

Tillamook County



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
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.***

August 18, 2022

RE: #851-22-000154-PLNG: Request for Conditional Use approval for development of a 4-site primitive campground on a property zoned Rural Residential 2-Acre (RR-2) located east of Tierra Del Mar and north of the Unincorporated Community of Pacific City/Woods. The subject property is accessed via Sandlake Road, a County road, and designated as Tax Lot 3401 of Section 1DD, Township 4 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon.

Dear Interested Parties:

This letter is to confirm the action taken by the Tillamook County Planning Commission on August 11, 2022, regarding the above-referenced request. Public hearings on the above-entitled matter were held before the Tillamook County Planning Commission on July 14, 2022, and August 11, 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 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 4 in favor and 2 opposed, to approve Conditional Use request #851-22-000154-PLNG subject to the Conditions of Approval as amended and included as "Exhibit A" of the Planning Commission Order.

Conditional Use request #851-22-000154-PLNG is approved. The Planning Commission Order and other documents associated with the request is available for review and inspection here: <https://www.co.tillamook.or.us/commdev/project/851-22-000154-plng> and at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

Please contact Lynn Tone, DCD Office Specialist II, to make arrangements to view the documents at 503-842-2034 Ext. 3423 or email ltone@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 Office within

twelve (12) days of the date of this Notice. The deadline for filing an appeal with the Board of County Commissioners is August 30, 2022, at 4:30pm.

If you have any questions regarding this notice, you may contact this office at (503) 842-3408 x 3412.

Sincerely,
Tillamook County Department of Community Development



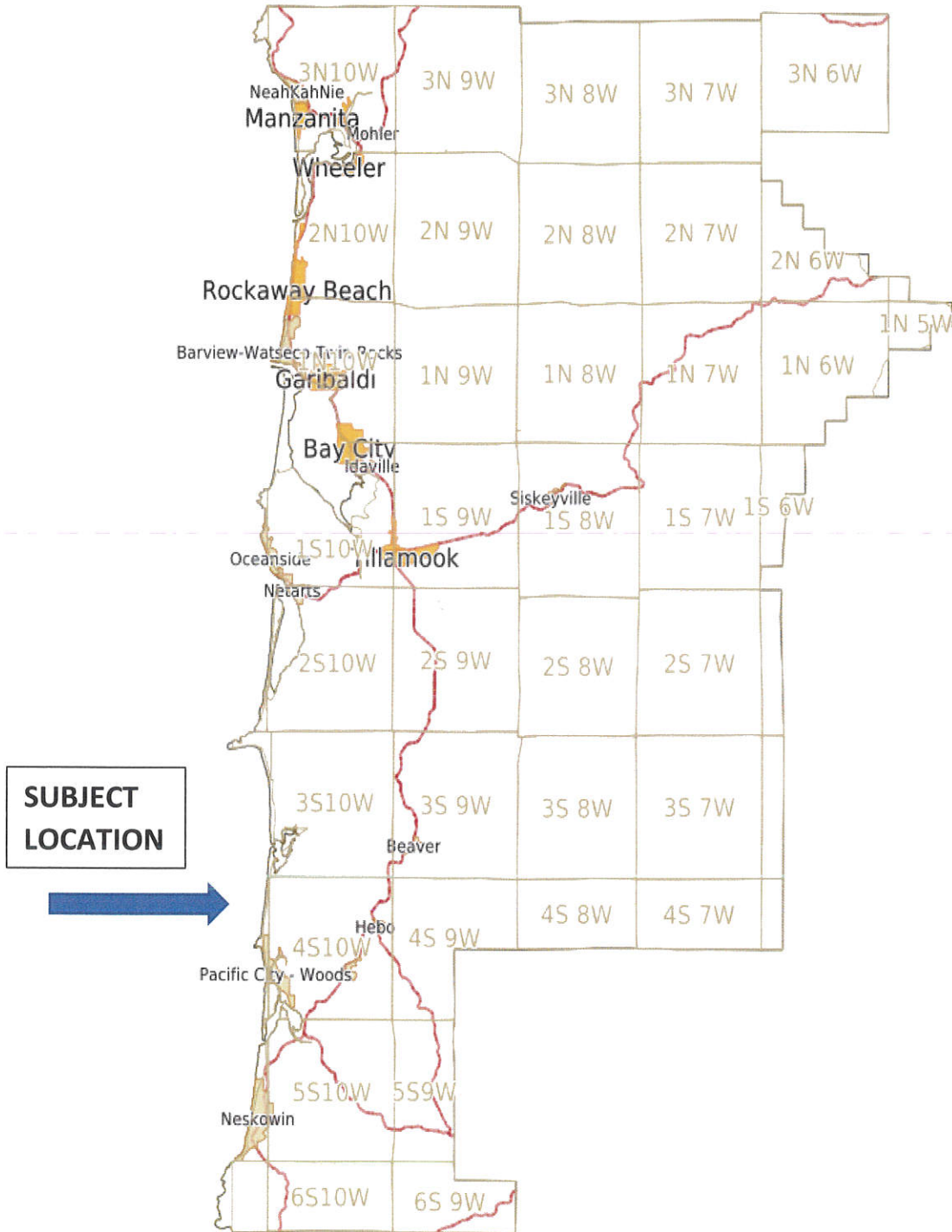
Sarah Absher, CFM, Director

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. Documentation of compliance from the Oregon Department of State Lands is required at the time of zoning permit application submittal.
3. The property owner shall obtain all necessary structural, electrical, mechanical, and plumbing permits for the proposed 4-site primitive campground.
4. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
5. Development shall comply with the requirements and standards of TCLUO 3.010: Rural Residential 2-Acre (RR-2) Zone and 5.040: Primitive Campground Standards.
6. Development shall comply with applicable provisions and development standards outlined in TCLUO Section 3.530: Beach and Dune Overlay (BD) Zone and Section 3.545: Shoreland Overlay (SH) Zone.
7. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
8. Artificial lighting shall not create or reflect substantial glare onto any adjacent residential properties including artificial lighting along the access roads.
9. The recommendations outlined in an email dated April 1, 2021, from the Tillamook County Public Works Department shall be met. Specifically, the primitive campground be located at least 60-feet from the easterly fog line on Sandlake Road, and the junction between the access to the campground and the private way be at a 90-degree angle to reduce future safety concerns of vehicles driving west on the private way.
10. This approval is for a primitive campground consisting of 4-campsites as shown on the submitted site plan included in "Exhibit B" of this report.
11. This approval shall be void on August 11, 2024, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

VICINITY MAP



#851-22-000154-PLNG: SEARS
PRIMITIVE CAMPGROUND

“EXHIBIT A”

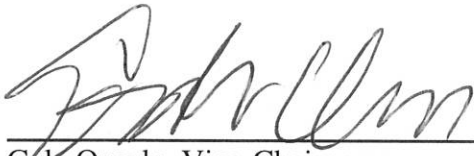
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DATED this 16th day of August, 2022.

TILLAMOOK COUNTY PLANNING COMMISSION

A handwritten signature in black ink, appearing to read "Gale Ousele", written over a horizontal line.

Gale Ousele, Vice-Chairperson
