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*Land of Cheese, Trees and Ocean Breeze*

# **MEMO**

**Date:** May 4, 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

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Included in this packet is request #851-22-000107-PLNG, an appeal of a Conditional Use request for a recreational campground approved by the Tillamook County Planning Commission. The Appellant is Lisa Macy-Baker and the Applicant is Oregon Treehouse Partners LLC. A public hearing was held before the Board of County Commissioners on April 25, 2022 for this matter, where it was continued to May 11, 2022 at 2:00pm. The Board granted in the continuation that the written record would remain open until May 2, 2022 at 4:00pm where it would then be closed. Additionally, the continuation granted that oral public testimony, with no new evidence, would be provided at the May 11, 2022 hearing from the public, with final oral rebuttals from the Applicant and Appellant.

Included in this packet is a copy of the written public testimony which was provided on the record since the hearing on April 25, 2022 until May 2, 2022 at 4:00pm. The public testimony includes comments from the Tierra Del Mar Water Company representative Owen Miller, along with the general public.

Due to scheduling conflicts, Staff requests the Board continue the virtual hearing to June 1, 2022 at 10:00am. Staff requests the written comment portion of the hearing remain closed and that the hearing open with oral testimony from the public.

Staff has confirmed with both the Applicant and Appellant that the continued date of June 1, 2022, is agreeable to them.

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

Melissa Jenck  
Senior Planner, CFM  
503-842-3408 Ext. 3301  
[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)

Comments  
received by  
May 2, 2022  
at 4:00pm

## Melissa Jenck

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**From:** Owen Miller <buck97112@outlook.com>  
**Sent:** Friday, April 29, 2022 4:14 PM  
**To:** Melissa Jenck  
**Subject:** RE: EXTERNAL: RE: Water Availability - Oregon Treehouse Partners

Hi Melissa:

I will address your questions in the order presented

Expected size of the reservoir? – I expect it will be 75,000 to 100,000 gallons. This will be confirmed/revised by engineering.;

Minimum size? Not constraining the project with this

Future capacity? Yes, certainly! We will extrapolate +/- 20 years. The planning for the project will take into account the potential for expansion.

Best,

Owen Miller  
503-965-5140

**From:** Melissa Jenck <mjenck@co.tillamook.or.us>  
**Sent:** Friday, April 29, 2022 4:03 PM  
**To:** Owen Miller <buck97112@outlook.com>  
**Subject:** RE: EXTERNAL: RE: Water Availability - Oregon Treehouse Partners

Good afternoon Buck,

I appreciate this information. One question I have is with regards to the new development you mention with a new reservoir. Is there an expected quantity that is being proposed to be served with the new reservoir, or a minimum sized reservoir that the water company is looking into? Is this new reservoir intended to allow for future capacity, or is the reservoir to preserve the existing capabilities and capacity within the existing service district?

Thank you for your help. 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](mailto:mjenck@co.tillamook.or.us)

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**From:** Owen Miller <[buck97112@outlook.com](mailto:buck97112@outlook.com)>  
**Sent:** Friday, April 29, 2022 3:52 PM  
**To:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Subject:** EXTERNAL: RE: Water Availability - Oregon 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.]**

Good afternoon, Melissa:

I understand the concerns of the community with regard to the water supply in light of heightened development, and warming climate. I too share in the concern. I rely on the same water supply.

It is true that I have asked our customers to conserve and to maintain their plumbing systems in good condition. I have included a note to that effect on the face of the billing during the summer months for some now.

In the past I have offered free leak detection assistance on occasion.

Last summer's dry period was the second such in a row. We did not experience loss of service during either period. Notices were made in the billings both summers. The Tierra Del Mar Community Association was kind enough to disseminate a notice via e-mail to their members last June. We did not lose service last summer due to the drought.

I don't suspect that our capacity will be diminished to the point of failure due to drought, if it occurs again this summer. We have had excess capacity every summer (except 1996).

The addition of the Treehouse development is not enough to overwhelm the system in and of itself. We will only serve the four 'Tiny Houses' proposed at the west lower elevation of the project. This will result in an additional 12-16 people per day of use.

It is important to note that the one time the system went down (for 6-8 hours) was the fourth of July weekend 1993. The reason was not drought (thought it was dry), but rather an overnight low flow equal to about half of our production capacity. On the third of the holiday we were unable to keep up. This was caused by poor maintenance of the properties. Several were losing water all day and night. We notified the owners when we found the leaks. We continue to do so.

Some older properties on the system still have water loss issues from time to time. I still encourage conservation and maintenance and will continue to do so. The conditions of the cabins is improving with new houses and renovation of quite a few of the older cabins.

I have no evidence or finding as to the capacity of system into the future yet. We are preparing to hire an engineering firm to provide a feasibility study pursuant to construction of a new reservoir at the treatment plant site. Part of the study will be a twenty year long-range plan, optimal size of the reservoir and replacement of metering at the treatment plant. I can share these findings. We have made progress with the project already with the completion of

mass excavation of the site.

I hope this information is acceptable to you. If you have questions or need additional information please contact me.

Sincerely,

Owen Miller

**From:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Sent:** Wednesday, April 27, 2022 8:46 AM  
**To:** Owen Miller <[buck97112@outlook.com](mailto:buck97112@outlook.com)>  
**Subject:** Water Availability - Oregon Treehouse Partners  
**Importance:** High

Good afternoon Buck,

The Board of County Commissioners conducted their hearing regarding the Oregon Treehouse Partners property and the proposed campground facilities yesterday, April 25<sup>th</sup>. A large part of the questions that the Commissioners had were with regards to evidence on the record provided by the general public that stated there have been times that the water company has asked it's users to limit water use during portions of the year due to capacity issues. The Commission would like to know if there is capacity concern to serve the proposed campground from Tierra Del Mar Water Company? While there is a service availability letter on the record, there is concerns given this information that the capacity may be questionable when it would come time to provide the service.

Is there any information or findings you can provide to the capacity issues experienced in prior years, and the expected capabilities of Tierra Del Mar Water Company to supply the capacity requests of properties currently served, along with the proposed campground?

The opportunity to supply new evidence on the record ends May 2<sup>nd</sup> at 4pm. If you're able – clarification of the above before such date would be appreciated. Thank you,



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

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To the Tillamook Board of Commissioners:

Regarding the Oregon Treehouse project

Like many property owners in Tierra del Mar, I have closely followed the development proposal and the discussion that it has engendered.

The most recent presentation, for which I have only seen the PowerPoint deck, does not appear to address fully many of the issues that our neighbors have raised.

I will not repeat all of them here, but, will underscore that each of those issues are valid and to my examination, NONE of them appear to include the most important aspect of the discussion that MUST be satisfied to lead to the closure of the appeal process.

Enforcement.

Parking – who will enforce the current ‘no parking’ restrictions, if indeed an agreement is reached for the campground? When there are more vehicles than Treehouse has provided parking for, where will those vehicles be allowed to park? The presentation indicates

“we will work with our Civil Engineering team on creating an overflow parking area on the property.”

For how many vehicles? Who will enforce overflow vehicles to use that parking area? And, in looking at the current site maps, where will that overflow lot be located?

How will the current “no parking on Kiwanda Road and Sandlake Road” edicts, with oversize signs illuminating that order in and near Pacific City, be enforced? Certainly you are aware that the “incentive signage,” let alone the law itself, has not been enforced and in the summer months, vehicles of all shapes and sizes carpet both sides of the highway and both sides of the signage. Why should we think this will be any different when the new visitors to Treehouse extend into our side streets? My fear is that an understanding may be created in an agreement between the County and Treehouse, with good intentions, but there is no provision for and accountability for the agreement to be enforced.

Congestion- Treehouse says “we plan to have campground shuttle assistance as an option” for “guests to haul their belongs to the beach.” The way to beach will be down our streets. What is this shuttle route, how often will it run, down which street(s), where will it stop to unload? What provisions are there to protect existing properties with this daily traffic? Who enforces wandering through our private properties?

Water- who will monitor and enforce water consumption, already limited, to protect those of us already here? The presentation indicates that everything is OK according to the experts (Tierra Del Mar Water) in this regard, but what if, once built, it is not. Who has accountability for correcting that issue?

Treehouse says it will "provide incentives for beach clean-up by our guests." While admirable, how will these "incentives" be enforced should guests ignore their responsibilities with the community?

Thank you for your attention to these matters.

Lou Gellos

Eloise Avenue



Jeff Pimentel  
5925 Floyd Ave, Tierra Del Mar  
May 2, 2022

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

#851-21-000416-PLNG  
Written Testimony for Consideration by the Tillamook BoCC

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 May 11, 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. 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. As county commissioners, I urge you to work to protect our beautiful county before we lose more of our forest land, farm land and beaches to development.

The access road for the proposed campground is directly across from me. I often walk on 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.

The creek on the hillside provides drainage for the areas that flood up there when there are heavy rains. It flows into a culvert crossing under the road. Without that creek and culvert, the property on the east side of Sandlake Road would be flooded, along with the road and west side of the road in that portion of TDM. The culvert needs to remain or another form of drainage needs to be provided.

I have read newspaper articles and have attended meetings where the problems of overtourism at Cape Kiwanda have been discussed. At one of the meetings, the plan to divert tourists to other attractive areas such as TDM, Siletz Sedge, Whalen Island County Park and other places in South County was discussed. The presenter warned that there could be "unintentional consequences" from these actions.

My family, friends and neighbors who live in Pacific City, Tierra Del Mar or on Sandlake Road are certainly feeling and seeing the fallout from the "unintentional consequences." You commissioners already know that parking and driving on the beach at the Cape is no longer an option for tourists and that they have been redirected to our beach. We have hundreds of cars at times parked from the beach access road all the way to McPhillips Beach on weekends during nice days of spring all the way into early fall. I have been appalled by the amount of trash that is left behind. It is as though a group of folks enjoys a picnic and leaves behind all their trash. There are portable toilets at the entrance to the beach but it is a long way to walk back once you are halfway to McPhillips Beach so many people do leave human waste, used toilet paper and used personal hygiene products for others to clean up. And, of course, there are many dogs enjoying the beach along with all of the visitors. Their owners are not always cleaning up after them, either.

Many days, there are hundreds of visitors on the beach and a lot is going on. Alcohol is consumed, hotdogs are roasted over small driftwood fires, kids and dogs seem to be everywhere. In the water, there are more kids, adults and dogs, along with jet skis zooming around near them. Beach balls, sand castles, volleyball nets, and vehicles in constant motion driving up and down the beach where all this activity is happening.



Do I think that what happens at the TDM beach is evidence of overtourism? I do, along with most locals I know. I also see it at Whalen Island Park and at Siletz Sedge when I can't find a single place to park either in the parking lots provided or along both sides of the parking areas. And, it is most obvious at Cape Kiwanda and Pacific City.

I have always been able to enjoy being outside and working in or relaxing in my yard on Floyd Avenue. Even when the beach is a madhouse, I have had my peaceful space. I am afraid that will be gone, too, if this proposed tourist attraction is placed in my neighborhood.

I have also heard that another tourist attraction may be permitted near me with the proposed mountain bike trails for our forest that will be accessed from the 1004 Forest Service Road on Sandlake Road north of TDM. It will attract thousands more people to our area. They, too, will be driving through TDM, right by my home.

As you know, there is parking allowed along both sides of the road at the south end of TDM. Vehicles also enter and exit the beach in that area. Residents and tourists are using the side roads and driveways all along the length of TDM. Pedestrians and bicyclists are sharing the roads with the vehicles. There is a lot of traffic and congestion in the area of TDM already and the safety of all involved is important. That is why I ask that a traffic study of 12 months or longer be conducted on Sandlake Road to analyze the impact of the current vehicle use before approval of the proposed campground. A study of the parking lot at the Cape and other locations was previously conducted and offered valuable information which you used for planning. The neighborhood of TDM deserves as much.

With the warmer weather that we have experienced over the past few years, forest fires have occurred near us and will continue to be a concern. The lack of water in TDM causes all of us to have an interest in protecting our area from wildfires caused by humans yet we have received no assurances that the proposed private campground would ban smoking or fireworks. We know it would allow campfires.

There are many existing campgrounds near TDM already. Thousand Trails is less than a mile away. It is a for-profit campground that 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. Sandlake Recreation Area has tent and RV sites. Pacific City, Woods, Cape Kiwanda and Neskowin also all offer tent and camping. It is hard for me to see the need for the proposed campground when all these other camping experiences are so nearby. A residential neighborhood is no place for a for-profit campground that would add to more overtourism of this area.

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, harm to the wetlands and wild animals, and the possibility of landslides that this proposed development could cause.

I have read or heard all of you commissioners speak about the problems of overtourism. You have said we are not trying to attract more tourists, simply make the areas we already have created into better places for the locals and the tourists by using the TLT monies for that purpose. I hope your actions reflect your words.

Sincerely,  
Jeff Pimentel

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## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 3:43 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Opposition to the Oregon Treehouse Partners campground

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

From: Karon Johnson <karonjguam@gmail.com>  
Sent: Monday, May 2, 2022 3:35 PM  
To: Lynn Tone <ltone@co.Tillamook.or.us>  
Subject: EXTERNAL: Opposition to the Oregon Treehouse Partners 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.]

Dear Ms. Tone,

Please enter my objection as part of the record in this case. For the last 20 years I have owned a cabin on Eloise Street in Tierra Del Mar and am thoroughly familiar with the traffic along Sandlake Road. As you know, it's a narrow road with no shoulders or bike lanes. With the hundreds of new homes being built in Pacific City, the traffic on that road has become unmanageable—I no longer walk along it because it is so dangerous. There should not be any more development there.

As well, water and sewage are huge concerns. Before such a facility is considered, there should be an environmental impact study do determine the real effect such a development will have there.

Thank you,  
Karon Johnson  
5900 Eloise Street  
Cloverdale, OR 97112

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 3:43 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Campground opposition

**From:** Susy Wolfson <susywolfson@outlook.com>  
**Sent:** Monday, May 2, 2022 3:20 PM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Campground opposition

**[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,

As a neighbor whose land will be directly affected, 27990 Sandlake Rd, the northeast corner of Guardenia and Sandlake, I am horrified and dismayed about the proposed campground. I know an environmental study was done, but the truth is that that small area is a gem of pristine native wetland. I do know that the campground itself will not be on this tiny strip of marshy land, but the truth is that people will be trampling on it, destroying it, as they explore the area adjacent to the campground. Once the ground has been compressed by being trampled, it is lost and cannot be recovered to its natural state.

As I'm sure many other residents will have pointed out, we have had a sharp increase in water rationing during the summer, and it obviously is not an issue that will go away. How can you consider adding to the issue by sharply increasing the number of water users during these times?

And the most extremely serious issue is fire. Some campers will build campfires, no matter how many regulations you put into place. Perhaps one in a hundred people will think they are smart enough to be able to handle a campfire (in dense woods!) and could easily inadvertently destroy the entire community of Tierra del Mar and surrounding areas, including Pacific City. If there are 12 campsites with maybe 4 people in each, rented perhaps 10 times each during the summer, how many times will that one-in-a-hundred event occur? How many people will think the regulations can be flouted once in a while if they are careful – comparing it in their minds to running a stop sign when no one is about or perhaps feeling that the government is trampling on their rights to enjoy themselves. After all, we all had campfires when we were kids... Do we really think that, year after year with this many people camping outdoors using fire of some sort, we are going to escape having a devastating forest fire? Maybe not this year or maybe not the next but certainly it will happen in the very near future. It's just the odds.

Perhaps regulations will only permit a camp stove of a certain type. Perhaps it will be required that it sits on a safe surface – I don't know if such requirements would be made. Will there be a dedicated watchman on site who will patrol continuously to make sure that this is strictly enforced? If someone put their camp stove on the ground, is it totally impossible for it to be knocked over onto the forest floor with its hundreds of years of tuff (composting pine needles, etc.)? Is this going to be cleared away and blacktopped to prevent the possibility of this happening? Obviously not, as the whole camping experience would be negated. I live in terror of another summer's fires of 2 years ago. We all know that our area escaping the fires last year was just luck of the draw. The fire risk is permanent. I cannot believe that someone's pet project of erecting a new campground could even be considered in these conditions.

Last month, in fact, I walked onto the beach at TDM at 11 pm, total darkness, and found a driftwood fire burning – not smoldering but actively burning - completely untended, no people in sight. I put it out – no small feat as the entire 4 x 6-

ft snag was smoldering – and watched for another hour as I walked around to see if anyone returned. They did not. This occurred on the beach. How many people, particularly urban dwellers, really know how to put out a campfire so that it leaves no hot spots that can re-ignite?

Please consider this carefully and don't play Russian roulette with the future of Tierra del Mar.

Sincerely, Susy Wolfson  
Resident since 1997



## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 2:11 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Tierra Del Mar campground

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

From: Mary Small <mcmmary1023@gmail.com>  
Sent: Monday, May 2, 2022 2:09 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.]

Please I do not favor the proposed campground in Tierra Del Mar because of increased fire and safety hazards and the increase in traffic and damage made on our small gravel roads in this community. The concern for continued beach erosion and litter added to the environment from increased usage is also inspiring my statement of disagreement with the project .

Thankyou  
Mary Small  
Coats Avenue .

To Whom It May Concern,

Please submit these comments to the Tillamook Board of Commissioners regarding the appeal of the Oregon Treehouse Partners campground project.

I do not support approval of the campground. As a property owner in Tierra del Mar since 1964, I have already sent a letter of concern. After viewing the presentation by Oregon Treehouse Partners, I still have concerns about parking, density and water usage.

1. What is the overall capacity of the campsite? The plan calls for 34 parking spots. Is this enough? Even if additional parking is provided and/or there is a shuttle service, I am not confident that overflow parking will not extend to Sandlake Road or the side streets in Tierra del Mar. How will campers get to the beach with their assorted, coolers, umbrellas, chairs, toys? If these campers plan to spend the day at the beach, they will most certainly walk or drive to and from the campsite. This will most assuredly have an impact on the side streets, especially on Floyd, Eloise and Gage.
2. How will the campground ensure that campers clean up on the beach? I am not saying that campers will deliberately pollute the environment. But it goes without saying that a consistent flow of more people on the beach will lead to more debris and trash. I don't think this issue has been adequately addressed.
3. Regarding water, Tierra del Mar has had at least two water shortages and sanitation issues within the last few years. I am still concerned that increased water use on the campsite will affect an already fragile water source in Tierra del Mar.

Thank you for your consideration of these concerns.

Sincerely,

Linda Hilliard  
Eloise Ave  
Tierra del Mar

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 2:07 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: I do not favor the proposed campground

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

From: pattyemard@gmail.com <pattyemard@gmail.com>  
Sent: Monday, May 2, 2022 1:59 PM  
To: Lynn Tone <ltone@co.tillamook.or.us>  
Subject: EXTERNAL: I do not favor the proposed 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.]

Please, I do not favor the proposed campground near Tierra del mar due to increased tourism causing more beach erosion and traffic on local gravel roads as well as increasing the need for additional safety and fire protection.

Sent from my iPad

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 1:21 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Treehouse Campground Project

**From:** Marie Cook <cookjmb@frontier.com>  
**Sent:** Monday, May 2, 2022 1:19 PM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Cc:** marie cook <cookjmb@frontier.com>  
**Subject:** EXTERNAL: Treehouse Campground Project

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

For the record, my name is Marie Cook. I have owned a home in Tierra del Mar since 1991. ( 28790 Sandlake Road)

After living next to the Facebook/Edge cable construction and disruption for the past two years, I was dismayed that yet another **for profit** business is being proposed for our quiet residential area.

I have several concerns about the project.

The presentations and schematics by the Treehouse representatives seem to be well thought out. However, there are many details that I do not think have been carefully addressed.

1. Oversight: there has been some discussion about having an off site person to handle safety issues that arise. Without cell service this is undependable. How can local homeowners contact Treehouse representative to notify them of concerns? If there is a fire, how would the local firemen be notified? The question was asked about fireworks, but there was no definitive language to forbid firework use.
2. Sanitation: Given the natural slope of the land, what kind of guarantee is there that sewage will not come down the hillside?
3. Pedestrian traffic on Sandlake Road: will there be someone to help families with children, dogs, beach chairs, coolers etc to cross the road safely?
4. Parking on Sandlake Road and sideroads leading to the beach: Looking at the parking restrictions in Pacific City, it seems inevitable that a similar parking crunch will occur on Sandlake Road. Campers are unlikely to haul all of their beach paraphernalia to the beach on foot.
5. Provision for personal sanitary needs for campers who visit the beach: There are two porta-potties located at the public access entrance. It is unlikely that people will take that trek and instead will be seeking relief in the seagrass fronting beach front homes.
6. The proposed site is a habitat for many species of wildlife; black bear, coyote, racoon, deer, rabbits, gray wolves, mountain lions and various birds. What kind of respect is in place for them and what kind of protection for campers is being addressed?
7. Water Supply: this question was poorly answered in the last presentation.

I appreciate the opportunity to voice my opinions.



## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 1:21 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Oregon Treehouse Campground project

**From:** Catherine Gideon <catgideon@gmail.com>  
**Sent:** Monday, May 2, 2022 1:09 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: Oregon Treehouse Campground project

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

This is Catherine Gideon at 6075 Floyd Ave.

I do not favor the proposed campground because of traffic and safety concerns on Floyd Ave. That is my main issue.

It will also impact our water supply, parking issues at the beach access points and will cause overall congestion that supporting towns will not be able to accomodate.

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 1:01 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Proposed Campground

**From:** Brenda Pribyl <bmlane49@gmail.com>  
**Sent:** Monday, May 2, 2022 12:43 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: Proposed 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.]**

Please, I do not favor the proposed campground because Tierra Del Mar is special. There are few areas left that are quiet, where traffic and parking aren't issues and where we do not have to deal with increased crime and trash. Our family has had a place here for over 45 years and have so many memories. Please don't let our small community turn into the chaos that has happened in Pacific City. Plus, we already are dealing with overflow crowds and parking issues from the Cape.

Thank you-  
Brenda Pribyl

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 1:01 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Oregon Treehouse Partners campground project

**From:** Kerry O'Dair <kerryodair@icloud.com>  
**Sent:** Monday, May 2, 2022 12:09 PM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Oregon Treehouse Partners campground project

**[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 I do not favor** the proposed campground and the congestion it will bring to the area. I am a full time resident and the traffic between Sandlake Rec area and Pacific City is already considerable. Will these campground users be going thru private property to gain beach access? I would prefer that attention be paid to the maintenance on Sandlake Rd. in Tierra Del Mar. It is already under stress and failing in front of my property. There is a saturation point for our small community.

Donald Kerry O'Dair  
28850 Sandlake Rd Tierra Del Mar

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 11:17 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Proposed campground

**From:** David Rogers <dnr2jcp@yahoo.com>  
**Sent:** Monday, May 2, 2022 11:12 AM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Proposed 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.]**

Please, I oppose the campground proposed for Terra Del Mar for these reasons;

1. The water system for the community has been unable to supply the existing houses during peak weekends in past years and that was before the addition several new houses.
2. The water system is (as far as I know) gravity powered. The proposed development is as high or higher than the water tank, which means that the campground would need a pump system that would reduce the (already low) pressure to the community (especially homes with elevation along the shoreline).
3. The traffic on Sand Lake Road is dangerous. Unless there is a plan to build an overpass or install a traffic light for visitors to safely cross the probability of accidents is increased.

David Rogers

[Sent from Yahoo Mail on Android](#)



## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 10:42 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Tierra del Mar campground

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

From: jan spaldingshome.com <jan@spaldingshome.com>  
Sent: Monday, May 2, 2022 10:41 AM  
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.]

Lynn Tone,

I appreciate the opportunity to express my opposition to the proposed campground in Tierra del Mar. The scale of this project has been alarming since first hearing about the proposal. We are a community who care deeply about preserving this area. I have deep concerns about camp fires that would threaten the entire community. Please deny this application. Thank you for hearing my perspective. Janet Spalding

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 10:42 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Oregon tree house partners

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

**From:** David Rogers <dnr2jcp@gmail.com>  
**Sent:** Monday, May 2, 2022 10:34 AM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Oregon tree house 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.]

I do not favor the proposed project because of concerns about the availability of water when historically there have already been water shortage problems in Tierra del Mar on some summer weekends and I have concerns about increased traffic entering Sand Lake road especially given the speed that vehicles travel on the road.

Julie Pohl

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 10:42 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Campground

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

**From:** DAVID E WRIGGLE <dav\_wri@msn.com>  
**Sent:** Monday, May 2, 2022 9:40 AM  
**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.]

I do NOT favor the campground project because...the area is not big enough for that amount of people. It will negatively impact the quiet little town and the people who live there. Barbara Wriggle

Pollack Ave.

Tierra Del Mar

Sent from my iPad

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 10:28 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Oregon Treehouse Partners campground

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

From: Jerry Dalnes <jedalnes@hotmail.com>  
Sent: Monday, May 2, 2022 10:27 AM  
To: Lynn Tone <ltone@co.tillamook.or.us>  
Subject: EXTERNAL: Oregon Treehouse Partners 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.]

Dear Tillamook Board of Commissioners:

As a resident of TDM, I am writing to oppose the granting of Tree House Partners, a conditional use permit to create and build a campground. I would suggest that we put this permit request on hold for at least 4 years so the community can recuperate from the Facebook marine cable incursion and the soon to be modified tide gate installation. I think taking a step back and re-assessing a long term plan for TDM with all parties affected would be prudent. I look forward to your open minded acceptance of this idea.

Respectfully,

Jerry Dalnes  
5840 Guardenia Ave.  
612-710-1563

Sent from my iPhone

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 10:14 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Tierra Del Mar proposed campgrounds

**From:** Jeff Spalding <jeff@spaldingshome.com>  
**Sent:** Monday, May 2, 2022 10:06 AM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: Tierra Del Mar proposed campgrounds

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

To whom it may concern,

I oppose the proposed campground because impact on roads, how beach goers will access the beach and parking.

Please DO NOT support this proposal.

Sincerely,

Jeff Spalding  
5900 Eloise Ave



## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 10:14 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Proposed Campground in Tierra Del Mar

**From:** palmer byrkit <palmerbyrkit@hotmail.com>  
**Sent:** Monday, May 2, 2022 9:57 AM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Proposed Campground in 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 opposed to the development of a commercial campground in the immediate vicinity of Tierra Del Mar. This area is a non-commercial residential area. There is a very adequate campground within 1 mile of the area which can adequately accommodate campers. People choose to live in Tierra Del Mar because it IS NON COMMERCIAL.

Your consideration will surely be appreciated.

Palmer Byrkit, Homeowner

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 9:53 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Treehouse Campground off Sandlake Road, Tierra Del Mar

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

From: Andy Dignan <patdiggy@comcast.net>  
Sent: Monday, May 2, 2022 9:49 AM  
To: Lynn Tone <ltone@co.tillamook.or.us>  
Subject: EXTERNAL: Treehouse Campground off Sandlake Road, 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 do not approve this proposed development because it would invite parking on adjoining streets ... Gage, Harris, Floyd, etc.

Andy Dignan, Homeowner  
5810 Gage Avenue  
Tierra Del Mar

Sent from my iPad

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 9:33 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Please do not o.k. the camp ground in TDM. It is an idyllic residential community, and not at all suitable for a campground of any kind.

**From:** gjbowen3 <gjbowen3@centurylink.net>  
**Sent:** Monday, May 2, 2022 9:32 AM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Please do not o.k. the camp ground in TDM. It is an idyllic residential community, and not at all suitable for a campground of any kind.

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

Sent from my Galaxy

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 9:29 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: To the Tillamook Board of Commissioners:

**From:** ian wolf <hairwolf@gmail.com>  
**Sent:** Monday, May 2, 2022 9:24 AM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: To the Tillamook Board of Commissioners:

**[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 do not give beach access via Floyd Ave to the group developing the hill across the highway. We do not want Floyd Ave or any other street in Tierra del Mar to become a dropoff, car turnaround or even a walking thoroughfare.

Since none of the many people, their dogs and kids do not live on Floyd Ave, they should use the Public Beach Access just a few blocks up the highway.

When this development is complete, 60-80 people could be using our quiet street street to get to the beach. Please do not let this happen.

Sincerely,  
Vic and Judy Wolf

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 9:19 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Tierra Del Mar campground

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

**From:** Travis Oja <travis@nevorshellfish.com>  
**Sent:** Monday, May 2, 2022 9:18 AM  
**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.]

I do not favor the proposed campground in Tierra Del Mar. The addition of the campground will only add to the vehicle traffic on the section of Sandlake Rd, where the 35mph speed limit is not being enforced.

-Travis Oja



## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 9:15 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Written Testimony re: #851-21-000416-PLNG

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**From:** Colburn <colburndc@centurylink.net>  
**Sent:** Monday, May 2, 2022 9:14 AM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Written Testimony re: #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 include this letter in the BoCC packet regarding the proposed campground in Tierra Del Mar. Please reply to this email address to acknowledge receipt.

Thank you.

Written Testimony from John and Doris Clarenbach

5715 Floyd Ave

Tierra Del Mar

04/29/2022

I am a property owner (5715 Floyd Ave) in Tiana Del Mar. I strongly oppose your proposed development. I have listed ~~below~~ my reasons below.

Floyd Ave is a small one lane road used by the residents. We usually fill the pot holes ourselves. The area across the highway that you refer to as Floyd Ave is a game trail. Our lane will not handle any higher traffic flow.

The only parking is our driveway. Pacific City is dealing with ~~the~~ this problem now. Local residents can't leave due to blocked driveway.

The area is a game refuge, deer, elk and one large black bear use it as their home. We also have a large group of rabbits in the area.

At least three times this year I

have seen people use our beach area as a restroom. We have no port-a-potty.

We usually let high tide handle some of this problem. Since there are no dumpsters everyone uses our garbage cans.

Theft is rising on our street. One neighbor had his kayak disappear. This problem will only get worse. (Over)

A big concern is our water ~~service~~ service. It is a limited supply during the dry season. The watershed that feeds our system crosses the area. Any septic tanks could really damage our small local system.

There are a few off my reasons against the project.

Thank You for your time.

Janet Davis Clarendon  
5715 Floyd Ave  
Tiana Del Mar

Sent from my iPad

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## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:20 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Proposed campground

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

From: Bill & Jenni <bljnnm@wvi.com>  
Sent: Sunday, May 1, 2022 5:16 PM  
To: Lynn Tone <ltone@co.Tillamook.or.us>  
Subject: EXTERNAL: Proposed 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.]

I Do Not favor the proposed campground because those people staying up there most likely will drive a car down from there and park on the road.

Also in summer we are asked to limit our use of water and adding several cabins and camp spots will stretch the water even more. Thank you

Jennifer Martinak

Jasmine Ave.

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:19 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Oregon treehouse campgrounds

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

From: fmhughes1@gmail.com <fmhughes1@gmail.com>  
Sent: Sunday, May 1, 2022 11:00 AM  
To: Lynn Tone <ltone@co.tillamook.or.us>  
Subject: EXTERNAL: Oregon treehouse campgrounds

[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'd like to let you know, as a home owner on Eloise Dr across the street from the proposed camp ground, I do not favor the approval of this proposal. It will cause too much congestion at the entrance to Eloise with large campers trying to maneuver in and out of the camp grounds. The foot traffic parading down Eloise will also be extreme. Overall the quality of life for those that have been long time residents on Eloise will suffer irreparable harm from short term campers who care little for Tierra Del Mar.

Thank you  
Frank Hughes.

Sent from my iPhone



## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:19 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Oregon Treehouse Partners

**From:** David Churchley <cscapcreations@gmail.com>  
**Sent:** Sunday, May 1, 2022 10:42 AM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: Oregon 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.]

### Evelyn Nelson

28370 Sandlake Road  
Cloverdale OR 97112  
(Side street Floyd Ave)

May 1, 2022

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

Currently, additional homes are being built on the east side of Sandlake Road in Tierra Del Mar. They will definitely effect the water drainage from the hillside. The once marshland on the east side of Sandlake Road is effected by the water runoff from the hillside which can cause flooding on both sides of Sandlake Road. The building of the Treehouse Campground will just add to the flooding issues.

The owners of the Oregon Treehouse Partners have said they would invite the local community to join them for wine at their location. Sounds nice huh? How much drinking is going to be monitored? Who controls the noise issues? If the sale of the area happens, where does that leave the local community? Are the rules going to follow the investors?

Now on the ocean end of Floyd Avenue, our protective dune isn't very high. We have had logs and debris crest our low dune and end up at road level on some high tides. Any additional foot traffic on our dune can and will cause quicker erosion causing water to run down Floyd Avenue.

With all the additional parking that took place on both sides of Sandlake Road that spread from Eloise Avenue south past the public beach access and on up the hill, kids, dogs, lawn furniture, tents and food accompanied the families headed to the beach. However, the remains of the messes left behind were for our community to clean up.

During this time, my turn around driveway area was used frequently without permission. So, I added some white plastic chain link across my driveways. This was stolen. I also had a round glass table taken from my

yard. A hammock was then stolen off my covered porch. Tillamook County Sheriff took my report, but only so they could find a pattern of the crime. No other response from them was given. If the value of the loss is worth claiming on your insurance policy, you can use that claim, other than that, It's your loss. With more visitors using the Campground, will there be more crime and mess left for the community to deal with?

The Campground is also dislocating wild animals from the land. Thousand Trails Campground has problems with the bears raiding garbage cans. Tierra Del Mar residents often have problems with bears coming into our home area. We have to secure our garbage cans.

Since cell phone service is questionable here, emergencies are difficult to address. There have been car accidents on Sandlake Road and a parasailed that landed in the trees on the east side of Eloise Avenue. All calls for help had to come from a landline. Fire trucks had a difficult time, because of the marshes, reaching the person in the top of the trees. I have often had someone knocking at my door asking for assistance due to no cell service. They have car trouble, car accidents, flat tires, need jumper cables, or can't find an address. These are all due to the lack of cell service and need a land line to ask for assistance.

A chimney fire on the east side of Sandlake Road was called in (excellent job by the volunteer fire department) and the then Fire Chief said, "If the woods on the east side of the street caught on fire, it would be almost impossible to control." When I remember that statement, I wonder how safe it will be to have campers in the woods.

The Oregon Treehouse Partners said that they would bring money into our area. There is no commercial business here in Tierra Del Mar. So, that would not be helping our community.

Sincerely,

Evelyn Nelson

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:19 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Treehouse Partners Campground

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

From: Ron Bourke <ronbourkefilms@hotmail.com>  
Sent: Sunday, May 1, 2022 10:42 AM  
To: Lynn Tone <ltone@co.tillamook.or.us>  
Subject: EXTERNAL: Treehouse Partners 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.]

Dear Lynn,

I urge you to reject TreeHouse Partners application to establish a commercial campground in Tierra Del Mar. As a TDM home owner, we are already experiencing summer water shortages which with climate change will only get worse. Wildfires are a very terrifying and real danger as summers get drier and warmer. There is absolutely no way to insure responsible flammable use by novice campers during wildfire season. Summer traffic continues to increase and this development will increase the traffic and parking difficulties. A commercial campground occupied by campers with no stake in the health and safety of TDM's residents is a prescription for trouble or perhaps even disaster with very little upside for anyone in Tillamook county. I am pro business opportunity but this proposed business makes little sense. Thank you for your consideration.

Ron Bourke  
5770 Pollock Ave.  
Cloverdale, OR.  
+1 503 888 5386  
ronbourkefilms.com

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:17 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: proposed campground

**From:** Mike Barrett <mjbarrettmd@gmail.com>  
**Sent:** Sunday, May 1, 2022 6:29 AM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: proposed 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.]**

Please let it be known that I am opposed to the campground that is being proposed in TDM. I have concerns about water availability, which is already fragile, as well as automobile traffic. As a permanent resident since 2001, I walk my dog, run and bike on this section of road. It can already be treacherous at times due to people speeding through the area, often in large RV's or with large trailers for sand rails.

Thanks/  
Mike Barrett

5920 Coats Ave (correct spelling is actually Coates, after one of the original residents of the area, but somehow it changed over the years).

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:17 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: This is Pam Bodle and I disagree with the campground going in our neighborhood

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

From: Pam Bodle <pambodle23@gmail.com>

Sent: Sunday, May 1, 2022 5:57 AM

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

Subject: EXTERNAL: This is Pam Bodle and I disagree with the campground going in our neighborhood

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

Sent from my iPhone

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## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:17 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Treehouse Campground Proposal

**From:** higgins2729 <higgins2729@comcast.net>  
**Sent:** Sunday, May 1, 2022 12:52 AM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Treehouse Campground Proposal

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

Sent from my Galaxy

I am not in favor of the Campground in Tierra Del Mar.

First of all is it an RV Park or Campground? If you can stay up to 6 months I would call it an RV Park.

I would think a Campground would limit stays to maybe 7 days.

People staying would most likely drive not walk to the beach. Because it would be a long walk up a hill back to the Campground. Where would they park in the neighborhoods?

Last year in the summer we were restricted on water usage. When do people go camping in the summer?

We are currently are seeing a huge increase in new homes being built in Tierra Del Mar adding to the stress on the environment including water and sewage.

Currently Short Term Rentals are available for rent in Tierra Del Mar.

Do we really need a Campground in Tierra Del Mar?

The community has been a residential area.

There are quite a lot of camping opportunities in the area currently.

Thousand Trails has a Large Campground maybe within 1 mile.

Web County Campground will be expanding is 3 miles.

Also a private RV Park 3 miles.

Woods County Campground 3 miles.

Whelan Island Campground 1.5 miles.

Sandlake has 2 large Campgrounds 5 miles.

Cape Lookout State Campground 9 miles.

Steve Higgins

Austin Ave Tierra Del Mar

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:17 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Oregon Treehouse Partners for a Recreational Campground

**From:** David Churchley <cscapcreations@gmail.com>  
**Sent:** Saturday, April 30, 2022 9:02 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: Oregon Treehouse Partners for a Recreational 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.]

## David and Candace Churchley

5955 Harris Ave  
Cloverdale OR 97112  
503-965-5102  
[cscapcreations@gmail.com](mailto:cscapcreations@gmail.com)

April 30, 2022

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

Thank you for continuing the public hearing May 11, 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.

David and I have lived full-time in Tierra Del Mar for almost 20 years, purchasing our property in 1983. The small rural community is what drew us to this serene area. This could all change with the purposed Recreational Campground on the east side of Sandlake road. The following are a few of our concerns:

1. **Volume of People.** The campground will house up to 90+ people with parking for 30 vehicles plus and an overflow lot. (This is well above the total number of full-time Tierra Del Mar residents.) Who is going to monitor the noise level, especially during evening hours, and notify the sheriff's department if conflicts and/or emergencies arise? Cell service is not available in this area, so how are campers going to call for help if they need it immediately? Also in the presentation, it was stated that there will "possibly be an on-site host" and 24/7 security will be available. Where are they housed and what kind of communication services will they have available?
2. **Impact on the Environment.** The piece of property is beautiful and home to many wild animals native to this area. Deer, bear, and raccoon are just a few species that live there along with the nesting site further up the hill of the endangered species the Marbled Murrelet. Will campers be alerted to the fact that they are sharing common space with bear and raccoons, and they need to take safety precautions? The community of Tierra Del Mar is well aware of these issues and secure garbage cans and bird feeders, and make certain no food is left outside, just for starters.
3. **Water Availability.** The Tierra Del Mar Water District states that there is an adequate water supply for the 4 accessory cabins, while residents of Tierra Del Mar receive notices of water shortages. Last summer we were asked to limit water usage and not water yards due to a water shortage. This was not the first year we received a message like this. How can the availability of water be adequate when residents get shortage notifications? By mid summer, usually July 4th, our tap water flow is noticeably lower.
4. **Beach Access.** Two years ago, Pacific City closed Kiwanda Drive to parking. This drove visitors down to Tierra Del Mar in order to park their cars and go to the beach. Sandlake Road was packed on both sides all the way from the public opening to Gage Street. Along with that, people began parking up and down the side streets. Cars were parked in yards, in front of gates and even in driveways, making it impossible for emergency vehicles to get down the small rural roads. Also, that is when thefts to homes became

prevalent. Trucks were broken into on Harris and Gage Avenues, yard art was stolen from the back yard of a house on Sandlake and Gage, and multiple items were stolen from a house on the corner of Sandlake and Floyd. With the influx of 90+ people to one designated area, will this all start again? Also, if a shuttle is provided as mentioned, how often will the shuttle service be provided? Will the shuttle run every hour, half hour, fifteen minutes? How will beach goers let the shuttle service know when to pick them up from the beach, again no cell service? And, where will the shuttle run to, the public opening or up and down Floyd Avenue?

Sincerely yours,

Candace Churchley

David Churchley

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## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:16 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Tree House Project

**From:** Mark Watterson <markw@sports-unlmt.com>  
**Sent:** Saturday, April 30, 2022 8:05 PM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Tree House Project

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

No thank you on the tree house project please I am a part time land owner in Tierra Del Mar  
Thanks  
M

Mark Watterson  
275 SW Robbins RD  
White Salmon WA 98672  
206-953-7446  
[markw@sports-unlmt.com](mailto:markw@sports-unlmt.com)



## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:16 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Proposed campground

**From:** Frank Rodrick <frank@strayshots.com>  
**Sent:** Saturday, April 30, 2022 7:25 PM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Proposed 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.]**

Dear Ms. Tone and the Board of Commissioners,

I do not favor the proposed campground in Tierra Del Mar because it's introducing a large commercial enterprise into a Rural Residential zone. They are attempting to exploit one phrase in the Ordinance—"recreational campgrounds"—when their project is obviously not what the authors had in mind. The entire subparagraph reads:

(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.

This is hardly a public park, primitive campground, hunting preserve, or fishing preserve. It seems obvious to me that the intent of this subparagraph is for public-use facilities, not a multi-million-dollar business. No other campground in Tillamook County is on RR-2 land. Every one is in an RM zone: recreational management. And this is not really a campground: it is more like a motor court from the '50s. Those four tiny houses can run over \$100,000 easily. Yurts or dome tents can run to \$65,000. The platforms are claimed to be "temporary" but appear to be planned as permanent structures. Only 6 of their proposed sites are available for what most people consider camping, in tents. Contrast that with Cape Lookout State Park, on RM land, with 170 tent sites and only 19 cabins/yurts.

So this is the camel's nose: a seemingly innocuous, environmentally friendly project that slips in on Rural Residential land by a stretch of a phrase. But with a cost of \$2,000,000 to \$3,000,000, will they stop with four cabins and nine yurts? And if we allow one large business enterprise on RR-2 land, how do we justify stopping the next?

Thank you for your consideration of my thoughts.

Best regard,

Frank Rodrick  
5785 Holly Avenue  
Tierra Del Mar



## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:16 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Opposition to the Proposed Tierra Del Mar campground

**From:** Mike Tierney <mikekareen.tierney@gmail.com>  
**Sent:** Saturday, April 30, 2022 6:19 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Cc:** Kareen Tierney <kareenmike.tierney@gmail.com>  
**Subject:** EXTERNAL: Opposition to the Proposed 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.]**

I do not favor the proposed campground because our community will see an influx of nonresidents who do not own the responsibility to take care of the neighboring properties as do the residents of Tierra Del Mar. There will be an increase of foot traffic on Eloise Ave, Floyd Ave, and Gage Ave to the beach. The quantity of soda/beer cans and trash is bad enough without an increase of weekly campers in our area. There will be an increase risk of fire to our community if fires are allowed in the campground. There is plenty of land available outside of Tierra Del Mar for a campground that is not right in the middle of a residential neighborhood.

Thank you,  
Mike and Kareen Tierney

## Melissa Jenck

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**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:16 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Floyd Avenue Campground Project

**From:** Terri Eastburn <mteastburn@comcast.net>  
**Sent:** Saturday, April 30, 2022 4:41 PM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Floyd Avenue Campground Project

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

To whom it may concern:

We have been owners of our property located at 5700 Floyd Ave. since 2005. We have enjoyed the Tierra Del Mar area with friends and family for over 17 years. It has been a peaceful, neighborly environment, where we have made many new friends. We have so appreciated this quiet community where we have the opportunity to get away from our busy world to a setting where we can relax and have fun.

We are very concerned regarding the proposed campsite for the following reasons:

1) Sand Lake [Rd.is](#) a very busy highway and in the summer is full of traffic. This would create a safety hazard for anyone trying to cross, especially on foot and with children. This project would only add to that volume creating a significant risk to those campers and the people in our community.

2) Floyd Ave. has a public right of way, NOT public access! Public access according to Oregon statutes requires facilities to take care of the public, restrooms, water, etc. It is my understanding that this project could have north of eighty people staying there with full occupancy. If they use Floyd Ave. as their access to the beach, where are all these people going to go when they need to use the restroom?. They are not going to walk all the way back up to the campground. Many will have dogs, which also has the potential for extra waste disposal. In addition, there is the potential that guests would want to use Floyd as a turnaround and drop off point for their gear (coolers, beach stuff). We do not want to be the ones who have to chase them off of our property. There is no room for a turn around and again poses a MAJOR safety concern for the families on this street.

3) There is significant wildlife in this neighborhood: bear, deer, elk, rabbits, eagles, etc. This project no doubt would have an adverse impact on their habitat. It is very special to have them so close by. This would ruin that for our community.

4). Lastly, is the concern about water usage. As of last summer we were under a water advisory during the summer months in Tierra Del Mar. Full occupancy would significantly increase the impact for the residents in TDM.

Finally, we conclude with this. The campground project is inconsistent with the Tierra Del Mar neighborhood. I believe that elected officials should respect the will of the people. The ones who have been paying the taxes and funding the county expenses for years. We request that you deny the proposed project and keep Tierra Del Mar the special place that it is.

Thank you,

Mark and Terri Eastburn

Floyd Avenue

Tierra Del Mar

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2 2 2

To Lynn Tone, Re. TDM Campground Appeal

As vacation homeowners in Tierra Del Mar since 1994, my husband and I have concerns about the proposed campground. We own a home and an empty lot on the SW end of Pier Ave. The “empty lot” cannot be developed because it houses the septic tank and drain field for the house. For many years, people seem to think any empty space is theirs to use for parking, then access the beach from Pier Ave. We recently blocked this off, as we, and the surrounding residents have found it increasingly annoying and invasive to have people park on our property. This is a microcosm of the potential problem on every west-side street in Tierra Del Mar. People seeking beach access park as close as they can, unloading people, dogs, beach “toys”, and food (wrappers, containers and garbage often conveniently left behind), to go enjoy the beach. Where are the restrooms, waste receptacles, etc. that an influx of additional people will inevitable need? Is Tillamook County going to provide such amenities for the increase in beach traffic? The homeowners in the area already pay Tillamook County taxes, plus additional fees if their houses are publicly rented. While we recognize the beach itself is public property for all to enjoy, we question whether the practical logistics of increasing the number of visitors to this small, unincorporated area with few public amenities has been seriously considered. Based on the amount of foot and car traffic on Pier Ave. WITHOUT a nearby campground, we can only imagine what it may be like with a campground at full capacity. No thanks.

Respectfully submitted April 30, 2022 by Jeff and Shirley Hollar