



*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
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IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF PUBLIC HEARING
TILLAMOOK COUNTY BOARD OF COUNTY COMMISSIONERS
REMAND HEARING FOR OREGON TREEHOUSE PARTNERS LLC CONDITIONAL
USE REQUEST FOR RECREATIONAL CAMPGROUND**

Date of Notice: February 16, 2023

A public hearing will be held by the Tillamook County Board of County Commissioners at 5:00p.m. on Thursday, March 16, 2023, in the Port of Tillamook Bay Conference Center Conference Room, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

REMAND FROM THE STATE OF OREGON LAND USE BOARD OF APPEALS (LUBA) No. 2022-065 IN THE MATTER OF OREGON COAST ALLIANCE (Petitioners) vs. TILLAMOOK COUNTY (Respondent) and OREGON TREEHOUSE PARTNERS, LLC (Intervenors-Respondents). THIS LUBA REMAND WAS IN RESPONSE TO THE APPEAL OF TILLAMOOK COUNTY BOCC'S DECISION (#851-22-000107-PLNG) TO UPHOLD THE PLANNING COMMISSIONS DECISION TO APPROVE CONDITIONAL USE REQUEST #851-21-000416-PLNG.

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.

The remand hearing will be denovo. The subject matter of the remand hearing is related to the Findings, Conclusions and Order of the Board of Commissioners (on remand from the Land Use Board of Appeals) and are available at the Department of Community Development.

Notice of public hearing, a map of the request area, a copy of the LUBA Remand and a general explanation of the requirements for submission of testimony and the procedures for conduct of the hearing are being mailed to all affected property owners; and to parties with standing in this process 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 at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the March 16, 2023 hearing, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/commdev> for instructions and protocol or email Lynn Tone, Office Specialist 2, at ltone@co.tillamook.or.us. The virtual meeting link will be provided at the DCD homepage address as well as a dial in number for those who wish to participate via teleconference but are unable to participate virtually prior to the evening of the hearing.

For instructions on how to provide oral testimony at the March 16, 2023 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 3:00 p.m. on the date of the March 16, 2023, remand hearing. If submitted by 4:00 p.m. on March 8, 2023, the testimony will be included in the packet mailed to the Commissioners in the week prior to the March 16, 2023 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 Lynn Tone, Office Specialist 2, Tillamook County Department of Community Development, ltone@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.

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 March 9, 2023. 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.

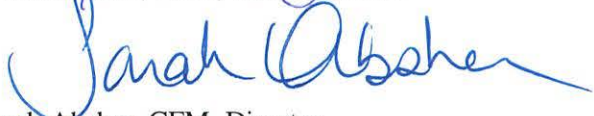
The Port of Tillamook Bay Conference Center is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280 x3423 at least 24 hours prior to the meeting so that appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, Office Specialist 2, at 1-800-488-8280 ext. 3423 or email ltone@co.tillamook.or.us.

Sincerely,
Tillamook County Department of Community Development



Melissa Jenck, CFM, Senior Planner



Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

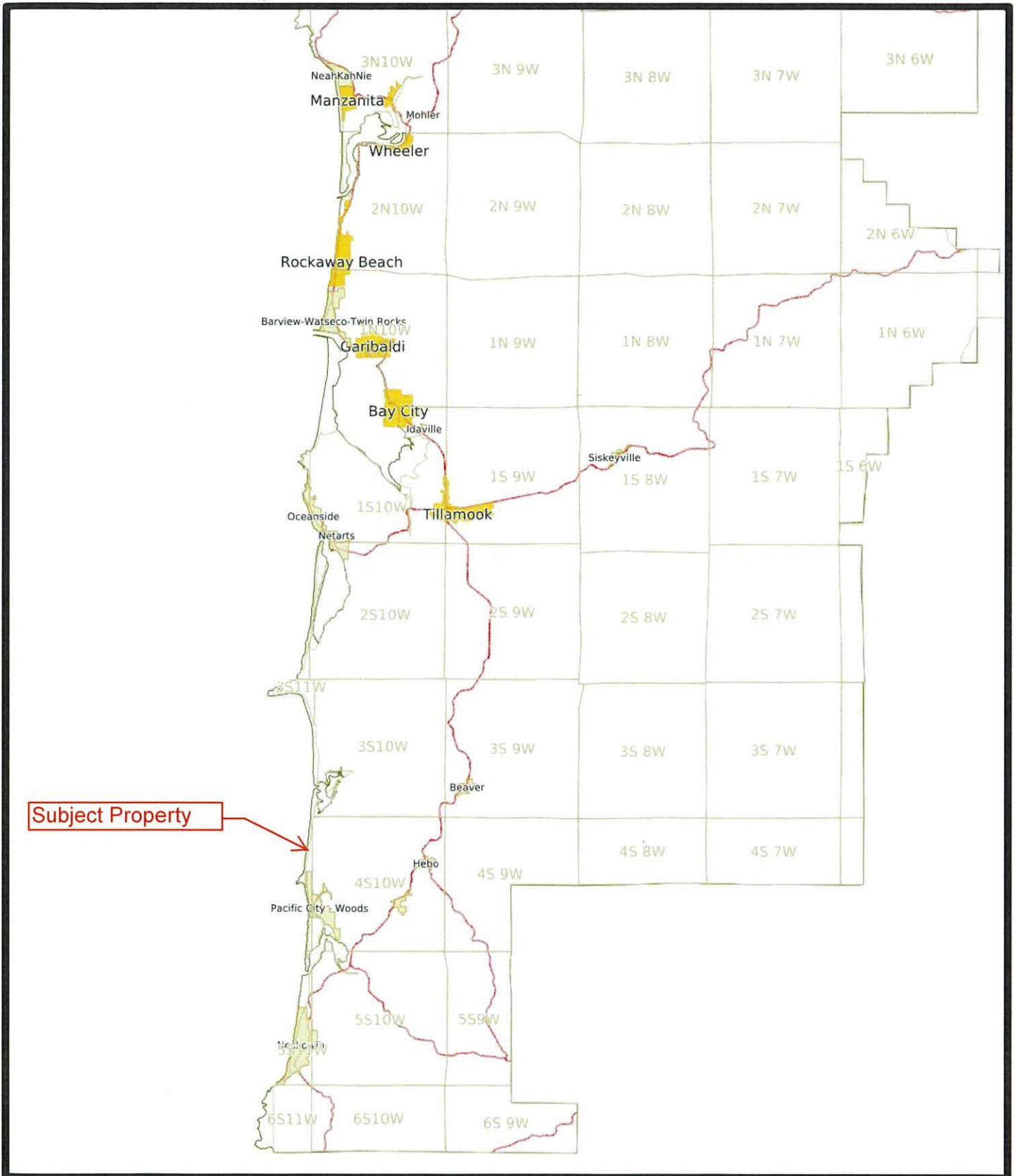
REVIEW CRITERIA

SECTION 6.040: REVIEW CRITERIA:

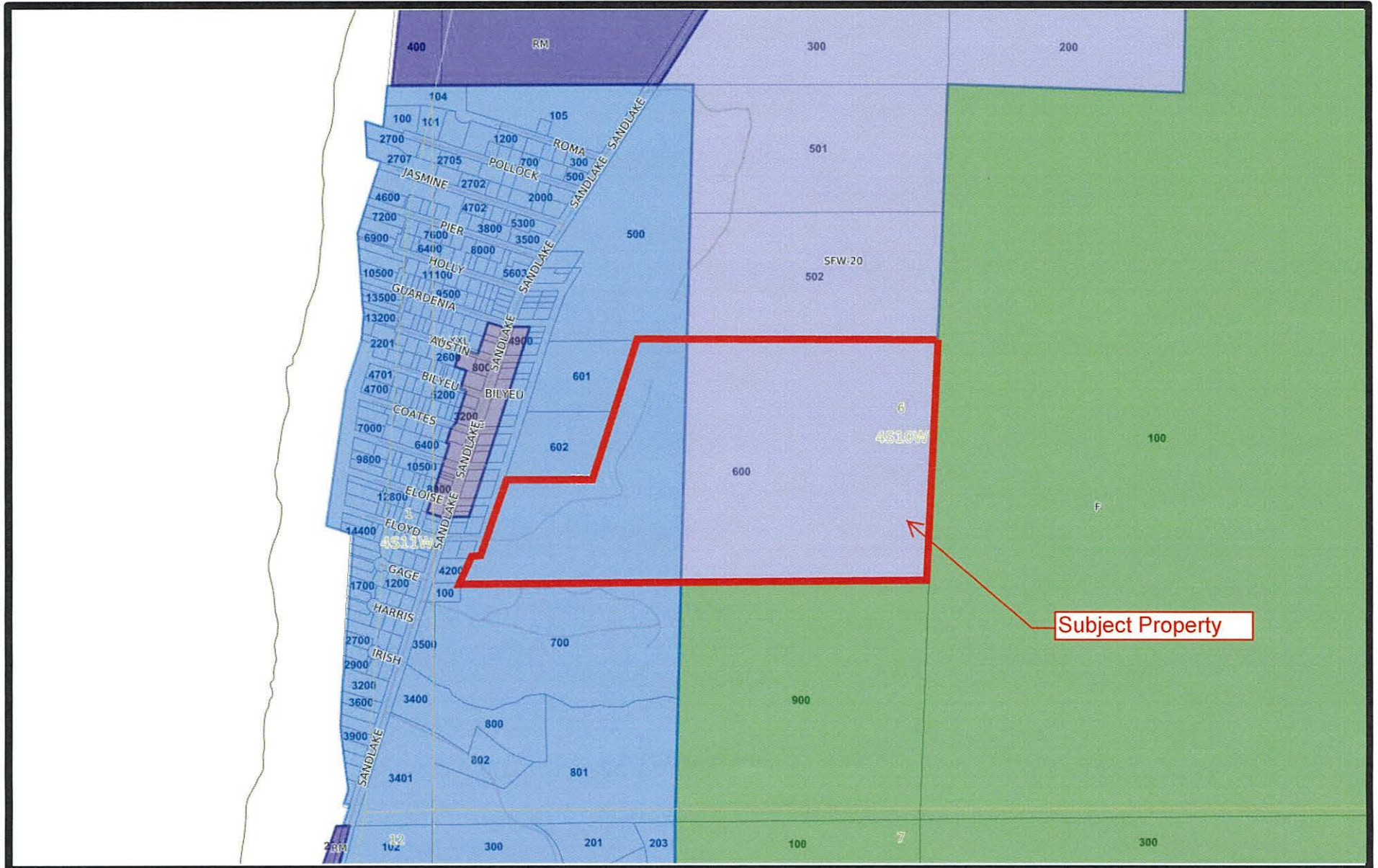
Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (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.

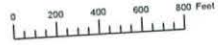
Vicinity Map



Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

TILLAMOOK COUNTY

1" = 400'

04S10W06

