

4S1006BC16100  
COFFMAN, CARL  
PO BOX 387  
OREGON CITY, OR 97045

4S1006BC16200  
COFFMAN, CARL  
PO BOX 387  
OREGON CITY, OR 97045

4S1006CB02500  
CORRICK, SUSAN LYNNE TRUSTEE  
PO BOX 1044  
WILLAMINA, OR 97396

4S1006CB07700  
CRAIG, JOSHUA &  
53350 NW POTTS RD  
GALES CREEK, OR 97117

4S1006BC08500  
CURRAN, CASEY J & THERESA  
PO BOX 689  
WILLAMINA, OR 97396

4S1101DD02000  
DAVIS, JONATHON L & CHRISTINE  
2049 NW TRENTON AVE  
BEND, OR 97703

4S1006CB09700  
DEN FAMILY LLC  
1275 SW ORINDA WAY  
PORTLAND, OR 97225-5333

4S1101DD02900  
DENARDIS, PHIL & ANN  
15737 NE ROSE PKWY  
PORTLAND, OR 97230

4S1101DD00600  
DIGNAN, AGNES ANN TRUSTEE  
9860 NW CORNELL RD  
PORTLAND, OR 97229

4S1006CB00300  
DONAUGH, ALLYN D  
16776 GURNEE AVE  
GLADSTONE, OR 97207

4S1006BC05603  
DUGGER, MARY F &  
101 N HANCOCK  
GARY, IN 46403

4S1006BC11900  
DURYEE, WAYNE ALAN &  
963 NW 11TH ST  
MCMINNVILLE, OR 97128

4S1006CB12400  
EASTBURN, MARK L & TERRI K (TO  
8320 SW WOODSIDE DR  
PORTLAND, OR 97225

4S1006BC08900  
EBNER, DOUGLAS TRU  
PO BOX 55  
SUBLIMITY, OR 97385

4S1101DD03200  
EDGE CABLE HOLDINGS USA, LLC  
1601 WILLOW RD  
MENLO PARK, CA 94025-1452

4S1006CB12900  
ENDICOTT, APRIL & ENDICOTT, A  
31464 SIERCKS RD  
SCAPPOOSE, OR 97056

4S1006CB13000  
ENDICOTT, APRIL & ENDICOTT, AM  
31464 SIERCKS RD  
SCAPPOOSE, OR 97056

4S1006CB09300  
ENGLAND, DENNIS G & NANCY C  
16905 PLEASANT VIEW CT  
BEND, OR 97707

4S1006CB12600  
EWING, ANDREW M TRUSTEE &  
17822 S FIELDSTONE LN  
OREGON CITY, OR 97045

4S1006CB09400  
EWING, ANDREW M TRUSTEE &  
17822 S FIELDSTONE LN  
OREGON CITY, OR 97045

4S1006CB06000  
FORZLEY, JAMES &  
504 HIGHLAND PARK DR  
MISSOULA, MT 59803

4S1006CB02700  
FREEMAN, GARY M  
14400 NW JACK RD  
BANKS, OR 97106

4S1006CB01200  
FREEMAN, GARY MARTIN TRUSTEE  
14400 NW JACK RD  
BANKS, OR 97106

4S1006CB11400  
FRIZ, CAROL A & FRIZ, RICHARD  
7948 SW 5TH AVE  
PORTLAND, OR 97219

4S1006CB13300  
FRIZ, CAROL A & FRIZ, THOMAS R  
7948 SW 5TH AVE  
PORTLAND, OR 97219

4S1101DD00400  
FROST, TERRANCE J TRUSTEE  
5880 GAGE AVE  
CLOVERDALE, OR 97112

4S1101DD00700  
GARLAND, CAROLYN  
PO BOX 802  
HILLSBORO, OR 97123-0802

4S1006CB05600  
GERRY, JEFF &  
4926 SW NORTHWOOD AVE  
PORTLAND, OR 97239-2821

4S1006CB13400  
GIDEON, MARION R & CATHERINE B  
1738 NE 116TH PL  
PORTLAND, OR 97220-1923

4S10060000602  
GIELISH, KEVIN & BRIANNA  
38090 PENGRA RD  
FALL CREEK, OR 97438

4S1006CB00700 GORDON, TRUDY 19232 WHITNEY LN OREGON CITY, OR 97045	4S1006CB00100 GORDON, TRUDY 19232 WHITNEY LN OREGON CITY, OR 97045	4S1006CB06800 GROVE, DAVID N TRUSTEE & 14186 SW MCKINLEY DR SHERWOOD, OR 97140
4S1006CB08701 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610	4S1006CB08700 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610	4S1006CB08900 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610
4S1006CB08600 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610	4S1006CB08800 HARMON, KATIE 15770 SW 133RD AVE PORTLAND, OR 97224-1610	4S1101DD01900 HARRIS BEACH PROPERTY LLC 4900 RINEARSON RD GLADSTONE, OR 97027
4S1006CB04600 HELM, ANN TRUSTEE PO BOX 760 LAFAYETTE, OR 97127	4S1006CB04500 HELM, ANN TRUSTEE PO BOX 760 LAFAYETTE, OR 97127	4S1101DD00100 HENRY, MAURICE D & SAUNDRA A 28405 SANDLAKE RD CLOVERDALE, OR 97112-9602
4S1006CB09200 HILLIARD, LINDA K & 2420 MONTA VISTA PL W SEATTLE, WA 98199	4S1006BC15000 HOOK, WILLIAM BENJAMIN LEE & 919 HIGHBERGER LP AUMSVILLE, OR 97325	4S1006BC15100 HOOK, WILLIAM BENJAMIN LEE & 919 HIGHBERGER LP AUMSVILLE, OR 97325
4S1006BC15200 HOOK, WILLIAM BENJAMIN LEE & 919 HIGHBERGER LP AUMSVILLE, OR 97325	4S1006CB03700 HORN, MARVIN R & PHYLLIS D 5900 COATES AVE CLOVERDALE, OR 97112	4S1006CB07900 HORN, MARVIN R & PHYLLIS D 5900 COATES AVE CLOVERDALE, OR 97112
4S1006CB06100 HOYT, H RAY & SUSAN E 11153 SW ONEIDA ST TUALATIN, OR 97062	4S1006CB12700 HUGHES, SUE & HUGHES, FRANK & 9919 SW 53RD AVE PORTLAND, OR 97219	4S1006CB10700 HUGHES, WILLIAM SCOTT 15747 SW BRISTLECONE WAY TIGARD, OR 97223
4S1006CB00200 HUSKEY, ROBERT & HEIDI 1502 C ST HOOD RIVER, OR 97031-1629	4S1006CB10000 IVERSON, DANIEL & 6880 SW 206TH PL ALOHA, OR 97007	4S1006CB02801 JACK DONAUGH LIFE INSURANCE TR 16776 SE GURNEE AVE GLADSTONE, OR 97027
4S1006CB02802 JACK DONAUGH LIFE INSURANCE TR 16776 SE GURNEE AVE GLADSTONE, OR 97027	4S1006BC08800 JOHNSTON, HARROLD GLENN & MAR 210 E SHERMAN HOOD RIVER, OR 97031	4S1101DD01300 JONES, DAVID M & 1125 W OAKWOOD RD OXFORD, MI 48371
4S1101DD00900 JUSTUS, REGINALD A TRUSTEE 33 NANSEN SUMMIT LAKE OSWEGO, OR 97035	4S1101DD02400 KENDALL, HARRY T & 17501 SE WALLA VISTA DR PORTLAND, OR 97267	4S1006CB05700 KIRKLAND, JAMES A & 2825 NE 92ND AVE PORTLAND, OR 97220

4S1006CB06200  
KOFFLER, EMMETT GEORGE & DEBOR  
PO BOX 270  
HERMISTON, OR 97838

4S1006CB12200  
KRAMER, DAVID A & 1/2  
20181 S OLSON RD  
BEAVERCREEK, OR 97004

4S1006CB12300  
KRAMER, DAVID A &  
20181 S OLSON RD  
BEAVER CREEK, OR 97004

4S1006CB13100  
KRUEGER, JOHN E TRUSTEE &  
8895 SW WASHINGTON DR  
PORTLAND, OR 97223

4S1006CB10100  
LEIPZIG, KURT A TRUSTEE &  
7970 SW 74TH AVE  
PORTLAND, OR 97223

4S1006CB10300  
LEIPZIG, KURT TRUSTEE &  
7970 SW 74TH AVE  
PORTLAND, OR 97223

4S1006BC15600  
LEPPIN, ERWIN 1/3 &  
790 SAND PIPER AVE NE  
SALEM, OR 97301

4S1006BC16000  
LEPPIN, ERWIN 1/3 &  
790 SAND PIPER AVE NE  
SALEM, OR 97301

4S10060000500  
LILLY, JEANETTE M &  
5425 SW TEXAS ST  
PORTLAND, OR 97219

4S10060000502  
LILLY, JEANETTE M  
8490 SW CECILIA TERR  
PORTLAND, OR 97223

4S1006CB14200  
LINCKE, RICHARD E JR & ALICE F  
5740 NW TOKETEE DR  
PORTLAND, OR 97229

4S1006CB06600  
LIVINGSTON, FARRAND M & JUDITH  
7739 SW SUMMERTON ST  
WILSONVILLE, OR 97070

4S1006CB06400  
MAERCKLEIN, DEBRA A TRUSTEE  
2651 SW DAVENPORT CT  
PORTLAND, OR 97201-2233

4S1006CB10200  
MANNING, SHEILA MARIE & THOMAS  
5506 SW CUSTER ST  
PORTLAND, OR 97219

4S1006CB09500  
MANNING, THOMAS D & SHEILA M  
5506 SW CUSTER ST  
PORTLAND, OR 97219

4S1006CB07400  
MARTIN, C TODD TRUSTEE &  
17775 SE MILL PLAIN BLVD APT 3  
VANCOUVER, WA 98683

4S1006CB09900  
MC ELM LLC  
4965 HARVARD CT  
LAKE OSWEGO, OR 97035

4S1006CB12800  
MESKIMEN, LLOYD R & ELIZABETH  
3571 SE MIDVALE DR  
CORVALLIS, OR 97333-3205

4S1006CB05300  
METTS, KATHERINE  
9306 116TH ST E  
PUYALLUP, WA 98373

4S1006CB03500  
METTS, KATHERINE  
9306 116TH ST E  
PUYALLUP, WA 98373

4S1101DD02500  
MIER, GARY R & KATHLENE M  
15895 SW 87TH AVE  
TIGARD, OR 97224

4S1006CB09800  
MILLQVIST-HUNTER, CATARINA &  
11050 SW COLLINA AVE  
PORTLAND, OR 97219-7839

4S1101DD02700  
MINSHALL, EDMUND B & SILVIA  
12491 SW TOOZE RD  
SHERWOOD, OR 97140

4S1006CB11800  
MORRIS, CARROLL A &  
7425 SW 92ND AVE  
PORTLAND, OR 97223

4S1101DD01800  
NAJDEK, PATRICIA A TRUSTEE  
7674 SW HONOR LOOP  
WILSONVILLE, OR 97070

4S1006CB11100  
NAPIER, NELL P, TRUSTEE &  
4112 NE SHADY LANE DR  
GLADSTONE, MO 64119

4S1006CB11500  
NELSON, EVELYN M  
PO BOX 302  
PACIFIC CITY, OR 97135

4S1006CB11600  
NELSON, EVELYN M  
PO BOX 302  
PACIFIC CITY, OR 97135

4S1006CB11700  
NELSON, EVELYN M  
PO BOX 302  
PACIFIC CITY, OR 97135

4S1101DD01400  
O'CONNELL, JAMES MICHAEL TRUST  
1359 SW 19TH DR  
GRESHAM, OR 97080

4S1006CB03200  
OJA, TRAVIS J &  
2530 SW MOSS ST  
PORTLAND, OR 97219

4S10060000600  
OREGON TREEHOUSE PARTNERS, LLC  
34505 NESTUCCA BLVD  
PACIFIC CITY, OR 97135

4S1006BC03200  
PALLETT, PAULA M 1/2 &  
20913 SW WILLAPA CT SW  
TUALATIN, OR 97062

4S1006BC08600  
PALMER, MICHAEL DAVID & KENDAL  
27930 SANDLAKE RD  
CLOVERDALE, OR 97112

4S1006BC08700  
PALMER, MICHAEL DAVID & KENDAL  
27930 SANDLAKE RD  
CLOVERDALE, OR 97112

4S1006BC15300  
PAMBRUN, FAY SAMUEL JR & DOROT  
76928 PAMBRUN RD  
ADAMS, OR 97810

4S1006BC14900  
PAMBRUN, JENNIFER ANN  
22675 SW VERMILLION DR  
TUALATIN, OR 97062

4S1101DD01500  
PARKER, NATHANIEL D.W.  
3973 N CONCORD AVE  
PORTLAND, OR 97227

4S1006CB13900  
PIMENTEL, JANET RAE & MACK D J  
PO BOX 185  
PACIFIC CITY, OR 97135

4S1006CB13800  
PIMENTEL, JANET RAE & MACK D J  
PO BOX 185  
PACIFIC CITY, OR 97135

4S1006CB14000  
PIMENTEL, JANET RAE & MACK D J  
PO BOX 185  
PACIFIC CITY, OR 97135

4S1006CB13600  
PIMENTEL, JANET RAE & MACK D J  
PO BOX 185  
PACIFIC CITY, OR 97135

4S1006CB14100  
PIMENTEL, JANET RAE & MACK D J  
PO BOX 185  
PACIFIC CITY, OR 97135

4S1006CB13700  
PIMENTEL, JANET RAE & MACK D J  
PO BOX 185  
PACIFIC CITY, OR 97135

4S1006BC12200  
PIPPETT, BRET ALLEN & LISA 1/2  
17200 S CLACKAMAS RIVER DR  
OREGON CITY, OR 97045

4S1006CB05001  
PRICE, KRISTIN K &  
4413 LOGAN DR NE  
LACEY, WA 98576

4S1101DD02100  
QUILLE, PATRICK K  
11912 NE 151ST PL  
KIRKLAND, WA 98034

4S1101DD01600  
QUILLE, PATRICK K  
11912 NE 151ST PL  
KIRKLAND, WA 98034

4S1101DD00200  
QUILLE, PATRICK KEVIN  
5860 GAGE AVE  
TIERRA DEL MAR, OR 97112

4S10060000501  
RALLS, CHARITY  
5425 SW TEXAS ST  
PORTLAND, OR 97219

4S1006CB00800  
RALLS, CHARITY  
5425 SW TEXAS ST  
PORTLAND, OR 97219

4S1101DD00500  
RAWE, ANNE  
518 STILLWELL AVE  
TILLAMOOK, OR 97141

4S1101DD01000  
RAWE, ANNE  
518 STILLWELL AVE  
TILLAMOOK, OR 97141

4S1006CB14300  
REED, JOHN W & ELIZABETH J TR  
922 PAMA WAY  
LOS ALTOS, CA 94024

4S1101DD00800  
REGAN, WALTER J JR & BARBARA L  
10415 SE WAVERLEY CT 4166  
MILWAUKIE, OR 97222

4S1006CB01100  
REITZ, WILSON JR & BERNICE K  
216 MCFADYEN DR  
FAYETTEVILLE, NC 28314-0934

4S1101DD02800  
RICHES, JOHN R & SONIJA L  
PO BOX 5014  
SALEM, OR 97304

4S1006CB07300  
ROARK, BRIAN E &  
2215 NW MILL POND RD  
PORTLAND, OR 97229

4S1006CB04200  
RODRIGUES, NORTON & DORIS K  
18220 S SHILOH LN  
OREGON CITY, OR 97045

4S1101DD00300  
ROY, SANDRA J  
15848 SE STEPHENS CT  
PORTLAND, OR 97233

4S1006CB03100  
RUPP, DOUGLAS L & CARRIE A  
5995 BILYEU AVE  
CLOVERDALE, OR 97112

4S1101DD03000  
SCHOT, PHILIP & KARLA  
2712 BALLAD  
FOREST GROVE, OR 97116

4S10060000700  
SEARS, MICHAEL S SR  
28475 SANDLAKE RD  
CLOVERDALE, OR 97112

4S1006BC03500  
SERRES, EDWARD J & LINDA R  
15207 S FORSYTHE RD  
OREGON CITY, OR 97045

4S1006CB12500  
SPALDING, JEFFREY & JANET &  
5795 ELOISE AVE  
CLOVERDALE, OR 97112

4S1006CB04000  
SPRING, JAMES F & RITA A  
572 NE REDWOOD AVE  
REDMOND, OR 97756

4S1101DD01200  
STEYAERT, RAYMOND J JR & KATHL  
19065 STEELHEAD PL  
CLOVERDALE, OR 97112-6203

4S1006CB05900  
TAYLOR, A ROBERT  
22675 SW VERMILLION DR  
TUALATIN, OR 97062

4S1006CB01600  
TAYLOR, BONITA J CO-TRUSTEE &  
11777 SW QUEEN ELIZABETH ST AP  
KING CITY, OR 97224

4S1006CB01501  
TAYLOR, BONITA J CO-TRUSTEE &  
11777 SW QUEEN ELIZABETH ST AP  
KING CITY, OR 97224

4S1006CB02600  
RUTTLEDGE, EDMUND & LYNNAE M T  
295 CHURCH ST SE UNIT 404  
SALEM, OR 97301

4S10060000801  
SEARS, DAVID G 1/2 &  
28805 SANDLAKE RD  
CLOVERDALE, OR 97112

4S1101DD03400  
SEARS-PRINCE, LOIS  
802 CEDAR AVE  
TILLAMOOK, OR 97141

4S1006BC12000  
SIMCOE, DARRELL C & ALICE J (T  
575 SE FIR VILLA RD  
DALLAS, OR 97338

4S1006CB09100  
SPALDING, JEFFREY & JANET 1/2  
9919 SW 53RD AVE  
PORTLAND, OR 97219

4S1006CB04100  
SPRING, JAMES F & RITA A  
572 NE REDWOOD AVE  
REDMOND, OR 97756

4S1006CB03900  
SUSBAUER, ALEXANDER L  
2135 SE 76TH AVE  
PORTLAND, OR 97215

4S1006BC16300  
TAYLOR, ARTHUR ROBERT  
22675 SW VERMILLION DR  
TUALATIN, OR 97062

4S1006CB01502  
TAYLOR, BONITA J CO-TRUSTEE &  
11777 SW QUEEN ELIZABETH ST AP  
KING CITY, OR 97224

4S1101DD04200  
THOMAS, VICKI A  
28455 SANDLAKE RD  
CLOVERDALE, OR 97112

4S1006CB08000  
SCHOFIELD, KAREN M TRUSTEE  
18780 CENTRAL POINT RD UNIT 8  
OREGON CITY, OR 97045

4S1101DD03500  
SEARS, MICHAEL S SR  
28475 SANDLAKE RD  
CLOVERDALE, OR 97112-9609

4S10060000800  
SEARS-PRINCE, LOIS  
802 CEDAR AVE  
TILLAMOOK, OR 97141

4S1006BC12100  
SMITH, SCOTT D & JOANNA B  
6714 SE CLACKAMAS RD  
MILWAUKIE, OR 97267

4S1006CB07600  
SPRING, JAMES F & RITA &  
4133 NE HOYT AVE  
PORTLAND, OR 97232

4S1006CB07000  
STEINPREIS, BARBARA RUTH &  
26090 BUTTEVILLE RD  
AURORA, OR 97002

4S1006CB05400  
TAYLOR, A ROBERT  
22675 SW VERMILLION DR  
TUALATIN, OR 97062

4S10060000503  
TAYLOR, ARTHUR ROBERT  
22675 SW VERMILLION DR  
TUALATIN, OR 97062

4S1006CB01500  
TAYLOR, BONITA J CO-TRUSTEE &  
11777 SW QUEEN ELIZABETH ST AP  
KING CITY, OR 97224

4S1006CB10900  
THOMPSON, JAMES & MEREDITH &  
312 NE STANTON ST  
PORTLAND, OR 97212

4S1006CB09000  
TIERNEY, KAREEN &  
2136 SE CEDAR PARK CT  
HILLSBORO, OR 97123

4S1006CB05200  
TIERRA DEL MAR COMMUNITY ASSOC  
PO BOX 344  
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4S1006CB07800  
TILLET, JAMES EDMUND 1/4 &  
19360 NW MELROSE DR  
PORTLAND, OR 97229

4S1006CB00400  
TITUS, ROGER  
6020 BILYEU AVE  
CLOVERDALE, OR 97112

4S1006CB01400  
TRIPLETT, LOREN R & TRIPLETT,  
4915 NW KAHNEETA DR  
PORTLAND, OR 97229-2108

4S1101DD01700  
TURNER, ANNE  
5800 HARRIS AVE  
CLOVERDALE, OR 97112

4S10060000900  
U S A

4S10060000100  
U S A

4S1006CB00600  
VANCE, ANDREA GROVER  
17901 NE GEELAN RD  
YAMHILL, OR 97148

4S1101DD02600  
VOBORIL, MARY  
5800 IRISH AVE  
CLOVERDALE, OR 97112

4S1006CB05800  
WALROD, TOM &  
71 WALNUT ST  
INDEPENDENCE, OR 97351

4S1006CB08500  
WILLIAMS, ROSCOE A JR & JOANNE  
13834 SE CENTER ST  
PORTLAND, OR 97236

4S1006CB12000  
WOLF, VICTOR L &  
6844 SW 4TH AVE  
PORTLAND, OR 97219

4S1006CB11900  
WOLF, VICTOR L &  
6844 SW 4TH AVE  
PORTLAND, OR 97219

4S1006CB12100  
WOLF, VICTOR L  
6844 SW 4TH AVE  
PORTLAND, OR 97219

4S1006BC15700  
WOLFSON, SUSAN D  
3385 NW PHILLIPS RD  
GASTON, OR 97119

4S1006BC15900  
WOLFSON, SUSAN D  
3385 NW PHILLIPS RD  
GASTON, OR 97119

4S1006CB10800  
WRIGHT, SHARA L  
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<b>Districts</b>		
Cannon Beach Fire Department, Matt Benedict	P.O. Box 24, Cannon Beach, Oregon 97110	mbenedict@cbfire.com
Nehalem Fire and Rescue, Chris Beswick	36375 Hwy 101 N, Nehalem, OR 97131	c.beswick@nbfird.org
Bay City Fire Department	P.O. Box 3309, Bay City OR 97107	
Garibaldi Rural Fire Protection District	P.O. Box 675, Garibaldi OR 97118	firechief@ci.garibaldi.or.us
Netarts Oceanside RFD, Tim Carpenter	P.O. Box 219, Netarts OR 97143	Continue to Mail Please
Tillamook Fire District, Daron Bement	2310 4th Street, Tillamook, OR 97141	firechief@tillamookfire.com
Tillamook Fire District, Ruben Descloux	2310 4th Street, Tillamook, OR 97141	rdescloux@tillamookfire.com
X Nestucca Rural Fire Protection District, James Oeder	30710 US-101, Cloverdale, OR 97112	joeder@nrfpd.com
Manzanita, Cynthia Alamillo	P.O. Box 129, Manzanita, OR 97130-0129	calamillo@ci.manzanita.or.us
Manzanita, Jerry Taylor	P.O. Box 129, Manzanita, OR 97130-0129	jtaylor@ci.manzanita.or.us
Nehalem, Dale Shafer	P.O. Box 143 Nehalem, OR 97131	dshafer@nehalem.gov
Nehalem, Melissa Thompson-Kiefer	P.O. Box 143 Nehalem, OR 97131	mthompson@nehalem.gov
Wheeler, Lori Rieger	P.O. Box 177, Wheeler, Oregon 97147.	cityofwheeler@nehalem.tel.net
Rockaway, Becca Harth	P.O. Box 5 Rockaway Beach, OR 97136	bharth@corb.us
Garibaldi	P.O. Box 708 Garibaldi, OR 97118	geoff@ci.garibaldi.or.us
Bay City	P.O. Box 3309, Bay City OR 97107	acherry@ci.bay-city.or.us
Tillamook, Paul Wyntergreen	210 Laurel Avenue, Tillamook, OR 97141	pwyntergreen@tillamook.or.gov
Port of Nehalem	P.O. Box 476 Nehalem OR 97131	
Port of Garibaldi	P.O. Box 10 Garibaldi, OR 97118	Geoff@ci.garibaldi.or.us
Port of Tillamook, Michele Bradley	4000 Blimp Blvd Tillamook, OR 97141	mbradley@potb.org
<b>Water and Sanitation</b>		
Beaver Water District, Debbie Hodgdon	P.O. Box 306 Cloverdale, OR 97112	
Cloverdale Water District, Faith Melendy	P.O. Box 166 Cloverdale, OR 97112	cloverdalewater@earthlink.net
Fairview Water District, David Pace	403 Marolf Loop Road, Tillamook, OR 97141	davidpace@fairviewwater.com
Falcon-Cove Beach Water District	79387 Ray Brown Road, Arch Cape, OR 97102	cadice@hotmail.com
Hebo Joint Water Sanitary	P.O. Box 328 Hebo, OR 97122	hebojwsa@outlook.com
Hunt Water District, Carol Leuthold	2425 McCormick Loop, Tillamook OR 97141	leutholdairy@hotmail.com
Kilchis Water District, Beverly Prince	6105 Hathaway Road, Tillamook OR 97141	itno2014@charter.net
Long Prairie Water District, Janell Werner	P.O. Box 331, Tillamook OR 97141	clyde@zswald.org
Long Prairie Water District,	P.O. Box 331, Tillamook, Or 97141	nonda@zswald.org
Neahkahnie Water District	9155 Nehalem Road, Nehalem, OR 97131	nwdmanager@nehalem.tel.net
Neskowin Regional Water District	P.O. Box 823, Neskowin OR 97149	nrd@neskowinwater.com
Netarts Water District, Dee Ann Gregg	P.O. Box 50 Netarts OR 97143	office@netartswaterdistrict.com
Northwoods Water District, Norman Brennan	7645 Sollie Smith Road, Tillamook OR 97141	USPS Mail Only Please
Oceanside Water District, Julie Johnson	P.O. Box 360 Oceanside OR 97134	oceansidewaterdistrict@gmail.com
Pacific City Joint Water-Sanitary Authority	34005 Cape Kiwanda Drive, Pacific City, OR 97135	rdeloe@pcjwsa.com - Rachelle
Pleasant Valley Water District	P.O. Box 538, Tillamook, OR 97141	nonda@zswald.org
South Prairie Water District	8460 Bewley Creek Road, Tillamook, OR 97141	
Tone Water District, Judith Robitsch	1455 Tone Road, Tillamook OR 97141	
Twin Rocks Water District, Earl Reeves	P.O. Box 240, Rockaway Beach OR 97136	
Watseco - Barview Water District, Barbara Trout	P.O. Box 295, Rockaway Beach, OR 97136	watsecobarview@centurylink.net
Cloverdale Sanitary District, Heidi Reid	P.O. Box 157, Cloverdale OR 97112	cloverdalesd@embarqmail.com
Nehalem Bay Wastewater Agency, Bruce Halverson	P.O. Box 219, Nehalem, OR 97131	nbwa2@nehalem.tel.net
Neskowin Regional Sanitary Authority, Annis Leslie	P.O. Box 383, Neskowin OR 97149	nrsa01@centurylink.net
Netarts-Oceanside Sanitary District, Dan Mello	1755 Cape Meares Loop Road, W, Tillamook OR 97141	vona@nosd.us
Twin Rocks Sanitary District, Cyndy Arvin	P.O. Box 69, Rockaway Beach OR, 97136	Office.twinrockssanitary@gmail.com
<b>CAC</b>		
Neskowin CAC	P.O. Box 805 Neskowin, OR 97149	biff@neskowincac.org
Oceanside CAC	P.O. Box 232 Oceanside, OR 97134 (Do not mail)	oceansidefriends@gmail.com
Netarts CAC		jim.netarts@gmail.com
Barview, Twin Rocks, Watseco CAC	15510 Lakeside Drive Rockaway Beach, OR 97136	garyalbright97136@gmail.com
Cloverdale CAC	P.O. Box 133 Cloverdale, OR 97112	
X Pacific City CAC		pcwoodscac@gmail.com

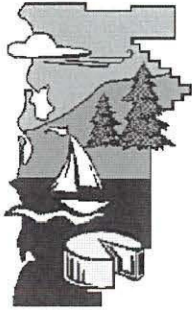
Assessor, Denise Vandecoevering  
Health Department, Jamie Craig

Public Works, Ron Newton  
Planning Commission []

Sanitation, Chris Chiola  
Surveyor, Travis Porter []

Surveyor, Michael Rice []  
Surveyor, Allison Hinderer []

Chris Laity



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

*Land of Cheese, Trees and Ocean Breeze*

## **NOTICE OF DECISION**

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

### **NOTICE OF DECISION FOR CONDITIONAL USE REQUEST #851-21-000416-PLNG FOR A 19-SITE RECREATIONAL CAMPGROUND ON A 58.51-ACRE PARCEL, WITHIN THE RURAL RESIDENTIAL 2-ACRE (RR-2) ZONED PORTION OF THE PROPERTY**

March 4, 2022

**RE: #851-21-000416-PLNG:** Approval of a Conditional Use request for a 19-site recreational campground on a 58.51-acre parcel, within the Rural Residential 2-Acre (RR-2) zoned portion of the property, located in Unincorporated Tillamook County. The subject property is accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner and Applicant is Oregon Treehouse Partners LLC.

Dear Interested Parties:

This letter is to confirm the action taken by the Tillamook County Planning Commission on February 24, 2022, regarding the above-referenced request. Public hearings on the above-entitled matter were held before the Tillamook County Planning Commission on January 27, 2022 and February 24, 2022, where a decision was made on this date.

The Tillamook County Planning Commission considered this Conditional Use request on the basis of the Conditional Use criteria listed in Section 6.040 of the Tillamook County Land Use Ordinance, findings of fact and conclusions contained within the staff report, staff memos, public and agency comments, evidence and information presented, written and oral testimony received at the hearing, and the applicant's presentations.

After consideration of all available evidence described above, the Planning Commission took the following actions:

- Planning Commission voted unanimously, 7 in favor and 0 opposed, to approve Conditional Use request #851-21-000416-PLNG subject to the Conditions of Approval as amended and included as "Exhibit A" of the Order.
- The Planning Commission hereby adopts the Conditions of Approval as amended and shown in "Exhibit A" attached to the Order.

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



97141. Please contact Melissa Jenck, Land Use Planner II, for making arrangement to view and inspection the documents. I may be reached at 503-842-3408 Ext. 3301 or [mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)

**Any party with standing to appeal as described in TCLUO Section 10.110 may appeal the decision to the Board of County Commissioners, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fee of \$250 with the Tillamook County Board of Commissioners within twelve (12) days of the date of this Notice. The deadline for filing an appeal with the Board of County Commissioners is March 16, 2022 at 5:00pm.**

If you have any questions about this notice, you may contact this office at (503) 842-3408 x 3301.

Sincerely,  
Tillamook County Department of Community Development



Melissa Jenck, CFM, Land Use Planner II



Sarah Absher, CFM, Director

**CONDITIONAL USE CONDITIONS OF APPROVAL:**

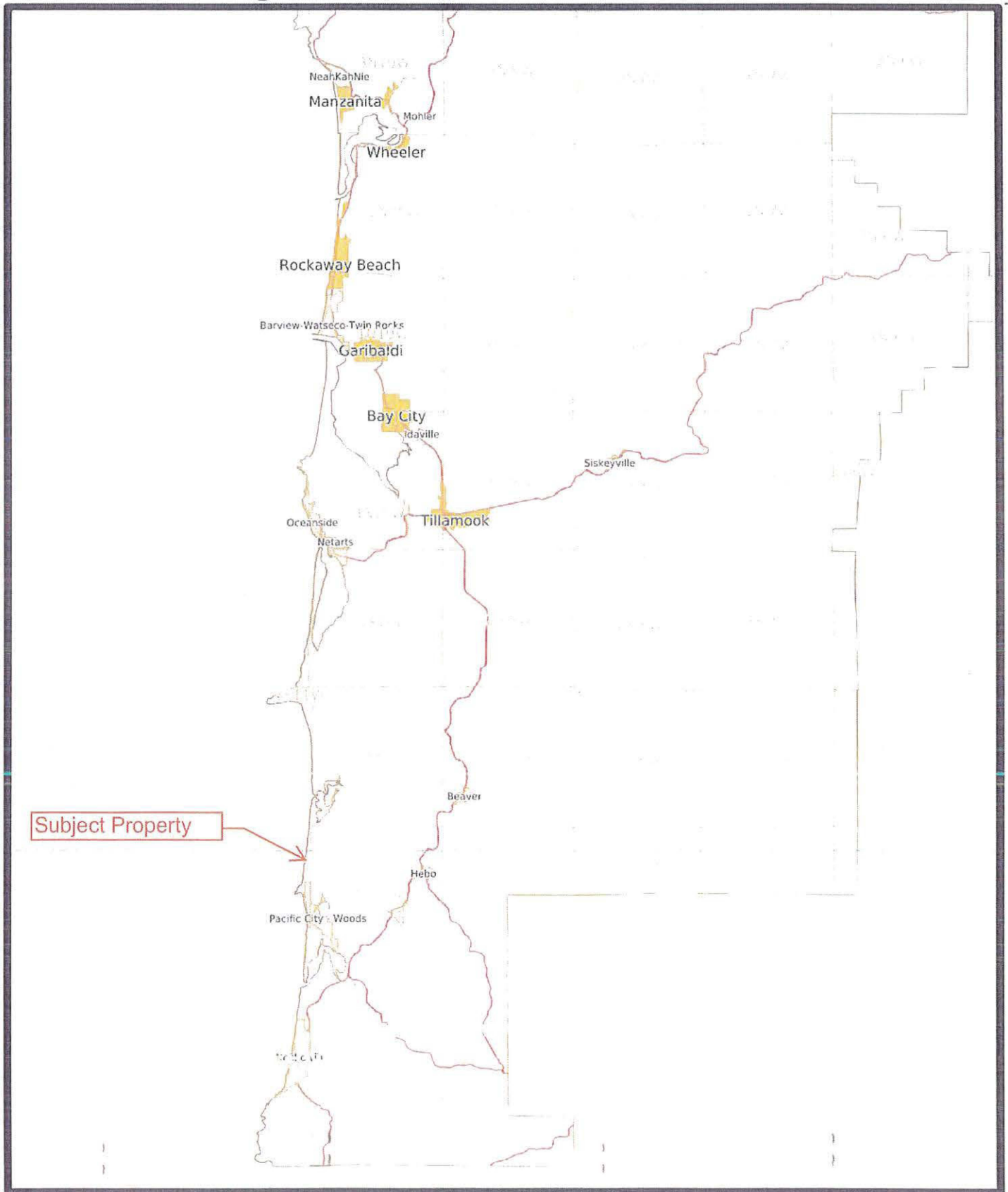
Sections 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
  - Authorization Notice approval for on-site sewage disposal permits from the Department of Community Development or Oregon DEQ.
  - A letter from Tierra Del Mar Water Company confirming water service to the proposed facility.
  - A letter from the Nestucca Rural Fire Protection District confirming fire protection service to the proposed facilities.
  - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
  - Demonstration of compliance with the standards contained in TCLUO 4.130(2).
4. If buildings within or near the area identified as inactive landslide topography are to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunctions with application for Zoning and Building Permit approval for review and acceptance.
5. Applicant will maintain the minimum proposed vegetative buffers between the proposed area of development and the property boundaries. The site plan submitted for approval with application for Zoning and Building permits will clearly show the vegetative buffers.
6. Development will comply with the requirements and standards of TCLUO 3.010 'Rural Residential 2-Acre (RR-2) Zone' and 5.030 'Recreational Campground Standards'.
7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not be for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.
8. The applicant/property owner shall provide a copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit/Building Permit submittal.
9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. Development shall occur in the area as generally depicted on the submitted site plan and as described and shall not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.

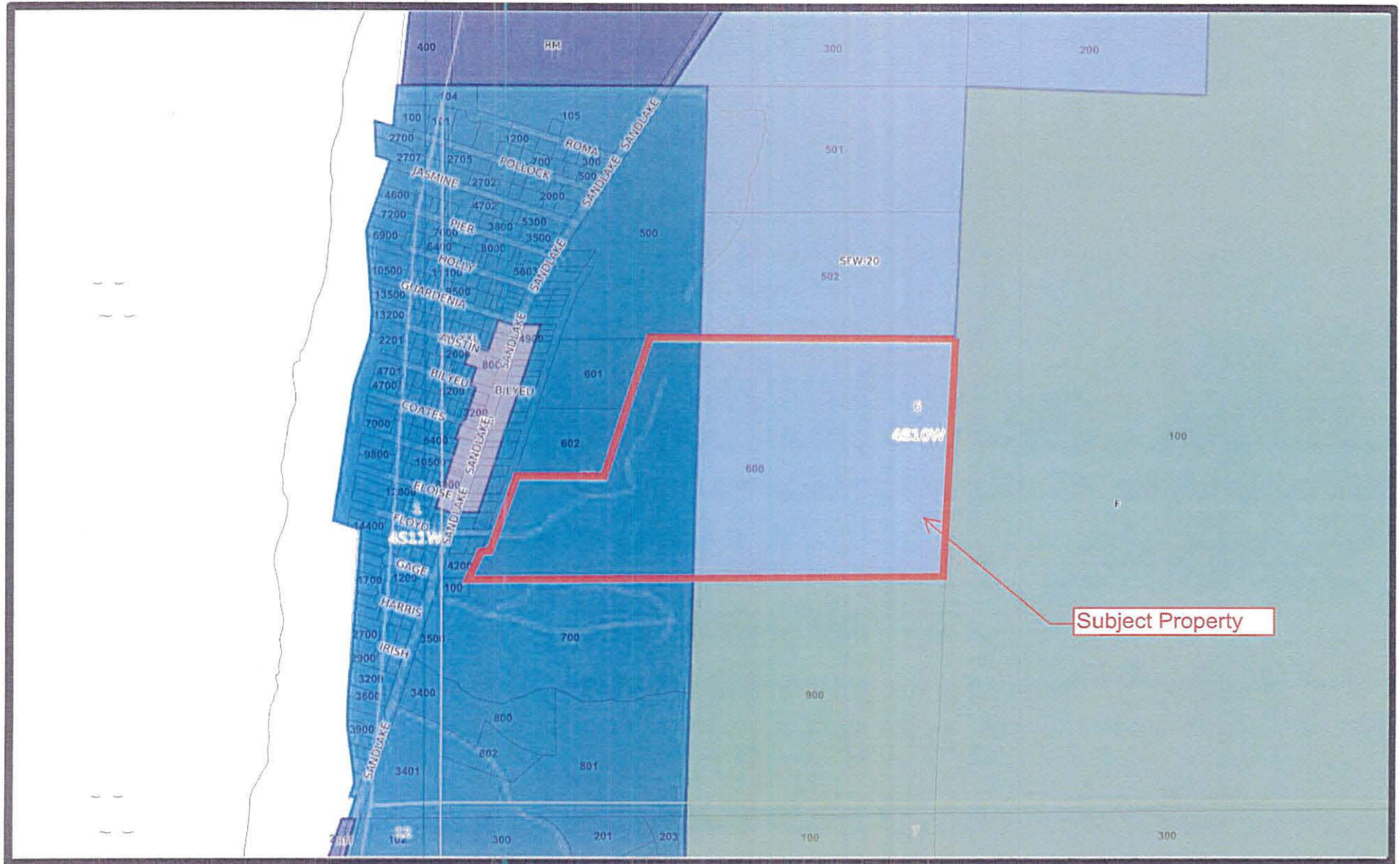
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# Vicinity Map

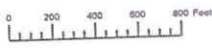


# Zoning Map



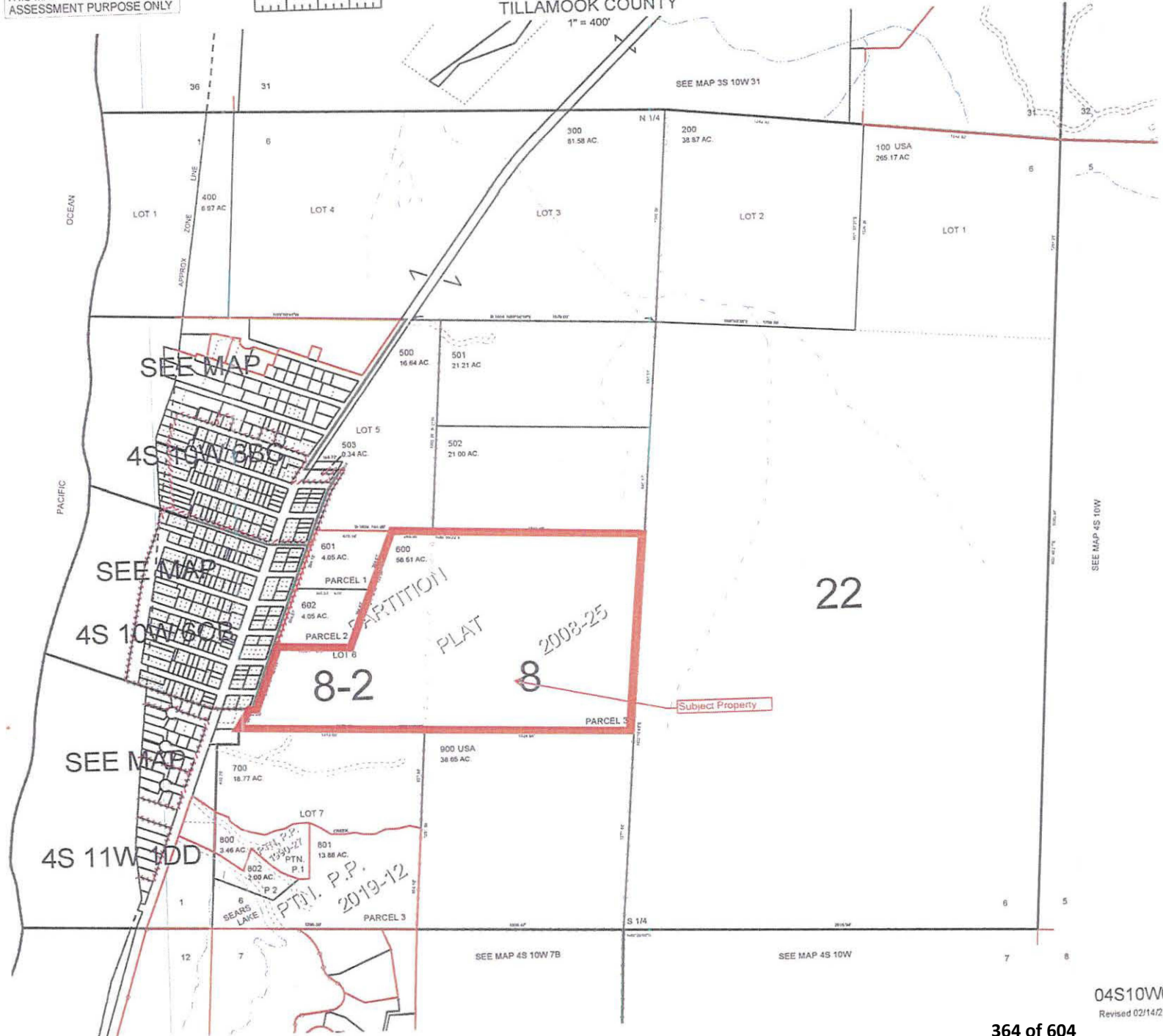
Generated with the GeoMOOSE Printing Utilities

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

04S10W06



SEE MAP 4S 10W

04S10W06  
Revised 02/14/20, WS

BEFORE THE PLANNING COMMISSION  
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF #851-21-000416-PLNG A CONDITIONAL USE REQUEST FOR A 19-SITE RECREATIONAL CAMPGROUND ON A 58.51-ACRE PARCEL, WITHIN THE RURAL RESIDENTIAL 2- ACRE (RR-2) ZONED PORTION OF THE PROPERTY, ACCESSED VIA FLOYD AVENUE, A COUNTY LOCAL ACCES ROAD, AND DESIGNATED AS TAX LOT 600 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON.	) ) ) ) ) ) ) ) ) ) ) )	FINDINGS OF FACT, CONCLUSIONS AND ORDER  #851-21-000416-PLNG
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APPLICANT/PROPERTY OWNER: Oregon Treehouse Partners LLC, 1276 NW 107<sup>th</sup> Ave, Portland, OR 97229

The above-named applicant applied to Tillamook County requesting Conditional Use approval for a 19-site recreational campground on a portion of a 58.51-acre parcel on the property as specified above.

Public hearings on the above-entitled matter were held before the Tillamook County Planning Commission for their consideration on January 27, 2022 and February 24, 2022, where a decision was made on that date.

The Tillamook County Planning Commission considered this Conditional Use request on the basis of the Conditional Use criteria listed in 6.040 of the Tillamook County Land Use Ordinance, findings of fact and conclusions contained within the staff report, staff memos, public and agency comments, evidence and information presented, written and oral testimony received at the hearing, and the applicant’s presentations.

Planning Commission voted unanimously, 7 in favor and 0 opposed, to approve Conditional Use request #851-21-000416-PLNG subject to the Conditions of Approval as amended and included as “Exhibit A”.

The Planning Commission hereby adopts the Conditions of Approval as amended and shown in “Exhibit A” attached to this Order.

This decision may be appealed to the Board of County Commissioners by an affected party, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners within twelve (12) days of the date that Notice of this decision is mailed.

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DATED this 28<sup>th</sup> day of March, 2022.

TILLAMOOK COUNTY PLANNING COMMISSION



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Kurt Heckerath, Chairperson

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## *EXHIBIT A*

### **CONDITIONS OF APPROVAL:**

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

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
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  - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
  - Demonstration of compliance with the standards contained in TCLUO 4.130(2).
4. If buildings within or near the area identified as inactive landslide topography are to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunction with application for Zoning and Building Permit approval for review and acceptance.
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7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not be for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.



8. The applicant/property owner shall provide a copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit/Building Permit submittal.
9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
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BEFORE THE PLANNING COMMISSION  
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF #851-21-000416-PLNG A CONDITIONAL USE REQUEST FOR A 19-SITE RECREATIONAL CAMPGROUND ON A 58.51-ACRE PARCEL, WITHIN THE RURAL RESIDENTIAL 2- ACRE (RR-2) ZONED PORTION OF THE PROPERTY, ACCESSED VIA FLOYD AVENUE, A COUNTY LOCAL ACCES ROAD, AND DESIGNATED AS TAX LOT 600 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON.	) ) ) ) ) ) ) ) ) ) )	FINDINGS OF FACT, CONCLUSIONS AND ORDER  #851-21-000416-PLNG
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DATED this 28<sup>th</sup> day of March, 2022.

TILLAMOOK COUNTY PLANNING COMMISSION



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Kurt Heckerath, Chairperson

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## *EXHIBIT A*

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1510 - B Third Street  
Tillamook, Oregon 97141  
www.tillamook.or.us

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

*Land of Cheese, Trees and Ocean Breeze*

**150-DAY WAIVER**

By my signature below, I confirm my agreement to hold the decision on my application(s) deemed to be complete, listed below, and hereby waive the 150-day decision requirement as specified under ORS 215.427. With the exception of mediation, the total of all extensions may not exceed 215 days after the date the application(s) were deemed complete.

Application(s):

**AGREED TO BY:**

APPLICANT SIGNATURE

3/22/2022

DATE

Kevin Gindlesperger  
NAME (PLEASE PRINT)

**TILLAMOOK COUNTY PLANNING COMMISSION**

**To Be Held**

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

**VIRTUAL & TELECONFERENCE MEETING**

*The Tillamook County Courthouse hearing proceedings are taking place in virtual meeting format only. The hearing can also be accessed via teleconference. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.co.tillamook.or.us/commdev>. Click on Virtual Teams Link. \*Microsoft Teams Meeting Format.*

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. OLD BUSINESS:**

**#851-21-000416-PLNG:** Request for Conditional Use approval for a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The proposed campground is within Rural Residential 2-Acre (RR-2) zoned land, with the subject property split zoned RR-2 and Small Farm and Woodlot-20 (SFW-20). The Property Owner and Applicant is Oregon Treehouse Partners LLC

**#851-21-000427-PLNG:** Ordinance Amendment request to the Goal 10 Housing Element of the Tillamook County Comprehensive Plan to incorporate the December 27, 2019 Tillamook County Housing Needs Analysis completed by the Tillamook County Housing Commission.

**IV. NEW BUSINESS:**

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

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

**V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY**

**VI. ADMINISTRATIVE DECISIONS:** Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>

**VII. HOUSING COMMISSION UPDATE**

**VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT**

**IX. ADJOURNMENT**

*The Courthouse is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-974-8880 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.*

# Conditional Use

# #851-21-000416-PLNG

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FEBRUARY 24, 2022 PLANNING COMMISSION



# REQUEST

Oregon Treehouse Partners LLC

19-site Recreational Campground

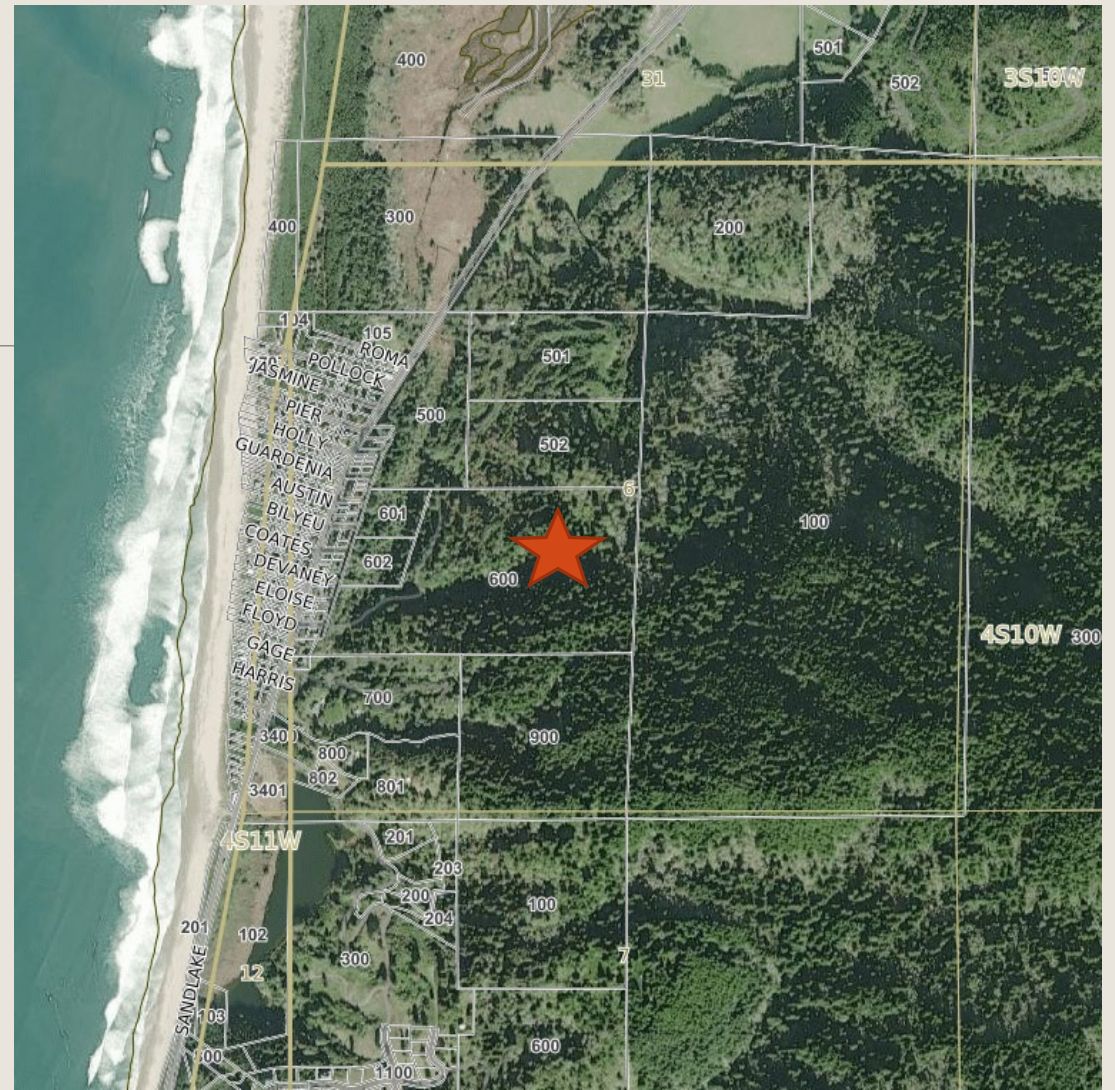
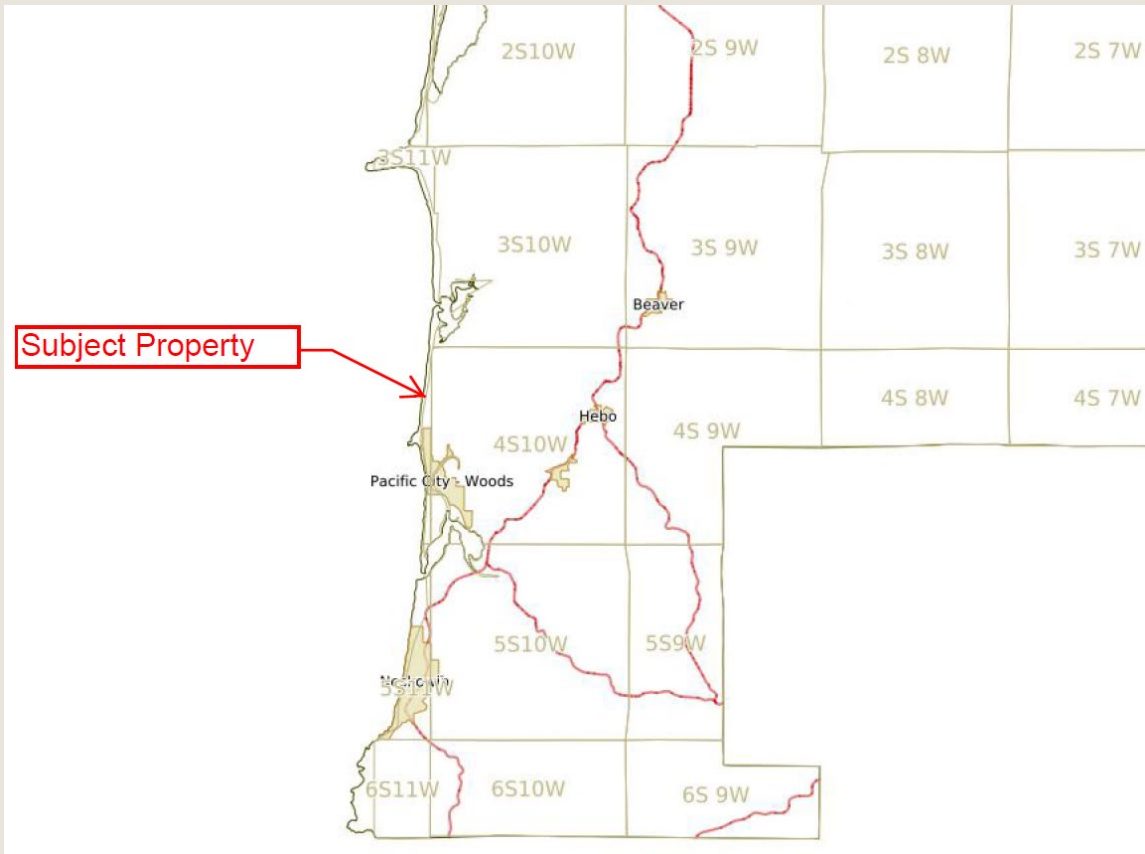
Approximately 18-acres Rural Residential 2-Acre (RR-2) zoned land

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

# Primary Comments Received

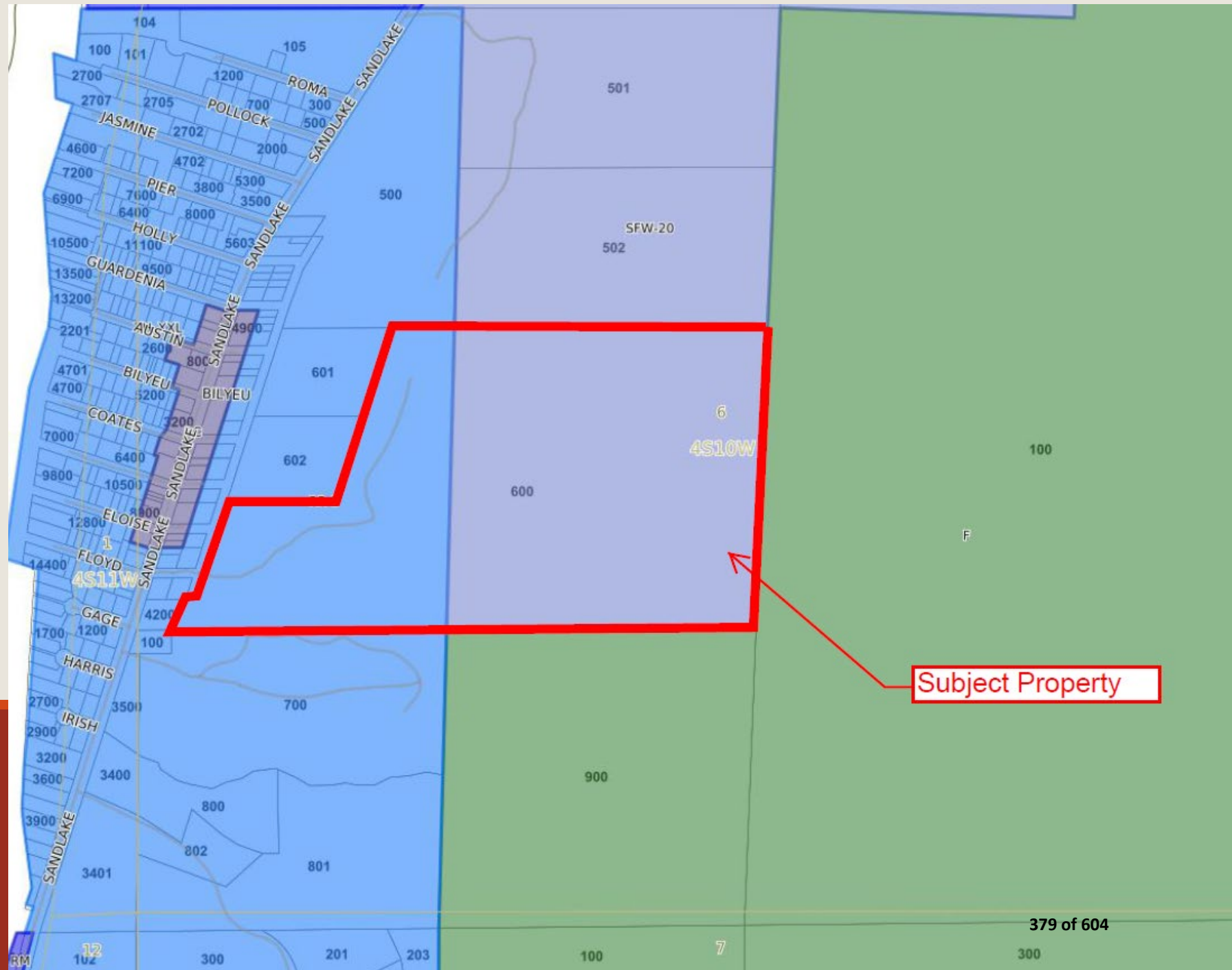
Comments received include from neighboring property owners, Oregon Coast Alliance and the Applicant.

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



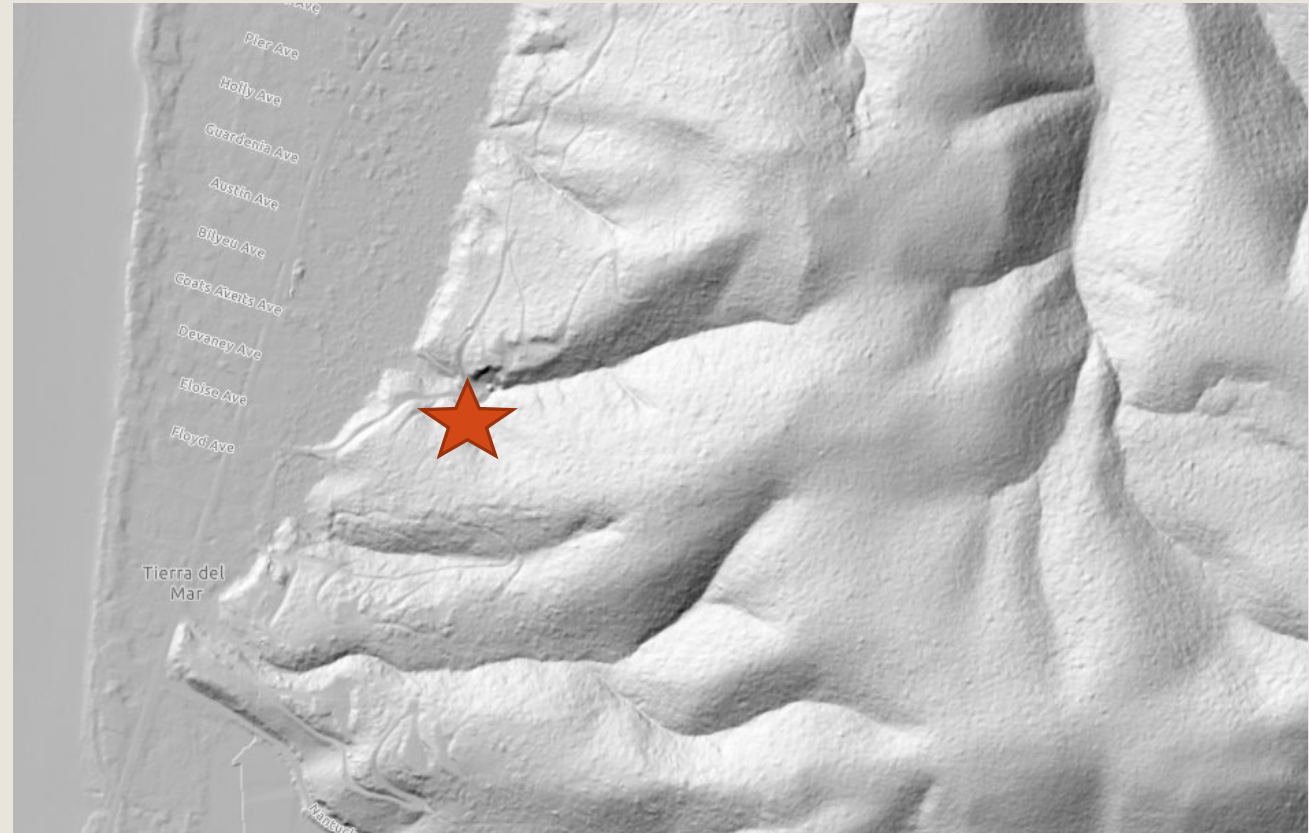
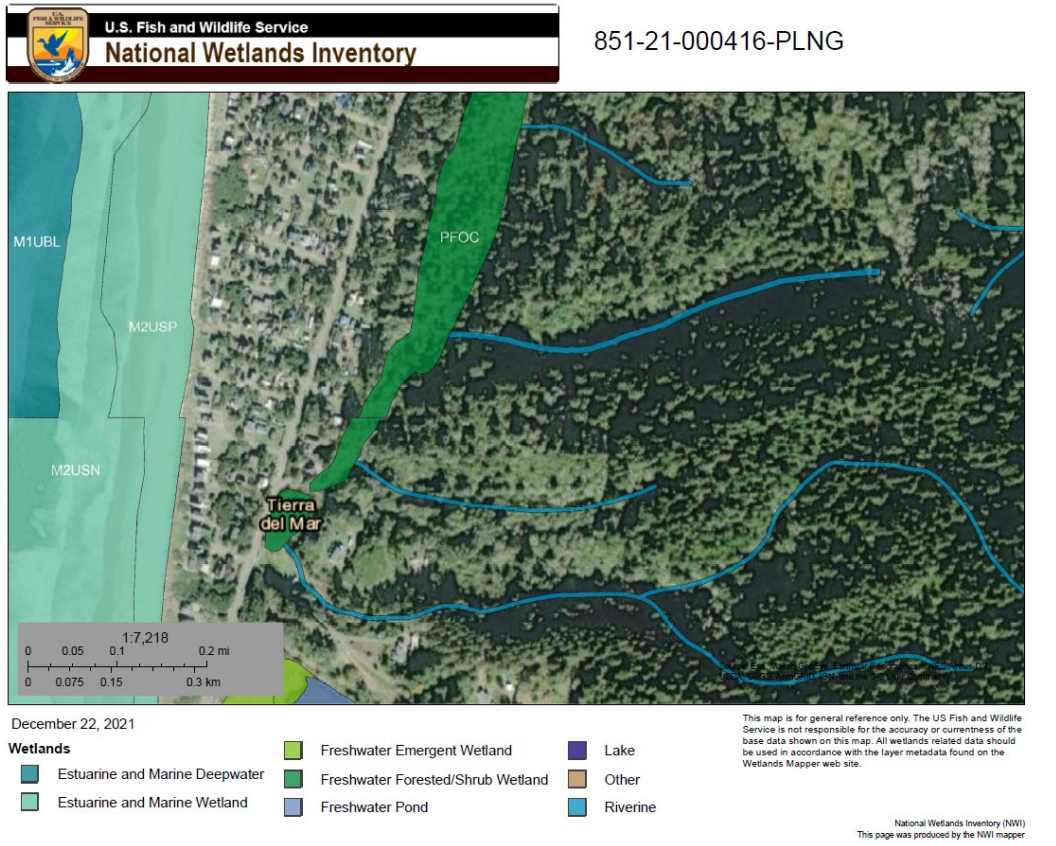
# Vicinity Maps

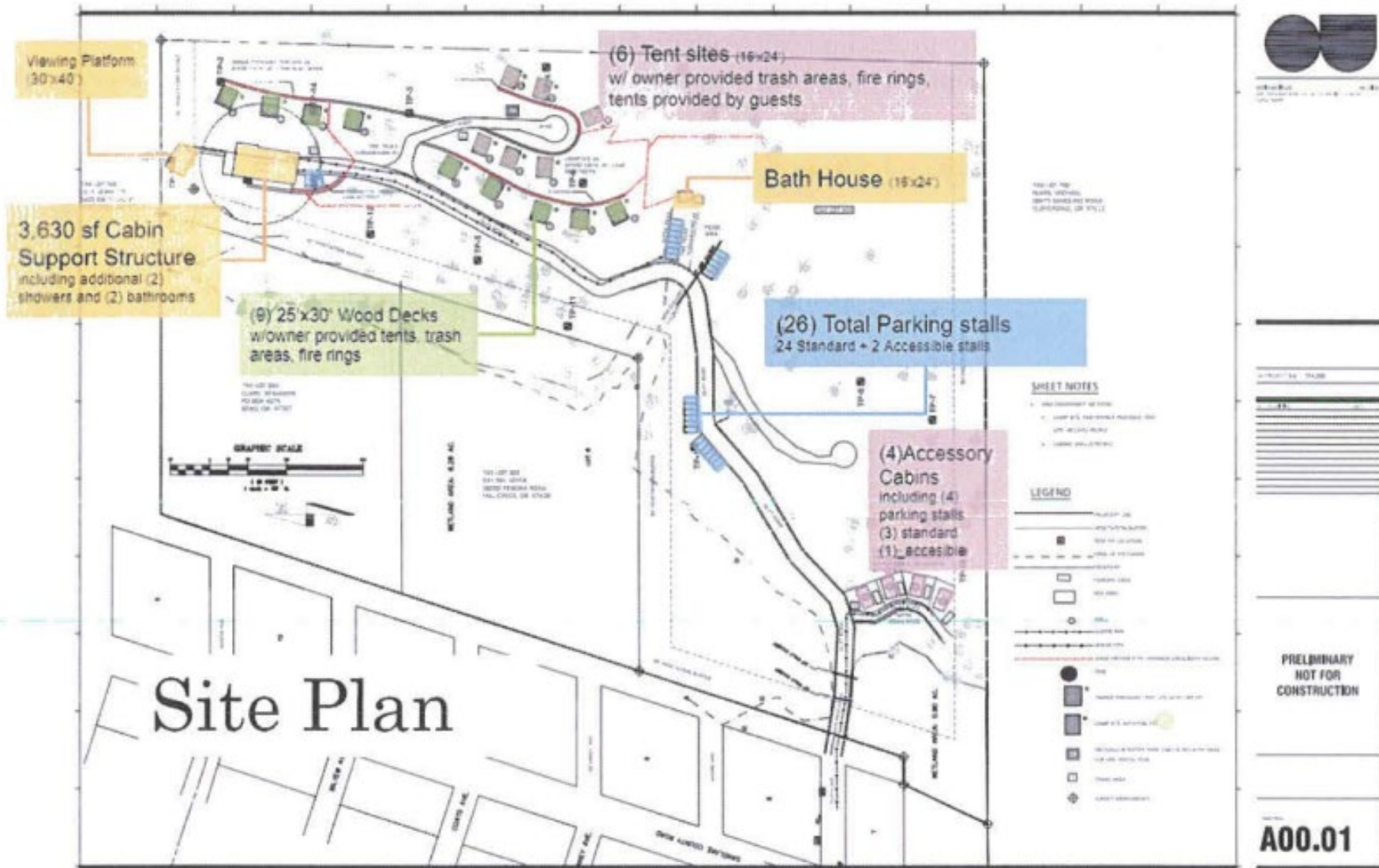
# Zoning Map



Subject Property

# Property Maps





Site Plan provided by the Applicant

# Applicable Provisions

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- 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

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



# Recommended Conditions of Approval

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1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
  - Authorization Notice approval for on-site sewage disposal permits from the Department of Community Development or Oregon DEQ.
  - A letter from Tierra Del Mar Water Company confirming water service to the proposed facility.
  - A letter from the Nestucca Rural Fire Protection District confirming fire protection service to the proposed facilities.
  - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
  - Demonstration of compliance with the standards contained in TCLUO 4.130(2) including:
4. If buildings within or near the area identified as inactive landslide topography are to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunctions with application for Zoning and Building Permit approval for review and acceptance.
5. Applicant will maintain the minimum proposed vegetative buffers between the proposed area of development and the property boundaries. The site plan submitted for approval with application for Zoning and Building permits will clearly show the vegetative buffers.
6. Development will comply with the requirements and standards of TCLUO 3.010 'Rural Residential 2-Acre (RR-2) Zone' and 5.030 'Recreational Campground Standards'.

# Recommended Conditions of Approval (continued)

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7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not BE for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.

8. The applicant/property owner shall provide a copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit/Building Permit submittal.

9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.

10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.

11. Development will occur in the area as generally depicted on the submitted site plan and as described and will not exceed 19 campsites and the supporting facilities, including the support cabin and bathhouse.



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

# Agenda

## Community Comment Response and Rebuttal

- Contributions to Community
- Safety
- Site Engineering
- Conclusion

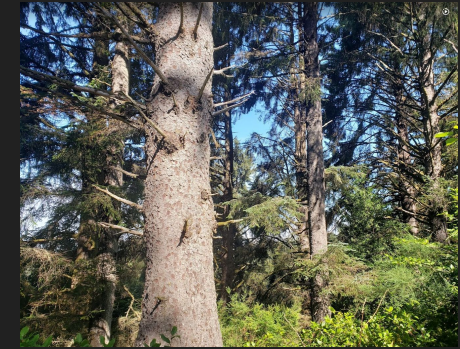


# Community Comment response

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

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

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



# Safety



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

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

## **Emergency Preparedness / Disaster Preparedness**

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

# Site Engineering, Wetlands, Geo Hazards

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

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

## Wetland

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



## Geological Hazard Zone

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

## Parking and Congestion

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



# Conclusion

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

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

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

**Thank you!**





# Backup

# TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held

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

## VIRTUAL & TELECONFERENCE MEETING

The Tillamook County Courthouse hearing proceedings are taking place in virtual meeting format only. The hearing can also be accessed via teleconference. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.co.tillamook.or.us/commdev>. Click on Virtual Teams Link. \*Microsoft Teams Meeting Format.

### I. CALL TO ORDER

### II. ROLL CALL

### III. OLD BUSINESS:

**#851-21-000416-PLNG:** Request for Conditional Use approval for a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The proposed campground is within Rural Residential 2-Acre (RR-2) zoned land, with the subject property split zoned RR-2 and Small Farm and Woodlot-20 (SFW-20). The Property Owner and Applicant is Oregon Treehouse Partners LLC

**#851-21-000427-PLNG:** Ordinance Amendment request to the Goal 10 Housing Element of the Tillamook County Comprehensive Plan to incorporate the December 27, 2019 Tillamook County Housing Needs Analysis completed by the Tillamook County Housing Commission.

### IV. NEW BUSINESS:

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

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

### V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY

**VI. ADMINISTRATIVE DECISIONS:** Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>

### VII. HOUSING COMMISSION UPDATE

### VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

### IX. ADJOURNMENT

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



*Land of Cheese, Trees and Ocean Breeze*

# MEMO

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

**#851-21-000416-PLNG:** Applicant is requesting to develop a recreational campground consisting of 19 sites on Rural Residential 2-Acre zoned property. The subject properties are accessed via Floyd Avenue, a County local access road, and is designated as Tax Lot 600 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Development is proposed to be concentrated in an approximately 18-acre area.

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

The written public testimony portion of the hearing is closed.

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

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

*Melissa Jenck*

Land Use Planner II, CFM  
503-842-3408 Ext. 3301  
[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)

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

Anyone may submit  
testimony and evidence

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

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

Melissa,

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

thank you!  
-Kevin

Denise Bray  
7495 SW Bellrose Ln.  
Portland, Oregon 97223

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

February 2, 2022

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

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

To Whom It May Concern:

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

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

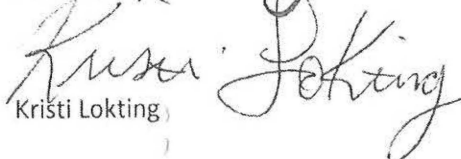
As we see it, the projected endeavor of the Oregon Treehouse Partners would keep that acreage basically intact with minimal impact on the environment yet still allowing vacationers an opportunity to enjoy the gorgeous ocean views and serene setting amongst the towering Sequoias where vacationers can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

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

Thank you for your consideration.

Sincerely,

  
Denise Bray

  
Kristi Lokting

Melissa Jenck

---

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

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

Greetings – attached please find my additional written testimony with an illustrative aerial photo. Please enter this into the record. Thanks!

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





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

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

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

Greetings:

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

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

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

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

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

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

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

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

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

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

Page 3

#851-21-000416-PLNG Additional Testimony

February 1, 2022

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

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

Thank you for considering my input.

*Lynnae M. Rutledge*  
Lynnae M. Rutledge

**Melissa Jenck**

---

**From:** phg at bctonline.com <phg@bctonline.com>  
**Sent:** Wednesday, February 2, 2022 2:35 PM  
**To:** Lynn Tone; Melissa Jenck  
**Subject:** EXTERNAL: Tierra Del Mar Recreational Campground  
**Attachments:** PHG Campground Comments 2022\_1\_30 MRK.docx

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

Hi:

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

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

January 30, 2022

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

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

Attention Planning Commission:

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

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

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

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

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

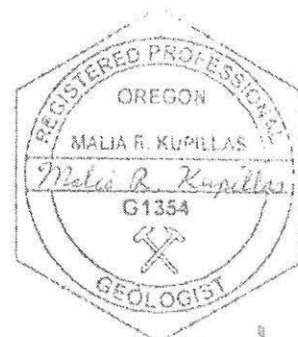
Fourth, the applicant has not indicated that they have contacted the Oregon Department of Health and Human Services (Drinking Water Services) who regulates the quality of water provided to the public. OAR 333-061-0010 must be met if they are going to provide water to more than 25 individuals at least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

Regards,

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



EXPIRATION DATE 6/30/21



Exp. 6/1/21

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

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

>  
> Dear Ms. Jenck and Ms. Absher,

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

- >
- > 1. The campground proposed is clearly a commercial venture, complete with overnight lodging and “food options” (small deli or convenience store?) How can it possibly be legal for it to be placed in an area zoned Rural Residential and Small Farm & Woodlot?
  - >
  - > 2. The safety concerns are significant: increased traffic, both vehicle and pedestrian, using and crossing Sandlake Road.
  - >
  - > 3. The infrastructure is not robust: the streets are gravel, and the water supply is limited. During several periods of the year, especially in the summer when there are more visitors, we’re asked to limit water use. We seriously question whether the water supply is adequate to service this additional load, despite the reassurances we’ve read.
  - >
  - > 4. Livability will be compromised: campers will want to access the beach. And, yes, of course, they’re welcome. But it’s a long walk, especially with young kids, dogs, and gear. Many will choose to load up their cars and then search for a place to park. Parking at the beach access is limited, and parking right on the beach can be risky. Some will surely just head west on one of our gravel residential roads, adding dust, traffic, and undoubtedly using or blocking driveways and residential access when they park.

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

>  
> Sincerely,

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

## Melissa Jenck

---

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

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

## Melissa Jenck

---

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

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

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

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

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

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

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

Sincerely,  
Millie Wriggle  
5645 Pollock Ave.  
[mewriggle@gmail.com](mailto:mewriggle@gmail.com)



## Melissa Jenck

---

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

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

January 29, 2022

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

Via email

Melissa Jenck: [mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)  
Sarah Absher: [sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)  
Lynn Tone: [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)

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

Dear Members of the Tillamook County Planning Commission,

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

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

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

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

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

## Melissa Jenck

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

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

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Please acknowledge receipt. Thanks!

Members of the Planning Commission:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

— How will Treehouse address the lack of cell service?

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

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

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

Sincerely,

Mary Voboril  
5800 Irish Avenue  
Tierra Del Mar, OR 97112

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

Anyone may submit  
written testimony, no new  
evidence.

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

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Hi Melissa,

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

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

Thank you,

Cameron La Follette

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

Good afternoon Cameron,

Thank you for your comments.

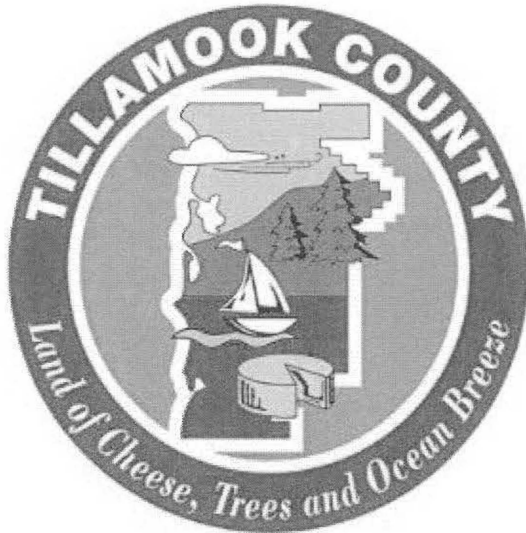
The Planning Commission are the decision-makers for the Oregon Treehouse Partners Conditional Use review. Please let me know if you'd like these comments to be included on the record for Planning Commission consideration.

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

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

Sincerely,

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



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*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

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**From:** Cameron La Follette <[cameron@oregoncoastalliance.org](mailto:cameron@oregoncoastalliance.org)>

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

**To:** Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>; Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>

**Subject:** EXTERNAL: Treehouse application: question

**Importance:** High

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Hi Melissa and Sarah,

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

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

Many thanks,

Cameron

—

Cameron La Follette  
Oregon Coast Alliance



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

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Good Morning,

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

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

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

Thank you,

Travis Ellis

Roma Ave, Tierra Del Mar

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

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

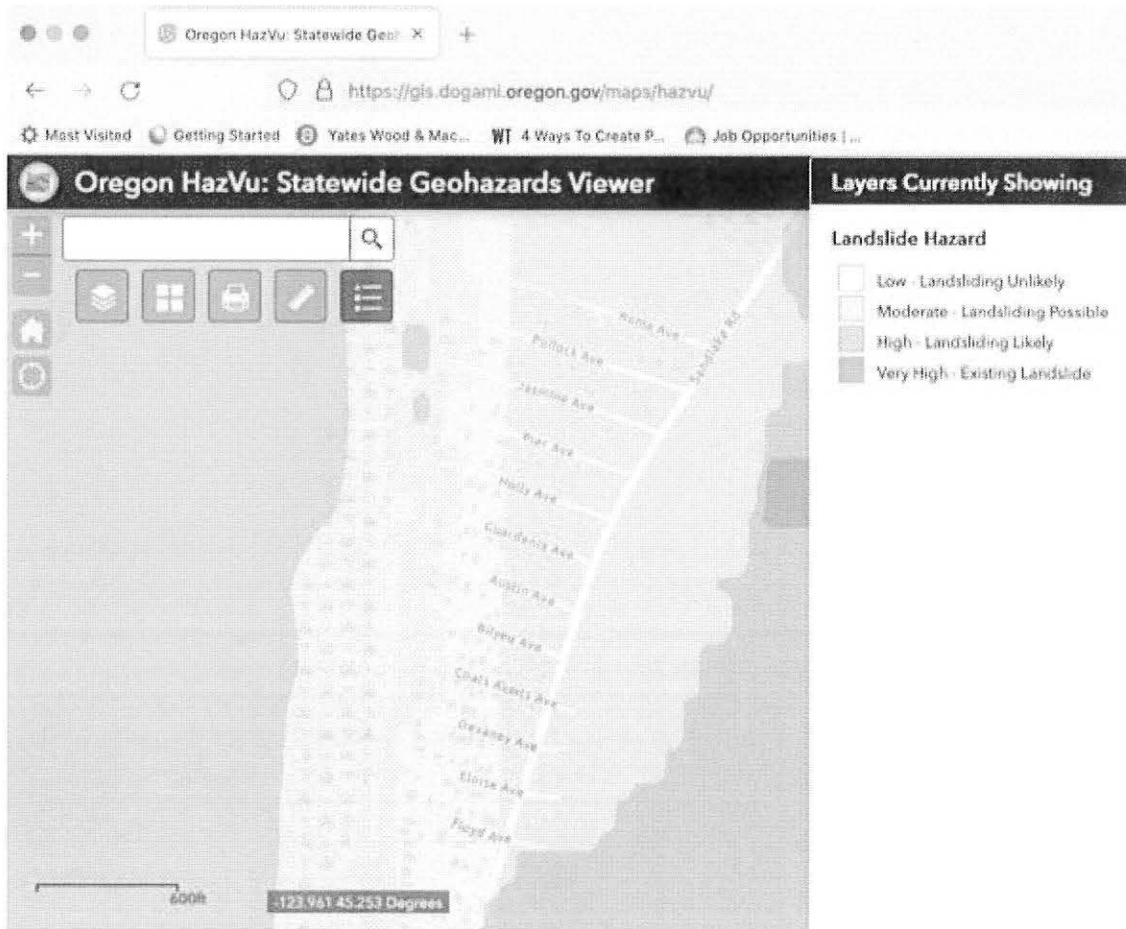
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Lynne,

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

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

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



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

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

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

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

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

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

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

Dean Wood  
5930 Holly Ave  
Cloverdale, OR

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

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

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

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

Dear Planning Commission:

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

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

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

Respectively submitted,  
Andy Ewing

**From:** [Quasar Quan](#)  
**To:** [Melissa Jenck](#)  
**Subject:** EXTERNAL: Fwd: Proposed Campground  
**Date:** Thursday, February 3, 2022 8:21:44 PM

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I forgot to attach the pics. Thank you.

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

**From:** **Quasar Quan** <[occeacee@gmail.com](mailto:occeacee@gmail.com)>  
**Date:** Thu, Feb 3, 2022 at 8:18 PM  
**Subject:** Proposed Campground  
**To:** <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>

Dear Tillamook County Planning Commission:

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

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

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

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

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

Sincerely,

Bryan Quan