

TILLAMOOK COUNTY PLANNING COMMISSION

LOCATION

Port of Tillamook Bay Conference Center
4000 Blimp Boulevard, Tillamook, OR 97141

HEARING DATE

August 11, 2022- Beginning at 7:00p.m.

VIRTUAL & TELECONFERENCE MEETING INFORMATION

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:

#851-22-000154-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.

IV. NEW BUSINESS:

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



Land, Cheese, Trees and Ocean Breeze

MEMO

Date: August 4, 2022
To: Tillamook County Planning Commission
From: Sarah Absher, CFM, Director
Subject: Conditional Use Request #851-22-000154-PLNG: Sears Primitive Campground

The hearing on August 11, 2022, is a continuation of the initial hearing held on July 7, 2022, for this request. Attached to this memorandum is testimony received since the July 7, 2022, hearing. Aside from the correspondence with the Oregon Department of State Lands (DSL), no additional public or agency comments have been received.

The public testimony portion of the hearing is closed. Applicant will provide final oral testimony at the August 11, 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,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive, written over the printed name.

Sarah Absher

From: EVANS Daniel * DSL <Daniel.EVANS@dsl.oregon.gov>
Sent: Friday, July 22, 2022 10:35 AM
To: Sarah Absher
Cc: david sears
Subject: WN2021-0890 Updated Response RE: Sears Campground new evidence
Attachments: Updated Sears Map_71922.pdf

Hi Sarah,

Thanks for reaching out to discuss a DSL revision to the previous WN2021-0890, which was a review of a storage shed and a dock at Sears Lake. The project has expanded to include roads, parking, tent platforms, and other amenities. Please include this updated response in your files for WN2021-0890.

I shared David's plans with the Tillamook County Aquatic Resource Coordinator, Dan Cary, with the intention to determine if the overall project is still <50 cy of combined cut+fill in wetlands/waters. That determination could not be made at the Wetland Land Use Notice level. There is a free, expedited (<30 day review) that DSL has for sites with development through wetlands but with a few schematics, can confirm <50 cubic yards of combined cut+fill in those wetlands. Providing the conditions are met, this results in a No State Permit required letter. DSL will need this level of review to move forward. This is the path Mr. Sears is recommended to take, and Dan Cary will be his contact (503-986-5302)

David, Please contact Dan Cary at your soonest convenience. He can explain the level of details needed for this review. The plan set will need to be a bit more detailed and include x-sections showing work in wetlands. Here are some of the things we noticed from the review of Updated Sears Map_71922:

- The utility trenching route for plumbed water to tent platforms is not shown on the figures provided. Depending on route through wetlands, this can add up quickly.
- The area of the parking lot entering in a wetland is not known
- The southernmost tent platform crosses the wide channel/ditch on the site and may require trailbuilding and bridgework through wetlands. Depending on route, this can add up quickly.
- There may be other planned features of the campsites that are not included on the figure and remain unknown to DSL.

Thank you for letting us know of the updates,

Daniel Evans, PWS

Jurisdictional Coordinator

Columbia, Clatsop, Marion, Polk, Tillamook, Yamhill,

Oregon Department of State Lands

Desk: 503-986-5271 | Cell: 503-428-8188 | Fax: 503-378-4844

From: david sears <dgsears@hotmail.com>
Sent: Thursday, July 21, 2022 1:23 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>; EVANS Daniel * DSL <Daniel.EVANS@dsl.oregon.gov>
Subject: Re: Sears Campground new evidence

Afternoon,

The tent platforms will be on posts sunk in the ground no more than 5'.

The utility shed will be a post type construction with post sunk in the ground. It will also be elevated off the ground similar to the platforms. The designer is currently working on drawings for the 12' x 16' shed. In a conversation with him he estimated the depth to be no more than 5'

The dock was approved with Conditional Use Permit #851-21-000223-PLNG. It is 12' x 16' with the gangplank 3' x 30'. There will be two wooden posts sunk into the bank above the high-water line holding the dock and gangplank. Both the dock and gangway are floating.

Parking lot two may infringe on the wetland. The ground there is very stable. I estimate 6" of rock to cover the 20' x30' or about 11 cubic yards and again not all of the parking lot is in the designated wetland.

We are doing everything we can to minimize any disturbance in the wetland delineation area. I mentioned some rock going brought in for lot 2 parking, Other than material displaced by the wooden post supporting platforms and shed no other cut/fill will be required.

Sincerely,
David Sears

From: Sarah Absher <sabsher@co.tillamook.or.us>
Sent: Thursday, July 21, 2022 9:22 AM
To: EVANS Daniel * DSL <Daniel.EVANS@dsl.oregon.gov>; david sears <dgsears@hotmail.com>
Subject: RE: Sears Campground new evidence

Thanks Dan!

Any information you can share is greatly appreciated.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3317
sabsher@co.tillamook.or.us

From: EVANS Daniel * DSL <Daniel.EVANS@dsl.oregon.gov>
Sent: Wednesday, July 20, 2022 5:31 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>; david sears <dgsears@hotmail.com>
Subject: RE: Sears Campground new evidence

Sarah, I'll get on this on Friday. Just closing up shop now and in the field tomorrow.

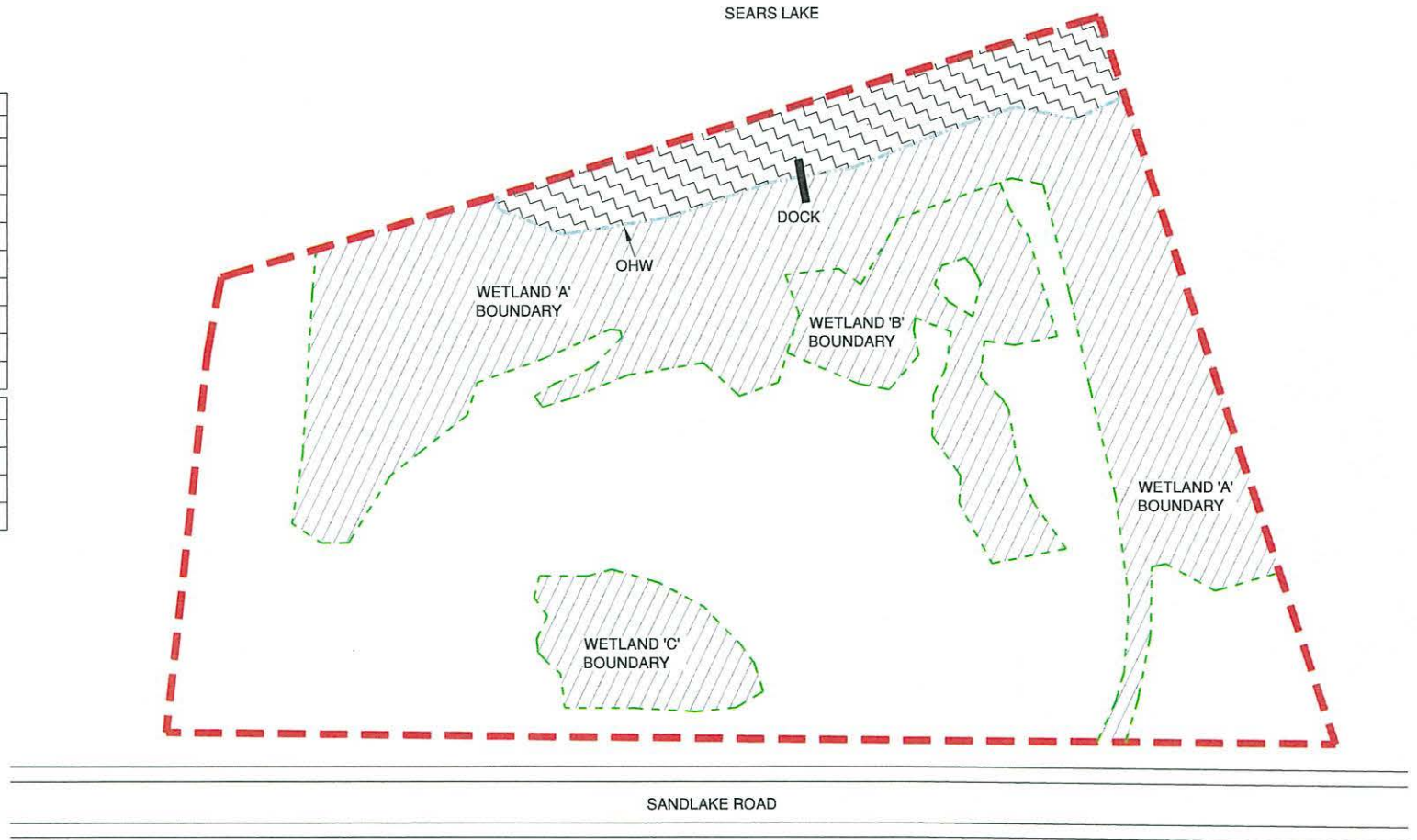
FIGURE 5 WETLAND MAP

GRAPHIC SCALE
SCALE: 1" = 60'-0"



LEGEND	
Symbol	Classification
	STUDY AREA
	ON-SITE DELINEATED WETLAND AREA 'A' 51,485 SF (1.18 AC.)
	ON-SITE DELINEATED WETLAND AREA 'B' 12,731 SF (0.29 AC.)
	ON-SITE DELINEATED WETLAND AREA 'C' 6,986 SF (0.16 AC.)
	ON-SITE SEARS LAKE (BELOW OHW) 12,415 SF (0.16 AC.)
	WETLAND DELINEATION BOUNDARY
	ORDINARY HIGH WATER MARK (OHW)
	SAMPLE POINT LOCATION
	PHOTO POINT AND DIRECTION

	Acreege	Cowardin/HGM
Wetland 'A'	51,485 SF	PEMB/Depressional Outflow
Wetland 'B'	12,731 SF	PEMB/Depressional Outflow
Wetland 'C'	6,986 SF	PEM1C/Depressional Impounding
Sears Lake (below OHW)	12,415 SF	PUBH/Lacustrine Fringe



DESIGNED BY: ACS
DRAWN BY: TAM
CHECKED BY: ACS
APPROVED BY: ACS

**Westbrook
Science & Design, LLC**

• SAMPLE PLOT LOCATIONS AND JURISDICTIONAL BOUNDARY WERE OBTAIN BY UTILIZING A TRIMBLE GEOXH 6000 GPS DEVICE. ACCURACY +/- 1 FOOT.
• PLAN SHOWN PROPERTY LINES ARE DEVELOPED FROM THE PROPERTY TAX LOT MAP. THEY ARE NOT PROVIDED BY A LAND SURVEY. FOR REFERENCE PURPOSES ONLY.

**SEARS PROPERTY
TILLAMOOK COUNTY
T 4S, R 11W, SECTION 1, TAX LOT 3401**

DATE: 2021 | **WETLAND DELINEATION**

FIGURE

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