

**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 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 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



---

## **BOARD OF COMMISSIONERS**

**David Yamamoto**, Chair  
*dyamamoto@co.tillamook.or.us*

**Erin D. Skaar**, Vice-Chair  
*eskaar@co.tillamook.or.us*

**Mary Faith Bell**, Commissioner  
*mfbell@co.tillamook.or.us*

## **CONTACT**

Tillamook County Courthouse  
201 Laurel Avenue  
Tillamook, Oregon 97141  
503.842.3403  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

---

**COMMUNITY UPDATE MEETING**  
**Tuesday, May 31, 2022 at 8:00 a.m.**  
*Teleconference and KTIL-FM at 95.9*

**BOARD MEETING**  
**Wednesday, June 1, 2022 at 9:00 a.m.**  
**Nehalem Room**  
*County Courthouse, Teleconference, and Live Video at [tctvonline.com](http://tctvonline.com)*

---

## JOIN THE BOARD OF COMMISSIONERS' MEETINGS

The board is committed to community participation and provides opportunity for public attendance during meetings via in-person and teleconference.

- **Community Update Meetings: Tuesdays at 8:00 a.m.**
  - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
  - Radio: KTIL-FM at 95.9
  
- **Board Meetings: Wednesdays at 9:00 a.m.**
  - County Courthouse: Nehalem Room, 201 Laurel Avenue, Tillamook
  - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
  - Live Video: [tctvonline.com](http://tctvonline.com)

---

## MEETING INFORMATION AND RULES

- Matters for discussion and consideration by the board shall be placed on an agenda prepared by the staff and approved by the board chair. Any commissioner may request items on the agenda.
- Public hearings are formal proceedings publicized through a special public notice issued to media and others. Public hearings held by the board are to provide the board an opportunity to hear from the public about a specific topic. Public hearings are therefore different regarding audience participation at board meetings.
- Commissioners shall be addressed by their title followed by their last name.
- Commissioners shall obtain approval from the chair before speaking or asking questions of staff, presenters, and public. As a courtesy, the chair shall allow an opportunity, by the commissioner who has the floor, to ask immediate follow-up questions.
- A majority of the board shall constitute a quorum and be necessary for the transaction of business.
- All board meeting notices are publicized in accordance with public meeting laws.
- All board meetings shall commence with the Pledge of Allegiance.
- The chair will utilize the gavel as needed to maintain order, commence and adjourn meetings, and signal approval of motions.
- The board reserves the right to recess to executive session as may be required at any time during these meetings, pursuant to ORS 192.660(1).
- The courthouse is accessible to persons with disabilities. If special accommodations are needed for persons with hearing visual, or manual impairments who wish to participate in the meeting, contact (503) 842-3403 at least 24 hours prior to the meeting so that the appropriate communications assistance can be arranged.

---

## **PUBLIC COMMENT**

- Providing public comment is an opportunity for constituents to be heard and express their views to the board.
- The board allows public comment at board meetings during the public comment period designated on the agenda.
- Comments are limited to one per person and per agenda item.
- Comments must be related to the agenda item(s) previously registered to comment on.
- The allotted time for public comments is two minutes per person; this time may not be allotted to another speaker. The chair may, at their sole discretion, further limit or expand the amount of time.
- The public comment opportunity is not a discussion, debate, or dialogue between the speaker and the board, which may or may not respond.
- Members of the public do not have the right to disrupt the meeting; the board may prohibit demonstrations such as booing, hissing, or clapping.
- Remarks containing hate speech, profanity, obscenity, name calling or personal attacks, defamation to a person, people, or organization, or other remarks the board deems inappropriate will not be allowed.
- Failure to follow all rules and procedures may result in not being able to provide public comment and/or being removed from the meeting.

### **In-Person Procedures**

- Sign in before the meeting begins and indicate your desire to provide public comment and which agenda item you would like to comment on. When your name is announced, please come forward to the table placed in front of the dais and for the record, first identify yourself, area of residence, and organization represented, if any.

### **Virtual Procedures**

- Register by sending an email to [publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us) by 12:00 p.m. on the Tuesday prior to the board meeting. The email must contain all of the following information:
  - Full name, area of residence, and phone number.
  - Agenda item(s), you wish to comment on.
- Once registered, and before the start of the meeting, board staff will email a Microsoft Teams meeting link.
- When logged in to the meeting you must remain muted with your camera off until your name is called, then you unmute and turn on your camera.
- The chair may require those providing virtual comment to turn on their camera while providing comment or testimony.

### **Written Procedures**

- Written comments may be mailed to 201 Laurel Avenue, Tillamook, Oregon 97141 or emailed to: [publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us).
- Written comments received by 12:00 p.m. on the Tuesday prior to the board meeting will be distributed to the board and posted online. All written comments submitted become part of the permanent public meeting record.

## **AGENDAS**

### **COMMUNITY UPDATE**

CALL TO ORDER: Tuesday, May 31, 2022 8:00 a.m.

1. Welcome and Board of Commissioners' Roll Call
2. Adventist Health Tillamook
3. Coastal Caucus
4. Tillamook County Community Health Center
5. Nehalem Bay Health Center & Pharmacy
6. Tillamook Family Counseling Center
7. Sheriff's Office
8. Emergency Management
9. Board of Commissioners
10. Cities
  - a. Manzanita
  - b. Nehalem
  - c. Wheeler
  - d. Rockaway Beach
  - e. Garibaldi
  - f. Bay City
  - g. Tillamook
  - h. South County

### **ADJOURN**

## **MEETING**

CALL TO ORDER: Wednesday, June 1, 2022 9:00 a.m.

1. Welcome & Request to Sign Guest List
2. Pledge of Allegiance
3. Public Comment
4. Non-Agenda Items

## **LEGISLATIVE – ADMINISTRATIVE**

5. Discussion and Consideration of a [State of Oregon Lease Agreement](#) for Premises Located at the Tillamook County Justice Facility at 5995 Long Prairie Road, Tillamook, Oregon/Matt Kelly, Undersheriff
6. Discussion and Consideration of a Personal Services Agreement with [Tillamook Bay Community College](#) for Customized Training and Development Services/Lieutenant Ahnie Seaholm, Sheriff's Office
7. Discussion and Consideration of a Personnel Requisition for a New Regular Full-Time Health and Human Services Administrative Specialist in the Health and Human Services Department/Marlene Putman, Director, Health and Human Services
8. Discussion and Consideration of a Letter of Agreement with [CareOregon, Inc.](#) for the Funding and Administration of the Oregon Health Authority Dental Program Organization Support/Marlene Putman, Director, Health and Human Services
9. Discussion and Consideration of Modification #3 to Intergovernmental Agreement Cooperative Agreement #4023 with the [Oregon Department of Forestry](#)/Chris Laity, Director, Public Works
10. Discussion and Consideration of the Final Application to the EPA Brownfields Community-Wide Assessment Grant Program/Thomas Fiorelli, Housing Coordinator
11. Discussion and Consideration of a [State Preparedness and Incident Response Equipment](#) (SPIRE) Grant Program II Application/Randy Thorpe, Emergency Management Director; John Spence, Communications System Administrator, Information Services
12. Discussion and Consideration of a Personal Services Agreement with [Crayon Software Experts, LLC](#) for VDI Solution Support Services/Jeff Underwood, Interim Director, Information Services
13. Discussion and Consideration of a [Tillamook County Pioneer Museum](#) Tillamook Coast Tourism Signage Grant Application/Commissioner Erin Skaar
14. Discussion and Consideration of a Joint Permit Application with the [U.S. Army Corps of Engineers](#) of Portland District, Oregon Department of State Lands, and Oregon Department of Environmental Quality for the Tillamook South Jetty Repairs Project/Rachel Hagerty, Chief of Staff

15. Discussion and Consideration of a [United States Army Corps of Engineers](#) Authorization for Entry for the Tillamook South Jetty Repairs Project/Rachel Hagerty, Chief of Staff
16. Discussion and Consideration of a [Tillamook County Department of Community Development Planning Application](#) for the Tillamook South Jetty Repairs Project/Rachel Hagerty, Chief of Staff
17. Discussion and Consideration of an American Rescue Plan Act Subrecipient Agreement with the [Port of Tillamook Bay](#) for Hybrid Meeting Technology Equipment/Rachel Hagerty, Chief of Staff
18. Discussion and Consideration of an American Rescue Plan Act Subrecipient Agreement with [KTIL](#) for the Generator Rebuild Project/Rachel Hagerty, Chief of Staff
19. Discussion and Consideration of a Letter of Intent to Purchase from [JBI Investment Trust](#) for Tax-Foreclosed County-Owned Property Previously Offered at the November 5, 2020 Land Sale Auction Parcel #15 in Township 3 North, 10 West, Section 29AA, Lot #300/Rachel Hagerty, Chief of Staff

**10:00 a.m.**

20. **Public Hearing:** Discussion and Consideration of the [Continuation of #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 Property Owner and Applicant is Oregon Treehouse Partners LLC. The Appellant is Lisa Macy-Baker/Sarah Absher, Director, Community Development
21. Board Concerns – Non-Agenda Items
22. Board Announcements

**ADJOURN**

**OTHER MEETINGS AND ANNOUNCEMENTS**

Memorial Day is an observed holiday for the County and the Oregon State Circuit Court. All the County offices in the Tillamook County Courthouse and the Tillamook County Library, administrative offices in the Jail and Justice Facility, Public Works Department, Department of Community Development, Surveyor's Office, and the Health and Human Services Department and clinics will be CLOSED on **Monday, May 30, 2022.**

The Commissioners will hold a Board Briefing on **Wednesday, June 1, 2022** at **2:00 p.m.** to discuss weekly commissioner updates. The meeting will be held at the Courthouse in the Nehalem Room, 201 Laurel Avenue, Tillamook, Oregon. The teleconference number is 1-971-254-3149, Conference ID: 736 023 979#.

The Commissioners will attend a Tillamook Working Lands and Water Cooperative tour on **Monday, June 6, 2022** at **8:00 a.m.**

A public meeting of the Tillamook County Budget Committee will be held on **Tuesday, June 7, 2022** at **3:00 p.m.** The teleconference number is 1-971-254-3149, Conference ID: 736 023 979#. Public comment can be submitted at [publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us).

There is **NO** Commissioners' Board Meeting or Board Briefing scheduled for **Wednesday, June 15, 2022.**

# #851-22-000107-PLNG

## Appeal of Conditional Use

# #851-21-000416-PLNG

---

JUNE 1, 2022 BOARD OF COUNTY COMMISSIONERS



# REQUEST

Appellant: Lisa Macy-Baker

Applicant: Oregon Treehouse Partners LLC

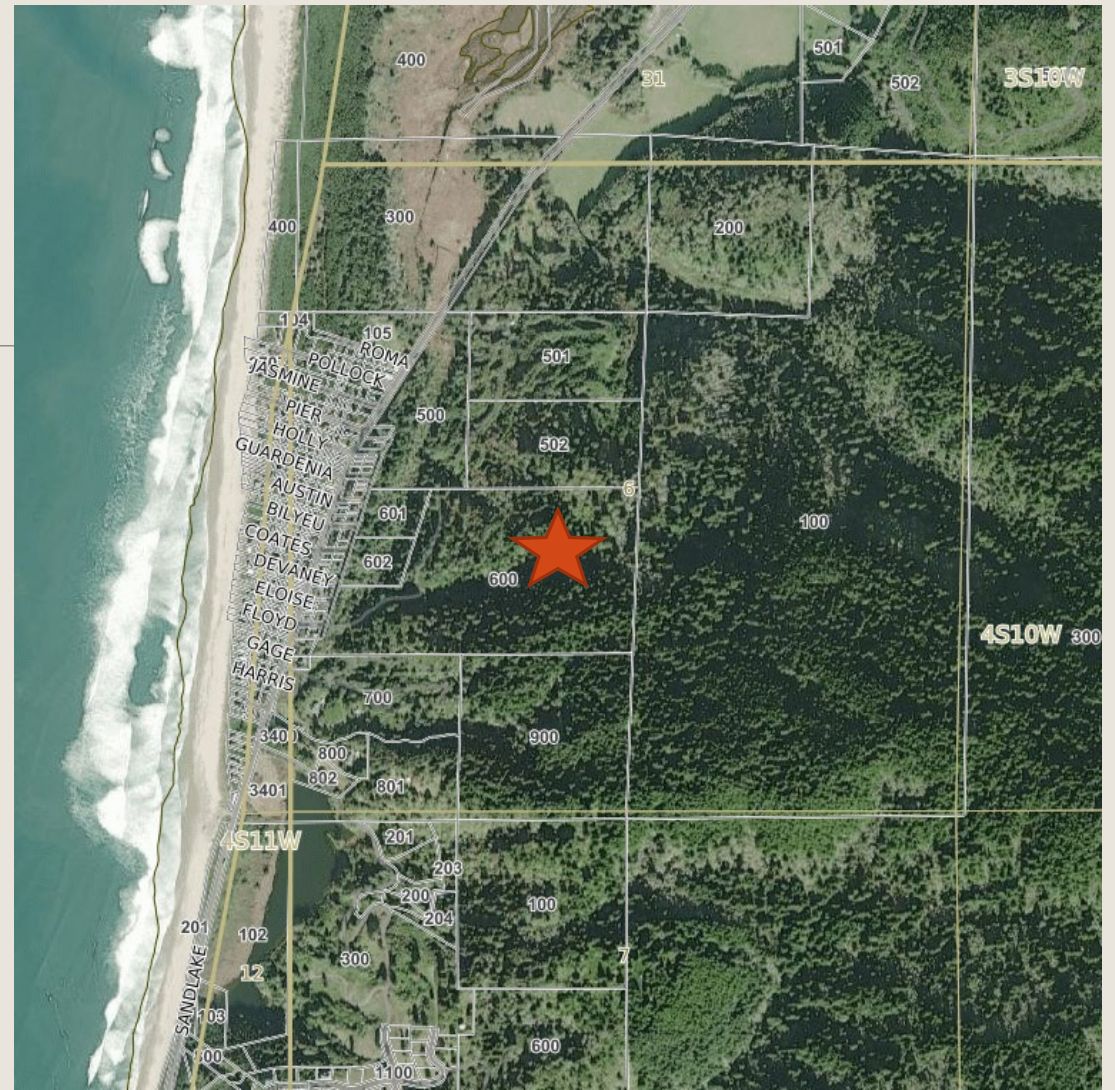
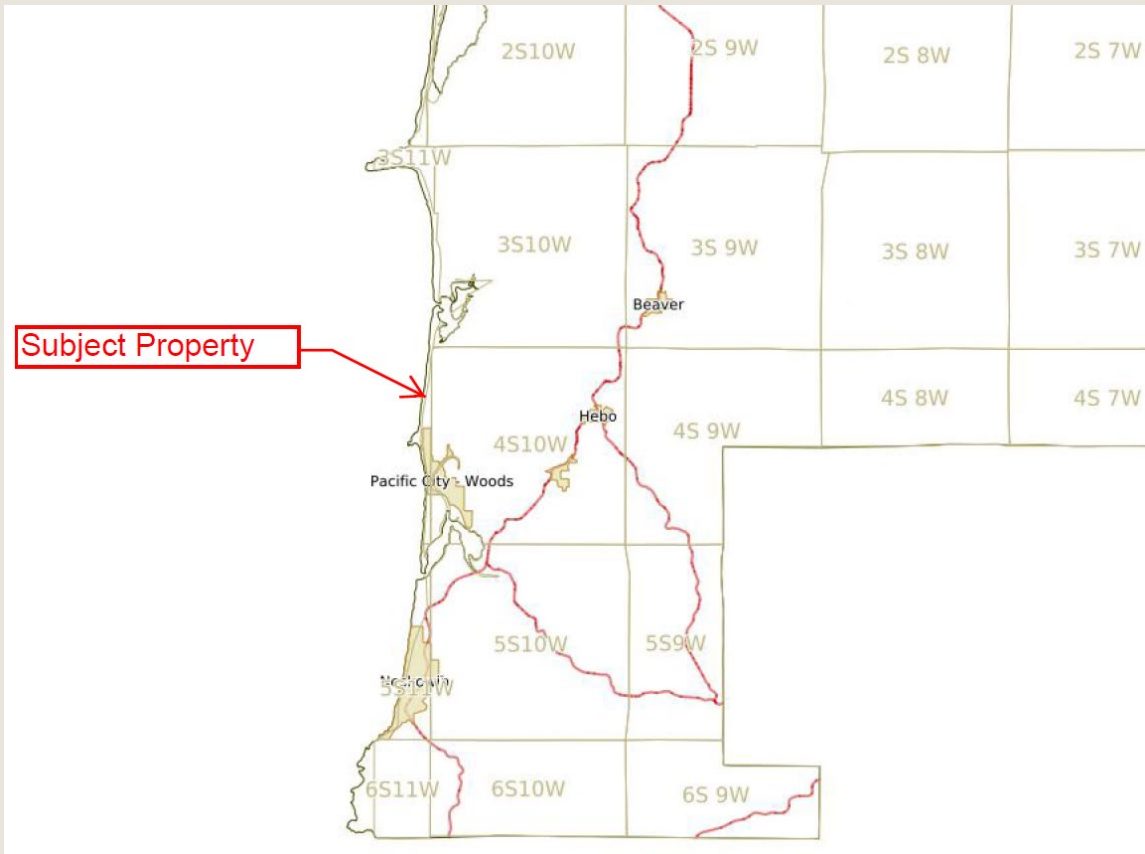
19-site Recreational Campground

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

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

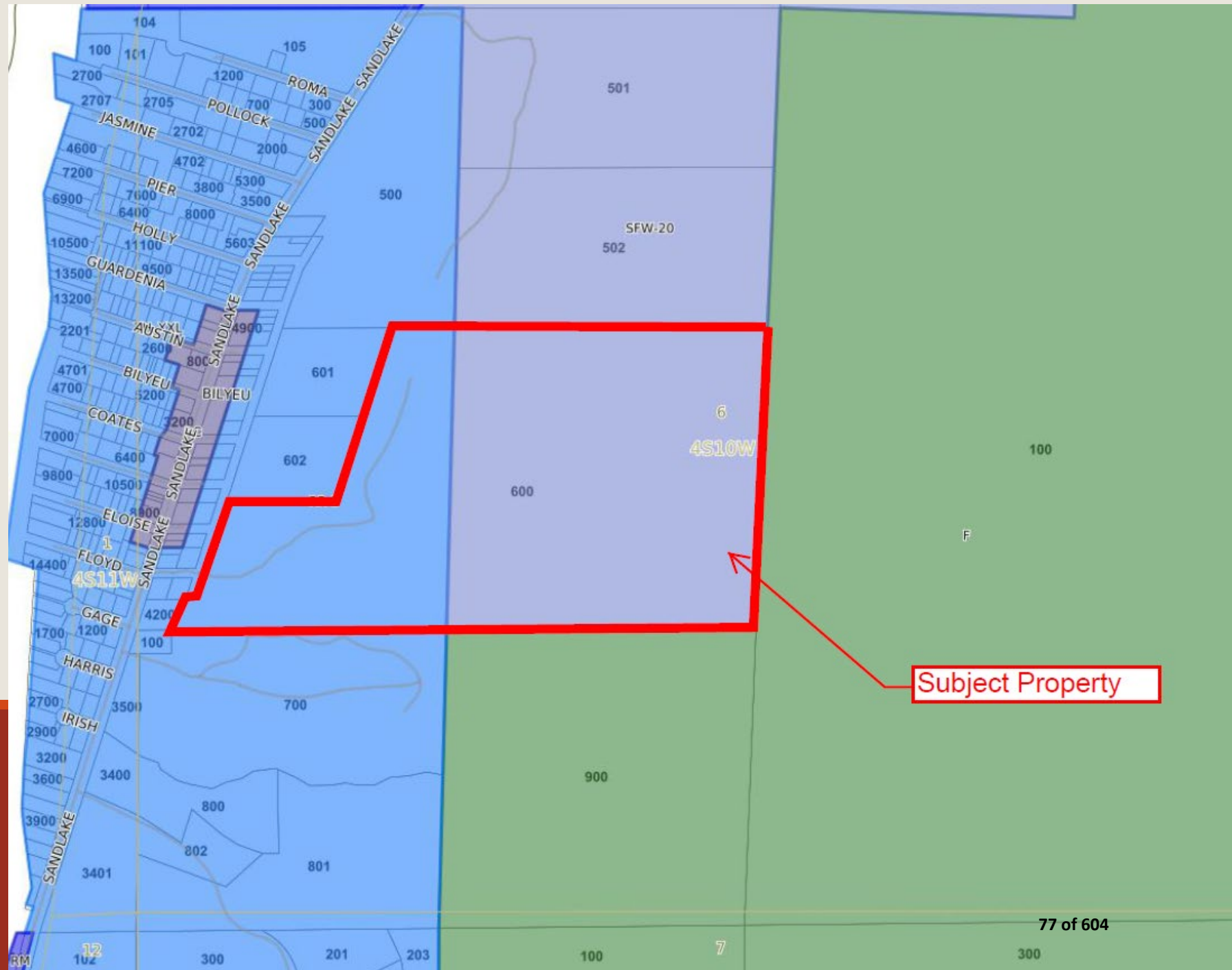
# PLANNING COMMISSIONS DECISION

- Planning Commission voted unanimously (7) in favor and (0) opposed to approved request.
- Based upon findings of fact and conclusions on the record, including the staff report, public comments, written and oral testimony, and evidence presented.



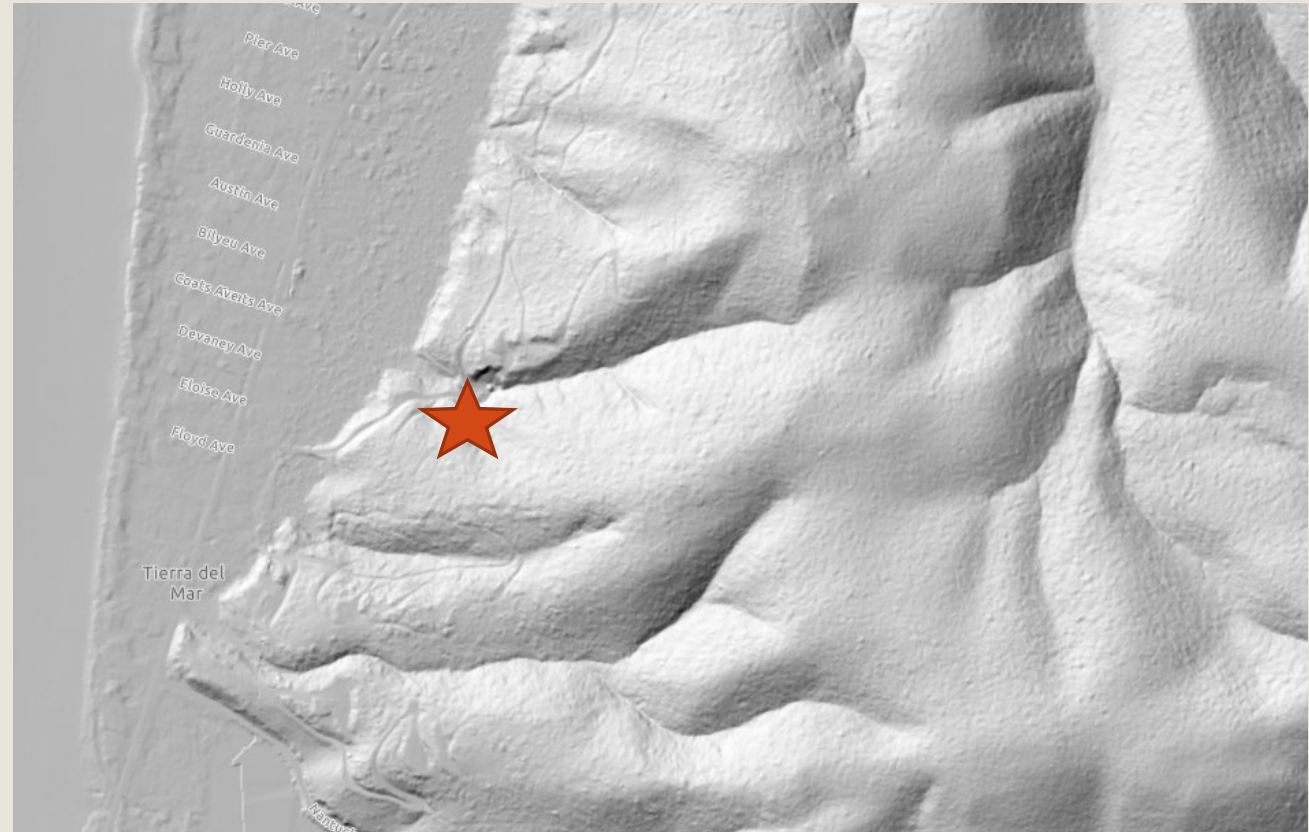
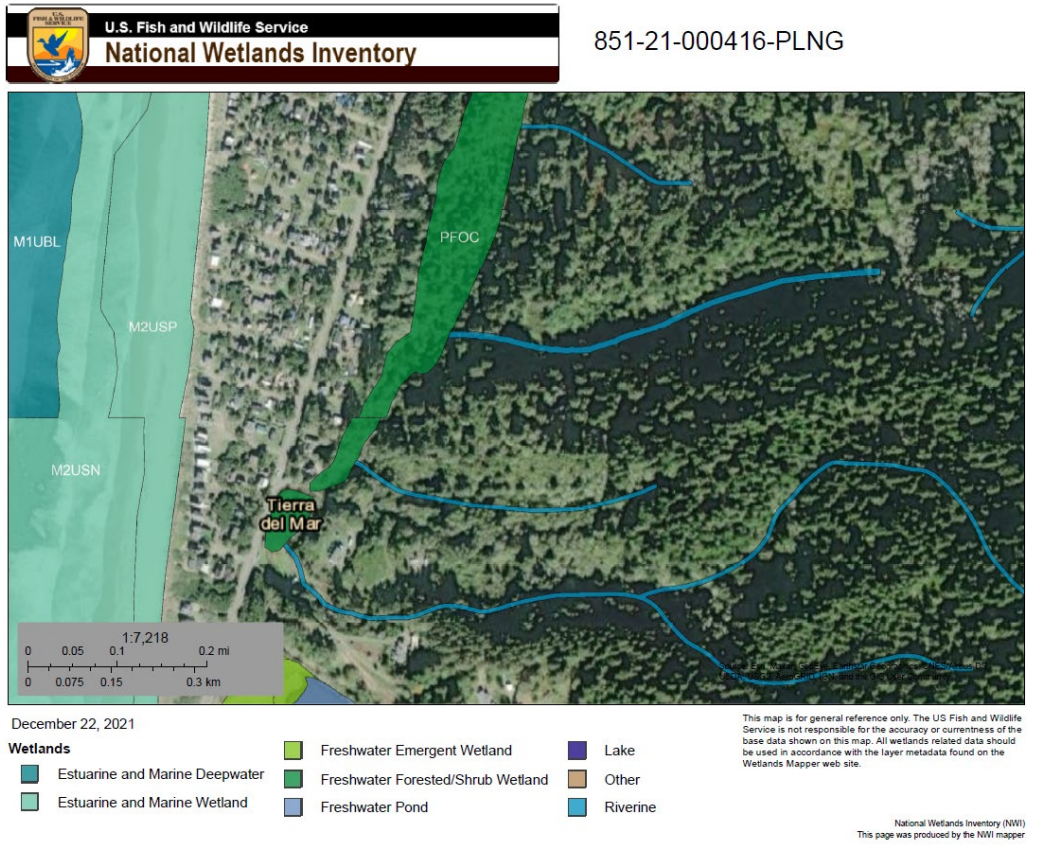
# Vicinity Maps

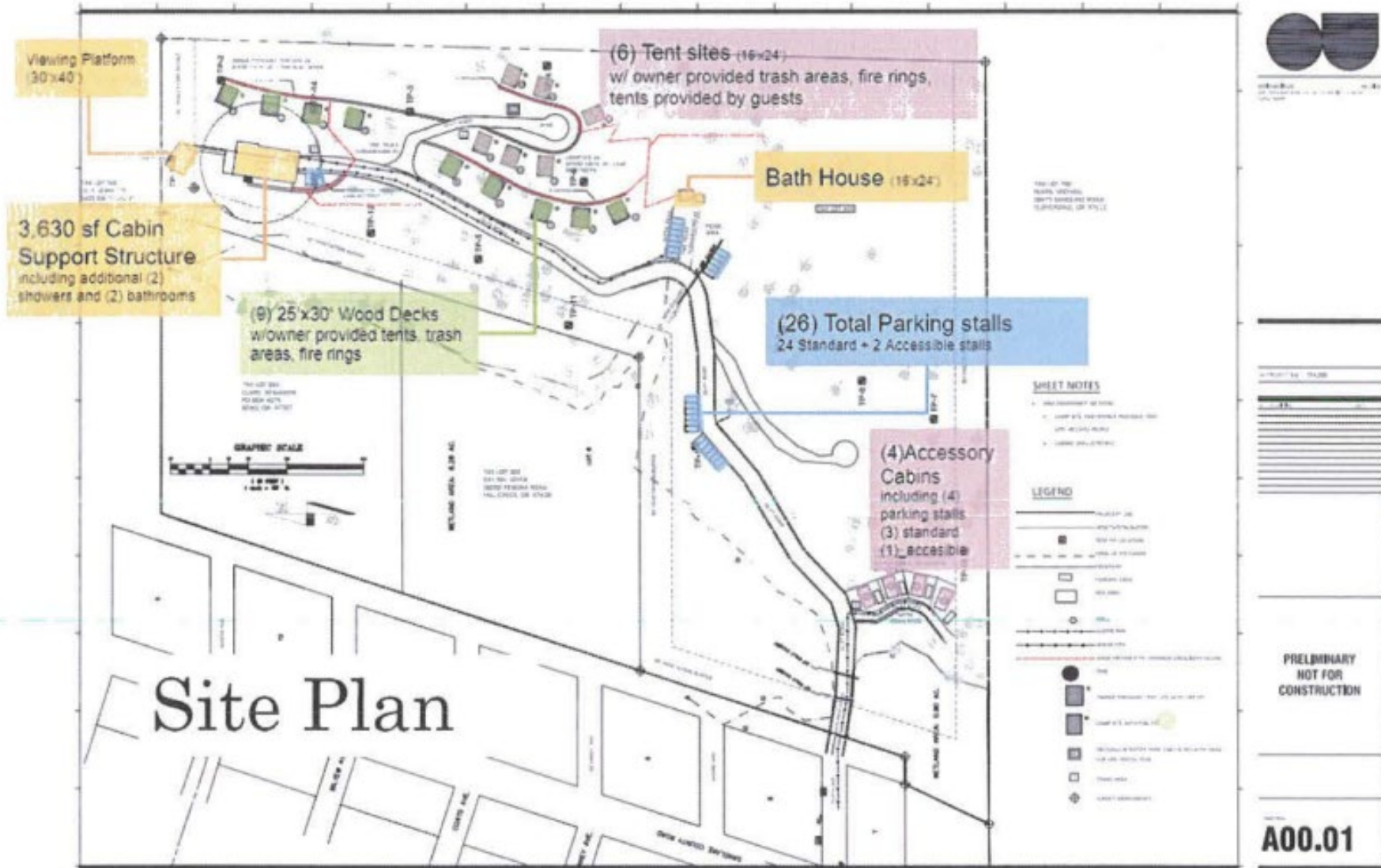
# Zoning Map



Subject Property

# Property Maps





Site Plan provided by the Applicant

# APPELLANTS BASIS FOR APPEAL

Planning Commission failed to adequately address criteria.

- Appellant notes primary concerns regarding criteria 3, 4 & 6.
  - Geologic Hazard Area assessment
  - Wetlands and groundwater impacts
  - Water availability & drinking water
  - Emergency response and infrastructure limited for a timely use

# PUBLIC COMMENTS

Primary concerns provided by the public include:

- 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



# 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

# 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).
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.

# CONDITIONS OF APPROVAL (CONT.)

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.

# CONDITIONS OF APPROVAL - RECOMMENDED

12. Applicant/property owner shall submit a to-scale site plan indicating the proposed parking plan, subject to standards in TCLUO Section 4.030 'Off-Street Parking and Off-Street Loading Requirements', including demonstration of a minimum one (1) parking space per guest accommodation.

**June 1, 2022 Oral Testimony Sign-Up**

Lynnae Ruttledge	<a href="mailto:lynnae.brown1@gmail.com">lynnae.brown1@gmail.com</a>	5885 Austin Ave	360-915-2008
------------------	--	-----------------	--------------



*Tierra Del Mar*  
*Recreational Camp*  
*Floyd Ave*

# Agenda

- Camp Overview
- Land Use Criteria Recap
- Site Engineering
- Water and Sewer
- Safety
- Conclusion





# 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 of beautiful coastal forest, 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

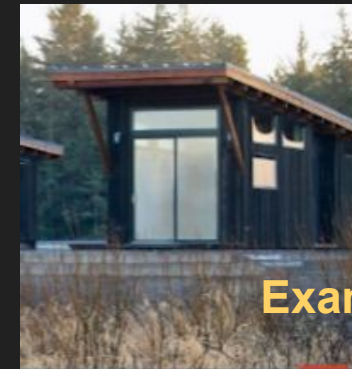
## Common Areas in Plan:

Support Cabin with viewing deck, Food and drink options for campers

Common area bath house

Picnic Area

Ample Parking for guests on site



Examples only



# 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.

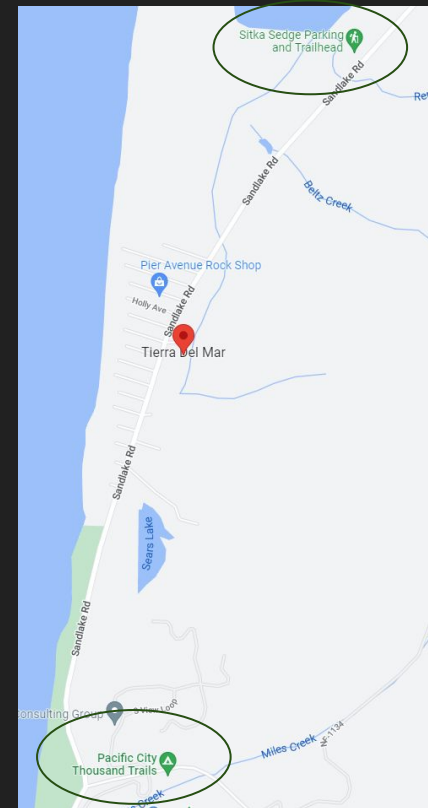
- True, 50 foot vegetation buffer and location of campsites are such to ensure the character of the surrounding area is not impacted
- The surrounding area is already a recreation destination, therefore the project does not alter the character

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



# 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 the Engineering team at Keller Associates 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.

## 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.
- Geotechnical investigation has been contracted with Apex Industries and Earth Engineering is currently in process. OTP will meet all Oregon State and Tillamook County requirements.



## Wetland

- We will follow all permitting requirements including contracting to have a **Wetland determination and delineation report** performed on the property, and this is currently in process in order to submit to DSL.

## 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.
- Additionally our guests can ride The Wave from Tierra Del Mar to local attractions from Whalen Island to Bob Straub state park.



# Water and Sewer



## Water Systems:

- Water for 4 Accessory cabins will be supplied by Tierra Del Mar water per commitment letter provided. These will have no impact on community water supply according to Tierra Del Mar Water.
- Water well will be drilled above Recreational support cabin to supply water for campsites and support cabin. The well will meet all permit requirements.
- Oregon Treehouse Partners have a contract with a well drilling company that has drilled in the area successfully on nearby hills

## Sanitation System:

- 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. The site was already inspected by Chris Chiola, Environmental Program Manager for suitability.

Both the water systems and sanitation systems will be engineered to ensure they meet all permit requirements and codes. They will not have any negative impact on the surrounding area.

# 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 the property will have surveillance

## **Emergency Preparedness / Disaster Preparedness**

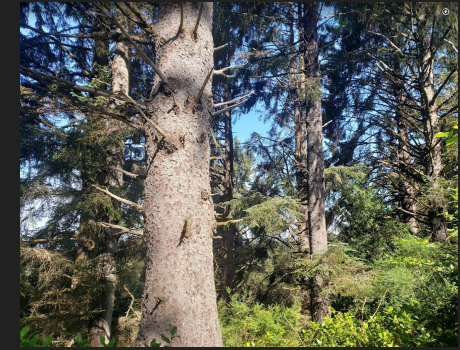
- We will work with an industry expert Patrick Hardy specializing in business continuity and disaster planning
- We will have a disaster plan, threat plans, and emergency equipment
- Emergency response and disaster preparedness training for all employees
- Evacuation maps
- Our onsite manager will be certified in emergency management
- We are happy to have our property be a Tsunami evacuation point for the community including possibly providing an area for Emergency supply storage

# Community Comment response

**THANK YOU** to all who submitted comments on our project and to our local supporters!

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 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



# 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.**

**All land use criteria are being met with this planned project.**

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

**Thank you!**



May 28, 2022

RE: Treehouse Hearing Continuation 6/1/22

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lisa Macy-Baker and many residents of Tierra Del Mar

# May 11, 2022 BOCC Hearing Cover Sheet

No testimony or materials presented.



*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

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

---

**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 4:02 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Treehouse Campground comments  
**Attachments:** Treehouse.docx

---

**From:** Lou Gellos <LouGellos@outlook.com>  
**Sent:** Monday, May 2, 2022 4:01 PM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Treehouse Campground 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.]**

Thank you for forwarding to the commissioners.

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

## Melissa Jenck

---

**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 4:02 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Written Testimony re: #851-000416-PLNG  
**Attachments:** Blank 29.pdf

---

**From:** Colburn <colburndc@centurylink.net>  
**Sent:** Monday, May 2, 2022 3:58 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Cc:** Jeff Pimrntel <jeff\_@yahoo.com>  
**Subject:** EXTERNAL: Written Testimony re: #851-000416-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 written testimony for the hearing on this matter. Please send a confirmation of receipt to this email address.

Thank you.

Sent from my iPad

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

) )  
) )

## Melissa Jenck

---

**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

---

**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

---

**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 .



## Melissa Jenck

---

**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 2:11 PM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: proposed campground in Tierra del Mar  
**Attachments:** campground letter 2.docx

---

**From:** linda hilliard <lkhilliard@hotmail.com>  
**Sent:** Monday, May 2, 2022 2:09 PM  
**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.]

Dear Ms. Tone,

Please find attached my letter of concern to be submitted to the Tillamook Board of Commissioners regarding the proposed campground.

Thank you.

Linda Hilliard  
Tierra del Mar

Linda

On ne voit bien qu'avec le cœur. L'essentiel est invisible pour les yeux.  
- Antoine de Saint-Exupéry (*Le Petit Prince*)

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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

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

---

**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 ~~supply~~ 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.

These 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

## Melissa Jenck

---

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

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

**From:** Bill & Jenni <bljinnm@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

---

**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

---

**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

---

**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

---

**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

---

**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

3  
2

3  
2

3  
2

## Melissa Jenck

---

**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

---

**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 proposed 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

## Melissa Jenck

---

**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

---

**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

---

**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:** Karen 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 Karen Tierney

## Melissa Jenck

---

**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

## Melissa Jenck

---

**From:** Lynn Tone  
**Sent:** Monday, May 2, 2022 8:16 AM  
**To:** Melissa Jenck  
**Subject:** FW: EXTERNAL: Document1  
**Attachments:** Document1.docx

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

**From:** Shirley Hollar <shollar@canby.com>  
**Sent:** Saturday, April 30, 2022 9:24 AM  
**To:** Lynn Tone <ltone@co.Tillamook.or.us>  
**Subject:** EXTERNAL: Document1

[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 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

## Melissa Jenck

---

**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)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.