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I certify that I served the foregoing Notice regarding public hearing as shown on the attached and made a part hereof, on the 29 day of December, 2021, a true and correct copy of the Notice of public hearing, contained in a sealed envelope addressed to a person as shown at their last known address as shown in the latest records in the Tillamook County Assessor's Office, and deposited in the official mail deposit of the Tillamook County Courthouse at Tillamook, Oregon on the 29 day of December 2021 and the postage thereon was prepaid to each addressee.

By: 

Date 12-29-21

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851-21-000416-PLNG

LT Lynn Tone
 To: Chris Larty
 Wed 12/29/2021 10:51 AM

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Please see attached link for Notice of Public Hearing.

<https://www.co.tillamook.or.us/commdev/project/851-21-000416-plng>



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4S1006CB11000
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4S1006BC12300
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4S1006CB10500
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4S1006BC16400
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4S1006CB08200
BOONE-DOG INVESTMENTS LLC
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4S1006CB11200
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4S1006CB13500
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4S1006CB01300
BRYANT, JO TRUSTEE &
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4S1006CB01700
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4S1006BC05400
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4S1006CB02800
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4S1101DD02200
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4S1006CB09700
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1275 SW ORINDA WAY
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4S1101DD02900
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15737 NE ROSE PKWY
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4S1101DD00600
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9860 NW CORNELL RD
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4S1006CB00300
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4S1006BC05603
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4S1006CB12600
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17822 S FIELDSTONE LN
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4S1006CB11400
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4S1006CB13400
GIDEON, MARION R & CATHERINE B
1738 NE 116TH PL
PORTLAND, OR 97220-1923

4S10060000602
GIELISH, KEVIN & BRIANNA
38090 PENGRA RD
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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

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4S1006CB12300
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20181 S OLSON RD
BEAVER CREEK, OR 97004

4S1006CB13100
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8895 SW WASHINGTON DR
PORTLAND, OR 97223

4S1006CB10100
LEIPZIG, KURT A TRUSTEE &
7970 SW 74TH AVE
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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
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4S10060000502
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4S1006CB14200
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4S1006CB06600
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4S1006CB06400
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4S1006CB10200
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5506 SW CUSTER ST
PORTLAND, OR 97219

4S1006CB09500
MANNING, THOMAS D & SHEILA M
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PORTLAND, OR 97219

4S1006CB07400
MARTIN, C TODD TRUSTEE &
17775 SE MILL PLAIN BLVD APT 3
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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
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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
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4S1006CB11100
NAPIER, NELL P, TRUSTEE &
4112 NE SHADY LANE DR
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4S1101DD01400
O'CONNELL, JAMES MICHAEL TRUST
1359 SW 19TH DR
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4S1006CB03200
OJA, TRAVIS J &
2530 SW MOSS ST
PORTLAND, OR 97219

4S10060000600
OREGON TREEHOUSE PARTNERS, LLC
34505 NESTUCCA BLVD
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4S1006BC03200
PALLETT, PAULA M 1/2 &
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4S1006BC08600
PALMER, MICHAEL DAVID & KENDAL
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4S1006BC08700
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4S1006BC15300
PAMBRUN, FAY SAMUEL JR & DOROT
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4S1006BC14900
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4S1006CB13900
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4S1006CB13800
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4S1006CB14000
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4S1006CB13600
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PO BOX 185
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4S1006CB14100
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4S1006CB13700
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4S1006CB05001
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4S1101DD00300
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4S10060000700
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4S1006BC03500
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4S1006CB12500
SPALDING, JEFFREY & JANET &
5795 ELOISE AVE
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4S1006CB04000
SPRING, JAMES F & RITA A
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4S1101DD01200
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4S1006CB05900
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4S1006CB01600
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4S1006CB01501
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4S1006CB02600
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4S10060000801
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4S1101DD03400
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4S1006BC12000
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4S1006CB03900
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4S1006CB08000
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4S1101DD03500
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4S10060000800
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4S1006BC12100
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4S1006CB07600
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PORTLAND, OR 97232

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4S10060000100
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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
8417 VIEWCREST WAY
YAKIMA, WA 98908

X AGENCY NAME and POC	AGENCY ADDRESS	AGENCY EMAIL
X DLCD, Heather Wade	810 SW Alder, Suite B, Newport, OR 97365	heather.wade@dlcd.oregon.gov
X DLCD, Lisa Phipps	4301 Third Street, Room 206, Tillamook, OR 97141	lisa.phipps@dlcd.oregon.gov
X DLCD, Hilary Foote	4301 Third Street, Room 206, Tillamook, OR 97141	hilary.foote@dlcd.oregon.gov
DLCD, Celinda Adair (FEMA Contact)	635 Capital Street NE, Ste 150, Salem, OR 97301-2540	celinda.adair@dlcd.oregon.gov
DLCD, Jason Gately (NHMP Contact)	635 Capital Street NE, Salem, OR 97301	jason.gately@dlcd.oregon.gov
X Department of State Lands, Dan Cary	775 Summer Street NE, Salem, OR 97301	DSL Online Notice Form
Department of State Lands, Blake Helm	775 Summer Street NE Ste. 100, Salem, OR 97301-1279	DSL Online Notice Form
Department of State Lands, Jevra Brown	775 Summer Street NE, Ste. 100, Salem OR 97301-1279	jevra.brown@dsl.state.or.us
X ODFW, Robert Bradley	4907 Third Street, Tillamook, OR 97141	robert.bradley@odfw.oregon.gov
X ODFW, Matt Hunter	2001 Marine Drive, Room 120, Astoria, OR 97103	Matthew.v.hunter@odfw.oregon.gov
X ODEQ, York Johnson	2310 1st Street, Suite 4, Tillamook, OR 97141	Johnson.York@deq.state.or.us
X ODOT	455 Airport Road SE, Building B, Salem, OR 97301	ODOTR2PLANMGR@odot.state.or.us
X Department of Forestry, Kate Skinner	5005 Third Street, Tillamook, OR 97141	kate.j.skinner@oregon.gov
Oregon Parks and Recreation, Ryan Parker	12735 NW Pacific Coast Hwy, Seal Rock, OR 97367	Ryan.parker@oregon.gov
X Oregon Parks and Recreation, Trevor Taylor	12735 NW Pacific Coast Hwy, Seal Rock, OR 97367	Trevor.taylor@oregon.gov
Oregon State Marine Board, Joe Severson	435 Commercial Street NE, Salem, OR 97310	Joe.severson@oregon.gov
ODOT Aviation, Heather Peck	3040 25th Street SE, Salem, OR 97302	Heather.Peck@aviation.state.or.us
ODOT Aviation, Jeff Caines *Copy Both Please	3040 25th Street SE, Salem, OR 97302	Jeff.Caines@aviation.state.or.us
X Oregon Water Resources Dept, Nikki Hendricks	4000 Blimp Blvd Suite 400 Tillamook, OR 97141 (Don't mail)	Nikki.M.Hendricks@oregon.gov
X Oregon SHPO Environmental Compliance	725 Summer St NE, Suite C, Salem, OR 97301	
EPA, Yvonne Vallette	805 SW Broadway, Suite 500, Portland, OR 97205	Vallette.Yvonne@epa.gov
X US Fish & Wildlife, Michelle Zwartjes	911 NE 11th Avenue, Portland, OR 97232	Fw1ofwo@fws.gov
National Marine Fisheries Service, Tere O' Rourke	1201 NE Lloyd Blvd, Suite 1100, Portland, OR 97232	Therese.orourke@noaa.gov
US Army Corp of Engineers, Kinsey Friesen	P.O. Box 2946, Portland, OR 97208	Kinsey.M.Friesen@usace.army.mil
X BLM	4610 3rd Street, Tillamook, OR 97141	
X USFS, Alex Wickham	P.O. Box 235, Jint, OR 97122	aswickham@fs.fed.us
X USFS, Traci Merritt	P.O. Box 235 Hebo, OR 97122	Traci.merritt@usda.gov
X Tillamook SWCD	4000 Blimp Blvd, Suite 200, Tillamook, OR 97141	doryfreshfish@embarqmail.com
Economic Development, Terre Cooper	4506 Third Street, Tillamook, OR 97141	terrecooper@tillamookbaycc.edu
X 911, Tiffany Miller	P.O. Box 911, Tillamook OR 97141	tmiller@tillamook911.com
Neahkahnne School District, Mark Sybouts	P.O. Box 28 Rockaway Beach, OR 97136	marks@nknnsd.org
Tillamook School District	2510 1st Street, Tillamook, OR 97141	
Nestucca School District, Misty Wharton	P.O. Box 99 Cloverdale, OR 97112	mistyW@nestucca.k12.or.us
Business Oregon, Melanie Olson	4301 Third Street, Tillamook, OR 97141	Melanie.Olson@oregon.gov
DOGAMI	229 Broadalbin St. SW, Albany, OR 97321-2246	Becky.johnson@oregon.gov
Districts		
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, Rueben 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
Water and Sanitation		
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	leutholddairy@hotmail.com
Kilchis Water District, Beverly Prince	6105 Hathaway Road, Tillamook OR 97141	ltlno2014@charter.net
Long Prairie Water District, Janell Werner	P.O. Box 331, Tillamook OR 97141	clyde@zwald.org
Long Prairie Water District,	P.O. Box 331, Tillamook, Or 97141	nonda@zwald.org
Neahkahnne Water District	9155 Nehalem Road, Nehalem, OR 97131	nwdmanager@nehalem.tel.net
Neskowin Regional Water District	P.O. Box 823, Neskowin OR 97149	nrwd@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@zwald.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
CAC		
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



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

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

Land of Cheese, Trees and Ocean Breeze

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

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

Date of Notice: December 29, 2021

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

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

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

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

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

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

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

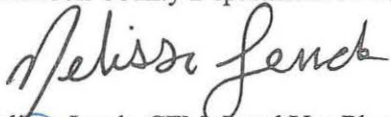
The documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of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

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

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

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

Sincerely,
Tillamook County Department of Community Development



Melissa Jenck, CFM, Land Use Planner II



Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
 Maps

REVIEW CRITERIA

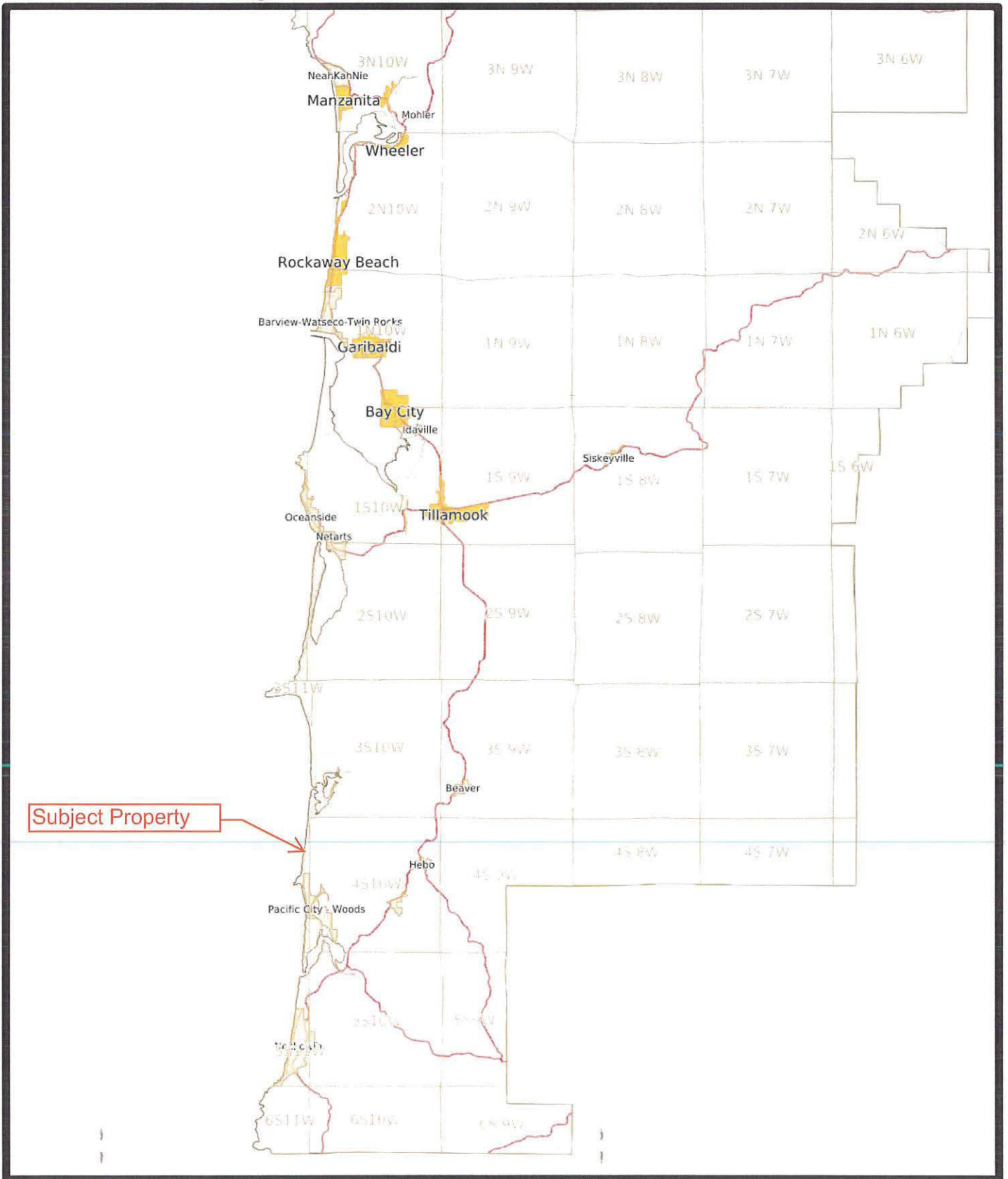
SECTION 6.040: REVIEW CRITERIA:

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

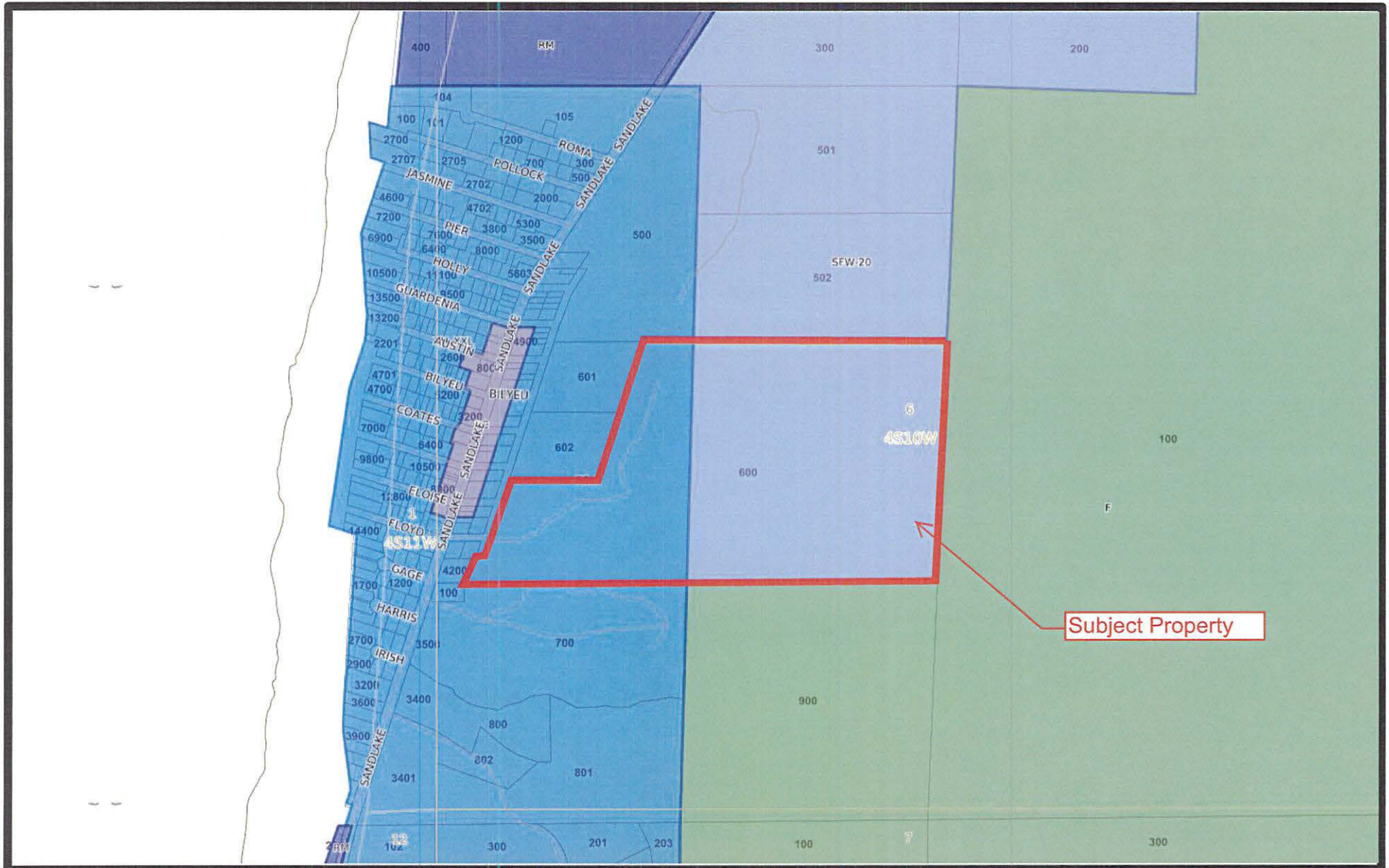
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence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

EXHIBIT A

Vicinity Map

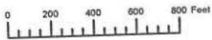


Zoning Map



Generated with the GeoMOOSE Printing Utilities

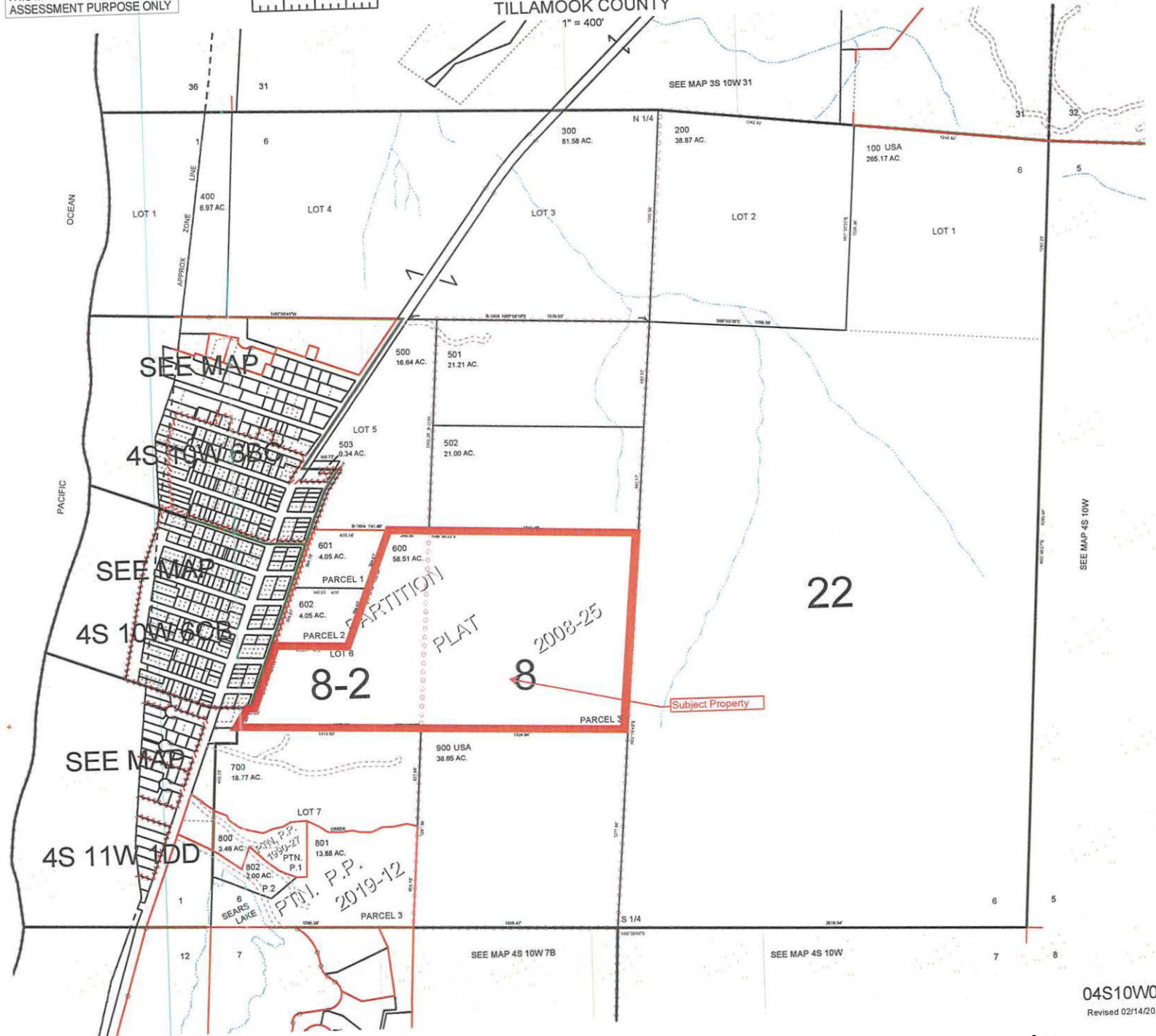
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

TILLAMOOK COUNTY

04S10W06



SEE MAP 4S 10W

04S10W06
Revised 02/14/20, WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 21, 2021 4:20:47 pm

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

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr PARTITION PLAT 2008-25
 Lot - PARCEL 3

Mailing Name OREGON TREEHOUSE PARTNERS, LLC

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

Agent
 In Care Of
 Mailing Address 1276 NW 107TH AVE
 PORTLAND, OR 97229

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

Situs Address(s)	Situs City
------------------	------------

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

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

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

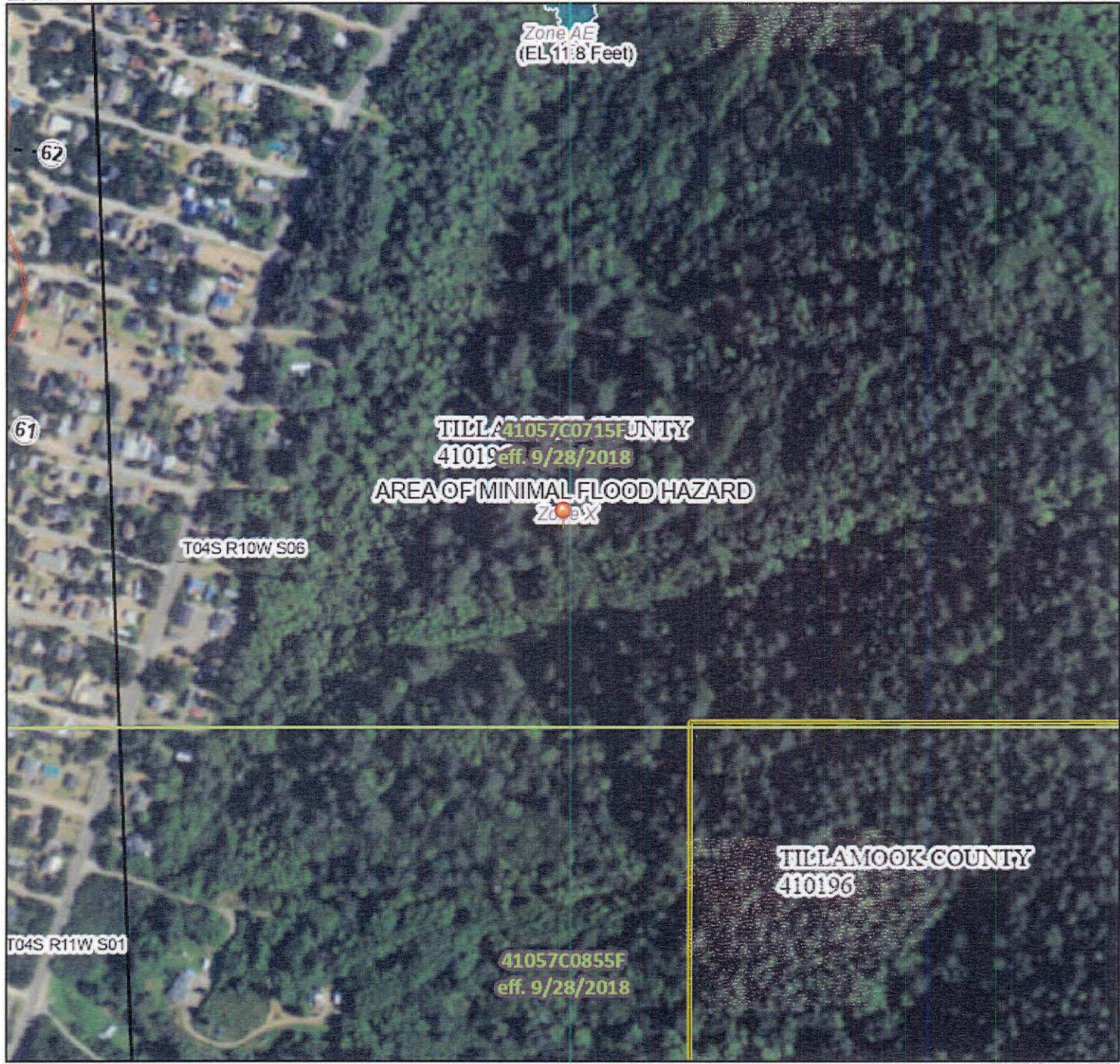
Exemptions / Special Assessments / Potential Liability									
Code Area	0800								
FIRE PATROL:									
<input checked="" type="checkbox"/>	FIRE PATROL NORTHWEST	Amount	38.08	Acres	31.9	Year	2021		

Comments: 3/11/02 LLADJ WITH TAX LOT 4S11 1DD 04200. LR 7/28/08 apportion values. gb 6/26/09 BROUGHT LAND TO MKT. GB 6/17 Reapp. of land w/abled values. RCW

National Flood Hazard Layer FIRMette



123°57'59"W 45°15'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Water Surface Elevation
		8 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

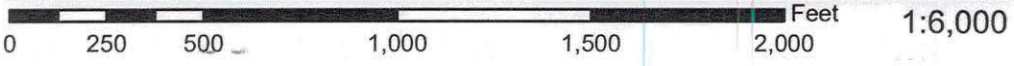
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

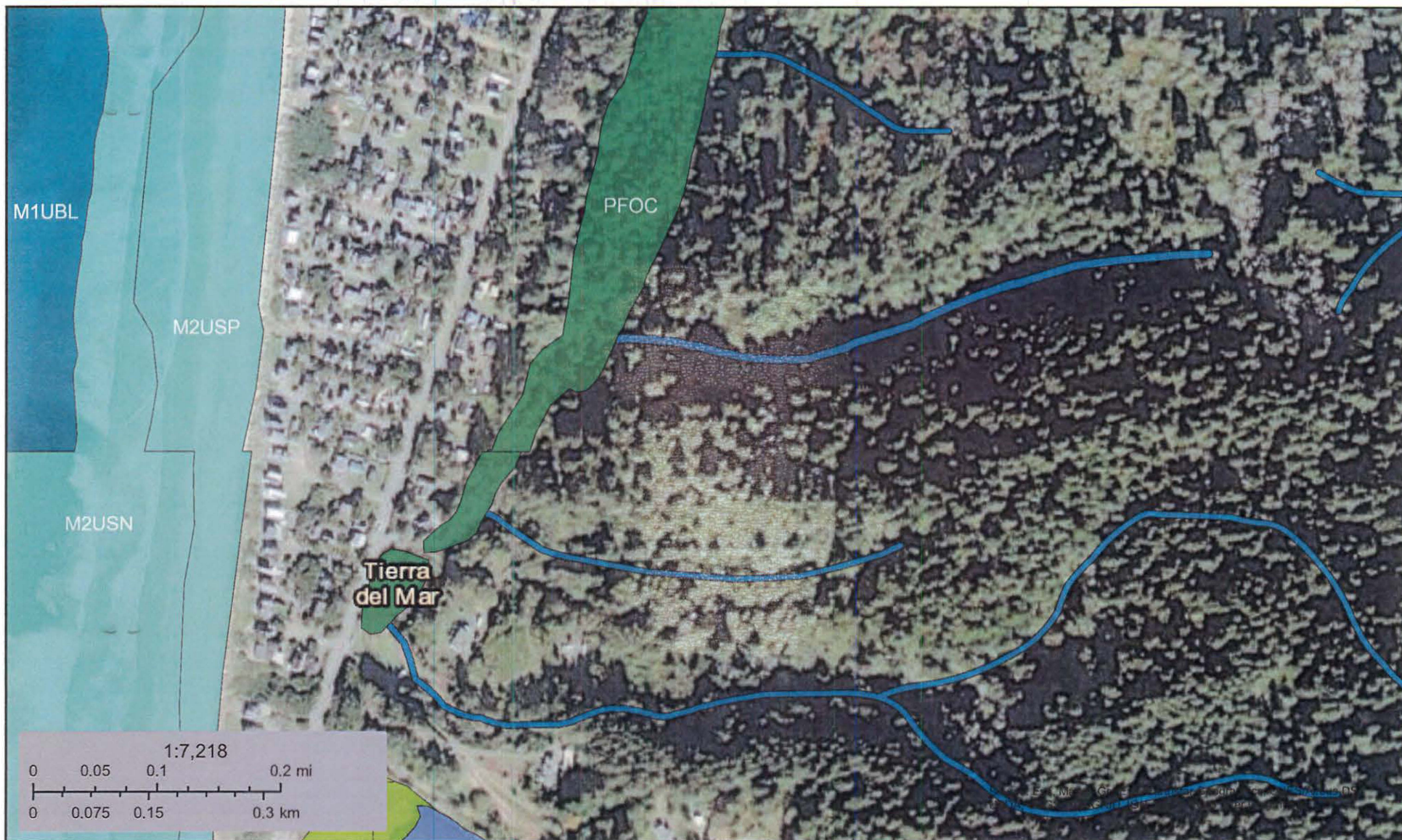
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/21/2021 at 7:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



123°57'22"W 45°14'52"N



December 22, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Property Owner

Name: Oregon Treehouse Partners LLC Phone: 503-969-2158
 Address: 1276 NW 107th Ave
 City: Portland State: Oregon Zip: 97229
 Email: kevingindy@yahoo.com

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
NOV 10 2021	
BY: Email	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MS
Receipt #:	123505
Fees:	\$1,743.00
Permit No:	851-21-000416-PLNG

Request: Type 2 Administrative hearing for conditional Use permit as Recreational Campground including 4 RV Accessory Cabins, 9 Owner provided tent sites, 6 Tent Sites, Recreational Support Cabin, and Bathhouse

Type II

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

Type III

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

Type IV

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

Location:

600 Floyd Ave, Cloverdale, OR 97112

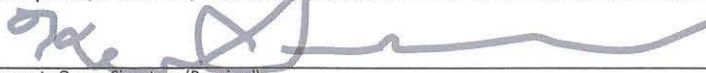
Site Address:

Map Number: 4 South 10 WEST 6 0800-213879
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.


 Property Owner Signature (Required)

10/31/2021
 Date

Applicant Signature _____ Date _____

**CONDITIONAL USE PERMIT
RECREATIONAL CAMPGROUND**

GENERAL INFORMATION

Request: Permit for a Recreational Campground on 18 acres in Tierra Del Mar, Oregon.

Oregon Treehouse Partners is requesting a Type II Administrative review and approval.

Location: Subject property is located at 600 Floyd Avenue, Cloverdale, Oregon 97112.

The subject property is accessed via Sandlake road, a County coastal road coming from Pacific City and going through Tierra del Mar, an Unincorporated city. The tax Lot number for the property is – 0800-213879 and described as – The Northwest quarter of the Southwest quarter and that portion of Government lot 6, Section 6, in Township 4 South, Range 10 West of the Willamette Meridian, in the county of Tillamook and State of Oregon.

ZONE: RR-2

Applicant: Oregon Treehouse Partners, LLC – 1276 NW 107th Avenue Portland, Oregon 97229

Property Owner: Oregon Treehouse Partners, LLC- 1276 NW 107th Avenue Portland, Oregon 97229

Description:

The proposed Conditional Use Permit is for a year-round Recreational campground on 18 acres, zoned RR-2 in Tierra del Mar, Oregon.

This is a low impact environmentally focused project that retains the beauty and integrity of the forest and fauna property with a low impact and is lawful and not harmful to the public.

The campground will consist of a 3,630 sq foot Recreational support building with bathrooms, showers, small Sundries/convenience/gift shop, small prep kitchen, inside seating, and outside seating deck area.

Four recreational cabins/Tiny homes on wheels (Sec-5.030), Six tent camping areas, nine owner provided camping tents on decks on temporary pier block foundation next to trees, a common area bathhouse with bathrooms & showers, a multi-use picnic area, and a viewing deck for ocean views.

Conditional Use Permit Criteria:

This Conditional Use Permit application is allowed pursuant to Section 6.020, and Section 6.040 whereas.

1. The property is zoned RR-2 and is more than 10 acres which allows Recreational Campgrounds. The proposed use does not have any impacts that extend beyond the abutting properties that would hinder them.
2. The use is consistent with the Tillamook County Comprehensive Plan, Goal 8 (Recreation Element), (SCORP) Statewide Comprehensive Outdoor Recreation Plan, and the Oregon State Legislature (ORS 197.440 1985) which specifically identified Oregon's goal for County's to promote tourism and year-round recreational activities to enhance transient revenue, jobs and promoting the State as a vacation destination.

This proposed Recreational campground also follows OAR Chapter 333-031-0001 and Building Codes Division Chapter 918-650-0000.

3. The parcel is compliant for a Recreational campground as it is 18 acres, located a good distance off the road system, surrounded by forest and fauna in a natural setting. There are existing roads already established that are to recreational campground guidelines.

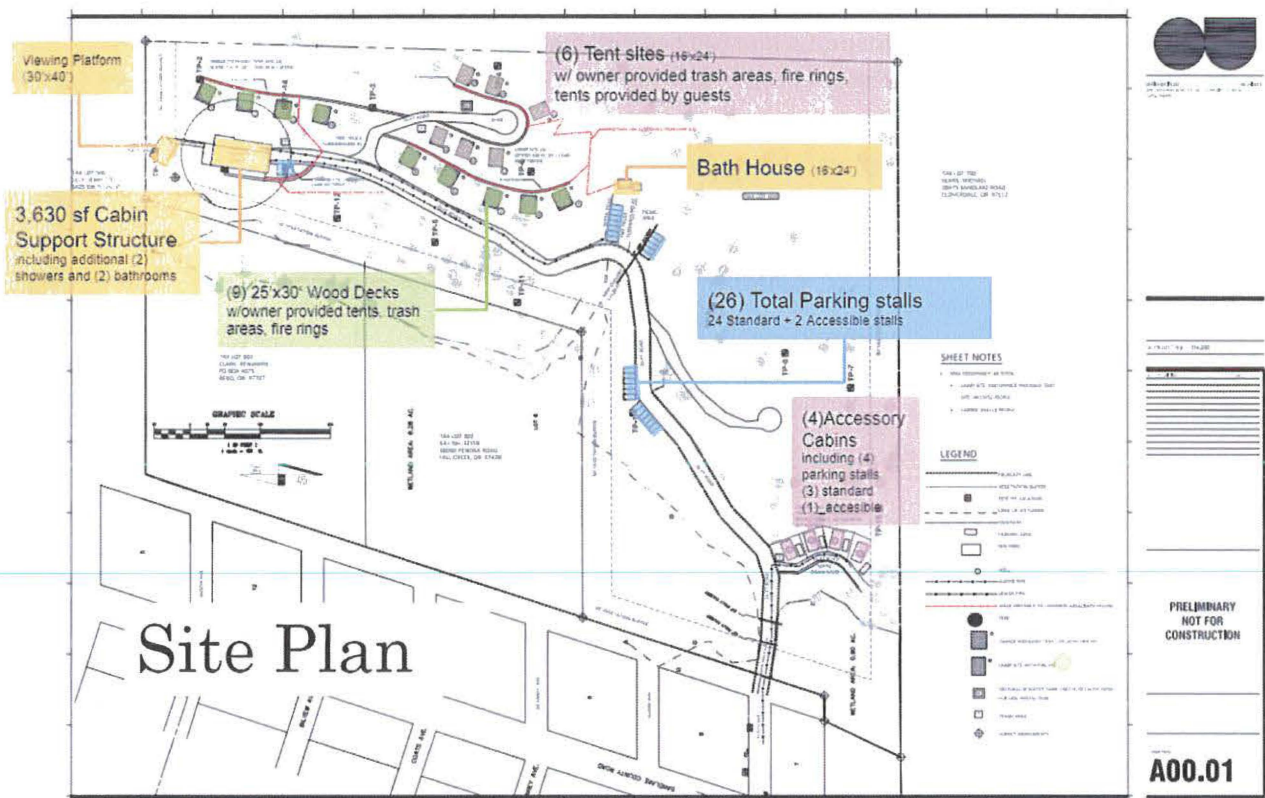
4. The proposed CUP will not alter the character of the surrounding area, In fact the opposite.

The goal of the CUP by the applicant is to keep the property as natural and untouched as possible to enhance the beauty, integrity and appearance of the recreational campground. Because of that it will not limit, impair, or prevent any surrounding properties for permitted uses listed in the underlying zone. There is a fifty-foot buffer zone located around the entire property except the east side which is owned by the applicant.

5. The proposed CUP does not have a detrimental effect on existing Solar, Wind, or Conversion energy systems, and will in fact utilize solar as a means of energy.

6. The proposed use is timely, as the demand for year-round facilities in Tillamook County, Pacific city are in demand and there is a shortage of facilities existing. There are not any facilities located in the Tierra del Mar area.

7. Meets minimum safety standards for Oregon Health Authority Chapter 333-031-0001 Division 31 and Recreational Parks design - construction OAR 455.680

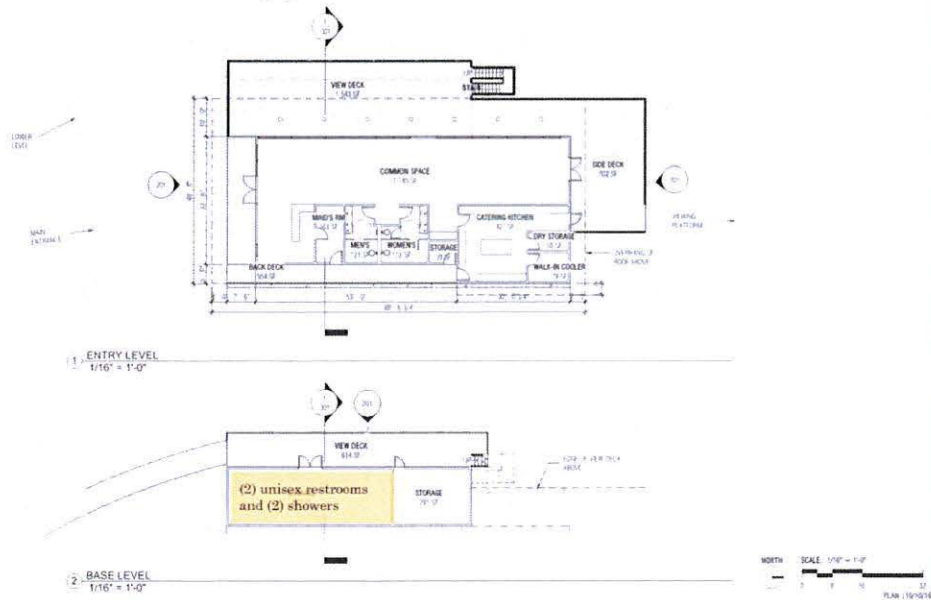


RECREATIONAL SUPPORT CABIN-

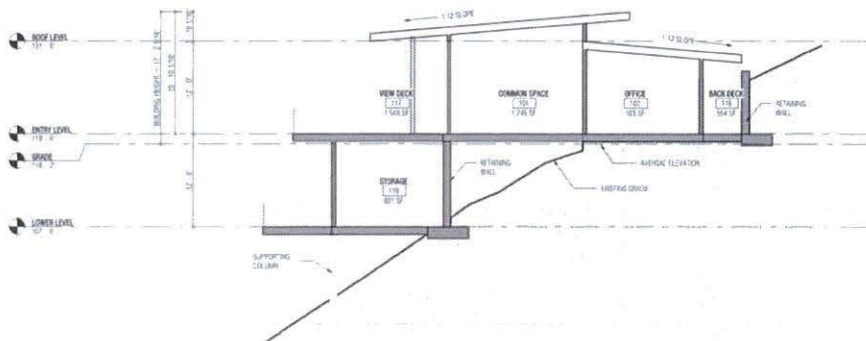
The support cabin will be 3,630 square foot single story with deck and handicap accessible. This building will support the campers with four (4) bathrooms, two (2) showers, inside seating area with fireplace to get out of the elements, small catering /prep kitchen, sundries store area for items campers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

- A. Handi-cap accessible ramp.
- B. 4 bathrooms – 1 men’s /1 women – 2 gender neutral.
- C. 2 – gender neutral showers.
- D. Common area inside seating and outside seating deck for ocean views.
- E. Sundries / convenience store / gift shop area.
- F. Catering / Prep kitchen- salads / soup / sandwiches / take away items for campers.
- G. Handicap parking in front.
- H. Building type V8 Fully sprinkled.
- I. Height is 20’ above grade single story.
- J. Code Reference – 3.010 Rural residential (RR-2) article 5,6,10,11.
- K. Lot size is 18 acres.
- L. Well, located onsite next to the building and required distance.
- M. Natural vegetation will be utilized and maintained for landscaping.
- N. A 30’ buffer for fire protection will be implemented OAR 660-06-035.
- O. Follows Scope & Purpose OAR 918-650-0010 (1) (2) and Minimum safety requirements OAR 455.680.

Recreational Support Cabin Plan

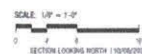


Recreational Support Cabin Section

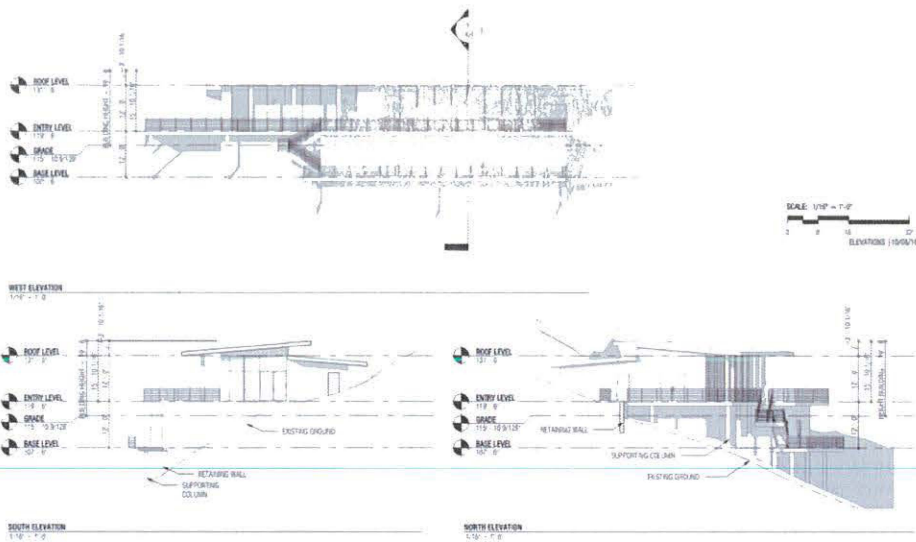


ARTICLE XI:

- **BUILDING HEIGHT:** The vertical distance of a building measured from grade to the highest point of the roof.
- **GRADE:** The average elevation of the existing ground at the centers of all walls of a building.



Recreational Support Cabin Elevation



ACCESSORY CABINS –

There will be four accessory cabins at the beginning of the property in the SW corner. These cabins will be approximately 12 X 32, 384 sq ft single story, built to IBC standards, Oregon DOT and be portable on wheels similar to tiny home / RV trailers. They will be quick release connected to a sewer, water system, already inspected by County sanitation, and connected to Tierra del Mar water company, as evidenced by “letter of Supply” (Exhibit A) provided. There will be a wood fence partition between each unit for privacy. Natural vegetation will be utilized and maintained for landscaping. Existing fire regulations will be adhered to.

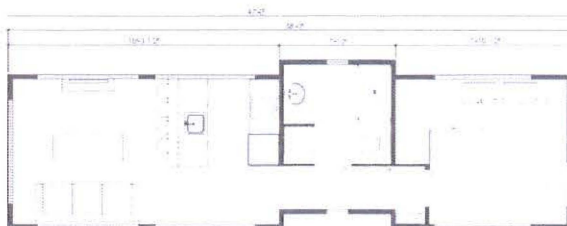
These accessory cabins are a compliment to the recreational campground by providing transient lodging to families and groups who wish to camp but do not have a tent or a desire to pitch one.

- A. Code – Recreational Campgrounds Section TCLUO 5.030 – Accessory uses may include recreational cabins / RV.
- B. All Accessory cabins have been assigned a space number.
- C. Space size is 23 x 40 feet with a single parking space.
- D. Spaces are separated by a twenty-foot (20”) distance from each other with a privacy fence OAR 918-650-0055(1).
- E. Accessory cabins will utilize existing natural vegetation and be maintained.
- F. Fire Siting standards will be implemented OAR 660-06-035.
- G. Tiny homes / Park models will fit DOT ANSI A119.5 / NFPA 1192 standard per House Bill 2333- 2019.
- H. Square footage will be under 400’ square feet.
- I. Accessory Cabins / Tiny homes will be on wheels with yoke for towing.
- J. Connected to Tierra del Mar water company & county approved sewer with quick release connectors.
- K. Bathrooms and showers located within accessory cabins.
- L. Handicap accessible ramps to cabins.
- M. Garbage containers will be located close to accessory cabins, 30 gallon and be State approved OAR 918-650-0045 (9) (c) (A)

Accessory Structures Cabins - Sample product

<https://wheelhaus.com/>

- (4) total
- 400 sf each
- 10.5ft wide x 38ft long
- Park model
- <https://wheelhaus.com/>

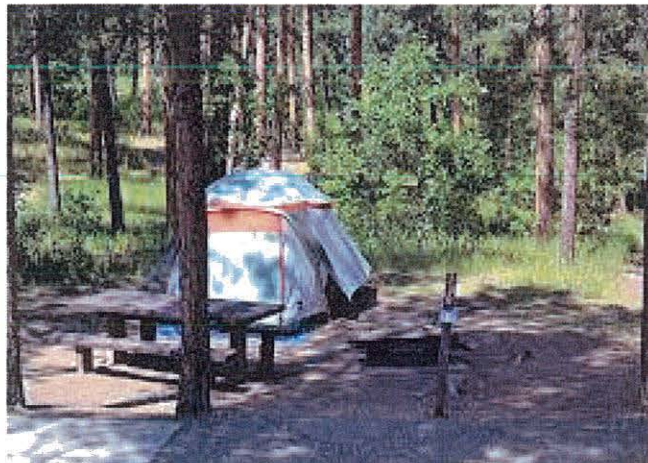


CAMPSITES-

There will be six numbered campsites 23' feet wide 40' deep and distanced 15 feet apart with State approved fire rings and garbage containers. They are distanced 10' feet from the right of way road, community, and service buildings. Each campsite will still have access to the right of way road. No on-street parking is allowed, only in common area parking spaces. We will utilize and maintain existing natural vegetation for landscaping.

The existing right of way road exceeds the 16' foot requirement for the recreational requirements and will be finished to county road standards. Light poles will be installed for lighted walkways. All campsites have access to the common area bathhouse within 500' feet away. Fire protection will be in the form of a 500-gallon water tank reservoir with a 300-foot hose box and on demand generator for pumping centrally located for access to all sites. All will be constructed per OAR 918-650-0045

- A. Six numbered campsites 23 feet by 40 feet
- B. There will be a 20-foot clear / distance to the next space OAR 918-650-0055 (1)
- C. Natural Vegetation shall be utilized and maintained
- D. 500-gallon water storage tank with h300" foot hose box and on demand generator located within 250 feet from each site
- E. State approved fire pit rings with vegetation clearing for fire protection will be located on each camp space OAR 918-650-0045 (7)
- F. Electrical post for plugging in electronics will be located in each space
- G. Each space is properly distanced from right of way road while still having access
- H. Garbage cans with approved closure for wildlife will be provided with access from all camp spaces. OAR 918-650-0045 (9) (a,b)
- I. No on street parking is allowed
- J. light poles will be positioned along right of way road and 3-foot pathway to bath house
- K. Bath house located within 500 feet from camp space
- L. Three-foot access (3) pathway to each campsite with proper drainage and access to right of way.
- M. Access road is 16 feet wide and lighted.



OWNER PROVIDED TENT SITES- 333--031-0002 (3)

There will be nine (9) owner provided tent sites with wooden decks placed on pier blocks, temporary platforms on the ground. All will be constructed per OAR 918-650-0045

- A. Tents are manufactured to approved safety codes and requirements (see exhibit picture).
- B. Each tent space will be numbered OAR 918-650-0045 (2C).
- C. Each space is 30 x 40 feet – deck is 26 x30 feet separated 20’ apart from the next space per OAR 918-650-0055(1).
- D. 3-foot-wide pathways to tent spaces will be lighted with proper drainage and access to the right of way.
- E. State approved fire rings will be located on each site OAR 918-650-0045 (7).
- F. Electrical posts connection will be located on each space for camper use.
- G. Fire protection will be in the form of a 500-gallon storage tank with a 300-foot hose and on demand generator. Fire truck will also have hose access from the main road. (See site plan).
- H. Garbage bins will be placed within reach of all campsites and approved State requirements OAR 918-650-0045 (9) (a,b).
- I. Access road is 16 feet wide and lighted.
- J. Bath house is within 500-foot walking distance and lighted.
- K. No on street parking is allowed.
- L. Each camp site is properly distanced from the right of way while still having access.
- M. Natural vegetation for landscaping will be utilized while maintaining safe fire practices.

Tent types

DOME	A-FRAME	FAMILY	OUTFITTER	BASE CAMP
 <ul style="list-style-type: none"> ● Freestanding ● Lightweight ● Fast and easy setup ● Stable in high wind ● Good for extreme weather ● Less headroom 	 <ul style="list-style-type: none"> ● Lightweight ● Fast and easy setup ● More headroom ● Non-freestanding ● Less stable in high winds ● Not ideal for extreme weather 	 <ul style="list-style-type: none"> ● Ample interior space ● Good headroom ● Multiple rooms ● Heavy and bulky ● Less stable in high winds ● Not ideal for extreme weather 	 <ul style="list-style-type: none"> ● Ample interior space ● Good headroom ● Heavy duty canvas ● Some models can be used with a wood stove ● Non-freestanding ● Very heavy and bulky ● Expensive 	 <ul style="list-style-type: none"> ● Freestanding ● Single wall ● Maximum interior space ● Very stable in high winds ● Good in extreme weather ● Large and bulky ● Expensive

Raised wooden Deck w/Owner provided Dome Tent



Tillamook County Code 153 - Tent:

A fabric shelter supported by poles or rope, which is designed for human occupancy and to be used temporarily for recreational or emergency purposes, but not for permanent or residential purposes.

http://tillamookor.gov/wp-content/uploads/2016/08/Chapter_153-all-files.pdf



BATH HOUSE-

There will be two common area bath house locations. One in the Recreational support cabin and a stand-alone one centrally located on the campground site plan near parking spaces. The bath house will be constructed to Oregon Health Authority specks and OAR 918-650-0050 (1) (a,b,c,d) and ORS 333-031-0012 (1) (2) and will meet Oregon Structural Specialty Code and the Oregon Mechanical Specialty Code.

- A. Bath house will be located within 500 walking distance from all campsites.
- B. Bath house will be well lighted, and signs posted.
- C. Bath house will be accessed by right of way and 3-foot lighted pathways.
- D. Handicap bathrooms and showers will be provided.
- E. Floor, shower stalls, and walls will be smooth, impervious to water and easily cleaned.
- F. No Wooden racks, duckboard over showers or glass other than safety glass will be allowed.

**ROADS & PARKING- See site plan**

- A. Interior roads are 26' feet wide or greater to accommodate fire truck and safety equipment finished to country road standards
- B. Culverts will be placed in proper areas for drainage and able to support 50,000-pound weight load for Fire vehicles, safety equipment.
- C. Two (2) Fire truck turnouts are strategically placed on the road for safety, one by the Recreational Support cabin and another halfway up the main road.
- D. There are 24 regular and 2 Handicap parking spaces which exceed the minimum requirement, located at intervals throughout the campground.
- E. Main road will be lighted for vehicle and pedestrian safety.

FIRE SAFETY- OAR 333-660-06-035

- A. Main road will be 26' feet wide and finished to Country Road standards for a Fire truck.
- B. Culverts will be established with a 50,000-pound weight load capacity.
- C. Recreational Support cabin will be sprinklered and major brush will be cleared 30 feet around the building for Fire break while maintaining natural vegetation for landscaping.
- D. Campsites will have a 500-gallon water storage tank with 300-foot hose box and on demand generator for pressure and ability to reach all campsites.
- E. Fire truck will have the ability to reach most campsites from the main road.
- F. Recreational Support cabin water well to be well located at appropriate distance for fire truck hookup ability.
- G. Fire extinguishers will be strategically located throughout the campground.
- H. Accessory cabins will have 30-foot clearing of overgrown brush while still maintaining natural vegetation for landscaping.
- I. Accessory cabins will have fire extinguishers in each cabin and smoke & CO2 detectors.

UTILITIES / WATER / SEWER- 333-031-0004 / 333-031-0006

- A. Accessory cabin water supply will be provided by Tierra del Mar water Company in accordance with county rules and regulations. See Exhibit A.
- B. Water for the Recreational Support cabin and campsites will be supplied by a water well drilled onsite in accordance to 333-031-0004.
- C. There will be two (2) septic systems onsite, one located by the Accessory cabins and inspected by County sanitation. The other will be centrally located in the center of the recreational campground and located by the common area bathhouse. Both will be in compliance with County sanitation requirements and 333-031-0006.
- D. Electricity will be connected from the main road and run through the recreational Camp. See Civil engineering plan with nearest electrical pole located on plan from the property line. All performed under 918-650-0045.

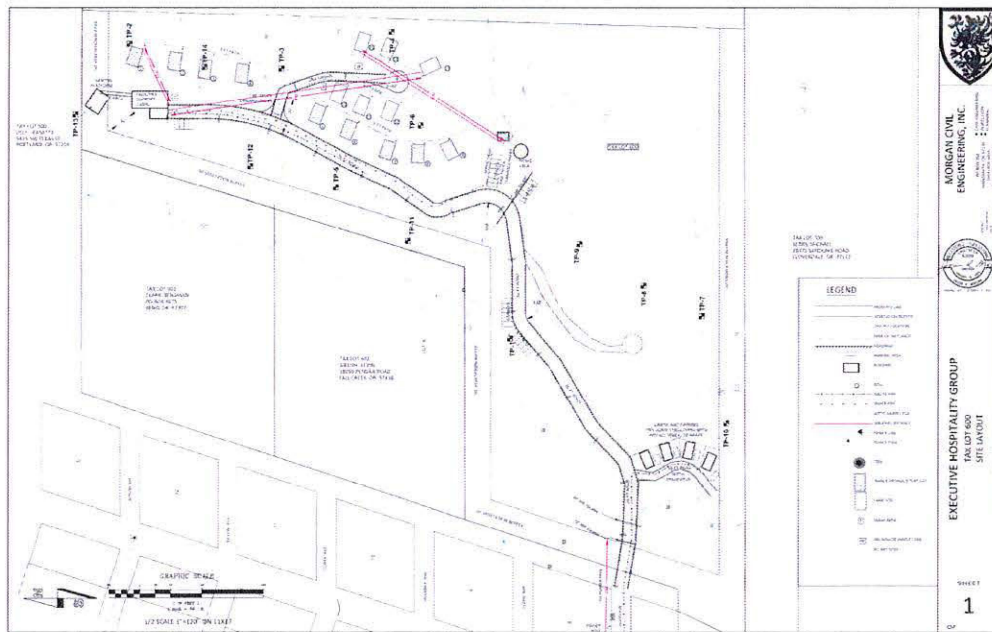


EXHIBIT A

TIERRA DEL MAR WATER CO.

P.O. Box 58

Ph : (503) 965-5140

Pacific City, OR 97135-0058

July 19, 2016

To: Tillamook Dept. of Community Development
1510-B Third Street
Tillamook, OR 97141

Subject: Water Availability

This is to confirm that domestic water service is available to the following property within our service area:

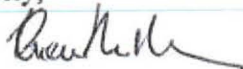
T _____ R _____ Sec _____ Lot # _____

The street address is: ___ Hillside, east of the east terminus of Eloise Avenue, Tierra Del Mar _____

The name of record in our files is Oregon Treehouse Partners LLC

If you have any questions or need additional information, please contact me.

Sincerely,



Owen G. Miller Jr.
President

E-Mail: tierradelmarwaterco@gmail.com
Phone: 503.965.5140

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

From: Jim Thompson
6080 Floyd Avenue
Cloverdale, OR 97112

September 29, 2021

LETTER OF SUPPORT

TO WHOM IT MAY CONCERN,

I reside at 6080 Floyd Avenue in Cloverdale, Oregon and I am a neighbor of the Oregon Treehouse Partner's 18-acre property located on 600 Floyd Avenue.

The Managing Member of Oregon Treehouse Partner's, Kevin Gindlesperger, has shared with me the vision for the Recreational Campground proposed for this property.

After going over the project with Kevin, I was impressed with the fact that their vision is to create a place where people can relax and enjoy the beauty of the area in the woods and beach with views of the ocean.

I especially liked the fact that their plan has little impact on the land or environment.

I endorse and support this project as I feel it will be an asset to the Tierra del Mar, Pacific City area as a different type of lodging experience and will add to the overall tourism experience of the Oregon coast.

Please reach out to me with any questions or concerns.

Jim Thompson


503.309.0761

Stephanie Starostka Welch

PO Box 1047

Pacific City, OR 97135

October 7, 2021

Tillamook County

Community Development Department

1510-B Third Street

Tillamook, OR 97141

To Whom It May Concern:

I am writing this evening to express my support of the Tierra del Mar project being proposed by Kevin and Anna Gindlesperger. Kevin and Anna, along with their partners, have crafted a plan to develop the hillside of Tierra del Mar into a recreational campground that is fun and different from other developments in the area. Their vision of a well thought out campground that is intentionally low impact to the environment, seems well suited to the area. It is my understanding that they intend to leave as many of the big spruce trees as possible. Their vision of an eco-friendly recreational campground with all kinds of outdoor activities offered (mountain biking, mushroom hunting, hiking) fits the terrain and the utilities available in the area.

The Gindlesperger's and their partners have their pulse on what today's traveler is looking for: an environmentally sustainable campground for family gatherings and retreats. The plan to enhance the natural features of the area is right on target.

I am excited to see this project develop.

Thank you for your time.

Stephanie Welch

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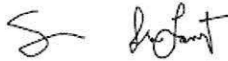
October 6, 2021

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

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

We fully support Tree House Partners LLC's recreational campground project in the hills of Tierra del Mar. The proposed project will bring access to our area for more visitors in a low impact and sustainable way, while creating additional jobs and tax income for Tillamook County.

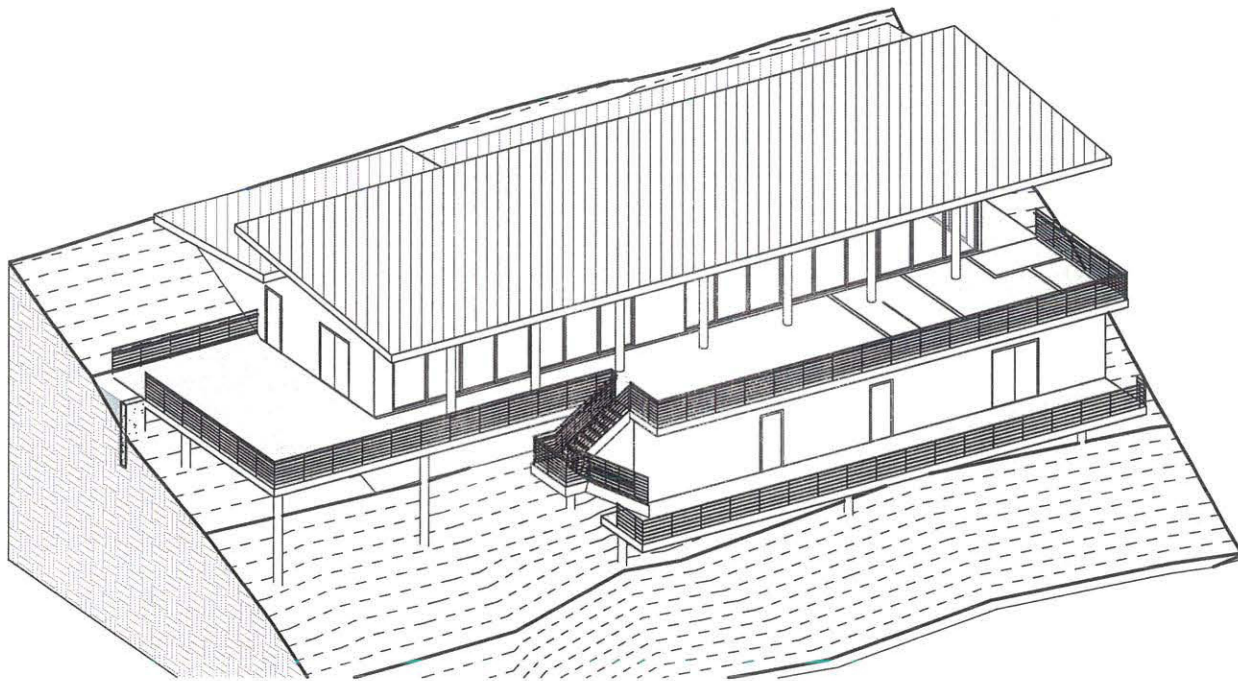
Sincerely,



Sean and Shae Lambert
PO Box 693
Pacific City, OR 97135



)))
)))



PROJECT INFO	
PROJECT ADDRESS	TAX LOT 600, TIERRA DEL MAR, OR 97112
TRACT	LOT 8, BLOCK 10 OF THE PLAT OF TIERRA DEL MAR, MAP C-122
CURRENT ZONING	RR-2
CURRENT LAND USE	UNUSED NATURAL FOREST AREA
PROPOSED BUILDING USE	

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



**A00.00
COVER SHEET**

OREGON TREEHOUSE PARTNERS

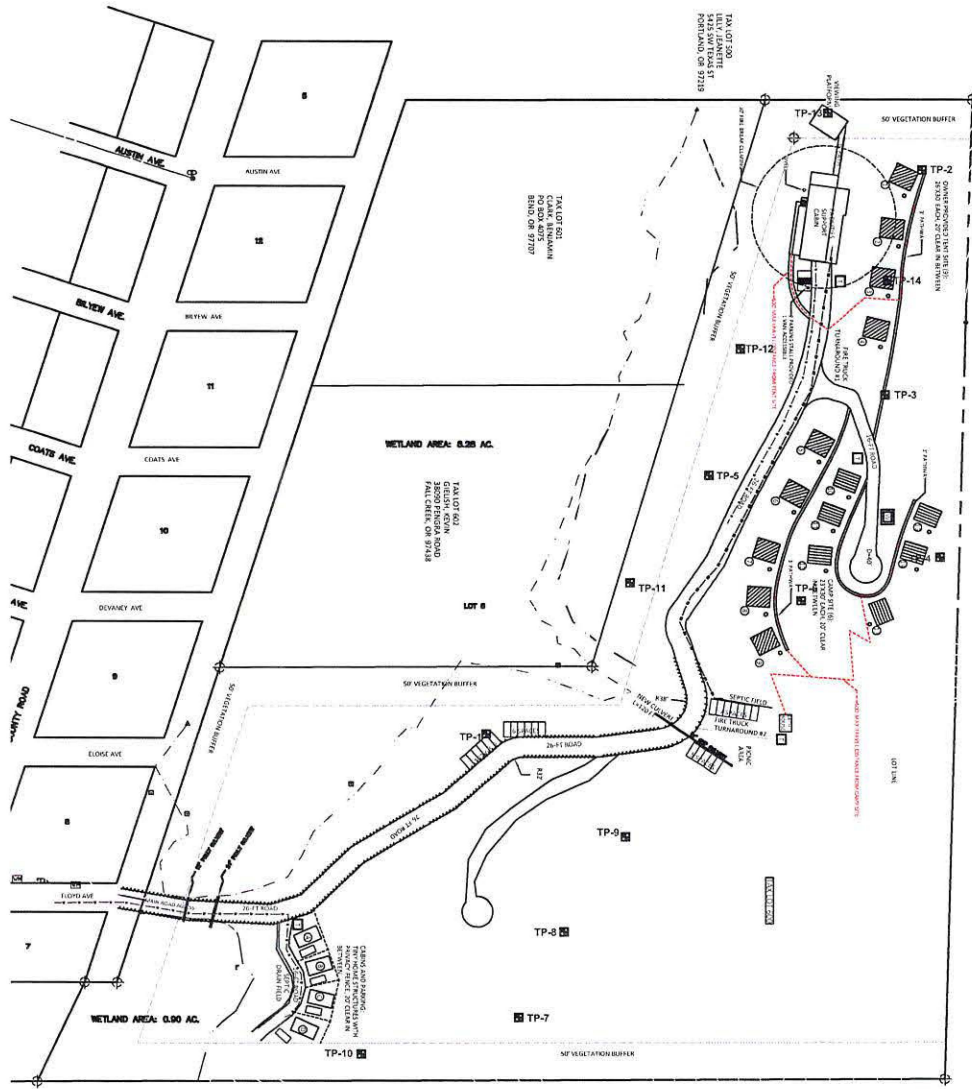
TIERRA DEL MAR, OR 97112

JOB NO. 21.025.000

DATE 11/01/21

4200 Sepulveda Blvd,
Culver City, CA 90230
Tel: 310.730.6998
www.officeofarchitecture.com





LEGEND

	MAJOR STREET LINE
	WETLAND BUFFER
	TREE PIT LOCATION
	LAND OF WETLANDS
	PARKING AREA
	BUILDING
	WELL
	UTILITY
	50' VEGETATION BUFFER
	5' FIRE LANE
	50' SLOPE
	100' SLOPE
	200' SLOPE
	300' SLOPE
	400' SLOPE
	500' SLOPE
	600' SLOPE
	700' SLOPE
	800' SLOPE
	900' SLOPE
	1000' SLOPE

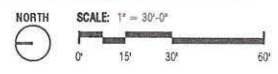
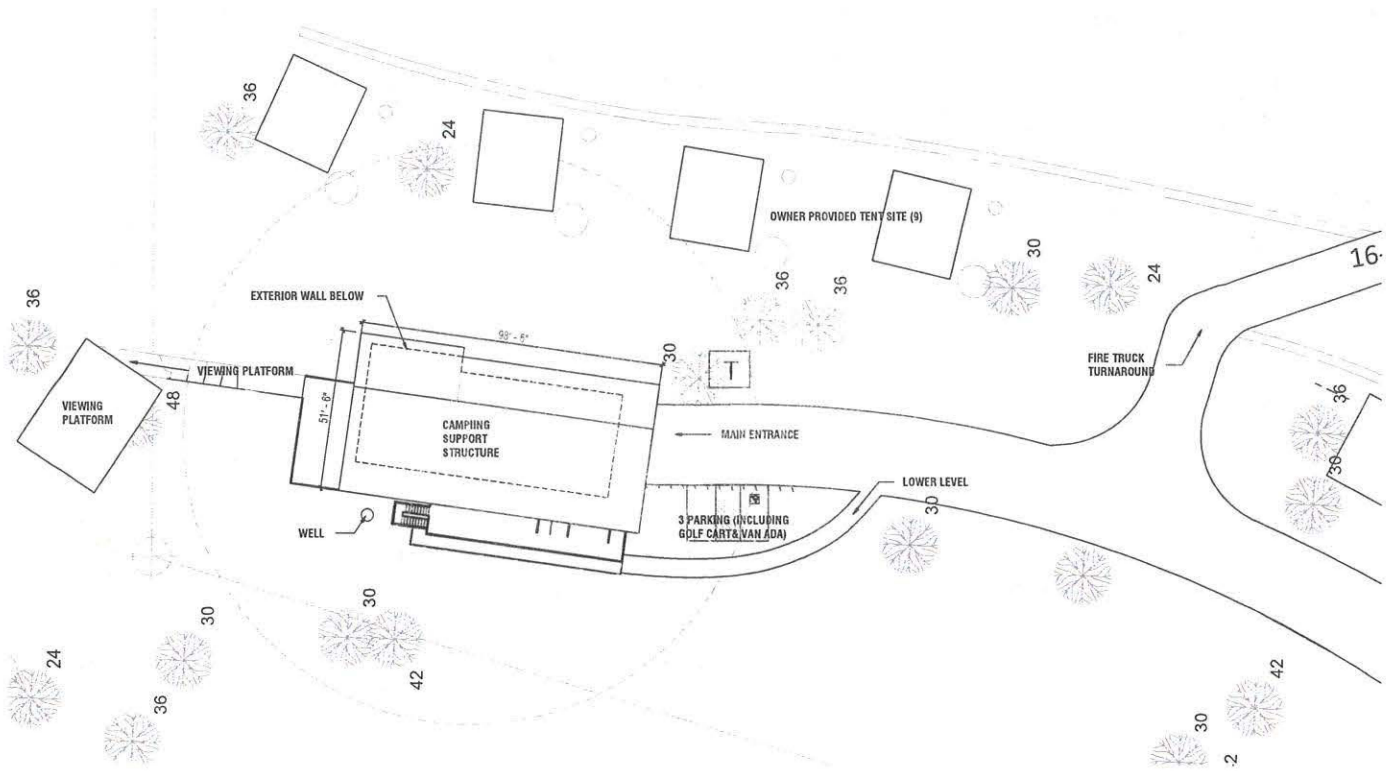
SHEET NOTES

1. MAN OCCURANCE ON SITE
2. GAS PIPE AND CONDENSATE LINE
3. PTE. 1413-15 (HOUSE)
4. GAS LINE (1.5" PIPE)

LEGEND

	50' VEGETATION BUFFER
	5' FIRE LANE
	50' SLOPE
	100' SLOPE
	200' SLOPE
	300' SLOPE
	400' SLOPE
	500' SLOPE
	600' SLOPE
	700' SLOPE
	800' SLOPE
	900' SLOPE
	1000' SLOPE

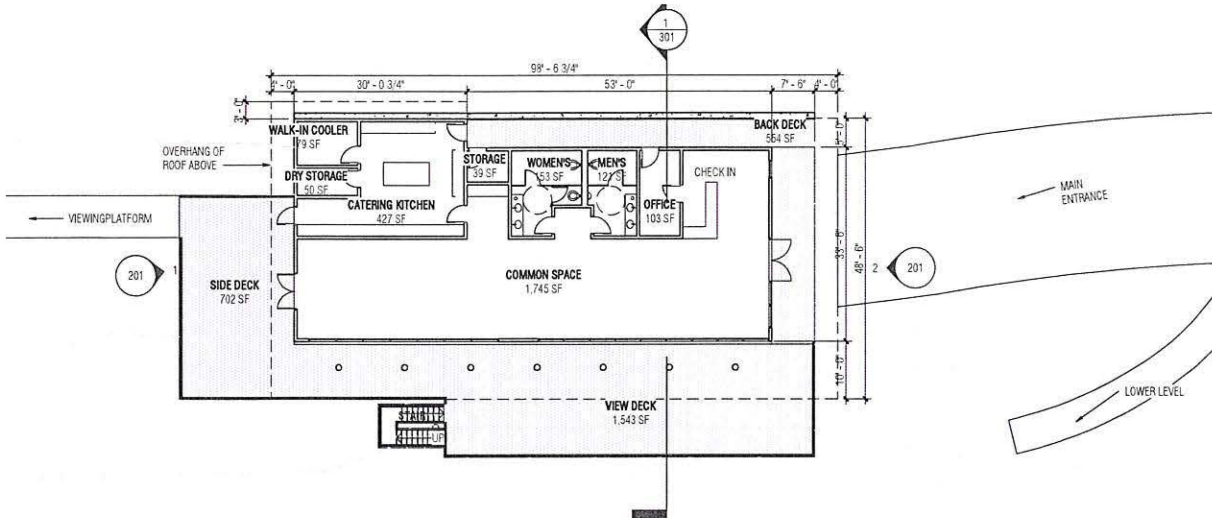




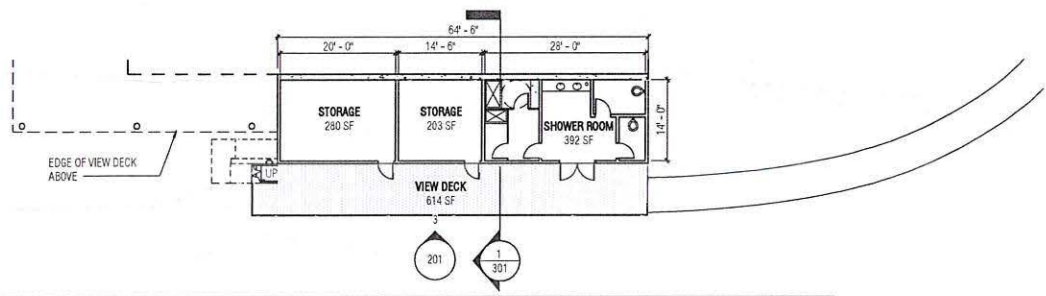
OREGON TREEHOUSE PARTNERS
 A10.05
 ENLARGED SITE PLAN

4200 Sepulveda Blvd.
 Suite 104
 Culver City, CA 90230
 Tel: 310.730.8698
 www.ortcpartners.com

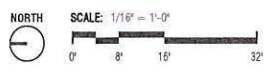
REGISTERED ARCHITECT
 CHRISTIAN ROBERT
 PORTLAND, OR
 6438
 STATE OF OREGON
 EXPIRATION DATE: 07/29/2022



1 ENTRY LEVEL
1/16" = 1'-0"

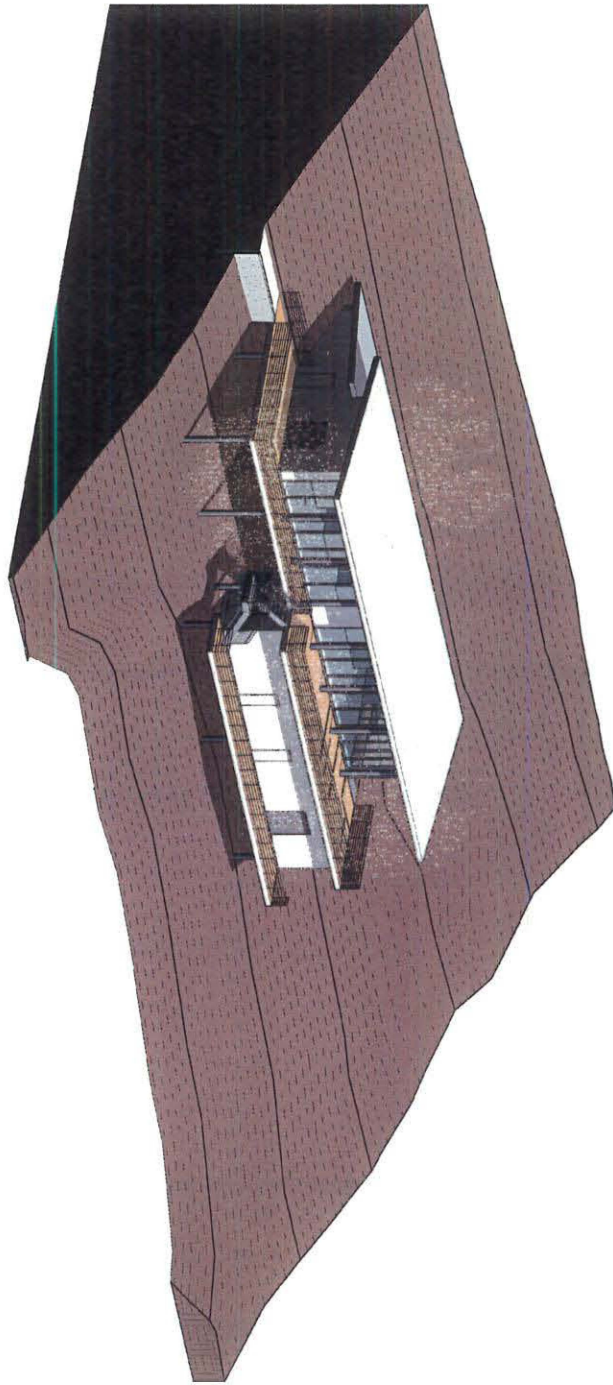


2 LOWER LEVEL
1/16" = 1'-0"



A21.01
FLOOR PLAN
OREGON TREEHOUSE PARTNERS
TIERRA DEL MAR, OR 97112
JOB NO. 21.026.000
DATE 11/01/21

4200 Sepulveda Blvd,
Suite 104
Belmont, CA 94020
Tel: 310.730.6888
www.officeminted.com
REGISTERED ARCHITECT
CHRISTIAN ROBERT
PORTLAND, OR
6438
STATE OF OREGON
EXPIRATION DATE: 12/31/2022



4200 Sepulveda Blvd,
Suite 104
Culver City, CA 90230
tel: 310.730.6608
www.officeuntilled.com

OREGON TREEHOUSE PARTNERS

TIERRA DEL MAR, OR 97112

JOB NO. 21.026.000

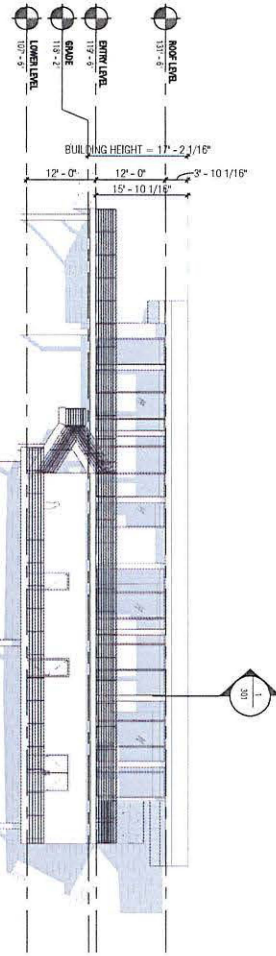
DATE 11/01/21

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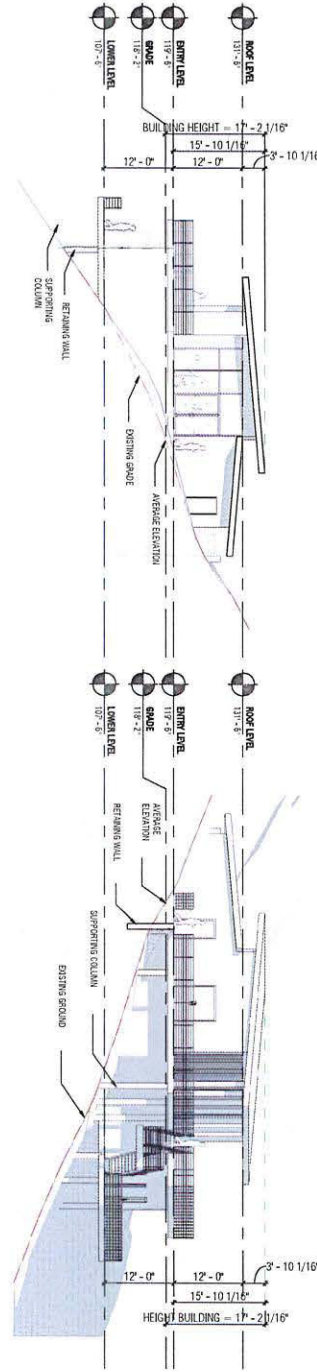
3D VIEWS

/AXONOMETRICS





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



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

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



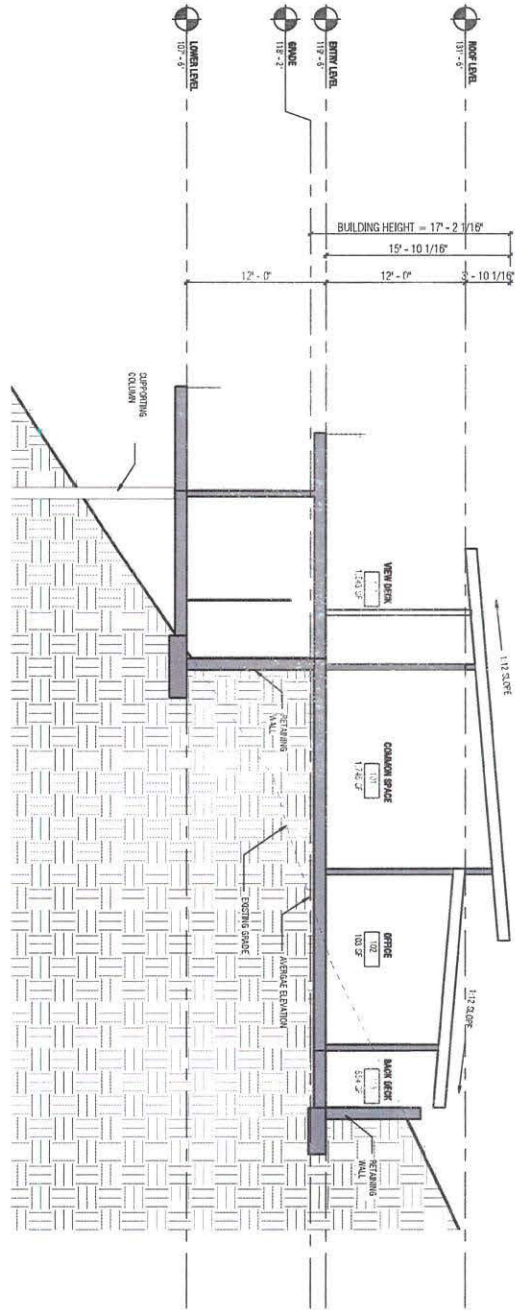
REGISTERED ARCHITECT
CHRISTIAN
ROBERTSON
PORTLAND, OR
4418
NOVEMBER 19, 2012
OPERATION DATE: 02/28/2022

4200 Seguineda Blvd,
Suite 104
Culver City, CA 90230
tel: 310.730.6698
www.officeuntilled.com

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

A30.01
ELEVATION





4200 Sepulveda Blvd,
Suite 104
Culver City, CA 90230
Tel: 310.730.6698
www.officeunited.com

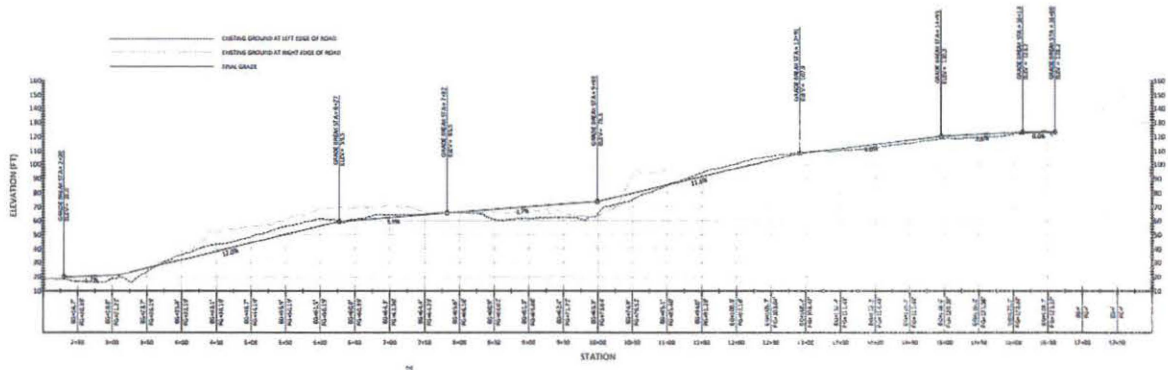
OREGON TREEHOUSE PARTNERS

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

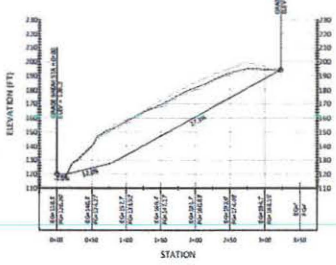
A40.01
SECTION



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



② TURNAROUND #1 PROFILE
SCALE: P=40 VERT: P=20'



MORGAN CIVIL
ENGINEERING, INC.
1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.MORGAN-CIVIL.COM

EXECUTIVE HOSPITALITY GROUP
TAX LOT 600
ROAD PROFILE
MINIMUM 1/8" = 1'-0"

SHEET
2
OF

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:
Tierra Vista, LLC

GRANTEE'S NAME:
Oregon Treehouse Partners, LLC

AFTER RECORDING RETURN TO:
Order No.: 60222106161-KM
Oregon Treehouse Partners, LLC, an Oregon limited liability
company
34505 Nastucca Blvd.
Pacific City, OR 97135

SEND TAX STATEMENTS TO:
Oregon Treehouse Partners, LLC
34505 Nastucca Blvd.
Pacific City, OR 97135

APN: 21879R
Map: 4S10060000600
TL 600 Floyd Ave, Cloverdale, OR 97112

Tillamook County, Oregon
08/16/2021 12:40:59 PM
DEED-DWARR
\$10.00 \$11.00 \$10.00 \$61.00 - Total = \$92.00
I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.
Tassi O'Neil, Tillamook County Clerk

2021-07036

366421004127 Fidelity National Title # 60222106161

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tierra Vista, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Oregon Treehouse Partners, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

Unsurveyed Parcel 3 of Partition Plat No. 2008-025, situated in the Southwest quarter of Section 6, Township 4 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded June 28, 2009 as Instrument No. 2008-004757, Tillamook County Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$820,000.00). (See ORS 93.030).

Subject to:

Regulations, levies, liens, assessments, rights of way and easements of Tierra Del Mar Water District.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, and highways.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 16, 2021

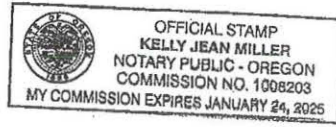
Tierra Vista, LLC

BY: [Signature]
Terence Christian Blackburn
Manager

State of Oregon
County of Marion

This instrument was acknowledged before me on August 16, 2021 by Terence Christian Blackburn, as
Manager for Tierra Vista, LLC.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 1/24/2025





SECTION 5.030: RECREATIONAL CAMPGROUND STANDARDS

(1) PURPOSE:

The purpose of the RECREATIONAL CAMPGROUND STANDARDS is to insure that each new or enlarged RECREATIONAL CAMPGROUND provides necessary facilities, adequate lot area, set-back, and other needed requirements for the public safety, health, and general welfare.

A RECREATIONAL CAMPGROUND is a place where four or more recreational vehicles and/or tents are located on one or more continuous lots, tracts, or parcels of land under a single ownership for temporary recreational camping. A permanent house, mobile home, manufactured home, or recreational vehicle for the owner, operator, or manager of the campground is allowed, however other Sections of the Ordinance pertaining to such use shall apply, including Section 5.010, etc. Accessory uses that may be permitted include recreational cabins, showers, laundry, a grocery, a gas pump, and recreation facilities that are designated for the primary purpose of serving the occupants of the campground. A camper as defined in Article I, shall not be allowed to stay any longer than six (6) months in any twelve (12) month period.

The standards contained in this Section are minimum standards. Additional standards may be required where necessary to meet other requirements of this Ordinance, i.e. Floodplain, ecologic Hazard zone, Riparian Vegetation.

(2) A RECREATIONAL CAMPGROUND shall be built to State standards and shall comply with the following provisions:

(a) A RECREATIONAL CAMPGROUND shall have:

i. A minimum size of 1 acre or the minimum lot size of the zone, whichever is greater;

OTP Lot size is 18 Acres zoned RR-2, which in accordance with SECTION 3.010 (RR-2 Rural Residential) is permitted for use as a Recreational campground as long as it exceeds 10 Acres.

From Section 3.010 3-(u) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.

ii. A minimum number of 4 sites;

OTP Tierra Del Mar Recreational campground will have 9 owner provided tent sites, 6 tent sites, and 4 RV Tiny Home sites

iii. A minimum width of space 23 feet or state minimum which ever is greater,for each site;

OTP Six numbered campsites 23 feet by 40 feet, 9 Owner provided tent sites where Each space is 30 x 40 feet – deck is 26 x30 feet separated 20' apart from the next space per OAR 918-650-0055(1). 4 RV Tiny home Space size is 23 x 40 feet with a single parking space.

A. Spaces are separated by a twenty-foot (20") distance from each other with a privacy fence OAR 918-650-0055(1).

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iv. Lot depths may vary in size, however maximum unit lengths shall be designated for each proposed space, and each space shall include enough area for the required set-backs along with the maximum unit length;

OTP Six numbered campsites 23 feet by 40 feet, 9 Owner provided tent sites where Each space is 30 x 40 feet – deck is 26 x30 feet separated 20' apart from the next space per OAR 918-650-0055(1). 4 RV Tiny home Space size is 23 x 40 feet with a single parking space.

B. Spaces are separated by a twenty-foot (20") distance from each other with a privacy fence OAR 918-650-0055(1).

v. A minimum distance between actual unit location and interior road right-of-way of 10 feet. Each campsite will have direct access to interior road right-of-way;

OTP All campsites and RV tiny home sites will be set back from the interior road right of way by more than 10 feet and have access to the interior road right of way.

vi. And all property lines not abutting an exterior roadway shall be 10 feet. A minimum distance between actual unit and an exterior roadway shall be 20 feet;

OTP All units will be > 20 feet from exterior roadway with the campground having a 50 foot buffer on all sides from neighboring property lines

vii. A minimum distance between actual units of 15 feet;

OTP All Units will be a minimum of 20ft apart

viii. Minimum distance between actual unit and community or service buildings of 10 feet;

OTP All units and community buildings will be greater than 10 feet apart.

ix. Campground roads shall have a surface width of at least 16 feet with 2 foot shoulders on each side. All interior park roads shall be surfaced to minimum County road standards and well drained. No on-street parking shall be allowed;

OTP The existing right of way road exceeds the 16' foot requirement for the recreational requirements and will be finished to county road standards. Each campsite will still have access to the right of way road. No on-street parking is allowed, only in common area parking spaces.

x. Walkways not less than three (3) feet wide may be required to be provided from trailer spaces to community and service buildings. All access roads and walkways should be well lighted;

OTP Walkways to camp sites and community and service buildings will be 3 feet wide or greater in all areas of the camp. Walkways will have lighting and be well drained.

xi. All areas not used for spaces, motor vehicle parking, traffic circulation, or service or community buildings shall be completely and permanently landscaped or maintain existing natural vegetation. The landscaping shall be maintained in good condition;

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OTP Natural vegetation for landscaping will be utilized in most places to keep the coastal forest in tact as much as possible. Near and around campsites and community or service buildings landscaping will be maintained.

xii. A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND;

OTP The entire camp will have a at least a 50 foot buffer to neighboring property.

xiii. Trash cans shall be provided in convenient locations for the use of guests of the park, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time;

Adopted May 27, 2015 Tillamook County Land Use Ordinance Article 5 6

OTP Garbage cans with approved closure for wildlife will be provided with access from all camp spaces. OAR 918-650-0045 (9) (a,b)

xiv. All Recreational Vehicles staying in the park shall be assigned to a space. No space shall have more than one (1) Recreational Vehicle or tent assigned to it, except as provided in State law;

OTP All spaces are numbered for one individual RV/tent use.

xv. Approval of a recreational campground shall not be construed to be an approval of the building plans for building permit review purposes. All proposed building construction must meet Uniform Building Code requirements as part of building permit review;

OTP All buildings will meet uniform Building code requirements and be part of the building permit review.

xvi. On-site storage areas, for park residents only, may be allowed. If allowed, the storage area shall be screened or combined landscape and screening with a 6 foot high sight obscuring fence or hedge along all exterior property lines of the storage area;

OTP No on-site storage is planned for guests/residents at this time.

xvii. Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use approval.

OTP Preliminary plans have been submitted to the planning department.

xviii. All RECREATIONAL CAMPGROUNDS, which legally existed prior to the date of this Ordinance, and which have submitted complete Master Plans to the department for review, shall be considered an "existing use" if:

1. The RECREATIONAL CAMPGROUND is in compliance with all State regulations and County Sanitation regulations; and
2. Master Plans and review fees are submitted to the department no later than December 31, 1986; and
3. The department issues a letter to the RECREATIONAL CAMPGROUND owner indicating that the campground meets the above two criteria.

If it is determined by the department that the RECREATIONAL CAMPGROUND does meet the first two criteria, the department shall submit the letter, mentioned in (c) above, to the

campground owner. At that time, only that portion of the campground identified in the Master Plan, will then be considered an "existing use".

Only those campgrounds who retain the confirmation letter will be considered an "existing use". In the future, if one of the "existing use" campgrounds enlarge or expand, only that new portion of the campground will be required to meet the County standards.

The "existing use" RECREATIONAL CAMPGROUNDS are to be allowed to remain as they are represented within the accepted Master Plan on only that portion of the property designated. If the use is vacated for over one year the "existing use" designation shall be void, and any new use of the property shall conform to the requirements of this Ordinance.

The "existing use" may be sold or transferred to new owners. The new owners will maintain the same rights as the previous owners.

OTP Does not apply at this time as we are submitting our initial plan.

xix. The accessory commercial uses such as gas pump, laundry, grocery store and recreational facilities shall not exceed the requirements of Rural Commercial, Section 3.020.

OTP The recreational campground will not exceed the requirements in Rural Commercial, Section 3.020

xx. New full hook-up parks requiring a community septic/sewer system are permitted only within adopted unincorporated community boundaries.

OTP There will be two (2) septic systems onsite, one located by the Accessory cabins and inspected by County sanitation. The other will be centrally located in the center of the recreational campground and located by the common area bathhouse. Both will be in compliance with County sanitation requirements and 333-031-0006.

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Tillamook County

Transaction Receipt

Record ID: 851-21-000416-PLNG

IVR Number: 851017195580

1510 - B Third Street
Tillamook, OR 97141
(503) 842-3408
*Fax: 503-842-1819
sabsher@co.tillamook.or.us

Receipt Number: 123505

Receipt Date: 12/17/21

<https://www.co.tillamook.or.us/planning>

Parcel: 4S10 0600 00600

Fees Paid					
Transaction date	Units	Description	Account code	Fee amount	Paid amount
12/17/21	1.00 Ea	Conditional use - other uses reviewed by Planning Commission	010-01152-4317	\$1,637.00	\$1,637.00
12/17/21	1.00 Ea	Non-conforming minor review - public works	160-16003-4125	\$106.00	\$106.00
Payment Method: Check number: 506 Payer: OREGON TREEHOUSE PARTNERS LLC				Payment Amount:	\$1,743.00
Cashier: Melissa Jenck				Receipt Total:	\$1,743.00
