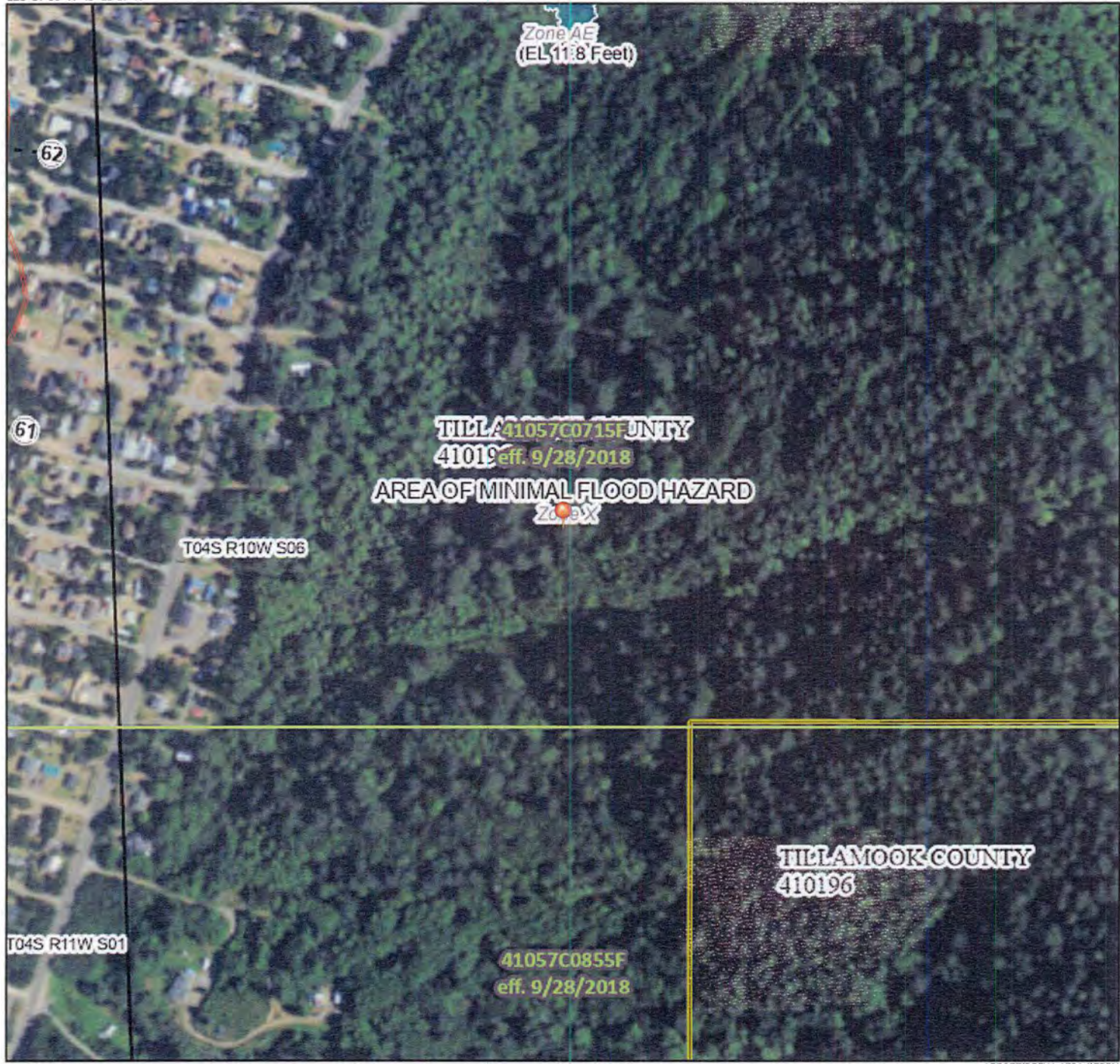
Exemptions / Special Assessments / Potential Liability									
Code Area	0800								
FIRE PATROL:									
<input checked="" type="checkbox"/>	FIRE PATROL NORTHWEST	Amount	38.08	Acres	31.9	Year	2021		

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



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 J)
		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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard (Zone)
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		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



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

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	RECEIVED
	NOV 16 2011
	BY: Email
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MS
Receipt #:	123505
Fees:	\$1,743.00
Permit No:	851-21-0004112-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

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Foredune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

600 Floyd Ave, Cloverdale, OR 97112

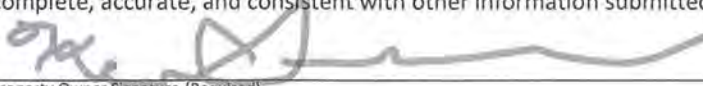
Site Address:

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.


 Property Owner Signature (Required)

10/31/2011
 Date

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 107th Avenue Portland, Oregon 97229

Property Owner: Oregon Treehouse Partners, LLC- 1276 NW 107th 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.

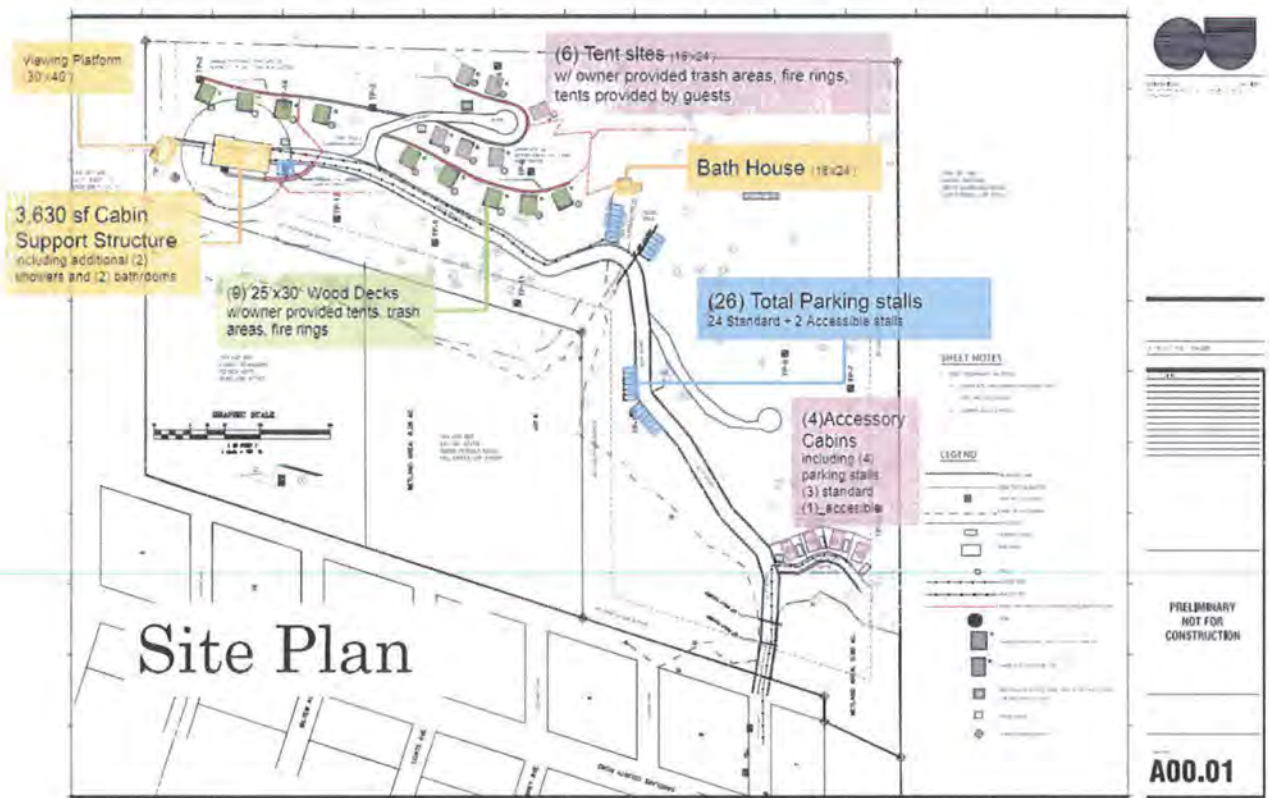
4. The proposed CUP will not alter the character of the surrounding area, In fact the opposite.

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

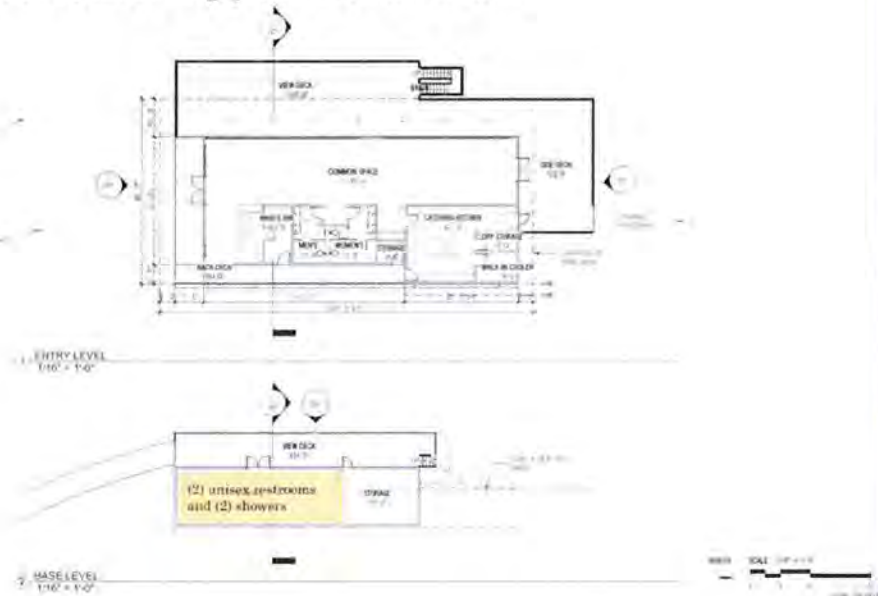


RECREATIONAL SUPPORT CABIN-

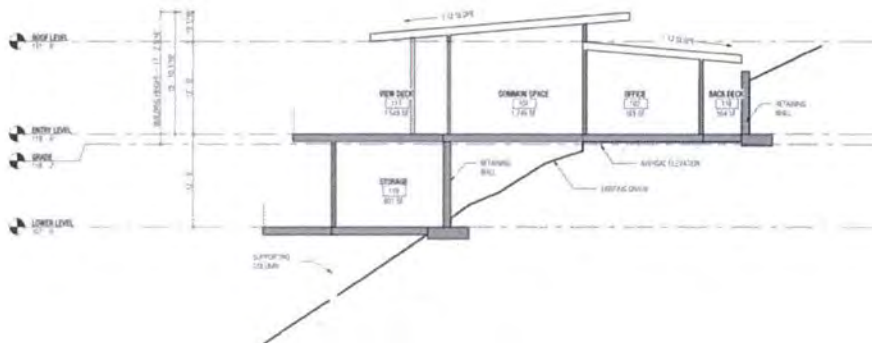
The support cabin will be 3,630 square foot single story with deck and handicap accessible. This building will support the campers with four (4) bathrooms, two (2) showers, inside seating area with fireplace to get out of the elements, small catering /prep kitchen, sundries store area for items campers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

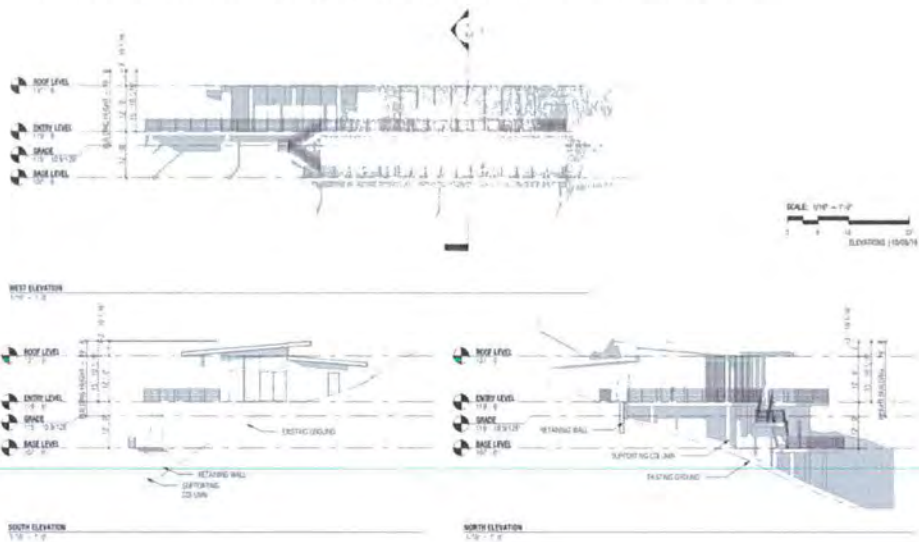


ARTICLE XI:

- 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"> ⊕ Freestanding ⊕ Lightweight ⊕ Fast and easy setup ⊕ Stable in high wind ⊕ Good for extreme weather ⊖ Less headroom 	 <ul style="list-style-type: none"> ⊕ Upright/light ⊕ Easy and easy setup ⊕ More headroom ⊖ Not freestanding ⊖ Less stable in high winds ⊖ Not good for extreme weather 	 <ul style="list-style-type: none"> ⊕ Ample interior space ⊕ Some headroom ⊕ Multiple rooms ⊕ Heavy and bulky ⊖ Lines stable in high winds ⊖ Not ideal for extreme weather 	 <ul style="list-style-type: none"> ⊕ Ample interior space ⊕ Great headroom ⊕ Heavy duty canvas ⊕ Some models can be used with a wood stove ⊖ Not freestanding ⊖ Very heavy and bulky ⊖ Expensive 	 <ul style="list-style-type: none"> ⊕ Freestanding ⊕ Single wall ⊕ Maximum interior space ⊕ Very stable in high winds ⊕ Good in extreme weather ⊕ Large and bulky ⊕ Expensive

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>



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.

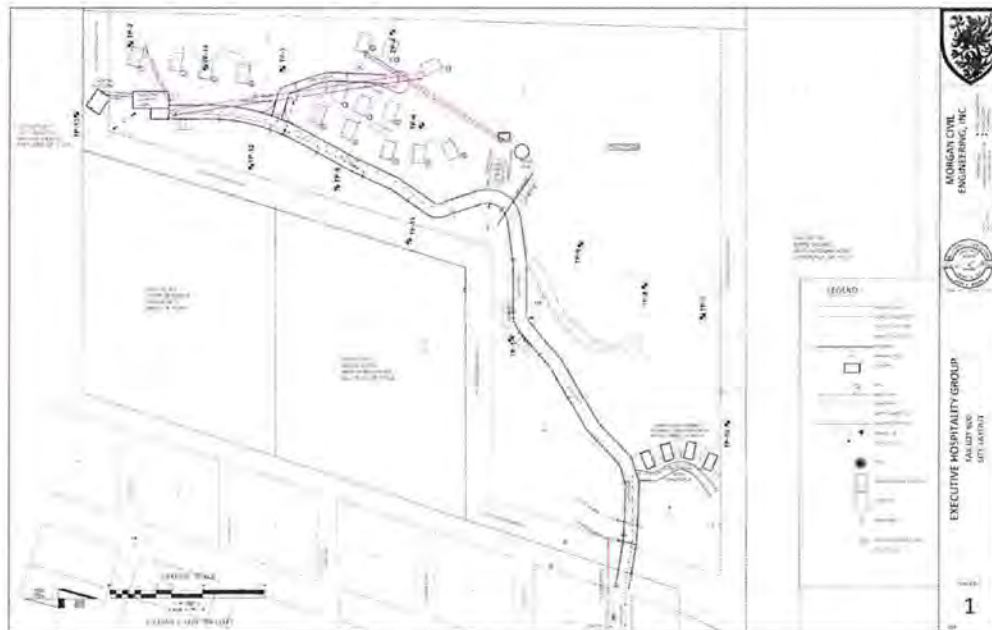


EXHIBIT A

 TIERRA DEL MAR WATER CO.

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:

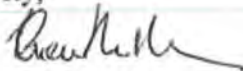
T _____ R _____ Sec _____ Lot # _____

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
 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

)
)

)
)

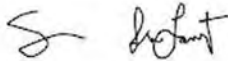
October 6, 2021

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

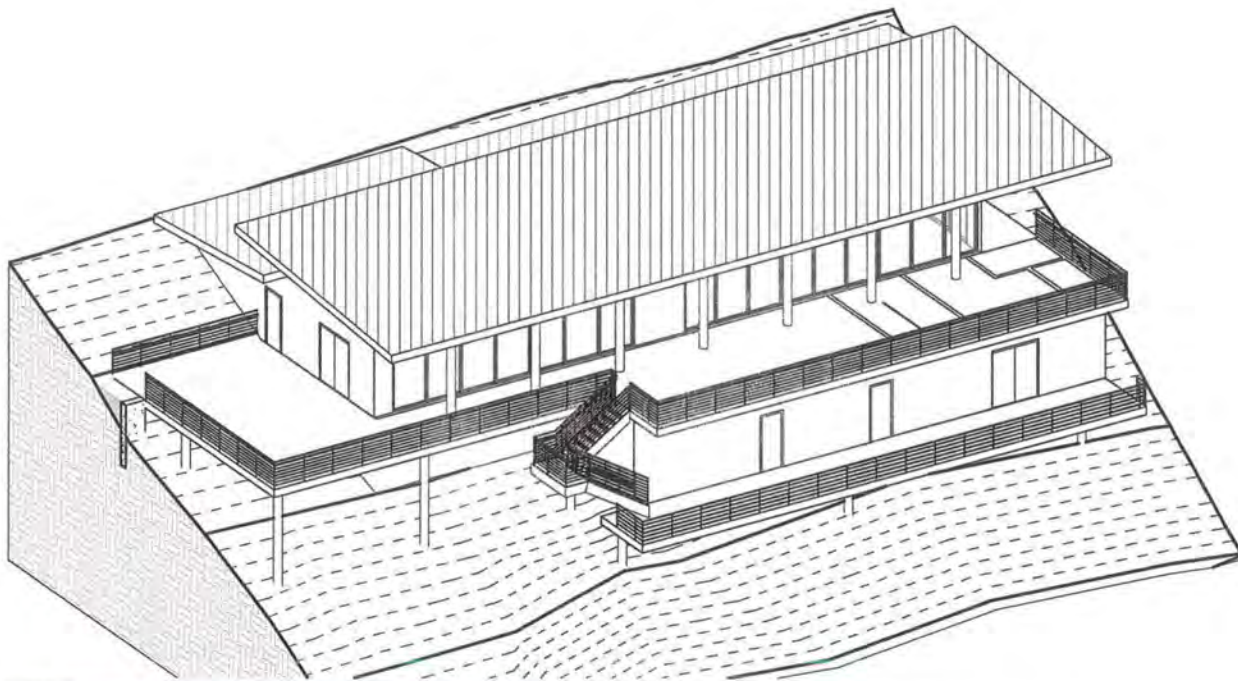
Shae and I have been residents of Pacific City since 2004. The popularity of the area has grown significantly since we first moved here. Because of the large influx of visitors, especially during the summer months, finding places to stay is getting harder and harder.

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



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	UNIMPOSED NATURAL FOREST AREA
PROPOSED BUILDING USE	

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



**A00.00
COVER SHEET**

OREGON TREEHOUSE PARTNERS

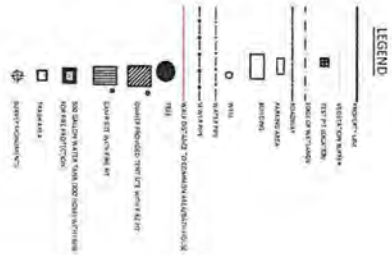
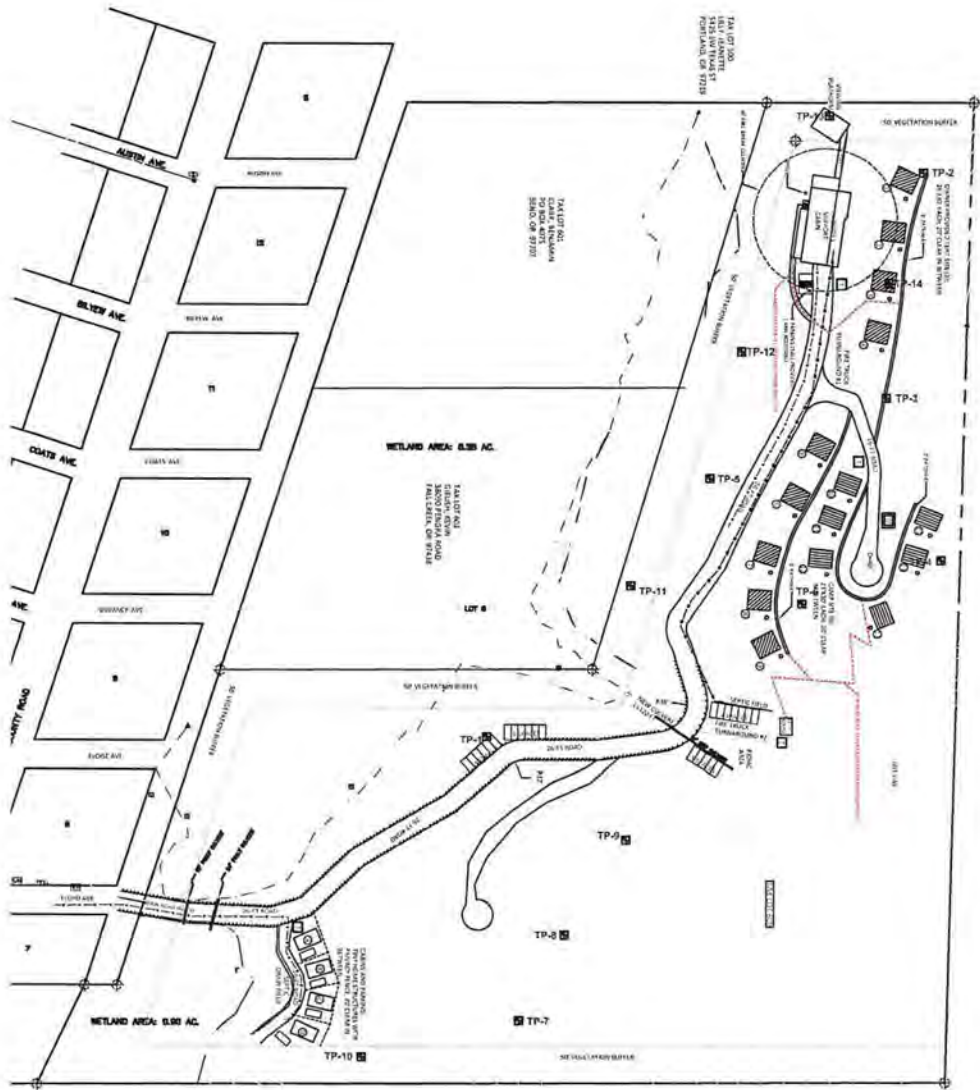
TIERRA DEL MAR, OR 97112

JOB NO. 21.025.000

DATE 11/01/21

4200 Sepulveda Blvd.
Chico, CA 94520
Tel: 510.730.6988
www.offmanhoff.com





LEGEND

Wetland Area

Wetland Buffer

Wetland

Wetland Easement

Wetland Encroachment

Wetland Encroachment Buffer

Wetland Encroachment Easement

Wetland Encroachment Easement Buffer

Wetland Encroachment Easement Easement

Wetland Encroachment Easement Easement Buffer

Wetland Encroachment Easement Easement Easement

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Wetland Encroachment Easement Easement Easement Easement Easement Easement

Wetland Encroachment Easement Easement Easement Easement Easement Easement Buffer

SHEET NOTES

1. WETLAND AREA: 0.39 AC.

2. WETLAND AREA: 0.30 AC.

3. WETLAND BUFFER: 10 FT.

4. WETLAND ENCROACHMENT BUFFER: 10 FT.

5. WETLAND ENCROACHMENT EASEMENT: 10 FT.

6. WETLAND ENCROACHMENT EASEMENT BUFFER: 10 FT.

7. WETLAND ENCROACHMENT EASEMENT EASEMENT: 10 FT.

8. WETLAND ENCROACHMENT EASEMENT EASEMENT BUFFER: 10 FT.

9. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT: 10 FT.

10. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT BUFFER: 10 FT.

11. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT: 10 FT.

12. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT BUFFER: 10 FT.

13. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT: 10 FT.

14. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT BUFFER: 10 FT.

15. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT: 10 FT.

16. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT BUFFER: 10 FT.

17. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT: 10 FT.

18. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT BUFFER: 10 FT.

19. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT: 10 FT.

20. WETLAND ENCROACHMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT EASEMENT BUFFER: 10 FT.



4200 Sepulveda Blvd,
Suite 104
Culver City, CA 90230
tel: 310 730 6694
www.officesolutions.com

OREGON TREEHOUSE PARTNERS

TIERRA DEL MAR, OR 97112

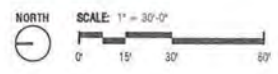
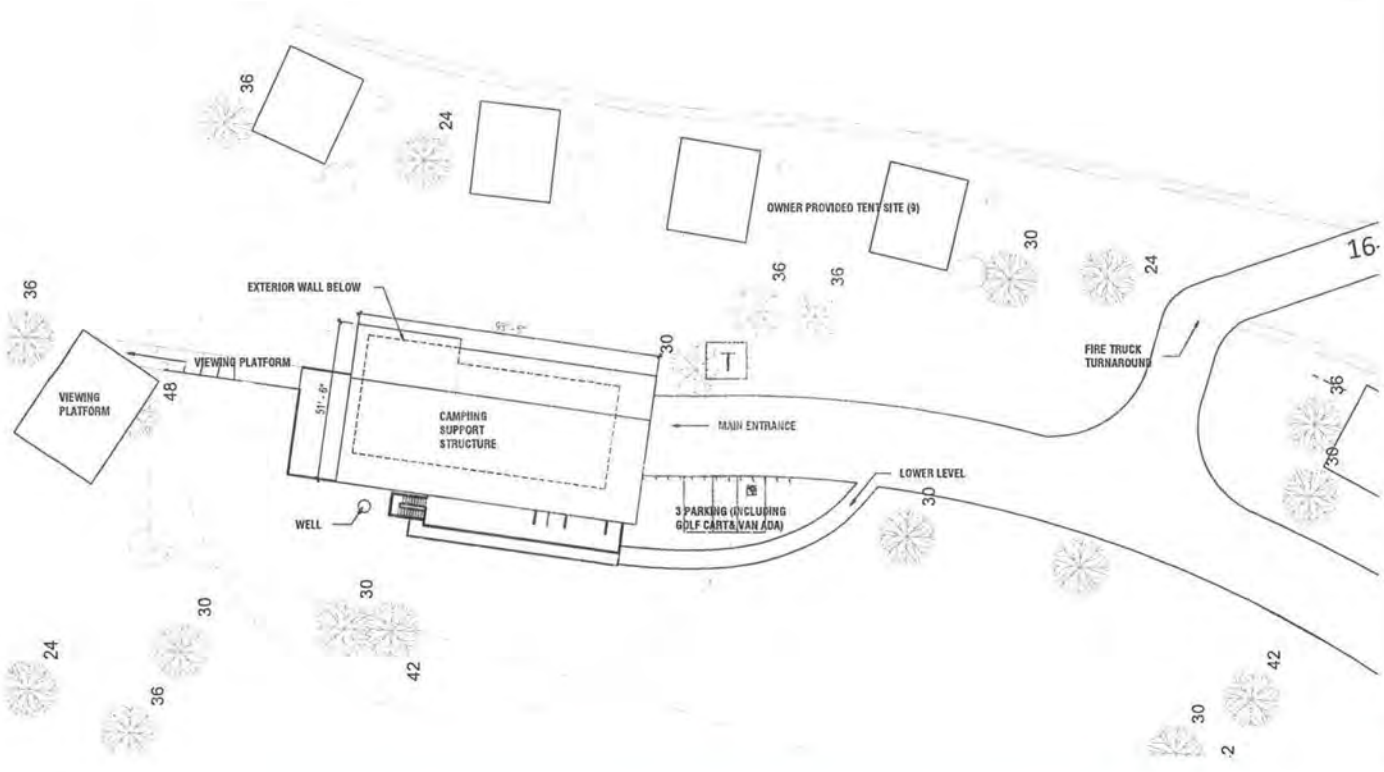
JOB NO. 21.026.000

DATE 11/01/21

A10.04

SITE PLAN





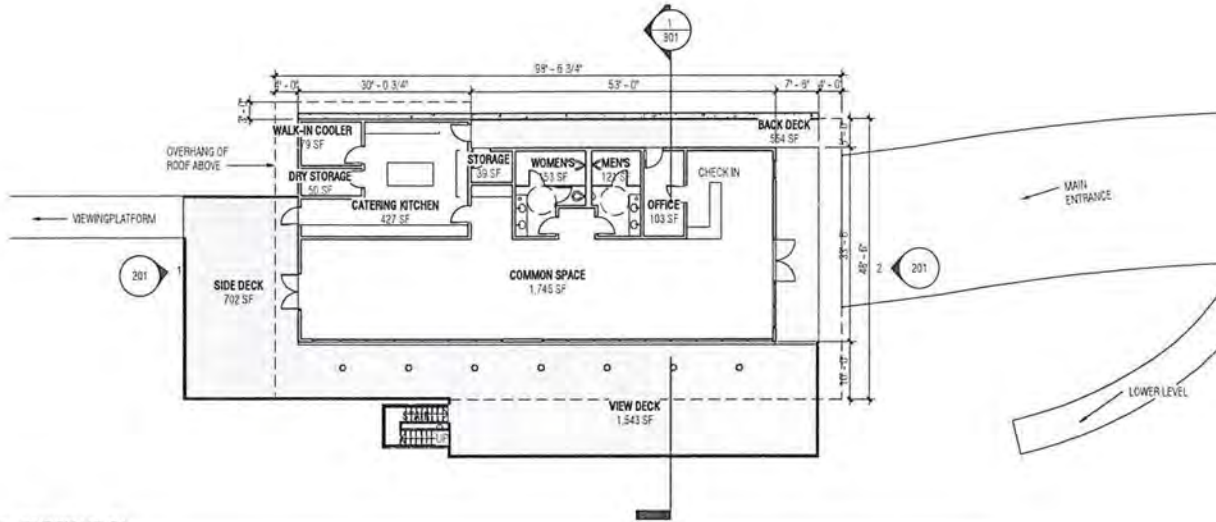
OREGON TREEHOUSE PARTNERS
 A10.05
 ENLARGED SITE PLAN

4200 Sappavada Blvd,
 Suite 104
 Claver City, CA 95220
 Tel: 310.730.8693
 www.earthshelter.com

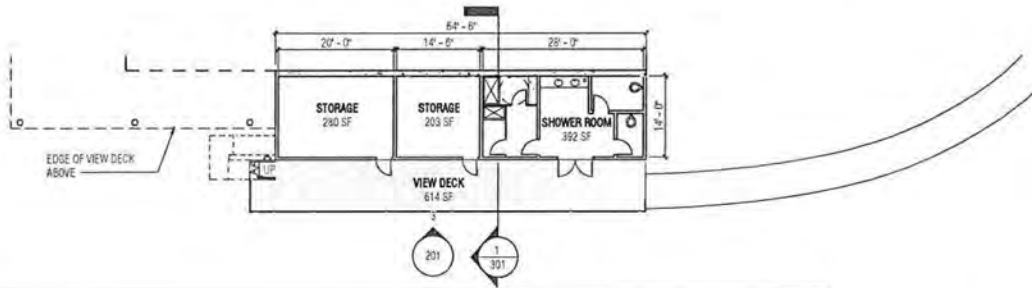
REGISTERED ARCHITECT
 CHRISTIAN ROBERT
 PORTLAND, OR
 1438
 STATE OF OREGON

EXPIRATION DATE: 12/31/2022

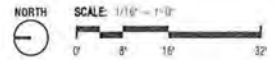
JOB NO. 21.025.000
 DATE: 11/01/21



① ENTRY LEVEL
1/16" = 1'-0"



② LOWER LEVEL
1/16" = 1'-0"



A21.01
FLOOR PLAN

OREGON TREEHOUSE PARTNERS

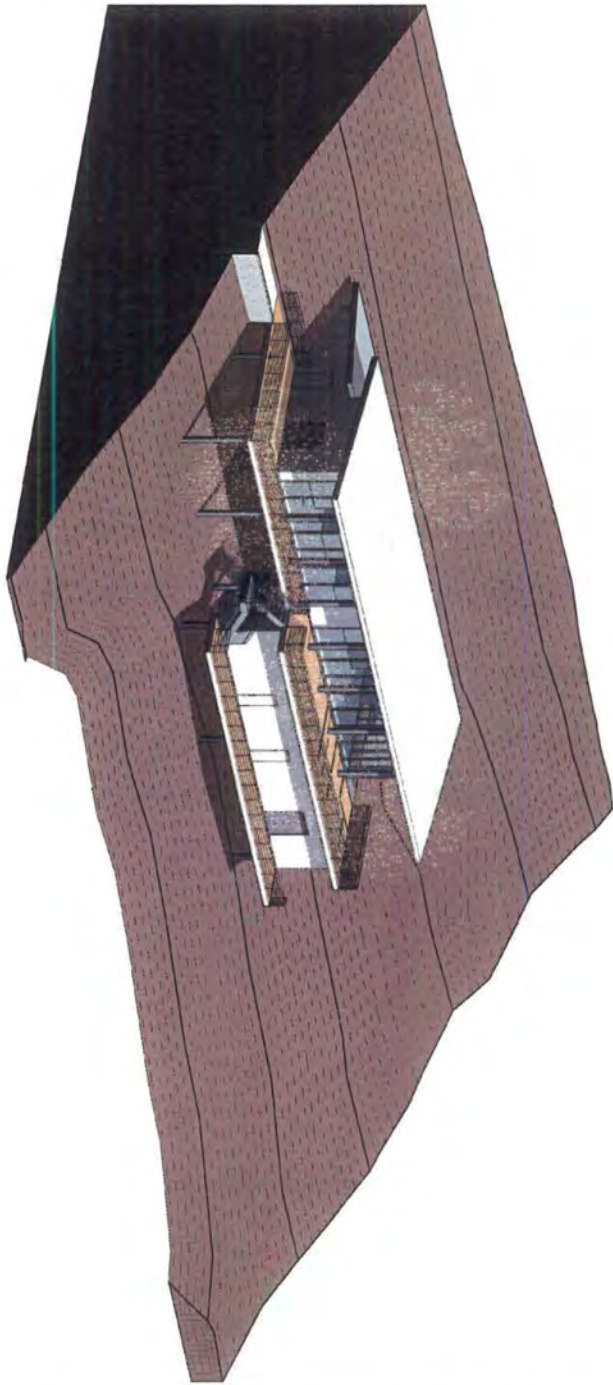
TERRA DEL MAR, OR 97112

JOB NO. 21.026.000

DATE 11/01/21

4500 Seawoods Blvd.
Suite 104
Clatskanie, OR 97020
Tel: 310.730.6698
www.ortc.com/tdm

REGISTERED ARCHITECT
CHRISTIAN ROBERT
WORTLAND, OR
1438
STATE OF OREGON
EXPIRATION DATE: 03/31/2022



4200 Sepulveda Blvd,
 Suite 104
 Culver City, CA 90230
 tel: 310.730.6698
 www.officetitled.com

OREGON TREEHOUSE PARTNERS

TIERRA DEL MAR, OR 97112

JOB NO. 21.026.000

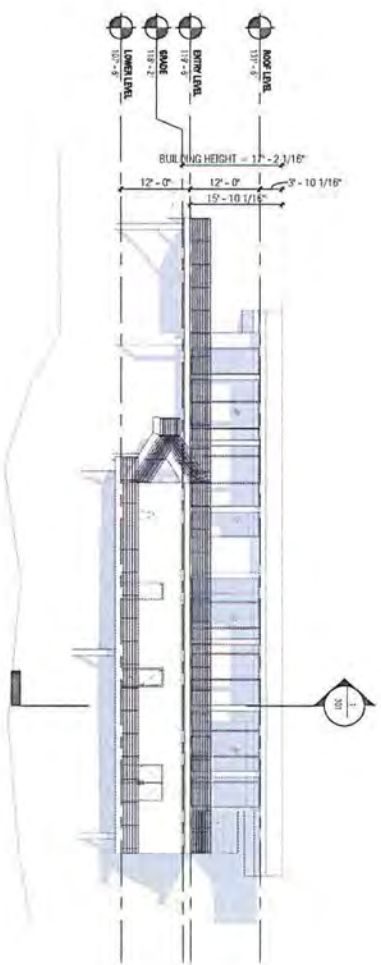
DATE 11/01/21

A30.00

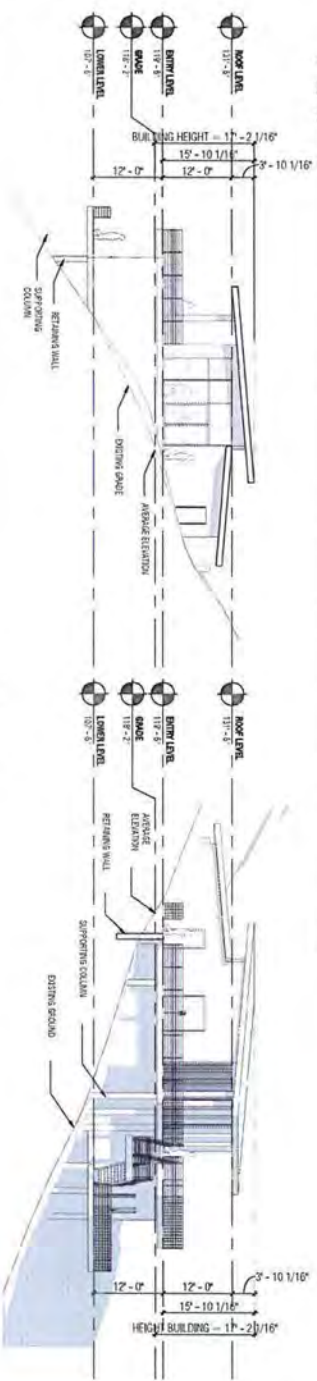
3D VIEWS

/AXONOMETRICS





3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"



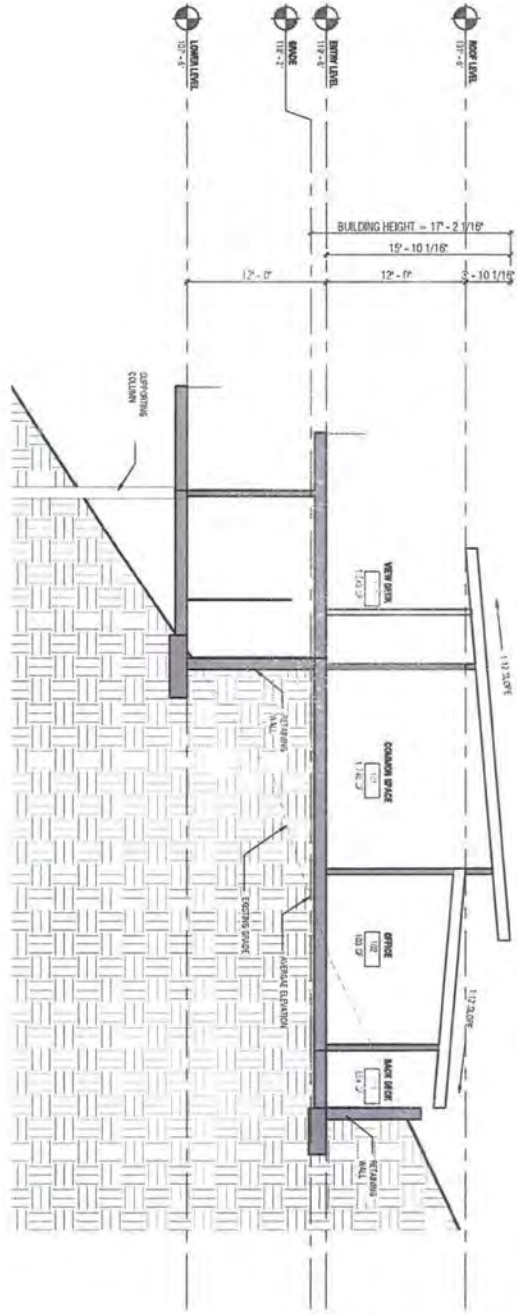
REGISTERED ARCHITECT
CHRISTINA KOPPEL
REGISTERED ARCHITECT
KATHLEEN M. HAN
REGISTERED ARCHITECT
NORMAN D. HANCOCK
ARCHITECTS

4200 Sepulveda Blvd.
Suite 104
Culver City, CA 90230
tel: 310.730.6698
www.officeunfilled.com

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

A30.01
ELEVATION





SCALE 1/8" = 1'-0"

0 4 8 16

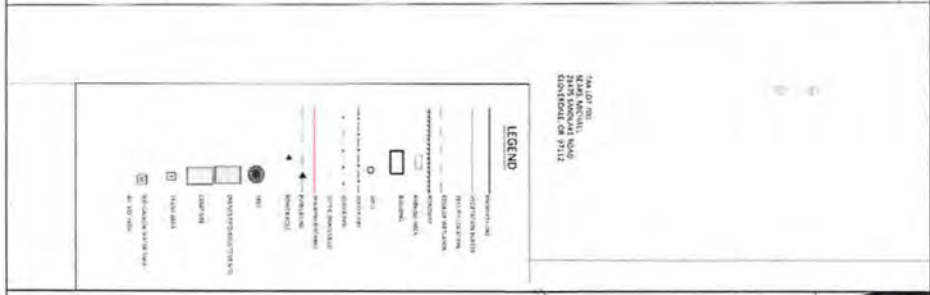
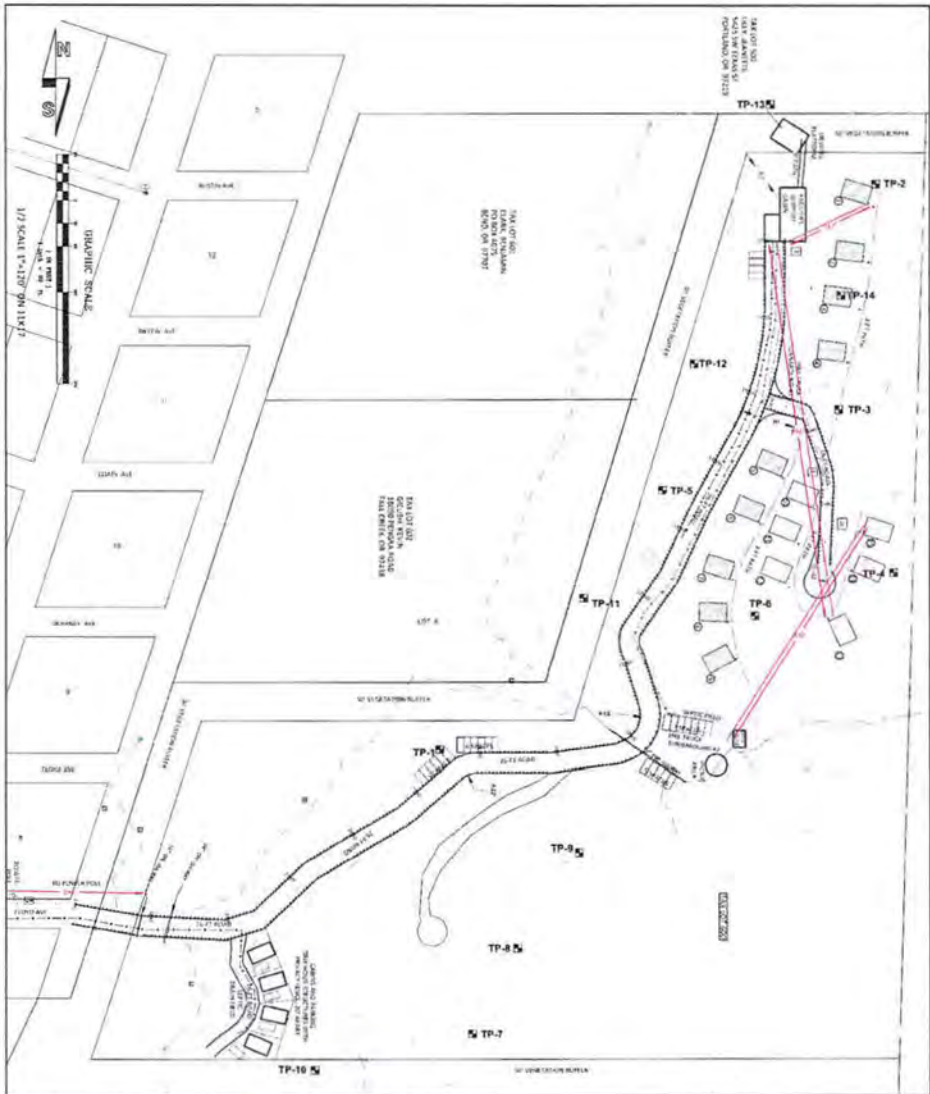
REGISTERED ARCHITECT
 CHRISTIAN
 PORTMAN, OR
 MAIA
 STATE OF
 BOARD OF ARCHITECTS
 EXPIRES 04/30/2022

4200 Sepulveda Blvd,
 Suite 104
 Culver City, CA 90230
 tel: 310.730.6699
 www.officeunited.com

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

A40.01
SECTION

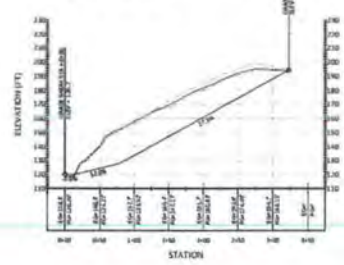




ROADWAY PROFILE
SCALE: 1"=40' VERT: 1"=20'



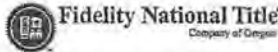
TURNAROUND #1 PROFILE
SCALE: 1"=40' VERT: 1"=20'



MORGAN CIVIL ENGINEERING, INC.
 1000 N. 10th St., Suite 100
 Phoenix, AZ 85006
 Phone: (602) 998-1111
 Fax: (602) 998-1112
 Website: www.morgancivil.com

EXECUTIVE HOSPITALITY GROUP
 TAX LOT 600
 ROAD PROFILE
 SHEET 2 OF 2

RECORDING REQUESTED BY:



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
08/18/2021 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: [Signature]
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.

[Signature]
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 welldrained. 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;

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.

January 20, 2022

Packet for

January 27, 2022

Planning

Commission

Hearing

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.



L.C. 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

Land Use Planner II, CFM
503-842-3408 Ext. 3301
mjenck@co.tillamook.or.us

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Tillamook, Oregon 97141
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Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

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

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 107th 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.

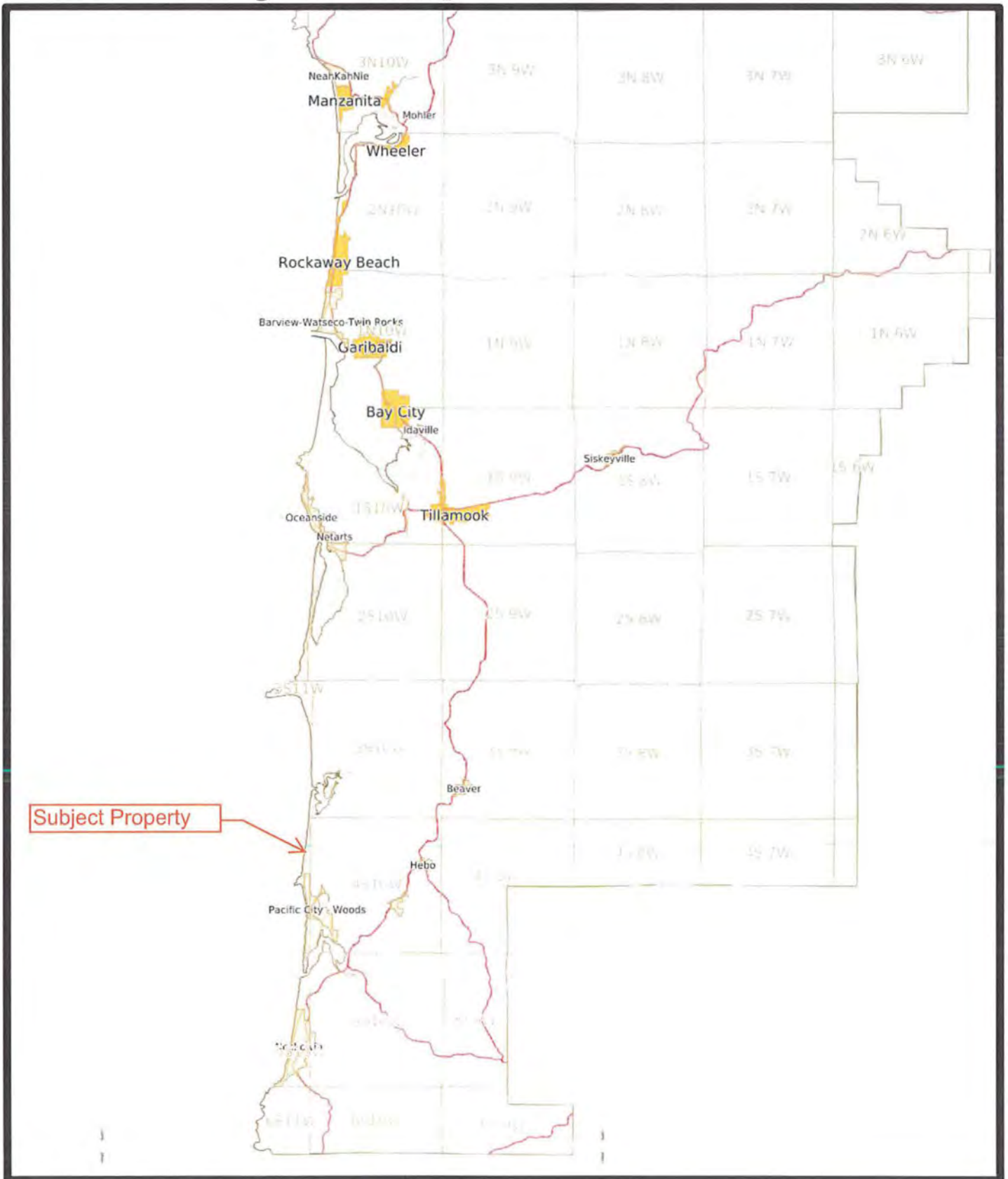
VIII. EXHIBITS

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

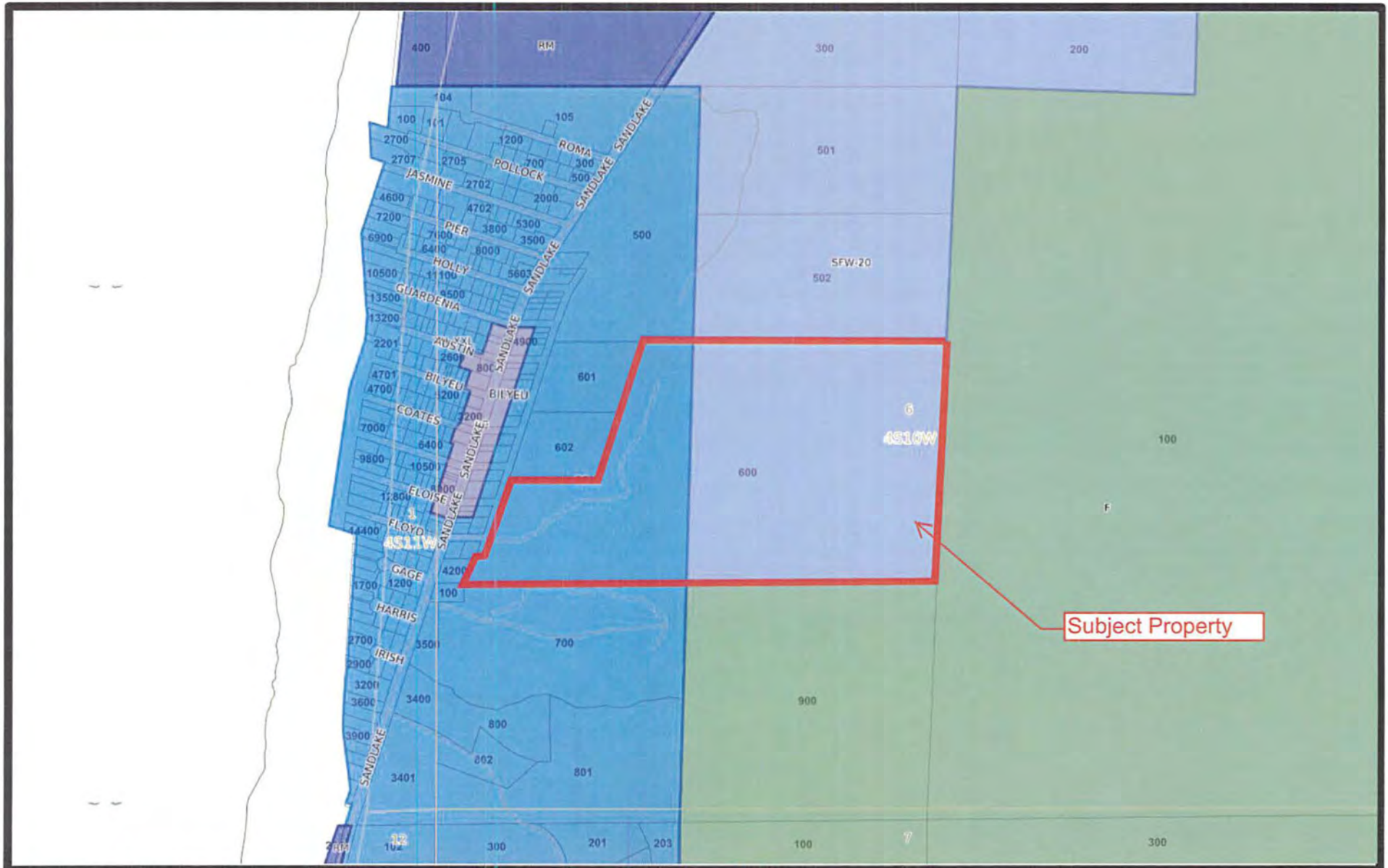
- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicants/Property Owner's submittal
- C. Public comments

EXHIBIT A

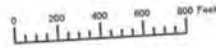
Vicinity Map



Zoning Map

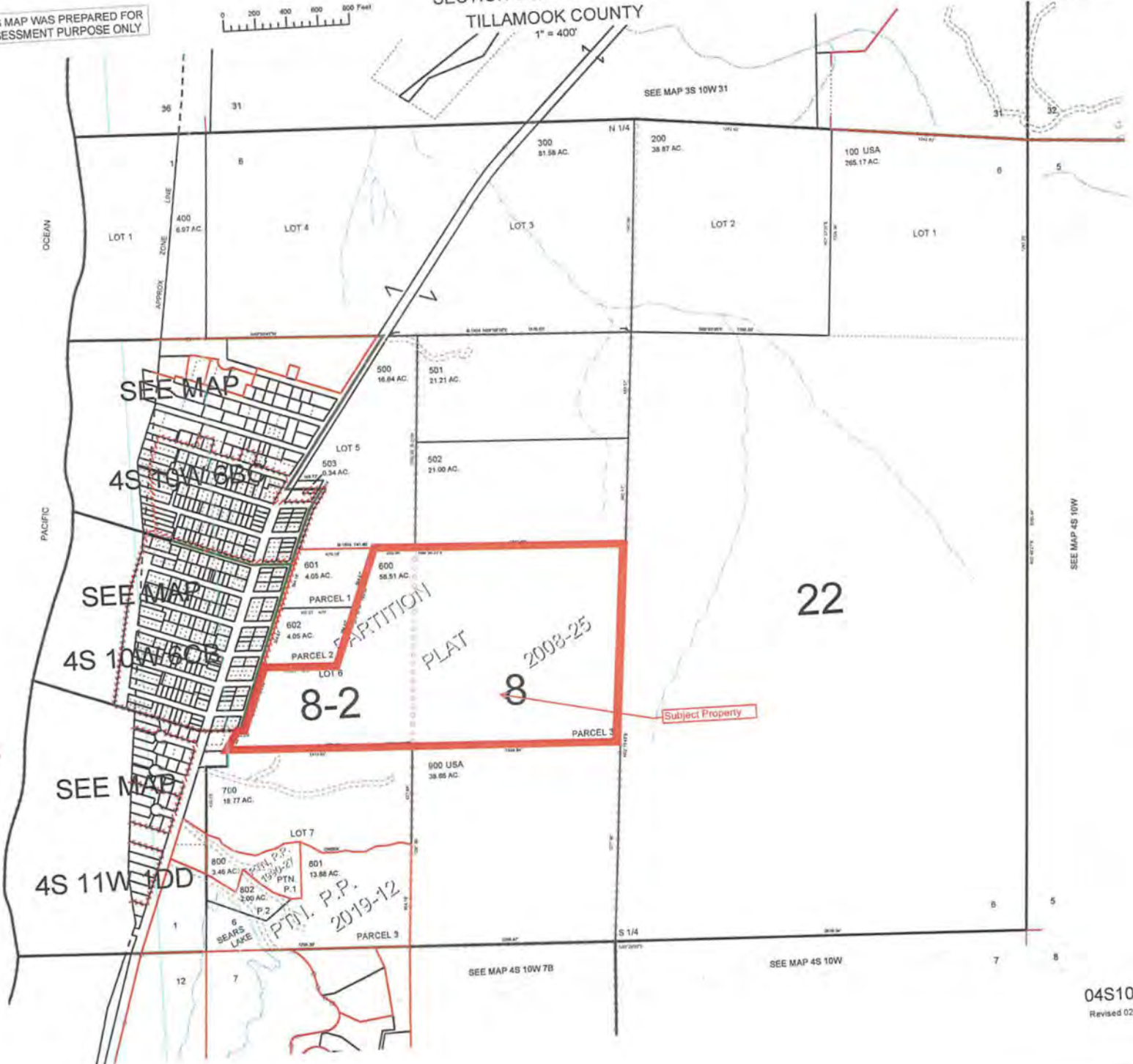


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

04S10W06



SEE MAP 4S 10W

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 21, 2021 4:20:47 pm

Account # 213879
 Map # 4S10060000800
 Code - Tax # 0800-213879
 Legal Descr PARTITION PLAT 2008-25
 Lot - PARCEL 3
 Mailing Name OREGON TREEHOUSE PARTNERS, LLC
 Agent
 In Care Of
 Mailing Address 1276 NW 107TH AVE
 PORTLAND, OR 97229
 Prop Class 400 MA SA NH Unit
 RMV Class 400 06 AC 602 42862-1

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL
 Deed Reference # 2021-7036
 Sales Date/Price 08-16-2021 / \$820,000.00
 Appraiser RANDY WILSON

Situs Address(s) Situs City

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

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

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

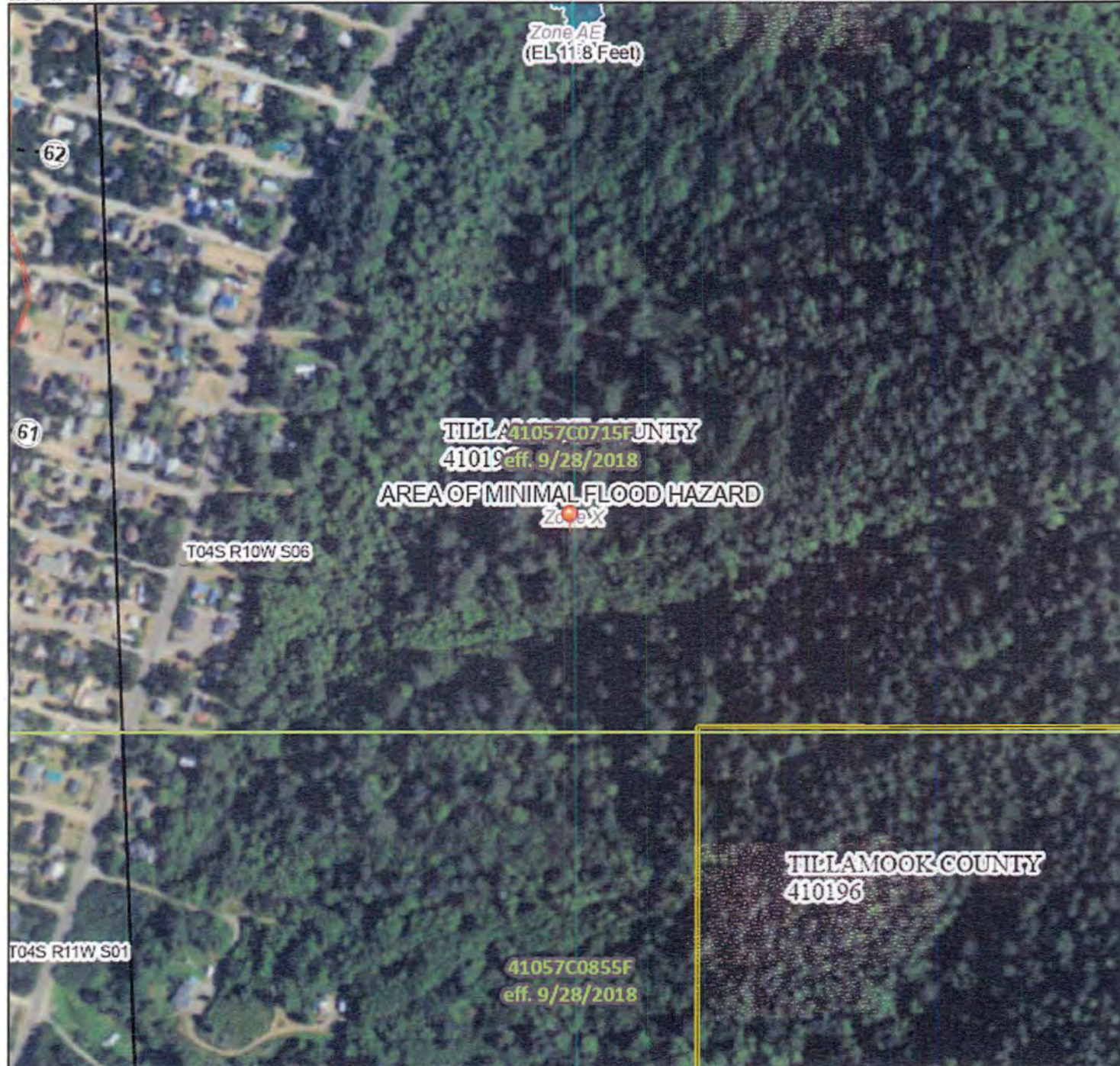
Exemptions / Special Assessments / Potential Liability										
Code Area	Description									
0800	FIRE PATROL:									
	■ FIRE PATROL NORTHWEST									
	Amount	38.08	Acres	31.9	Year	2021				

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



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	
MAP PANELS		Digital Data Available
		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



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

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	RECEIVED NOV 6 2011 BY: Email
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MS
Receipt #:	123505
Fees:	\$1,743.00
Permit No:	851-21-0004116-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 type="checkbox"/> Appeal of Planning Commission Decision |
| <input checked="" type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance 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.

Property Owner Signature (Required) _____ Date 10/31/2011

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 107th Avenue Portland, Oregon 97229

Property Owner: Oregon Treehouse Partners, LLC- 1276 NW 107th 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.

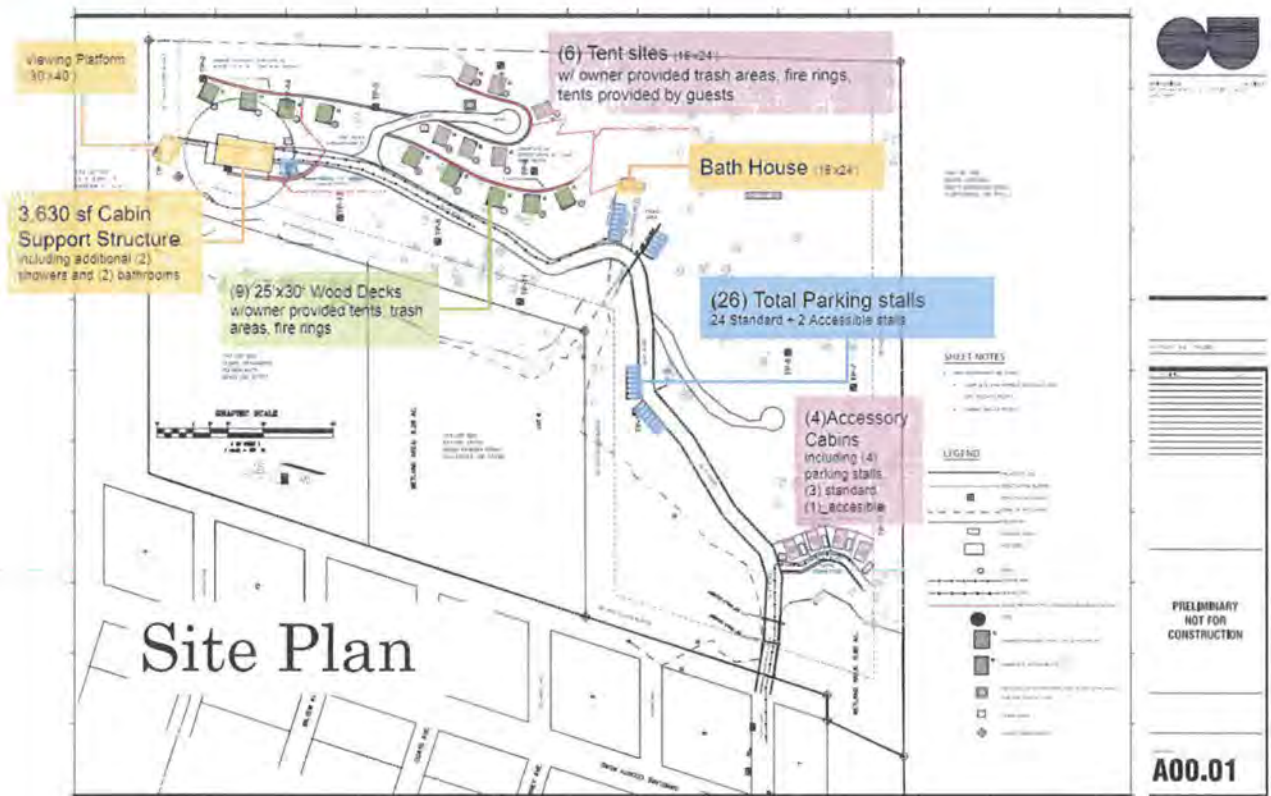
4. The proposed CUP will not alter the character of the surrounding area, In fact the opposite.

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

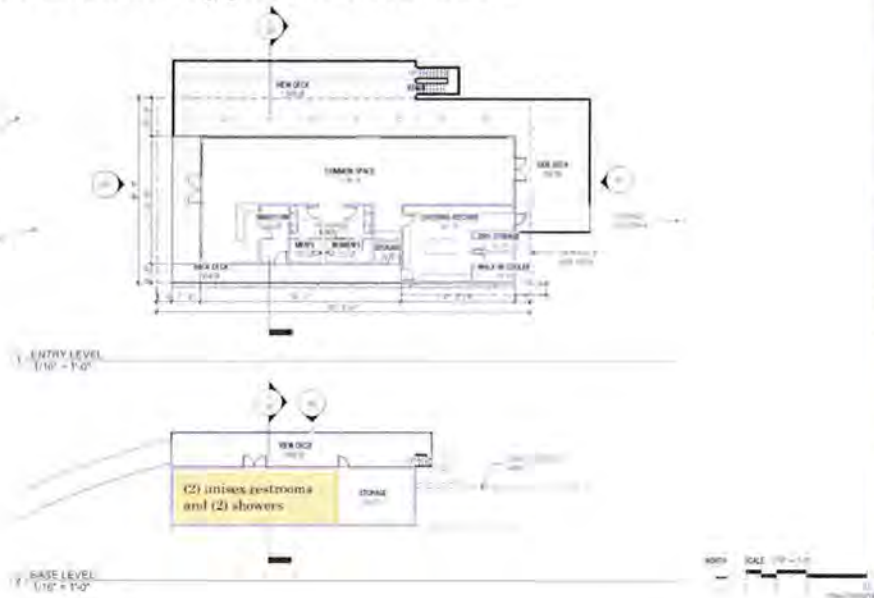


RECREATIONAL SUPPORT CABIN-

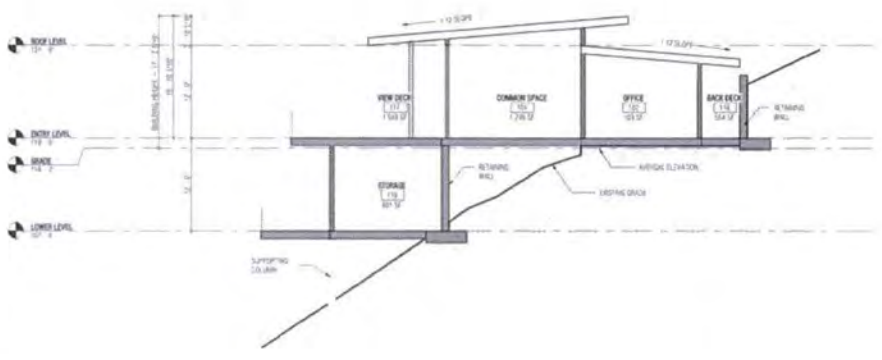
The support cabin will be 3,630 square foot single story with deck and handicap accessible. This building will support the campers with four (4) bathrooms, two (2) showers, inside seating area with fireplace to get out of the elements, small catering /prep kitchen, sundries store area for items campers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

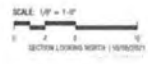


Recreational Support Cabin Section

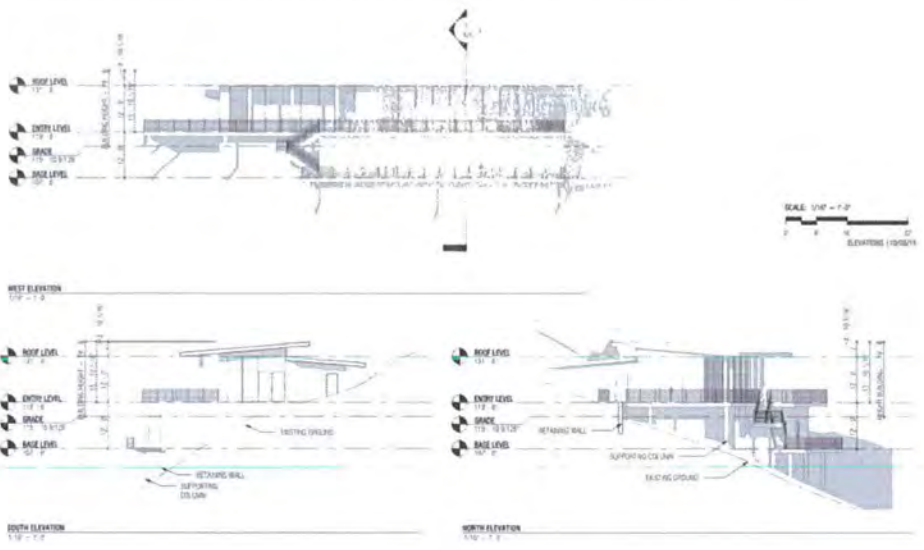


ARTICLE XI:

- **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"> • Freestanding • Lightweight • Fast and easy setup • Stable in high wind • Good for extreme weather • Less headroom 	<ul style="list-style-type: none"> • Lightweight • Fast and easy setup • More headroom • Very freestanding • Less stable in high winds • Not ideal for extreme weather 	<ul style="list-style-type: none"> • Ample interior space • Good headroom • Multiple rooms • Heavy and bulky • Less stable in high winds • Not ideal for extreme weather 	<ul style="list-style-type: none"> • Ample interior space • Good headroom • Heavy duty canvas • Stable models often built with a wood structure • Non-freestanding • Very heavy and bulky • Expensive 	<ul style="list-style-type: none"> • Freestanding • Single wall • Maximum interior space • Very stable in high winds • Good in extreme weather • Large and bulky • Expensive

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-as-rev.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.

EXHIBIT A

TIERRA DEL MAR WATER CO.

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:

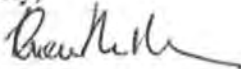
T _____ R _____ Sec _____ Lot # _____

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
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

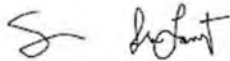
October 6, 2021

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

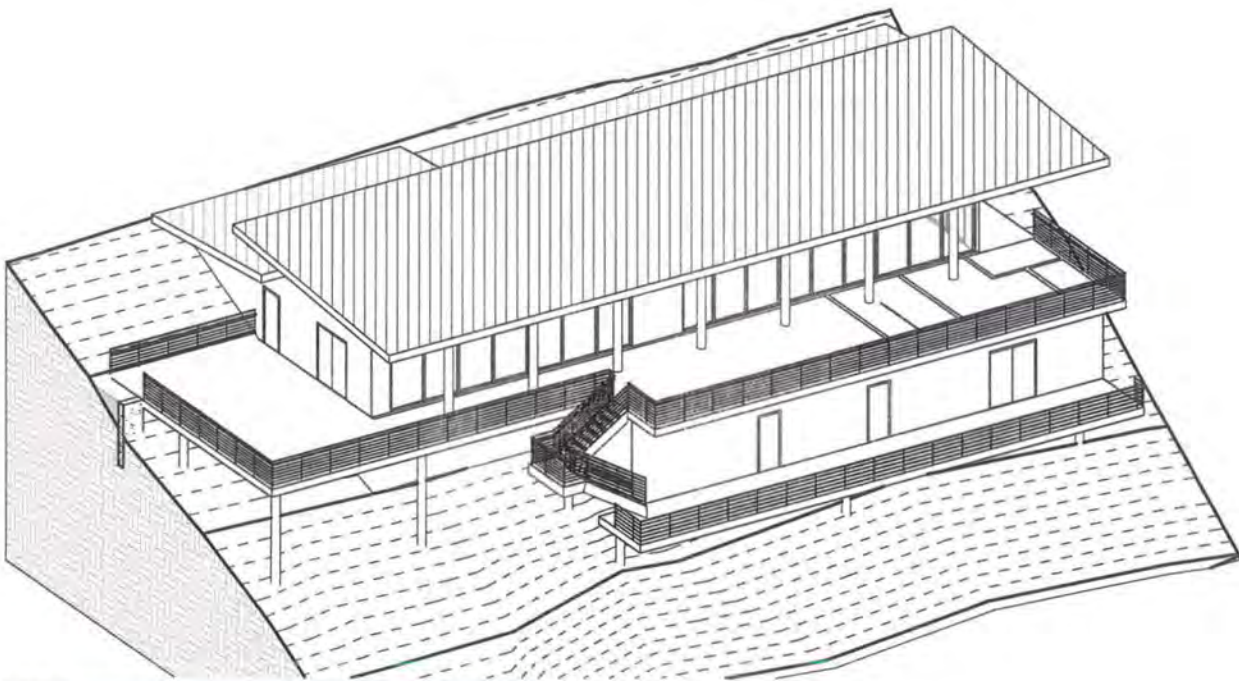
Shae and I have been residents of Pacific City since 2004. The popularity of the area has grown significantly since we first moved here. Because of the large influx of visitors, especially during the summer months, finding places to stay is getting harder and harder.

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



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

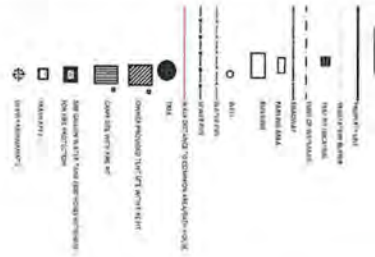
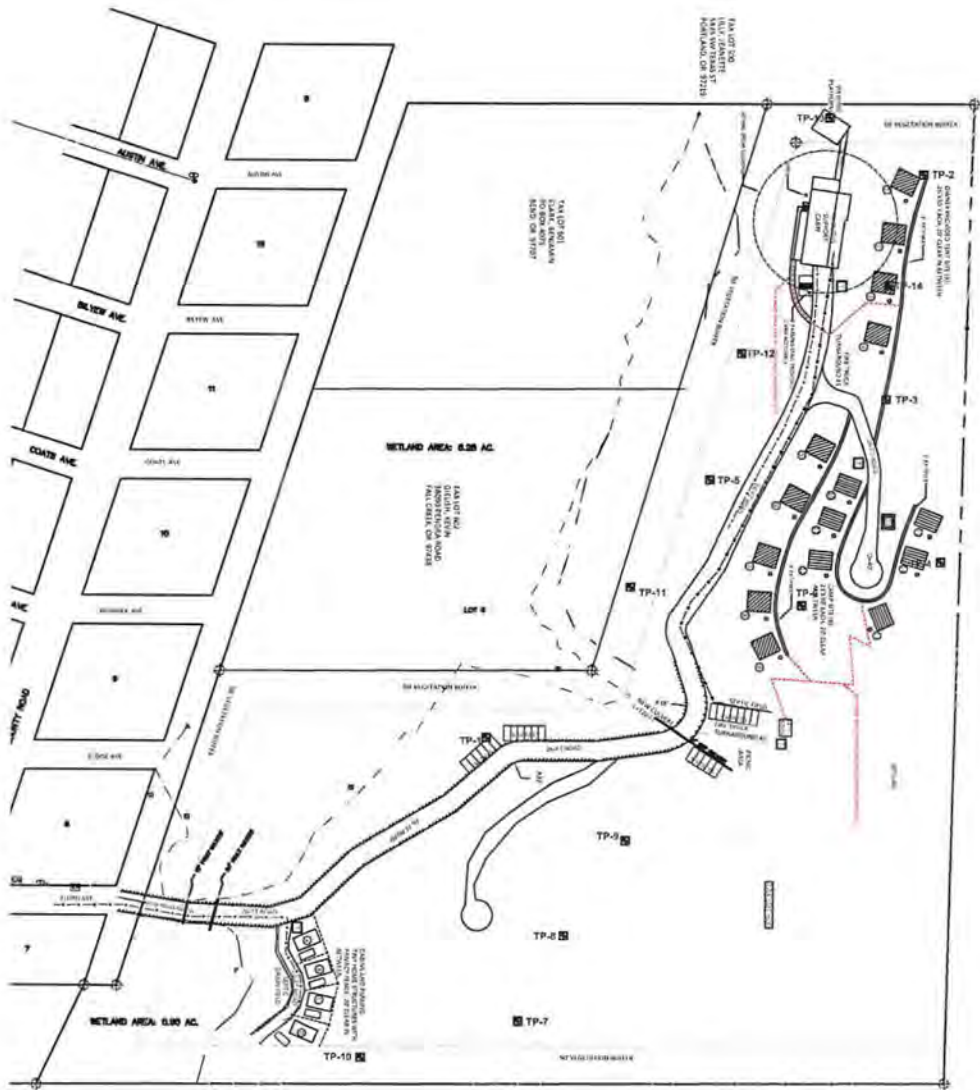
TIERRA DEL MAR, OR 97112

JOB NO. 21.026.000

DATE 11/01/21

4200 S. Everett Blvd.
Suite 104
Portland, OR 97206
Tel: 503.750.0000
www.oregontreehouse.com





LEGEND

TYPICAL TREE
 EXISTING TREE
 PROPOSED TREE
 PROPOSED TREE (10' MIN. HEIGHT)
 PROPOSED TREE (15' MIN. HEIGHT)
 PROPOSED TREE (20' MIN. HEIGHT)
 PROPOSED TREE (25' MIN. HEIGHT)
 PROPOSED TREE (30' MIN. HEIGHT)
 PROPOSED TREE (35' MIN. HEIGHT)
 PROPOSED TREE (40' MIN. HEIGHT)
 PROPOSED TREE (45' MIN. HEIGHT)
 PROPOSED TREE (50' MIN. HEIGHT)
 PROPOSED TREE (55' MIN. HEIGHT)
 PROPOSED TREE (60' MIN. HEIGHT)
 PROPOSED TREE (65' MIN. HEIGHT)
 PROPOSED TREE (70' MIN. HEIGHT)
 PROPOSED TREE (75' MIN. HEIGHT)
 PROPOSED TREE (80' MIN. HEIGHT)
 PROPOSED TREE (85' MIN. HEIGHT)
 PROPOSED TREE (90' MIN. HEIGHT)
 PROPOSED TREE (95' MIN. HEIGHT)
 PROPOSED TREE (100' MIN. HEIGHT)

SHEET NOTES

1. ALL DIMENSIONS ARE IN FEET
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
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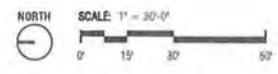
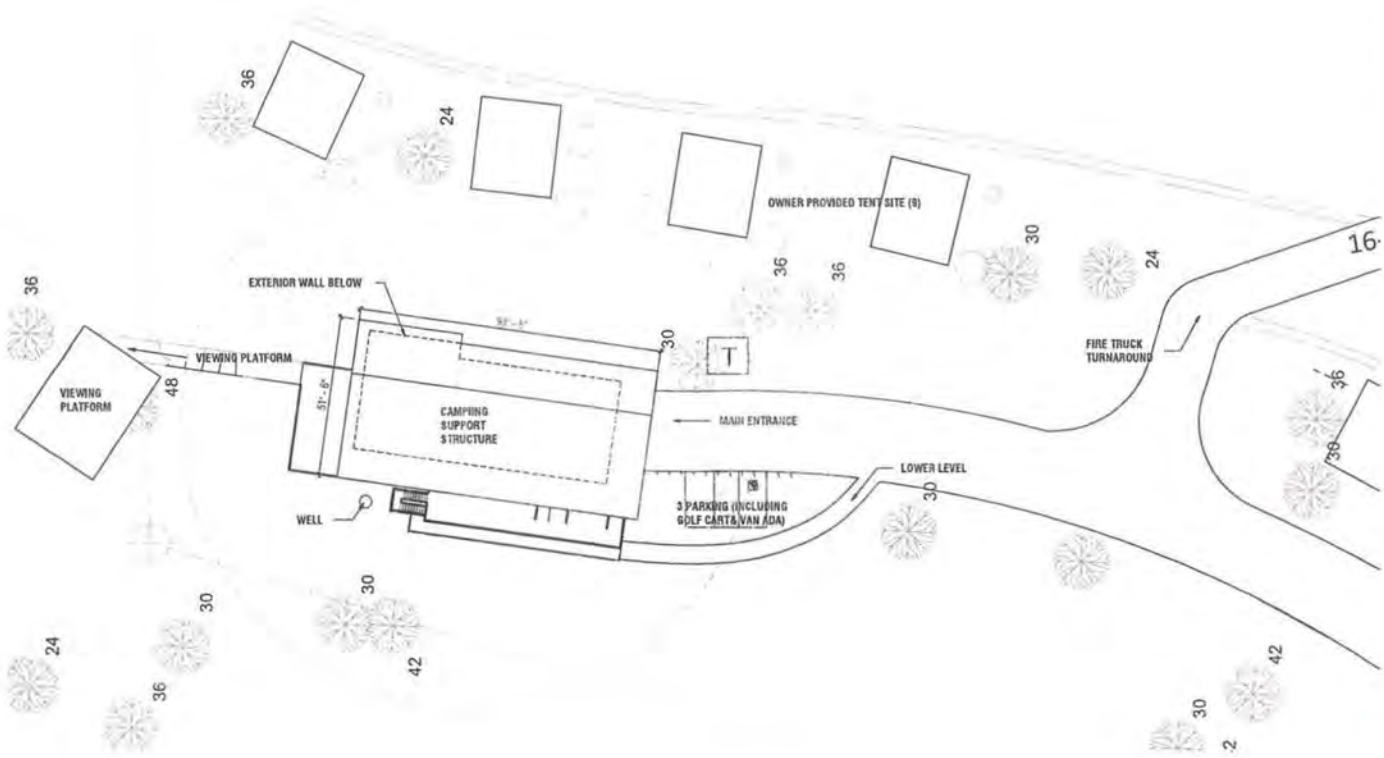


4200 Sepulveda Blvd.
 Suite 104
 Culver City, CA 90230
 tel: 310.738.6698
 www.offersoftierradelmar.com

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

A10.04
SITE PLAN



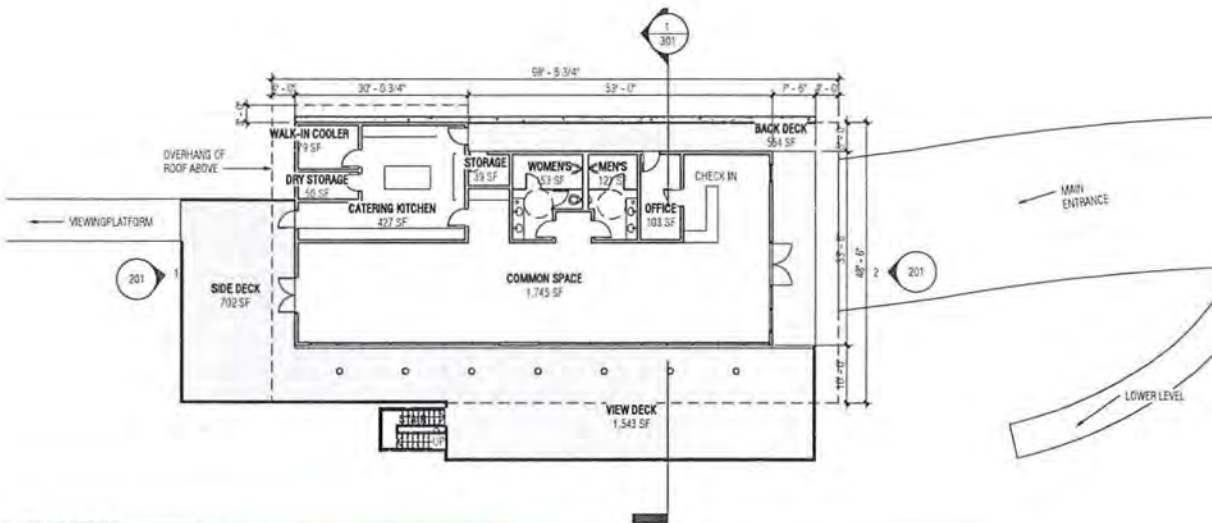


A10.05
ENLARGED SITE PLAN

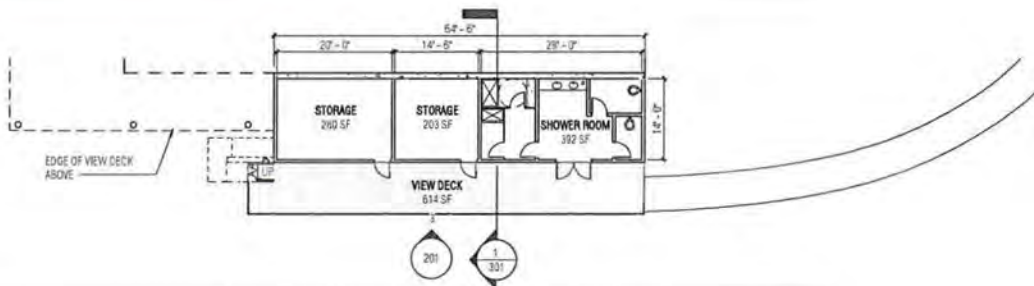
OREGON TREEHOUSE PARTNERS
 TIERRA DEL MAR, OR 97112
 JOB NO. 21.025.000
 DATE 11/01/21

4200 Sepulveda Blvd.
 Suite 104
 Culver City, CA 90230
 Tel: 310.730.8988
 www.ottopartners.com

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



① ENTRY LEVEL
1/16" = 1'-0"



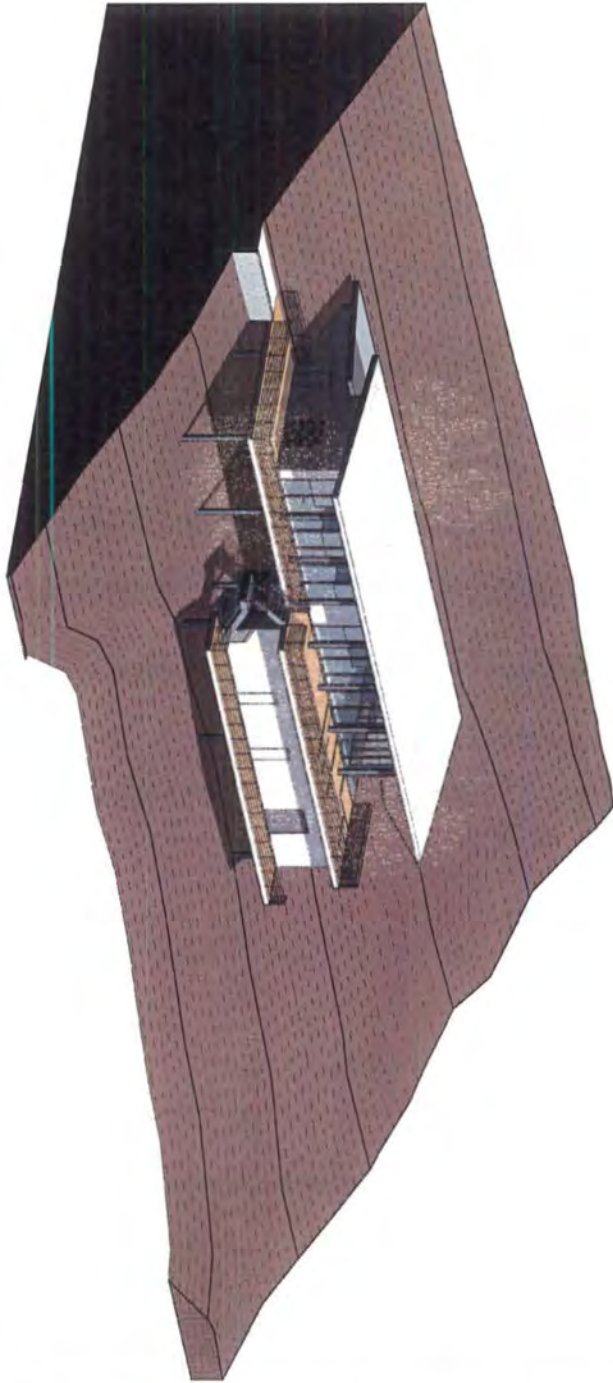
② LOWER LEVEL
1/16" = 1'-0"



OREGON TREEHOUSE PARTNERS
 A21.01
 FLOOR PLAN
 TIERRA DEL MAR, OR 97112
 #209 NO. 21,026,000
 DATE: 11/01/21

4200 Spaymets Blvd.
 Suite 104
 Astoria, OR 97103
 Tel: 310.733.8888
 www.ottcpartners.com

REGISTERED ARCHITECT
 CHRISTIAN ROBERT
 PORTLAND, OR
 ALM
 STATE OF OREGON
 EXPIRATION DATE: 03/31/2022



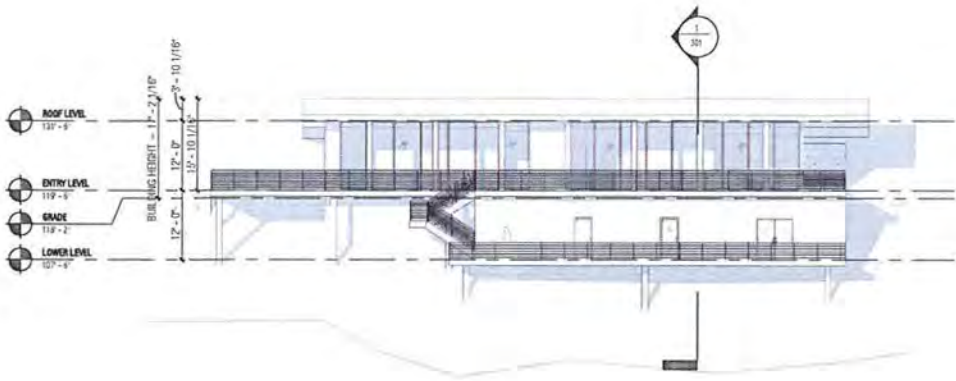
4200 Sapovesta Blvd,
 Suite 104
 Culver City, CA 90230
 tel: 310.730.6004
 www.officountitled.com

OREGON TREEHOUSE PARTNERS

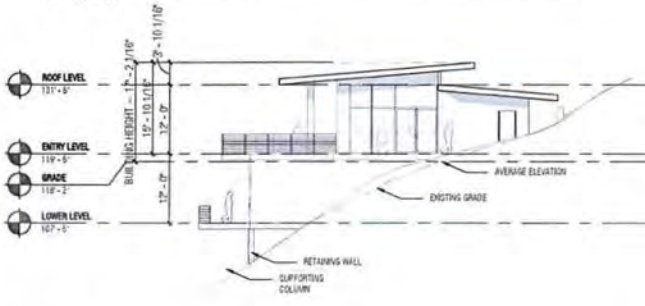
TIERRA DEL MAR, OR 97112
 JOB NO. 21.026.000
 DATE 11/01/21

A30.00
3D VIEWS
/AXONOMETRICS

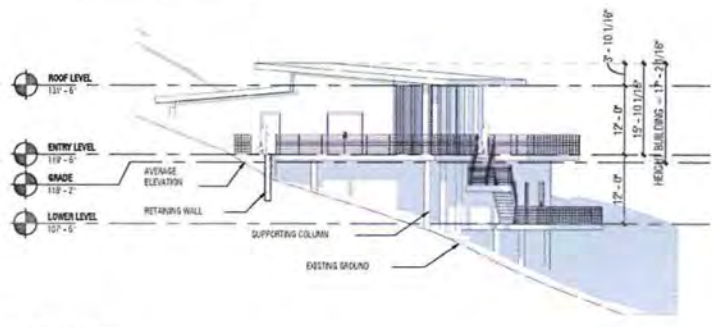




3 WEST ELEVATION
1/16" = 1'-0"



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



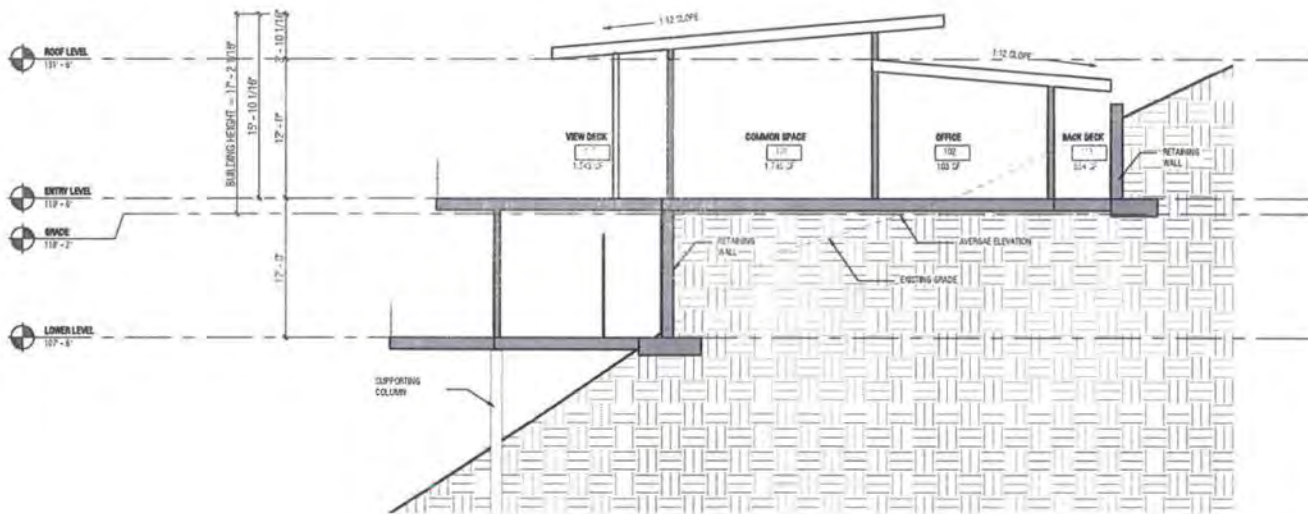
1 NORTH ELEVATION
1/16" = 1'-0"



OREGON TREEHOUSE PARTNERS
A30.01
ELEVATION
TIERRA DEL MAR, OR 97112
JOB NO. 21.026.000
DATE 11/01/21

4200 Sepulveda Blvd.
Suite 100
Culver City, CA 90230
Tel: 310.750.6888
www.officeshield.com





OREGON TREEHOUSE PARTNERS
 A 40.01 SECTION
 TIERRA DEL MAR, OR 57112
 JOB NO. 21.026.000
 DATE 11/01/21

4200 Sepoyeda Blvd.
 Suite 104
 Clatsop County, OR 97130
 www.oregontreehouse.com



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.

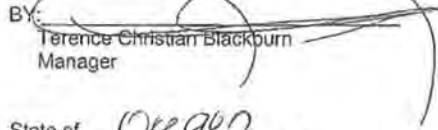
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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;

}

}

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

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

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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
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

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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

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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

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 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
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

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 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
ltone@co.tillamook.or.us



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN# *

WN2021-1358

Responsible Jurisdiction

Staff Contact

Lynn Tone

Jurisdiction Type

County

Municipality

Tillamook

Local case file #

851-21-000416-PLNG

County

Tillamook

Activity Location

Township

04S

Range

10W

Section

06

QQ section

Tax Lot(s)

600

Street Address

Adjacent to 6080 Floyd Ave

Address Line 2

City

Cloverdale

State / Province / Region

OR

Postal / Zip Code

97112

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

Melissa Jenck

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 received?

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
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

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 TCUC 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: *W DCD*

01/06/2022 ^(1/2)

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 ~~with~~ 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 ^{old} 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 ^{John Clarenbach, 5715 Floyd Ave.} 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

January 27, 2022

Planning

Commission

Hearing

Melissa Jenck

From: Cameron La Follette <cameron@oregoncoastalliance.org>
Sent: Thursday, January 27, 2022 3:54 PM
To: Melissa Jenck; Sarah Absher
Cc: Sean Malone
Subject: EXTERNAL: Treehouse Partners testimony
Attachments: ORCA to Tillamook Co PC re Treehouse Partners Jan 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.]

Dear Ms. Jenck and Ms. Absher,

Attached please find the testimony of Oregon Coast Alliance for the application of Treehouse Partners for a recreational campground on 18 acres of a 58-acre parcel off Floyd Avenue east of Sandlake Road.

Please note ORCA requests the record be left open for an additional seven days. Please place this testimony in the record for this matter, and notify ORCA that you have received it, opened it and placed it in the record.

Thank you,

Cameron
—

Cameron La Follette
Executive Director
Oregon Coast Alliance
P.O. Box 857

Astoria, OR 97103

(503) 391-0210

cameron@oregoncoastalliance.org

[https://us-east-](https://us-east-2.protection.sophos.com?d=oregoncoastalliance.org&u=d3d3Lm9yZWdvbmNvYXN0YWxsaWFuY2Uub3Jn&i=NWFIYTg4NWlwMDQxZjgxNzlwYmMzOTVj&t=eXRrdE5UUUJtL2Q4bGZFWk1CWV9VWVmVpbIN0a292ekd1V3F2c0dJWTFIcz0=&h=80ee8dac8bc94d21bebd5706ab5ce2ae)

[2.protection.sophos.com?d=oregoncoastalliance.org&u=d3d3Lm9yZWdvbmNvYXN0YWxsaWFuY2Uub3Jn&i=NWFIYTg4NWlwMDQxZjgxNzlwYmMzOTVj&t=eXRrdE5UUUJtL2Q4bGZFWk1CWV9VWVmVpbIN0a292ekd1V3F2c0dJWTFIcz0=&h=80ee8dac8bc94d21bebd5706ab5ce2ae](https://us-east-2.protection.sophos.com?d=oregoncoastalliance.org&u=d3d3Lm9yZWdvbmNvYXN0YWxsaWFuY2Uub3Jn&i=NWFIYTg4NWlwMDQxZjgxNzlwYmMzOTVj&t=eXRrdE5UUUJtL2Q4bGZFWk1CWV9VWVmVpbIN0a292ekd1V3F2c0dJWTFIcz0=&h=80ee8dac8bc94d21bebd5706ab5ce2ae)



January 27, 2022

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

Via email

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

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

Dear Members of the Tillamook County Planning Commission,

Oregon Coast Alliance is an Oregon nonprofit corporation whose mission is to protect coastal natural resources and enhance community livability. We write to you today with strong concerns about the Treehouse Partners application for a recreational campground on 18 acres of a fifty-eight-acre parcel just east of Tierra del Mar off Sandlake Road.

ORCA's principal concerns have to do with the suitability of the proposed use. Though the campground appears to meet the standards for recreational campgrounds (TLUO 5.030), there are other standards that must be considered.

Section 6.040, the Conditional Use review criteria, require in (6) that "The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use." The proposal does not meet this criterion, because the available infrastructure in the Tierra del Mar area is quite minimal. Both water supply and wastewater treatment options are very limited, and roads are built to carry small amounts of traffic. TDM residents often receive notices in summer to limit water use due to inadequate supply. What effect will use of wells and/or springs on the property have on existing TDM water supplies?

The staff report simply punts the many unanswered questions about wastewater treatment, septic capacity and traffic to the relevant agencies, namely the Tillamook County

Public Works Department, Oregon Department of Transportation and the Oregon Department of Environmental Quality. That is not sufficient; it is merely passing the buck. The county needs to determine if this proposal meets the Conditional Use criteria with the information provided, as the burden is on the applicant to furnish proof of its assertions concerning the proposal. The answer is that it does not.

A large number of people could potentially be camping on this property at any one time, with four cabins, six tent camping areas, nine owner-provided camping tents on decks, and 26 parking spaces mentioned on the application. It is to be a year-round camping operation, according to the application. This could easily mean more than forty people camping in the campground any month of the year. The stress on Floyd Avenue, Sandlake Road, and any septic/sewer facilities situated onsite, is going to be substantial. There are wetlands and streams on this property, and septic problems will affect these and the entire area's groundwater.

Yet the staff report does not question, investigate nor place the burden of proof on the applicant, *as required by law*, to deal with any of these looming problems. The staff report merely requires conditions that make an approval contingent on permits from other relevant agencies. But the Planning Commission must determine, under the Conditional Use criteria, whether or not there are adequate public facilities and services existing in the area for the proposed use.

In addition this property, and the area proposed for the campground, has inventoried wetlands on the USFW National Wetlands inventory. The Department of State Lands has determined that the project will impact wetlands and require a state permit. The staff's only response to this is to require, via condition of approval, that the siting of campsites and improvements is not in conflict with mapped wetlands. Once again, the county's insufficient response is merely to kick the can down the road. Rather, the county must require of the applicant a wetland delineation *and* a detailed map (rather than a mere fuzzy sketch) of the locations of campsites and amenities in relation to wetlands. As the applicant has failed to provide this, it is another example of the application's incompleteness.

As the public facilities needed for this proposed campground have not been provided in any detail other than airy statements, and wetlands have not been mapped, ORCA requests the planning commission return the application to Treehouse Partners. They must provide the information for the county to make a reasonable decision. It is not the county's job to pass the buck to other agencies; it is the applicant's job to provide the information showing that the application meets criteria in county ordinances. This application fails that test.

Please place this testimony in the record for this matter. ORCA also requests the record be left open for seven more days.

Sincerely,

/s/ Cameron La Follette

Cameron La Follette, Executive Director

Date: 1/25/2022

From: Allan and Carol Rodrick
5745 Holly Ave
Tierra Del Mar, OR 97112
allan@gorgeappraisal.com



To: Tillamook County Department of Community Development
1501-B Third St
Tillamook, OR 97141

This letter is concerning the Conditional Use Permit for a 19 site campground in Tierra Del Mar, #851-21-000416-PLNG. We are opposed to its approval for the following reasons:

- 1) Traffic congestion on Sand Lake Road: This road is heavily traveled over the summer months due to the large number of vacation rentals in Tierra Del Mar (TDM) and travelers from the north to Pacific City. Speed limit signs are rarely observed on this section of road. Adding an intersecting road with a large number of visitors each day will greatly increase congestion on this already overburdened strip of road.
- 2) Pedestrian traffic across Sand Lake Road: A number of visitors to the proposed campground will access the TDM beach by foot, and will cross Sand Lake Road. A pedestrian cross walk with clearly visible signs (much like 1000 Trails) will be essential.
- 3) Impact on a key Tsunami Evacuation Route: There is a Tsunami Evacuation sign at Floyd Rd, which is at a central location of TDM. The only other such route is located at the very southern end of the development. Increased traffic on Floyd Rd will reduce the effectiveness of this important safety feature for residents and visitors, especially for those located at the northern end of TDM.
- 4) Impact on TDM Water System: The Tierra Del Mar Water Company issued a warning in their last bill indicating that the water system is already under stress due to weekend rentals, which largely occur over the summer months. Greatest usage by visiting campers will also be over the summer months when a water shortage is most likely.
- 5) Inadequate parking at the entrance to TDM Beach: Due to the slope of the terrain and distance from Sand Lake Road, it is very likely that campground visitors will drive to the entrance of the beach at the south end of Sand Lake Road. Access to on-beach parking is highly unreliable because cars can easily get stuck in the soft sand. As a result, visitors park all along both sides of Sand Lake Road for hundreds of yards, causing a significant safety issue. We've seen Pacific City overwhelmed by a similar parking issue to the point that they have prohibited parking along Sand Lake Road and created new paid parking areas in town. TDM has no such option at this time.

Tierra Del Mar is a residential neighborhood, and should remain that way. Most of the residents of TDM will find the impact of a commercial campground detrimental to their daily lives due to increased traffic and lack of public parking in this area. Any county improvements on these issues will ultimately be paid for by county residents, the vast majority of which will receive no benefit from this campground.

We are opposed to a commercial venture in our neighborhood due to this impact on services and the quality of life in our residential neighborhood.

Thank you for your consideration of these issues.

Sincerely,

Allan & Carol Rodrick

Melissa Jenck

From: Pam Kniffin <pkknif@yahoo.com>
Sent: Tuesday, January 25, 2022 11:22 PM
To: Melissa Jenck; itone@co.tillamook.or.us
Subject: EXTERNAL: Camping ground 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.]

I am an owner in Tierra Del Mar and I am opposed to allowing a campground. We purchased our homes based on the type of beach and the surrounding number of homes which were limited. If we wanted to be in Pacific City we would have purchased a home there. But instead we chose a very quiet community to have a home. This campground proposal will destroy the area and it will no longer be the quiet beach that we thought was so important when making this large investment and decision. We thought no more homes would be allowed but by allowing camping you are doubling the size of Tierra Del Mar.

Please do not allow a campground to destroy Tierra Del Mar.

Pam Kniffin, Austin Avenue Tierra Del Mar

[Sent from Yahoo Mail for iPhone](#)

Melissa Jenck

From: Tierra del Mar Association <tierradelmarcommunity@gmail.com>
Sent: Tuesday, January 25, 2022 7:26 PM
To: Lynn Tone
Cc: Melissa Jenck; Lynnae Ruttledge; Ron & Lisa Baker; Jim Spring; Margaret Quan
Subject: EXTERNAL: Public Comment: Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC
Attachments: PLANNING COMMISSION LETTER_01-23-22.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.]

Hello Lynn,
Attached is public comment from the Tierra Del Mar Community Association concerning Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC. We are considering whether or not to provide our comments also during the virtual hearing on Thursday, if that is an option. Would we need to sign up/register with you first to participate virtually?

Thank you in advance for your assistance, and can you also confirm receipt of our submission?

Sincerely,

Isabel Gilda, Chair
Tierra Del Mar Community Association



January 23, 2022

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

RE: Conditional Use Application #851-21-000416-PLNG - Oregon Treehouse Partners, LLC

Dear Tillamook County Planning Commission:

The Tierra Del Mar Community Association appreciates the opportunity to submit public comment related to Conditional Use Permit Application #851-21-000416-PLNG. Based on feedback from our community, we respectfully request that the following questions are included in your deliberations:

- **Traffic:** Given the narrow road width of Floyd Avenue east of Sandlake Road, should a traffic study be conducted to address the expected increase of RVs, vehicles, potential traffic delays on Sandlake Road, and for vehicles entering and leaving the campground?
- **Beach Access:** Pedestrian access to the beach will be needed and crossing Sandlake Road at Floyd Avenue is the primary option. What plans are underway to ensure the safety of pedestrians crossing Sandlake Road from the campground to the beach?
- **Maximum Occupancy:** Based on proposed site square footage, what is the maximum occupancy of each site and/or overall campground for individuals and their tents, vehicles, and RVs? Are campers allowed to park a non-RV motorized vehicle at their designated camp site? Is there a maximum length of stay for each visit and will long-term stays be permitted?
- **Fire Safety:** Given the steep terrain of the access road and campsite, has the Nestucca Rural Fire Protection District Fire Chief confirmed the entire campground and all campsites are accessible to their firetrucks and that fire suppression plans are acceptable? In order to maintain safe passage for any and all emergency vehicles, how will the "No On-Street Parking" rule, as specified in the application, be enforced?
- **Emergency Preparedness and Evacuation:** Tierra Del Mar is located in a Tsunami Hazard Overlay Zone. What means of communication will be available at the campground for emergency preparedness and evacuation? Is there an opportunity for emergency preparedness facilities at the campground for the greater Tierra Del Mar community?
- **Water Supply:** What is the status of any application to the Oregon Water Resources Department concerning adequate well water supply for both the main campground and the fire suppression needs?
- **Campground Security:** Is there an onsite camp host/staff 24-hours per day year-round and does the campground plan on using the Tillamook County Sheriff's Office for assistance with any onsite conflicts and disturbances?

We appreciate your consideration and thank you for your time.

Sincerely,

TIERRA DEL MAR COMMUNITY ASSOCIATION BOARD OF DIRECTORS



Oregon

Kate Brown, Governor

Department of Fish and Wildlife

Northwest Region
4907 3rd Street
Tillamook, OR 97141
(503) 842-2741
Fax (503) 842-8385
www.odfw.com



1/25/2022

Dear Melissa Jenck,

This letter is in response to a request on December 29, 2021 for comments on Tillamook County Project # 851-21-000416-PLNG, a Request for Conditional Use approval for a 19-site recreational campground.

ODFW has reviewed the information you provided. We are not aware of any Federal or State listed Threatened or Endangered species (as defined by OAR 635-045-0002) present at or immediately adjacent to the proposed project site that may be affected by the proposed project. ODFW's primary concerns related to the proposed project are the conversion and loss of big game habitat and potential impacts to active nests of migratory birds. To avoid and minimize potential harm to these wildlife species ODFW recommends the following:

- Development should be planned so that structures are located far enough away from standing live trees to prevent them from becoming a hazard to the structure in the future.
- ODFW recommends conducting vegetation removal activities outside the general bird nesting season (April 15 – July 15) to avoid potential conflicts with nesting birds. Please note that some bird species (e.g., eagles, owls, hawks) nest prior to this timeframe and that bird nests may be active beyond July 15.
- If any work needs to be done in the wetland portion of the project area, ensure that Department of State Lands is contacted.
- Removing or thinning forested acres for campsites, cabins, recreational buildings and bath house may have impacts on big game movements leading to future conflicts especially if deer and elk friendly plants are not used in landscaping. Residents should expect to have various wildlife species frequent their property and take proactive measures to reduce and eliminate unintended wildlife attractants such as, but not limited to: unsecured garbage, pet food, compost piles and landscaping. Development plans should consider these issues and incorporate protections for important landscaping and domestic animals held on site.

Thank you for the opportunity to provide comments. Please contact our office if you have any questions or would like clarification on any of our recommendations.

Charlie Chamberlain
Assistant District Wildlife Biologist

Melissa Jenck

From: lisa macy <macyl20@yahoo.com>
Sent: Monday, January 24, 2022 4:43 PM
To: ltone@co.tillamook.or.us; Melissa Jenck
Subject: EXTERNAL: Public comments for planning commission mtg 1/27
Attachments: Treehouse campground public comment.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.]

Thank you!

Tillamook County Department of Community Development
RE: #851-21-000416-PLNG.

Dear Planning Commission,

Thank you for taking the time to read our comments. We've owned our home on Pier Ave in Tierra Del Mar for 12 years. I currently serve on the PC-Woods Parking Advisory Committee and the Cape Kiwanda Corridor Project steering committee. Thus, I am keenly aware of the infrastructure challenges facing South County, much due to overtourism and lack of funding available at the county level. The common theme and goal of both projects include improving the livability and experience of visitors and residents alike. All projects point to the fact that we don't need to bring more visitors to South County. I am thankful that the county is putting incredible effort into managing tourism and building a better plan, but allowing conditional use development such as this goes against that very goal.

Currently, there is very little regulation on Short Term Rentals in Tillamook County. Over 30% of the homes in Tierra Del Mar are now registered STRs. While these generate needed TLT dollars, a recent study by the University of Oregon in Land Use Policy, notes that STRs negatively impact the long-term rental supply and housing affordability. In addition, the study points to the negative impact on neighborhoods and loss of important community building. We see the need for a balanced approach to Short Term Rentals. Adding a boutique, upscale campground that includes 19+ STRs does not add to that balance.

After reviewing the application and staff report, we have serious concerns about the true size and occupancy of this campground. Each tent space is either 920 or 1200 square feet which is obviously large enough for RVs, multiple tents or extra-large tents that sleep 10+. While the staff report requires that only one tent or RV and vehicle be permitted per site, we are concerned that it will be a challenge to enforce. There are 26 additional parking spaces on the site map. The four cabins are 920 in size, easily sleeping 8+. This leads to a potential occupancy of well over 100 and around 50+ cars or RVs entering and exiting Sand Lake Road regularly. Last summer, we received a notice before July 4th to start limiting our water use in TDM due to low reserves. I'm concerned that our fragile water system will be further comprised. We are concerned that such large potential occupancies will overflow septic tanks situated near or atop wetlands and streams. One only has to look to the current development on the east side of Holly Ave to understand where that overflow will go – into our ground water, streams and ocean. We are concerned that this development will only add to the current traffic safety and problems on Sand Lake Road and in and around the TDM beach access point. We are incredibly concerned about the current state of our emergency management system, including police and fire, and how this would only stress it further. The lack of cell service in the area only makes it worse.

We ask that you consider the aforementioned challenges posed by over-tourism in South County and not add to the problem at this time. We need better infrastructure and EMS, and a better plan for STRs, before we can even begin to consider more developments such as this.

Thank you for your time and consideration,

Lisa Macy-Baker and Ron Baker

Melissa Jenck

From: Lynn Tone
Sent: Thursday, January 27, 2022 4:26 PM
To: Melissa Jenck
Subject: FW: EXTERNAL: campground in Tierra del Marr

From: twooldjox at canby.com <twooldjox@canby.com>
Sent: Tuesday, January 25, 2022 9:43 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: campground in Tierra del Marr

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

I am against the campground in Tierra Del Marr. The area is not zoned for that activity and I have been prevented from using my lot to park my RV on even though it is completely self contained.

We have had times when the area has a water shortage and not sure if our system can handle this additional load on the system. The area is very flat with a shallow water table and with older septic systems the area can easily become contaminated.

Pam Wilson
owner in Tierra del Marr

Conditional Use

#851-21-000416-PLNG

JANUARY 27, 2022 PLANNING COMMISSION

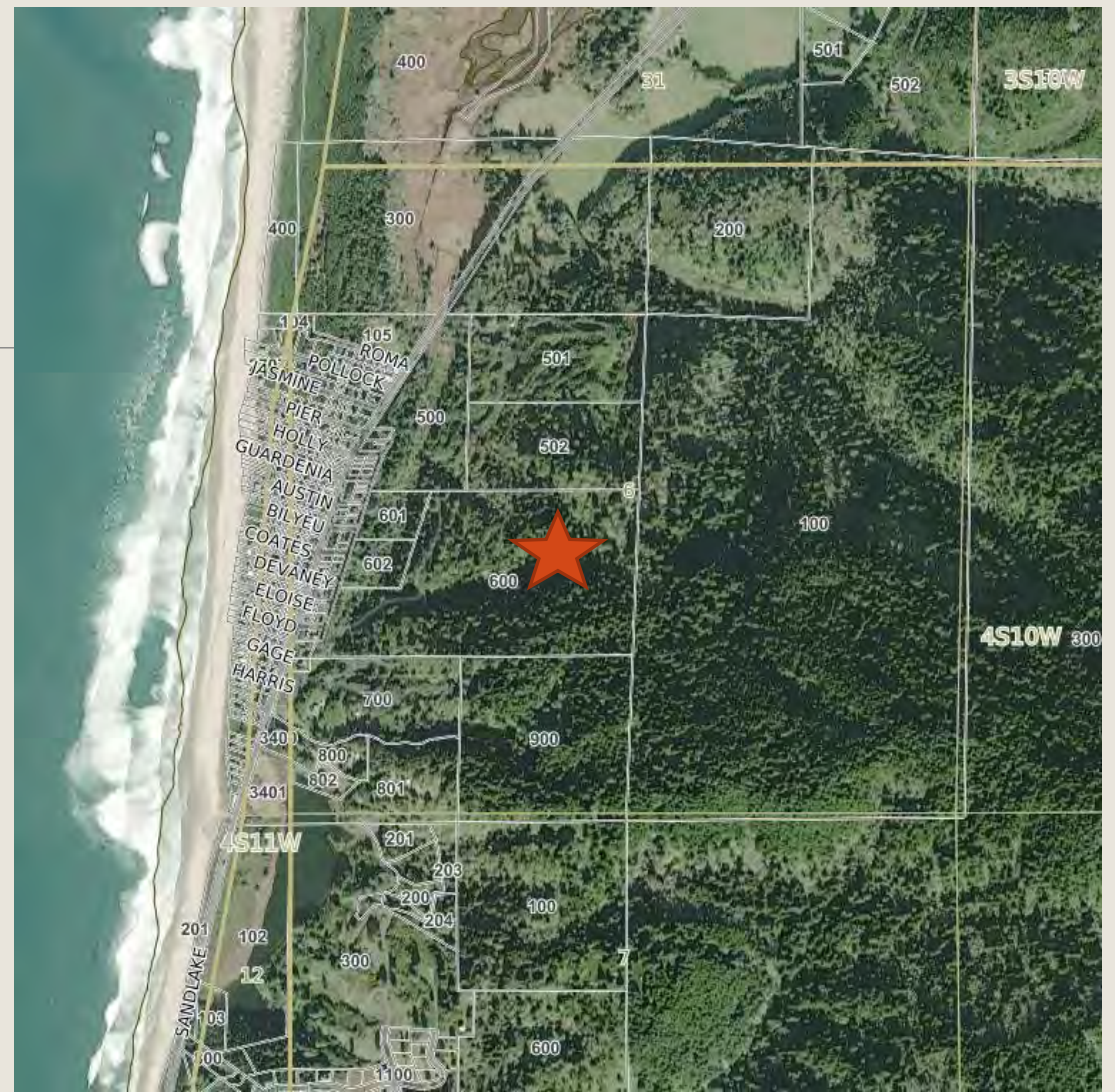
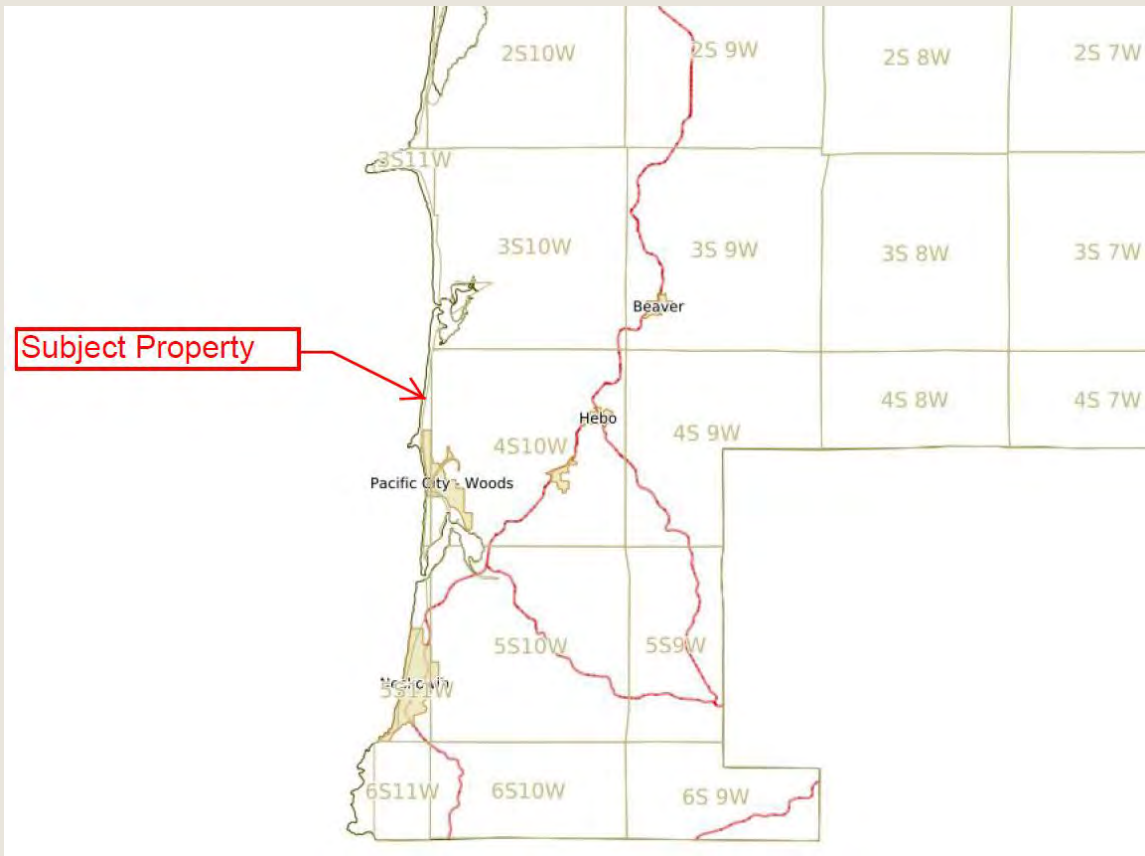
REQUEST

Oregon Treehouse Partners LLC

19-site Recreational Campground

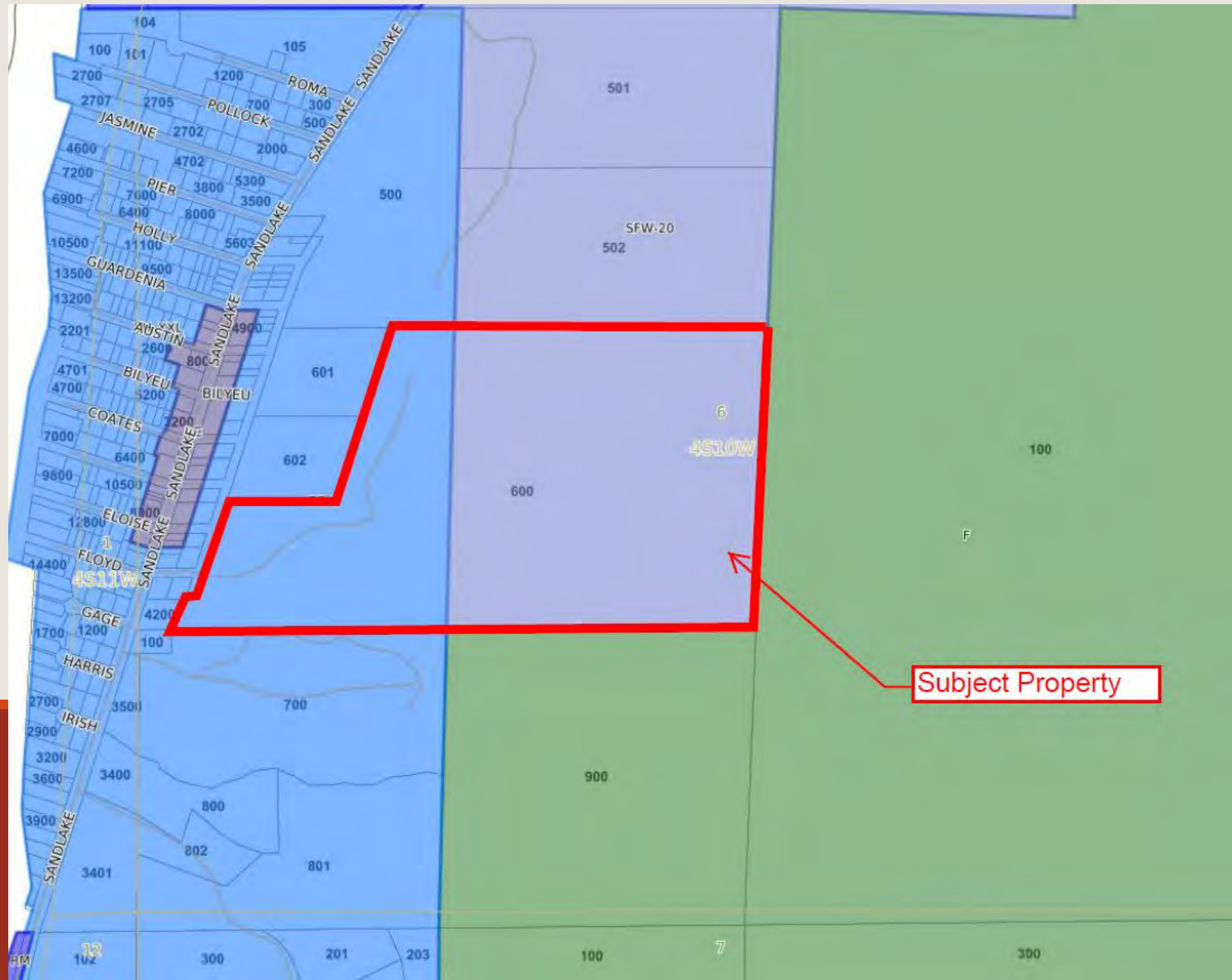
Approximately 18-acres Rural Residential 2-Acre (RR-2) zoned land

Approximately 58.51-acre Parcel, remainder zoned Small Farm and Woodlot (SFW-20)



Vicinity Maps

Zoning Map



Property Maps



851-21-000416-PLNG

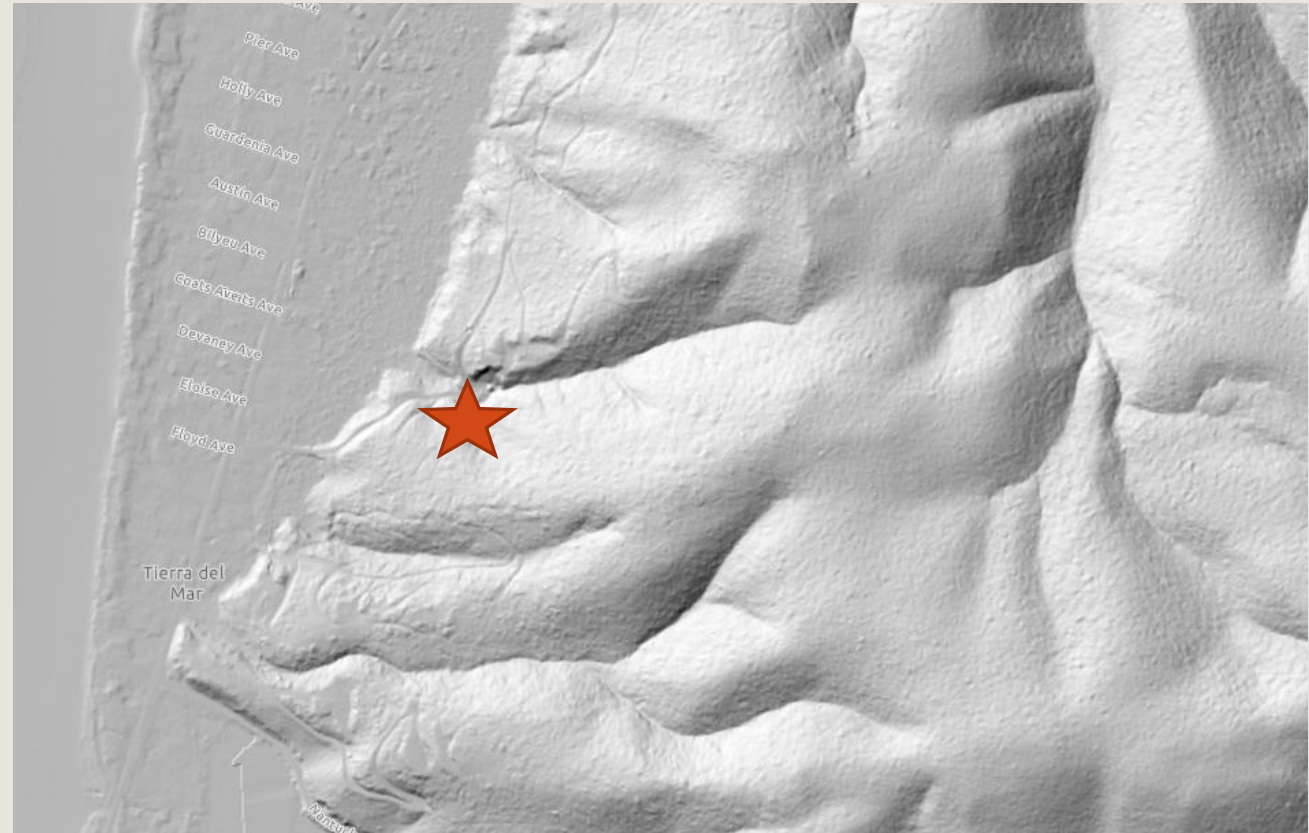


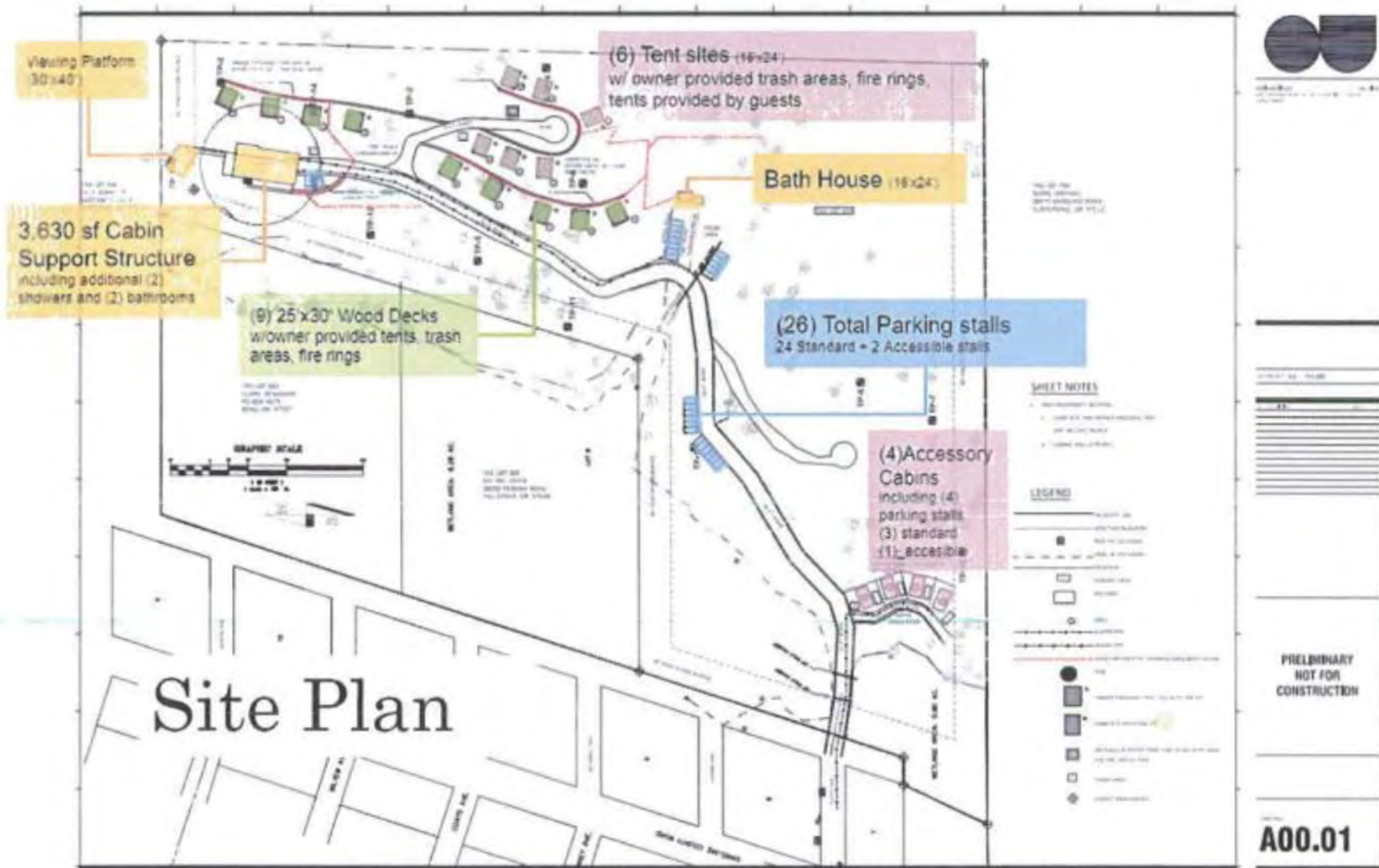
December 22, 2021

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.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper





Site Plan provided by the Applicant

Applicable Provisions

- TCLUO Section 3.010 – Rural Residential 2-Acre Zone (RR-2)
- TCLUO Section 5.030: Recreational Campgrounds 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

Conditional Use Review Criteria

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (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.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use



Tierra Del Mar
Recreational Camp
Floyd Ave

Agenda

Background

Project Team

Camp Overview

Site Plan/Support Cabin Overview

Land Use Criteria

Environment and Sustainability

Fire Protection

Parking and Congestion

Water and Sewer

Wetland and Geological Hazard



Background

Oregon Treehouse Partners are a group of families and friends with a passion for the outdoors, the Northwest, and the Oregon Coast!

OTP purchased the 58 acres at the end of Floyd Ave in Tierra Del Mar due to the beauty of the landscape with tall towering Sitka Spruce and ocean views with a vision to keep the landscape as untouched as possible while creating a truly unique boutique camping experience!

We envision our children growing up helping to care for the environment and guests, proud of what was created in this truly wonderful part of the world.



Project Team



Owners: Oregon Treehouse Partners LLC - 5 Couples/Families, managing Partner Kevin Gindlesperger

Infrastructure: Coastway Construction (Pacific City, OR)

Architecture: Office Untitled, Lead Architect Christian Robert (Portland Based)

Builder: I&E Construction (Wilsonville, OR)

Geo Tents: Pacific Domes (Ashland, OR)

Civil Engineering: Morgan Engineering (Manzinita, OR)

Hospitality Advisor: Ruben Martinez (American Glamping Association)

Accounting: Bob Russell CPA (Portland, OR)

Business Advisor: Teri Fladstol (Tillamook SBDC)

Legal: Eike Law (Portland, OR)

Overview - Tierra Del Mar Recreational Campground

Vision: To create a boutique recreational campground that provides guests with an amazing experience on the Oregon Coast while ensuring we have a positive impact on both the local community and the environment. Environmental stewardship will be at the heart of onsite programs including beach cleanup at local beaches and a tree planting program.

Location: Total of 58 Acres located with walkable beach access, short drive/walk to amazing parks, and a short drive to restaurants and shopping in Pacific City.

Camping Sites:

19 Campsites

- 15 Tent Sites
 - 9 Geodesic Dome Tents
 - 6 Tent Sites with option to have tent pre-setup
- 4 Accessory Cabins

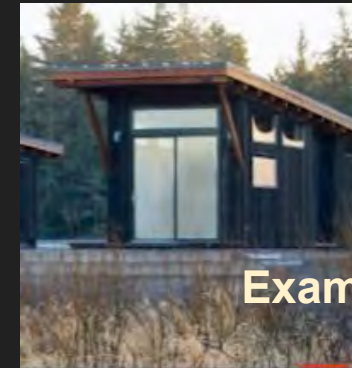
Common Areas in Plan:

Support Cabin with viewing deck, Food options

Common area bath house

Picnic Area

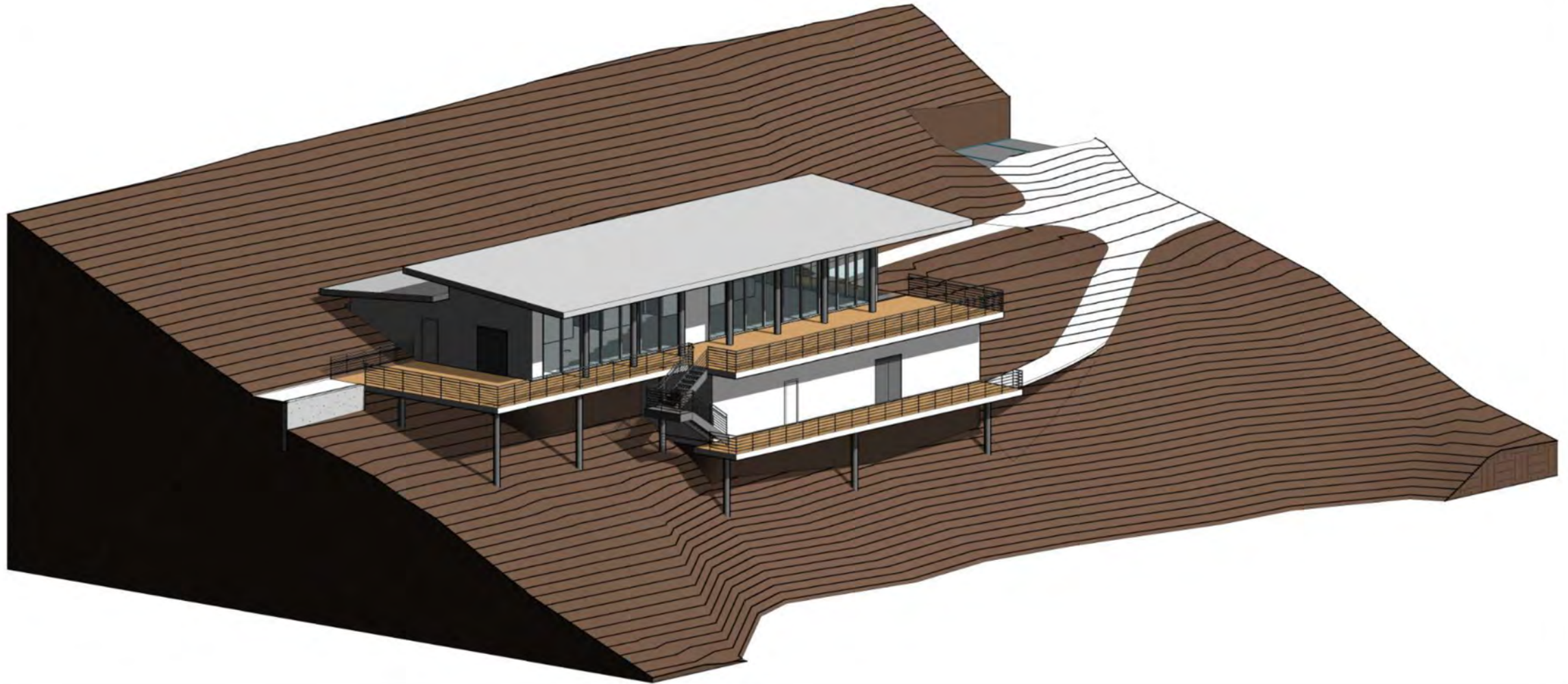
Ample Parking for guests on site



Examples only



Recreational Support Cabin 3D



Land Use Ordinance Criteria - Section 6

- **18 Acres of RR-2 zoning (10 required), 40 SFW-20**
- **Is consistent with the goals of the Comprehensive plan Goal 8**
 - Demand for camping is high. Availability is low.
 - Private investment in recreation with onsite facilities and activities
- **Suitable for planned use:**
 - **its size** - 58 total acres, 18 Acres of RR-2 (10 Acres required) plus 40 Acres zoned SFW-20
 - **shape** - The size and shape support the proposed plan
 - **location** - close to supporting commercial businesses and utilities
 - **topography** - supports site plan
 - **existence of improvements and natural features** - Utilities and improvement plans meet the needs of the site plan



Land Use Ordinance Criteria - Section 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.

- True, 50 foot vegetation buffer and location of campsites are such to ensure the character of the surrounding area is not impacted

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

- There are no close systems of this nature. Support cabin is planned to utilize Solar panels/roof

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

- The Proposed use is timely as campsites are in very short supply in this area especially during peak seasons
- The site will have facilities for campers and is close distance to the beach and other public facilities such as Sitka Sedge state natural area.

Environment and Sustainability



- Plan to preserve the natural flora and fauna of landscape as much as possible
- The large Sitka spruce trees on the property are viewed as an asset to the camp and majority will remain
- Beach cleanup and micro-plastic collection programs will be incentivized to guests
- Plan to create paths and trails working with local non profits such as TORTA
- Renewable energy is planned for the site
- Cabins will be high efficiency
- Support Cabin will follow energy conservation and passive principles
- Recycling will be utilized across the campground
- On site vehicles will be electric where possible (and quiet)
- EV (Electric Vehicle) charging stations will be on site

Fire Protection



Oregon Treehouse Partners view fire protection as essential and will take every necessary action to prevent fires from occurring on the site. Measures include but are not limited to:

- Main road will be 26' feet wide and finished to Country Road standards for a Fire truck.
- Two Fire truck turnarounds will be located near the parking and clubhouse areas
- Recreational Support cabin will be sprinklered and major brush will be cleared 30 feet around the building for Fire break.
- 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.
- Fire truck will have the ability to reach most campsites from the main road.
- Fire truck water hook up will be located near the Recreational Support cabin
- Fire extinguishers will be strategically located throughout the campground.
- Accessory cabins will have 30-foot clearing of overgrown brush while still maintaining natural vegetation for landscaping.
- Accessory cabins will have fire extinguishers in each cabin, smoke detectors, and CO2 detectors.

Chief Oeder with Nestucca Rural Fire Protection District commented that the plans showing road width, grade and pull outs are acceptable for the Nestucca Rural Fire Protection District

Parking and Congestion



Ample Parking (34 parking spots with 2+ ADA) will be onsite and not allowed on Floyd Avenue nor on any other road in Tierra Del Mar for campground guests

- Booking and Check-in procedures will be utilized to highlight these rules as well as signage at park entrance/exit.

Oregon Treehouse partners are prepared to make updates to Floyd Ave as requested by public works and would be happy to partner on signage for merging traffic and pedestrian crossing if deemed necessary

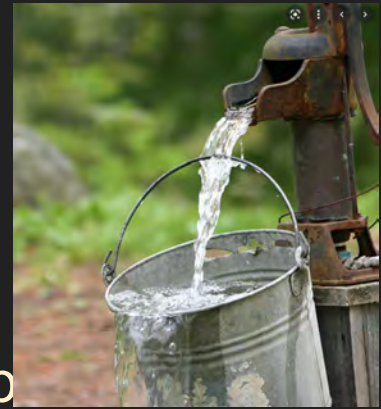
Water and Sewer

Water for 4 Accessory cabins will be supplied by Tierra Del Mar water per commitment letter

Water well will be drilled above Recreational support cabin to supply water for campsites and support cabin

Oregon Treehouse Partners have a contract with a well drilling company that has drilled in the area successfully on nearby hills

There will be two (2) septic systems onsite, one located by the Accessory cabins. 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 inspected by County sanitation.



Wetland and Geological Hazard

Oregon Treehouse Partners value the environment and do not plan to encroach on the existing wetlands. If a permit is required all necessary steps will be taken to meet state permitting requirements.

Due to the nature of the site all necessary precautions will be taken to ensure there are no geological hazards.

An extensive geological study has already been done on the site by the previous owner utilizing the roads planned for the campground in addition to others covering the entire 18 Acres. The study found the site suitable to the development.

Additional Geological work will be completed as needed for the site based on engineering and permit requirements.



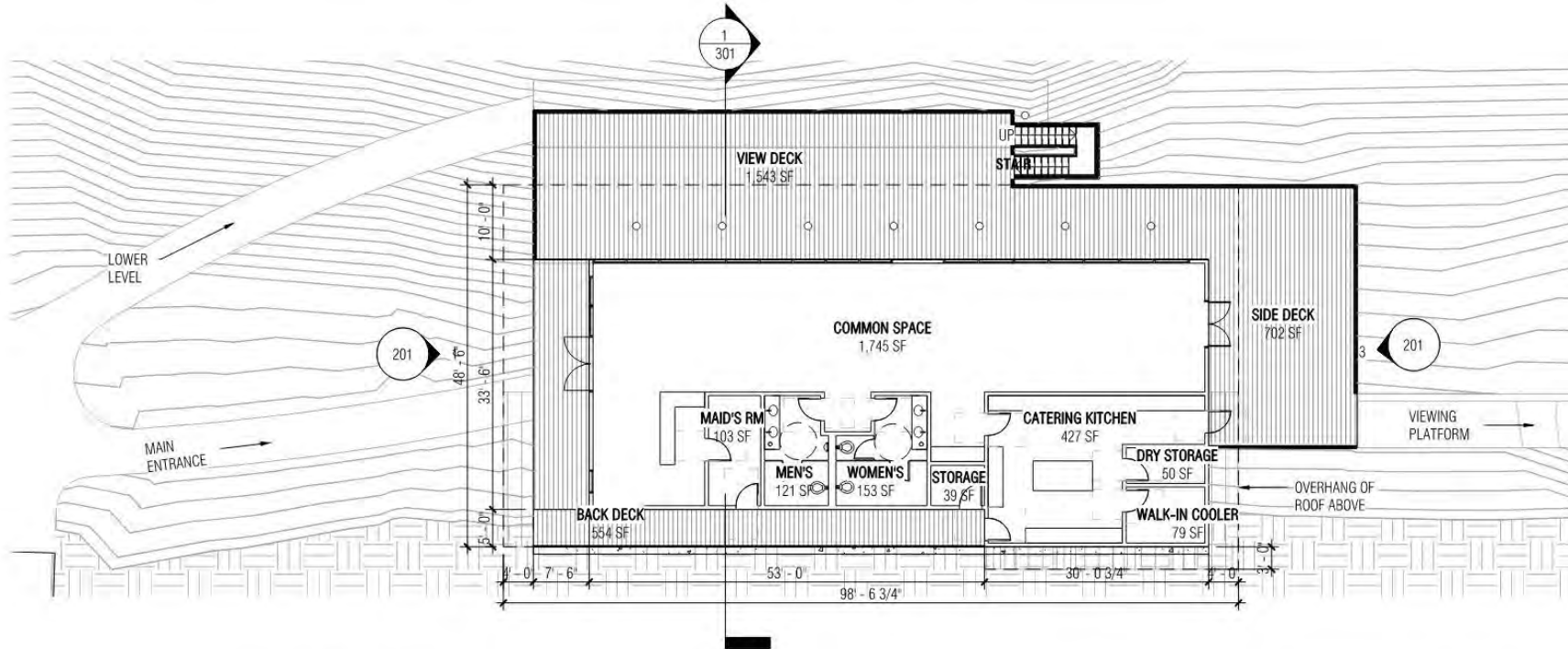


Backup

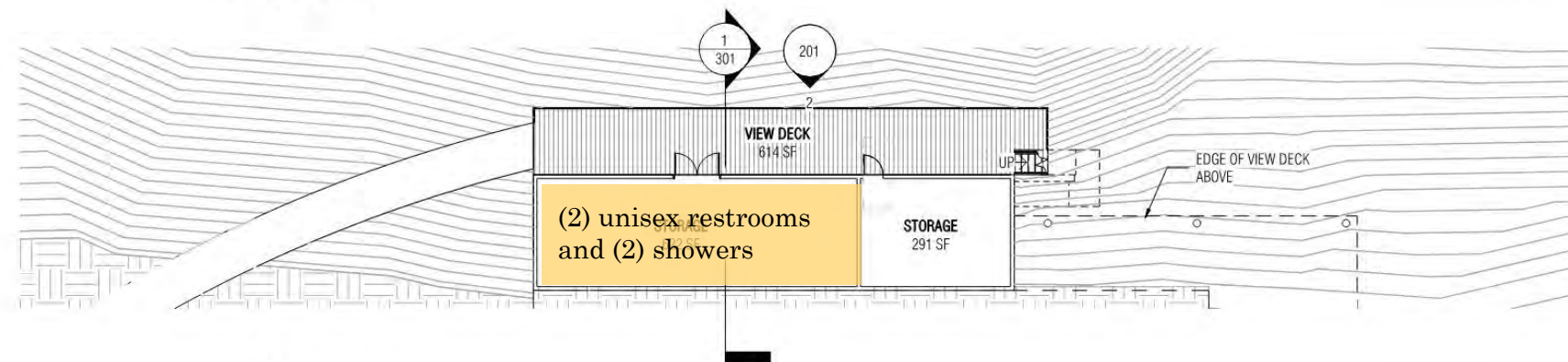
Recreational Support Cabin Project Summary

- Tract: Lot 8, Block 10 Of The Plat Of Tierra Del Mar, MA
- Current Zone: RR-2
- Current Land Use: Unused Natural Forest Area
- Proposed Building Use: Type VB, Fully Sprinklered
- Cabin Floor Area:
 - Total Area: 3,630 sf
 - Entry Level: 2,717 sf
 - Common Area: 1,745 sf
 - Office: 103 sf
 - Men's Room: 121 sf
 - Women's Room: 153 sf
 - Storage: 952 sf
 - Catering Kitchen: 427 sf
 - Dry Storage: 50 sf
 - Walk-in Cooler: 79 sf
 - Lower Level: 913 sf
- View Deck: 3,413 sf
- Building Height: 17'-2 1/16"
- Code Reference:
 - Zone per Section 3.010, 'Rural Residential 2-Acre zone'(RR-2)
 - Article 5, 6, 10, 11

Recreational Support Cabin Plan



① ENTRY LEVEL
1/16" = 1'-0"



② BASE LEVEL
1/16" = 1'-0"

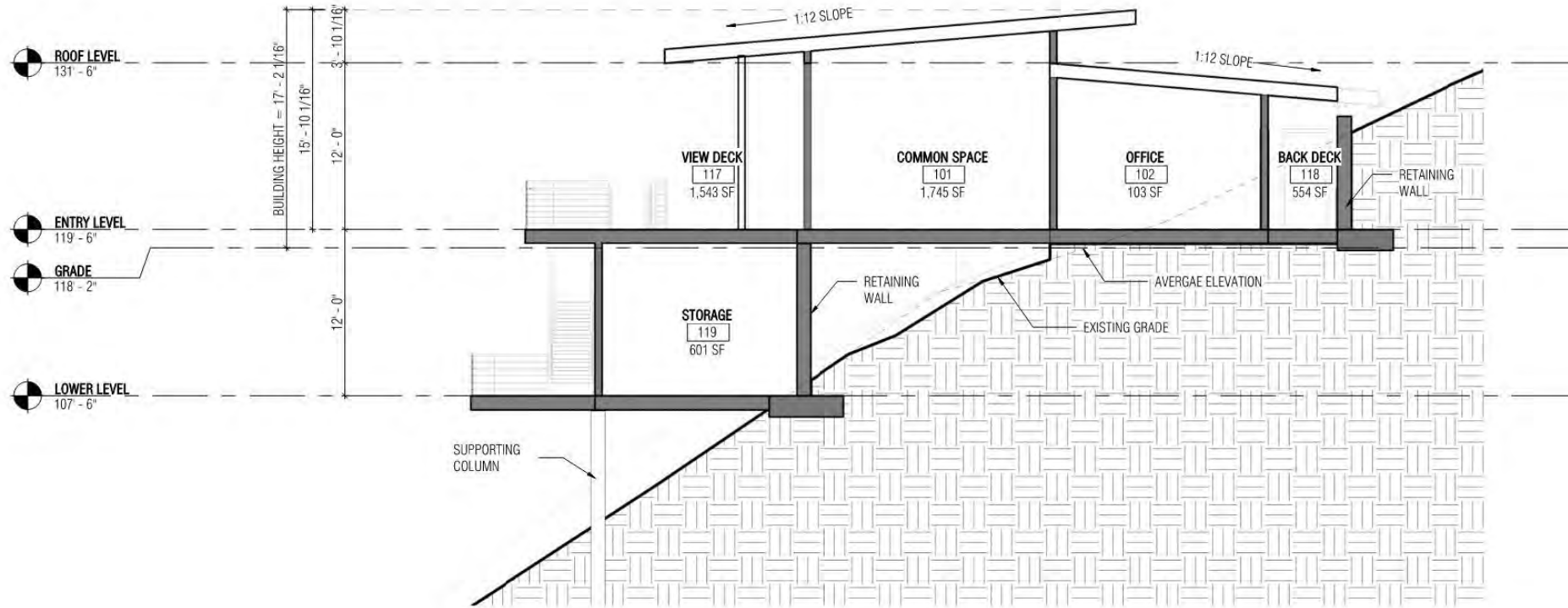
NORTH

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

0' 8' 16' 32'

PLAN | 10/10/16

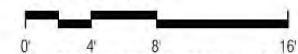
Recreational Support Cabin Section



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.

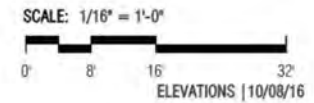
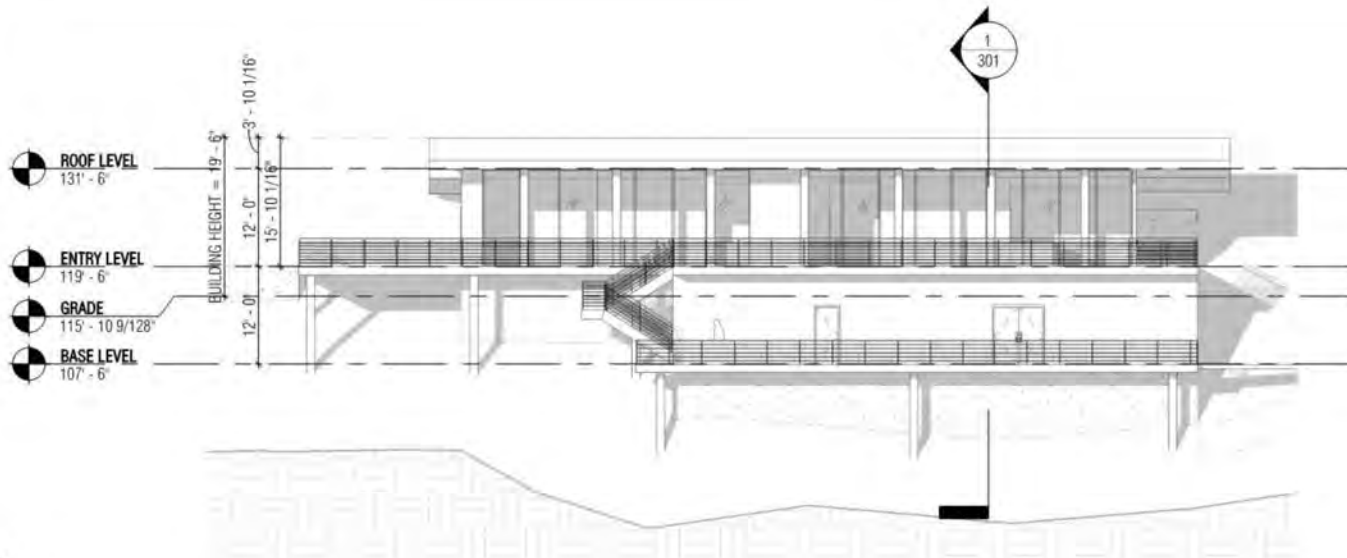
SCALE: 1/8" = 1'-0"



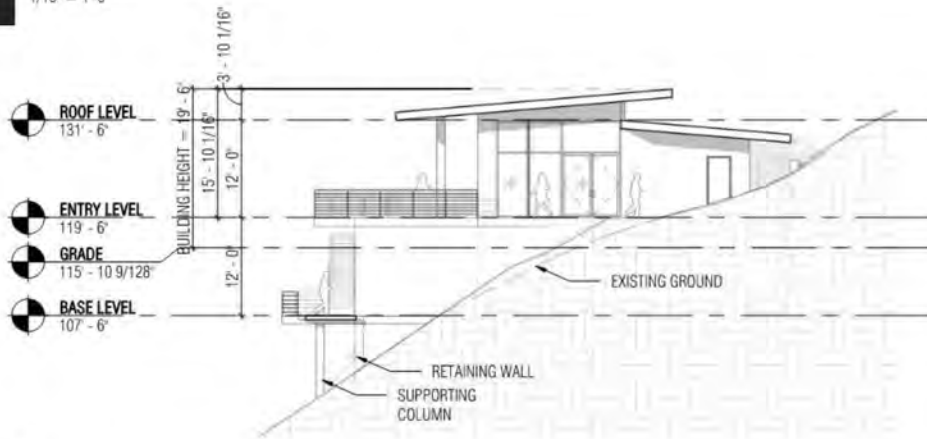
SECTION LOOKING NORTH | 10/08/2021

© 2021 OFFICE OF THE CITY CLERK

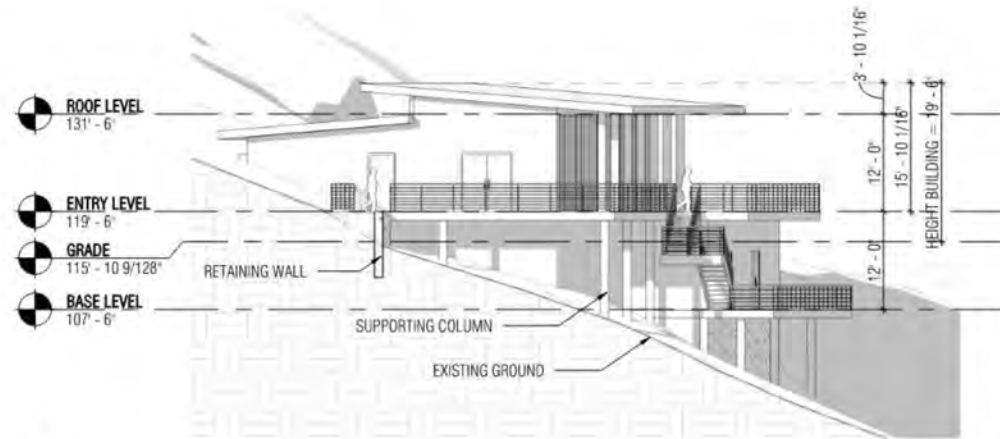
Recreational Support Cabin Elevation



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



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



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

Raised wooden Deck w/Owner provided Dome Tent



Tillamook City 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://tillamookor.gov/wp-content/uploads/2016/08/Chapter-153-all-files.pdf>



February 17, 2022
Packet for
February 24, 2022
Planning
Commission
Hearing

TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held

February 24, 2022- Beginning at 6:30p.m.

VIRTUAL & TELECONFERENCE MEETING

*The Tillamook County Courthouse 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:

#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.

IV. NEW BUSINESS:

#851-22-000003-PLNG: Request for replat of a subdivision plat approval for a portion of "Sahhali South" together with Conditional Use request #851-22-000003-PLNG-01, to amend the Planned Development Master Plan, on a property accessed off Highway 101 South, a state highway, through Heron View Drive and Proposal Point Drive, private roads, and located in the Unincorporated Community of Neskowin. The subject property is zoned Neskowin Rural Residential zone (NeskRR) and is designated as Tax Lots 1300, 1301, 1400, 1500, 1600, 1700, 1800, 1900, 4600, 4700, 4800, 4801 and 5900 of Section 24AB, Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner is Sahhali South LLC. The Applicant is Richard Boyles.

The Department will be requesting that this matter be set over to the April 14, 2022, hearing date. The record for this matter was not included in the Planning Commission hearing packet.

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.



Look for Cheese, Trees and Ocean Breeze

MEMO

Date: February 17, 2022
To: Tillamook County Planning Commission
From: Melissa Jenck, Land Use Planner II, CFM
Subject: February 24, 2022, Planning Commission Hearing – Oregon Treehouse Partners LLC Recreational Campground Conditional Use

#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.

The hearing on February 24, 2022, is a continuation of the initial hearing on January 20, 2022, for this request. Attached to this memorandum is the public testimony that was received and made part of the record. The testimony has been sectioned according to the dates specified in the unanimous decision to continue the hearing: Written testimony and new evidence by any partied received from January 27, 2022 at 4:00pm to February 3, 2022 at 4:00p.m., followed by written testimony but no new evidence by any party received from February 3, 2022 at 4:00p.m. to February 10, 2022 at 4:00p.m., and ending with written final comments by the Applicant received from February 10, 2022 at 4:00p.m. to February 17, 2022 at 4:00p.m.

The written public testimony portion of the hearing is closed.

The Applicant will provide final oral testimony at the February 24, 2022, hearing. Staff will provide final comments and be available for questions.

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

Melissa Jenck

Land Use Planner II, CFM
503-842-3408 Ext. 3301
mjenck@co.tillamook.or.us

Public Comments received
January 27 4pm to
February 3 4pm

Anyone may submit
testimony and evidence

Melissa Jenck

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

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

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

Please acknowledge receipt. Thanks!

Members of the Planning Commission:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

— How will Treehouse address the lack of cell service?

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

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

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

Sincerely,

Mary Voboril
5800 Irish Avenue
Tierra Del Mar, OR 97112

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Melissa Jenck

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

[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 29, 2022

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

Via email

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

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

Dear Members of the Tillamook County Planning Commission,

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

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

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

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

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

Melissa Jenck

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

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

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

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

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

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

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

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

Melissa Jenck

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

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

Melissa Jenck

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

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

Hi:

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

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

January 30, 2022

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

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

Attention Planning Commission:

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

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

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

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

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

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

Regards,

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



EXPIRATION DATE 6/30/21



Exp. 6/1/21

Melissa Jenck

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

[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 additional written testimony with an illustrative aerial photo. Please enter this into the record. Thanks!

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



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

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

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

Greetings:

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

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

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

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

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

The application fails to adequately address compliance with Conditional Use Criteria (4): The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

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

The application fails to adequately address compliance with Conditional Use Criteria (6): The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

The unincorporated coastal community of Tierra Del Mar has minimal infrastructure and lacks adequate public facilities and services to support this proposed campground including:

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

Page 3

#851-21-000416-PLNG Additional Testimony

February 1, 2022

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

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

Thank you for considering my input.

Lynnae M. Rutledge
Lynnae M. Rutledge

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

[**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,

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

thank you!
-Kevin

Denise Bray
7495 SW Bellrose Ln.
Portland, Oregon 97223

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

February 2, 2022

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

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

To Whom It May Concern:

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

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

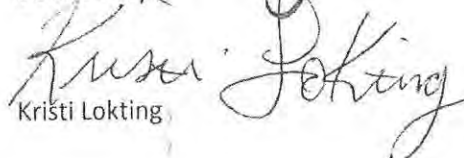
As we see it, the projected endeavor of the Oregon Treehouse Partners would keep that acreage basically intact with minimal impact on the environment yet still allowing vacationers an opportunity to enjoy the gorgeous ocean views and serene setting amongst the towering Sequoias where vacationers can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

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

Thank you for your consideration.

Sincerely,


Denise Bray


Kristi Lokting

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

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

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

>
> Dear Ms. Jenck and Ms. Absher,

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

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

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

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

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

>
> Thank you for the opportunity to submit our concerns.

>
> Sincerely,

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

Public Comments received
February 3 4pm to
February 10 4pm

Anyone may submit
written testimony, no new
evidence.

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

Hi Melissa,

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

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

Thank you,

Cameron La Follette

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

Good afternoon Cameron,

Thank you for your comments.

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

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

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

Sincerely,

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



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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.

From: Cameron La Follette <cameron@oregoncoastalliance.org>

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

To: Sarah Absher <sabsher@co.tillamook.or.us>; Melissa Jenck <mjenck@co.tillamook.or.us>

Subject: EXTERNAL: Treehouse application: question

Importance: High

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Hi Melissa and Sarah,

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

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

Many thanks,

Cameron

—

Cameron La Follette
Oregon Coast Alliance

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

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

Good Morning,

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

TCLOU SECTION 5.030: RECREATIONAL CAMPGROUND STANDARDS (I) PURPOSE: A RECREATIONAL CAMPGROUND is a place where four or more recreational vehicles and/or tents are located on one or more continuous lots, tracts, or parcels of land under a single ownership for temporary recreational camping.

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

Thank you,

Travis Ellis

Roma Ave, Tierra Del Mar

From: Quasar Quan
To: Melissa Jenck
Subject: EXTERNAL: Fwd: Proposed Campground
Date: Thursday, February 3, 2022 8:21:44 PM

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I forgot to attach the pics. Thank you.

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

From: Quasar Quan <oceacee@gmail.com>
Date: Thu, Feb 3, 2022 at 8:18 PM
Subject: Proposed Campground
To: <mjenck@co.tillamook.or.us>

Dear Tillamook County Planning Commission:

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

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

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

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

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

Sincerely,

Bryan Quan



Please

DO NOT
BLOCK
DRIVEWAY

Thank You!





Please

**DO NOT
BLOCK
DRIVEWAY**

Thank You!

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

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

Dear Tillamook County Planning Commission:

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

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

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

— Alternatives to the proposed campground already exist. There is Thousand Trails Campground right in the vicinity plus campgrounds in nearby Pacific City where visitors can stay helping the economies of Thousand Trails and Pacific City. Once the campground is built, that will open the door to even more unnecessary development in the area destroying the peaceful, quiet beauty of Tierra Del Mar. The Eagles sang it best, "They called it Paradise, I don't know why. You call some place Paradise, Kiss it goodbye..."

Sincerely,

Bryan Quan

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

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Greetings Planning Commissioners,

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

Regards,
Kevin Quille

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

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

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

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

Dear Planning Commission:

Review criteria #4 "The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zone."

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

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

Respectively submitted,
Andy Ewing

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

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

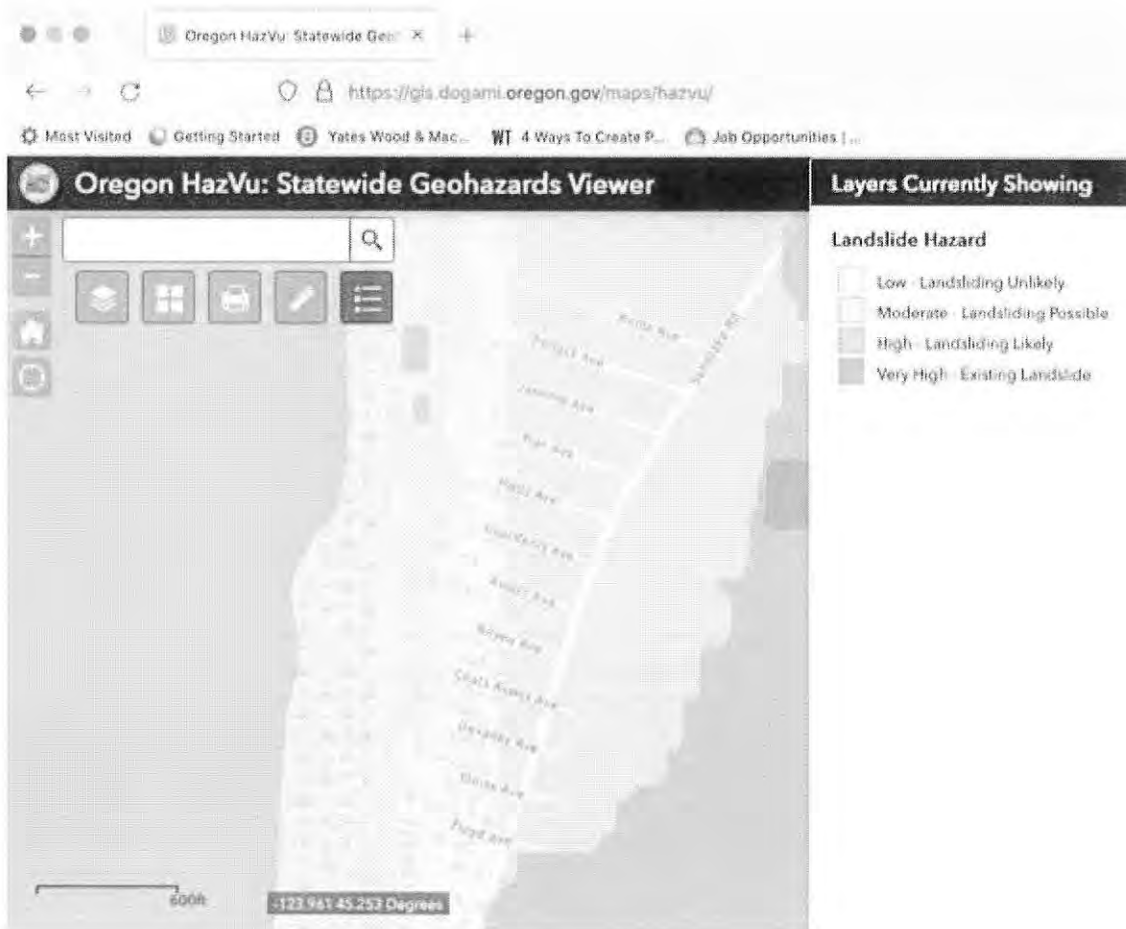
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Lynne,

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

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

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



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

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

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

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

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

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

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

Dean Wood
5930 Holly Ave
Cloverdale, OR

Public Comment
received from February
10 4pm to February 17
4pm

Final Written testimony
from Applicant

Oregon Treehouse Partners Public Comment Rebuttal for Permit ID 851-21-000416-PLNG:

Oregon Treehouse Partners would like to **THANK OUR NEIGHBORS** for all of the valuable comments and feedback. We read through each and every one of them and would like to take this opportunity to address your concerns in detail. We are always available to discuss further and are looking forward to being a part of this amazing and vocal community. Please know that we created a team of very talented professionals who are working on this project with great attention to details that will ensure we address many of your concerns.

We would like you to know that we are striving to be a sustainable business that is socially, ethically, and environmentally responsible. Our goal is to create a truly unique boutique and eco friendly camping experience that highlights what we all love about this part of the Oregon coast! We desire to enhance our local community and not detract from it. We strive to provide family wage jobs for driven, customer oriented people in a progressive workplace. Our core values are creativity, environmental and social responsibility and amazing experiential customer service. We will **WELCOME** the local community to meet and gather with us at this beautiful location.

How Oregon Treehouse Partners plan to be a good neighbor and contribute to the community:

- We will provide **local family wage job** opportunities
- We will have and **enforce quiet hours** for our guests
- We plan to **host musicians and community events** (Neighbors welcome)
- We plan to have **local wine and beer tasting events** (Neighbors welcome)
- We plan to have a **neighbor happy hour** for residents of Tierra Del Mar
- We plan to **provide discounts for residents of Tierra Del Mar** on campground stays
- We plan to partner with **local artists and tradespersons** whenever possible and will likely have local art on display
- We will provide incentives for **beach clean ups** by our guests focused on helping with the **micro plastic problem** on the coast and will partner with nonprofits focused in this area
- We will support local nonprofit **TORTA on local mountain biking** trails (<https://www.tortamtb.com/>)
- Will will run a guest **tree planting program** on the property
- We will make **updates to Floyd Ave as requested by public works** and would be happy to partner on signage, crossing light or a speed bump for merging traffic and pedestrian crossing if deemed necessary
- We will be contributing to local economy via the **TLT Tillamook lodging Tax** that our guests will pay, which projections show will be >50K per year - here are some of the benefits from TLT: <https://www.co.tillamook.or.us/bocc/tlt-awards>

- We have asked to be an active member of the **Tierra Del Mar Community Association**, and we plan to support community activities and engagement in this Association.

Site Plan Engineering:

- Our goal is to invest properly in our boutique campground planning and do things right!
- We are working with a Civil Engineering team that offers a full array of services to meet our infrastructure needs with major considerations like stormwater management, road design and grading, geodesic hazards, wetland impacts, sanitation design, water system design, noise reduction, and light pollution reduction.

Emergency Preparedness / Disaster Preparedness

- We will work with an industry expert Patrick Hardy specializing in business continuity and disaster planning
- We will have a disaster plan, threat plans, and emergency equipment
- Emergency response and disaster preparedness training for all employees
- Evacuation maps and community posters
- Our onsite manager will be certified in emergency management

Tsunami Assembly

- Assembly area in Tierra Del Mar is one street away from our property and signs direct traffic there
- Public will be allowed to access our property in case of an emergency though, and we will Welcome ALL
- Our manager will be trained in emergency/disaster preparedness
- There will be a procedure of informing our guests of the tsunami warning or any other emergency

Campground Security:

- We will have 24/7 security and oversight for the campground and possibly an onsite host
- Our manager/camp host will be certified in Emergency Management (we will develop a Disaster Plan, Threat Plans, and provide adequate Emergency Equipment
- We will have an emergency phone and property will have surveillance

Fire Safety:

- Oregon Treehouse Partners view fire protection as essential and will take every necessary action to prevent fires from occurring on the site. Measures include but are not limited to:
- Main road will be 26' feet wide and finished to Country Road standards for a Fire truck.

- Two Fire truck turnarounds will be located near the parking and clubhouse areas
- Recreational Support cabin will be sprinklered and major brush will be cleared 30 feet around the building for Fire break.
- 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.
- Fire truck will have the ability to reach most campsites from the main road.
- Fire truck water hook up will be located near the Recreational Support cabin
- Fire extinguishers will be strategically located throughout the campground.
- Accessory cabins will have 30-foot clearing of overgrown brush while still maintaining natural vegetation for landscaping.
- Accessory cabins will have fire extinguishers in each cabin, smoke detectors, and CO2 detectors.
- Chief Oeder with Nestucca Rural Fire Protection District commented that the plans showing road width, grade and pull outs are acceptable for the Nestucca Rural Fire Protection District
 - We believe that maintaining the land and clearing of overgrown brush will help with fire protection.

Water and Sewer

- Water for 4 accessory cabins will be supplied by Tierra Del Mar water per commitment letter
- We have a contract with a well drilling company that has drilled in the area successfully
- The well will be properly permitted through the Oregon Department of Health and Human Services (Drinking Water Services) and the water will be tested to ensure quality
- Water Well will be drilled above recreational support cabin to supply water for campsites and support cabin
- There will be two (2) septic systems onsite, one located by the accessory cabins. The other will be centrally located in the center of the recreational campground and located by the common area bathhouse.
- Both septic systems will be in compliance with County Sanitation requirements and inspected by County Sanitation.

Wetland

- We do not want to encroach on the existing wetlands, however, where necessary we will follow all permitting requirements including contracting to have a Wetland determination and delineation report performed on the property
 - OTP already have a contract in hand with ZION Natural Resources Consulting for this work

Geological Hazard Zone

- An extensive geological study has been done to the site by the previous owner utilizing the roads planned for the campground, and the study confirmed that the site is suitable for development
- Additional geological study work will be contracted to ensure we meet all Oregon State and Tillamook County requirements as well as to ensure we develop the site properly with regards to structures such as the support cabin and infrastructure. As already stated a Civil Engineering team will be engineering the site.

Parking and Congestion

- Ample Parking (34 parking spots with 2+ ADA) will be onsite and not allowed on Floyd Avenue nor on any other road in Tierra Del Mar for campground guests
- We will work with our Civil Engineering team on creating an overflow parking area on the property conveniently located
- If our guests will need to haul their belongings to the beach, we plan to have campground shuttle assistance as an option.
- Booking and Check-in procedures will be utilized to highlight these rules as well as signage at park entrance/exit
- Oregon Treehouse partners are prepared to make updates to Floyd Ave as requested by public works and would be happy to partner on signage, crossing light or a speed bump for merging traffic and pedestrian crossing if deemed necessary

Wildlife impacts:

- We appreciate that our neighbors are concerned about the wildlife and so are we!
- ODFW stated that they are not aware of any Federal or State listed Threatened or Endangered species (as defined by OAR 635-045-0002) present at or immediately adjacent to the proposed project site
- We will implement measures to discourage bears from going near the campground and our guests similar to other campgrounds in this area
- We will whenever possible be good neighbors with the wildlife that travel the area from the National forest and BLM lands

Bear Smart

- Implement & Enforce Bear-Proof Waste Management
- Implement measures that discourage bears from going into human-use areas by fencing, increasing visibility, and using bearproof waste receptacles
- Reduce availability of other attractants (landscaping plants, fruit trees, birdfeeders, etc.)
- increasing public awareness about bears

- Post “bear-in-area” warning sign on trails where bears have been sighted. Have a procedure in place to restrict access or close areas, if necessary.

Signage

- Our signs will adhere to the sign laws - The Outdoor Advertising Sign Program
- They will meet all regulations set by the Federal Highway Administration and Oregon State sign standards
- We do not plan to have any neon signs (this was in a comment)

Noise

- We will adhere to the Tillamook County Noise Ordinance
- Quiet hours will be from 10PM to 7AM
- There will be 24/7 security for the campground to enforce this
- With boutique tent structures noise control will be a key factor to guest satisfaction and therefore we will value this both to be a good neighbor as well as to ensure our guests are happy customers.

Large Vehicular traffic:

- The campground is NOT planning to accommodate personal RV's and trailers. Primary mode of travel for our guests will be by standard car and truck. RV guests will be directed to nearby RV centric campgrounds.

February 24, 2022
Planning
Commission
Hearing

Conditional Use

#851-21-000416-PLNG

FEBRUARY 24, 2022 PLANNING COMMISSION

REQUEST

Oregon Treehouse Partners LLC

19-site Recreational Campground

Approximately 18-acres Rural Residential 2-Acre (RR-2) zoned land

Approximately 58.51-acre Parcel, remainder zoned Small Farm and Woodlot (SFW-20)

Primary Comments Received

Comments received include from neighboring property owners, Oregon Coast Alliance and the Applicant.

- Traffic and pedestrian impacts, such as parking and influx of tourists to the area
- Trash and health safety concerns
- Emergency service response
- Water service availability
- Noise generation due to facilities and tourists

Property Maps



851-21-000416-PLNG



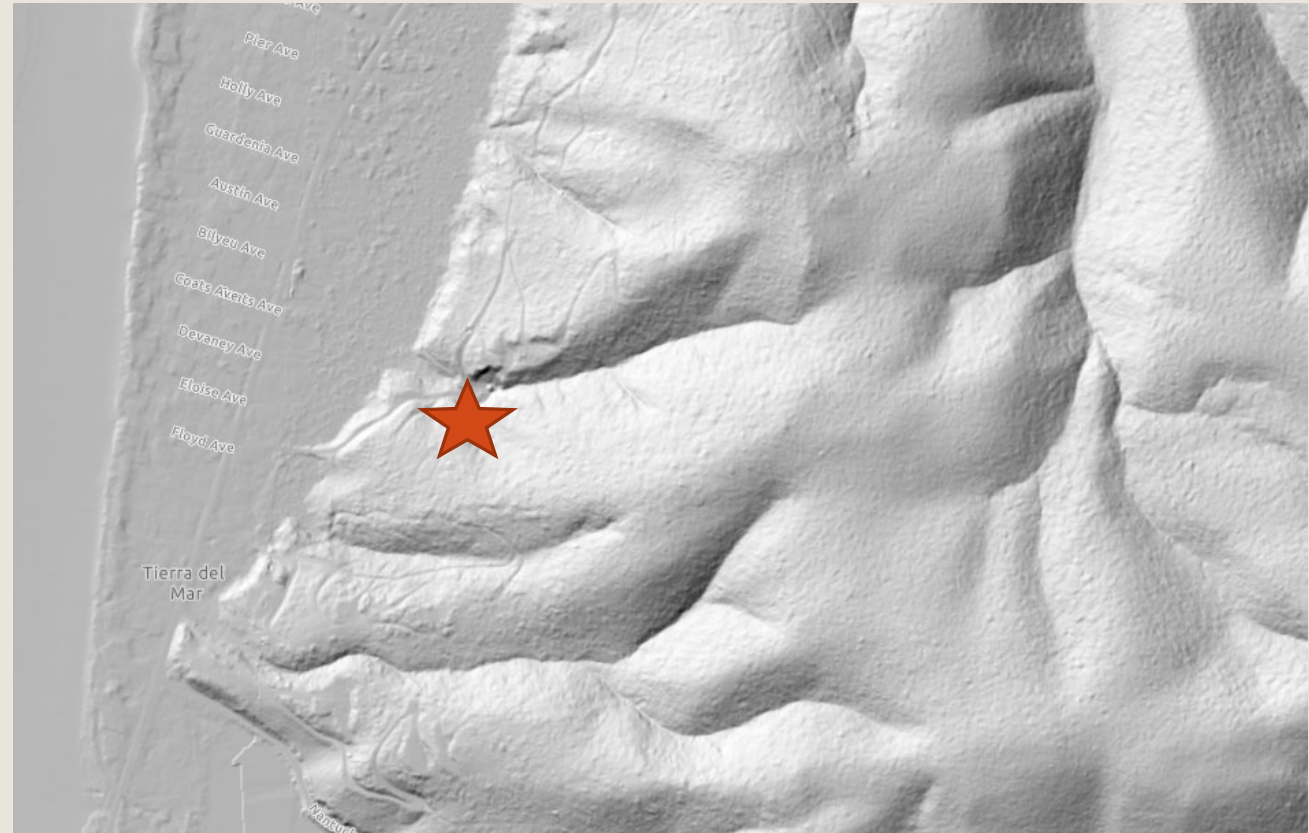
December 22, 2021

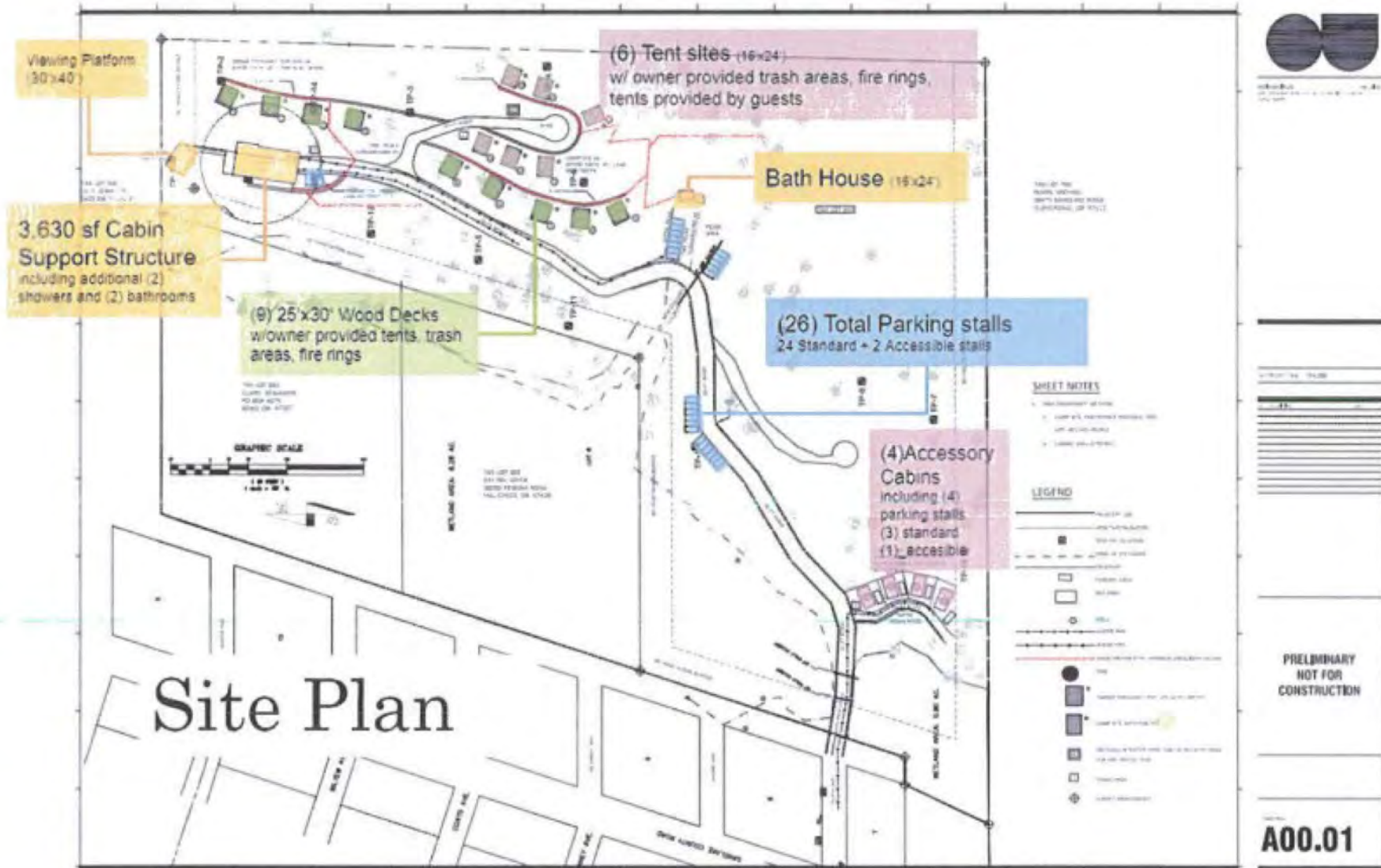
Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | 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.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper





Site Plan provided by the Applicant

Applicable Provisions

- TCLUO Section 3.010 – Rural Residential 2-Acre Zone (RR-2)
- TCLUO Section 5.030: Recreational Campgrounds 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

Conditional Use Review Criteria

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (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.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

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'.

Recommended Conditions of Approval (continued)

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.



Tierra Del Mar
Recreational Camp
Floyd Ave

Agenda

Community Comment Response and Rebuttal

- Contributions to Community
- Safety
- Site Engineering
- Conclusion



Community Comment response

THANK YOU to all who submitted comments on our project!

How Oregon Treehouse Partners plan to be a good neighbor and contribute to the community:

- We will provide local **family wage job opportunities**
- We will have and **enforce quiet hours** for our guests
- We plan to have a **neighbor happy hour** for residents of Tierra Del Mar
- We will provide incentives for **beach clean ups** by our guests focused on helping with the micro plastic problem on the coast and will partner with nonprofits focused in this area
- We will make **updates to Floyd Ave** as requested by public works and would be happy to partner on signage, crossing light or a speed bump for merging traffic and pedestrian crossing if deemed necessary
- We will be **contributing to local economy** via the TLT Tillamook lodging Tax that our guests will pay, which projections show will be >50K per year
- We have asked to be an **active member of the Tierra Del Mar Community Association**, and we plan to support community activities and engagement in this Association.



Safety



Safety is of utmost concern to Oregon Treehouse partners and measures will be taken to ensure 24/7 Safety of the boutique campground

- The campground will have **24/7 security** and oversight for the campground and possibly an onsite host. This is required under OAR 333-021-0030.
- We will have an **emergency phone** and property will have surveillance

Emergency Preparedness / Disaster Preparedness

- We will work with an industry expert Patrick Hardy specializing in business continuity and disaster planning
- We will have a disaster plan, threat plans, and emergency equipment
- Emergency response and disaster preparedness training for all employees
- Evacuation maps
- Our onsite manager will be certified in emergency management

Site Engineering, Wetlands, Geo Hazards

Our goal is to invest properly in our boutique campground planning and engineering and do things RIGHT!

- We are working with a Civil Engineering team that offers a full array of services to meet our infrastructure needs with major considerations like stormwater management, road design and grading, geodesic hazards, wetland impacts, sanitation design, water system design, noise reduction, and light pollution reduction.

Wetland

- We will follow all permitting requirements including contracting to have a **Wetland determination and delineation report** performed on the property
 - OTP already have a contract in hand with ZION Natural Resources Consulting for this work



Geological Hazard Zone

- An extensive geological study has been done to the site by the previous owner utilizing the roads planned for the campground, and the study confirmed that the site is suitable for development
- Additional geological study work will be contracted to ensure we meet all Oregon State and Tillamook County requirements as well as to ensure we develop the site properly with regards to structures such as the support cabin and infrastructure.

Parking and Congestion

- Ample Parking (34 parking spots with 2+ ADA) will be onsite
- We will work with our Civil Engineering team on creating an overflow parking area on the property, conveniently located
- If our guests will need to haul their belongings to the beach, we plan to have campground shuttle assistance as an option.



Conclusion

Oregon Treehouse Partners are investing to ensure this boutique campground is environmentally friendly, an asset to the area, and fits in with the community.

Proper permitting and engineering will be done to ensure this investment is done properly, safely, and for the long term.

Oregon Treehouse Partners love the Oregon Coast and Tierra Del Mar!

Thank you!



Backup

Project Team



Owners: Oregon Treehouse Partners LLC - 5 Couples/Families, managing Partner Kevin Gindlesperger

Infrastructure: Coastway Construction (Pacific City, OR)

Architecture: Office Untitled, Lead Architect Christian Robert (Portland Based)

Builder: I&E Construction (Wilsonville, OR)

Geo Tents: Pacific Domes (Ashland, OR)

Civil Engineering: Morgan Engineering (Manzinita, OR)

Hospitality Advisor: Ruben Martinez (American Glamping Association)

Accounting: Bob Russell CPA (Portland, OR)

Business Advisor: Teri Fladstol (Tillamook SBDC)

Legal: Eike Law (Portland, OR)

Overview - Tierra Del Mar Recreational Campground

Vision: To create a boutique recreational campground that provides guests with an amazing experience on the Oregon Coast while ensuring we have a positive impact on both the local community and the environment. Environmental stewardship will be at the heart of onsite programs including beach cleanup at local beaches and a tree planting program.

Location: Total of 58 Acres located with walkable beach access, short drive/walk to amazing parks, and a short drive to restaurants and shopping in Pacific City.

Camping Sites:

19 Campsites

- 15 Tent Sites
 - 9 Geodesic Dome Tents
 - 6 Tent Sites with option to have tent pre-setup
- 4 Accessory Cabins

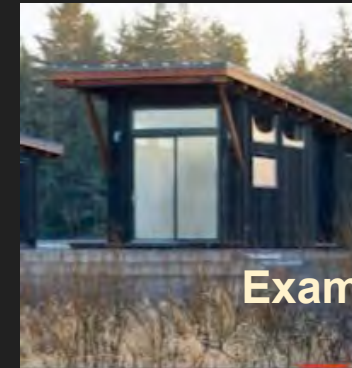
Common Areas in Plan:

Support Cabin with viewing deck, Food options

Common area bath house

Picnic Area

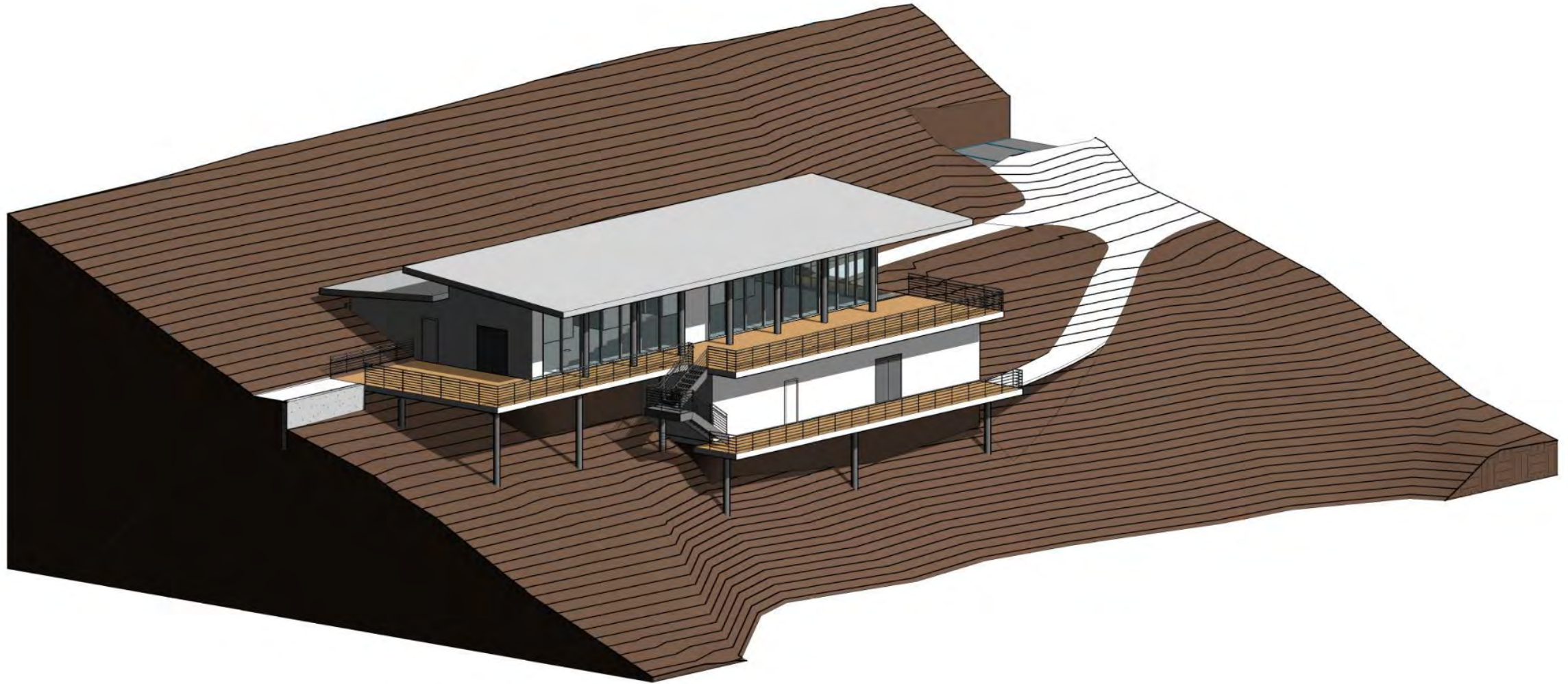
Ample Parking for guests on site



Examples only



Recreational Support Cabin 3D



Land Use Ordinance Criteria - Section 6

- **18 Acres of RR-2 zoning (10 required), 40 SFW-20**
- **Is consistent with the goals of the Comprehensive plan Goal 8**
 - Demand for camping is high. Availability is low.
 - Private investment in recreation with onsite facilities and activities
- **Suitable for planned use:**
 - **its size** - 58 total acres, 18 Acres of RR-2 (10 Acres required) plus 40 Acres zoned SFW-20
 - **shape** - The size and shape support the proposed plan
 - **location** - close to supporting commercial businesses and utilities
 - **topography** - supports site plan
 - **existence of improvements and natural features** - Utilities and improvement plans meet the needs of the site plan



Land Use Ordinance Criteria - Section 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.

- True, 50 foot vegetation buffer and location of campsites are such to ensure the character of the surrounding area is not impacted

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

- There are no close systems of this nature. Support cabin is planned to utilize Solar panels/roof

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

- The Proposed use is timely as campsites are in very short supply in this area especially during peak seasons
- The site will have facilities for campers and is close distance to the beach and other public facilities such as Sitka Sedge state natural area.

Environment and Sustainability



- Plan to preserve the natural flora and fauna of landscape as much as possible
- The large Sitka spruce trees on the property are viewed as an asset to the camp and majority will remain
- Beach cleanup and micro-plastic collection programs will be incentivized to guests
- Plan to create paths and trails working with local non profits such as TORTA
- Renewable energy is planned for the site
- Cabins will be high efficiency
- Support Cabin will follow energy conservation and passive principles
- Recycling will be utilized across the campground
- On site vehicles will be electric where possible (and quiet)
- EV (Electric Vehicle) charging stations will be on site

Fire Protection



Oregon Treehouse Partners view fire protection as essential and will take every necessary action to prevent fires from occurring on the site. Measures include but are not limited to:

- Main road will be 26' feet wide and finished to Country Road standards for a Fire truck.
- Two Fire truck turnarounds will be located near the parking and clubhouse areas
- Recreational Support cabin will be sprinklered and major brush will be cleared 30 feet around the building for Fire break.
- 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.
- Fire truck will have the ability to reach most campsites from the main road.
- Fire truck water hook up will be located near the Recreational Support cabin
- Fire extinguishers will be strategically located throughout the campground.
- Accessory cabins will have 30-foot clearing of overgrown brush while still maintaining natural vegetation for landscaping.
- Accessory cabins will have fire extinguishers in each cabin, smoke detectors, and CO2 detectors.

Chief Oeder with Nestucca Rural Fire Protection District commented that the plans showing road width, grade and pull outs are acceptable for the Nestucca Rural Fire Protection District

Parking and Congestion



Ample Parking (34 parking spots with 2+ ADA) will be onsite and not allowed on Floyd Avenue nor on any other road in Tierra Del Mar for campground guests

- Booking and Check-in procedures will be utilized to highlight these rules as well as signage at park entrance/exit.

Oregon Treehouse partners are prepared to make updates to Floyd Ave as requested by public works and would be happy to partner on signage for merging traffic and pedestrian crossing if deemed necessary

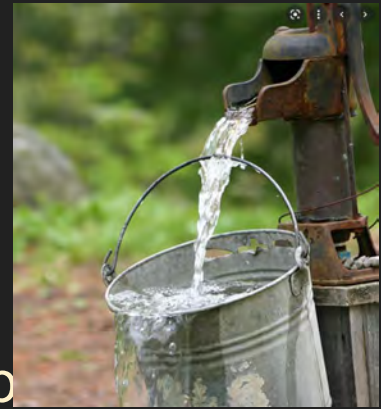
Water and Sewer

Water for 4 Accessory cabins will be supplied by Tierra Del Mar water per commitment letter

Water well will be drilled above Recreational support cabin to supply water for campsites and support cabin

Oregon Treehouse Partners have a contract with a well drilling company that has drilled in the area successfully on nearby hills

There will be two (2) septic systems onsite, one located by the Accessory cabins. 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 inspected by County sanitation.



Wetland and Geological Hazard

Oregon Treehouse Partners value the environment and do not plan to encroach on the existing wetlands. If a permit is required all necessary steps will be taken to meet state permitting requirements.

Due to the nature of the site all necessary precautions will be taken to ensure there are no geological hazards.

An extensive geological study has already been done on the site by the previous owner utilizing the roads planned for the campground in addition to others covering the entire 18 Acres. The study found the site suitable to the development.

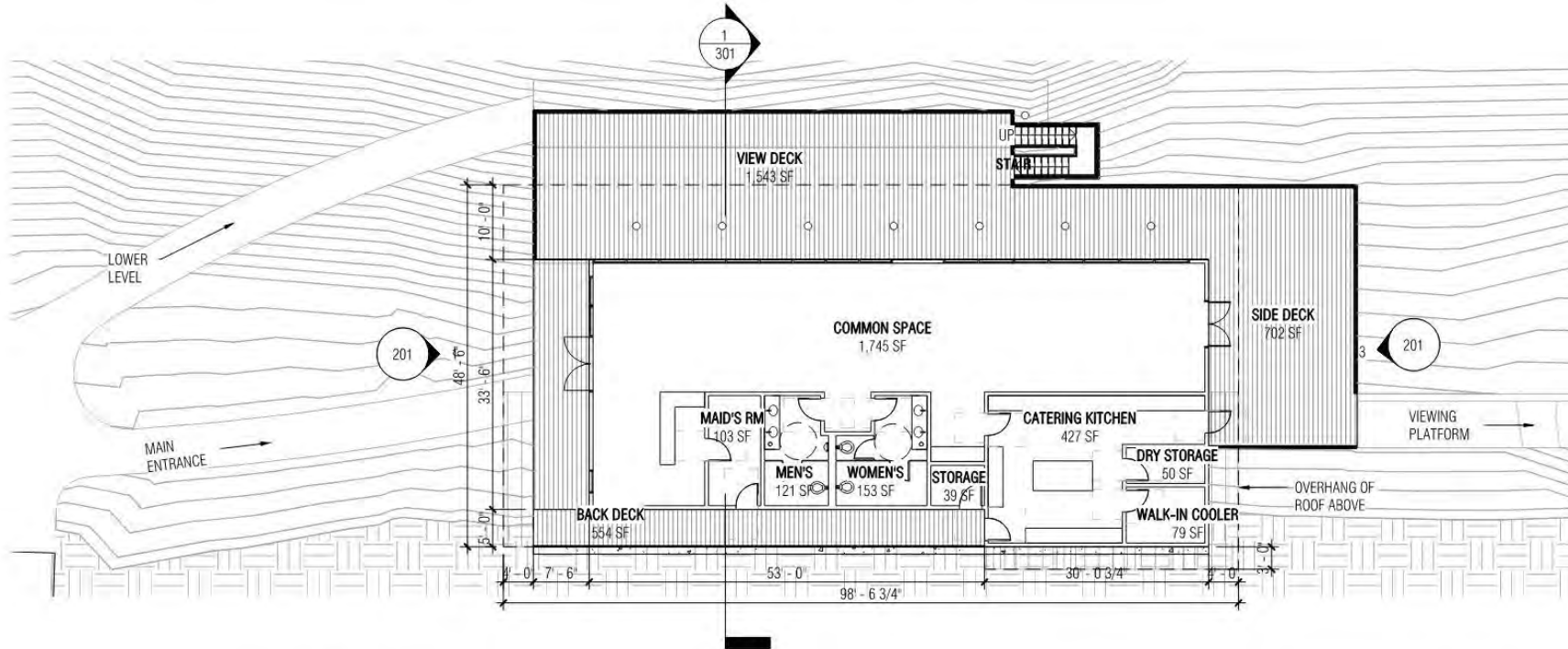
Additional Geological work will be completed as needed for the site based on engineering and permit requirements.



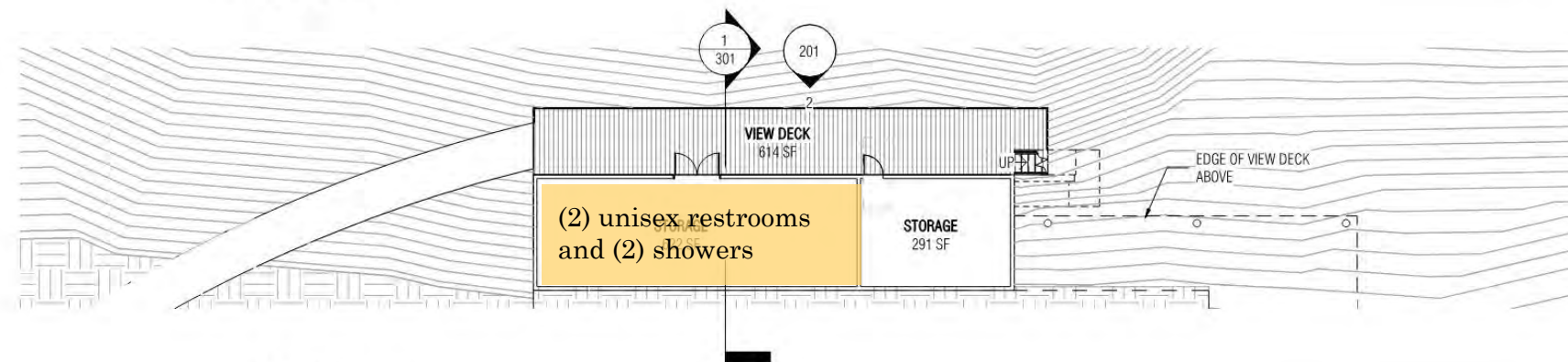
Recreational Support Cabin Project Summary

- Tract: Lot 8, Block 10 Of The Plat Of Tierra Del Mar, MA
- Current Zone: RR-2
- Current Land Use: Unused Natural Forest Area
- Proposed Building Use: Type VB, Fully Sprinklered
- Cabin Floor Area:
 - Total Area: 3,630 sf
 - Entry Level: 2,717 sf
 - Common Area: 1,745 sf
 - Office: 103 sf
 - Men's Room: 121 sf
 - Women's Room: 153 sf
 - Storage: 952 sf
 - Catering Kitchen: 427 sf
 - Dry Storage: 50 sf
 - Walk-in Cooler: 79 sf
 - Lower Level: 913 sf
- View Deck: 3,413 sf
- Building Height: 17'-2 1/16"
- Code Reference:
 - Zone per Section 3.010, 'Rural Residential 2-Acre zone'(RR-2)
 - Article 5, 6, 10, 11

Recreational Support Cabin Plan



① ENTRY LEVEL
1/16" = 1'-0"



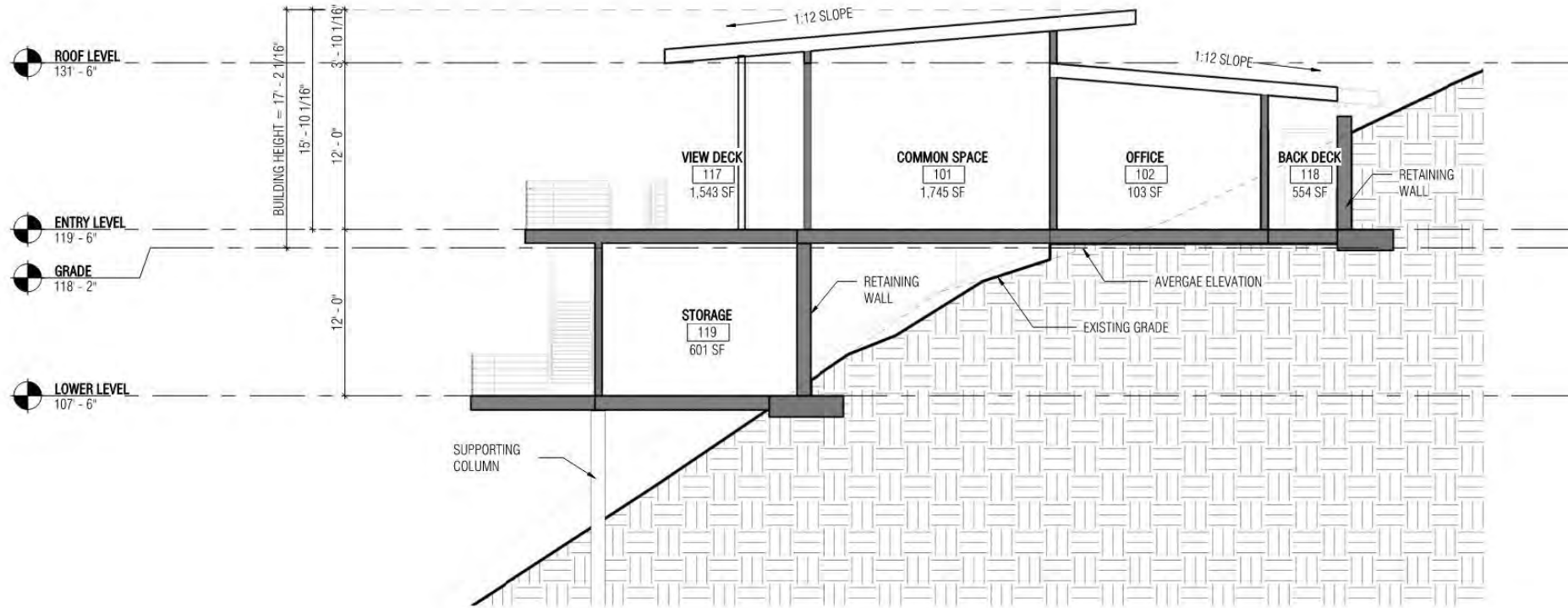
② BASE LEVEL
1/16" = 1'-0"

NORTH

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

PLAN | 10/10/16

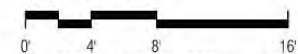
Recreational Support Cabin Section



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.

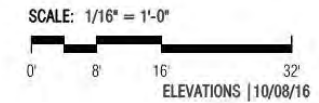
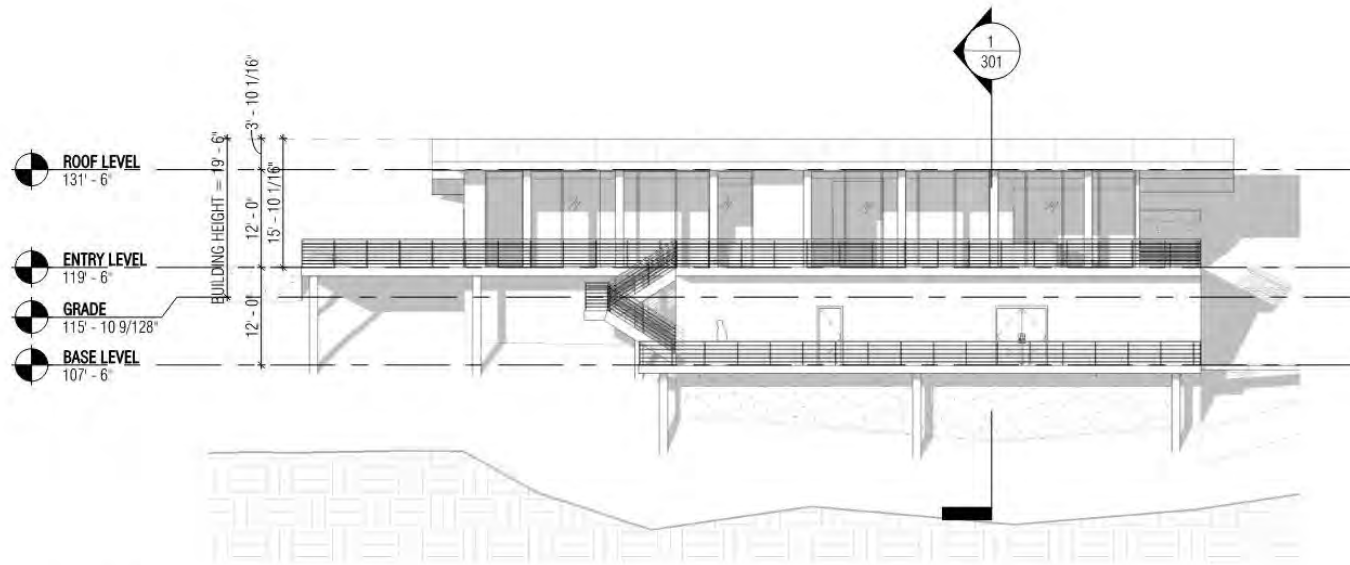
SCALE: 1/8" = 1'-0"



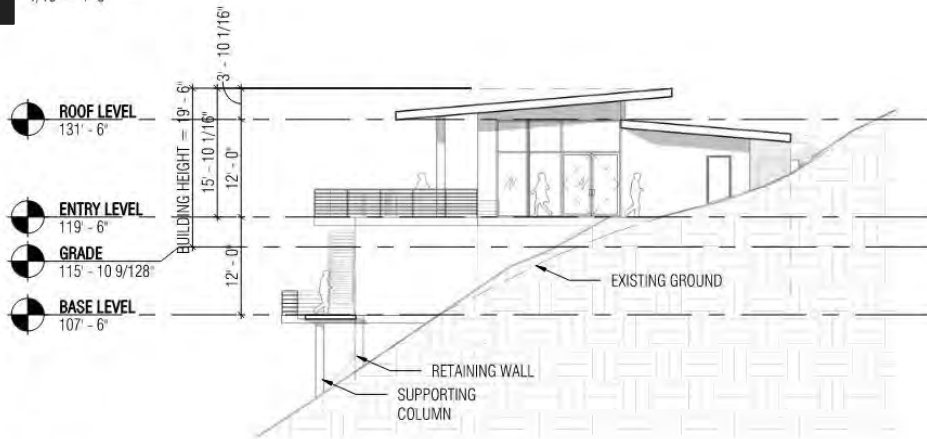
SECTION LOOKING NORTH | 10/08/2021

© 2021 OFFICE OF THE CITY CLERK

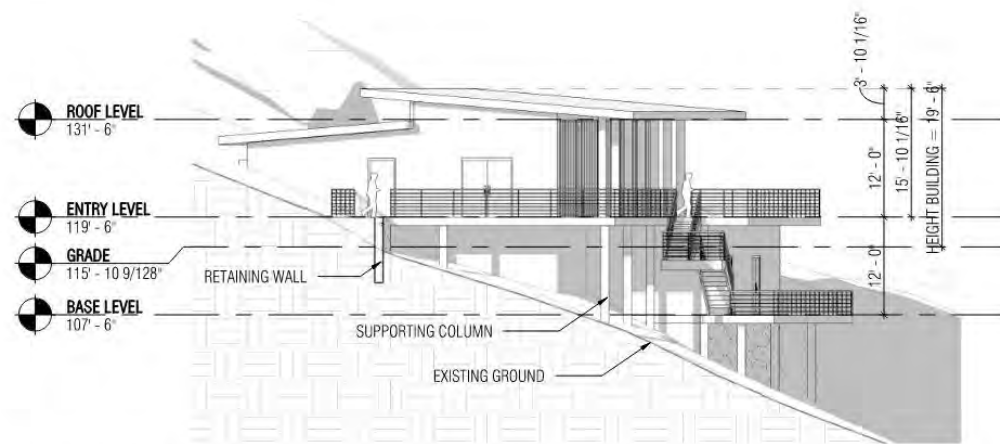
Recreational Support Cabin Elevation



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



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



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

Raised wooden Deck w/Owner provided Dome Tent



Tillamook City 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://tillamookor.gov/wp-content/uploads/2016/08/Chapter-153-all-files.pdf>



Board Order

Signed

March 28, 2022

DATED this 28th day of March, 2022.

TILLAMOOK COUNTY PLANNING COMMISSION

A handwritten signature in blue ink, appearing to read "Kurt W. Heckerth".

Kurt Heckerth, Chairperson

EXHIBIT A

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 conjunction with application for Zoning and Building Permit approval for review and acceptance.
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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.
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