

TILLAMOOK COUNTY PLANNING COMMISSION

LOCATION

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

HEARING DATE

FEBRUARY 9, 2023- BEGINNING AT 7:00P.M.

VIRTUAL & TELECONFERENCE MEETING

*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:

NONE

IV. NEW BUSINESS:

#851-22-000286-PLNG: Conditional Use approval to expand an existing (26) space recreational campground approved through CU-87-31(a), with an additional 27-spaces, for a total of (53) spaces. The property accessed via Third Street, a State highway, west of the City of Tillamook, and bisected by McKinley Moorage Road, a County road, addressed as 85 Third Street, Tillamook, Oregon. The subject property is designated as Tax Lots 500 and 2300 of Section 26, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

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 of Cheese, Trees and Ocean Breeze

MEMO

Date: February 2, 2023
To: Tillamook County Planning Commission
From: Melissa Jenck, Senior Planner, CFM
Subject: February 9, 2023 Planning Commission Hearing – R3 Coastal LLC Recreational Campground Conditional Use

Included in this packet is a copy of the staff report and related materials regarding Conditional Use application #851-22-000286-PLNG. Applicant is requesting to expand an existing (26) space recreational campground approved through CU-87-31(a), with an additional 27-spaces, for a total of (53) spaces on a Rural Commercial (RC) zoned property. The property is accessed via Third Street, a State highway, west of the City of Tillamook, and bisected by McKinley Moorage Road, a County road, addressed as 85 Third Street, Tillamook, Oregon. The subject property is designated as Tax Lots 500 and 2300 of Section 26, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Comments were received from the Applicant after the Staff report and packet were prepared. Staff have included their comments, but acknowledge there has been no review of these materials at this time.

Comments were received on this request from Oregon Department of Environmental and Tillamook County Environmental Health Department. The Applicants submittal includes comments from Oregon Department of Transportation (ODOT) and Tillamook County Public Works.

Please note that the proposed development is also subject to other rules and regulations administered by other agencies such as DEQ, the Oregon Health Authority and the Department of Consumer and Business Services, Building Codes Division, etc. Consideration of the proposed development's compliance with those regulations administered by other agencies or departments is outside of the scope of this review, though a land use approval may be conditioned on Applicant's compliance with such regulations and their ability to obtain all required permits from such entities.

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

Melissa Jenck

Senior Planner, CFM
503-842-3408 Ext. 3301 mjenck@co.tillamook.or.us

Melissa Jenck

From: Trevor Munro <tmunro@beconeng.com>
Sent: Thursday, February 2, 2023 1:01 PM
To: Melissa Jenck
Cc: riley shannon; DrRobertShannon; Chris Koback; Lynn Tone
Subject: EXTERNAL: Re: Notice of Public Hearing
Attachments: Becon Mail - RE Tillamook Coast RV Park Sewer Holding Tanks (WPCF file 110237).pdf; Example - Final Holding Tank Plans - POCC-Bayport RV Park 19-0003.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.]

Melissa,

We would also like to submit to you the attached documents for the planning commission to review. These include the email correspondence we have had up to this point with DEQ, and an example of a similar project with a holding tank system that has been approved by DEQ several years ago.

Thanks,

Trevor Munro, PE
BECON www.beconeng.com
549 SW Mill View Way, Suite 100
Bend, OR 97702
Office: (541) 633-3140
Direct: (541) 668-6280
Email: tmunro@beconeng.com

On Thu, Jan 12, 2023 at 12:56 PM Melissa Jenck <mjenck@co.tillamook.or.us> wrote:

Good afternoon all,

I wasn't sure if the electronic notice made it through to all of you yesterday regarding the Planning Commission hearing. Please see the link below to access the application page, where a copy of the notice is contained. This landing page will be maintained during this review process.

Important dates contained within the notice:

- Public hearing is scheduled for 7:00pm on February 9, 2023.
 - Written comments/materials to be included on the record must be provided by 4:00pm on February 9, 2023 to be included in the hearing that evening.
- If you would like comments/materials to be provided to the Planning Commission members the week prior to the hearing, we ask that materials be provided to the Department no later than 4:00pm on February 1, 2023.

- I would ask if you want to add additional evidence/materials to the record regarding the proposal, to provide those sooner than the February 1, 2023 date, as it doesn't not leave Staff adequate time to assess such materials and provide a thorough analysis in the Staff Report.
- Staff Report will be prepared no earlier than February 2, 2023. This Report will be provided to the public and included in the packet provided to the Commission members the week prior to the hearing.

<https://www.co.tillamook.or.us/commdev/project/851-22-000286-plng>

If you have any additional questions as this time, please let me know. Sincerely,



Melissa Jenck (she/her) | CFM, Senior Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3301

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.



Trevor Munro <tmunro@beconeng.com>

RE: Tillamook Coast RV Park Sewer Holding Tanks (WPCF file 110237)

JOYE Jessica * DEQ <Jessica.JOYE@deq.oregon.gov>
To: Trevor Munro <tmunro@beconeng.com>

Thu, Jan 26, 2023 at 7:04 AM

Trevor,

That is the correct form. New WPCF permit form is the same for permit modifications. Section F #7,8 & 9 does not apply to this project since a subsurface drainfield system is not proposed.

Holding tank requirements can be found in OAR 340-071-0340 as well as permitting requirements can be found in OAR 340-045 & 340-052.

Thanks,



Jessica Joye, REHS
NW Region and Marion
Onsite Wastewater Specialist
4026 Fairview Industrial Dr SE
Salem, OR 97302
503.378.5033
jessica.joye@deq.oregon.gov
www.oregon.gov/deq

"We are modernizing and updating the way we process information at DEQ with *Your DEQ Online*: a new centralized hub for communities, business and individuals. Click here to learn more."

From: Trevor Munro <tmunro@beconeng.com>
Sent: Wednesday, January 25, 2023 11:07 AM
To: JOYE Jessica * DEQ <Jessica.JOYE@deq.oregon.gov>
Subject: Re: Tillamook Coast RV Park Sewer Holding Tanks (WPCF file 110237)

Jessica,

Thanks for the links. I wanted to verify that the attached is the correct form for the modification? It says it is for new WPSF's and doesn't list an option to modify existing permits.

Also attached are the prelim holding tank plans and RV Park expansion plans. We are currently in the planning phase so will hold off on the DEQ application until we receive planning approval.

Is there anything else we should be aware of related to DEQ permitting for this project?

Thanks,

Trevor Munro, PE

BECON www.beconeng.com

549 SW Mill View Way, Suite 100

Bend, OR 97702

Office: (541) 633-3140

Direct: (541) 668-6280

Email: tmunro@beconeng.com

On Tue, Jan 24, 2023 at 10:27 AM JOYE Jessica * DEQ <Jessica.JOYE@deq.oregon.gov> wrote:

Hi Trevor,

DEQ will need a permit modification with a request to increase the effluent limit. The application can be found [here](#). Land Use Compatibility Statement can be found [here](#). The application fee is \$3,845.00.

Holding tank requirements can be found in OAR 340-071-0340 as well as permitting requirements can be found in OAR 340-045 & 340-052.

Permit modification application, required submittals and fee will need to be submitted to Eugene DEQ office at the following address:

For Onsite Sewage Systems in Northwest and Western Regions

Attn: WPCF-OS
165 East Seventh Ave, Suite 100
Eugene, OR 97401-3049
541-686-7838 or 1-800-844-8467

Thanks,



Jessica Joye, REHS
NW Region and Marion
Onsite Wastewater Specialist
4026 Fairview Industrial Dr SE
Salem, OR 97302
503.378.5033
jessica.joye@deq.oregon.gov
www.oregon.gov/deq

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From: GASIK Jon * DEQ <Jon.GASIK@deq.oregon.gov>
Sent: Monday, January 23, 2023 5:55 PM
To: "Trevor Munro" <tmunro@beconeng.com>; MCFETRIDGE Tim * DEQ <Tim.MCFETRIDGE@deq.oregon.gov>
Cc: EAGLESON Bradley * DEQ <Bradley.EAGLESON@deq.oregon.gov>; JOYE Jessica * DEQ <Jessica.JOYE@deq.oregon.gov>
Subject: RE: Tillamook Coast RV Park Sewer Holding Tanksu87y76256

Hi Trevor, please see DEQ's website for information about holding tank requirements and permit applications: <https://www.oregon.gov/deq/residential/pages/onsite.aspx>

According to the website, I believe that the contact for holding tank permits in Tillamook County is Jessica Joye.

Best, Jon

From: Trevor Munro <tmunro@beconeng.com>
Sent: Monday, January 23, 2023 1:59 PM
To: MCFETRIDGE Tim * DEQ <Tim.MCFETRIDGE@deq.oregon.gov>
Cc: EAGLESON Bradley * DEQ <Bradley.EAGLESON@deq.oregon.gov>; GASIK Jon * DEQ <Jon.GASIK@deq.oregon.gov>
Subject: Re: Tillamook Coast RV Park Sewer Holding Tanksu87y76256

Tim,

Do you have the contact info for them?

Thanks,

Trevor Munro, PE

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549 SW Mill View Way, Suite 100

Bend, OR 97702

Office: (541) 633-3140

Direct: (541) 668-6280

Email: tmunro@beconeng.com

On Sat, Jan 21, 2023 at 6:15 PM MCFETRIDGE Tim * DEQ <Tim.MCFETRIDGE@deq.oregon.gov> wrote:

I think that this is on-site and should go to Jessica Joye, or maybe Dan Willtse.

From: Trevor Munro <tmunro@beconeng.com>
Sent: Friday, January 20, 2023 3:57 PM
To: EAGLESON Bradley * DEQ <Bradley.EAGLESON@deq.oregon.gov>
Cc: MCFETRIDGE Tim * DEQ <Tim.MCFETRIDGE@deq.oregon.gov>; GASIK Jon * DEQ <Jon.GASIK@deq.oregon.gov>
Subject: Tillamook Coast RV Park Sewer Holding Tanks

Brad,

We are working on a project to expand the Tillamook Coast RV Park. See attached plans. Currently we are in the planning phase and have a meeting with the planning commission on February 9th. We would like to send them something prior to this showing that we have made initial contact with DEQ, and are going about the permit process correctly. Is this your area? Can you help guide us to the application process for holding tanks as proposed in the attached EMS plans?

Of course moving forward with the project will depend on getting land use approval from Tillamook County.

Thanks,

Trevor Munro, PE

BECON www.beconeng.com

549 SW Mill View Way, Suite 100

Bend, OR 97702

Office: (541) 633-3140

Direct: (541) 668-6280

Email: tmunro@beconeng.com

Bayport RV Park Port of Columbia County

T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300
57420 Old Portland Rd Warren, OR 97053

Plan Approved by DEQ

1/22/2020

J. Joye

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Page 5	Tank Details (HT1 & HT2)		

Project Description

Existing System: The existing on site system has a peak design flow of 960 gallons per day and consists of 3x 3000 gallon septic tanks, 1x 3000 gallon dosing tank, 1x 3000 gallon 2-compartment dosing septic tank, and 800 lineal feet of drainfield dispersed equally via a hydrosplitter. System is permitted under Columbia County permit #SWR2013-00081-MIN-ALT-RO. The system serves 3 houseboats, the marina shop building, public restrooms, and showers. A suitable repair drainfield area is available at the north end of the site (Columbia County SER dated 05/25/2012; file #LOV12-016)

Proposed System: An RV Dump Station and Holding Tank System is proposed for a 50 space (23 existing, 27 proposed) RV park and campground. The estimated peak daily flow is 5,000 gallons per day (50 RV's @ 100 GPD). Incoming recreational vehicles will dump high-strength blackwater and greywater tanks into the holding tank system prior to entering the park. Wastewater quality and quantity from the holding tanks will be monitored for at least one year, with the intent to connect to a future onsite treatment and soil absorption system. A suitable area for initial and reserve drainfields has been identified at the north end of the site (Columbia County SER dated 05/25/2012; file #LOV12-016).

RV waste will flow into the system via a hose connection port which unlocks upon credit card payment. Sewage will flow into a series of 4x 3,000-gallon holding tanks (HT1-HT4). HT3 will be equipped with a visual and audible alarm at 75% of capacity. When a high water alarm in HT4 reaches 90% of the system's capacity, the pay station is disabled, locking the hose connection cap and preventing further use. The owner of the facility will contract with a licensed sewage disposal service for the life of the system. Operations, monitoring, and maintenance of the existing and proposed systems will be provided by a certified maintenance provider, including permit sampling requirements.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

Site and Soils

- Potable water is available from an existing on site well
- Site is 23.27 acres and slopes 0-5% easterly
- Soil types per Columba Co. Soil Survey consist of Aloha silt loam, Quafeno loam, Sauvie silt loam, and Wollent silt loam. (Soil Group B)
- Nearest surface water to the proposed development is > 150 feet away. A drainage swale runs parallel to Old Portland Rd and will be protected by silt fencing during construction.
- No impacts to groundwater or surface water are expected.



INSTALLER: _____
LICENSE #: _____

VICINITY MAP

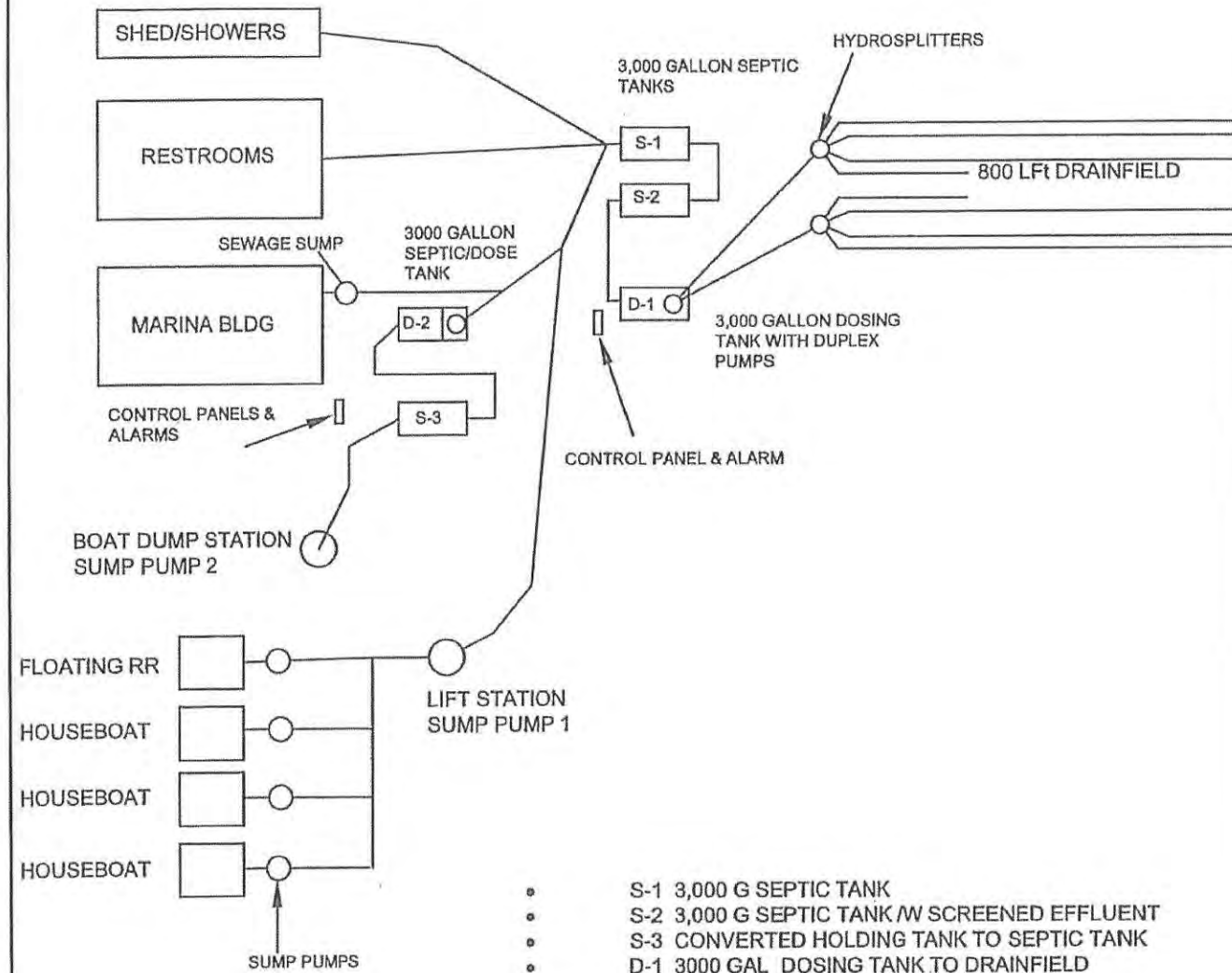


All tanks must be watertightness tested per OAR 340-073-0025

Port of Columbia County (Bayport RV Park)	19-0003	8/27/2020
T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300		
COVER SHEET	1 OF 9	

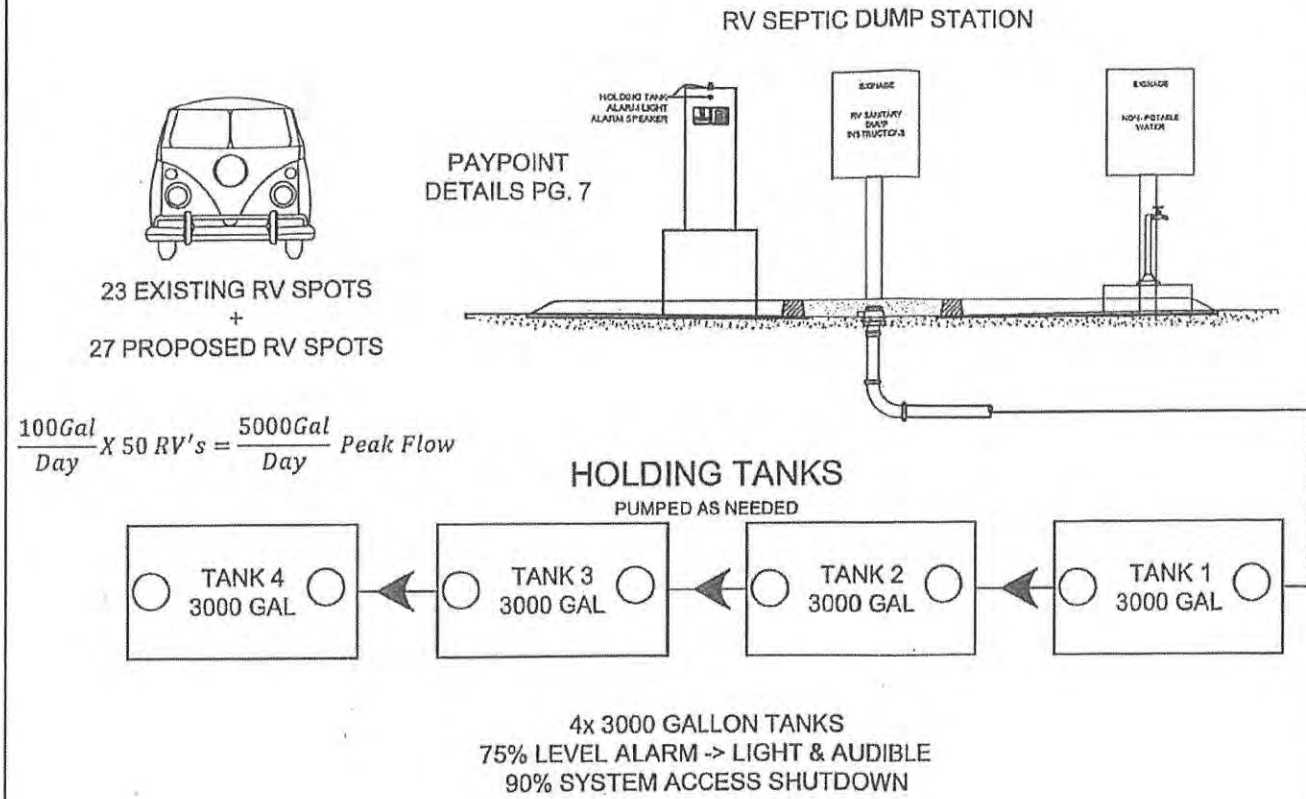
CHECKED: *SS* DRAWN: *PH*
EMS
 ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.
 4080 SE International Way, Suite 8112
 Medvada, OR 97222
 503-552-9691
 503-735-1109
 www.emsngsys.com

EXISTING SYSTEM AS BUILT SCHEMATIC



- S-1 3,000 G SEPTIC TANK
- S-2 3,000 G SEPTIC TANK/W SCREENED EFFLUENT
- S-3 CONVERTED HOLDING TANK TO SEPTIC TANK
- D-1 3000 GAL DOSING TANK TO DRAINFIELD
- D-2 3000 GAL 2-COMP DOSING SEPTIC TANK

HOLDING TANK FOR CUSTOMERS INITIAL WASTEWATER DUMP



$$\frac{100\text{Gal}}{\text{Day}} \times 50 \text{ RV's} = \frac{5000\text{Gal}}{\text{Day}} \text{ Peak Flow}$$



Plan Approved by DEQ

1/22/2020 J. Joye

19-0003
8/27/2020
2 OF 9

Port of Columbia County (Bayport RV Park)

T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300

SCHEMATIC

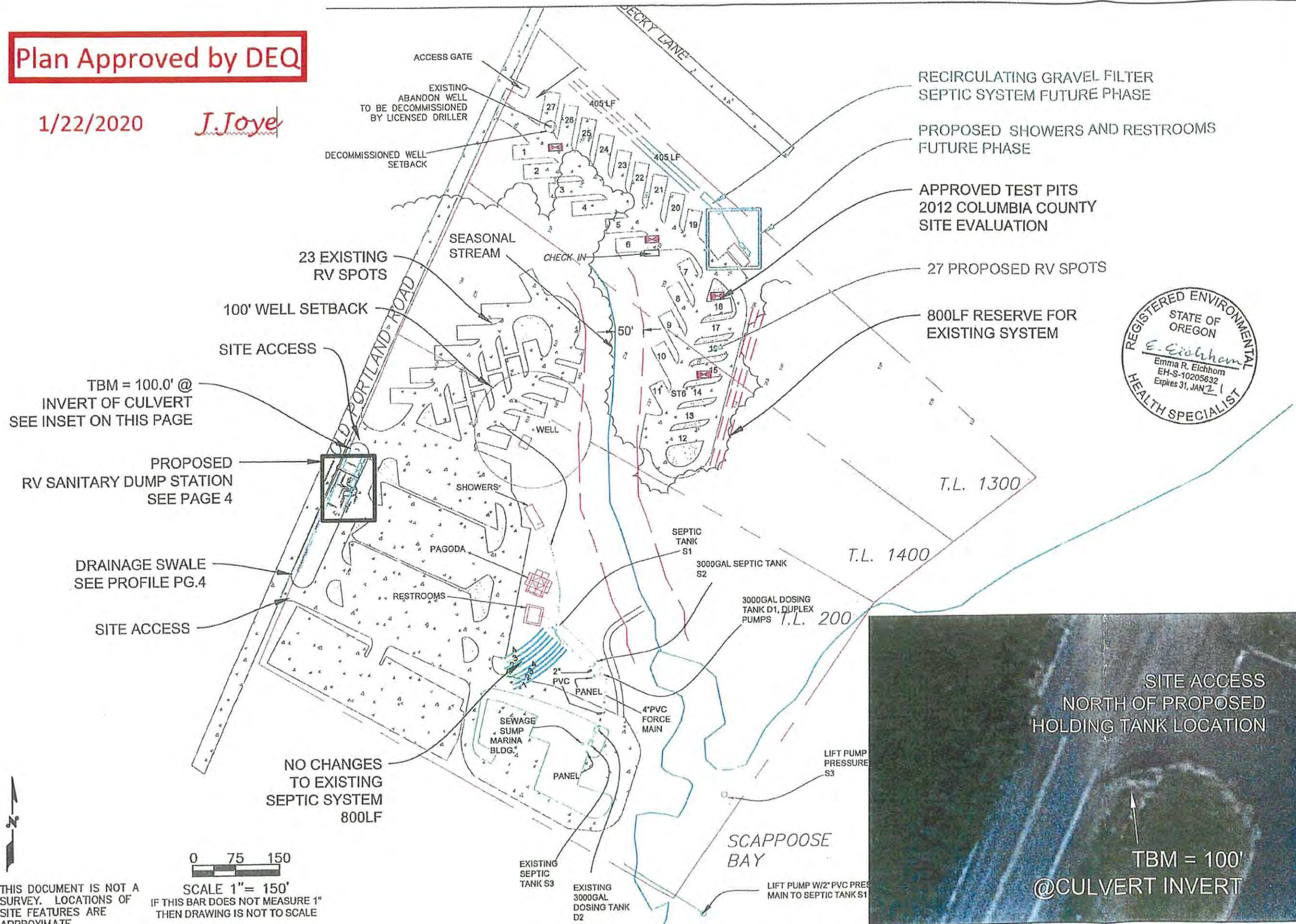
CHECKED: *SG* DRAWN: *JA*

EMS
ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.
4080 SE International Way
Suite B112
Milwaukie, OR 97222
503-353-9691
360-795-1109
www.emsmgmtsys.com

Plan Approved by DEQ

1/22/2020

J. Joye



TBM = 100.0' @
INVERT OF CULVERT
SEE INSET ON THIS PAGE

PROPOSED
RV SANITARY DUMP STATION
SEE PAGE 4

DRAINAGE SWALE
SEE PROFILE PG.4

SITE ACCESS

NO CHANGES
TO EXISTING
SEPTIC SYSTEM
800LF

0 75 150
SCALE 1" = 150'
IF THIS BAR DOES NOT MEASURE 1"
THEN DRAWING IS NOT TO SCALE

THIS DOCUMENT IS NOT A
SURVEY. LOCATIONS OF
SITE FEATURES ARE
APPROXIMATE.

RECIRCULATING GRAVEL FILTER
SEPTIC SYSTEM FUTURE PHASE

PROPOSED SHOWERS AND RESTROOMS
FUTURE PHASE

APPROVED TEST PITS
2012 COLUMBIA COUNTY
SITE EVALUATION

27 PROPOSED RV SPOTS

800LF RESERVE FOR
EXISTING SYSTEM

T.L. 1300

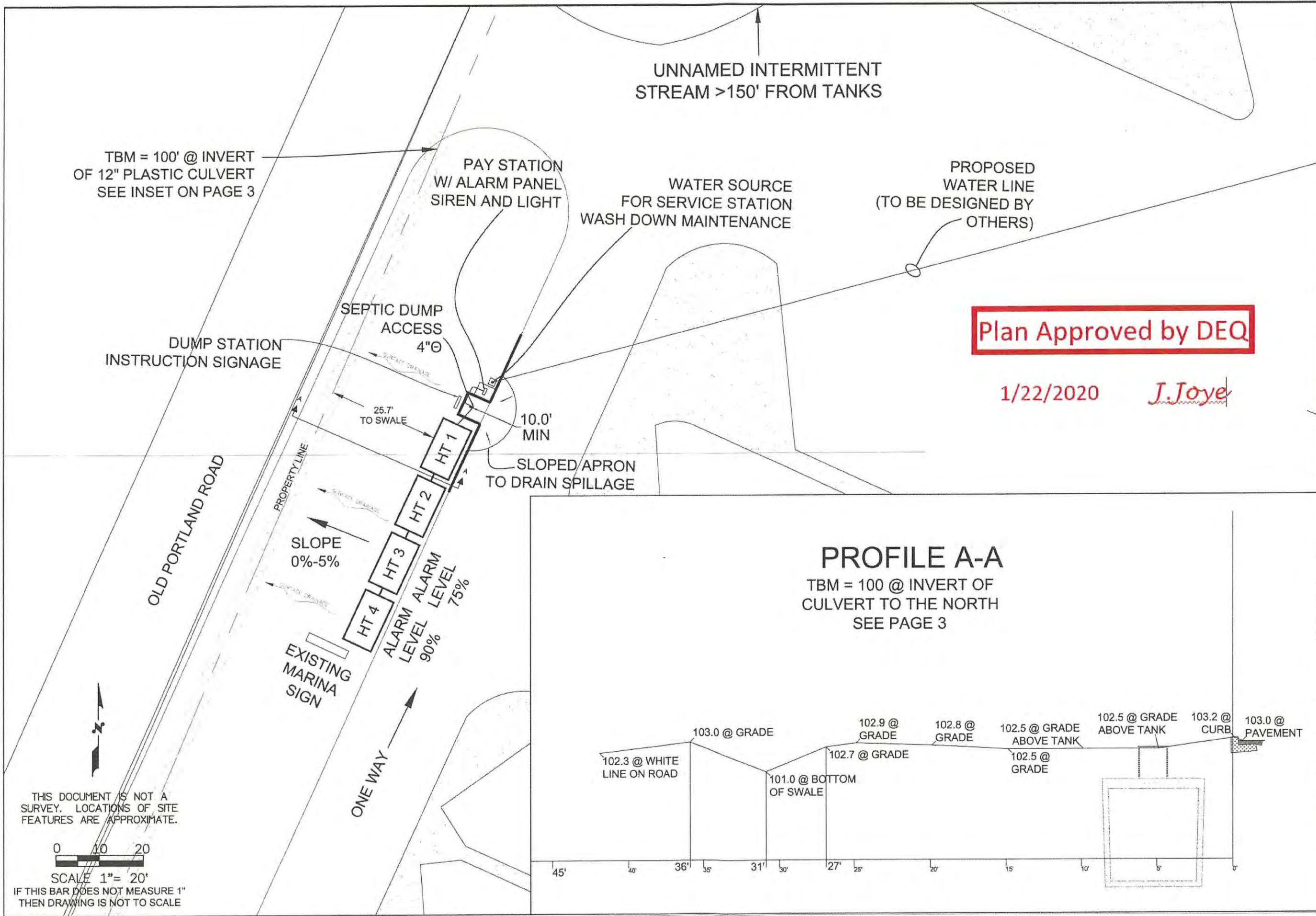
T.L. 1400

T.L. 200

SITE ACCESS
NORTH OF PROPOSED
HOLDING TANK LOCATION

TBM = 100'
@CULVERT INVERT

19-0003	Port of Columbia County (Bayport RV Park)	Checked: SG
8/27/2020	T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300	Drawn: PH
3 OF 9	Site Plan (Overall)	<p>480 SE International Way Suite B112 Milwaukie, OR 97222</p> <p>503-335-9691 360-735-1109 www.envmgsys.com</p>



19-0003	Port of Columbia County (Bayport RV Park)	CHECKED:
01/06/2021	T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300	DRAWN:
4 OF 9	Site Plan (Tank Area)	<p>EMS</p> <p>4080 SE International Way Suite B112 Milwaukie, OR 97222</p> <p>503-353-9681 360-735-1109 www.emsinc.com</p> <p>ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.</p>

TBM @ INVERT OF CULVERT = 100.00'
SEE PAGE 3

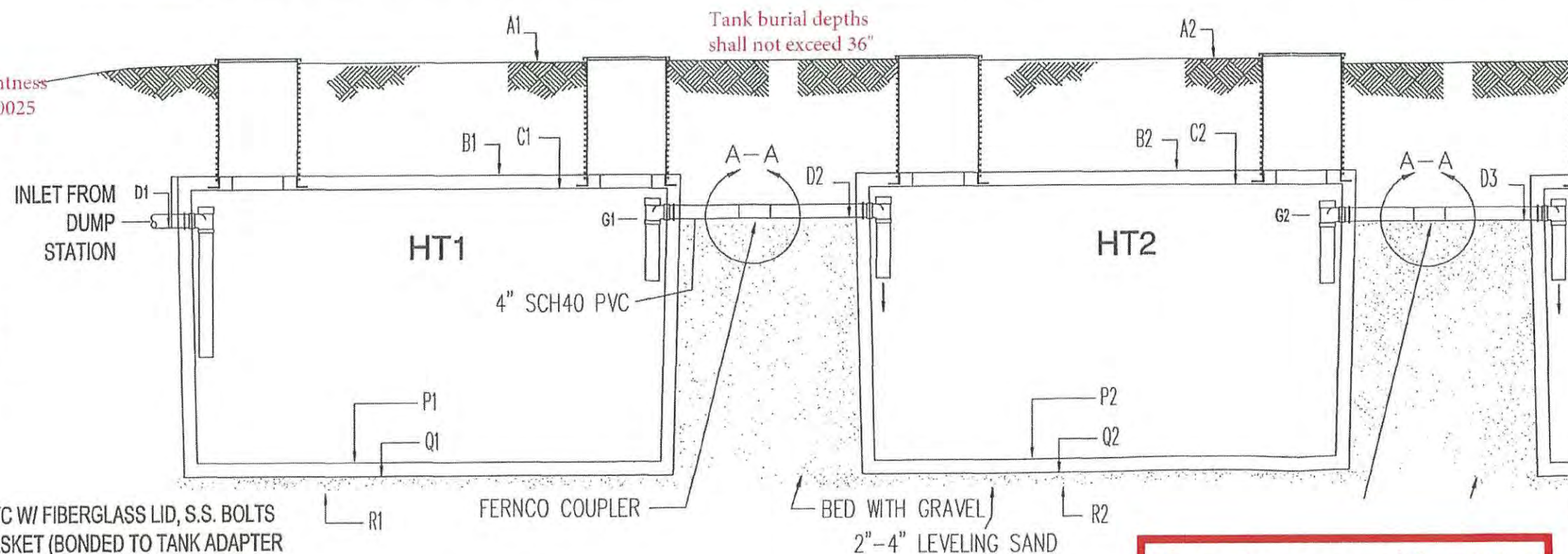
Holding Tank (HT1)				
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A1	Ground Surface	107.50	24.00	102.50
B1	Top of Tank	83.50	0.00	100.50
C1	Ceiling of Tank	77.50	-6.00	100.00
D1	Inlet Invert	70.50	-13.00	99.42
E1	RSV Manifold	na	na	na
F1	RSV Stinger Seat	na	na	na
G1	Outlet Invert	68.50	-15.00	99.25
H1	Outlet Opening	na	na	na
I1	Alarm (HWA)	na	na	na
J1	Pump On	na	na	na
K1	Pump Off	na	na	na
L1	na	na	na	na
M1	Redundant Off	na	na	na
N1	Vault Inlet Holes	na	na	na
O1	Pump Intake	na	na	na
P1	Floor of Tank	0.00	-83.50	93.54
Q1	Bottom of Tank	-4.50	-88.00	93.17
R1	Excavation	-8.50	-92.00	92.83

Holding Tank (HT2)				
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A2	Ground Surface	111.50	28.00	102.50
B2	Top of Tank	83.50	0.00	100.17
C2	Ceiling of Tank	77.50	-6.00	99.67
D2	Inlet Invert	70.50	-13.00	99.08
E2	RSV Manifold	na	na	na
F2	RSV Stinger Seat	na	na	na
G2	Outlet Invert	68.50	-15.00	98.92
H2	Outlet Opening	na	na	na
I2	Alarm (HWA)	na	na	na
J2	Pump On	na	na	na
K2	Pump Off	na	na	na
L2	na	na	na	na
M2	Redundant Off	na	na	na
N2	Vault Inlet Holes	na	na	na
O2	Pump Intake	na	na	na
P2	Floor of Tank	0.00	-83.50	93.21
Q2	Bottom of Tank	-4.50	-88.00	92.83
R2	Excavation	-8.50	-92.00	92.50

All tanks must be watertightness tested per OAR 340-073-0025



ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)



WAITE 3000-GAL HOLDING TANKS HT1 - HT2

Plan Approved by DEQ

1/22/2020 J. Joye

19-0003
8/27/2020
5 OF 9

Port of Columbia County (Bayport RV Park)

T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300

Tank Detail (HT1 & HT2)

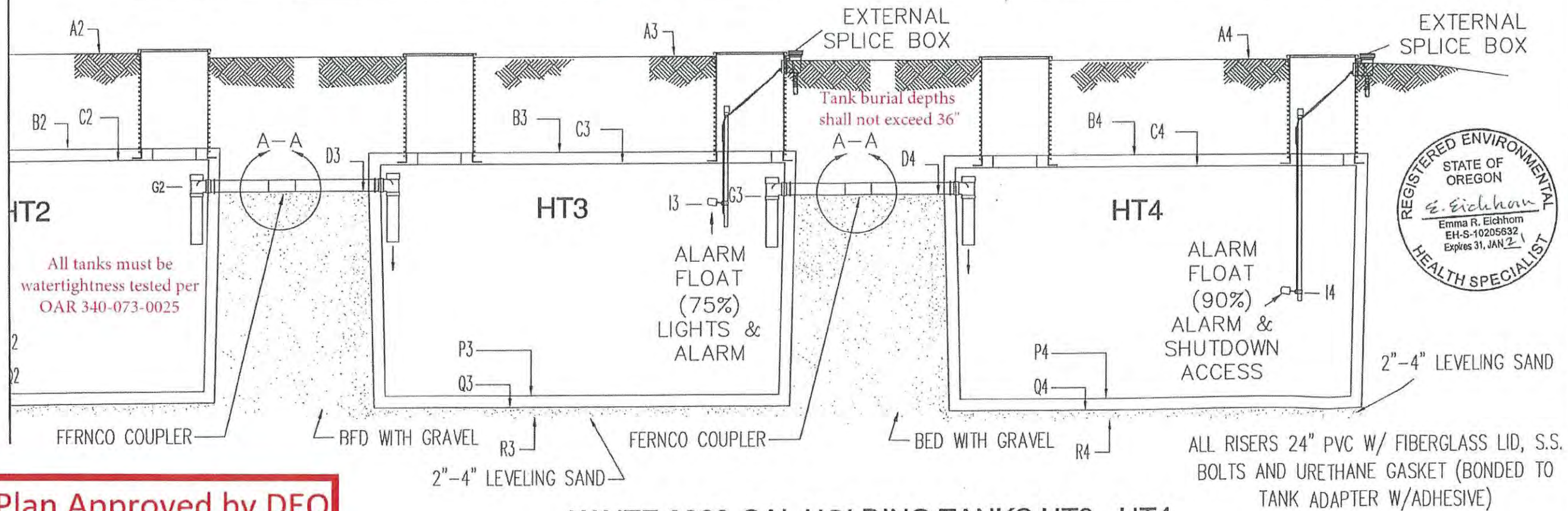
DEQ: [Signature]
DRAWN: [Signature]

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Suite B112
Milwaukie, OR 97222
503-552-9691
360-735-1109
www.emsngsys.com

TBM @ INVERT OF CULVERT = 100.00'
SEE PAGE 3

Holding Tank (HT3)				
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A3	Ground Surface	115.50	32.00	102.50
B3	Top of Tank	83.50	0.00	99.83
C3	Ceiling of Tank	77.50	-6.00	99.33
D3	Inlet Invert	70.50	-13.00	98.75
E3	RSV Manifold	na	na	na
F3	RSV Stinger Seat	na	na	na
G3	Outlet Invert	68.50	-15.00	98.58
H3	Outlet Opening	na	na	na
I3	Alarm (HWA)	67.50	-16.00	98.50
J3	Pump On	na	na	na
K3	Pump Off	na	na	na
L3	na	na	na	na
M3	Redundant Off	na	na	na
N3	Vault Inlet Holes	na	na	na
O3	Pump Intake	na	na	na
P3	Floor of Tank	0.00	-83.50	92.88
Q3	Bottom of Tank	-4.50	-88.00	92.50
R3	Excavation	-8.50	-92.00	92.17

Holding Tank (HT4)				
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A4	Ground Surface	119.50	36.00	102.50
B4	Top of Tank	83.50	0.00	99.50
C4	Ceiling of Tank	77.50	-6.00	99.00
D4	Inlet Invert	70.50	-13.00	98.42
E4	RSV Manifold	na	na	na
F4	RSV Stinger Seat	na	na	na
G4	Outlet Invert	na	na	na
H4	Outlet Opening	na	na	na
I4	Alarm (HWA)	42.22	-41.28	96.06
J4	Pump On	na	na	na
K4	Pump Off	na	na	na
L4	na	na	na	na
M4	Redundant Off	na	na	na
N4	Vault Inlet Holes	na	na	na
O4	Pump Intake	na	na	na
P4	Floor of Tank	0.00	-83.50	92.54
Q4	Bottom of Tank	-4.50	-88.00	92.17
R4	Excavation	-8.50	-92.00	91.83



Plan Approved by DEQ

WAITE 3000-GAL HOLDING TANKS HT3 - HT4

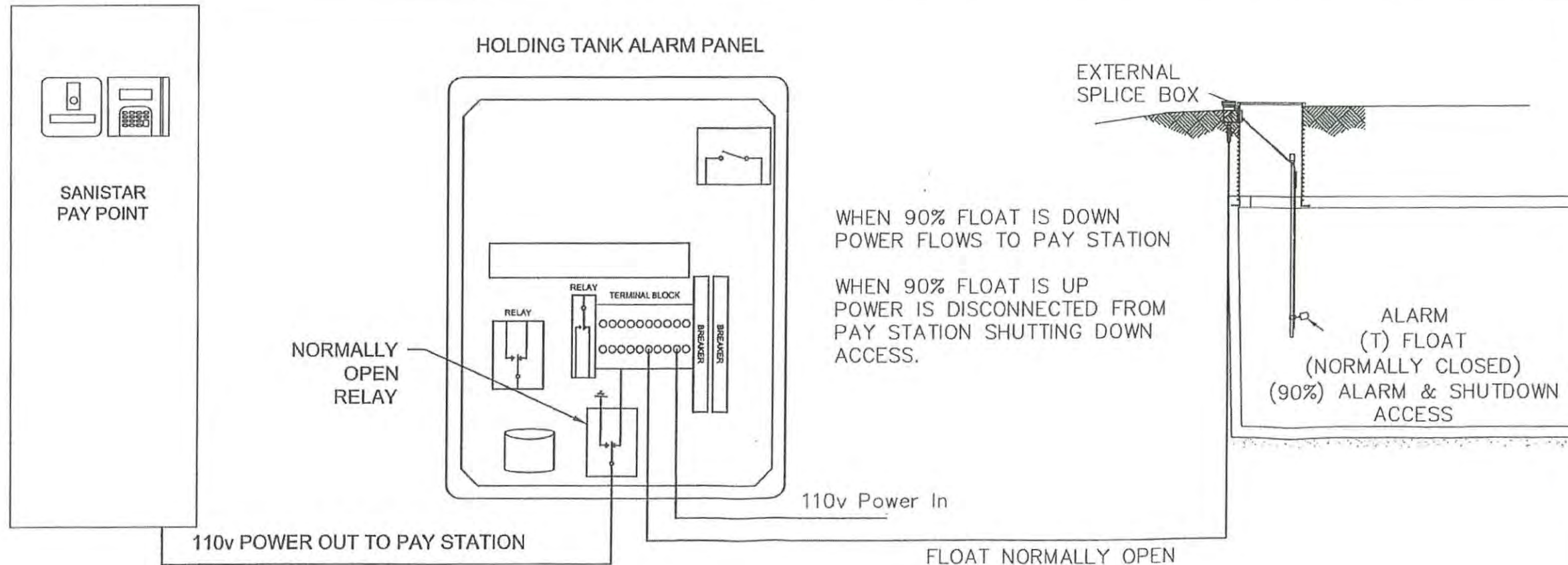
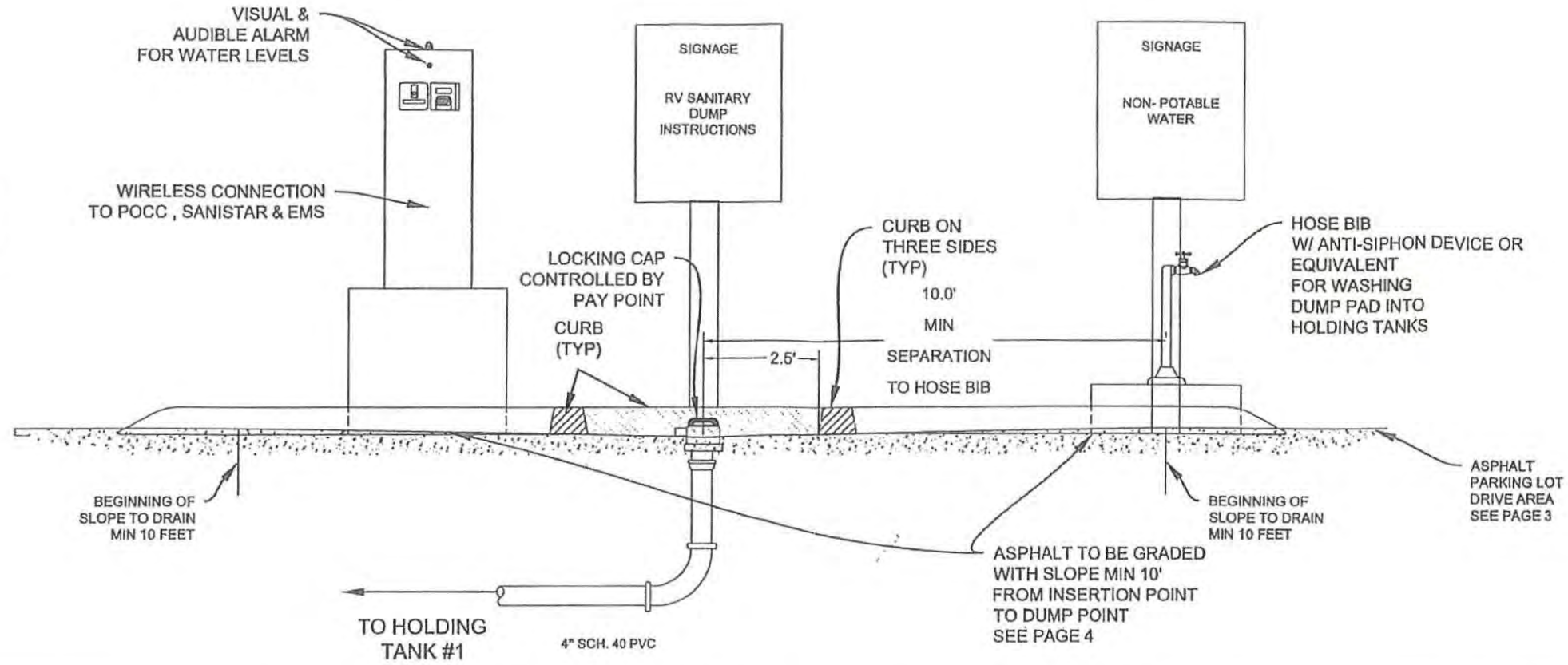
1/22/2020 *J. Joye*

19-0003
8/27/2020
6 OF 9

Port of Columbia County (Bayport RV Park)
T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300
Tank Details (HT3 & HT4)

CHECKED: *SG* DRAWN: *AK*

EMMS
4080 SE International Way
Salem, OR 97322
www.emmsystems.com
ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.



19-0003

8/27/2020

7 OF 9

Port of Columbia County (Bayport RV Park)

T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300

Dump Station Detail

CHECKED: SG DRAWN: AN



ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.



Typical Sanistar paystation location



Paystation Close-up. Typical National Rates \$10-\$25 per dump



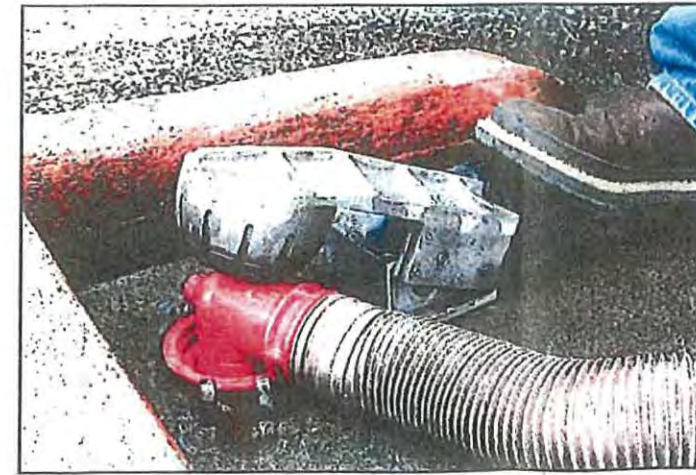
Typical pedestal location
Site protected from traffic with curbs



Sanistar paystation with RV
Site protected from traffic with curbs



Foot operated access port
Unlocked by paystation



Pay station with water hose and electrical outlet



19-0003	Port of Columbia County (Bayport RV Park)
8/27/2020	T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300
8 OF 9	Sanistar Photos

CHECKED: *SG* DRAWN: *PH*

503-352-9891
380-732-1109
www.emsngsys.com

4030 SE International Way
Suite B112
Milwaukie, OR 97222

EMS
ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC.



Plan Approved by DEQ

1/22/2020 *J. Joye*

PRELIMINARY GUIDANCE LIST ONLY
 All items to be reviewed by designer & installer prior to ordering
 All part substitutions must be pre-approved by designer.
 Major component & tank substitutions require additional design time.

Qty	Product ID	Description
TANKS		
3	Waite 3000 Gallon Septic Tank	3000 Gallon Concrete Septic Tank for tanks HT1-HT3
1	Waite 3000 Gallon Holding Tank	3000 Gallon Concrete Holding Tank for tank HT4
30	Schedule 40 PVC or greater	Piping between Dump Receptacle to HT1 and interconnects to HT2-HT4
1	MF1B-21FS	21" Float tree for HT2 and HT3
1	MF1T-37FS	37" Float tree for HT4 (INSTALLER NOTE: Have NORMALLY OPEN float On hand depending on pay point system specs for shutoff system.)
2	GR2426 / FL24G	GRADE RING/ RISER LID
2	GR2430 / FL24G	GRADE RING/ RISER LID
2	GR2434 / FL24G	GRADE RING/ RISER LID
2	GR3038 / FL30G	GRADE RING/ RISER LID
ALARM SYSTEM		
1	AMLAHW	VISUAL AND AUDIBLE LIQUID LEVEL ALARM PANEL HT3 TANK - VISUAL & AUDIBLE & HT4 - VISUAL & AUDIBLE W/PAYSTATION SHUTOFF
PAYPOINT SYSTEM		
1	CONTACT SANISTAR OR SIMILAR SYSTEM	Control system for dump station.

Component	Holding Tank 1 (HT1)	Holding Tank 2 (HT2)	Holding Tank 3 (HT3)	Holding Tank 4 (HT4)
Size	3000GAL	3000GAL	3000GAL	3000GAL
Manufacturer	W	W	W	W
Material	Concrete	Concrete	Concrete	Concrete
Access	Riser Lid	Riser Lid	Riser Lid	Riser Lid
Maintenance				
Event Counter	SaniStar	SaniStar	SaniStar	SaniStar
Molsture/Odors	Monthly	Monthly	Monthly	Monthly
Effluent Sampling	na	na	When pumped	When pumped
Alarms	na	na	When pumping needed	When pumping needed
Scum, Sludge, Solids	When pumped	When pumped	When pumped	When pumped
Gallons / Inch	44.7	44.7	44.7	44.7
Alarms	na	na	Hi	Hi
Reserve Capacity Above HWA	0	0	0	1932

Key:
 Tanks: W=Waite, WG=Willamette Greystone, M=Michaels, D=D&K,
 X= Xerxes, CSI = Containment Solutions, Inc.
 Material: PVC=Polyvinyl Chloride, FG=Fiberglass
 OSI=Orenco Systems Inc.

Port of Columbia County (Bayport RV Park)

19-0003

8/27/2020

T: 4N, R: 1W, Sec 17, Tls 00200, 01400 & 01300

9 OF 9

Parts and Inspection Schedule

CHECKED: *SG* DRAWN: *PH*

EMS
 ENVIRONMENTAL
 MANAGEMENT SYSTEMS, INC.
 4000 SE International Way
 Suite B112
 Milwaukie, OR 97222
 503-353-8691
 360-735-1109
 www.emsmgmtsys.com



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

**CONDITIONAL USE REQUEST
#851-22-000286-PLNG: R3 COASTAL LLC
RECREATIONAL CAMPGROUND
STAFF REPORT**

Date: February 2, 2023

(This is not Building or Placement Permit Approval)

Report Prepared by: Melissa Jenck, Senior Planner, CFM

I. GENERAL INFORMATION:

Request: Request for Conditional Use approval to expand an existing (26) space recreational campground approved through CU-87-31(a), with an additional 27-spaces, for a total of (53) spaces.

Location: The property accessed via Third Street, a State highway, west of the City of Tillamook, and bisected by McKinley Moorage Road, a County road, addressed as 85 Third Street, Tillamook, Oregon. The subject property is designated as Tax Lots 500 and 2300 of Section 26, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Rural Commercial (RC)

**Applicant/
Property**

Owner: R3 Coastal LLC, 62570 Eagle Road, Bend, OR 97701

Property Description: The subject property encompasses approximately 11.72-acres situated west of the City of Tillamook (Exhibit A). McKinley Moorage Road, a County road, serves off Third Street, a State highway, to the subject property (Exhibit A). The property is currently improved with an existing recreational campground, a camp manager building, restroom/laundry building and an interior roadway system (Exhibit A & B).

The subject property is zoned Rural Commercial (RC) (Exhibit A). The property neighbors Farm (F-1) zoned properties to the north, south, east and west that are being used for farm uses (Exhibit A). Adjacent Rural Commercial (RC) zoned properties are located to the east and west. The RC zoned properties include the Red Barn Marina to the west improved with accessory buildings and dwelling, a

commercial retail building and a KTIL Radio offices to the east (Exhibit A). The subject property is surrounded by Tillamook River to the south, east and west where Estuary Conservation 1 (EC1) zone is present.

The surrounding properties are primarily zoned Farm (F-1) under active farm use for dairy enterprises (Exhibit A). Situated to the southwest is a pocket of zoned Rural Residential 2 Acre (RR-2) improved with single family dwellings (Exhibit A).

The subject property has variable slopes and terrain with generally flat areas where existing improved campsites are located, with slopes downward towards Tillamook River (Exhibit A). Proposed expansion areas are generally level with low slopes (Exhibit A). The tract lies maintains areas of shallow landslide susceptibility as described in DOGAMI Open File Report O-20-13 as (Exhibit A).

Wetlands and riverine features are present on the subject property along the east, west and southern boundaries of the property (Exhibit A). The subject property is located in a "AE" zone of the Special Flood Hazard Area (SFHA) as detailed on the FEMA FIRM 41057C0560F dated September 28, 2018 (Exhibit A).

The current request is for conditional use approval to expand an existing 26-site recreational campground with 27-additional sites, proposed to be used for recreational vehicles (RV) and improvements to existing service facilities on the site (Exhibit B). The existing site maintains (1) site for a managers quarters.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these requirements and criteria, is discussed in Sections III, IV and V of this report:

Section III

- A. Section 3.020: Rural Commercial (RC) Zone
- B. Section 3.106: Estuary Conservation 1 (EC1) Zone
- C. Section 3.510: Flood Hazard Overlay Zone (FH)
- D. Section 3.555: Freshwater Wetlands Overlay
- E. Section 4.130: Development Requirements for Geologic Hazard Areas
- F. Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization
- G. Section 4.160: Protection of Archeological sites
- H. Section 5.030: Recreational Campground Standards

Section IV

- A. Article VI: Conditional Use Procedures and Criteria

Section V

- B. Article X: Administrative Provisions

III. ANALYSIS OF STADARDS:

A. TCLUO SECTION 3.020: RURAL COMMERCIAL (RC) ZONE

(3) USES PERMITTED CONDITIONALLY: In the R C zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this ordinance.

...

(r) Recreational campgrounds without full hook-up requiring community septic system.

Findings: The subject property is zoned Rural Commercial (RC) (Exhibit A). Staff finds the proposed use of a Recreational Campground is subject to the provisions of Article VI, addressed below in this report.

Development standards for uses permitted outright and conditionally in the Rural Commercial (RC) zone include development of structures on a property line or setback 3-feet, clear vision areas, and a maximum building height of 35-feet. The applicant’s submittal demonstrates these development standards can be met (Exhibit B).

B. TCLUO SECTION 3.106: ESTUARY CONSERVATION 1 (EC1) ZONE

The estuary boundary and zones are defined in TCLUO Section 3.100 as “*ESTUARY ZONES shall be applied to all estuarine waters, intertidal areas, submerged and submersible lands and tidal wetlands up to the line of non-aquatic vegetation or the Mean Higher High Water (MHHW) line, whichever is most landward.*”

Findings: A site plan was included in ‘Exhibit B’, which demonstrates the approximate location of the 50-ft estuary boundary as measured from the edge of vegetation, provided by Cramer Sciences in their report dated November 17, 2021. The site plans indicates that the proposed and existing camp sites are landward of the Mean Higher High water (MHHW) and the line of non-aquatic vegetation, along with maintaining more than 50-ft from the estuary boundary.

Staff finds that the proposed development is proposed to be located outside the Estuary Conservation 1 (EC1) zone, as it is located landward of the estuary boundary. Staff find the Applicant will be required to demonstrate compliance with such standards for any future development on the site subject to the EC1 boundary at time of consolidated zoning/building permit approval. Staff recommends that this requirement be met through compliance with Conditions of Approval, to include confirmation from Oregon Department of Fish and Wildlife for identifying the estuary/riparian boundary.

C. TCLUO SECTION 3.510 FLOOD HAZARD (FH) OVERLAY

The subject property is located entirely within the ‘AE’ zone of the Special Flood Hazard Area (SFHA) as depicted on FEMA Flood Insurance Rate Map (FIRM) 41057C0560F dated September 28, 2018. The subject property is not located within a mapped Floodway.

(8) RECREATIONAL VEHICLES: Recreational vehicles may occupy a site in a Special Flood Hazard Area for periods of 180 consecutive days or less provided they are fully licensed and highway ready. Recreational vehicles are on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Recreational vehicles that do not meet these criteria become manufactured dwellings and must be anchored and elevated pursuant to this ordinance.

Findings: Staff find the proposed development is exempt from a no-rise analysis as described in TCLUO Section 3.510(9)(f)(3) as the proposed development is located off Tillamook River (Exhibit A & B). The Applicants proposal maintains the generation of (27) additional sites for a recreational campground, along with improvements to existing facilities. The Applicant describes the future sites being reserved for recreational vehicles (RV). The standards for Recreational Vehicles as described in TCLUO Section 3.510(8) address occupation of an RV within the SFHA. Staff recommends a condition of approval be maintained for future siting of recreational vehicles on the subject site. All future improvements to the subject property, to include fill, grading, remodel of existing buildings, or any development shall be subject to a Floodplain Development permit prior to the commencement of such development. Staff recommend a condition of approval for compliance with the Flood Hazard (FH) Overlay.

D. TCLUO SECTION 3.555: FRESHWATER WETLANDS OVERLAY (FW)

(1) PURPOSE AND AREAS INCLUDED: The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:

...

(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).

(2) USES PERMITTED:

..

(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).

(3) STANDARDS: The following standard shall be met in addition to the standards of the underlying zone.

...

(b) Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Division of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Division of State Lands for activities on Notification Wetlands.

Findings: Mapped wetlands are indicated on the Statewide Wetlands Inventory (SWI) Map and are present on the tract, primarily abutting the property to the south, east and west (Exhibit A). The Department of State Lands (DSL) has not provided comment at this time, but were included on the notification process.

A report prepared by Cramer Fish Sciences dated November 17, 2021 was provided by the Applicant in 'Exhibit B'. This document details the methods for documenting the wetland and estuarine boundaries of the subject property. Cramer Fish Sciences report provides maps with the proposed boundary of the estuary along with wetland features (Exhibit B). To date, there is no official concurrence from Department of State Lands regarding the methodology of the report.

Staff recommend a Condition of Approval that all local, state, and federal permits are obtained and provided at time of Zoning and Building Permit submittal, to confirm the siting of the campsites and improvements are not in conflict with the mapped wetlands on the tract.

E. TCLUO SECTION 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS

(2) The following areas are considered potentially geologically hazardous and are therefore subject to the requirements of Section 4.130:

(a) All lands partially or completely within categories of "high" and "moderate" susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;

Findings: The subject properties contain areas with susceptibility to shallow landslides as identified by DOGAMI Open File Report O-20-13 (Exhibit A). Staff finds that the subject property is partially located within a Geologic Hazard Area and that development within that area is subject to the standards of TCLUO 4.130(2). Applicant's site plan would indicate the proposed development is located outside of the mapped geologic hazard areas (Exhibit B). Staff recommends a condition of approval that future development of the site within geologic hazard areas demonstrate compliance with TCLUO 4.130. Staff recommends that these standards be met through compliance with Conditions of Approval.

F. SECTION 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION

(1) The following areas of riparian vegetation are defined:

(a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.

For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.

Findings: The subject properties about the Tillamook River and estuary boundary along the west, east and southerly property boundaries (Exhibits A & B). Staff find the subject property is required to comply with the 50-ft setback from the Tillamook River and the estuary boundary.

Oregon Department of Fish and Wildlife were notified of this request and did not provide comment at the time of this report.

Applicant provided a report prepared by Cramer Fish Sciences dated November 17, 2021 which details methods to establish the estuarine boundary on the subject property, as well as identifying the 50-ft setback from such boundaries. Maps were included in Cramer's report, which are transposed on the Applicants proposed site plans for the expansion areas of the campground (Exhibit B). Applicants site plan indicates that both the existing camp sites and all proposed camp sites, along with facility improvements, are located outside the 50-ft setback (Exhibit B).

Staff finds that the riparian setbacks of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization shall be followed for any development. Staff recommends that this requirement be met through compliance with Conditions of Approval, to include confirmation from Oregon Department of Fish and Wildlife for identifying the estuary/riparian boundary.

G. TCLUO SECTION 4.160: PROTECTION OF ARCHEOLOGICAL SITES

- (1) The Planning Department shall review building permits and other land use actions that may affect known ARCHAEOLOGICAL SITES. If it is determined that the proposed action may affect the integrity of an ARCHAEOLOGICAL SITE, the Planning Director shall consult with the State Historic Preservation Office on appropriate measures to preserve or protect the site and its contents. No permit shall be issued until either the State Historic Preservation Office determines that the proposed activity will not adversely affect the ARCHAEOLOGICAL SITE, or the State Historic Preservation Office has developed a program for the preservation or excavation of the site.*
- (2) Indian cairns, graves and other significant archaeological resources uncovered during construction or excavation shall be preserved intact until a plan for their excavation or reinterment has been developed by the State.*

Findings: The State Historic Preservation Office was noticed as part of this application and have not provided comments at time of publication of the Staff Report. Staff recommends that as a Condition of Approval, Applicant be required to obtain all applicable federal, state, and local permits and adhere to applicable regulations including those required by the State Historic Preservation Office.

H. TCLUO SECTION 5.030: RECREATIONA 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, Geologic 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;
- ii. A minimum number of 4 sites;

Findings: Applicant states the area of RC zoned and is approximately 11.72-acres (Exhibit B). The existing campground use approved through CU-87-31(a) details approval of a recreational campground use of 24-sites (Exhibit C). There is correspondence from Community Development staff in 2008 which includes a Directors determination verifying the property had been maintaining use of 26-sites, along with allowing the replacement of the original dwelling on the subject property with an RV to be used for a camp managers space (Exhibit C). The Applicant is proposing to expand the existing 26-site campground with 27-additional sites (Exhibit B). Staff find these standards are met.

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

Findings: Applicant states the new (27) proposed sites will maintain 28-foot widths, which is also reflected on their proposed site plans (Exhibit B). Lot depths are described in page C3.0 in 'Exhibit B' with variable lot depths with the maximum RV depths that can be used for the proposed sites. Staff find these standards can be met through compliance with conditions of approval.

- 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;
- 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;
- vii. A minimum distance between actual units of 15 feet;
- viii. Minimum distance between actual unit and community or service buildings of 10 feet;

Findings: Applicant describes that all sites will maintain over 10-ft from all interior road right-of-ways, and over 20-ft from exterior roadways, to include Third Street, a State Highway. Lot depths are described in page C3.0 in 'Exhibit B' with variable lot depths with the maximum RV depths that can be used for the proposed sites, which are indicative to ensure each site maintains 10-foot separation from the interior road (Exhibit B). Units will maintain a minimum 15-ft separation, with the units and community buildings have a separation greater than 10-ft. Applicant's site plan confirms such setbacks and separation requirements are detailed (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- 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;

Findings: Applicants provides the existing right-of-way will be 26-foot wide and will include 2-foot shoulders on each side, with access being provided to all proposed sites (Exhibit B). Applicants states they will improve the road surface to County standards (Exhibit B).

Staff find this standard can be met through compliance with conditions of approval.

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

Findings: Applicant provides that walkways will maintain greater than 3-ft walkways for the restroom/laundry building to loop the road (Exhibit B). Applicant provides they will maintain existing light poles and additional will be added as necessary. Applicant details on the site plan a 50-ft buffer from the estuary boundary/Tillamook River located to the south, east and west (Exhibit B). Applicant includes that open areas will be landscaped and maintained, and that adjacent properties are far away from the site, with existing vegetation surrounding the site, along with large bodies of water (Exhibit B). The Applicant does not proposed to install site obscuring fence around the existing or proposed sites. Applicant further states that a trash enclosure is identified on the site plan, along with a letter from City Sanitary of Tillamook identifying that they will serve the property (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- 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;*

Findings: Applicant confirms that each space will have no more than one (1) RV assigned to them (Exhibit B). Staff find this standard is met through compliance with conditions of approval.

- 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;*

Findings: The applicant states they acknowledge this requirement (Exhibit B). Staff find that there is no proposed permanent buildings as part of the proposed expansion. Staff find this standard can be met through compliance with conditions of approval.

- 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;*

Findings: Applicant has not proposed on-site storage areas for the park at this time, and identifies there is an existing onsite office building and storage shed that will remain in use (Exhibit B).

- 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.*

Findings: Applicants submission is being reviewed with materials for this Conditional Use request. Tillamook County Environmental Health provided comments on the proposed request, identifying requirements for the licensing program in accordance with OAR 333-31-059 (Exhibit D). Staff recommends a conditional of approval that the proposed expansion be in compliance with Tillamook County Environmental Health licensing standards.

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.

Findings: The existing campground use approved through CU-87-31(a) details approval of a recreational campground use of 24-sites (Exhibit C). There is correspondence from Community Development staff in 2008 which includes the Directors determination verifying the property had been maintaining use of 26-sites, along with allowing the replacement of the original dwelling on the subject property with an RV to be used for a camp managers space (Exhibit C). The Applicant is proposing to expand the existing 26-site campground with 27-additional sites (Exhibit B). Staff find the existing 26-sites and managers space are allowed to continue as approved by CU-87-31(a) and the Directors determination in 2008. The proposed expansion of an addition (27) sites is subject to this Conditional Use review process.

- 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.*

Findings: Staff find there is an existing laundry/restroom facility that was approved with the original conditional use for the campground. Applicant is proposed to maintain such facilities (Exhibit B).

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

Findings: The Applicant details the existing property maintains a 1,500 gallon holding tank for the laundry/restroom building, with the existing managers RV space served by an onsite septic system which is failing (Exhibit B). The Applicant includes a proposal to remove the failing septic system and replace with a holding tank system compliant with DEQ requirements to serve the existing and proposed camp sites, the existing restroom/laundry facility and the existing manager unit (Exhibit B). The applicant provided an onsite holding tank system design by EMS dated November 10, 2022 which identifies service lines to all the proposed and existing campsites, along with the existing bathroom and manager unit (Exhibit B). No comments were received from Department of Environmental Quality at the time of publishing this report.

IV. ANALYSIS OF CRITERIA:

A. TCLUO SECTOIN 6.040: CONDITIONAL USE REVIEW CRITERIA

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

- (1) *The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.*

Findings: The proposed use is listed as a conditional use in the underlying zone (TCLUO 3.020(3)(r)). Staff finds that this criterion has been met.

- (2) *The use is consistent with the applicable goals and policies of the Comprehensive Plan.*

Findings: The Tillamook County Land Use Ordinance is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

Applicant described Goal 8 ‘Recreation Element’ that discusses goals for the County to promote and enhance recreational activities (Exhibit B). Applicant also discloses Goal 5 ‘Natural Resources’ as they intend to expand the existing campground in a way which maintains separation from natural resources, wetlands and adjacent estuaries (Exhibit B).

Staff finds that the Applicant is proposing to expand an existing campground as it is defined in Ordinance and in Statute and that campgrounds are a use allowed in RC zone subject to a finding that they also meet the criteria set forth in Article 6, which are discussed in this report.

- (3) *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

Findings:

- Applicant states that the subject property is approximately 11.72-acres and currently maintains a 26-site campground use with (1) manager unit, improved currently with a restroom/laundry facility (Exhibit B). Applicant provides that the site maintains separation from adjacent properties due to Tillamook River. The site is described to optimize available land which maintain maneuverability (Exhibit B).
- The subject property is zoned Rural Commercial (RC).
- The subject property is irregularly shaped and encompasses 11.72-acres (Exhibits A and B). The size and shape of the property can accommodate the proposed development, including the existing and proposed sites, and allow for a 50-ft buffer from natural resources, as described by the

Applicant (Exhibits A and B). Staff finds that the size and shape of the parcel is suitable to the provision of outdoor recreation opportunities on site and the proposed campground use.

- The subject property is currently improved with 26-sites and proposes to expand with an additional 27-sites (Exhibits A and B).
- The subject property has variable slopes and terrain with it generally sloping downward to the Tillamook River (Exhibits A and E). Development is proposed to be located outside areas of geologic hazard as identified in DOGAMI Open File Report O-20-13 (Exhibit A).
- Mapped wetlands and riverine features are present on the subject property on the south, east and west boundaries (Exhibit A). Applicant proposed to maintain a 50-foot buffer from estuary and riparian boundaries (Exhibit B).
- The subject property is located in the 'AE' zone of the Special Flood Hazard Area as identified on FEMA FIRM 410570560F dated September 28, 2018 (Exhibit A).
- The Applicants site plan and State Wetlands Inventory Map would indicate that the proposed campsites and roadways would adjacent to mapped wetland features (Exhibit A & B). No comments have been received from DSL. A report prepared by Cramer Fish Sciences dated November 17, 2021 identifies the boundary of the wetlands onsite, with proposed development maintaining separation from such features (Exhibit B).
- The subject property is currently served off McKinley Moorage Road, a County road, which comes off Third Street, a State highway, to the subject property. The Tillamook County Public Works Department provided comment regarding the Applicants future proposal to vacate McKinley Moorage Road (Exhibit B). Tillamook County Public Works Director Chris Laity provided comments in the Applicants submittal, supporting the future vacation of McKinley Moorage Road (Exhibit B). Staff find that the road vacation process is a separate application from this conditional use proceeding. A Condition of Approval has been recommended to conform to any additional standards which might be required by the Tillamook County Public Works Department.

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

Findings: Applicant states the surrounding area is zoned Farm (F-1), Rural Commercial (RC) and Estuary Conservation 1 (EC1) zoned, with separation from adjacent Rural Residential 2-Acre (RR-2) zoned properties (Exhibit B). The applicant describes that the property is currently maintained as a 26-site recreational campground with (1) manager unit, and is proposing to expand the facility with 27-sites for recreational vehicles (RV) (Exhibit B). Applicant depicts that the existing park has coexisted with neighboring properties, and that the expansion will not alter the existing character. The applicant provides the farming operations and conservation space will remain as part of the proposed expansion. Applicant details that no adverse effects will be provided to surrounding properties (Exhibit B).

The subject property is zoned Rural Commercial (RC) (Exhibit A). The property neighbors Farm (F-1) zoned properties to the north, south, east and west that are being used for farm uses (Exhibit A). Adjacent Rural Commercial (RC) zoned properties are located to the east and west. The RC zoned properties include the Red Barn Marina to the west improved with accessory buildings and dwelling, a commercial retail building and a KTIL Radio offices to the east (Exhibit A). The subject property is surrounded by Tillamook River to the south, east and west where Estuary Conservation 1 (EC1) zone is present.

The surrounding properties are primarily zoned Farm (F-1) under active farm use for dairy enterprises (Exhibit A). Situated to the southwest is a pocket of zoned Rural Residential 2 Acre (RR-2) improved with single family dwellings (Exhibit A).

Tillamook River serves as separation between the subject property and adjacent properties to the east, west and south (Exhibit A). The property abuts Third Street, a State highway, along its northerly boundary. The

property maintains a small arm of RC zoned property which abuts the RC zoned property to the east (Exhibit B).

No comments were received on the application from the general public. Comments were received from Tillamook County Environmental Health regarding licensing requirements for a recreational campground that the proposed expansion to the existing facility will be required to maintain (Exhibit D).

Oregon Department of Environmental Quality (DEQ) or the County Sanitarian and the County Environmental Health Department are the entities charged with the regulation of sewage, liquid waste and solid waste for recreational parks including overnight campgrounds. These agencies were noticed of the application. The Applicant provided documentation regarding a proposed new holding tank septic system to service all the facilities in the campground, with a plan prepared by EMS dated November 10, 2022 (Exhibit B). Staff recommends that as a Condition of Approval, the Applicant be required to demonstrate that they have obtained permit approvals from DEQ for sewage and liquid waste disposal systems appropriate to the proposed development at the time of applying for Zoning and Building permits. Solid waste disposal is also subject to DEQ regulation. Both solid and sewage and liquid waste are addressed in OAR 333-31, Oregon Health Authority, Public Health Division rules addressing the construction, operation and maintenance of recreation parks, including overnight campgrounds. Staff recommends that as a Condition of Approval, Applicant obtain all required federal, state and local permits and licenses and adhere to all applicable rules and regulations.

ODFW and USFWS were notified of this application. No comments were received from either entity.

Staff has not identified evidence of impacts associated with the proposed campground development which would substantially impact the ability of adjacent Farm (F-1) zoned, Rural Commercial (RC) zoned or Rural Residential 2-Acre (RR-2) zoned properties to continue their permitted uses (Exhibit B).

(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

Findings: Applicant states there is no existing such facilities in the area (Exhibit B). Staff find no record of such facilities and improvements on the subject properties or within the vicinity (Exhibit A). Staff finds that this criterion has been met.

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

Findings: Applicant states current use of the campground is popular and expect such to continue (Exhibit B). Applicant reiterates the property is served by McKinley Moorage Road, a County road, off of Third Street, a State highway. Oregon Department of Transportation included comments in the Applicants submittal, detailing that no Traffic Impact Analysis (TIA) would be required for the proposed campground expansion (Exhibit B). Applicant provided a copy of confirmation for water service from West Hills Water Company, which currently provides water to the subject property (Exhibit B). Applicant also included a will-serve letter from Tillamook People's Utility District (PUD) for the proposed campground expansion, along with a letter from City Sanitary for trash service (Exhibit B).

An email was received Jessica Joyce of Oregon Department of Environmental Quality which states that R3 Coastal LLC had transferred their current sanitary operating permit into their name. DEQ commented that the proposed expansion will need to submit a modification permit with their Department. DEQ also stated the current facility had failed to submit annual Discharge Monitoring Reports for 2022 as required in their Schedule B (Exhibit D).

The subject property is currently served off McKinley Moorage Rod, a County road, which comes off Third Street, a state highway, to the subject property. The Tillamook County Public Works Department provided

comment that they are supportive of the Applicants proposal to vacate McKinley Moorage Road (Exhibit B). Staff recommends that as a Condition of Approval, a letter from the Tillamook County Public Works Department be required at the time of applying for Zoning and Building permits.

The property is located within the service area of the Tillamook Fire District. Staff recommends that as a Condition of Approval, a letter from the Tillamook Fire District confirming service to the campground development be required at the time of applying for Zoning and Building permits.

Tillamook County Environmental Health detailed requirements for licensing of a RV park license through their division (Exhibit D). Staff recommend a Condition of Approval that final approval of campground design be provided at time of apply for Zoning and Building Permits from Tillamook County Environmental Health.

V. ADMINISTRATIVE PROVISIONS

SECTION 6.020: PROCEDURE

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request: (1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.

(2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.

(3) No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070

SECTION 10.080 TYPE III PROCEDURES

(1) Notice for Type III Decisions.

(a) Notice of Review. The County shall provide notice of a public hearing on a Quasi-Judicial application at least 28 days prior to the first hearing date. If two or more hearings are allowed, then notice shall be provided at least 10 days prior to first hearing. The County Planning Director shall prepare an affidavit of notice, which shall be made part of the file. This affidavit shall state the date that the notice was mailed. Notice of a public hearing shall be provided to the following parties:

...

ii. Property owners within 250 feet of subject property if the subject property is outside UGB and not in farm or forest zone.

...

v. Any affected government agency or public district, including affected city if subject site is inside a UGB.

vi. Any citizen's advisory committee or community organization whose boundaries include, or are adjacent to, the subject site.

...

(c) Newspaper notice. Notice of the public hearing shall be published in a newspaper of general circulation in the County at least ten (10) calendar days prior to the date of a quasi-judicial public hearing. An affidavit or other formal certification of publication shall be made part of the record.

Findings: Notice of Public Hearing was mailed out on January 11, 2023, to all landowners within 250 feet of the subject property, and affected agencies, districts and other parties. Newspaper Notice of Public Hearing was published on January 11, 2023 in the Tillamook County Headlight Herald. Comments were

received from Tillamook County Environmental Health and Oregon Department of Environmental Quality (DEQ) and are included in 'Exhibit D'. No other comments were received from the public.

VI. RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building Permit approval, Applicant will be required to submit the following:
 - Authorization Notice approval for on-site sewage disposal permits from Oregon DEQ.
 - A letter from West Hills Water Company confirming water service to the proposed facility.
 - A letter from the Tillamook Fire District confirming fire protection service to the proposed facilities.
 - A letter from the Oregon Department of Transportation approving the road approach.
 - A letter from Tillamook County Public Works approving all internal roadway designs.
4. Future development shall adhere to the requirement from development within areas of geologic hazard as required by TCLUO Section 4.130.
5. The applicants/property owners shall maintain an additional 27 off-street parking spaces as required per TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements for the proposed expansion of 27-sites. Each parking space shall be a minimum of 8 feet by 20 feet. Parking spaces shall be identified on the site plan submitted with the Zoning Permit/Building Permit.
6. The applicant/property owner shall maintain the clear vision area as required by TCLUO Section 4.010 and shall be demonstrated on the site plan at time of Zoning/Building permit review.
7. Future development shall adhere to the requirements of the Flood Hazard (FH) Overlay, TCLUO Section 3.510, includes those standards required for development and the siting of recreational vehicles.
8. Development will comply with the requirements and standards of TCLUO 3.020 'Rural Commercial (RC) Zone', Estuary Conservation 1 (EC1) zone, and 5.030 'Recreational Campground Standards'.
9. Overnight temporary use of the campground by a camper or a camper's vehicle shall not for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.
10. 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.
11. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization. Applicant/property owner shall have Oregon Department of Fish and Wildlife (ODFW) confirm the location of the estuary and riparian areas.
12. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
13. Development will occur in the area as generally depicted on the submitted site plan and as described and will not exceed (27) additional campsites, in addition to the existing (26) sites to include (1) managers site, and the existing restroom/laundry building.

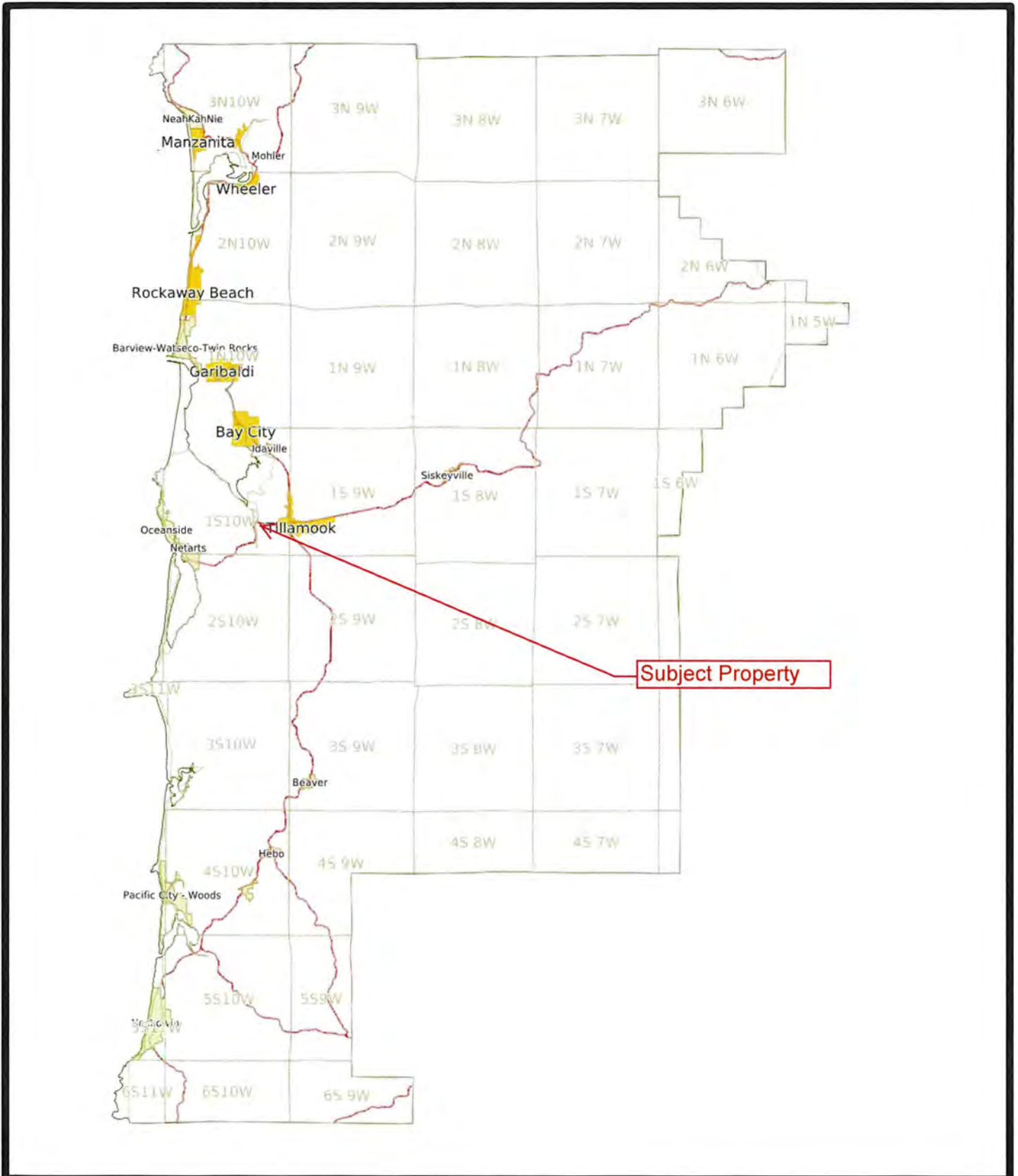
VIII. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

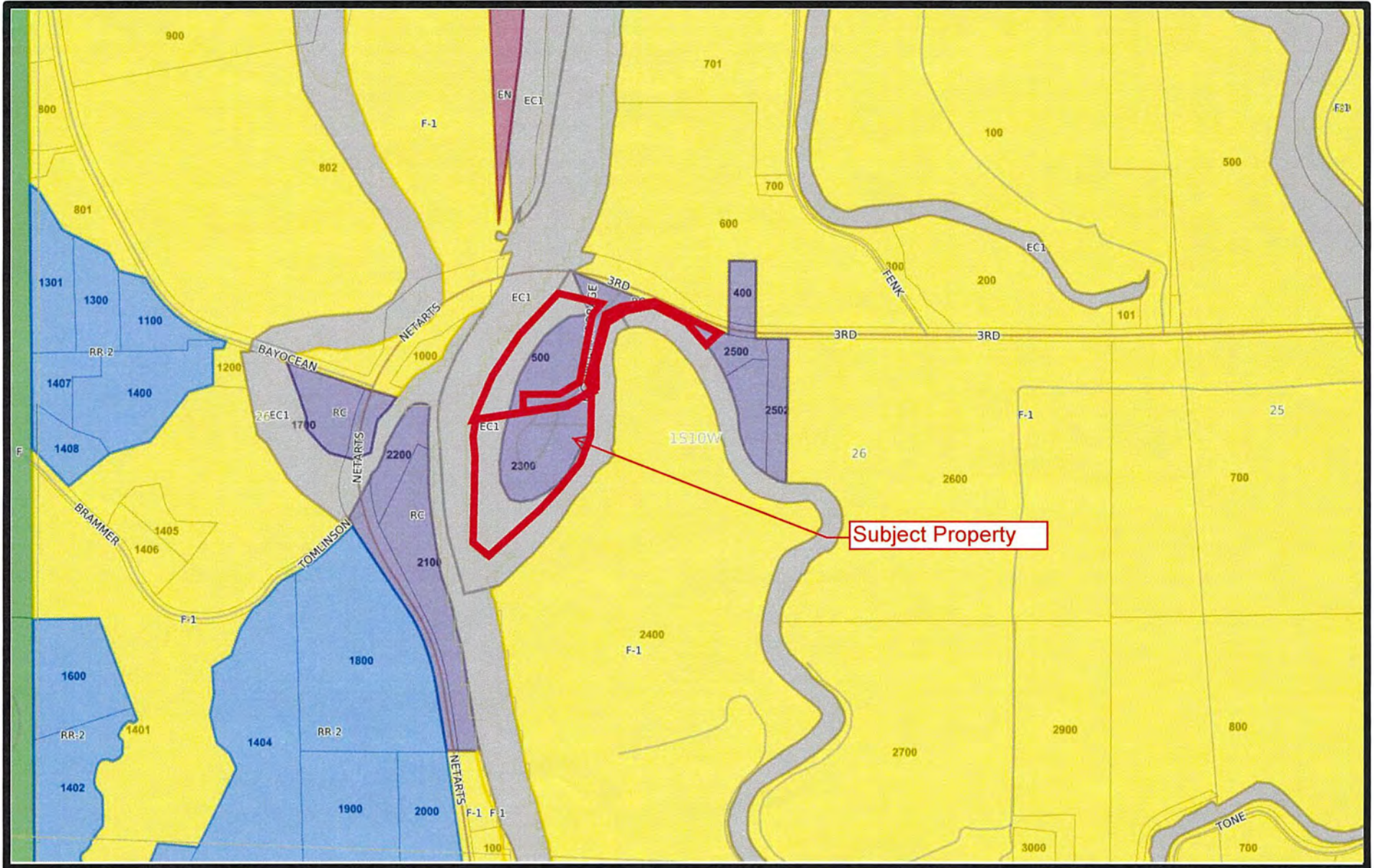
- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicants/Property Owner's submittal
- C. Original Conditional Use Approval Documents
- D. Public comments

EXHIBIT A

Vicinity Map

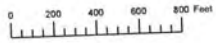


Zoning Map



Generated with the GeoMOOSE Printing Utilities

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

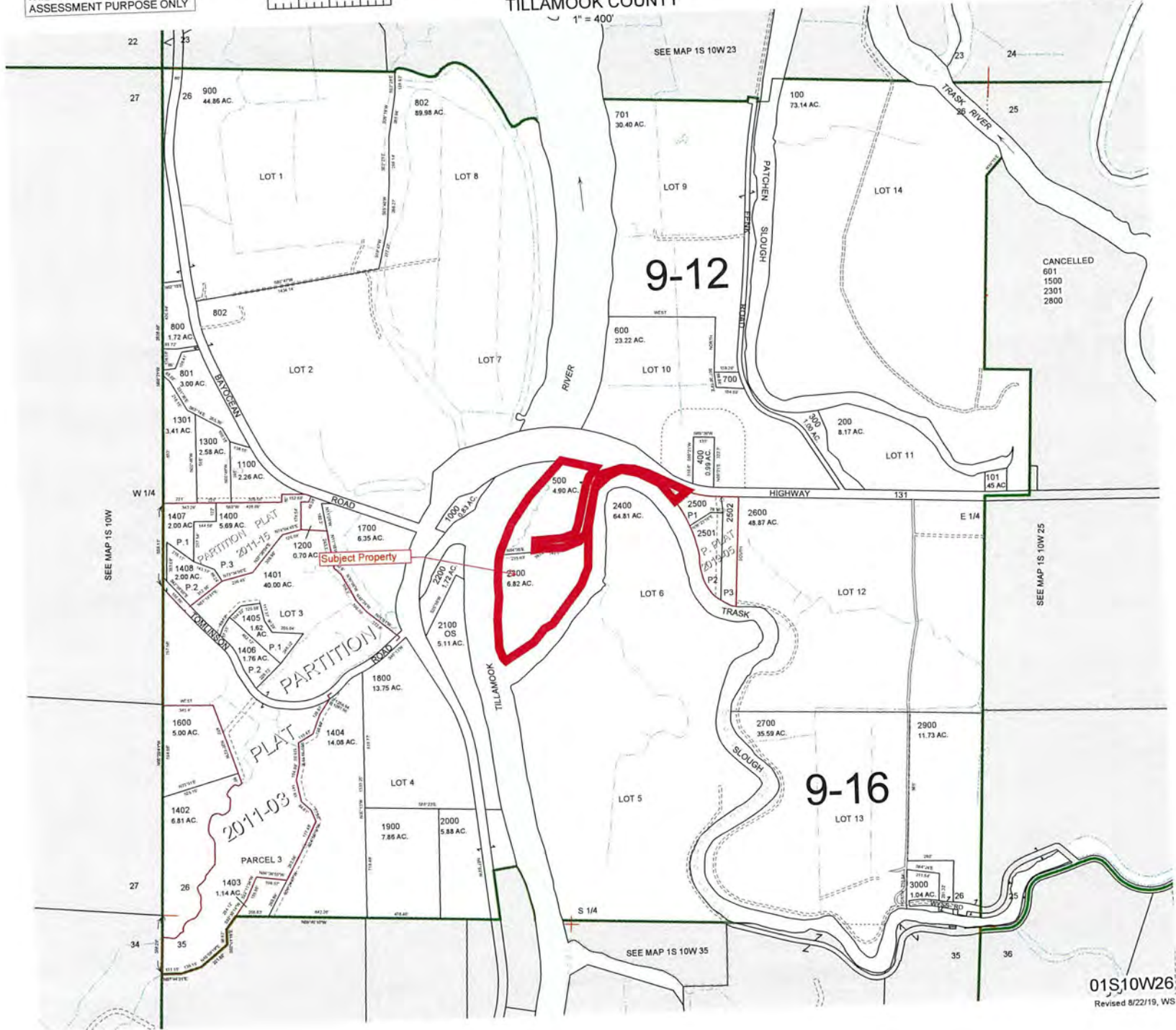


SECTION 26 T.1S. R.10W. W.M.

TILLAMOOK COUNTY

01S10W26

1" = 400'



TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

January 11, 2023 12:23:21 pm

Account # 171860
Map # 1S10260000500
Code - Tax # 0912-171860

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name R3 COASTAL, LLC

Deed Reference # 2022-1777

Agent

Sales Date/Price 03-11-2022 / \$1,400,000.00

In Care Of

Appraiser KARI FLEISHER

Mailing Address 62570 EAGLE RD
 BEND, OR 97701

Prop Class 201 **MA** **SA** **NH** **Unit**
RMV Class 201 07 AC 500 10088-1

Situs Address(s) _____ **Situs City** _____

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0912	Land	5,230			Land	0
	Impr.	6,300			Impr.	0
Code Area Total		11,530	11,180	11,180		0
Grand Total		11,530	11,180	11,180		0

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0912	1	<input checked="" type="checkbox"/>		RC	Commercial Site	110	A	4.90		5,230
Grand Total								4.90		5,230

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
0912	1	2009	493	Miscellaneous - Yard Imps	110	10			6,300
Grand Total							10		6,300

Exemptions / Special Assessments / Potential Liability

NOTATIONS:
 ■ CHANGES TO VALUATION JUDGMENT (REDUCTION) 308.242 ADDED 2012

Comments: 4/15/10 Added new sign. Moved to MA 7, NH 500 part of Tillamook River RV Park. KF 10/20/10 Added back 2010 trends. KF 11/28/11 Commercial stat class conversion to 493. KF 12/27/12 Change in valuation judgment 308.242; reviewed per owner request. Lowered RMV to bring more in line with other counties. RBB 12/27/12 Brought values forward after 2012 correction. RBB 10/30/13 Reappraised RMV for 2014/15 using 2013/14 setup. KF 7/25/19 Due to a partition of TL 2500 and survey, there was a size correction on TL 500, 2500 and 2600. KF

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

January 11, 2023 12:23:43 pm

Account # 172949
Map # 1S10260002300
Code - Tax # 0912-172949

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name R3 COASTAL, LLC

Deed Reference # 2022-1777

Agent

Sales Date/Price 03-11-2022 / \$1,400,000.00

In Care Of

Appraiser KARI FLEISHER

Mailing Address 62570 EAGLE RD
 BEND, OR 97701

Prop Class 807 **MA** **SA** **NH** **Unit**
RMV Class 201 07 AC 500 21828-1

Situs Address(s)	Situs City
ID# 1 85 THIRD ST	COUNTY

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0912	Land	319,380			Land	0
	Impr.	43,860			Impr.	0
Code Area Total		363,240	178,960	178,960		0
Grand Total		363,240	178,960	178,960		0

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0912	1	<input checked="" type="checkbox"/>		RC	Commercial Site	110	A	6.82		246,830
0912					LANDSCAPE - AVERAGE	100				1,500
0912					OSD - AVERAGE	100				18,000
0912					SITE DEVELOPMENT	100				53,050
Grand Total								6.82		319,380

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
0912	1	1993	511	RV Park/Campground	110	300			43,860
Grand Total							300		43,860

Exemptions / Special Assessments / Potential Liability									
Code Area 0912									
SPECIAL ASSESSMENTS:									
■ SOLID WASTE					Amount	12.00	Acres	0	Year 2021
NOTATIONS:									
■ DEMOLISHED PROPERTY RMV & MAV ADJUSTED 308.146 ADDED 2008									

PP Account(s): 0912-3259

Comments: 5/14/08 Old residence and several outbuildings were demolished prior to 1/1/08. Adjusted RMV/MAV to reflect. KF 5/15/08 Revalued land & imps based on property review after demolition/sale. RMV change only. KF 2/9/09 Changed PCA. RV Park. KF 10/30/13 Reappraised RMV for 2014/15 using 2013/14 setup. KF

National Flood Hazard Layer FIRMette



123°52'52"W 45°27'32"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

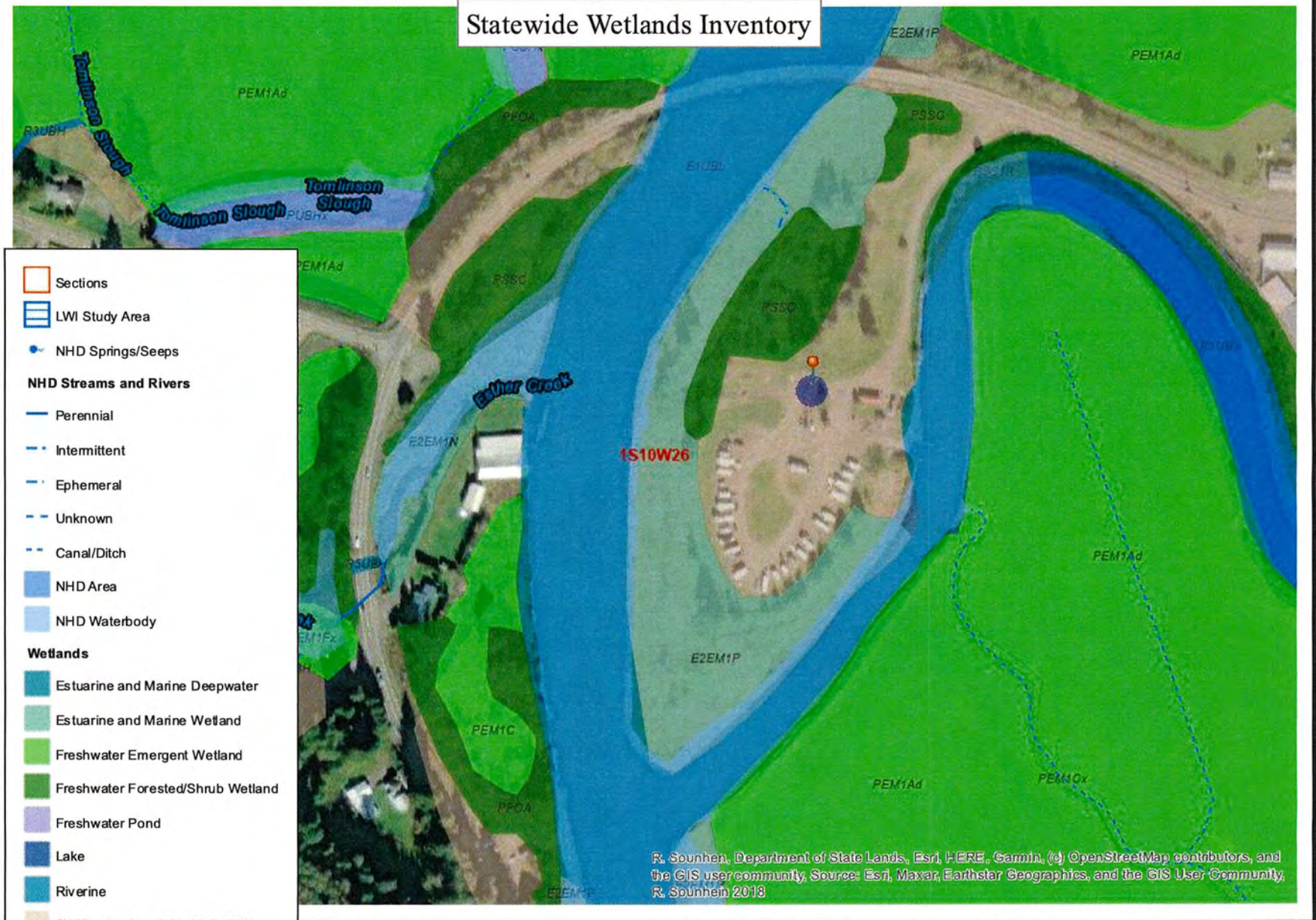
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 1/11/2023 at 3:20 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.

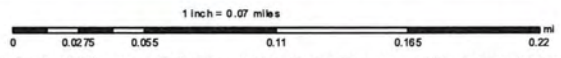
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Statewide Wetlands Inventory



- Sections
- LWI Study Area
- NHD Springs/Seeps
- NHD Streams and Rivers**
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- NHD Area
- NHD Waterbody
- Wetlands**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWIPredominantlyHydricSoilMU
- SWIAGateWinlo

R. Sounhein, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounhein 2018



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 1/11/2023



State of Oregon
 Department of State Lands
 775 Summer Street, NE, Ste 100
 Salem, OR, 97301-1279
 (503) 986-5200

EXHIBIT B



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: 13000.00	
Permit No: 851-22-000281-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: R3 Coastal, LLC Phone: 541-602-2580 / 541-280-8966
 Address: 62570 Eagle Rd
 City: Bend State: OR Zip: 97701
 Email: rishannonmd@gmail.com / rishannon96@gmail.com

Property Owner

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

Request: See attached narrative statement and other submittals

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
- Fore-dune 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:

Site Address: 85 Third St, Tillamook, OR 97141
 Map Number: 1S10260000500 and 1S10260002300

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)

7/19/22

 Date

Applicant Signature

Date



BECON, LLC

Civil Engineering and Land Surveying

549 SW Mill View Way, Suite 100 • Bend OR, 97702 • 541.633.3140

**Revised Narrative Statement
Conditional Use Application Review
Tillamook Coast RV Park Expansion**

Applicant/Owner: R3 Coastal, LLC
62570 Eagle Rd
Bend, OR 97701
Robert Shannon MD
541-602-2580
Riley Shannon
541-280-9866

Engineer: BECON Civil Engineering & Land Surveying
549 SW Mill View Way, Suite 100
Bend, OR 97702
Trevor Munro, PE
541-633-3140

Law Firm: Hathaway Larson
1331 NW Lovejoy St, Suite 950
Portland, OR 97209
Chris Koback, Partner
503-303-3107

Location: The subject property is located at 85 Third St, Tillamook, OR 97141. The property tax lots are 1S10260000500 and 1S10260002300.

Request: Conditional use review and approval of the expansion of Tillamook Coast RV Park. The existing RV Park is located on two tax lots in the RC – Rural Commercial zone. The project proposes that the existing Mc Kinley Moorage Rd ROW be vacated to the property owner, which is supported by Tillamook County Public Works. The existing RV Park has 26 rental RV spaces and an additional manager’s RV space. The proposal is to add 27 rental RV spaces making the total site have 53 rental RV spaces and 1 manager’s RV space. Also included is the proposed expansion of the existing restroom and site wide septic holding tank system.

I. Applicable Criteria, Standards, and Procedures:

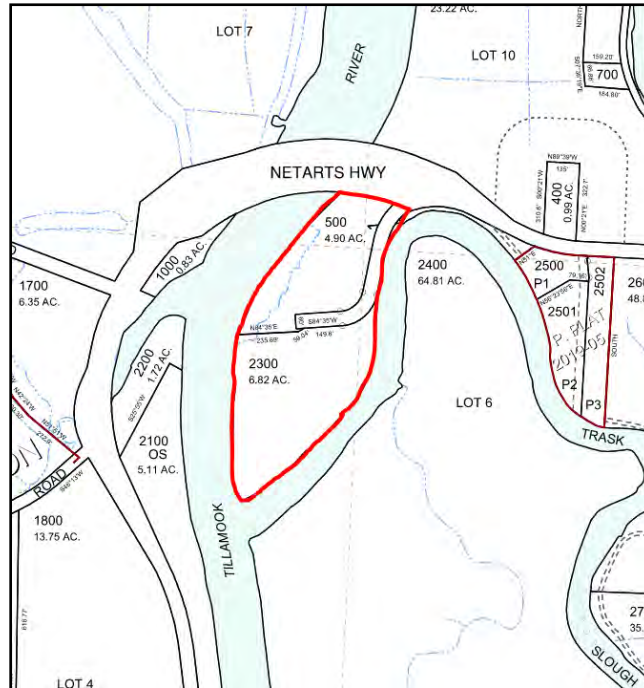
Tillamook County Land Use Ordinance (LUO)

Article 3 – Zone Regulations
3.020 RC Rural Commercial

- 3.510 FH Flood Hazard Overlay
- Article 4 – Development Standards
 - 4.005 Residential and Commercial Zone Standards
- Article 5 – Special Use Standards and Exceptions
 - 5.030 Recreational Campground Standards
- Article 6 – Conditional Use Procedures and Criteria
 - 6.010 Purpose
 - 6.020 Procedure
 - 6.030 General Requirements
 - 6.040 Review Criteria
 - 6.070 Conditions of Approval
 - 6.080 Compliance with Conditions
 - 6.090 Time Limit

II. General Facts:

1. **LOCATION:** The subject property is located at 85 Third St, Tillamook, OR 97141. The property tax lots are 1S10260000500 and 1S10260002300, and are outlined in red below.



2. **EXISTING ZONING AND GENERAL PLAN DESIGNATIONS:** The existing RV Park is located on two tax lots in the RC – Rural Commercial zone.
3. **SITE DESCRIPTION & SURROUNDING USES:** The subject properties total approximately 11.72 acres in size. This total area will increase with the vacation of the Mc Kinley Moorage Rd ROW. The properties are currently developed as an RV Park with a boat launch into the Trask Slough. It is surrounded by waterbodies to the west, east, and south. To the north is Netarts Highway (Hwy 131). The area immediately surrounding the subject property is primarily zoned EC-1 and F1 and is in agricultural use or undeveloped open space. There is RC property (TL 2100) west of the subject property separated by the Tillamook River. There appears to be a single farm dwelling and farm buildings on that property. There is also RC zoned property to the east (TL 2500/2501). Again, it appears that property is used for a farm dwelling and related structures.

4. **PROPOSAL:** The owner proposes the expansion of the existing Tillamook Coast RV Park. This is a conditional use for this zoning district, RC – Rural Commercial zone. The project proposes that the existing Mc Kinley Moorage Rd ROW be vacated to the property owner, which is supported by Tillamook County Public Works. The existing RV Park has 26 rental RV spaces and an additional manager’s RV space. The proposal is to add 27 rental RV spaces making the total site have 53 rental RV spaces and 1 manager’s RV space. Also included is the proposed expansion of the existing restroom and site wide septic holding tank system. Other improvements include landscaping, parking, drive aisles, water, sewer, and other utility and site features.

5. **SUBMITTALS:** In addition to this narrative statement, the applicant submits the following documents in support of this proposal:

- Signed Application Form
- County Assessor’s Summary Reports for Both Tax Lots
- Preliminary Site Plans
- Cramer Fish Sciences Wetland and Estuary Boundaries Memo
- EMS RV Dump Station and Holding Tanks System Preliminary Plans
- FEMA FIRM 41057C0560F
- Will-Serve Letters From the Water District, Power Company, and Trash Service
- Preliminary Water Availability Calculations

III. Conformance with the Applicable Approval Criteria:

Article 3 – Zone Regulations

3.020 RC Rural Commercial

(1) Purpose: The purpose of the RC zone is to permit a moderate level of commercial activities to serve the commercial needs of rural areas, and tourist areas. Commercial uses in the RC zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the RC zone because it:

- (a) Is needed;
- (b) Is physically capable of being developed;
- (c) Can obtain access to a public road without causing traffic hazards or congestion;
- (d) Will not cause significant conflicts with nearby residential uses; and
- (e) Has sufficient land area to accommodate off-street parking.

Response: *Tillamook County receives a significant number of tourists and visitors particularly during the summer months. There is a need in the county for more well-designed and high-quality RV spaces to meet the increasing demands. This project increases the quantity of available recreational spaces within the County. The site is located perfectly along the Tillamook River and Trask Slough with no other existing structures anywhere near the properties. The park is designed to optimize the space available and provide excellent features and maneuverability. It also reduces the strain on public agencies by being privately owned, while providing taxable income and property taxes.*

The site is physically capable of being developed as an expanded RV park. The site is relatively flat. It is already developed with 26 rental RV spaces, a manager’s RV space, and an office building. There are no natural features that limit development to expand the park. The primary natural feature near the site is the estuary and all proposed development is outside of the required setback from the estuary.

The site has direct access from Highway 131 via a local county road. The county road department has indicated that it supports vacation of the county right-of-way which will make the internal road serving

the park a private drive. The applicant understands that it must initiate a formal vacation process and is in the process of doing so. A condition of approval is appropriate because the road department has indicated support for vacation. The access to Highway 131 will remain the same. Comments from ODOT indicate that ODOT is not requiring the applicant to complete a TIA. It recommended requiring certain improvements under an upgrade permit to add 4 inches of asphalt over a 40-foot portion of the approach. That requirement can be included in a condition of approval.

The site is isolated on a peninsula with no other residential uses nearby. The closest residential property is approximately 200ft to the west, and separated by the Tillamook River from the subject site. There will be no conflict between the proposed use and any other residential uses.

The subject site is 11.72 acres. Even subtracting the required setback from the estuary, the site is sufficiently large to accommodate a 53-space (plus one manager's RV space) RV park. As the site plan and engineering drawings illustrate, using holding tanks as the primary sanitary sewer facilities, there is not a need for any large drain fields on the site. The plans and drawing also illustrate that there are no other significant natural features that limit development to expand the RV park by 27 spaces. All proposed new spaces will be on land that is relatively flat and does not contain significant trees, wetland or other natural features that can impact development.

(3) Uses Permitted Conditionally: In the RC zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this ordinance:

- (i) Mobile home or recreational vehicle
- (r) Recreational campgrounds without full hook-up requiring community septic system

Response: *The proposal is a conditional use in the RC zone.*

(4) Standards: Land divisions and development in the RC zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the RR zone.

Response: *As the site plans illustrate, the proposed site meets all required minimum lot dimensions, yard setbacks, and building height restrictions.*

- (b) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.

Response: *The proposed site meets all required yard sizes.*

- (c) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b).

Response: *All structures are greater than 3' from property lines.*

- (d) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.

Response: *There are no structures or obstructions within the clear-vision areas.*

- (e) All uses shall meet off-street parking requirements as provided in Section 4.030.

Response: *The proposed use meets off-street parking requirements. Refer to Section 4.030 in this narrative.*

(f) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.

Response: *This section is not applicable.*

(g) The maximum building height for commercial structures shall be 35 feet except on ocean or bay frontage lots, where it shall be 24 feet, higher structures may be permitted as a conditional use in accordance with Article VI.

Response: *All buildings are well below the maximum height. The existing office building and bathrooms/showers building are approximately 12 feet tall.*

(h) Scale of Commercial uses:

a. Outside an unincorporated community, the use shall not exceed a total of 3,000 square feet of floor area per use within a building(s)

b. Outside an unincorporated community a lawfully established use that existed prior to the adoption of this Section (December 4, 2002) may be expanded to occupy a maximum of 3,000 square feet of floor area, or an additional 25% of the floor area currently occupied, whichever is greater.

Response: *This section is not applicable.*

3.510 FH Flood Hazard Overlay Zone (FH)

(1) Purpose: It is the purpose of the FH zone to promote the public health, safety and general welfare and to minimize public and private losses or damages due to flood conditions in specific areas of unincorporated Tillamook County by provisions designed to:

(a) Protect human life and health;

(b) Minimize expenditure of public money for costly flood control projects;

(c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the public;

(d) Minimize prolonged business interruptions;

(e) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazards;

(f) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;

(g) Ensure that potential buyers are notified that property is in an area of special flood hazard; and

(h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

(i) Maintain the functions and values associated with Special Flood Hazard Areas which reduce the risk of flooding.

Response: *Section 3.510(1) is a purpose statement and not a specific approval criterion. Nonetheless, the applicant submits that by acknowledging the requirements related to manufactured dwellings, including RVs, in the following sections, the proposed use is consistent with the purpose statement in this subsection.*

(2) Basis for Establishing the Areas of Special Flood Hazard: The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Tillamook County" dated September 28, 2018, with an accompanying Flood Insurance Rate Maps (FIRMs), are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study and the FIRM are on file at the Tillamook County Department of

Community Development at 1510-B Third Street, Tillamook, OR 97141. The best available information for flood hazard area identification as outlined in this Section shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under this Section.

Response: *Per the FEMA National Flood Insurance Map 41057C0560F dated September 28, 2018, this site is within Zone AE.*

(5) General Standards: In all areas of special flood hazards the following are required.

Response: *The owner acknowledges that this property is within Zone AE, and will follow all requirements of this section during the building permit and engineering permit processes.*

(6) Specific Standards for A Zones (A, AE, or A1-A30): In all areas of special flood hazards where base flood data has been provided as set forth in Section 3.510(2) or other base flood data are utilized, the following provisions are required:

RESIDENTIAL CONSTRUCTION

Response: *No residential construction is proposed for this project. All 53 rental RV spaces and the existing manager's unit are to be used by recreational vehicles and no residential dwellings are to be constructed.*

NONRESIDENTIAL CONSTRUCTION

(c) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall have either the lowest floor including basement elevated to three feet above the level of the base flood elevation or higher; or, together with attendant utility and sanitary facilities, shall:

(1) Be floodproofed so that the portion of the structure that lies below the portion that is three feet or more above the base flood level is watertight with walls substantially impermeable to the passage of water.

(2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

(3) Be certified by a registered professional engineer or architect that the design and methods of construction are in compliance with accepted standards of practice for meeting provisions of this Subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the Community Development Director.

(4) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described for residential construction in Section 3.510(6)(a) and (b).

(5) Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building constructed to the base flood level will be rated as one foot below that level).

Response: *The owner acknowledges that this property is within Zone AE, and will follow all specific standards listed above during the building permit and engineering permit processes. The above specific standards apply to the proposed restroom building, but do not apply to the existing restroom, storage shed, or office building.*

(7) Manufactured Dwellings: Any manufactured dwelling which incurs substantial damage as the result of a flood, must be elevated to the standards listed below.

Response: *The owner acknowledges this section specific to manufactured dwellings.*

(8) Recreational Vehicles: Recreational vehicles may occupy a site in a Special Flood Hazard Area for periods of 180 consecutive days or less provided they are fully licensed and highway ready. Recreational vehicles are on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Recreational vehicles that do not meet these criteria become manufactured dwellings and must be anchored and elevated pursuant to this ordinance.

Response: *The owner acknowledges this section specific to recreational vehicles.*

(9) Specific Standards for Floodways: Located within areas of special flood hazard established in Section 3.510(2) are areas designated as regulatory floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

Response: *Per the FEMA National Flood Insurance Map 41057C0560F dated September 28, 2018, this site is not within a regulatory floodway.*

(12) Warning and Disclaimer of Liability: The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of Tillamook County, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

Response: *The owner acknowledges this section regarding liability.*

Article 4 – Development Standards

4.005 Residential and Commercial Zone Standards

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

Response: *The owner acknowledges this section regarding purpose of the land use standards. The proposal is consistent with all applicable development standards. The only structures are the office*

building and the showers/restrooms building. Those structures meet all setback and height requirements. The site is not in a geological hazard area. The standards related to natural resources would apply only to the estuary and the proposal satisfied the required setback from the estuary. ODOT has confirmed that there are no traffic related issues and safe access from Highway 131 can be achieved. Internal circulation will be provided via a private drive. There is adequate maneuvering room for all anticipated vehicles. The site has sufficient area to accommodate all needed and required parking. All sanitary sewer/wastewater demands will be addressed using a holding tank system designed by EMS. This includes sewer services for each existing and proposed RV space, the manager's RV space, and the restroom/showers building. The drawings and specifications are included with this Revised Narrative. Holding tanks are one of the systems DEQ can permit and EMS has determined that it is appropriate for the subject site and proposed use. Because it is feasible to use such a system, the county can conditional approval on the applicant obtaining a DEQ permit for the holding tank system. All other needed facilities are adequate for the use.

4.010 Clear Vision Areas

Response: The only relevant intersection is at the Netarts Highway and McKinley Moorage Road. The clear vision standard is met at that intersection. There are no structures or obstructions within the clear-vision areas.

4.020 Signs

Response: The existing RV Park sign will be relocated several feet to the north to make room for space 46, and will conform to requirements of Section 4.020(5)(k).

4.030 Off-Street Parking and Off-Street Loading Requirements

(1) PURPOSE: The purpose of requirements for off-street parking and loading areas is to relieve traffic congestion; to ensure customer convenience and safety; to provide safe access to parked vehicles; and to help ensure safe and timely response of emergency vehicles.

(2) PARKING SPACE: A single parking space shall be at least 8 feet by 20 feet in size.

(13) PARKING SPACE REQUIREMENTS: Requirements for types of building and uses not specifically listed herein shall be determined by the Department, based upon the requirements for comparable uses either listed below or active elsewhere in the county.

(b) BOARDING, LODGING, OR ROOMING HOUSE: One space for each guest accommodation.

(c) MOTEL, HOTEL OR GROUP COTTAGES: One space for every unit.

Response: RV Parks are not definitively listed in the uses listed under the above section. The closest uses are (b) and (c) listed above. Both would require one parking space for each RV space. The proposed and existing RV spaces shown on the preliminary site plan all include an area for the RV to park. Most of the RV spaces also include an additional parking space for a passenger vehicle. Each of the 27 proposed rental RV spaces, and 22 of the 26 existing rental RV spaces will have a space to park a passenger vehicle in addition to the RV parking. The site proposes an additional 13 regular parking spaces (9'x20') and 6 extra oversized parking spaces (10'x30') near the bathrooms/showers building. The existing manager's RV space also has an associated parking space that is not included in this parking count. The existing office building is operated by the onsite manager, and therefore no additional parking spaces are proposed specifically for worker at this building.

4.060 Access

Response: ODOT has confirmed that the access from Netarts Highway meets its requirements with the addition of additional asphalt on the approach.

4.080 Distance from Buildings

Response: As set forth below in response to the standard in Article 5, the site plan demonstrates that the required separation for RV spaces is satisfied.

4.140 Requirements for Protection of Water Quality and Streambank Stabilization

Response: The site plan demonstrates that the 50-foot setback from the Estuary is satisfied.

Article 5 – Special Use Standards and Exceptions

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, Geologic Hazard zone, Riparian Vegetation.

Response: The owner acknowledges this section regarding purpose of these standards.

(2) 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;

Response: The site is approximately 11.72 acres, which does not even include the proposed vacation of the McKinley Mortgage Road right-of-way.

- ii. A minimum number of 4 sites;

Response: The existing site is 26 rental RV spaces with an additional manager's unit space. The proposal adds an additional 27 rental RV spaces. This would total 53 rental RV spaces and one additional manager's RV space.

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

Response: The proposed units have a minimum width of 28 feet.

- 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;

Response: Sheet C3.0 of the preliminary site plans shows RV space details for the existing and proposed spaces, and includes tables that provide space dimensions and maximum RV length. Maximum RV length is the total length of the tow vehicle and trailer, or the length of the motorhome.

- 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;

Response: Sheet C3.0 of the preliminary site plans shows RV space details for the existing and proposed spaces, and includes tables that provide space dimensions and maximum RV length. The maximum RV length is based on having 10' separation from the RV and the access road.

- 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;

Response: All existing and proposed spaces are greater than 20' from the Hwy 131 right-of-way.

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

Response: All proposed spaces are designed to provide greater than 15' separation between RV's.

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

Response: All existing and proposed spaces have greater than 10' separation between RV's and all buildings.

- 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;

Response: The proposed loop road within the RV Park will be 26' wide and will include 2' shoulders on each side to provide drainage. The road section will meet all County road standards requirements.

- 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;

Response: Walkways greater than 3' will be designed for the restroom/laundry building to the loop road. Existing site light poles will remain in use. Additional site light poles will be added as necessary. The restroom/laundry building will be well lit.

- 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;

Response: All open areas will be landscaped and well maintained.

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

Response: The site is very far from any other properties and there is a significant existing strip of vegetation surrounding the site, in addition to large water bodies. The developer proposes to not install a fence around the site.

- 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;

Response: *The preliminary site plans show a proposed location for the trash enclosure. City Sanitary Service has provided a will-serve letter for the project, and the developer will coordinate with them further for engineering plans design. Trash cans will also be placed near the restroom/laundry building and will be emptied to the trash enclosure by staff.*

- 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;

Response: *All spaces will have no more than one RV assigned to them.*

- 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;

Response: *The owner acknowledges this section.*

- 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;

Response: *No new storage areas are proposed for park guests. There is an existing office building and storage shed near the manager's unit that will remain in use.*

- 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.

Response: *Preliminary plans are included with this conditional use submittal.*

- 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.

Response: *The existing RV Park will remain in use with the addition of the proposed features discussed in this narrative and shown on the preliminary site plans.*

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.

Response: *The only accessory commercial uses proposed for this site are the existing boat launch, and proposed two laundry machines.*

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

Response: *Sanitary sewer is currently provided with two methods for the existing site. The existing restroom building has a 1,500 gallon holding tank that is pumped regularly and will remain in use. The existing manager's RV space is served with an AX20 treatment system and a failing drain field. The applicant is proposing to remove that system and drain field completely and install a holding tank system that is compliant with all DEQ requirements. The new system will serve the entire property including the existing and proposed RV spaces, the existing bathroom facilities and the existing manager's unit. The details of that system are contained in the material from EMS and provided as part of the application. DEQ approval of that system can be a condition of approval.*

Article 6 – Conditional Use Procedures and Criteria

6.010 Purpose

The purpose of a CONDITIONAL USE is to provide for uses that are not allowed by right in a certain zone because of potentially adverse impacts on uses permitted by right in that zone. Such uses may be made or deemed compatible through the review process contained in this Article, which subjects the proposed CONDITIONAL USE activity to specific requirements, criteria, and conditions. The location and operation of any CONDITIONAL USE listed in this Ordinance shall only be permitted according to the provisions of this Article.

Response: *The proposal is a conditional use in the RC zone.*

6.020 Procedure

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request:

(1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.

(2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.

(3) No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070.

Response: *The owner acknowledges this section regarding Conditional Use procedures.*

6.030 General Requirements

A CONDITIONAL USE shall be authorized, pursuant to the procedures set forth in Section 6.020, if the applicant adequately demonstrates that the proposed use satisfies all relevant requirements of this Ordinance, including the review criteria contained in Section 6.040 or the Health Hardship provisions contained in Section 6.050, and the following general requirements:

(1) A CONDITIONAL USE shall be subject to the standards of the zone in which it is located, except as those standards have been modified in authorizing the CONDITIONAL USE. The size of a lot to be used for a public utility facility may be reduced below the minimum required, provided that it will have no adverse effect upon adjacent uses.

(2) A CONDITIONAL USE may be enlarged or altered pursuant to the following:

(a) Major alterations of a CONDITIONAL USE, including changes to or deletion of any imposed conditions, shall be processed as a new CONDITIONAL USE application.

(b) Minor alterations of a CONDITIONAL USE may be approved by the Director according to the procedures used for authorizing a building permit, if such alterations are requested prior to the issuance of a building permit for the CONDITIONAL USE. Minor alterations are those which may affect the siting and dimensions of structural and other improvements relating to the CONDITIONAL USE, and may include small changes in the use itself. Any change which would affect the basic type, character, arrangement, or intent of the approved CONDITIONAL USE shall be considered a major alteration.

(c) The enlargement or alteration of a one- or two-family dwelling, mobile home, manufactured home, or recreational vehicle that is authorized as a CONDITIONAL USE under the provisions of this Ordinance shall not require further authorization, if all applicable standards and criteria are met.

(3) Where the approval of a CONDITIONAL USE request is contingent upon an amendment to this Ordinance, and an application for such amendment has been recommended for approval by the Commission, the CONDITIONAL USE request may be approved upon the condition that the Board approves the Ordinance Amendment.

Response: *The owner acknowledges this section regarding Conditional Use general requirements.*

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.

Response: *The proposal is a conditional use in the RC zone.*

(2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

Response: *The proposed use is consistent with the goals and policies of the Comprehensive Plan. Goal 5 (Natural Resources) and Goal 8 (Recreation) are particularly relevant to this proposed RV Park expansion.*

Goal 5 seeks to protect natural resources, and conserve scenic and historic areas and open spaces. By expanding the existing RV Park, the owner is assuring that it will be an economically viable business for many years to come. The RV Park provides access to the Tillamook River and Trask Slough, and will

maintain required separation distances from these features and adjacent wetland and estuary areas. It provides a great way to protect the surrounding natural resources for a long time to come.

Goal 8 brings up the issues of reaction in the County being quantity, location, and orientation. This project increases the quantity of available recreational spaces within the County. The site is located perfectly along the Tillamook River and Trask Slough with no other existing structures anywhere near the properties. The park is designed to optimize the space available, and provide excellent features and maneuverability. It also reduces the strain on public agencies by being privately owned, while providing taxable income and property taxes.

(3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

Response: *The site is currently an RV Park, which is also its future proposed use. The site is located perfectly along the Tillamook River with no other existing structures anywhere near the properties. The park is designed to optimize the available land, and provide excellent features and maneuverability. The RV Park provides access to the Tillamook River and Trask Slough, and will maintain required separation distances from these features and adjacent wetland and estuary areas. It is a great way to protect the surrounding natural resources for a long time to come. As addressed under other criteria, the site is served by adequate public and private utilities including electricity, water and sanitary sewer through the proposed holding tank system. The site has good access with sufficient room for emergency vehicle maneuvering.*

(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.

Response: *The surrounding area is zoned F-1, RC and EC-1. There is one parcel in the general area zoned RR-2 (TL 1800) but it is significantly removed from the subject property separated by RC property and Highway 131. The EC-1 property is in a conservation zone and there are no uses on that property. The closest RC property (TL 2100) is 350 feet from the subject property. The other RC property (TL 2500/2501) is 556 feet from the subject property. The only uses of RC property are farm operations with what appears to be farm dwellings and farm related structures. The F-1 property is used for farming to the extent there is any use.*

The site is currently an RV Park, which is also its future proposed use. The existing RV park use has co-existed in harmony with the surrounding uses for many years. The proposal is to expand the RV park with 27 new units and to improve existing facilities. The expansion of the existing use will not alter the character of the surrounding area. The character will remain as it is now with farming operations and conservation space. Because the proposed expansion is rather isolated from the surrounding properties and located a significant distance from the existing farm uses, it will not significantly limit, impair or prevent the properties from uses allowed in the RC and F-1 zone. The proposal will not impede the access needed by those properties to continue the current uses or develop as allowed by the LDO. The proposal will not impede the provision of any utilities or serves those properties require to develop consistent with the LDO. The site is located perfectly along the Tillamook River with no other existing structures anywhere near the properties. There will be no adverse effects on surrounding properties.

(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

Response: *There are no existing solar energy systems, wind energy conversion systems, or wind mills within the vicinity of this project.*

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

Response: *The RV Park is designed with modern codes and features. The use is currently a very popular activity, and is anticipated to continue being so for a long time. Adequate public facilities are available to serve the proposed expansion. It is not clear exactly what public services staff expects the applicant to address.*

The access to the subject property and the proposal is from Netarts Highway via McKinley Mortgage Road. The applicant proposes to vacate McKinley Mortgage Road right-of-way, and has provided confirmation that the County Road Department has given preliminary support for that vacation. The site access road will be widened and improved to 26 feet. That is more than adequate to accommodate the RV units expected to use the site. It also provides adequate emergency access and is looped to allow vehicles to circulate without having to turn around.

The site is served by West Hills Water Company/Zwald Water Utility Services through a 2-inch line with 90 PSI water pressure at the onsite meter. Those entities confirmed that they would continue to serve the proposed use after the expansion by providing a will-serve letter. The 2-inch line can be extended to serve all proposed RV spaces.

Electrical service is currently provided by Tillamook People's Utility District. The District provided a will-serve letter related to the proposed expansion.

Trash/garbage service is currently provided by City Sanitary Service. That entity has provided a will-serve letter for the proposed expansion.

Sanitary sewer is currently provided with two methods for the existing site. The existing restroom building has a 1,500 gallon holding tank that is pumped regularly and will remain in use. The existing manager's RV space is served with an AX20 treatment system and a failing drain field. The applicant is proposing to remove that system and drain field completely and install a holding tank system that is compliant with all DEQ requirements. The new system will serve the entire property including the existing and proposed RV spaces, the existing bathroom facilities and the existing manager's unit. The details of that system are contained in the material from EMS and provided as part of the application. DEQ approval of that system can be a condition of approval.

6.070 Conditions of Approval

In approving a CONDITIONAL USE or a modification of a CONDITIONAL USE, any conditions which are considered necessary to protect the area surrounding the proposed use, and to preserve the basic purpose and intent of the underlying zone, may be imposed. These may include, but are not limited to, the following:

- (1) Increasing the required parcel area or yard dimensions.
- (2) Limiting the height, size, or location of buildings and structures.
- (3) Modifying the location and number of required off-street parking and loading spaces.
- (4) Controlling the location and number of vehicle access points.
- (5) Limiting the number, size and location of signs.
- (6) Requiring diking, fencing, screening, landscaping, or other measures to protect adjacent or nearby properties from the effects of the use.
- (7) Prescribing a time limit within which to fulfill any established conditions.

Response: *The owner acknowledges this section regarding Conditional Use conditions of approval.*

6.080 Compliance with Conditions

Adherence to the approved plot plan and compliance with the conditions imposed in approving a CONDITIONAL USE request shall be required. Any departure from the conditions of approval or approved plans constitutes a violation of this Ordinance.

Response: *The owner acknowledges this section regarding compliance with conditions of approval.*

6.090 Time Limit

All CONDITIONAL USES except those approved for a Health Hardship may be approved for a 24-month period. If construction has not begun on the approved development, such approvals may be extended beyond 24 months only if the Director determines that a review would be unlikely to reveal new information which could lead to different conclusions than those reflected in the original staff report. For the purposes of such a determination, the Director may rely on such things as:

- (1) Changes in Ordinance requirements or the requirements of State law;
- (2) The extent and character of new development in the vicinity of the request;
- (3) The adequacy of the review upon which the original was based;
- (4) Any other circumstances which could change the substance of the original staff report.

If the Director determines that a new review is warranted, then the applicant shall provide all information and fees required by this Article.

Response: *The owner acknowledges this section regarding time limit.*

IV. Summary and Conclusion

The preceding sections document that the proposed RV Park expansion conforms to the applicable zoning and design standards of the Tillamook County Land Use Ordinance. Because the proposal conforms to all applicable criteria and standards, the applicant requests that the County approve the site and design review application as proposed.



BECON, LLC

Civil Engineering and Land Surveying

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PRELIMINARY WATER AVAILABILITY CALCULATIONS

Tillamook Coast RV Park Expansion

85 3rd St, Tillamook, OR 97141

Date: November 9, 2022

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

From: Trevor Munro, PE

Domestic Water Service Provider:

West Hills Water Company

Operated By:

Zwald Water Utility Services

9980 South Prairie Rd

Tillamook, OR 97141

503-842-1515

Summary of Design Variables, Calculations, and Assumptions:

- Existing onsite meter is 2" with 90 PSI measured at the meter as provided by Zwald Water Utility Services.
- Total number of RV spaces is 54, which includes existing spaces, proposed spaces, and the manager's unit. Each RV space is provided water by a RV spigot equivalent to a hose bib.
- Proposed restroom/laundry building to include existing men's and women's restrooms with 2 stalls, 2 sinks, and 1 shower each; proposed ADA restroom with 1 toilet, 1 sink, and 1 shower; and proposed laundry facility with 2 laundry machines.
- Fixture units are taken from the 2021 OPSC Appendix A, Table A 103.1. Total for site is 166.5 fixture units (refer to table below).
- Site landscape irrigation is not included in the preliminary water availability calculations. If any site landscape irrigation takes place it will be during non-peak water use periods of the day.

- Conversion of fixture units to gallons per minute taken from the 2021 OPSC Appendix A, Chart A 103.1(2). 166.5 fixture units = 58 GPM.
- 2” water meters have maximum flow rate of 80-160 GPM depending on type.
- Existing water service line to existing RV spaces and restroom/laundry building assumed to be 2” with maximum length of 410’ and 116.5 fixture units. 2021 OPSC Table 610.4 gives a maximum length of 1000’ for 129 fixture units. The proposal is well within this range.
- Proposed water service to proposed RV spaces will be 2” with maximum length of 605’ and 50 fixture units. 2021 OPSC Table 610.4 gives a maximum length of 1000’ for 129 fixture units. The proposal is well within this range.

2021 OPSC TABLE A 103.1 – TOTAL FIXTURE UNITS

Fixture	Fixture Units	Count	Total (Public)
Hose Bib (RV Space)	2.5	54	135
Clothes Washer	4.0	2	8
Water Closet 1.6 GPF Gravity	2.5	5	12.5
Lavatory (Sink)	1.0	5	5
Shower	2.0	3	6
		TOTAL	166.5

2021 OPSC TABLE A 103.1 – EXISTING 2” WATER LINE FIXTURE UNITS

Fixture	Fixture Units	Count	Total (Public)
Hose Bib (RV Space)	2.5	34	85
Clothes Washer	4.0	2	8
Water Closet 1.6 GPF Gravity	2.5	5	12.5
Lavatory (Sink)	1.0	5	5
Shower	2.0	3	6
		TOTAL	116.5

2021 OPSC TABLE A 103.1 – PROPOSED 2” WATER LINE FIXTURE UNITS

Fixture	Fixture Units	Count	Total (Public)
Hose Bib (RV Space)	2.5	20	50
		TOTAL	50

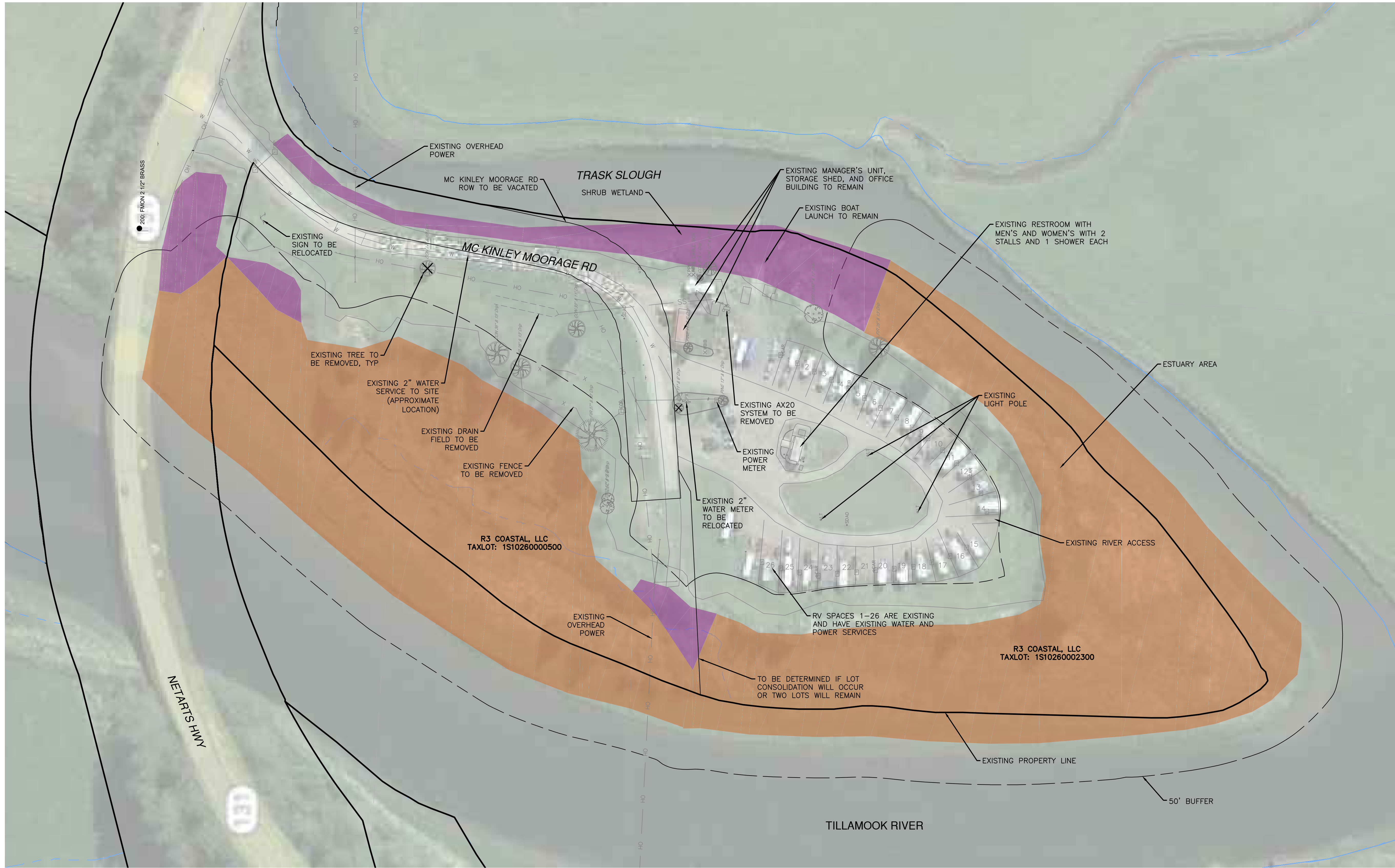
Conclusion:

Based on the information provided above the existing 2" domestic water supply line and meter is sufficient to provide service for the proposed expansion of the Tillamook Coast RV Park.

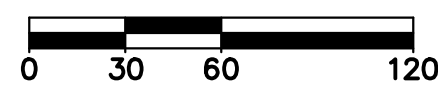
Sincerely,



Trevor Munro, PE



EXISTING CONDITIONS & DEMO PLAN
SCALE: 1"=60'



TILLAMOOK COAST RV PARK EXPANSION
R3 COASTAL, LLC

EXISTING CONDITIONS & DEMO PLAN
TILLAMOOK COUNTY, OREGON

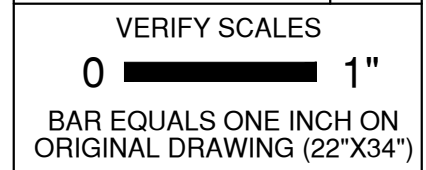
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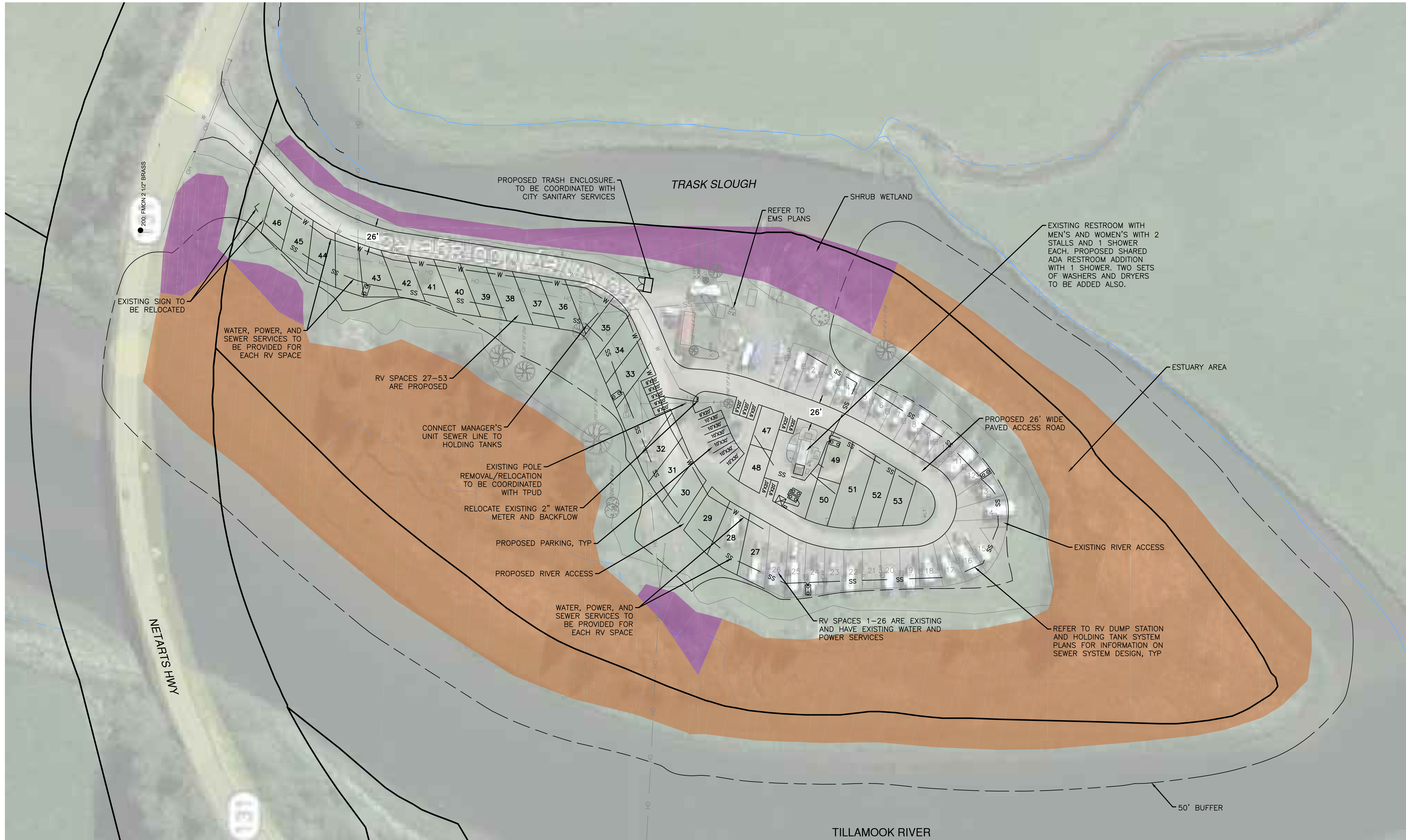
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1 OF 5

851-22-000286-PLNG



200' FROM 2 1/2" BRASS

EXISTING SIGN TO BE RELOCATED

WATER, POWER, AND SEWER SERVICES TO BE PROVIDED FOR EACH RV SPACE

RV SPACES 27-53 ARE PROPOSED

CONNECT MANAGER'S UNIT SEWER LINE TO HOLDING TANKS

EXISTING POLE REMOVAL/RELOCATION TO BE COORDINATED WITH TPUD

RELOCATE EXISTING 2" WATER METER AND BACKFLOW

PROPOSED PARKING, TYP

PROPOSED RIVER ACCESS

WATER, POWER, AND SEWER SERVICES TO BE PROVIDED FOR EACH RV SPACE

RV SPACES 1-26 ARE EXISTING AND HAVE EXISTING WATER AND POWER SERVICES

PROPOSED TRASH ENCLOSURE. TO BE COORDINATED WITH CITY SANITARY SERVICES

REFER TO EMS PLANS

SHRUB WETLAND

EXISTING RESTROOM WITH MEN'S AND WOMEN'S WITH 2 STALLS AND 1 SHOWER EACH. PROPOSED SHARED ADA RESTROOM ADDITION WITH 1 SHOWER. TWO SETS OF WASHERS AND DRYERS TO BE ADDED ALSO.

PROPOSED 26' WIDE PAVED ACCESS ROAD

ESTUARY AREA

EXISTING RIVER ACCESS

REFER TO RV DUMP STATION AND HOLDING TANK SYSTEM PLANS FOR INFORMATION ON SEWER SYSTEM DESIGN, TYP

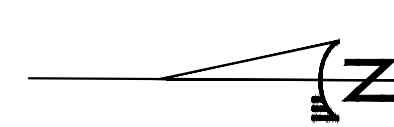
50' BUFFER

NETARTS HWY

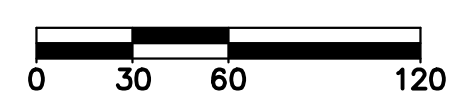
131

TILLAMOOK RIVER

PROPOSED PARKING TABLE	
PARKING SPACE TYPE	PARKING SPACE COUNT
9'X20' PARKING SPACE	13
10'X30' PARKING SPACE	6
EXISTING RV SPACES WITH ADDITIONAL PARKING SPACE	22 (4 EXISTING RV SPACES WILL NOT HAVE ADDITIONAL PARKING SPACE)
PROPOSED RV SPACES WITH ADDITIONAL PARKING SPACE	27 (ALL PROPOSED RV SPACES WILL HAVE ADDITIONAL PARKING SPACE)
TOTAL SITE PARKING SPACES	68



OVERALL SITE PLAN
SCALE: 1"=60'



TILLAMOOK COAST RV PARK EXPANSION

R3 COASTAL, LLC

OVERALL SITE PLAN
TILLAMOOK COUNTY, OREGON

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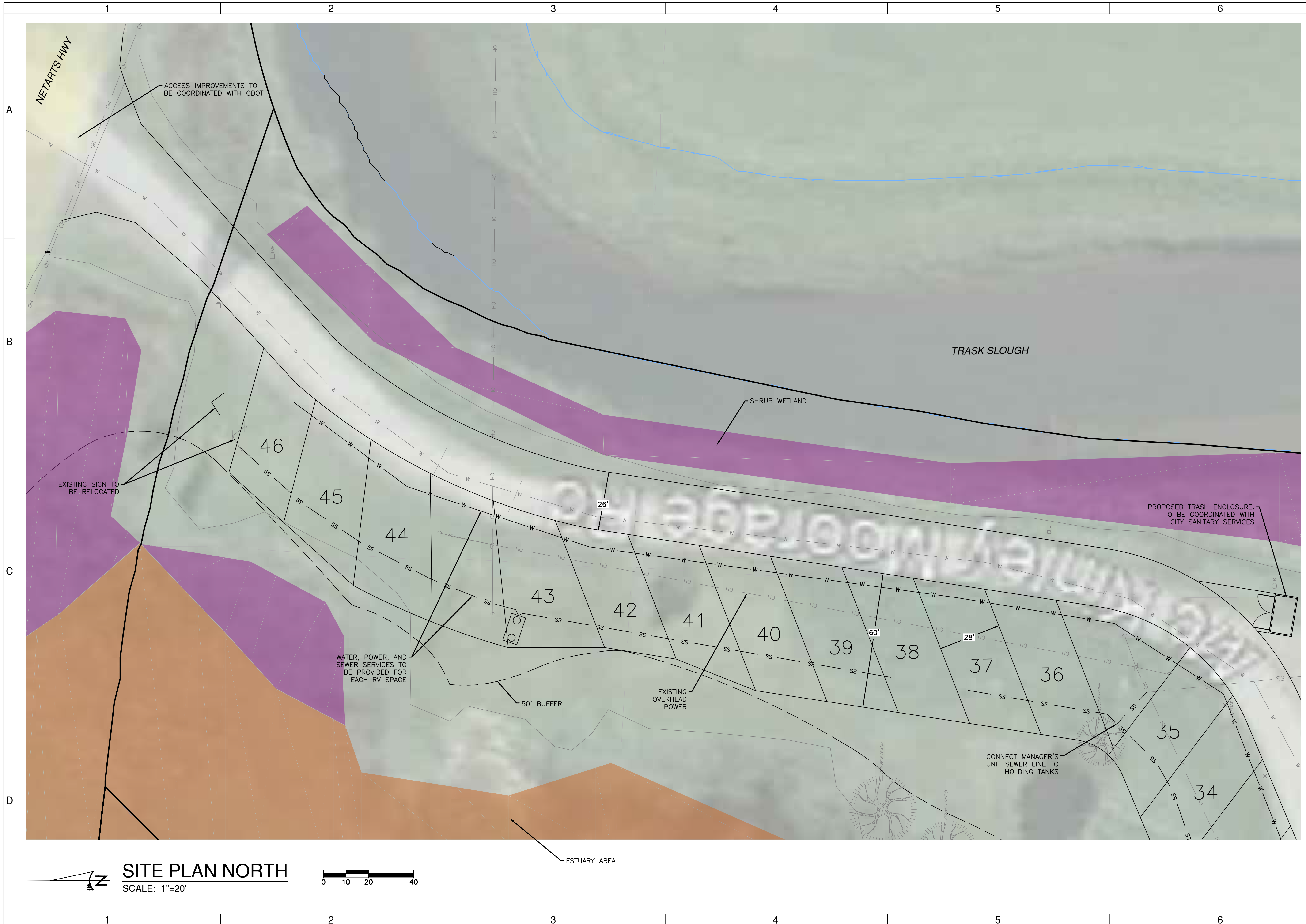
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DATE: 11/11/2022

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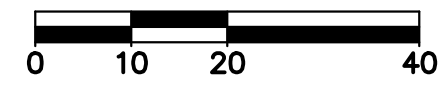
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2 OF 5

851-22-000286-PLNG



SITE PLAN NORTH
SCALE: 1"=20'



TILLAMOOK COAST RV PARK EXPANSION
R3 COASTAL, LLC

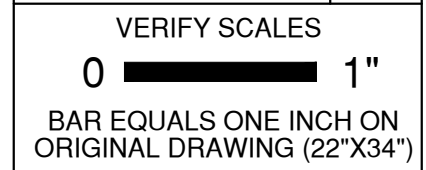
SITE PLAN NORTH
TILLAMOOK COUNTY, OREGON

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3 OF 5

851-22-000286-PLNG



SITE PLAN SOUTH
 SCALE: 1"=20'

TILLAMOOK COAST RV PARK EXPANSION
R3 COASTAL, LLC
 SITE PLAN SOUTH
 TILLAMOOK COUNTY, OREGON

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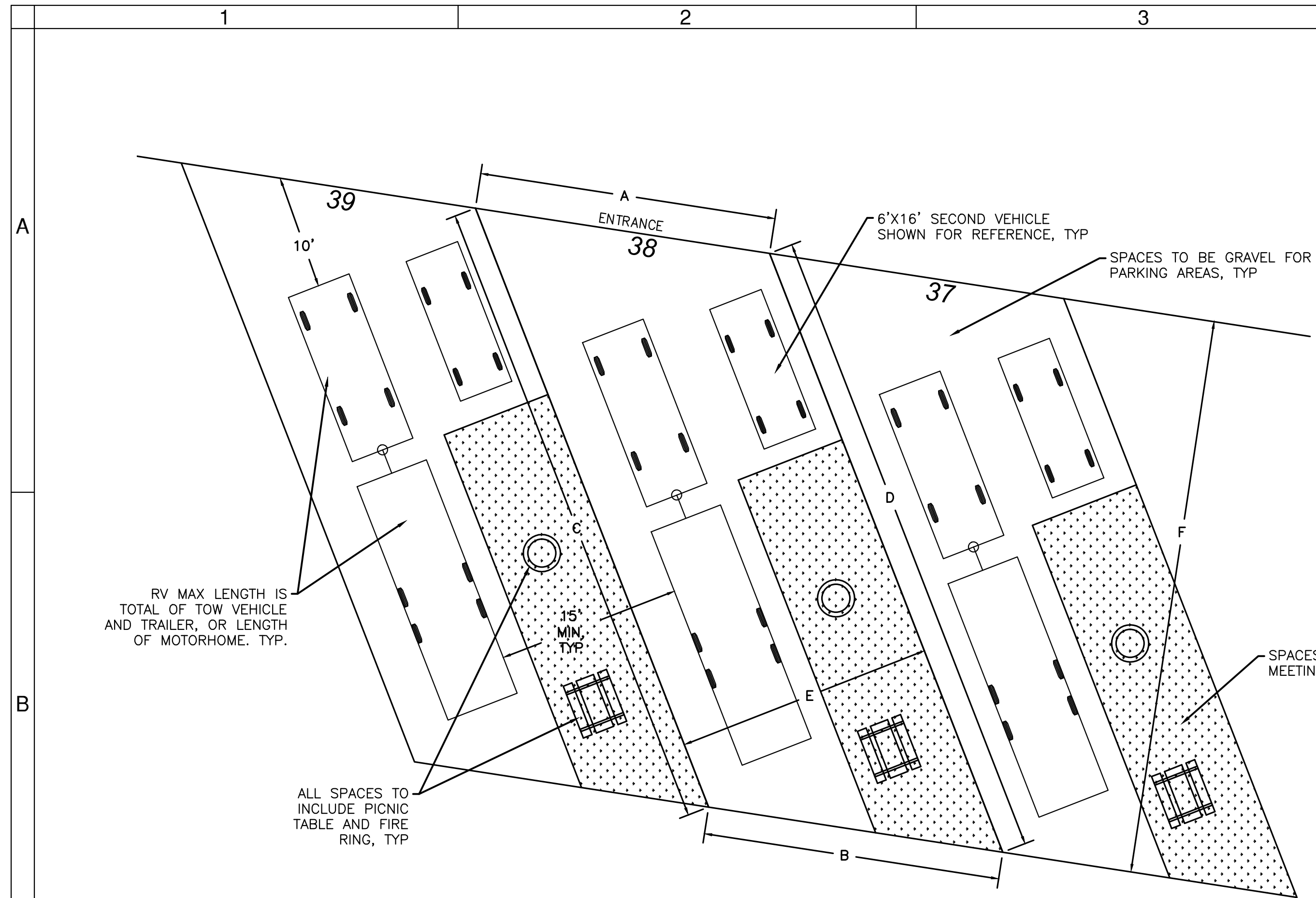
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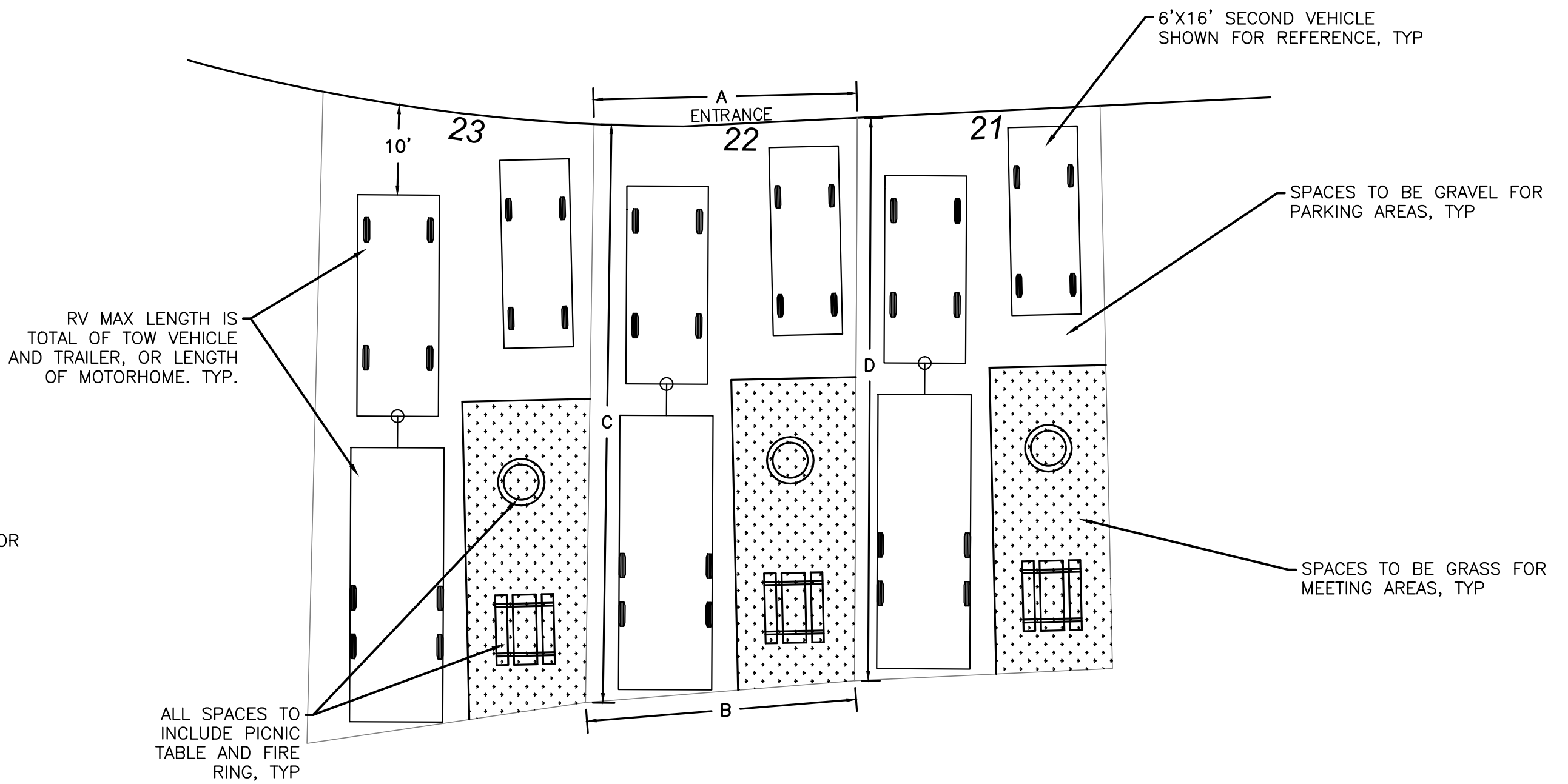
4 OF 5

851-22-000286-PLNG



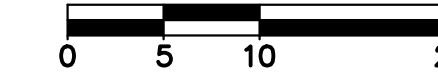
TYPICAL PROPOSED RV SPACE

SCALE: 1"=10'



TYPICAL EXISTING RV SPACE

SCALE: 1"=10'



SPACE	A (FT)	B (FT)	C (FT)	D (FT)	E (FT)	F (FT)	MAX RV LENGTH (FT)	ROOM FOR EXTRA VEHICLE
27	28.0	37.0	77.7	78.3	30.8	72.7	66.0	YES
28	28.0	43.8	70.2	77.0	35.9	73.0	62.0	YES
29	28.0	40.9	62.7	70.2	34.4	64.8	53.5	YES
30	28.0	32.1	62.3	62.2	28.6	59.0	50.5	YES
31	31.9	29.9	67.5	62.2	28.0	59.0	54.0	YES
32	32.1	31.2	69.3	67.5	28.0	60.0	57.0	YES
33	32.1	32.1	69.3	69.3	28.0	60.0	57.0	YES
34	31.5	32.1	68.0	62.3	28.0	60.0	56.0	YES
35	28.5	31.1	60.1	68.0	28.0	60.0	52.0	YES
36	32.0	32.8	69.3	70.7	28.0	60.0	57.0	YES
37	32.1	32.1	69.3	69.3	28.0	60.0	57.0	YES
38	32.0	32.1	69.2	69.3	28.0	60.0	57.0	YES
39	32.1	32.1	69.3	69.2	28.0	60.0	57.0	YES
40	32.1	32.1	69.3	69.3	28.0	60.0	57.0	YES
41	32.1	37.9	59.5	69.3	28.0	55.9	49.5	YES
42	32.8	32.3	60.5	59.5	28.0	51.5	46.5	YES
43	28.9	42.8	65.6	60.5	35.0	54.8	52.0	YES
44	30.3	38.6	65.3	66.1	34.4	60.0	53.5	YES
45	30.3	41.7	56.4	65.3	35.9	55.0	46.5	YES
46	32.5	33.0	57.4	56.4	28.9	50.5	45.0	YES
47	28.0	28.0	47.9	48.8	28.0	48.4	38.5	YES
48	28.8	28.0	46.8	53.6	28.0	50.4	42.0	YES
49	28.4	28.0	53.2	57.9	28.0	55.6	46.5	YES
50	28.0	28.0	53.0	53.2	28.0	53.2	43.5	YES
51	31.9	32.7	106.7	92.0	31.0	101.0	85.0	YES
52	29.8	29.0	92.0	74.5	28.0	83.1	67.5	YES
53	29.8	29.0	74.5	57.0	28.0	65.6	50.5	YES

NOTE

BASED ON TCLUO ARTICLE 5 SECTION 5.030(2)(a)(v) MAXIMUM RV LENGTH LISTED IS CALCULATED WITH 10' SEPARATION BETWEEN THE LOOPED ROAD AND EACH RV UNIT.

SPACE	A (FT)	B (FT)	C (FT)	D (FT)	MAX RV LENGTH (FT)	ROOM FOR EXTRA VEHICLE
1	20.6	22.2	59.4	58.2	49.0	YES
2	22.3	24.2	58.2	59.4	48.5	YES
3	23.1	24.6	49.6	58.2	42.5	YES
4	23.5	23.7	47.5	49.6	38.0	YES
5	22.4	22.8	49.3	47.5	38.5	YES
6	20.7	24.4	51.0	49.3	40.0	YES
7	20.4	24.4	52.1	51.0	41.5	YES
8	21.1	23.0	51.5	52.1	41.5	YES
9	21.3	25.8	49.6	51.5	40.0	YES
10	20.6	25.0	46.5	49.6	37.0	YES
11	22.2	25.5	46.4	46.5	35.5	YES
12	19.6	26.0	51.7	46.4	38.5	YES
13	15.0	30.7	60.1	51.7	45.5	NO
14	15.1	28.8	64.8	60.1	52.5	NO
15	21.1	26.2	50.2	39.3	47.5	NO
16	20.3	26.8	52.1	50.2	55.0	NO
17	18.1	28.3	55.1	63.9	46.0	YES
18	18.6	28.2	49.1	55.1	40.0	YES
19	22.7	23.5	48.6	49.1	38.5	YES
20	23.1	23.3	48.4	48.6	38.5	YES
21	21.9	23.0	48.3	48.4	38.5	YES
22	22.6	23.2	49.7	48.3	39.5	YES
23	22.9	23.7	56.0	49.7	44.0	YES
24	23.4	24.8	66.0	56.0	52.5	YES
25	23.5	23.4	76.2	65.7	63.0	YES
26	25.9	26.6	78.3	76.2	66.0	YES

NOTE

BASED ON TCLUO ARTICLE 5 SECTION 5.030(2)(a)(v) MAXIMUM RV LENGTH LISTED IS CALCULATED WITH 10' SEPARATION BETWEEN THE LOOPED ROAD AND EACH RV UNIT.

TILLAMOOK COAST RV PARK EXPANSION
R3 COASTAL, LLC
TYPICAL RV SPACE DETAILS
TILLAMOOK COUNTY, OREGON

REVISIONS:

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VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING (22"X34")

SHEET: C3.0

5 OF 5

851-22-000286-PLNG

Date: 11/17/2021

To: Robert Shannon

Cc: Hans Berge, Cramer Fish Sciences

From: Kaedra Emmons, Cramer Fish Sciences

Subject: 85 Third Street, Tillamook, OR 97141 Wetland & Estuary Boundaries

The purpose of this memo is to describe the methods used to document the wetland and estuarine boundary at 85 Third Street, Tillamook, OR 97141 on 12 November 2021 by staff from Cramer Fish Sciences (CFS). The result of field survey includes a map documenting the boundaries that can be used to inform potential future expansion of the property.

Methods:

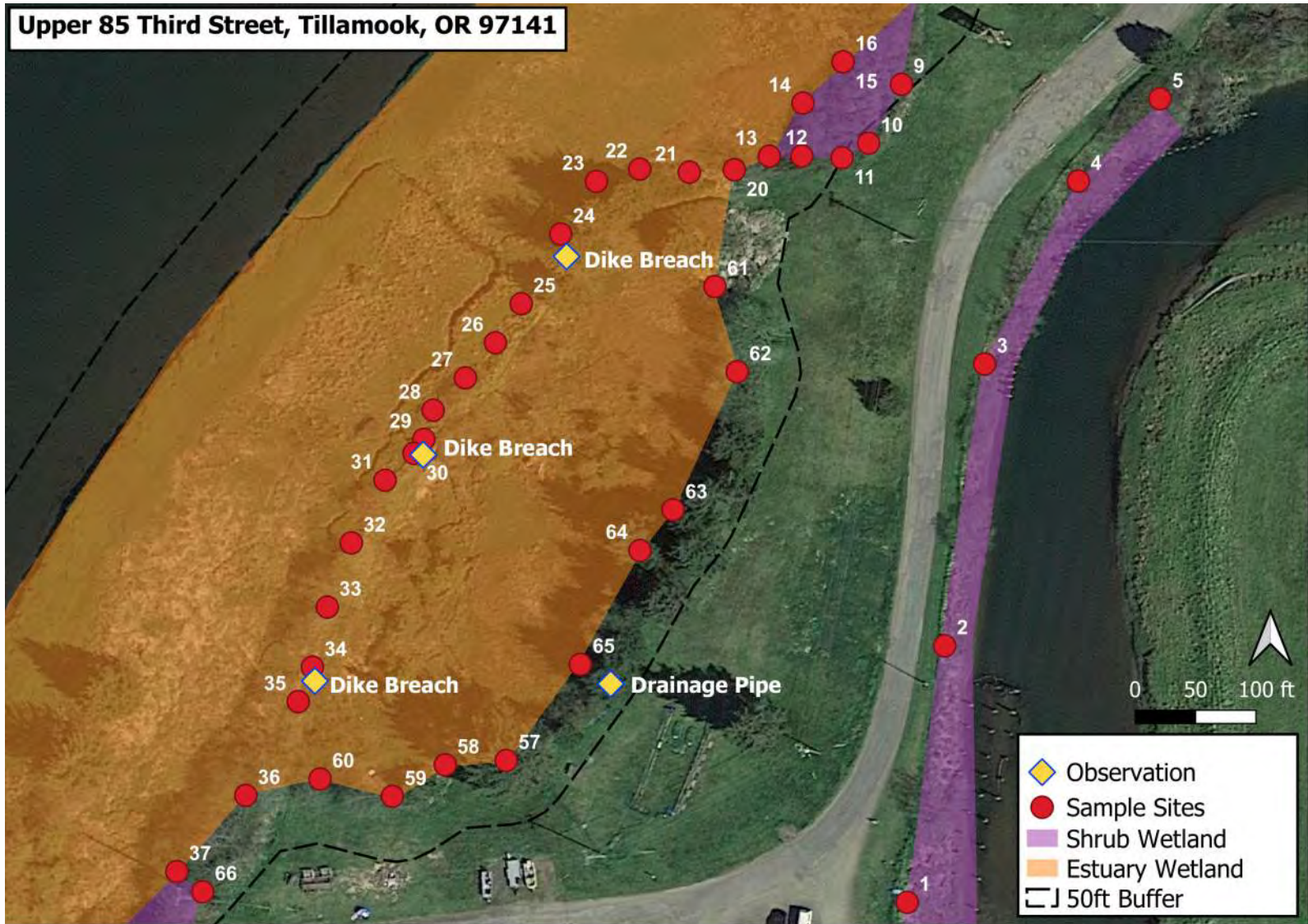
Cramer Fish Sciences' Fisheries Biologist, Ryan Flaherty, and Biological Technician, Kaedra Emmons, conducted a wetland site survey on November 12, 2021. The team followed an adapted protocol from the 1987 Army Corps of Engineers Wetlands Delineation Manual, focusing upon the core wetland characteristics of vegetation, soils, and hydrology to demark the wetlands and estuary boundaries during their site visit. The NRCS National Cooperative Soil Survey's Web Soil Survey and U.S. Fish & Wildlife Service's National Wetlands Inventory Wetlands Mapper were used as references for the survey area and provided coarse information regarding wetland and estuarine boundaries. The CFS team took 68 sample points throughout the property, along wetland and estuary boundaries, to identify characteristics and features of each habitat type. At each sample point, a GPS location, vegetation type, soil type, hydrologic conditions (based on soil type, vegetation, and visual indicators), and photos were documented. Additionally, survey stakes were placed at sample points throughout the property. The sample points were chosen based on vegetation type and topographic conditions indicative of wetland and/or estuary and were located on the edge of transition to document the boundary of wetland and/or estuary.

Results:

The 85 Third Street, Tillamook, OR 97141 site included both shrub wetland and estuarine wetland surrounding the developed property. Hydric soils were found throughout, the dominant estuarine plants documented were *Carex obnupta* (slough sedge), *Juncus effusus* (soft rush), *Deschampsia cespitosa* (tussock grass), and the dominant shrub wetland plant was *Salix* sp. (willow). Several observations were made at sites with photo documentation of exposed drainage pipe and breaches in the dike on the western side of the property (adjacent to estuary).

Map 1.

Upper 85 Third Street, Tillamook, OR 97141



Map 2.



Findings at each sample site are summarized in the table below.

Wetland Boundary Site	Hydrophytic Vegetation	Estuarine Wetland Obligate Vegetation	Hydric Soil	Wetland Hydrology
1-12	x		x	x
13-54	x	x	x	x
55,56	x		x	x
57-65	x	x	x	x
66-68	x		x	x

Below are sample photos of estuary and shrub wetland sites.

Site 1

Shrub Wetland Site. Willow and reed canary shown in the left picture, Low soil chroma (10YR, Chroma 2, Value 3) shown in the center and right pictures.



Site 10

Shrub Wetland Site. Willow and soft rush shown in the left and center pictures, mottled soil shown in the right picture.



Site 13

Estuary Site. Slough sedge and soft rush shown in the left picture, mottled, sulfuric soil with thick organic layer shown in the right picture.



Site 34

Estuary Site. Slough sedge, tussock grass and willow shown in photo.



Site 64

Estuary Site. Soft rush, willow, reed canary, slough sedge, spruce, cattail shown in photo.



Site 67

Shrub wetland site. Willow and blackberry shown in the left picture and mottled, low chroma soil in the right.



The table and pictures below summarize the observation sites on the property.

Observation	Description
1	Dike breach
2	Dike breach
3	Dike Failing
4	Drainage pipe

Observation 1

Breach in the dike on the west side of the property.



Observation 2

Breach in the dike on the west side of the property.



Observation 3

Section of the dike that is starting to fail on the west side of the property.



Observation 4

Exposed drainage pipe.



Field Notes by Sample Site.

Sample Site	Latitude	Longitude	Type	Species Present	Soil Characteristics
1	45.455157	-123.875622	ShrubWetland	Willow, reed canary	10YR chroma 2 value 3
2	45.455549	-123.87554	ShrubWetland	Reed canary	10YR chroma 2 value 3
3	45.455981	-123.875453	ShrubWetland	Willow, reed canary	10YR chroma 2 value 3
4	45.456261	-123.875248	ShrubWetland	Willow, reed canary	10YR chroma 2 value 3
5	45.456387	-123.87507	ShrubWetland	Pacific ninebark, willow, sword fem	Slightly mottled sandy 10YR chroma 2 value 3
6	45.456557	-123.8754	Estuary	Willow, soft rush, slough sedge	Mottled, sulfuric
7	45.456578	-123.87555	Estuary	Willow, English ivy, blackberry	10YR chroma 2 value 3
8	45.456543	-123.875598	Estuary	Willow, English ivy, blackberry	10YR chroma 2 value 3
9	45.456409	-123.875635	ShrubWetland	Willow, reed canary, blackberry	10YR CHROMA 2 value 3
10	45.456319	-123.875707	ShrubWetland	Willow, soft rush	Mottled
11	45.456296	-123.875765	ShrubWetland	Willow	Mottled
12	45.456299	-123.875852	ShrubWetland	Willow, slough sedge	Mottled
13	45.456299	-123.875923	Estuary	Slough sedge, soft rush, few cattails	Mottled, thick upper organic layer, sulfuric
14	45.45638	-123.87585	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
15	45.456443	-123.875762	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
16	45.456443	-123.875762	Estuary	Soft rush, slough sedge	Mottled, thick upper organic layer, sulfuric
17	45.456643	-123.875722	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
18	45.456706	-123.87577	Estuary	Slough sedge, Sitka spruce, soft rush	Mottled, thick upper organic layer, sulfuric
19	45.456774	-123.875755	Estuary	Slough sedge, Sitka spruce, soft rush, willow	Mottled, thick upper organic layer, sulfuric
20	45.456278	-123.876	Estuary	Slough sedge, cattails, soft rush	Mottled, thick upper organic layer, sulfuric
21	45.456274	-123.876098	Estuary	Slough sedge, cattails, soft rush	Mottled, thick upper organic layer, sulfuric
22	45.456279	-123.876206	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
23	45.45626	-123.876301	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
24	45.45618	-123.876379	Estuary	Slough sedge, tussock grass	Mottled, thick upper organic layer, sulfuric
25	45.456073	-123.876465	Estuary	Slough sedge, tussock	Mottled, thick upper organic layer, sulfuric
26	45.456013	-123.876521	Estuary	Slough sedge, tussock grass	Mottled, thick upper organic layer, sulfuric
27	45.45596	-123.876587	Estuary	Slough sedge, tussock grass, yarrow, willow	Mottled, thick upper organic layer, sulfuric
28	45.45591	-123.876657	Estuary	Slough sedge, willow, tussock grass	Mottled, thick upper organic layer, sulfuric
29	45.455865	-123.876678	Estuary	Willow, tussock grass	Mottled, thick upper organic layer, sulfuric
30	45.455844	-123.876699	Estuary	Tussock Grass, willow	Mottled, thick upper organic layer, sulfuric
31	45.455803	-123.876762	Estuary	Slough sedge, tussock, willow	Mottled, thick upper organic layer, sulfuric
32	45.455707	-123.876836	Estuary	Slough sedge, reed canary, twin berry, willow	Mottled, thick upper organic layer, sulfuric
33	45.455609	-123.876888	Estuary	Slough sedge, reed canary, twin berry, willow	Mottled, thick upper organic layer, sulfuric
34	45.455517	-123.876921	Estuary	Slough sedge, willow, tussock grass	Mottled, thick upper organic layer, sulfuric
35	45.455464	-123.876952	Estuary	Willow, spruce, reed canary, grass tussock, twin berry	Mottled, thick upper organic layer, sulfuric
36	45.45532	-123.877066	Estuary	Cattails, reed canary, willow, Sitka spruce	Mottled, thick upper organic layer, sulfuric
37	45.455204	-123.877217	Estuary	Willow, cattail, Sitka spruce	Mottled, thick upper organic layer, sulfuric
38	45.455117	-123.87733	Estuary	Reed canary, willow, Sitka spruce, slough sedge, twinberry	Mottled, thick upper organic layer, sulfuric
39	45.454919	-123.877326	Estuary	Willow, slough sedge	Mottled, thick upper organic layer, sulfuric
40	45.455001	-123.877593	Estuary	Willow, reed canary,	Mottled, thick upper organic layer, sulfuric
41	45.454842	-123.877382	Estuary	Slough sedge, reed canary	Mottled, thick upper organic layer, sulfuric
42	45.454785	-123.877423	Estuary	Slough sedge, reed canary	Mottled, thick upper organic layer, sulfuric
43	45.454635	-123.877434	Estuary	Slough sedge, reed canary	Mottled, thick upper organic layer, sulfuric
44	45.454504	-123.877401	Estuary	Tussock grass, slough sedge, reed canary	Mottled, thick upper organic layer, sulfuric
45	45.454289	-123.877394	Estuary	Slough sedge,	Mottled, thick upper organic layer, sulfuric
46	45.454077	-123.877399	Estuary	Tussock, soft rush, slough sedge, reed canary grass	Mottled, thick upper organic layer, sulfuric
47	45.453909	-123.877349	Estuary	Tussock, reed canary, soft rush, slough sedge, Sitka spruce	Mottled, thick upper organic layer, sulfuric
48	45.453837	-123.877294	Estuary	Reed canary, willow, slough sedge, tussock, Sitka spruce	Mottled, thick upper organic layer, sulfuric
49	45.45382	-123.877175	Estuary	Slough sedge, reed canary, tussock, Sitka spruce	Mottled, thick upper organic layer, sulfuric
50	45.453834	-123.876997	Estuary	Reed canary, slough sedge, Sitka spruce, soft rush	Mottled, thick upper organic layer, sulfuric
51	45.453831	-123.876788	Estuary	Slough sedge, reed canary, soft rush, spruce	Mottled, thick upper organic layer, sulfuric
52	45.453926	-123.876499	Estuary	Reed canary, tussock, soft rush, spruce	10YR chroma 2 value 3
53	45.454021	-123.87635	Estuary	Twin berry, reed canary, tussock, slough sedge	10YR chroma 2 value 3
54	45.454295	-123.876082	Estuary	Reed canary, soft rush, tussock	10YR chroma 2 value 3
55	45.454514	-123.87591	ShrubWetland	Willow, reed canary	10YR chroma 2 value 3
56	45.454772	-123.875738	ShrubWetland	Willow	10YR chroma 2 value 3
57	45.455374	-123.876498	Estuary	Cattail, slough sedge, spruce, willow	Mottled, thick upper organic layer, sulfuric
58	45.455367	-123.876631	Estuary	Reed canary, willow, soft rush, spruce, slough sedge	Mottled, thick upper organic layer, sulfuric
59	45.455319	-123.876746	Estuary	Reed canary, willow, soft rush, spruce, slough sedge	Mottled, thick upper organic layer, sulfuric
60	45.455346	-123.876904	Estuary	Reed canary, willow, soft rush, spruce, slough sedge	Mottled, thick upper organic layer, sulfuric
61	45.456099	-123.876042	Estuary	Soft rush, willow, reed canary, slough sedge, spruce, cattail	Mottled, thick upper organic layer, sulfuric
62	45.455969	-123.875993	Estuary	Soft rush, willow, reed canary, slough sedge, spruce, cattail	Mottled, thick upper organic layer, sulfuric
63	45.455758	-123.876134	Estuary	Soft rush, willow, reed canary, slough sedge, spruce, cattail	Mottled, thick upper organic layer, sulfuric
64	45.455695	-123.876206	Estuary	Soft rush, willow, reed canary, slough sedge, spruce, cattail	Mottled, thick upper organic layer, sulfuric
65	45.455521	-123.876336	Estuary	Pacific water parsley, spruce, cattail	Mottled, thick upper organic layer, sulfuric
66	45.455173	-123.877161	ShrubWetland	Willow	10YR chroma 2 value 3
67	45.45508	-123.877201	ShrubWetland	Willow, blackberry	Mottled, low chroma
68	45.455008	-123.877293	ShrubWetland	Willow, blackberry	Mottled, low chroma



Trevor Munro <tmunro@beconeng.com>

RE: EXTERNAL: Tillamook Coast RV Park

1 message

Jasper Lind <jlind@co.tillamook.or.us>

Thu, Dec 16, 2021 at 1:33 PM

To: Trevor Munro <tmunro@beconeng.com>

Cc: riley shannon <rishannon96@gmail.com>, DrRobertShannon <rshannonmd@gmail.com>

Hello everyone,

This sounds good. Just let me know if you have any questions or are ready to proceed.

Have a good day,



Jasper Lind | Engineering Technician

TILLAMOOK COUNTY | Public Works

503 Marolf Loop

Tillamook, OR 97141

Phone (503)842-2032 ext. 3104

jlind@co.tillamook.or.us

From: Trevor Munro <tmunro@beconeng.com>

Sent: Thursday, December 16, 2021 1:21 PM

To: Jasper Lind <jlind@co.tillamook.or.us>

Cc: riley shannon <rishannon96@gmail.com>; DrRobertShannon <rshannonmd@gmail.com>

Subject: Re: EXTERNAL: Tillamook Coast RV Park

Jasper,

The clients Bob and Riley Shannon are cc'd on this email. They are doing the due diligence before the purchase of the property, and we wanted to check on some key issues such as the potential ROW vacation.

I have attached the petition form you sent for them to review. They will let you know if there are any questions at this time.

Thanks,

Trevor Munro, PE

BECON www.beconeng.com

549 SW Mill View Way, Suite 100

Bend, OR 97702

Office: (541) 633-3140

Direct: (541) 668-6280

Email: tmunro@beconeng.com

On Thu, Dec 16, 2021 at 12:10 PM Jasper Lind <jlind@co.tillamook.or.us> wrote:

Hello Trevor,

This roadway is a prime candidate for a vacation of right of way. It is my understanding that your client is investigating this possibility prior to the purchase of these properties. Is this correct? I have attached the vacation petition form to this email and will be happy to assist you and your client through the process. The petition and its underlying statute does require that your client be the legal owner of the property at the time the petition is submitted. While this process would be significantly streamlined by comparison, it is worth noting that the vacation process does take some time and involves some expense.

I look forward to working with you in the future. Please let me know if you have any questions or concerns.

Sincerely,



Jasper Lind | Engineering Technician

TILLAMOOK COUNTY | Public Works

503 Marolf Loop

Tillamook, OR 97141

Phone (503)842-2032 ext. 3104

jlind@co.tillamook.or.us

From: Chris Laity <claity@co.tillamook.or.us>
Sent: Thursday, December 16, 2021 11:42 AM
To: tmunro@beconeng.com
Cc: Jeanette Steinbach <jsteinba@co.tillamook.or.us>; Ron Newton <rnewton@co.tillamook.or.us>; Gregory Cickavage <gcickava@co.tillamook.or.us>; Jasper Lind <jlind@co.tillamook.or.us>
Subject: RE: EXTERNAL: Tillamook Coast RV Park

Trevor,

Please remove the Tillamook County logo from your plans. It implies that the work is being completed on behalf of the county. Much appreciated.



Chris Laity, P.E. | Director
TILLAMOOK COUNTY | Public Works
503 Marolf Loop Road
Tillamook, OR 97141
Phone (503) 842-3419
claity@co.tillamook.or.us

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From: Chris Laity
Sent: Thursday, December 16, 2021 11:38 AM
To: tmunro@beconeng.com
Cc: Jeanette Steinbach <jsteinba@co.tillamook.or.us>; Ron Newton <rnewton@co.tillamook.or.us>; Gregory Cickavage <gcickava@co.tillamook.or.us>; Jasper Lind <jlind@co.tillamook.or.us>
Subject: FW: EXTERNAL: Tillamook Coast RV Park

Trevor,

Public Work is in support of vacating the right of way of McKinley Moorage Road; however, there is a process that the vacation follows. Jasper, cc'd will be able to assist you. Note that the road will essentially become a private driveway that directly accesses onto Hwy 131. ODOT may want to review the approach if new development

occurs.



Chris Laity, P.E. | Director

TILLAMOOK COUNTY | Public Works

503 Marolf Loop Road

Tillamook, OR 97141

Phone (503) 842-3419

claity@co.tillamook.or.us

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From: Trevor Munro <tmunro@beconeng.com>
Sent: Tuesday, December 14, 2021 2:07 PM
To: Public Works <pubwks@co.tillamook.or.us>
Cc: riley shannon <rishannon96@gmail.com>
Subject: EXTERNAL: Tillamook Coast RV Park

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

Hello,

I am working with a client that is looking into purchasing the Tillamook Coast RV Park located at 85 3rd St. They are currently doing the due diligence before finalizing the purchase. They are wanting to expand the site to add around 30 additional RV spaces. On our conceptual layout (attached) we show some of the spaces encroaching into the McKinley Moorage Rd ROW. Is there a possibility of vacating this ROW? It doesn't appear to benefit the county.

We have also already reached out to Chris Chiola about permitting septic holding tanks for the expansion.

Thanks,

Trevor Munro, PE

BECON www.beconeng.com

[549 SW Mill View Way, Suite 100](#)

[Bend, OR 97702](#)

[Office: \(541\) 633-3140](#)

[Direct: \(541\) 668-6280](#)

[Email: tmunro@beconeng.com](mailto:tmunro@beconeng.com)



Trevor Munro <tmunro@beconeng.com>

Tillamook RV park

1 message

KEARNS Richard A <Richard.A.KEARNS@odot.oregon.gov>

Thu, Sep 15, 2022 at 2:11 PM

To: "tmunro@beconeng.com" <tmunro@beconeng.com>, BUFFINGTON Mark W <Mark.W.BUFFINGTON@odot.oregon.gov>,

Melissa Jenck <mjenck@co.tillamook.or.us>

Cc: WILLIAMS Virginia L <Virginia.L.WILLIAMS@odot.oregon.gov>

<https://www.oregon.gov/odot/Forms/2ODOT/7345114.pdf>

Trevor / Melissa

The Access Engineer out of Salem took a look at this last Tuesday and his comments are below;

Here is the photos I took at the RV Park, I'd estimate about 700' ISD to the west and about 800' to the east. The low rail on the bridge and the superelevation of the roadway throughout the curve make it easy to see vehicles on the bridge from the approach. I can't see any benefit or justification in requiring a TIA. My recommendation would be to require them to submit an upgrade application to add up to 4" of asphalt on their approach to a distance 40' from the fog line (I recommend longer than our normal 20' since the approach will see a lot of bigger vehicles).

The link above is the UGRADE APPLICATION

Richard Kearns

D1 Permits

503-325-6490

 Tillamook County 286 Incomplete Application.pdf
949K



To whom it may concern,

City Sanitary Service can continue to provide service at 85 3rd St. for Tillamook Coast RV Park after the proposed additions. We continue to require a paved or concrete level area at least 10 feet by 10 feet per container needed for service. There must also be a clear level approach to the container area. I see no issues with the proposed site plan and anticipate service will continue to be provided with the possibility of more containers being needed with the increase in sites and/or more days per week of pick up.

Thank you,

A handwritten signature in black ink, appearing to be "R. Poppe", with a long horizontal line extending to the right.

Robert Poppe
Co-owner
Walker Waste Solutions LLC
PO Box 486
Tillamook, OR 97141
503-842-6262
citiesanitaryservicetillamook@gmail.com
citiesanitaryservice.com



Tillamook People's Utility District

Directors
David L. Burt
Valerie S. Folkema
Harry E. Hewitt
Douglas S. Olson
Barbara A. Trout

A Customer-Owned Electric Utility

Office: 503.842.2535 • Toll-free: 800.422.2535 • Fax: 503.842.4161

www.tpud.org

Todd Simmons
GENERAL MANAGER

November 9, 2022

R3 Coastal, LLC
Casey Shannon
62570 Eagle RD
Bend, OR 97701

RE: Work Order No. 160409
Property Located at Tillamook Coast RV Park, 85 3rd ST, Tillamook

Dear Casey:

This letter is to certify that Tillamook People's Utility District will extend electrical service to the above referenced facility in accordance with PUD Policy 4-2 which is in effect at the time service is extended:

Sincerely,

TILLAMOOK PEOPLE'S UTILITY DISTRICT

Tony MacDonald
Engineering Field Representative
503-815-8629

TM:ja

Enclosure

CC: Trevor Munro, BECON

TILLAMOOK PEOPLE'S UTILITY DISTRICT

POLICY BULLETIN 4-2

SUBJECT: LINE EXTENSION POLICY

1.0 General

It is the policy of the Tillamook People's Utility District (District) to provide line extensions to all customers within its service area, provided such line extensions comply with the following extension policy.

2.0 Application for Line Extensions

- 2.1 The applicant for an electric line extension must own, have a contract to purchase, or have a lease of sufficient duration (as determined by the District) to the property or premises before the District provides the line extension.
- 2.2 To obtain a line extension, the applicant or their representative shall complete the District's Request for Electrical Service form.
- 2.3 The District may require the applicant to supply evidence of approval for construction by the city, county, or other governing agencies. Such evidence of approval to construct guarantees the applicant's intent to proceed with construction. The District requires notification by the applicant of any property deed restrictions or zoning requirements that may affect the installation of District electrical facilities.
- 2.4 The customer/developer shall locate and clearly mark all property corners requested by the District.

3.0 Cost Estimates

- 3.1 The District will prepare a cost estimate for each line extension. The cost estimate shall include all anticipated District costs for the line extension. Additional estimates requested by the customer can be provided for a fee as specified in the District's *Customer Guide to Electric Service Requirement* book.
- 3.2 All cost estimates are valid for 180 days, and the construction of the line extension must be completed within 180 days from the date of the cost estimate letter. If the construction is not completed within 180 days of the date of the estimate letter, a new cost estimate and Line Extension Agreement may be prepared.
- 3.3 Indeterminate services are those that the District determines have an anticipated use of less than four years. All installation and retirement costs for line extensions to an indeterminate service will be paid prior to the start of construction.

4.0 **Payment**

- 4.1 The District's Line Extension Agreement shall be signed by the property owner(s) and charges paid or District financing secured prior to the start of construction.
- 4.2 The property owner has the option of paying the estimated construction cost of the line extension or securing District financing for the estimated amount.
- 4.3 Line extensions may be financed by the District up to \$10,000 dollars for a period not to exceed thirty-six (36) months, with an annual interest rate of seven (7%) percent.
- 4.4 Financing is available to qualifying applicants for service to residential, commercial, irrigation/pumping, industrial service, or street or area lighting. Financing is not available to land developments, subdivisions, partition plats, indeterminate services, and conversion projects.
- 4.5 Customers may apply for financing by following the District's loan application process.

5.0 **Refunds**

A refund, if greater than \$100.00, will be issued to the customer in the event the actual cost of the line extension is less than the estimated cost. For those financing extensions, refunds will be applied to reduce the amount financed.

6.0 **Cost Overruns**

If the actual cost of construction exceeds the cost estimate, there will be no additional charge to the customer.

7.0 **District Contribution**

Effective March 1, 2008, the District no longer contributes toward line extensions.

8.0 **Reimbursement for Subsequent Line Extensions**

The District shall have the right to connect additional customers to District electrical facilities constructed under this policy.

- 8.1 Customers receiving service under this policy and whose contribution to their line extension was greater than \$10,000 shall receive reimbursement by the subsequent permanent service connections of additional customers, provided the additional customers are connected within ten years of the execution of the former Line Extension Agreement.
- 8.2 Reimbursement shall be determined by the District on the basis of prior customer's contribution, the portion of the previously constructed facilities being used to serve the new customer, and the amount of time remaining in the

reimbursement period. Reimbursement for District-financed extensions will be applied to reduce the loan amount.

- 8.3 The use of line extensions by other utilities through a pole attachment agreement with the District or for public street lighting purposes does not qualify for customer reimbursement.
- 8.4 Reimbursement will not be given to land developments, subdivisions, or partition plans for subsequent line extensions.

9.0 Service Point

The point of delivery is called the service point and is the point at which the District-owned electrical facilities connect to the customer-owned electrical facilities. The service point shall be as defined in the District's *Customer Guide to Electric Service Requirements* book. In no case shall there be more than one service point to any dwelling, structure, or building, except by special written permission of the District and the electrical inspector.

10.0 District Electrical Facilities

Except as specified, the District shall design, locate, install, own, and maintain all service conductors and electrical facilities before the service point.

- 10.1 The District shall locate, install, own, and maintain necessary power, energy, and reactive metering, including instrument transformers and, where necessary, data recorders and communication facilities.
- 10.2 The preferred location for the metering point is on the customer's dwelling, structure, or building. The District may grant permission to place the meter at a different location when this is not practical. Metering Equipment will not be installed on any District-owned poles unless authorized by the District's Operations Manager. For installations where a Site Isolating Device is required by the National Electrical Code, the customer will own the pole it is mounted on. When the District approves the use of a meter pole, the District shall locate, install, own, and maintain the meter pole.
- 10.3 The standard location of an underground distribution system shall be outside the street/road right-of-way except at crossings. Any deviation from this policy shall be approved by the District's Engineering Department. The developer shall be responsible for the coordination of efforts between the various utilities on the project.
- 10.4 Primary underground installations shall utilize pad-mounted transformers and applicable electrical equipment meeting the District's *Customer Guide to Electric Service Requirements* book.
- 10.5 Land Developments, Partition Plats, and Subdivisions

- 10.5.1 The developer or owner shall pay all costs for the line extension electrical facilities to the lot corners with the exception of the transformers.
- 10.5.2 The individual lot owner or customer shall contract with the District for the installation of the transformer and service conductors under the line extension policy in effect at the time the application is made for that particular class of customer.
- 10.5.3 The developer or owner who requests underground electric facilities shall, at their expense, purchase and install vaults and conduit systems that meet the District's design standards specified in the *Customer Guide to Electric Service Requirements* book. The ownership of the vault and conduit system will transfer to the District after inspection and installation of District electrical facilities. The cost of inspection shall be paid by the developer or owner.

10.6 Area Lighting and Flat Rate Service

- 10.6.1 The District will furnish, install, and maintain area light or flat rate services at mutually agreeable locations attached to or directly under District's existing facilities.
- 10.6.2 Where poles, transformers, and/or secondary conductors, not a part of the District's existing distribution system, are required to provide this service, installation costs, excluding the cost of the light fixture(s), will be at the customer's expense, payable in accordance with Section 3.0 of this policy.
- 10.6.3 The complete lighting installation shall remain the property of the District. The customer will be responsible for the payment of a monthly rental fee in accordance with the District's area light rate schedule.
- 10.6.4 The customer will protect the lighting equipment and associated electrical facilities from damage and shall allow the District free access to the property to inspect and maintain the equipment or to remove the installation upon the termination of service.

10.7 Capacity Increases to Existing Loads

Capacity increases to existing residential, commercial, farm, industrial, irrigation, pumping, lighting, and indeterminate electrical facilities shall be treated as though the increased capacity requirements were a new load. Charges for increased capacity shall be determined according to Section 3.0.

10.8 Flood Areas

Those areas in the District's service area that the District determines are subject to flooding will require special consideration. The District will not install its equipment or provide service to customer-owned equipment that the District does not consider suitable for such locations.

10.9 Easements

The District shall require an easement satisfactory to the District for the installation, operation, and maintenance of its electrical facilities prior to their installation on private property. All costs incurred by the District associated with securing the easement will be added to the estimate of line extension costs.

11.0 **Electrical Facilities Installed by Customer**

The customer shall be responsible for the design, installation, ownership, and maintenance of all electrical facilities after the service point, except for meters and instrument transformers.

- 11.1 In addition to complying with all applicable District policies, the customer shall comply with the rules and regulations of the most current editions of the National Electrical Code (NEC); the National Electric Safety Code (NESC); State of Oregon Electrical Specialty Code; and state, federal, and local requirements.
- 11.2 The customer shall provide and install electrical facilities that meet the District's specifications referenced in the *Customer Guide to Electric Service Requirements* book. The District does not install or maintain services beyond the service point. See Section 13 of this Policy.
- 11.3 Customers shall provide vaults and conduits for pad-mounted electrical equipment required to serve them. Customer-provided electrical equipment shall be designed, located, and constructed in accordance with the District's *Customer Guide to Electric Service Requirements* book.
 - 11.3.1 The ownership of customer-provided equipment located ahead of the service point will transfer to the District after inspection and installation of the District's electrical equipment. The customer shall pay the cost of the inspection.
- 11.4 The customer shall also be responsible for furnishing, install, maintain, and owning all metering facilities after the service point; except for District meters, test blocks, instrument transformers, and associated instrument wires.
- 11.5 The District encourages the metering of the same customer-owned buildings such as barns, parlors, loafing sheds, and pumps through a single meter. Where feasible, all three-phase and single-phase consumption will be supplied and metered through a single metering point. Necessary meter mains will be supplied by the customer, who shall own all electrical facilities beyond the service point except as provided in Section 13 of this Policy.
- 11.6 The customer shall not place customer-owned area lighting on District-owned poles or facilities. The customer has the option of providing and installing an area lighting system; provided service to these electrical facilities is connected behind the service point and has the proper disconnect and overprotection equipment.

Ownership and maintenance of the complete lighting system behind the disconnect and electric meter will remain the responsibility of the owner.

- 11.7 The customer shall be responsible for digging and backfilling all trenches. Trenches shall meet design standards set forth in the *Customer Guide to Electric Service Requirements* book.
- 11.8 The customer is responsible to obtain the inspection and approval by the electrical inspector prior to the start of construction.
- 11.9 Trailer and RV parks will utilize the number of service points the District determines are appropriate. Ownership and responsibility for distribution of service within the Trailer or RV parks shall be with the owner/developer.

12.0 **Conversion of Overhead to Underground Electrical Facilities**

Refer to Policy 4-5 (Relocation or Modification of District Facilities).

13.0 **Electric Services Beyond the Meter**

All connections to the District's facilities shall require assistance from the District's Operations Department and the District shall make the connection of the customer's service wires to the District's facilities. Ownership and maintenance of services beyond the service point shall be the customer's responsibility.

13.1 **Underground Service**

The District will not install or maintain underground services beyond the service point. The customer shall install and maintain these services behind an approved disconnect as allowed by the National Electric Code unless otherwise specified by the District's Engineering Department.

13.2 **Overhead Service**

The District will not install or maintain overhead services beyond the service point. The customer shall install and maintain these services behind an approved disconnect unless otherwise specified by the District's Engineering Department.

14.0 **Reduced Voltage or Current Starting Devices**

A customer shall not interfere with the quality of their own service or that of another customer. Customers shall comply with quality of service standards specified in the *Customer Guide to Electric Service Requirements* book.

15.0 **Compliance**

Should the customer not comply with the aforementioned policies, rules, and regulations, the District may refuse service; or in the case where service is being delivered, the District may discontinue such service until compliance with these policies is confirmed.

RESPONSIBILITY: Engineering Manager

ADOPTED: December 19, 1961

Revision Dates: 11-16-65; 12-13-65; 9-12-72; 7-15-80; 5-18-82; 9-18-84; 3-17-87; 12-12-89; 11-13-90; 12-17-91; 1-01-92; 1-01-93; 1-01-94; 1-01-95; 8-15-95; 6-18-96; 8-12-97; 8-15-00; 12-18-01; 2-12-02; 3-16-04, 12-18-07, 2-17-09; 8-17-2021

Effective Date: September 21, 2021

RE: Tillamook Coast RV External Inbox x

Nonda Zwald
to me

8:44 AM (2 hours ago)

This letter is to confirm that West Hills Water Company serves the Tillamook Coast RV Park at 85 Third St. West. Water is available to the RV Park for expansion.

I can confirm that the backflow assembly at the Park is a 2", and I can confirm that the pressure recorded at the last backflow assembly test was 90 PSI. West Hills Water Company purchases all if it's treated water from the City of Tillamook. On a typical day, the city runs around 82 PSI.

I have a question out to our field personal to confirm the size of the meter. When I get that information back, I will forward it on to you.



9980 South Prairie Road | Tillamook, OR 97141
tel (503) 842-1515 | mobile (503) 801-1607
fax (503) 842-1751

[email](#) | [website](#) | [map](#)

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Trevor Munro <tmunro@beconeng.com>
Sent: Wednesday, November 9, 2022 4:47 PM
To: Nonda Zwald <nonda@zwald.org>
Subject: Re: Tillamook Coast RV

Nonda,

We plan to submit the attached prelim calculations to the county. Could you provide a will-serve statement in the form of a letter or email saying that you will serve the proposed RV Park expansion? Could you also confirm that the assumptions I used in the calcs of 2" meter and service line with 90 PSI are accurate?

Thanks,
Trevor Munro, PE
BECON www.beconeng.com
549 SW Mill View Way, Suite 100

TILLAMOOK COAST RV PARK

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

85 Third Street Tillamook, OR 97141

Table of Contents

Page 1	Cover Sheet	Page 6	Tank Details (HT5)
Page 2	System Schematic	Page 7	Tank Details (HT6 & HT7)
Page 3	Site Plan	Page 8	Dump Station Details
Page 4	Tank Details (HT1 & HT2)	Page 9	Sanistar Photos
Page 5	Tank Details (HT3 & HT4)	Page 10	Parts List
		Page 11	Construction Specifications

Project Description

A RV Dump Station and Holding Tank System is proposed for a 54 space RV park and campground. Incoming RVs will dump black and greywater tanks into the holding tank system prior to entering the park or at the RV site in which they occupy. The estimated daily flow is 5,400 gallons per day (54 RVs @ 100 gallons per day including host site). Dump station RV waste flows into the system via a hose connection port which unlocks upon payment. Sewage will flow into a series of 2x 3,000-gallon holding tanks (HT6-HT7). HT7 will be equipped with an audible alarm (75% of capacity). When HT7 reaches 90% of the system's capacity, the pay station is disabled, locking the hose connection cap, and preventing further use. Each RV site will be equipped with individual dump hookup with waste flow to an assigned holding tank collecting from 9 to 13 sites each. All tanks will be equipped with an audible alarm activating at 75% of capacity. Onsite restrooms are available for occupants to use and are connected to a separate 1500 gallon holding tank system (HT8). The manager's trailer is currently connected to an AX20 wastewater treatment system with a failing drain field. This entire system and drainfield will be removed or abandoned, and the flow diverted to holding tank system HT2.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

PERMITS TO NOTIFY EXCAVATOR OF REQUIREMENTS OF LAW

952-001-0030 Any entity authorized to issue permits for construction which requires excavation shall include on such permits the language set out in OAR 952-001-0020.

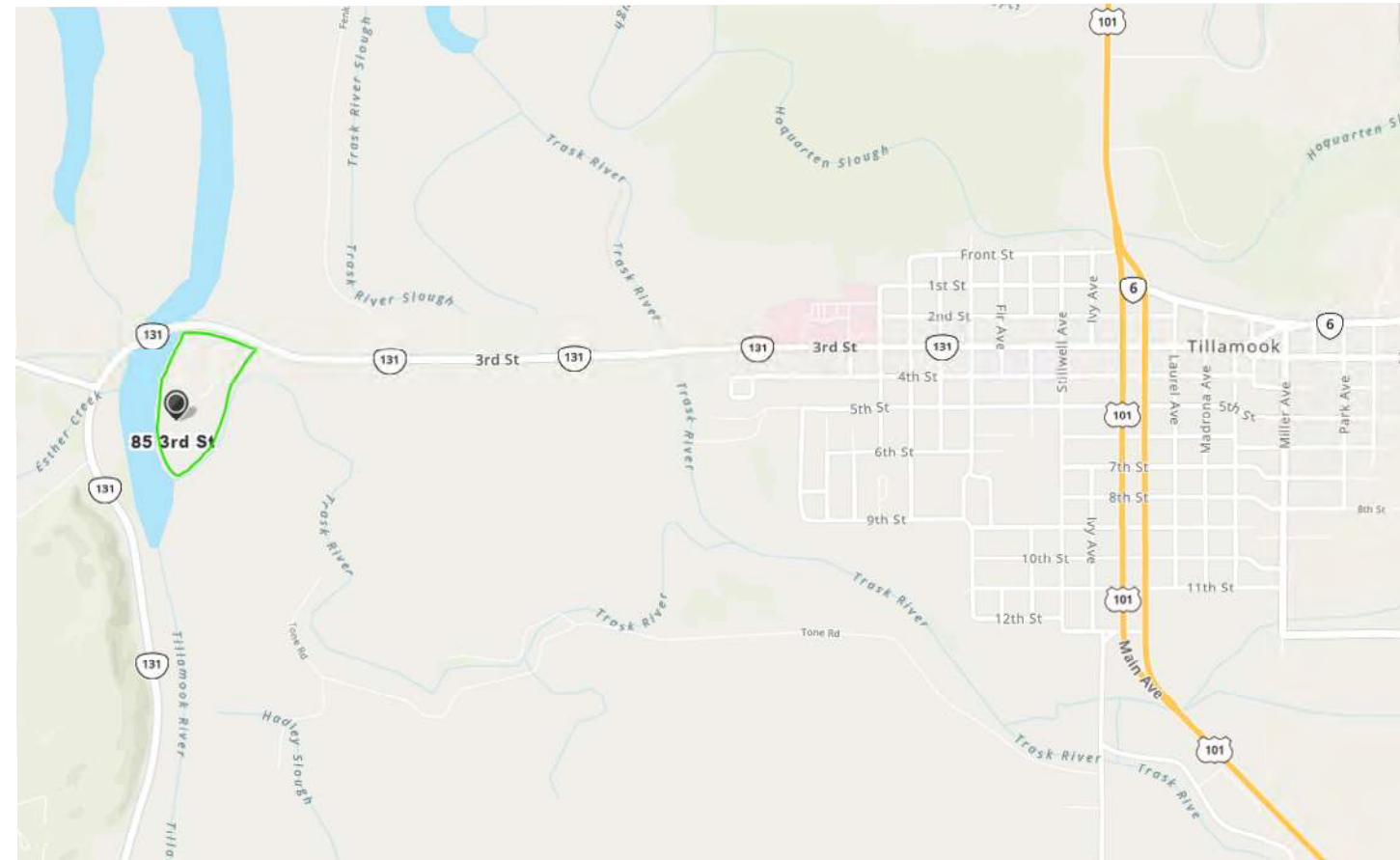
Site and Soils

- Site Sloping 0-2%
- Soil Types per Tillamook County Soil Survey consist primarily of **104A Coquille-Brenner-Nehalem**

INSTALLER: _____

LICENSE #: _____

VICINITY MAP



21-0206-01

TILLAMOOK COAST RV PARK

CHECKED:

4080 SE International Way
Suite B112
Milwaukie, OR 97222

EMS

ENVIRONMENTAL
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360-735-1109
www.envmgisys.com

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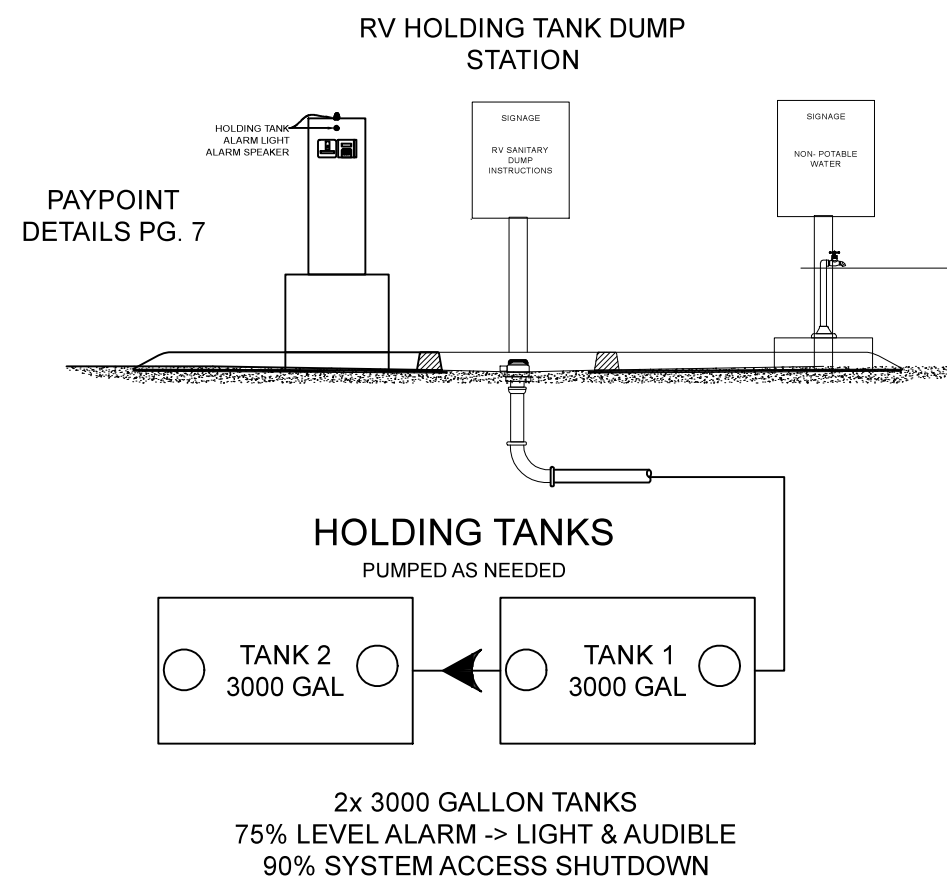
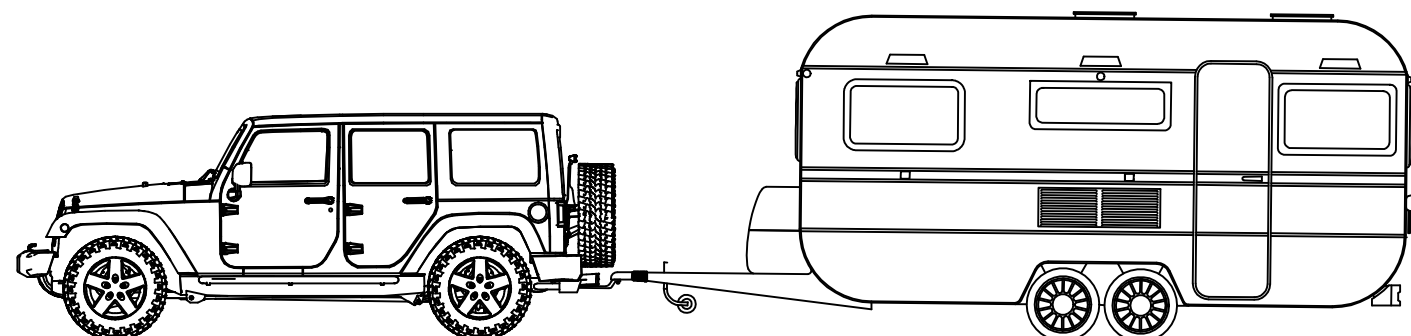
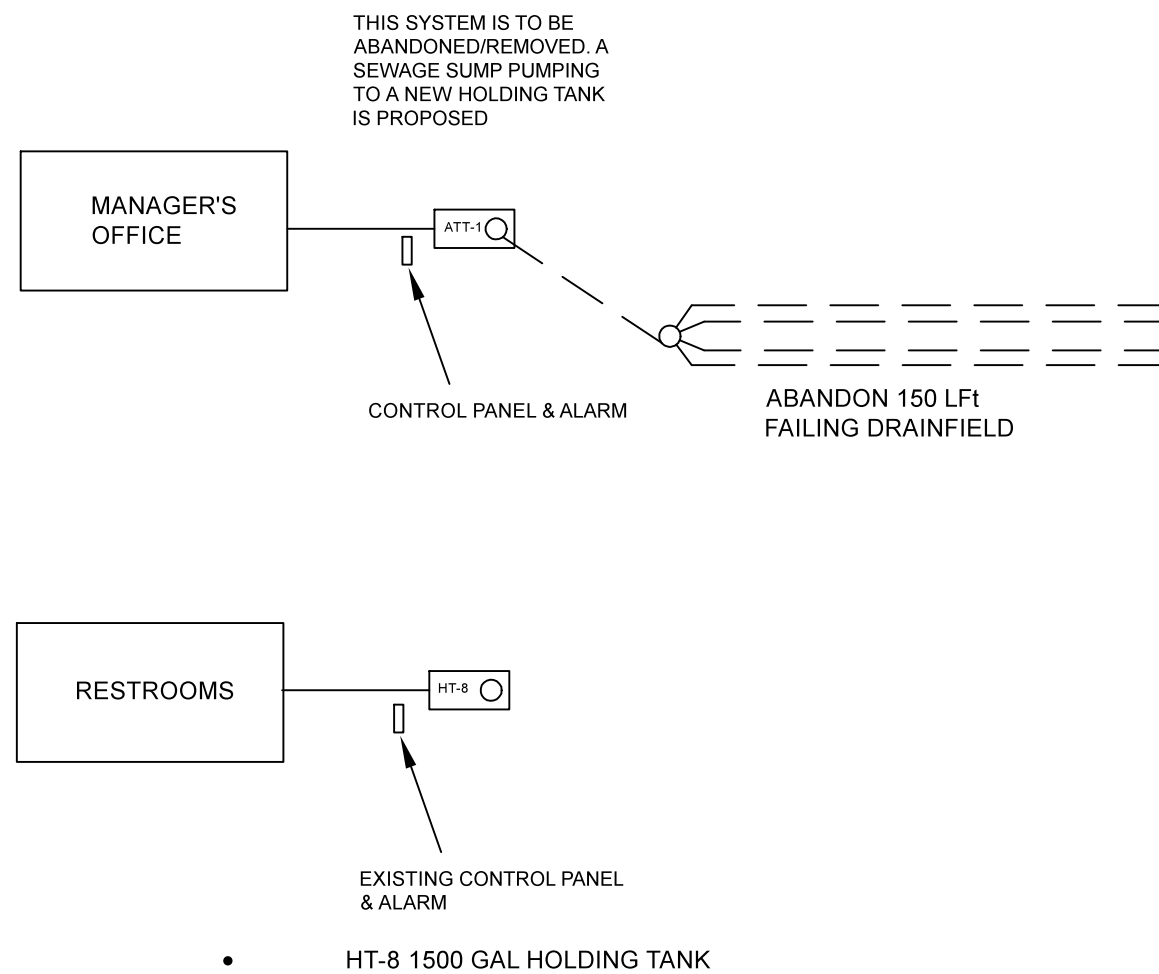
11/10/2022

COVER SHEET

1 OF 11

85 THIRD ST
TILLAMOOK, OR 97141

EXISTING SYSTEM AS BUILT SCHEMATIC



21-0206-01

TILLAMOOK COAST RV PARK

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11/10/2022

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

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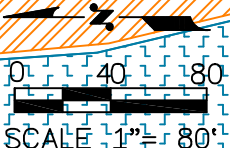
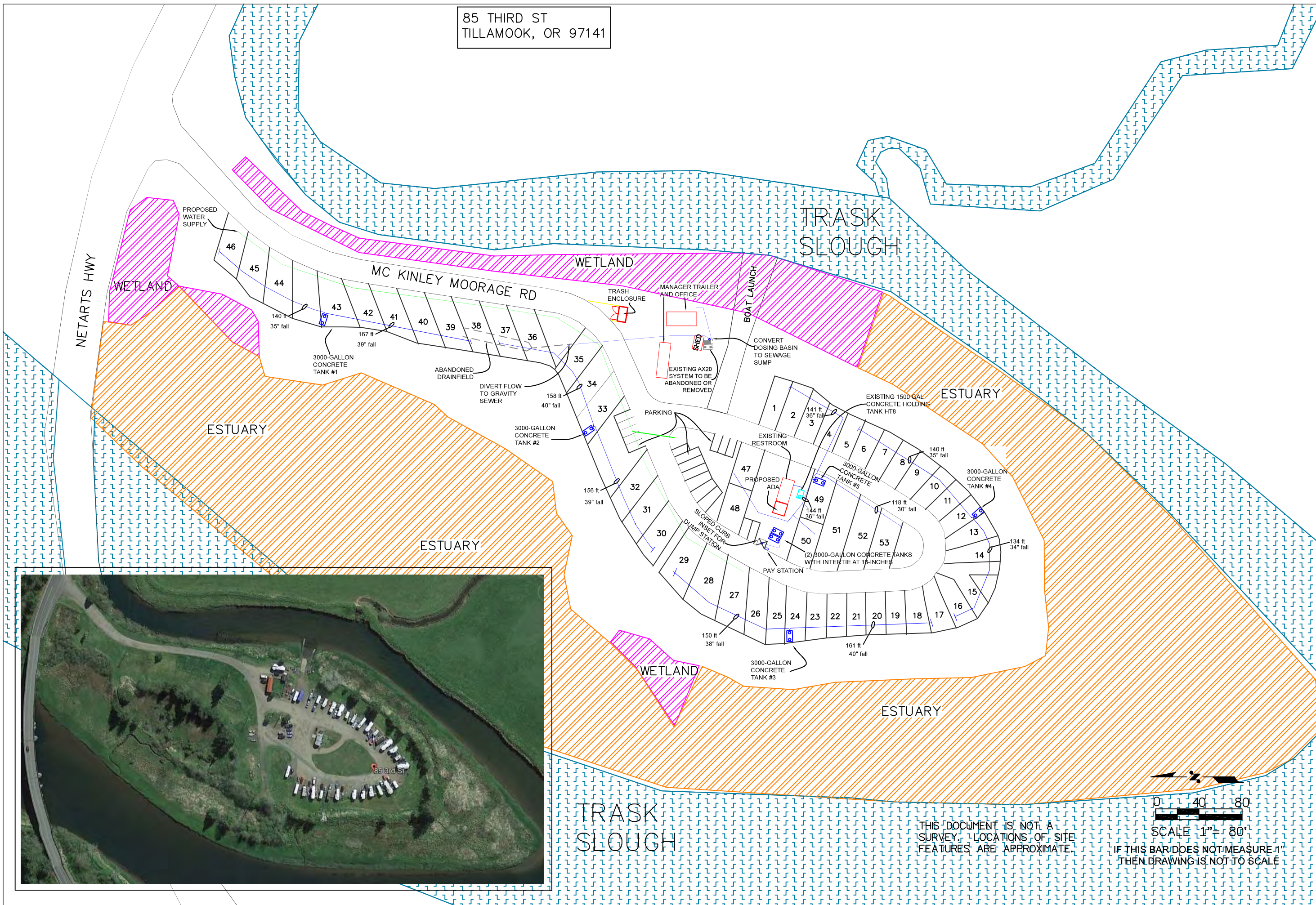
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2 OF 11

SCHEMATIC

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85 THIRD ST
TILLAMOOK, OR 97141



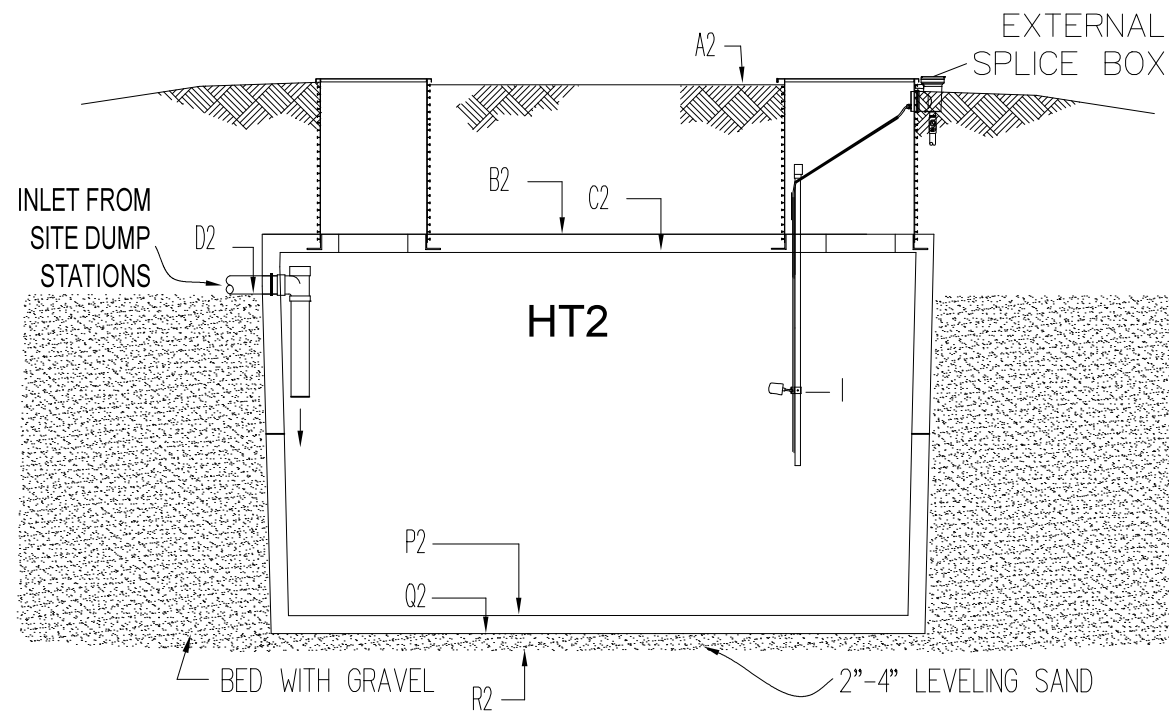
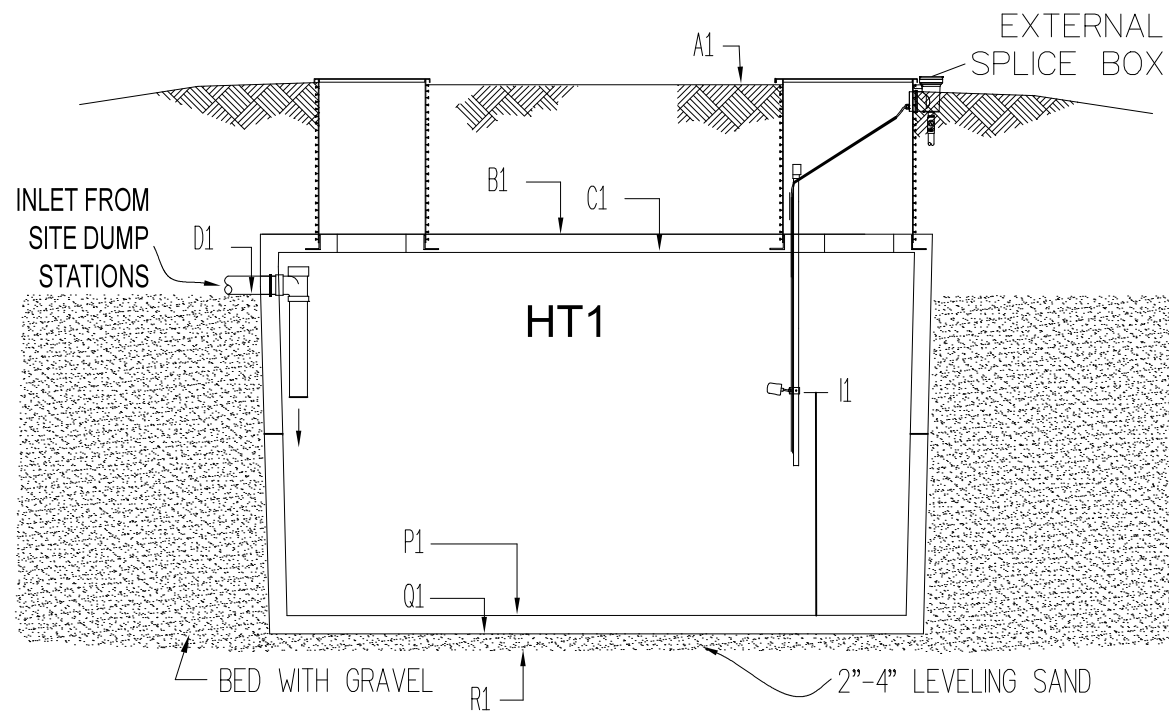
THIS DOCUMENT IS NOT A SURVEY. LOCATIONS OF SITE FEATURES ARE APPROXIMATE. IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

21-0206-01	TILLAMOOK COAST RV PARK	CHECKED:
11/10/2022	T: 1S, R: 10W, Sec 26, Tls 00500 & 02300	DRAWN:
3 OF 11	SITE PLAN	<p>EMS ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.</p> <p>503-353-9691 360-735-1109 www.emsmgtsys.com</p> <p>4080 SE International Way Suite B112 Milwaukie, OR 97222</p>

85 THIRD ST
TILLAMOOK, OR 97141

Holding Tank (HT1)			
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)
A1	Ground Surface	126.00	42.00
B1	Top of Tank	84.00	0.00
C1	Ceiling of Tank	80.00	-4.00
D1	Inlet Invert	74.00	-10.00
E1	RSV Manifold	na	na
F1	RSV Stinger Seat	na	na
G1	Outlet Invert	72.00	-12.00
H1	Outlet Opening	na	na
I1	Alarm (HWA)	55.50	-28.50
J1	Pump On	na	na
K1	Pump Off	na	na
L1	na	na	na
M1	Redundant Off	na	na
N1	Vault Inlet Holes	na	na
O1	Pump Intake	na	na
P1	Floor of Tank	0.00	-84.00
Q1	Bottom of Tank	-4.00	-88.00
R1	Excavation	-8.00	-92.00

Holding Tank (HT2)			
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)
A	Ground Surface	127.00	43.00
B	Top of Tank	84.00	0.00
C	Ceiling of Tank	80.00	-4.00
D	Inlet Invert	74.00	-10.00
E	RSV Manifold	na	na
F	RSV Stinger Seat	na	na
G	Outlet Invert	na	na
H	Outlet Opening	na	na
I	Alarm (HWA)	55.50	-28.50
J	Pump On	na	na
K	Pump Off	na	na
L	na	na	na
M	Redundant Off	na	na
N	Vault Inlet Holes	na	na
O	Pump Intake	na	na
P	Floor of Tank	0.00	-84.00
Q	Bottom of Tank	-4.00	-88.00
R	Excavation	-8.00	-92.00



ALL RISERS 30" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANKS HT2 - HT3

21-0206-01

TILLAMOOK COAST RV PARK

11/10/2022

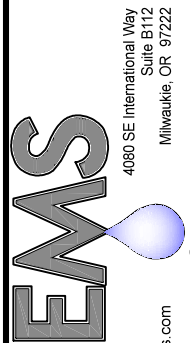
T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

4 OF 11

TANK DETAILS (HT1 & HT2)

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MANAGEMENT SYSTEMS, INC.**

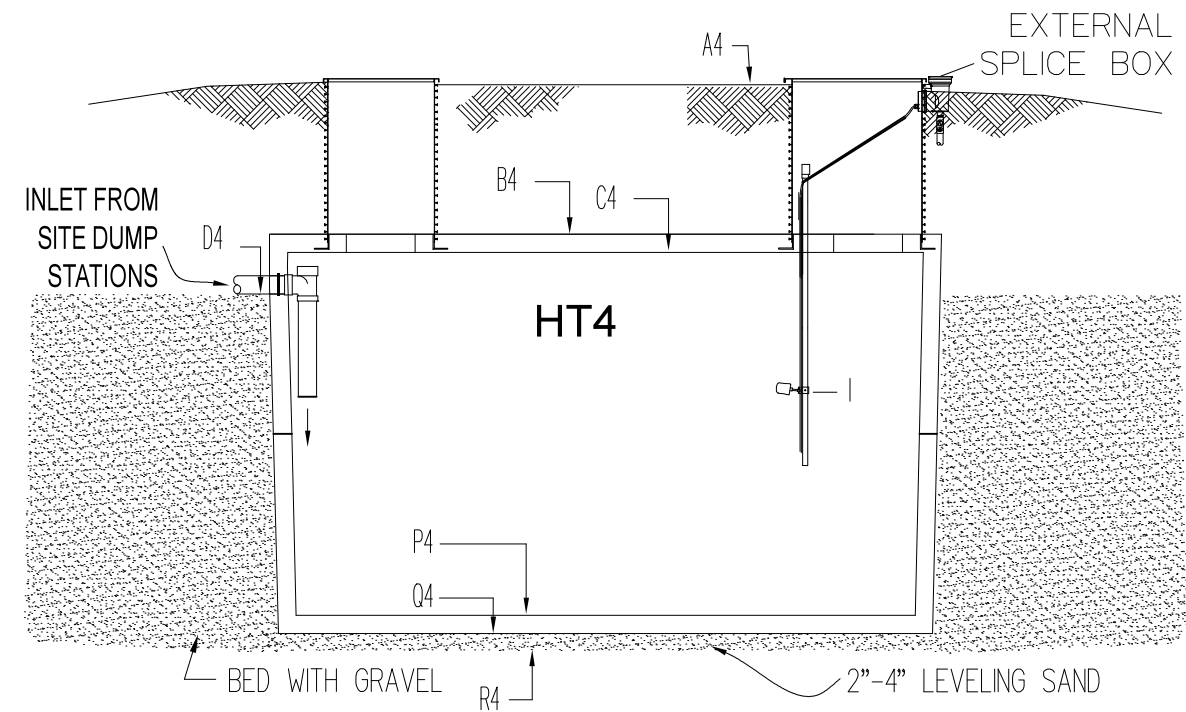
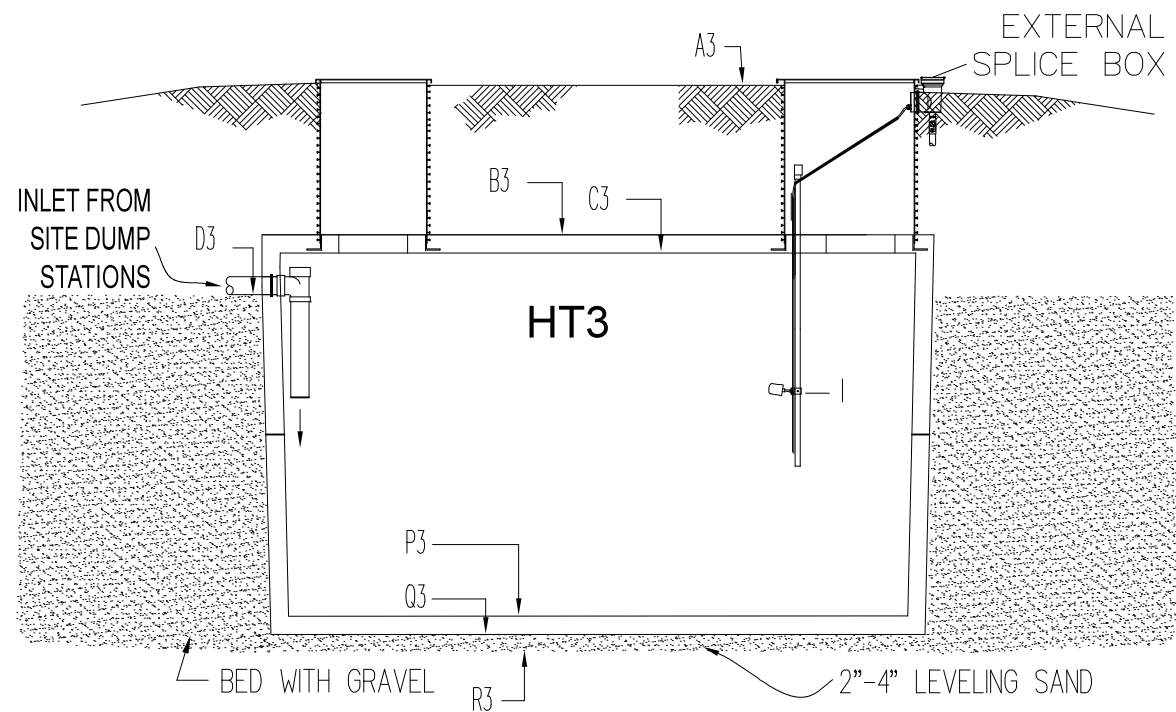
85 THIRD ST
TILLAMOOK, OR 97141

Holding Tank (HT3)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)
A	Ground Surface	127.00	43.00
B	Top of Tank	84.00	0.00
C	Ceiling of Tank	80.00	-4.00
D	Inlet Invert	74.00	-10.00
E	RSV Manifold	na	na
F	RSV Stinger Seat	na	na
G	Outlet Invert	na	na
H	Outlet Opening	na	na
I	Alarm (HWA)	55.50	-28.50
J	Pump On	na	na
K	Pump Off	na	na
L	na	na	na
M	Redundant Off	na	na
N	Vault Inlet Holes	na	na
O	Pump Intake	na	na
P	Floor of Tank	0.00	-84.00
Q	Bottom of Tank	-4.00	-88.00
R	Excavation	-8.00	-92.00

Holding Tank (HT4)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)
A	Ground Surface	122.00	38.00
B	Top of Tank	84.00	0.00
C	Ceiling of Tank	80.00	-4.00
D	Inlet Invert	74.00	-10.00
E	RSV Manifold	na	na
F	RSV Stinger Seat	na	na
G	Outlet Invert	na	na
H	Outlet Opening	na	na
I	Alarm (HWA)	55.50	-28.50
J	Pump On	na	na
K	Pump Off	na	na
L	na	na	na
M	Redundant Off	na	na
N	Vault Inlet Holes	na	na
O	Pump Intake	na	na
P	Floor of Tank	0.00	-84.00
Q	Bottom of Tank	-4.00	-88.00
R	Excavation	-8.00	-92.00



ALL RISERS 30" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANKS HT3 - HT4

21-0206-01

11/10/2022

5 OF 11

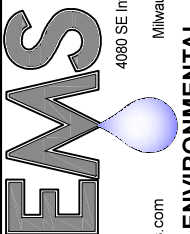
TILLAMOOK COAST RV PARK

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

TANK DETAILS (HT3 & HT4)

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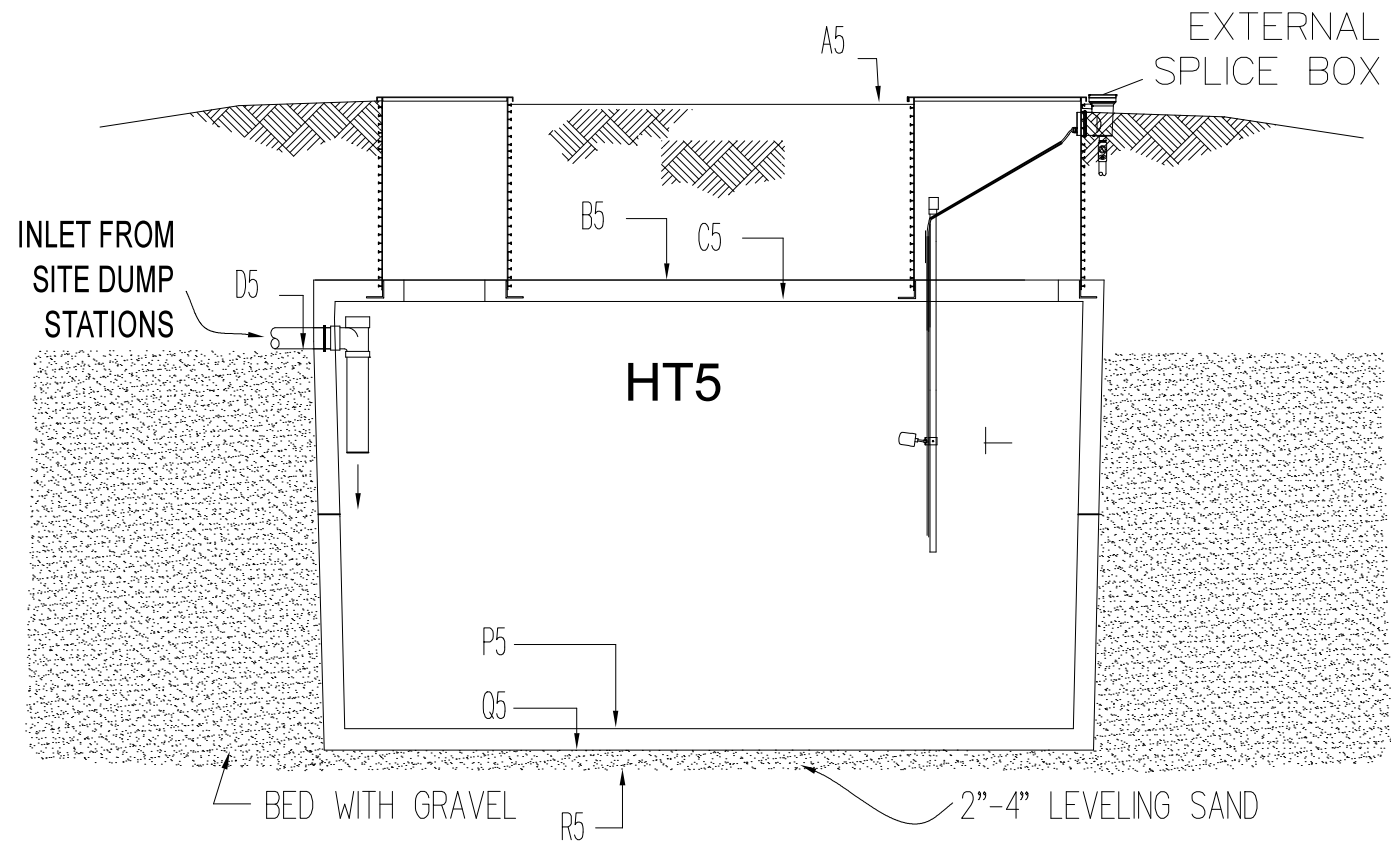
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85 THIRD ST
TILLAMOOK, OR 97141

Holding Tank (HT5)			
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)
A	Ground Surface	123.00	39.00
B	Top of Tank	84.00	0.00
C	Ceiling of Tank	80.00	-4.00
D	Inlet Invert	74.00	-10.00
E	RSV Manifold	na	na
F	RSV Stinger Seat	na	na
G	Outlet Invert	na	na
H	Outlet Opening	na	na
I	Alarm (HWA)	55.50	-28.50
J	Pump On	na	na
K	Pump Off	na	na
L	na	na	na
M	Redundant Off	na	na
N	Vault Inlet Holes	na	na
O	Pump Intake	na	na
P	Floor of Tank	0.00	-84.00
Q	Bottom of Tank	-4.00	-88.00
R	Excavation	-8.00	-92.00



ALL RISERS 30" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANK HT5

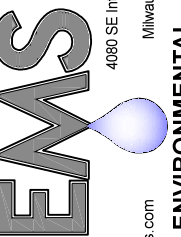
TILLAMOOK COAST RV PARK

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

TANK DETAILS (HT5)

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DRAWN:



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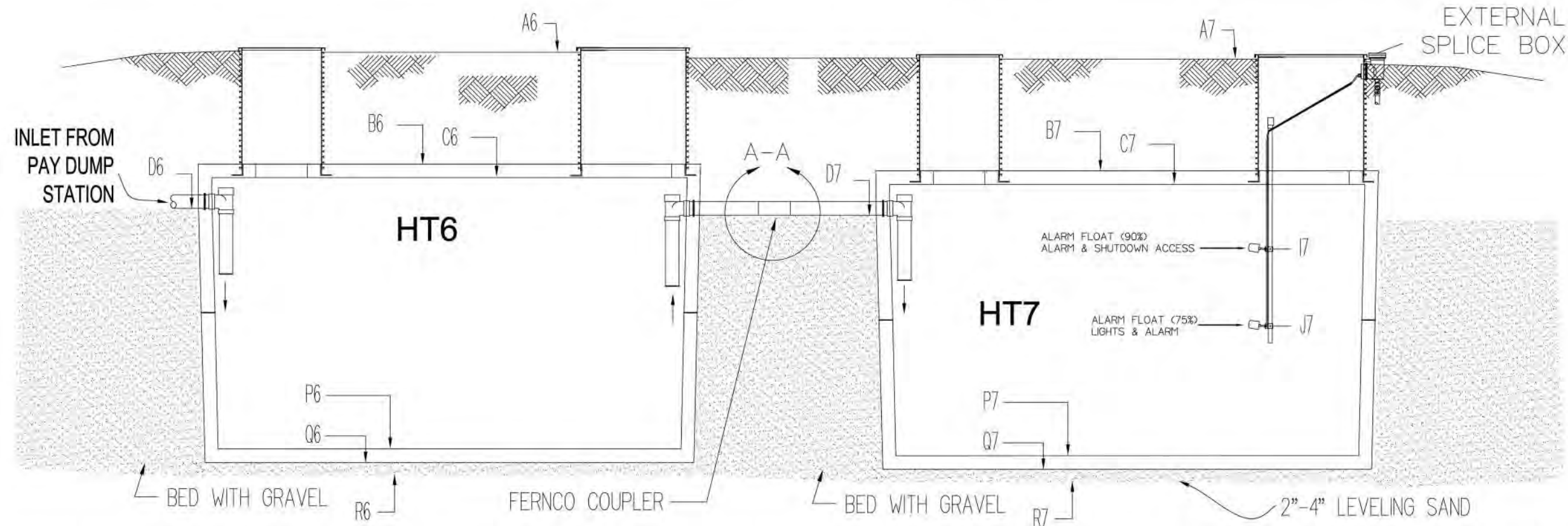
11/10/2022

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85 THIRD ST
TILLAMOOK, OR 97141

Holding Tank (HT6)			
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)
A6	Ground Surface	108.0	24.0
B6	Top of Tank	84	0.0
C6	Ceiling of Tank	80.0	-4.0
D6	Inlet Invert	74.0	-10
E6	RSV Manifold	na	na
F6	RSV Stinger Seat	na	na
G6	Outlet Invert	na	na
H6	Outlet Opening	na	na
I6	Alarm (HWA)	na	na
J6	Pump On	na	na
K6	Pump Off	na	na
L6	na	na	na
M6	Redundant Off	na	na
N6	Vault Inlet Holes	na	na
O6	Pump Intake	na	na
P6	Floor of Tank	0.0	-84.0
Q6	Bottom of Tank	-4.0	-88.0
R6	Excavation	-8.0	-92.0

Holding Tank (HT7)			
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)
A7	Ground Surface	112.0	28.0
B7	Top of Tank	84	0.0
C7	Ceiling of Tank	80.0	-4.0
D7	Inlet Invert	74.0	-10
E7	RSV Manifold	na	na
F7	RSV Stinger Seat	na	na
G7	Outlet Invert	na	na
H7	Outlet Opening	na	na
I7	Alarm (90%)	59.0	-25.0
J7	Alarm (75%)	37.0	-47.0
K7	Pump Off	na	na
L7	na	na	na
M7	Redundant Off	na	na
N7	Vault Inlet Holes	na	na
O7	Pump Intake	na	na
P7	Floor of Tank	0.0	-84.0
Q7	Bottom of Tank	-4.0	-88.0
R7	Excavation	-8.0	-92.0



WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANKS HT6 - HT7

ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

21-0206-01

11/10/2022

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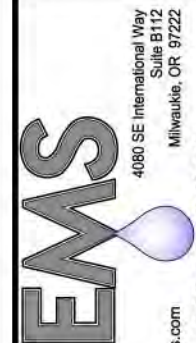
TILLAMOOK COAST RV PARK

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

TANK DETAILS (HT6 & HT7)

CHECKED:

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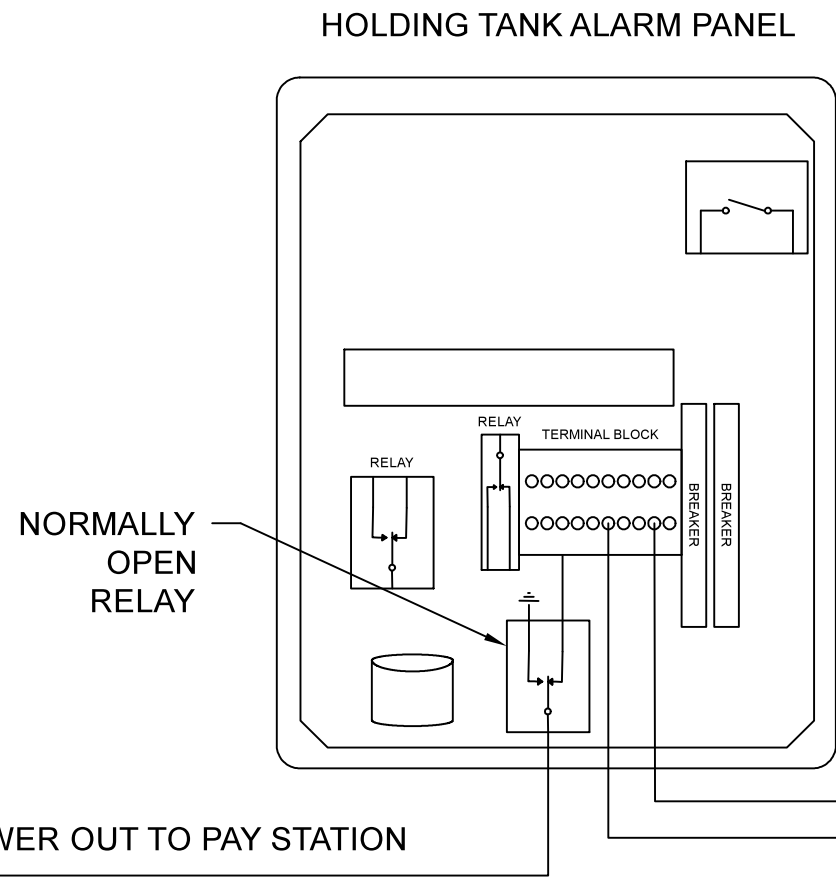
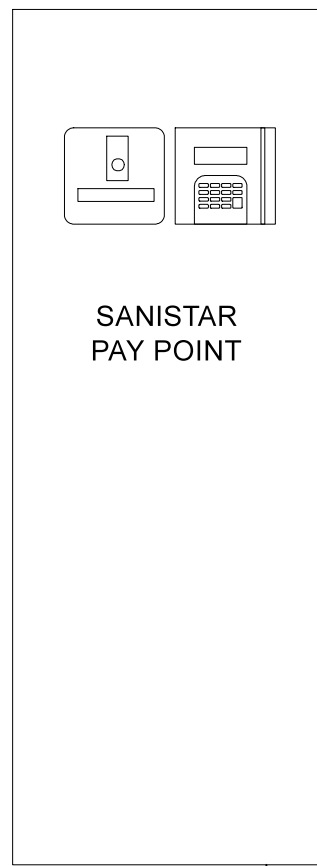
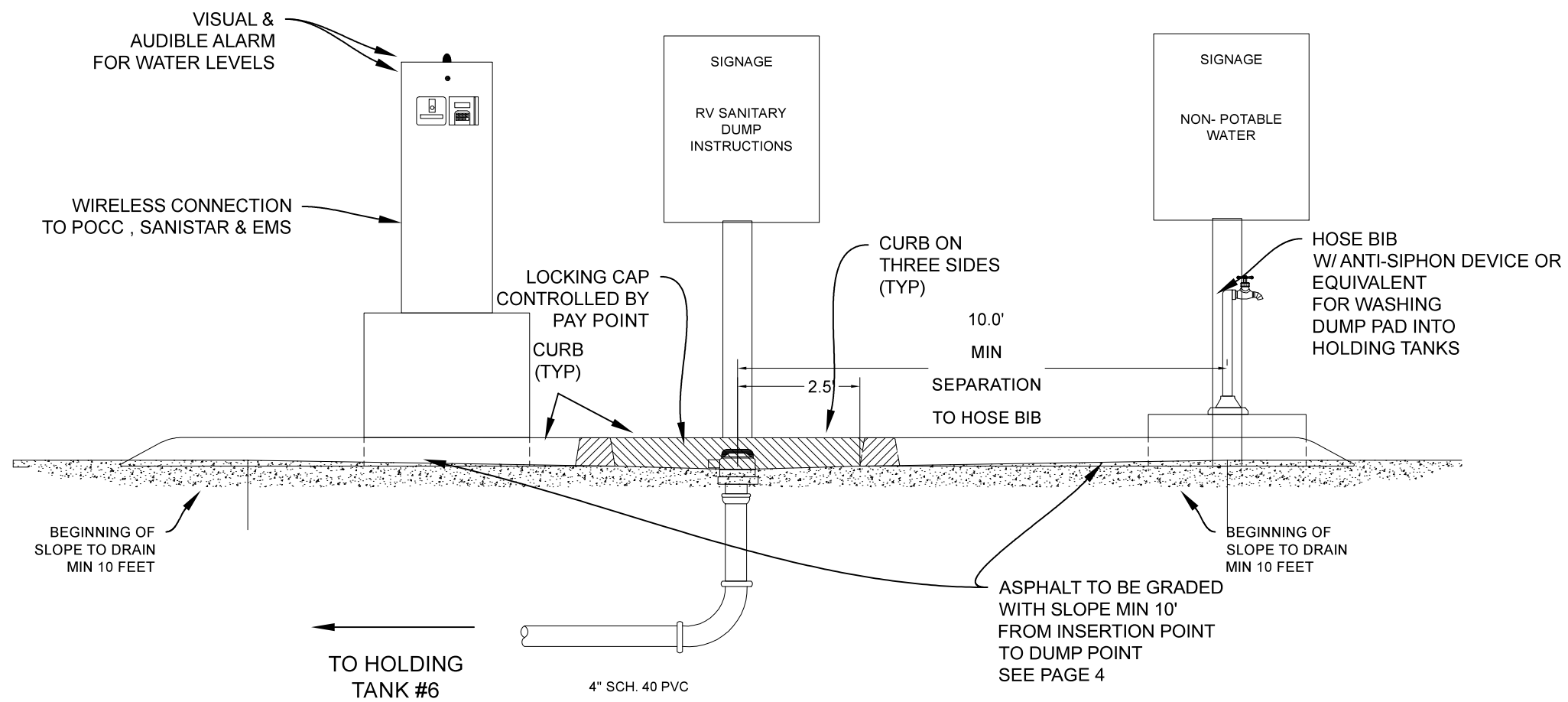


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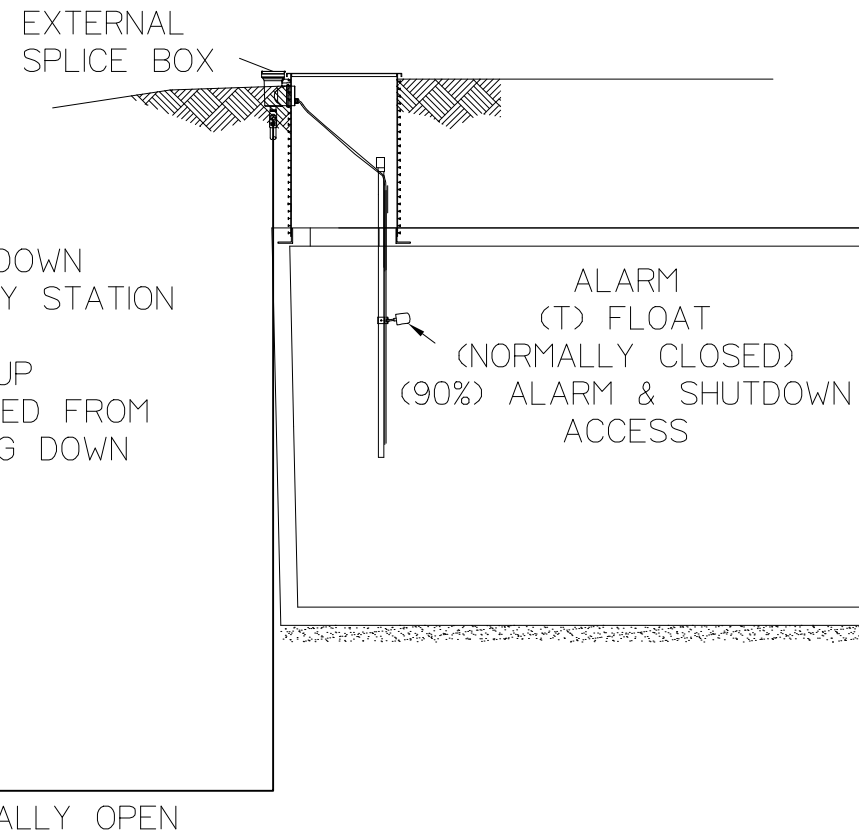
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85 THIRD ST
TILLAMOOK, OR 97141



WHEN 90% FLOAT IS DOWN
POWER FLOWS TO PAY STATION

WHEN 90% FLOAT IS UP
POWER IS DISCONNECTED FROM
PAY STATION SHUTTING DOWN
ACCESS.



21-0206-01

11/10/2022

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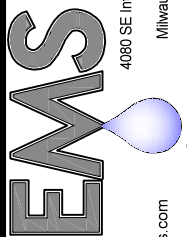
TILLAMOOK COAST RV PARK

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DUMP STATION DETAILS

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85 THIRD ST
TILLAMOOK, OR 97141



Typical Sanistar paystation location



Paystation Close-up. Typical National Rates \$10-\$25 per dump



Typical pedestal location

Site protected from traffic with curbs



Sanistar paystation with RV

Site protected from traffic with curbs



Foot operated access port
Unlocked by paystation



Pay station with water hose and electrical outlet

CHECKED:

DRAWN:

TILLAMOOK COAST RV PARK

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

SANISTAR PHOTOS

21-0206-01

11/10/2022

9 OF 11

85 THIRD ST
TILLAMOOK, OR 97141

PRELIMINARY GUIDANCE LIST ONLY
All items to be reviewed by designer & installer prior to ordering
All part substitutions must be pre-approved by designer.
Major component & tank substitutions require additional design time.

Qty	Product ID	Description
TANKS		
7	Willamette Graystone 3000 Gallon Holding Tank	3000 Gallon Concrete Septic Tank for tanks HT1-HT7
1700'	4" Schedule 40 PVC or greater	Piping from Dump Receptacles to each individual HT
1	MF2TP-51FS	51" Float tree for HT7
7	MF1P-33FS	33" Float tree for HT1-HT5
10	R3044 / FL30G	30" RISERS and 30" LIDS for HT1-HT5
4	R2430 / FL24G	24" RISERS and 24" LIDS for HT6-HT7
6	SBEX2	EXTERNAL SPLICE BOX
6	RRFB	FLOAT BRACKET, BOLT ON
ALARM SYSTEM		
6	AMLAHW	VISUAL & AUDIBLE LIQUID LEVEL ALARM PANEL HT1-HT5, HT7 W/ VISUAL & AUDIBLE W/ SHUTOFF
PAYPOINT SYSTEM		
1	CONTACT SANISTAR OR SIMILAR SYSTEM	Control system for dump station.

Component	Holding Tank 1	Holding Tank 2	Holding Tank 3	Holding Tank 4	Holding Tank 5	Holding Tank 6	Holding Tank 7
Size	3000Gal	3000Gal	3000Gal	3000Gal	3000Gal	3000Gal	3000Gal
Manufacturer	WG	WG	WG	WG	WG	WG	WG
Material	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete
Access	Riser Lid	Riser Lid	Riser Lid	Riser Lid	Riser Lid	Riser Lid	Riser Lid
<i>Maintenance</i>							
Event Counter	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Moisture/Odors	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Alarms	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Alarm Noise	Hi/Lo	Hi/Lo	Hi/Lo	Hi/Lo	Hi/Lo	Hi	Hi
Scum, Sludge, Solids	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Gallons / Inch	43.3	43.3	43.3	43.3	43.3	43.3	43.3
Effluent Sampling	When Pumped	When Pumped	When Pumped	When Pumped	When Pumped	When Pumped	When Pumped

Key: Tanks: W=Waite, WG=Willamette Greystone, M=Michaels, D=D&K,
X= Xerxes, CSI = Containment Solutions, Inc.
Material: PVC=Polyvinyl Chloride, FG=Fiberglass
OSI=Orenco Systems Inc.

TILLAMOOK COAST RV PARK

21-0206-01

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

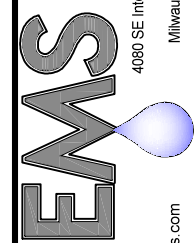
11/10/2022

PARTS LIST and MAINTENANCE

10 OF 11

CHECKED:

DRAWN:



4080 SE International Way
Suite B112
Milwaukie, OR 97222

503-353-9691
360-735-1109
www.envmgtsys.com

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC.

85 THIRD ST
TILLAMOOK, OR 97141

CHECK OFF	
	GENERAL STANDARDS
	ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).
	All work and material shall conform with OAR 340 Div. 71 & 73 approved design permit, and appropriate laws. Permits relating (but not limited) to plumbing, electrical, and grading must be coordinated with the on-site system installer and designer.
	Minor modifications to accommodate stumps, boulders or other unforeseen obstacles may be needed. Major modification cannot be performed without re-design and regulatory approval.
	If the installation contractor (installer) notes any conflicts with applicable State and/or local laws, rules or requirements, he shall request a clarification before ordering or installing affected materials or work. This may include and is not limited to such factors as: land-use regulations, grading ordinances, erosion control districts, hauling limits, typographical errors, etc. Noreimbursement to the Contractor will be provided for unauthorized work.
	Installer is to obtain copies of all necessary permits, authorizations, licenses etc. prior to initiating construction, including that specialty design work designated to a subcontractor which is directly or indirectly related to the system construction, design, delivery, or installation.
	Installer shall request and obtain utility locates by a qualified service for all potential underground utilities before excavation work commences.
	Installer shall maintain any and all survey monuments, which are affected by work and activities, related to the projects. Monuments, if damaged by the installer, shall be reset by a licensed surveyor at the installer's expense.
	All materials and equipment shall be of the type, model and brand listed for the manufacturers specified, unless otherwise authorized by the system designer. Substitution of materials and equipment shall receive pre-authorization and the contractor/installer will be responsible for providing performance and operating data.
	Installer shall prepare, maintain and provide, at completion of the project, drawings detailing the construction "as-built" and shall provide the owner & designer with the manufacturer's current specification and operating data on all equipment installed prior to final payment to the installer.
	TANK (S)
	Seal all joints and seams with manufacturer-approved sealants. Provide material submittal, and all means and methods for tank and accessory testing.
	Odor proof: Seal riser lid to contact with closed cell plastic foam sheet, or single-side adhesive neoprene foam tape.
	Rises: Tanks must be equipped with one piece watertight risers, with minimum 30" inside diameter, with tank access brought to 3" above finish grade. Joints must be sealed interior and exterior, and pressure tested per plans. (See attached "Tank Inspection and Testing" notes)
	Riser: Tank must be equipped with a watertight riser, with minimum 18" inside diameter, with tank access brought to or above finish grade. Riser must be fiberglass bonded to tank adapter w/ adhesive.
	Knockouts: Perforations and unused knockouts must be grouted or otherwise sealed.
	Watertight: After installation, Tank must be subject to 24 hour test for watertightness. Fill to a maximum 2" into riser. Mark water level, time and date. There may be no more than 1 gallon leakage over 24 hour period.
	THE ABOVE SPECIFICATIONS ARE IN ADDITION TO AND DO NOT REPLACE THE MANUFACTURERS WRITTEN INSTALLATION AND TESTING PROCEDURE REQUIREMENTS.
	Anti-buoyancy: Provide for anti-buoyancy, per manufacturer's installation instructions. Provide copy of instructions to permitting authority.

	ELECTRICAL COMPONENTS
	Wiring of pumps and controls shall be performed by a licensed electrician under the auspices of an electrical permit secured from the local jurisdiction. For details of electrical system, pump controls, floats, and the level of the float settings see the manufacturer's instructions and approved design.
	Splicing of wires at the splice box inside the tank risers shall be done using the heat shrink connectors provided by the manufacturer or with an approved watertight electrical connector nut.
	Wiring from the splice box to the source or the control panel shall be protected in UL approved PVC conduit, constructed watertight. Pump line voltage shall have water proof insulation such as THW, THWN, or HHW. Wire for all connections shall be 14 gauge wire or larger.
	"Seal offs" shall be installed between the splice box and the power source or control panel, either in the horizontal just outside the riser or in the vertical just below the control panel or per connection. "Seal offs" shall be installed per manufacturers written recommendations and shall be equal to or better than the following: Appleton EYF seal off box, PVC terminal adapters (threaded), Killark sealing compound, Killark packing fiber.
	Wiring shall be color coded or numbered and the schedule written inside the control panel or on the wiring diagram.
	Upon completion, the apparatus shall be tested for operation and correctness. Available voltage, pump run voltage and pump run amperage shall be measured and recorded inside the control panel.
	The wiring diagram shall be retained on site (preferably in control panel enclosure) and any as-built notes or comments entered, initialed, and dated.
	CONTROL PANEL (S)
	The electrician shall label the control panel or electrical panel with his business name and the permit number and date of installation.
	Control panel shall be installed per manufacturers written instructions; alarm shall be audible from the living/working space. Pump and alarm must be on separate circuits.
	Panel shall be in accordance with NEMA 4X rating. Panel enclosure shall meet NEMA 4X requirements.
	Panel shall be installed within 50' of tank and preferably within sight of the tank.
	OTHER
	Abandon Tank: Existing septic tank must be pumped and filled with rock or removed in accordance with County and State of Oregon requirements. Submit certificate of abandonment and pump receipt.
	Setbacks: Maintain required setbacks
	Initial and Reserve drainfield areas and system components to be protected with construction fencing, bollards, or other devices before, during, and after septic system installation.
	COLLECTION SYSTEM
	Contractor to obtain plumbing permit.
	Do not use the plumbing system for disposal of non-biodegradable and/or toxic materials such as paints, thinners, gasoline, motor oil, drain cleaners, or other harsh chemicals.
	Do not use the plumbing system for disposal of cooking grease, diapers, sanitary napkins, rags, cigarette butts, rubber or plastic products
	Water softener backwash, storm or ground water sources, floor drains not to be connected to the septic system.
	DISTRIBUTION AND TRANSPORT LINES
	Road crossing: Sleeve transport pipe in Sch. 40 PVC, installed a minimum of 18" below grade, and bedded in ¾ minus to the surface.
	Road/Driveway crossing: Use Sch. 40 or Sch. 80 PVC, installed a minimum of 24" below grade, and bedded in ¾ minus to the surface.
	Trace wire: Provide an electrically continuous 18 gauge green-jacketed copper wire in trench, above the pipe, for the full length of all pressure or gravity transport lines, accessible at the source end.

21-0206-01

11/10/2022

11 OF 11

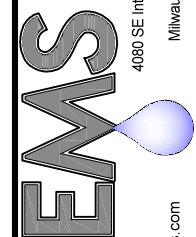
TILLAMOOK COAST RV PARK

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

CONSTRUCTION SPECIFICATIONS

CHECKED:

DRAWN:



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ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC.

Melissa Jenck

From: Trevor Munro <tmunro@beconeng.com>
Sent: Monday, November 14, 2022 5:04 PM
To: Melissa Jenck
Cc: riley shannon; DrRobertShannon; Chris Koback; Sarah Absher
Subject: Re: EXTERNAL: Tillamook Coast RV
Attachments: Tillamook Coast RV - City Sanitary Service Will-Serve.pdf; Tillamook Coast RV Prelim Water Calculations.pdf; TPUD Will-Serve.pdf; Zwald Water Utility Services Will-Serve.pdf; Revised Narrative Statement Tillamook Coast RV Park Expansion.pdf; Becon Mail - Tillamook RV park - Response From ODOT.pdf; Becon Mail - Tillamook Coast RV Park - ROW Vacation.pdf; PRELIMINARY PLANS 11112022.pdf; EMS RV Dump Station and Holding Tank System 11102022.pdf

Melissa,

Please see attached documents and responses to your comments below. Let us know if any of the documents cannot be opened and we will resend. We will mail a full-size and half-size of the prelim site plans to your department.

- 1) There are 26 existing rental RV spaces, and 27 proposed rental RV spaces, totalling 53. There is also the existing manager's space that will remain in use. This has been updated in the narrative and on the plans. The updated EMS plans also show this.
- 2) Our original plan sheets are 22"x34" which can be plotted at half size to 11"x17". We added scale bars near the north arrows. We will mail a full-size and half-size of the site plans to your department. I am not sure of the original size of the EMS plans, but these are less critical for site measurements since they are more schematic of the proposed system.
 - 2.a.1 - Yurts have been removed from the plans and narrative. All existing and proposed spaces are for RV's. Sheet C3.0 shows details for the existing and proposed RV spaces, and provides tables listing various dimensions. All 27 proposed spaces and 22 of the 26 existing spaces have room for an RV and an additional passenger vehicle. The manager's space also has its own parking space for a passenger vehicle.
- 3) Recreational campground standards. Additional text has been added to the narrative for this section.
 - a - Sheet C3.0 shows details for the existing and proposed RV spaces, and provides tables listing various dimensions. These tables list the maximum RV length for each site. Maximum RV length was calculated with 10' separation between the looped road and each RV unit based on TCLUO 5.030(2)(a)(v). If this section is not applicable then the max RV lengths can be longer.
 - b - discussed above
 - c - Proposed trash enclosure has been added to the plans. City Sanitary Services has provided a will-serve letter. Further discussions with them will take place during engineering plans design.
- 4) Additional text has been added to this section of the narrative.

5) Additional text has been added to this section of the narrative. Will-serve letters have been provided by the trash company, power provider, and water district.

6) The updated EMS plans show 53 proposed and existing RV rental spaces. They also show connecting the managers unit to the holding tanks, and a dump station installation. Yurts have been removed.

7) A different version is attached. Let us know if this or anything else cannot be opened.

8) EMS believes based on their prior experience with DEQ that this system will be approved. The developer requests that coordination with DEQ be a condition of approval listed on the planning decision. The existing sewer drainfield will be removed.

9) Yurts have been removed from the plans and narrative.

10) West Hills Water Company (operated by Zwald Water Services) is the water provider. Each existing and proposed site will have a water connection. Zwald has provided a will-serve letter. Preliminary water availability calculations are included with the submittals.

Thanks,

Trevor Munro, PE
BECON www.beconeng.com
549 SW Mill View Way, Suite 100
Bend, OR 97702
Office: (541) 633-3140
Direct: (541) 668-6280
Email: tmunro@beconeng.com

On Fri, Oct 28, 2022 at 1:32 PM Melissa Jenck <mjenck@co.tillamook.or.us> wrote:

Good afternoon Trevor,

The Department has reviewed the updated materials prepared for the Conditional Use review. The Department has determined the request remains incomplete at this time. Staff have provided a summary below, indicating the insufficiencies in the submittal and some potential clarifying questions to assist with your findings.

1. Applicants narrative has conflicting identifying information regarding the proposal. There are sections which state the proposal is for 27-spaces, others stating 26-spaces, expanding the park by 26-spaces, and site plans that would detail 59-spaces.
 - a. Clarification of the request shall detail the number of spaces existing/proposed, with ensuring the site plan and the site plan for the Onsite Sanitation system detail the appropriate number of units/same value.
2. Site plans remain unscaled or lacking information to confirm appropriate sizes. Please indicate the paper size that Staff should be printing documents (our Department cannot render larger than 11"x17" paper size) or provide the Department with a scaled copy.

a. Issues due to unscaled site plans include

i. Cannot confirm minimum size, width, or depth has been met for proposed spaces – including setbacks from proposed units or buildings.

ii. Cannot confirm if parking, tents, and/or RV are adequate to “fit” within proposed sites.

1. Applicant shall indicate if sites will be for RV spaces, tent sites, yurts, both, etc. The sites should also show how it will accommodate an RV (or tent) and parking.

a. Applicant states that parking can be accommodated at the sites, but due to scaling and no demonstration of RV/tent sizes and parking spaces, Staff cannot confirm if this is the case.

b. Note: Applicant states for sites with RV’s that the “vehicle” to be parked is the RV. If Applicant is indicating an RV site and that parking spaces will be accommodated at sites, the RV unit space on the site is not appropriate to state is also the parking spot for a vehicle.

(3) Recreational Campground Standards

a. No description of max unit size depth for proposed spaces, as required by standards.

b. Cannot confirm adequate spacing requirements due to non-scaled site plans.

c. No indication of existing or proposed trash location(s).

(4) Criterion #4: What are neighboring property uses and why will the proposed expansion of a Recreational Campground not affect permitted uses on adjacent properties?

(5) Criterion #6: What public facilities or services are currently on the parcel? What are proposed? Can you confirm their availability or presence on the site, sufficient in size/quality to serve the existing/proposed use?

(6) Sanitation Plans

a. Sanitation plans would detail 59-sites, while the other site plans would indicate 53. What are the number of proposed sites?

b. The sanitation plans would indicate sewer service to all existing/proposed sites. But, site plans would detail that the proposed yurts on spaces 1-5 are not going to have sewer. Which is correct?

(7) Staff cannot open the PDF file regarding vacation with the County PW’s. (Reattached). Can a different version be provided?

(8) Has any correspondence with DEQ been had concerning existing system working and/or proposed expansion, including viability of abandoned system areas?

(9) Describe how the proposed yurts will be sited and utilized on the property. Is there a yurt design proposed for use? What amenities will be within the yurt?

(10) Will the campground be providing drinking water services? With they be provided to individual sites?

Let the Department know if you’d like to respond to the completeness items above, will provide some updated information regarding the above items, or that no other information will be provided. Should the Applicant deem the materials complete, Staff will move forward with the request with the items presently on the record. Please note that should an Applicant deem the request complete with existing materials, Staff and/or Planning Commission may have difficulty rendering a favorable decision on the request due to the lack of information.

Thank you,



Melissa Jenck (she/her) | CFM, Senior Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3301

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/qov/ComDev/> to access the appointment scheduler portal.

From: Trevor Munro <tmunro@beconeng.com>

Sent: Wednesday, September 28, 2022 1:58 PM

To: Melissa Jenck <mjenck@co.tillamook.or.us>

Cc: riley shannon <rishannon96@gmail.com>; DrRobertShannon <rlshannonmd@gmail.com>; Chris Koback <chris@hathawaylarson.com>

Subject: Re: EXTERNAL: Tillamook Coast RV

Melissa,

See attached for the updated plans, narrative, and supplemental information in response to the incomplete letter.

Let us know if anything else is required from us.

Thanks,

Trevor Munro, PE

BECON www.beconeng.com

549 SW Mill View Way, Suite 100

Bend, OR 97702

Office: (541) 633-3140

Direct: (541) 668-6280

Email: tmunro@beconeng.com

On Fri, Aug 19, 2022 at 10:28 AM riley shannon <rishannon96@gmail.com> wrote:

Hey Trevor,

Tillamook county got back to us on the permits they are asking for more detail. Here is the additional information requested. Some of this is related to you guys, some is DEQ stuff with our septic engineers. We will be having the lawyer as well get involved on some of the more critical parts such as the last thing in criteria 3 addressed by the county. If there is anything else you feel uncomfortable with for more detail or think the lawyer needs to address please let us know.

Riley Shannon

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

From: **Melissa Jenck** <mjenck@co.tillamook.or.us>

Date: Wed, Aug 17, 2022 at 4:13 PM

Subject: RE: EXTERNAL: Tillamook Coast RV

To: riley shannon <rishannon96@gmail.com>

Oops, realized I sent one that had the wrong acknowledgement form. Here is the corrected.

I also realized payment of the required fee has already been satisfied. Please disregard that final item on the incomplete letter.

Thank you,



Melissa Jenck (she/her) | CFM, Senior Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3301

mjenck@co.tillamook.or.us

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From: Melissa Jenck
Sent: Wednesday, August 17, 2022 3:51 PM
To: riley shannon <rishannon96@gmail.com>
Subject: RE: EXTERNAL: Tillamook Coast RV

Good afternoon Riley,

Apologies with the delay. A copy of the Incomplete letter is attached. A copy was also mailed to the address indicated on the Application.

If you have any specific questions about the incomplete letter and the request for materials, please let me know.

Thank you,



Melissa Jenck (she/her) | CFM, Senior Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3301

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From: riley shannon <rishannon96@gmail.com>
Sent: Wednesday, August 17, 2022 10:52 AM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: EXTERNAL: Tillamook Coast RV

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

Hello Melissa,

This is Riley Shannon representing R3 Coastal which owns the Tillamook Coast RV Park. We talked on the phone last week about the additional information that is needed for the conditional use permit. I have not received the email regarding the notes you mentioned. If you could please send over the email with the information so I can get started on them that would be greatly appreciated.

Thank You,

Riley Shannon

Melissa Jenck

From: Trevor Munro <tmunro@beconeng.com>
Sent: Monday, November 14, 2022 5:29 PM
To: Melissa Jenck
Cc: riley shannon; DrRobertShannon; Chris Koback; Sarah Absher
Subject: Re: EXTERNAL: Tillamook Coast RV
Attachments: Cramer Fish Sciences Wetland and Estuary Boundaries Memo.pdf

Melissa,

Here is also the wetlands and estuary memo that was included in the original planning submittal.

Thanks,

Trevor Munro, PE
BECON www.beconeng.com
549 SW Mill View Way, Suite 100
Bend, OR 97702
Office: (541) 633-3140
Direct: (541) 668-6280
Email: tmunro@beconeng.com

On Mon, Nov 14, 2022 at 5:03 PM Trevor Munro <tmunro@beconeng.com> wrote:

Melissa,

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 - a - Sheet C3.0 shows details for the existing and proposed RV spaces, and provides tables listing various dimensions. These tables list the maximum RV length for each site. Maximum RV length was calculated

with 10' separation between the looped road and each RV unit based on TCLUO 5.030(2)(a)(v). If this section is not applicable then the max RV lengths can be longer.

b - discussed above

c - Proposed trash enclosure has been added to the plans. City Sanitary Services has provided a will-serve letter. Further discussions with them will take place during engineering plans design.

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5) Additional text has been added to this section of the narrative. Will-serve letters have been provided by the trash company, power provider, and water district.

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Email: tmunro@beconeng.com

On Fri, Oct 28, 2022 at 1:32 PM Melissa Jenck <mjenck@co.tillamook.or.us> wrote:

Good afternoon Trevor,

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2. Site plans remain unscaled or lacking information to confirm appropriate sizes. Please indicate the paper size that Staff should be printing documents (our Department cannot render larger than 11"x17" paper size) or provide the Department with a scaled copy.

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Let the Department know if you'd like to respond to the completeness items above, will provide some updated information regarding the above items, or that no other information will be provided. Should the Applicant deem the materials complete, Staff will move forward with the request with the items presently on the record. Please note that should an Applicant deem the request complete with existing materials, Staff and/or Planning Commission may have difficulty rendering a favorable decision on the request due to the lack of information.

Thank you,



Melissa Jenck (she/her) | CFM, Senior Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3301

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From: Trevor Munro <tmunro@beconeng.com>
Sent: Wednesday, September 28, 2022 1:58 PM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Cc: riley shannon <rishannon96@gmail.com>; DrRobertShannon <rlshannonmd@gmail.com>; Chris Koback <chris@hathawaylarson.com>
Subject: Re: EXTERNAL: Tillamook Coast RV

Melissa,

See attached for the updated plans, narrative, and supplemental information in response to the incomplete letter.

Let us know if anything else is required from us.

Thanks,

Trevor Munro, PE

BECON www.beconeng.com

549 SW Mill View Way, Suite 100

Bend, OR 97702

Office: (541) 633-3140

Direct: (541) 668-6280

Email: tmunro@beconeng.com

On Fri, Aug 19, 2022 at 10:28 AM riley shannon <rishannon96@gmail.com> wrote:

Hey Trevor,

Tillamook county got back to us on the permits they are asking for more detail. Here is the additional information requested. Some of this is related to you guys, some is DEQ stuff with our septic engineers. We will be having the lawyer as well get involved on some of the more critical parts such as the last thing in criteria 3 addressed by the county. If there is anything else you feel uncomfortable with for more detail or think the lawyer needs to address please let us know.

Riley Shannon

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

From: **Melissa Jenck** <mjenck@co.tillamook.or.us>

Date: Wed, Aug 17, 2022 at 4:13 PM
Subject: RE: EXTERNAL: Tillamook Coast RV
To: riley shannon <rishannon96@gmail.com>

Oops, realized I sent one that had the wrong acknowledgement form. Here is the corrected.

I also realized payment of the required fee has already been satisfied. Please disregard that final item on the incomplete letter.

Thank you,



Melissa Jenck (she/her) | CFM, Senior Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3301

mjenck@co.tillamook.or.us

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From: Melissa Jenck
Sent: Wednesday, August 17, 2022 3:51 PM
To: riley shannon <rishannon96@gmail.com>
Subject: RE: EXTERNAL: Tillamook Coast RV

Good afternoon Riley,

Apologies with the delay. A copy of the Incomplete letter is attached. A copy was also mailed to the address indicated on the Application.

If you have any specific questions about the incomplete letter and the request for materials, please let me know.

Thank you,



Melissa Jenck (she/her) | CFM, Senior Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3301

mjenck@co.tillamook.or.us

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From: riley shannon <rishannon96@gmail.com>

Sent: Wednesday, August 17, 2022 10:52 AM

To: Melissa Jenck <mjenck@co.tillamook.or.us>

Subject: EXTERNAL: Tillamook Coast RV

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

Hello Melissa,

This is Riley Shannon representing R3 Coastal which owns the Tillamook Coast RV Park. We talked on the phone last week about the additional information that is needed for the conditional use permit. I have not received the email regarding the notes you mentioned. If you could please send over the email with the information so I can get started on them that would be greatly appreciated.

Thank You,

Riley Shannon

Application Materials
Submitted
September 28, 2022



BECON, LLC

Civil Engineering and Land Surveying

549 SW Mill View Way, Suite 100 • Bend OR, 97702 • 541.633.3140

**Revised Narrative Statement
Conditional Use Application Review
Tillamook Coast RV Park Expansion**

Applicant/Owner: R3 Coastal, LLC
62570 Eagle Rd
Bend, OR 97701
Robert Shannon MD
541-602-2580
Riley Shannon
541-280-9866

Engineer: BECON Civil Engineering & Land Surveying
549 SW Mill View Way, Suite 100
Bend, OR 97702
Trevor Munro, PE
541-633-3140

Law Firm: Hathaway Larson
1331 NW Lovejoy St, Suite 950
Portland, OR 97209
Chris Koback, Partner
503-303-3107

Location: The subject property is located at 85 Third St, Tillamook, OR 97141. The property tax lots are 1S10260000500 and 1S10260002300.

Request: Conditional use review and approval of the expansion of Tillamook Coast RV Park. The existing RV Park is located on two tax lots in the RC – Rural Commercial zone. The project proposes that the existing Mc Kinley Moorage Rd ROW be vacated to the property owner. The project proposes to expand the existing 27-space RV Park into a total of 54 spaces. Also included is the proposed expansion of the existing restroom and site wide septic system. Existing RV spaces 1-5 are proposed to be converted into yurt sites.

I. Applicable Criteria, Standards, and Procedures:

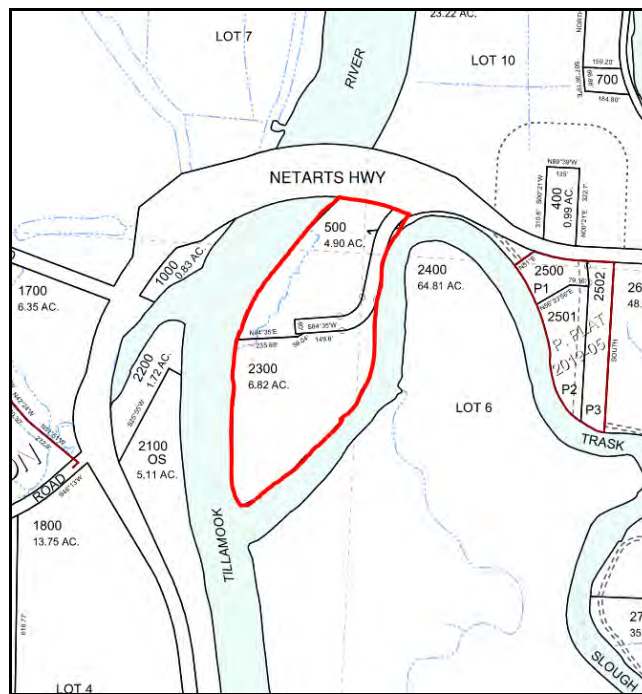
Tillamook County Land Use Ordinance (LUO)

- Article 3 – Zone Regulations
 - 3.020 RC Rural Commercial
 - 3.510 FH Flood Hazard Overlay

- Article 4 – Development Standards
 - 4.005 Residential and Commercial Zone Standards
- Article 5 – Special Use Standards and Exceptions
 - 5.030 Recreational Campground Standards
- Article 6 – Conditional Use Procedures and Criteria
 - 6.010 Purpose
 - 6.020 Procedure
 - 6.030 General Requirements
 - 6.040 Review Criteria
 - 6.070 Conditions of Approval
 - 6.080 Compliance with Conditions
 - 6.090 Time Limit

II. General Facts:

1. **LOCATION:** The subject property is located at 85 Third St, Tillamook, OR 97141. The property tax lots are 1S10260000500 and 1S10260002300, and are outlined in red below.



2. **EXISTING ZONING AND GENERAL PLAN DESIGNATIONS:** The existing RV Park is located on two tax lots in the RC – Rural Commercial zone.
3. **SITE DESCRIPTION & SURROUNDING USES:** The subject properties total approximately 11.72 acres in size. This total area will increase with the vacation of the Mc Kinley Moorage Rd ROW. The properties are currently developed as an RV Park with a boat launch into the Trask Slough. It is surrounded by waterbodies to the west, east, and south. To the north is Netarts Highway.
4. **PROPOSAL:** The owner proposes the expansion of Tillamook Coast RV Park. The project proposes that the existing Mc Kinley Moorage Rd ROW be vacated to the property owner. The project proposes to expand the existing 26-space RV Park into a total of 54 spaces. Also included is the proposed expansion of the existing restroom and site wide septic system. Existing RV spaces 1-5 are proposed to be converted into yurt sites. Other improvements include landscaping, parking, drive aisles, water, sewer, and other utility and site features.

5. Submittals: In addition to this narrative statement, the applicant submits the following documents in support of this proposal:

- Signed Application Form
- County Assessor's Summary Reports for Both Tax Lots
- Preliminary Overall Site Plan
- Cramer Fish Sciences Wetland and Estuary Boundaries Memo
- EMS RV Dump Station and Holding Tanks System
- FEMA FIRM 41057C0560F

III. Conformance with the Applicable Approval Criteria:

Article 3 – Zone Regulations

3.020 RC Rural Commercial

(1) Purpose: The purpose of the RC zone is to permit a moderate level of commercial activities to serve the commercial needs of rural areas, and tourist areas. Commercial uses in the RC zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the RC zone because it:

- (a) Is needed;
- (b) Is physically capable of being developed;
- (c) Can obtain access to a public road without causing traffic hazards or congestion;
- (d) Will not cause significant conflicts with nearby residential uses; and
- (e) Has sufficient land area to accommodate off-street parking.

Response: *Tillamook County receives a significant number of tourists and visitors particularly during the summer months. There is a need in the county for more well-designed and high-quality RV spaces to meet the increasing demands. This project increases the quantity of available recreational spaces within the County. The site is located perfectly along the Tillamook River and Trask Slough with no other existing structures anywhere near the properties. The park is designed to optimize the space available and provide excellent features and maneuverability. It also reduces the strain on public agencies by being privately owned, while providing taxable income and property taxes.*

The site is physically capable of being developed as an expanded RV park. The site is relatively flat. It is already developed with 26 spaces and a manager quarters. There are no significant trees of natural features that limit development to expand the park. The primary natural feature near the site is the estuary and all proposed development is outside of the required setback from the estuary.

The site has direct access from Highway 101 via a local county road. The county road department has indicated that it supports vacation of the county right-of-way which will make the internal road serving the park a private drive. The applicant understands that it must initiate a formal vacation process and is in the process of doing so. A condition of approval is appropriate because the road department has indicated support for vacation. The access to Highway 101 will remain the same. Comments from ODOT indicate that ODOT is not requiring the applicant to complete a TIA. It recommended requiring certain improvements under an upgrade permit to add 4 inches of asphalt over a 40-foot portion of the approach. That requirement can be included in a condition of approval.

The site is isolated on a peninsula with no other residential uses nearby. The closest residential property is approximately 200ft to the west, and separated by the Tillamook River from the subject site. There will be no conflict between the proposed use and any other residential uses.

The subject site is 11.72 acres. Even subtracting the current public right-of-way and the required setback from the estuary, the site is sufficiently large to accommodate a 53-space RV park. As the site plan and engineering drawings illustrate, using holding tanks as the primary sanitary sewer facilities, there is not a need for any large drain fields on the site. The plans and drawing also illustrate that there are no other significant natural features that limit development to expand the RV park by 26 spaces. All proposed new spaces will be on land that is relatively flat and does not contain significant trees, wetland or other natural features that can impact development.

(3) Uses Permitted Conditionally: In the RC zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this ordinance:

- (i) Mobile home or recreational vehicle
- (r) Recreational campgrounds without full hook-up requiring community septic system

Response: *The proposal is a conditional use in the RC zone.*

(4) Standards: Land divisions and development in the RC zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the RR zone.

Response: *As the site plans illustrate, the proposed site meets all required minimum lot dimensions, yard setbacks, and building height restrictions. To respond to staff's comment regarding the septic repair area, the existing septic drain field is being decommissioned and a new permitted drain field is being constructed. The included plans illustrate that no proposed RV spaces encroaches into the new drain field.*

- (b) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.

Response: *The proposed site meets all required yard sizes.*

- (c) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b).

Response: *All structures are greater than 3' from property lines.*

- (d) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.

Response: *All structures meet clear-vision requirements.*

- (e) All uses shall meet off-street parking requirements as provided in Section 4.030.

Response: *The proposed use meets off-street parking requirements. The code requires one space per guest accommodation. Each existing and proposed space will have a space to park one vehicle. In most cases that vehicle will be an RV. Existing spaces 1 through 5, are proposed for Yurts. The applicant does not consider that to be tent camping in that the Yurts remain on the spaces as opposed to guests bringing their own tents. Each such space has one parking space for a vehicle. To accommodate instances where an RV guest may tow a vehicle or where a guest has a short time visitor, the proposal includes 9 extra regular parking spaces (9'x20') and 6 extra oversized parking spaces (10'x30') near the bathrooms/showers building.*

- (f) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.

Response: *This section is not applicable.*

(g) The maximum building height for commercial structures shall be 35 feet except on ocean or bay frontage lots, where it shall be 24 feet, higher structures may be permitted as a conditional use in accordance with Article VI.

Response: *All buildings are well below the maximum height. The existing managers building and bathrooms/showers building are approximately 12 feet tall.*

(h) Scale of Commercial uses:

- a. Outside an unincorporated community, the use shall not exceed a total of 3,000 square feet of floor area per use within a building(s)
- b. Outside an unincorporated community a lawfully established use that existed prior to the adoption of this Section (December 4, 2002) may be expanded to occupy a maximum of 3,000 square feet of floor area, or an additional 25% of the floor area currently occupied, whichever is greater.

Response: *This section is not applicable.*

3.510 FH Flood Hazard Overlay Zone (FH)

(1) Purpose: It is the purpose of the FH zone to promote the public health, safety and general welfare and to minimize public and private losses or damages due to flood conditions in specific areas of unincorporated Tillamook County by provisions designed to:

- (a) Protect human life and health;
- (b) Minimize expenditure of public money for costly flood control projects;
- (c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the public;
- (d) Minimize prolonged business interruptions;
- (e) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazards;
- (f) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (g) Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- (h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
- (i) Maintain the functions and values associated with Special Flood Hazard Areas which reduce the risk of flooding.

Response: *Section 3.510(1) is a purpose statement and not a specific approval criterion. Nonetheless, the applicant submits that by acknowledging the requirements related to manufactured dwellings, including RVs, in the following sections, the proposed use is consistent with the purpose statement in this subsection.*

(2) Basis for Establishing the Areas of Special Flood Hazard: The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Tillamook County" dated September 28, 2018, with an accompanying Flood Insurance Rate Maps (FIRMs), are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study and the FIRM are on file at the Tillamook County Department of Community Development at 1510-B Third Street, Tillamook, OR 97141. The best available information for flood hazard area identification as outlined in this Section shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under this Section.

Response: Per the FEMA National Flood Insurance Map 41057C0560F dated September 28, 2018, this site is within Zone AE.

(5) General Standards: In all areas of special flood hazards the following are required.

Response: The owner acknowledges that this property is within Zone AE, and will follow all requirements of this section during the building permit and engineering permit processes.

(6) Specific Standards for A Zones (A, AE, or A1-A30): In all areas of special flood hazards where base flood data has been provided as set forth in Section 3.510(2) or other base flood data are utilized, the following provisions are required.

Response: The owner acknowledges that this property is within Zone AE, and will follow all requirements of this section during the building permit and engineering permit processes.

(7) Manufactured Dwellings: Any manufactured dwelling which incurs substantial damage as the result of a flood, must be elevated to the standards listed below.

Response: The owner acknowledges this section specific to manufactured dwellings. It is not yet determined if yurts qualify as manufactured dwellings.

(8) Recreational Vehicles: Recreational vehicles may occupy a site in a Special Flood Hazard Area for periods of 180 consecutive days or less provided they are fully licensed and highway ready. Recreational vehicles are on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Recreational vehicles that do not meet these criteria become manufactured dwellings and must be anchored and elevated pursuant to this ordinance.

Response: The owner acknowledges this section specific to recreational vehicles.

(9) Specific Standards for Floodways: Located within areas of special flood hazard established in Section 3.510(2) are areas designated as regulatory floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

Response: Per the FEMA National Flood Insurance Map 41057C0560F dated September 28, 2018, this site is not within a regulatory floodway.

(12) Warning and Disclaimer of Liability: The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of Tillamook County, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

Response: The owner acknowledges this section regarding liability.

Article 4 – Development Standards

4.005 Residential and Commercial Zone Standards

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

Response: *The owner acknowledges this section regarding purpose of the land use standards. The proposal is consistent with all applicable development standards. The only structures are the manager's quarters and the showers/restrooms building. Those structures meet all setback and height requirements. The site is not in a geological hazard area. The standards related to natural resources would apply only to the estuary and the proposal satisfied the required setback from the estuary. ODOT has confirmed that there are no traffic related issues and safe access from Highway 101 can be achieved. Internal circulation will be provided via a private drive. There is adequate maneuvering room for all anticipated vehicles. The site has sufficient area to accommodate all needed and required parking. Sanitary sewer will be provided to the manager's quarters with a new septic drain field that will be permitted by the DEQ. All other sanitary sewer/wastewater demands will be addressed using a holding tank system deigned by EMS. The drawings and specifications are included with this Revised Narrative. Holding tanks are one of the systems DEQ can permit and EMS has determined that it is appropriate for the subject site and proposed use. Because it is feasible to use such a system, the county can condition approval on the applicant obtaining a DEQ permit for the holding tank system. All other needed facilities are adequate for the use.*

Article 5 – Special Use Standards and Exceptions

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, Geologic Hazard zone, Riparian Vegetation.

Response: *The owner acknowledges this section regarding purpose of these standards.*

(2) 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;
 - ii. A minimum number of 4 sites;
 - iii. A minimum width of space 23 feet or state minimum whichever is greater, for each site;
 - 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;
 - 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;
 - 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;
 - vii. A minimum distance between actual units of 15 feet;
 - viii. Minimum distance between actual unit and community or service buildings of 10 feet;
 - 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;
 - 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;
 - 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;
 - xii. A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND;.
 - 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;
 - 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;
 - 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;
 - 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;
 - 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.
 - 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.

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

Response: *The proposed expansion to the existing RV Park meets all of the provisions listed above. The existing RV Park consists of 26 spaces. 27 spaces are also proposed, totaling 53 spaces. Also included is the proposed expansion of the existing restroom and site wide septic system. Existing RV spaces 1-5 are proposed to be converted into yurt sites. Other improvements include landscaping, parking, drive aisles, water, sewer, and other utility and site features.*

Article 6 – Conditional Use Procedures and Criteria

6.010 Purpose

The purpose of a CONDITIONAL USE is to provide for uses that are not allowed by right in a certain zone because of potentially adverse impacts on uses permitted by right in that zone. Such uses may be made or deemed compatible through the review process contained in this Article, which subjects the proposed CONDITIONAL USE activity to specific requirements, criteria, and conditions. The location and operation of any CONDITIONAL USE listed in this Ordinance shall only be permitted according to the provisions of this Article.

Response: *The proposal is a conditional use in the RC zone.*

6.020 Procedure

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request:

- (1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.
- (2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.
- (3) No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070.

Response: *The owner acknowledges this section regarding Conditional Use procedures.*

6.030 General Requirements

A CONDITIONAL USE shall be authorized, pursuant to the procedures set forth in Section 6.020, if the applicant adequately demonstrates that the proposed use satisfies all relevant requirements of this Ordinance, including the review criteria contained in Section 6.040 or the Health Hardship provisions contained in Section 6.050, and the following general requirements:

(1) A CONDITIONAL USE shall be subject to the standards of the zone in which it is located, except as those standards have been modified in authorizing the CONDITIONAL USE. The size of a lot to be used for a public utility facility may be reduced below the minimum required, provided that it will have no adverse effect upon adjacent uses.

(2) A CONDITIONAL USE may be enlarged or altered pursuant to the following:

(a) Major alterations of a CONDITIONAL USE, including changes to or deletion of any imposed conditions, shall be processed as a new CONDITIONAL USE application.

(b) Minor alterations of a CONDITIONAL USE may be approved by the Director according to the procedures used for authorizing a building permit, if such alterations are requested prior to the issuance of a building permit for the CONDITIONAL USE. Minor alterations are those which may affect the siting and dimensions of structural and other improvements relating to the CONDITIONAL USE, and may include small changes in the use itself. Any change which would affect the basic type, character, arrangement, or intent of the approved CONDITIONAL USE shall be considered a major alteration.

(c) The enlargement or alteration of a one- or two-family dwelling, mobile home, manufactured home, or recreational vehicle that is authorized as a CONDITIONAL USE under the provisions of this Ordinance shall not require further authorization, if all applicable standards and criteria are met.

(3) Where the approval of a CONDITIONAL USE request is contingent upon an amendment to this Ordinance, and an application for such amendment has been recommended for approval by the Commission, the CONDITIONAL USE request may be approved upon the condition that the Board approves the Ordinance Amendment.

Response: *The owner acknowledges this section regarding Conditional Use general requirements.*

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.

Response: *The proposal is a conditional use in the RC zone.*

(2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

Response: *The proposed use is consistent with the goals and policies of the Comprehensive Plan. Goal 5 (Natural Resources) and Goal 8 (Recreation) are particularly relevant to this proposed RV Park expansion.*

Goal 5 seeks to protect natural resources, and conserve scenic and historic areas and open spaces. By expanding the existing RV Park, the owner is assuring that it will be an economically viable business for many years to come. The RV Park provides access to the Tillamook River and Trask Slough, and will maintain required separation distances from these features and adjacent wetland and estuary areas. It provides a great way to protect the surrounding natural resources for a long time to come.

Goal 8 brings up the issues of reaction in the County being quantity, location, and orientation. This project increases the quantity of available recreational spaces within the County. The site is located perfectly along the Tillamook River and Trask Slough with no other existing structures anywhere near the properties. The park is designed to optimize the space available, and provide excellent features and maneuverability. It also reduces the strain on public agencies by being privately owned, while providing taxable income and property taxes.

(3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

Response: *The site is currently an RV Park, which is also its future proposed use. The site is located perfectly along the Tillamook River with no other existing structures anywhere near the properties. The park is designed to optimize the available land, and provide excellent features and maneuverability. The RV Park provides access to the Tillamook River and Trask Slough, and will maintain required separation distances from these features and adjacent wetland and estuary areas. It is a great way to protect the surrounding natural resources for a long time to come.*

(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.

Response: *The site is currently an RV Park, which is also its future proposed use. The site is located perfectly along the Tillamook River with no other existing structures anywhere near the properties. There will be no adverse effects on surrounding properties.*

(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

Response: *There are no existing solar energy systems, wind energy conversion systems, or wind mills within the vicinity of this project.*

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

Response: *The RV Park is designed with modern codes and features. The use is currently a very popular activity, and is anticipated to continue being so for a long time.*

6.070 Conditions of Approval

In approving a CONDITIONAL USE or a modification of a CONDITIONAL USE, any conditions which are considered necessary to protect the area surrounding the proposed use, and to preserve the basic purpose and intent of the underlying zone, may be imposed. These may include, but are not limited to, the following:

- (1) Increasing the required parcel area or yard dimensions.
- (2) Limiting the height, size, or location of buildings and structures.
- (3) Modifying the location and number of required off-street parking and loading spaces.
- (4) Controlling the location and number of vehicle access points.
- (5) Limiting the number, size and location of signs.
- (6) Requiring diking, fencing, screening, landscaping, or other measures to protect adjacent or nearby properties from the effects of the use.
- (7) Prescribing a time limit within which to fulfill any established conditions.

Response: *The owner acknowledges this section regarding Conditional Use conditions of approval.*

6.080 Compliance with Conditions

Adherence to the approved plot plan and compliance with the conditions imposed in approving a CONDITIONAL USE request shall be required. Any departure from the conditions of approval or approved plans constitutes a violation of this Ordinance.

Response: *The owner acknowledges this section regarding compliance with conditions of approval.*

6.090 Time Limit

All CONDITIONAL USES except those approved for a Health Hardship may be approved for a 24-month period. If construction has not begun on the approved development, such approvals may be extended beyond 24 months only if the Director determines that a review would be unlikely to reveal new information which could lead to different conclusions than those reflected in the original staff report. For the purposes of such a determination, the Director may rely on such things as:

- (1) Changes in Ordinance requirements or the requirements of State law;
- (2) The extent and character of new development in the vicinity of the request;
- (3) The adequacy of the review upon which the original was based;
- (4) Any other circumstances which could change the substance of the original staff report.

If the Director determines that a new review is warranted, then the applicant shall provide all information and fees required by this Article.

Response: *The owner acknowledges this section regarding time limit.*

IV. Summary and Conclusion

The preceding sections document that the proposed RV Park expansion conforms to the applicable zoning and design standards of the Tillamook County Land Use Ordinance. Because the proposal conforms to all applicable criteria and standards, the applicant requests that the County approve the site and design review application as proposed.

Tillamook River RV Park

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300
 85 Third Street Tillamook, OR 97141

Table of Contents

Page 1	Cover Sheet	Page 6	Tank Details (HT5)
Page 2	System Schematic	Page 7	Tank Details (HT6 & HT7)
Page 3	Site Plan	Page 8	Dump Station Details
Page 4	Tank Details (HT1 & HT2)	Page 9	Sanistar Photos
Page 5	Tank Details (HT3 & HT4)	Page 10	Parts List
		Page 11	Construction Specifications

Project Description

A RV Dump Station and Holding Tank System is proposed for a 59 space RV park and campground. Incoming RVs will dump black and greywater tanks into the holding tank system prior to entering the park or at the RV site in which they occupy. The estimated daily flow is 5,900 gallons per day (59 RVs @ 100 gallons per day). RV waste flows into the system via a hose connection port which unlocks upon payment. Sewage will flow into a series of 2x 3,000-gallon holding tanks (HT6-HT7). HT6 will be equipped with an audible alarm (75% of capacity). When HT7 reaches 91% of the system's capacity, the pay station is disabled, locking the hose connection cap, and preventing further use. Each RV site will be equipped with individual dump hookup with waste flow to an assigned holding tank split between 10 sites (HT1 & HT2) or 13 sites (HT3, HT4, HT5). Onsite restrooms are available for occupants to use and are connected to a separate onsite holding tank system. The manager trailer is connected to a separate existing AX20 wastewater treatment system with a failing drain field. A proposed repair drain field is pending pit approval. A certified licensed pumper will need to be hired prior to permit approval.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

PERMITS TO NOTIFY EXCAVATOR OF REQUIREMENTS OF LAW
 952-001-0030 Any entity authorized to issue permits for construction which requires excavation shall include on such permits the language set out in OAR 952-001-0020.

Site and Soils

- Site Sloping 0-2%
- Soil Types per Tillamook County Soil Survey consist primarily of **104A Coquille-Brenner-Nehalem**

INSTALLER: _____
 LICENSE #: _____

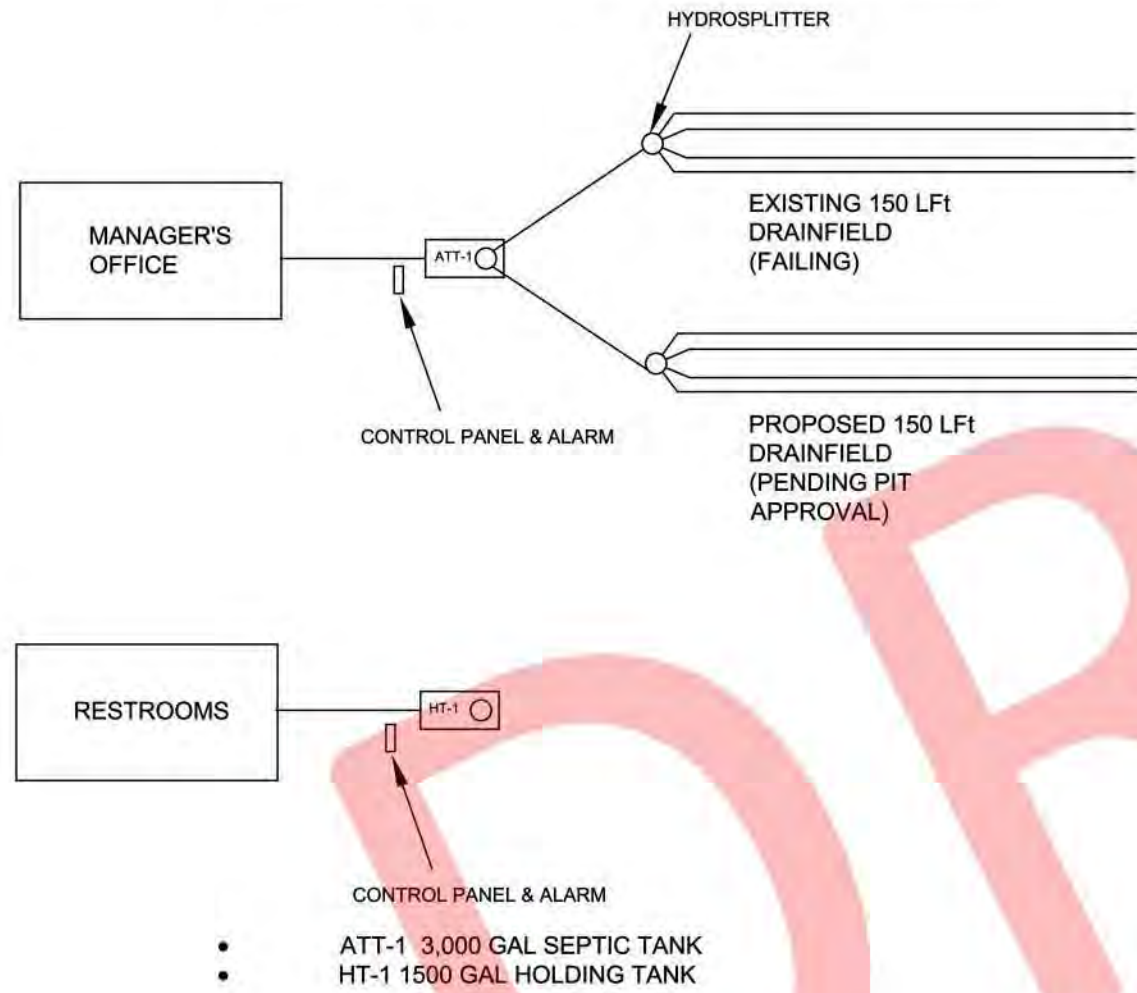
VICINITY MAP



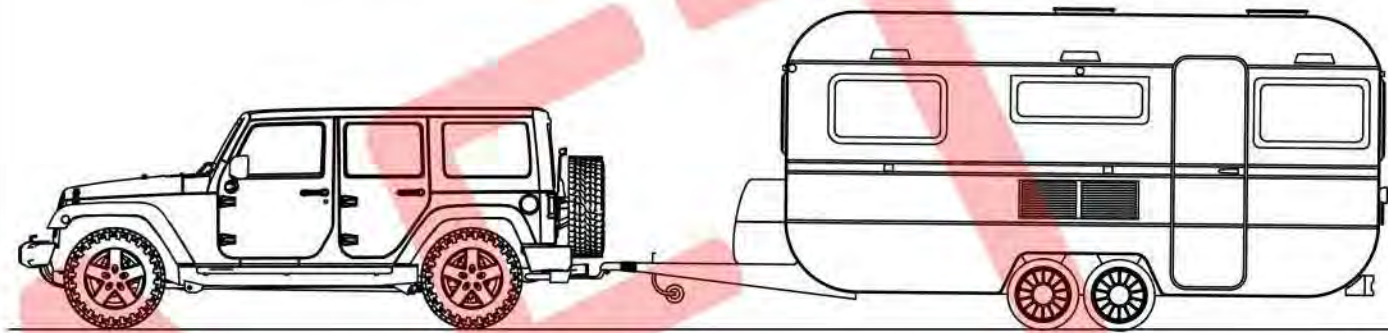
21-0206-01	Tillamook River RV Park	COVER SHEET
5/25/2022	T: 1S, R: 10W, Sec 26, Tls 00500 & 02300	
1 OF 11		
CHECKED:	DRAWN:	
503-353-9691 360-735-1109 www.enringsys.com	4080 SE International Way Suite B112 Milwaukie, OR 97222	EMS ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.

85 THIRD ST
TILLAMOOK, OR 97141

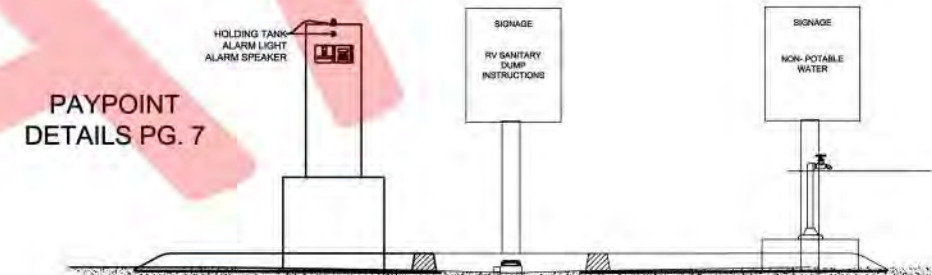
EXISTING SYSTEM AS BUILT SCHEMATIC



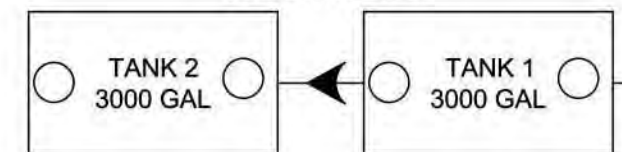
HOLDING TANK
FOR CUSTOMERS INITIAL WASTEWATER DUMP



59 EXISTING RV SPOTS
RV HOLDING TANK DUMP
STATION



HOLDING TANKS
PUMPED AS NEEDED



2x 3000 GALLON TANKS
75% LEVEL ALARM -> LIGHT & AUDIBLE
90% SYSTEM ACCESS SHUTDOWN

$$\frac{100\text{Gal}}{\text{Day}} \times 59 \text{ RVs} = \frac{5900\text{Gal}}{\text{Day}} \text{ Peak Flow}$$

21-0206-01

5/25/2022

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Tillamook River RV Park

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SCHEMATIC

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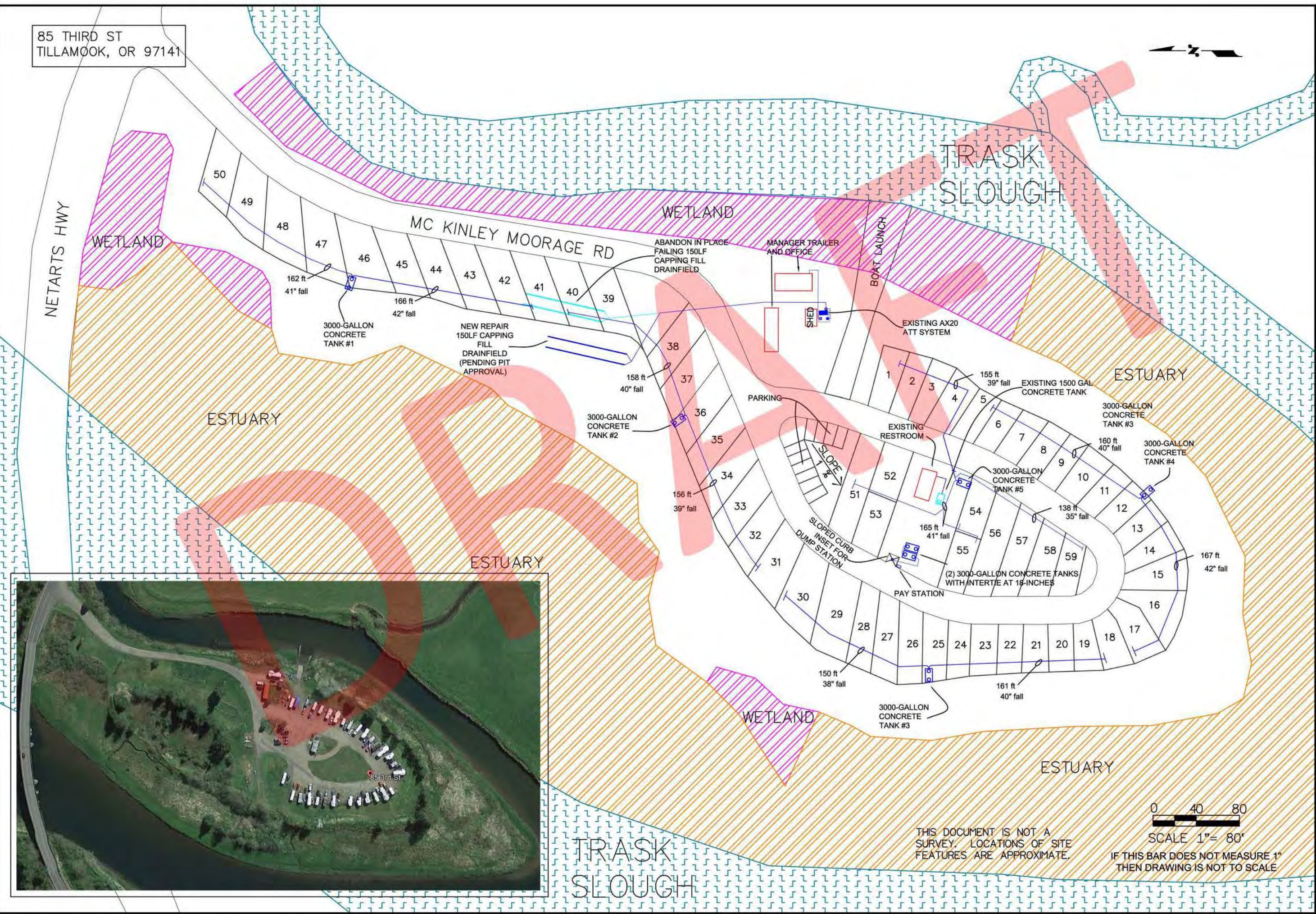
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4000 SE International Way
Suite B112
Milwaukie, OR 97222
www.emsenvmgt.com
503-353-9691
360-735-1109
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TILLAMOOK, OR 97141



NETARTS HWY



SCALE 1" = 80'

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

THIS DOCUMENT IS NOT A SURVEY. LOCATIONS OF SITE FEATURES ARE APPROXIMATE.

21-0206-01	Tillamook River RV Park	CHECKED:
5/25/2022	T: 1S, R: 10W, Sec 26, Tls 00500 & 02300	DRAWN:
3 OF 11	SITE PLAN	<p>EMS ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.</p> <p>4080 SE International Way Suite B112 Milwaukie, OR 97222 503-353-9691 360-735-1109 www.enmgsys.com</p>

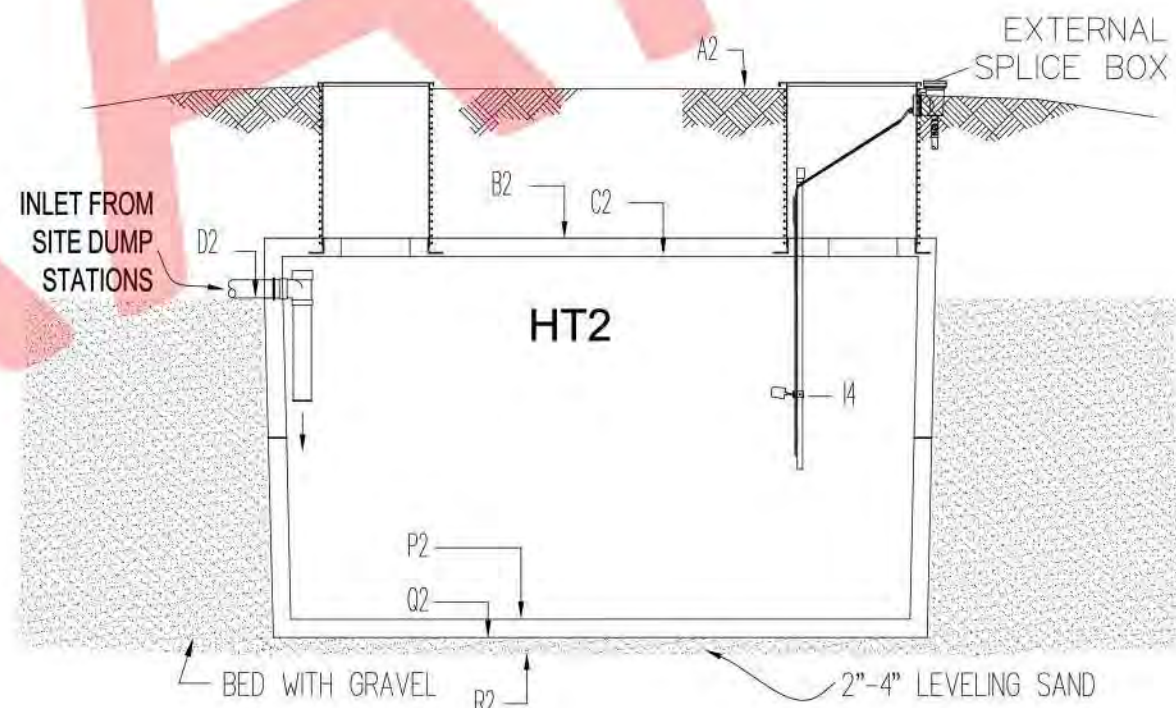
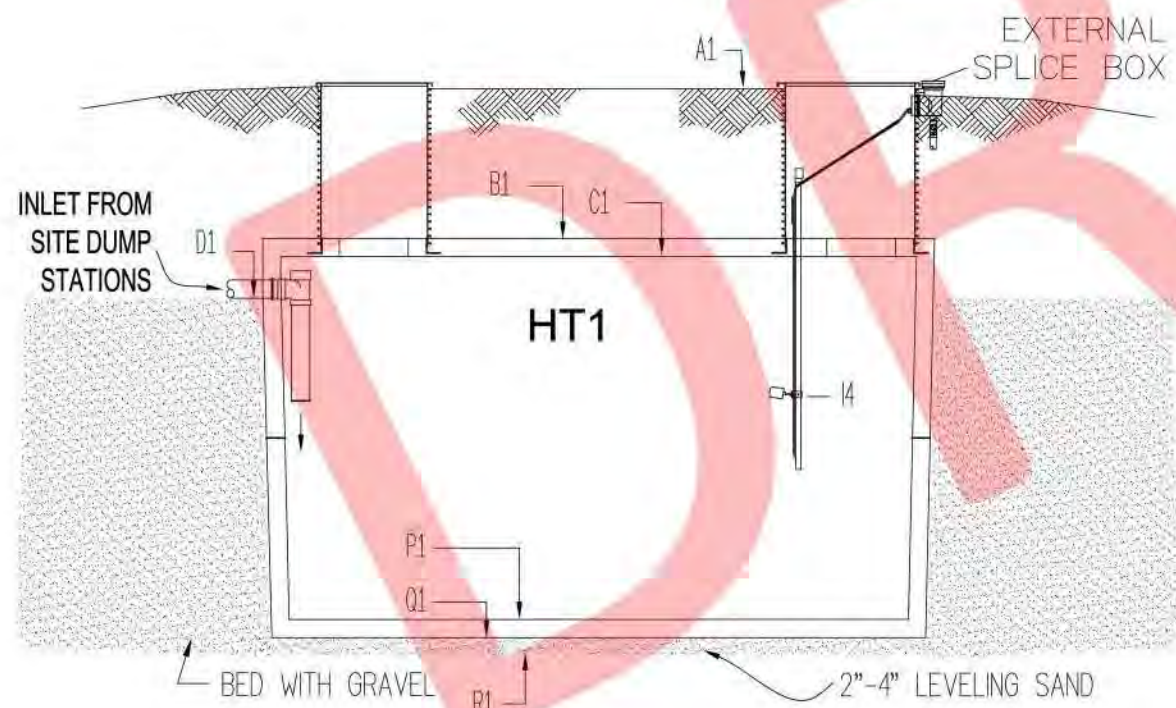
85 THIRD ST
TILLAMOOK, OR 97141

Holding Tank (HT1)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A1	Ground Surface	126.0	42.0	102.50
B1	Top of Tank	84	0.0	99.00
C1	Ceiling of Tank	80.0	-4.0	100.17
D1	Inlet Invert	74.0	-10	99.67
E1	RSV Manifold	na	na	na
F1	RSV Stinger Seat	na	na	na
G1	Outlet Invert	na	na	na
H1	Outlet Opening	na	na	na
I1	Alarm (HWA)	na	na	na
J1	Pump On	na	na	na
K1	Pump Off	na	na	na
L1	na	na	na	na
M1	Redundant Off	na	na	na
N1	Vault Inlet Holes	na	na	na
O1	Pump Intake	na	na	na
P1	Floor of Tank	0.0	-84.0	93.50
Q1	Bottom of Tank	-4.0	-88.0	93.17
R1	Excavation	-8.0	-92.0	92.83

Holding Tank (HT2)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A2	Ground Surface	124.0	40.0	102.50
B2	Top of Tank	84	0.0	99.17
C2	Ceiling of Tank	80.0	-4.0	100.17
D2	Inlet Invert	74.0	-10	99.67
E2	RSV Manifold	na	na	na
F2	RSV Stinger Seat	na	na	na
G2	Outlet Invert	na	na	na
H2	Outlet Opening	na	na	na
I2	Alarm (HWA)	na	na	na
J2	Pump On	na	na	na
K2	Pump Off	na	na	na
L2	na	na	na	na
M2	Redundant Off	na	na	na
N2	Vault Inlet Holes	na	na	na
O2	Pump Intake	na	na	na
P2	Floor of Tank	0.0	-84.0	93.50
Q2	Bottom of Tank	-4.0	-88.0	93.17
R2	Excavation	-8.0	-92.0	92.83



ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANKS HT1 - HT2

21-0206-01

Tillamook River RV Park

5/25/2022

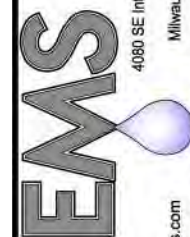
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TANK DETAILS (HT1 & HT2)

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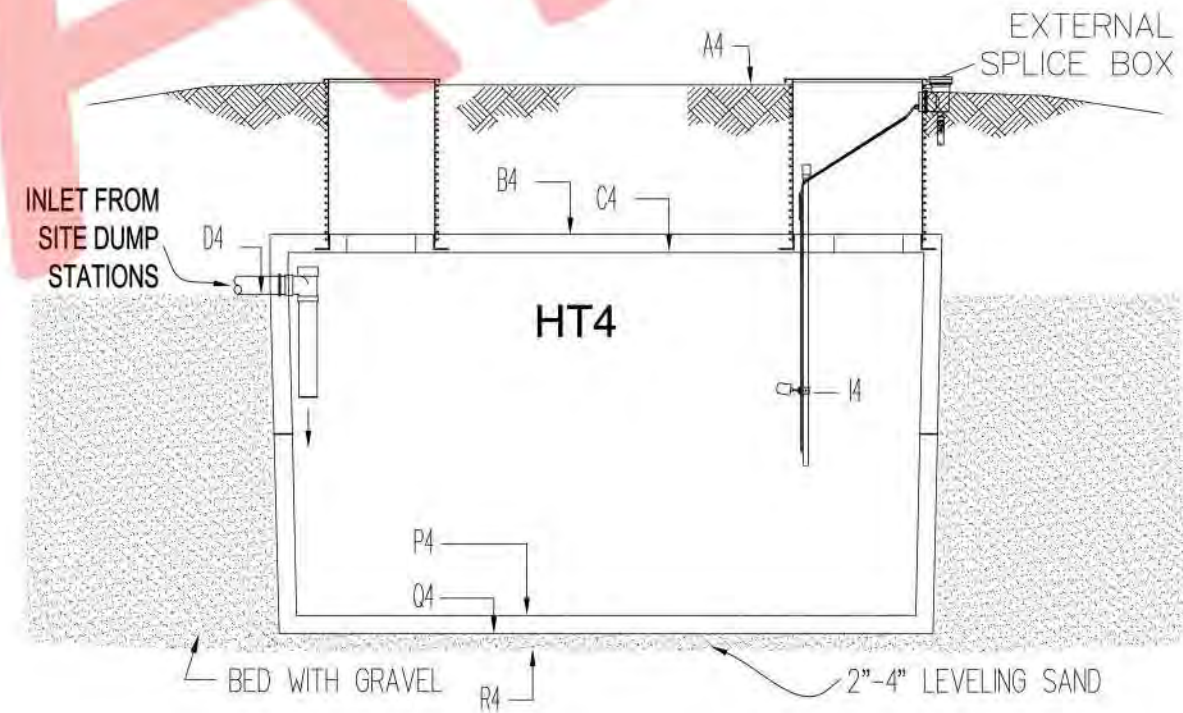
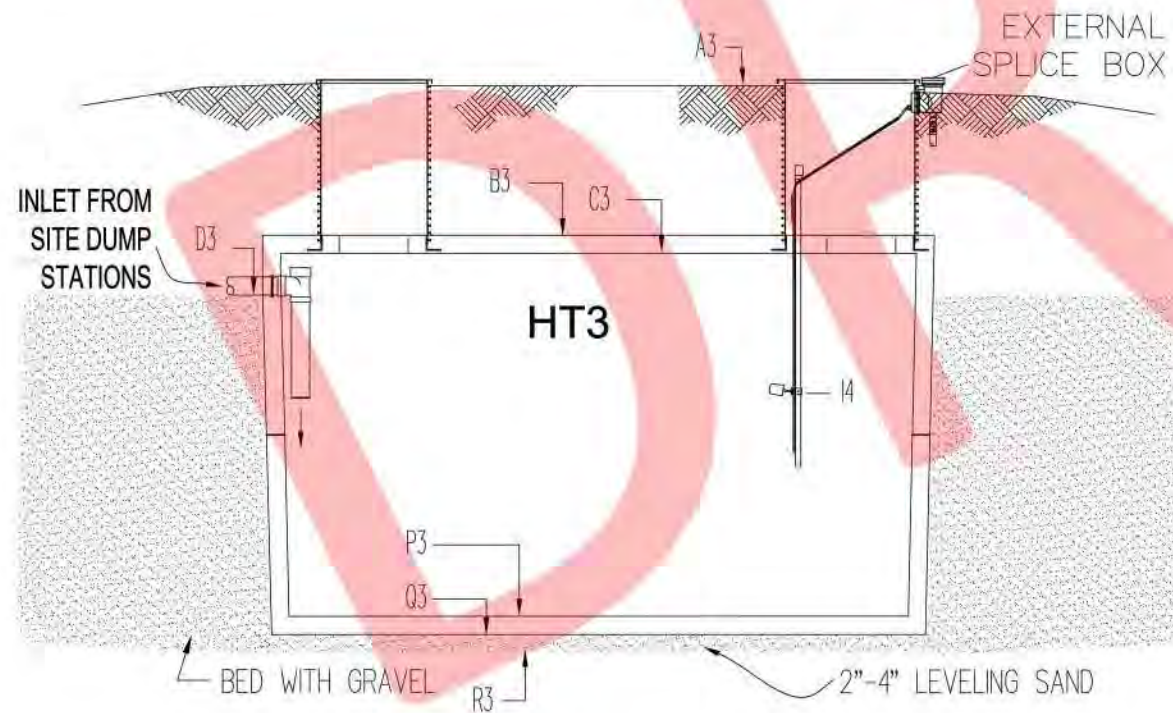
ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC.

Holding Tank (HT3)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A3	Ground Surface	124.0	40.0	102.50
B3	Top of Tank	84	0.0	99.17
C3	Ceiling of Tank	80.0	-4.0	100.17
D3	Inlet Invert	74.0	-10	99.67
E3	RSV Manifold	na	na	na
F3	RSV Stinger Seat	na	na	na
G3	Outlet Invert	na	na	na
H3	Outlet Opening	na	na	na
I3	Alarm (HWA)	na	na	na
J3	Pump On	na	na	na
K3	Pump Off	na	na	na
L3	na	na	na	na
M3	Redundant Off	na	na	na
N3	Vault Inlet Holes	na	na	na
O3	Pump Intake	na	na	na
P3	Floor of Tank	0.0	-84.0	93.50
Q3	Bottom of Tank	-4.0	-88.0	93.17
R3	Excavation	-8.0	-92.0	92.83

Holding Tank (HT4)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A4	Ground Surface	126.0	42.0	102.50
B4	Top of Tank	84	0.0	99.00
C4	Ceiling of Tank	80.0	-4.0	100.17
D4	Inlet Invert	74.0	-10	99.67
E4	RSV Manifold	na	na	na
F4	RSV Stinger Seat	na	na	na
G4	Outlet Invert	na	na	na
H4	Outlet Opening	na	na	na
I4	Alarm (HWA)	na	na	na
J4	Pump On	na	na	na
K4	Pump Off	na	na	na
L4	na	na	na	na
M4	Redundant Off	na	na	na
N4	Vault Inlet Holes	na	na	na
O4	Pump Intake	na	na	na
P4	Floor of Tank	0.0	-84.0	93.50
Q4	Bottom of Tank	-4.0	-88.0	93.17
R4	Excavation	-8.0	-92.0	92.83



ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANKS HT3 - HT4

21-0206-01

Tillamook River RV Park

5/25/2022

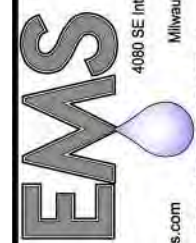
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TANK DETAILS (HT3 & HT4)

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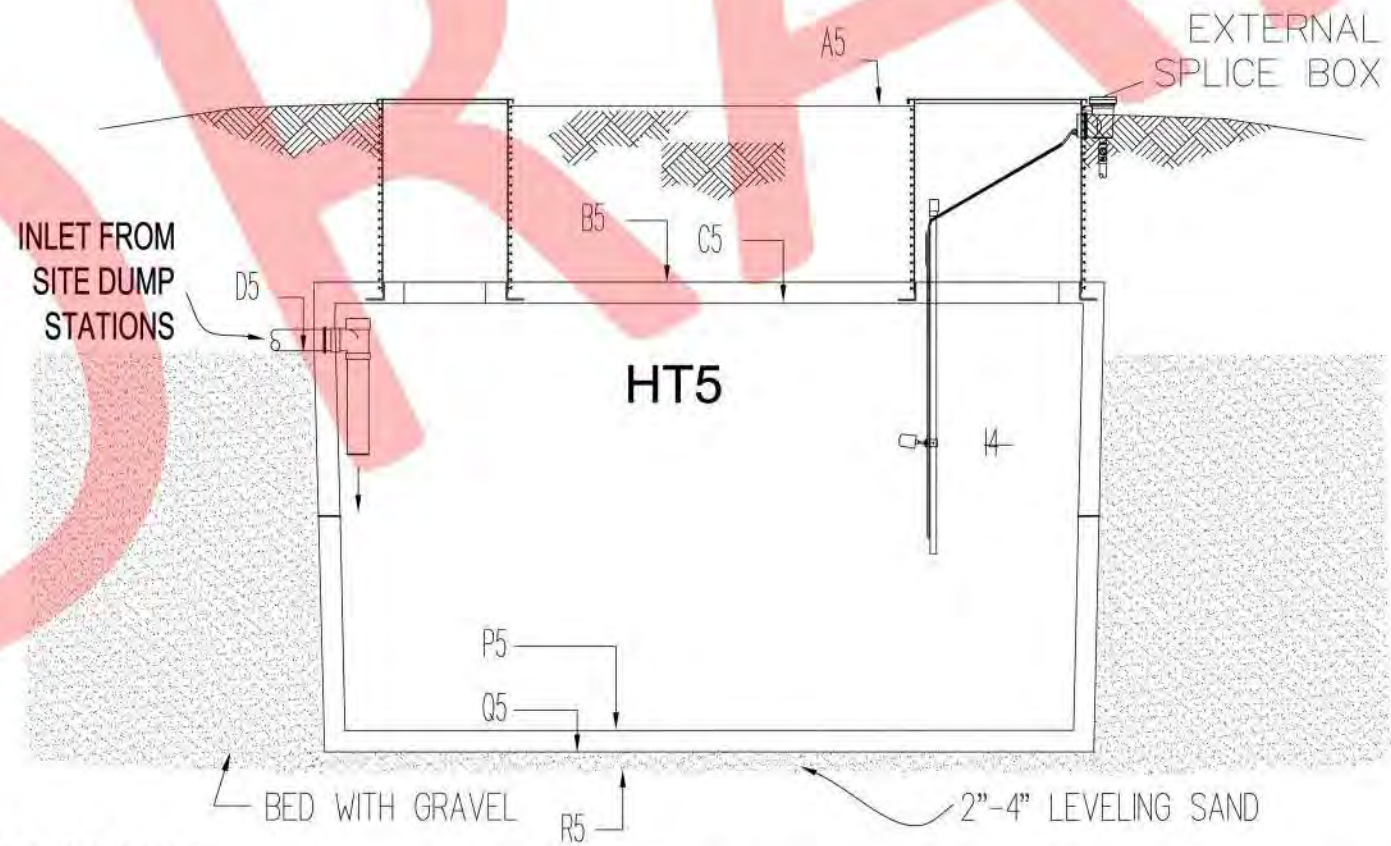
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TILLAMOOK, OR 97141

Holding Tank (HT5)				
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A5	Ground Surface	125.0	41.0	102.50
B5	Top of Tank	84	0.0	99.08
C5	Ceiling of Tank	80.0	-4.0	100.17
D5	Inlet Invert	74.0	-10	99.67
E5	RSV Manifold	na	na	na
F5	RSV Stinger Seat	na	na	na
G5	Outlet Invert	na	na	na
H5	Outlet Opening	na	na	na
I5	Alarm (HWA)	na	na	na
J5	Pump On	na	na	na
K5	Pump Off	na	na	na
L5	na	na	na	na
M5	Redundant Off	na	na	na
N5	Vault Inlet Holes	na	na	na
O5	Pump Intake	na	na	na
P5	Floor of Tank	0.0	-84.0	93.50
Q5	Bottom of Tank	-4.0	-88.0	93.17
R5	Excavation	-8.0	-92.0	92.83



ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANK HT5

21-0206-01

Tillamook River RV Park

5/25/2022

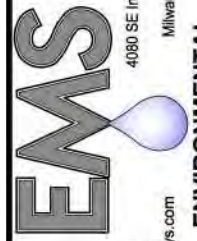
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TANK DETAILS (H5)

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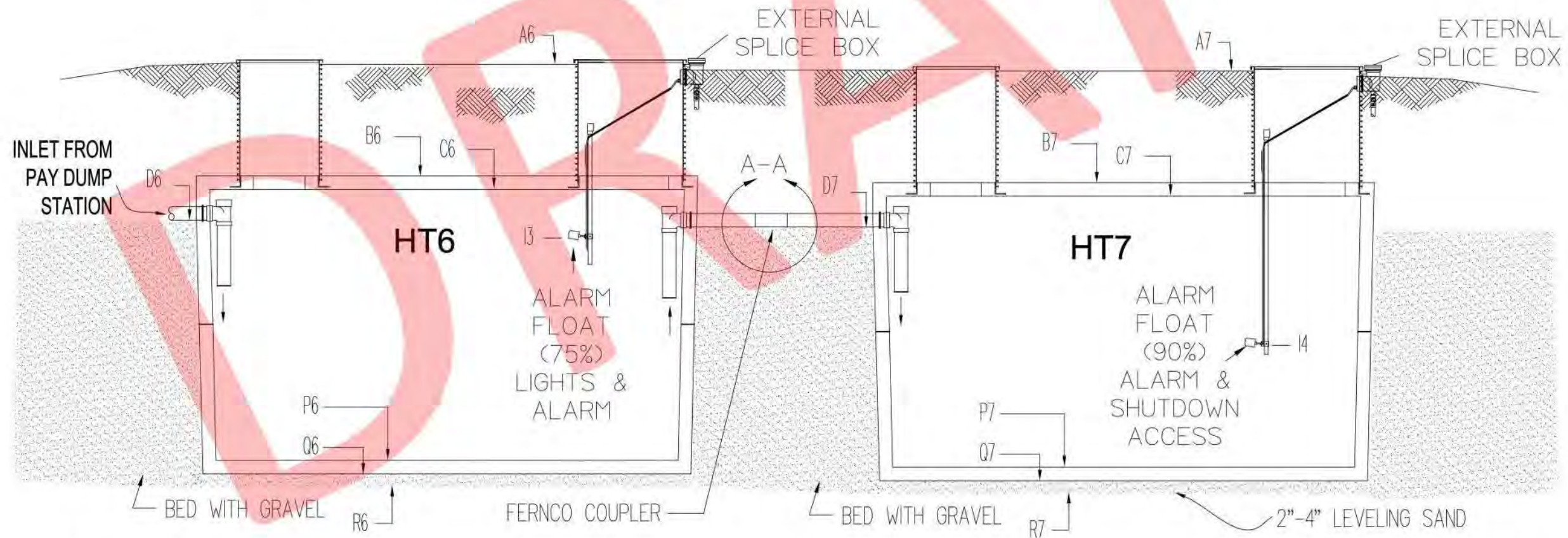
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Milwaukie, OR 97222

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360-735-1109
www.enrmtgms.com

ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.

Holding Tank (HT6)				
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A6	Ground Surface	108.0	24.0	102.50
B6	Top of Tank	84	0.0	100.50
C6	Ceiling of Tank	80.0	-4.0	100.17
D6	Inlet Invert	74.0	-10	99.67
E6	RSV Manifold	na	na	na
F6	RSV Stinger Seat	na	na	na
G6	Outlet Invert	na	na	na
H6	Outlet Opening	na	na	na
I6	Alarm (HWA)	na	na	na
J6	Pump On	na	na	na
K6	Pump Off	na	na	na
L6	na	na	na	na
M6	Redundant Off	na	na	na
N6	Vault Inlet Holes	na	na	na
O6	Pump Intake	na	na	na
P6	Floor of Tank	0.0	-84.0	93.50
Q6	Bottom of Tank	-4.0	-88.0	93.17
R6	Excavation	-8.0	-92.0	92.83

Holding Tank (HT7)				
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A7	Ground Surface	112.0	28.0	102.50
B7	Top of Tank	84	0.0	100.17
C7	Ceiling of Tank	80.0	-4.0	100.17
D7	Inlet Invert	74.0	-10	99.67
E7	RSV Manifold	na	na	na
F7	RSV Stinger Seat	na	na	na
G7	Outlet Invert	na	na	na
H7	Outlet Opening	na	na	na
I7	Alarm (HWA)	na	na	na
J7	Pump On	na	na	na
K7	Pump Off	na	na	na
L7	na	na	na	na
M7	Redundant Off	na	na	na
N7	Vault Inlet Holes	na	na	na
O7	Pump Intake	na	na	na
P7	Floor of Tank	0.0	-84.0	93.50
Q7	Bottom of Tank	-4.0	-88.0	93.17
R7	Excavation	-8.0	-92.0	92.83



WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANKS HT6 - HT7

ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

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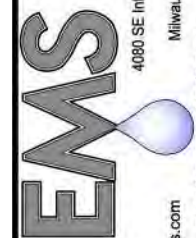
Tillamook River RV Park

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TANK DETAILS (HT6 & HT7)

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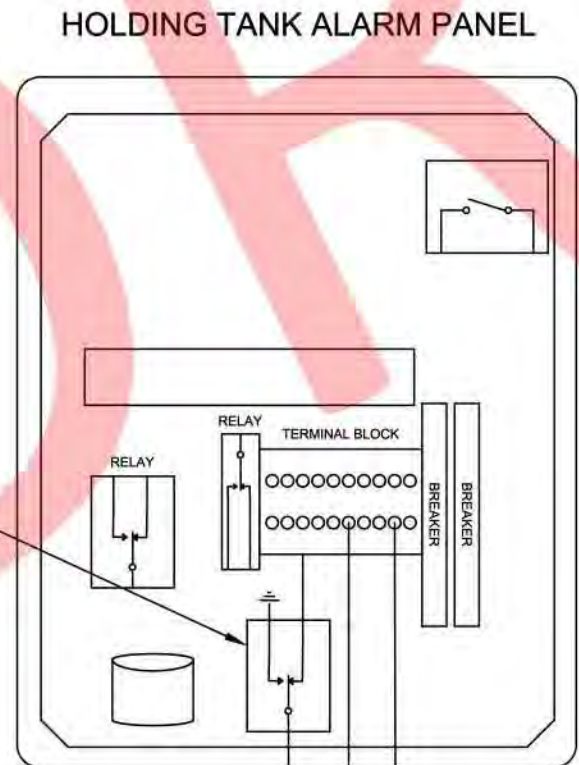
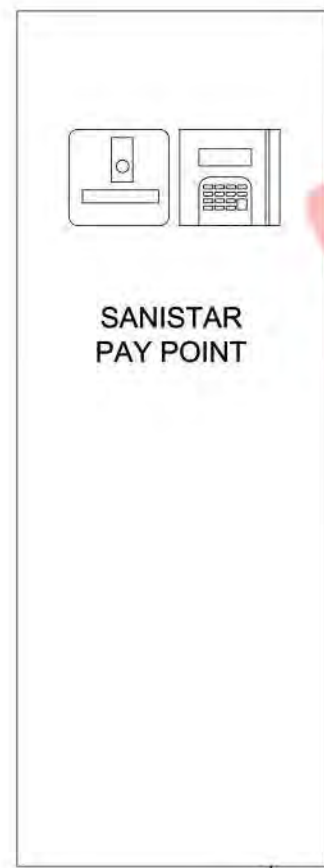
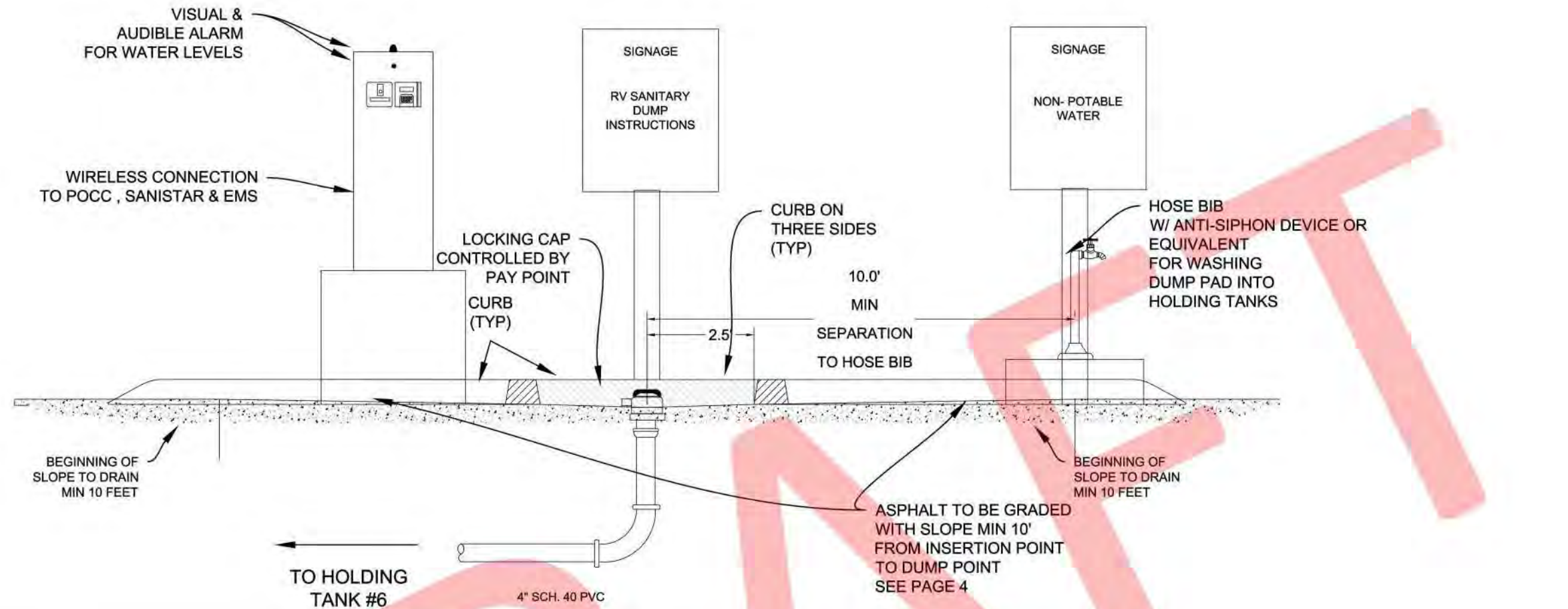


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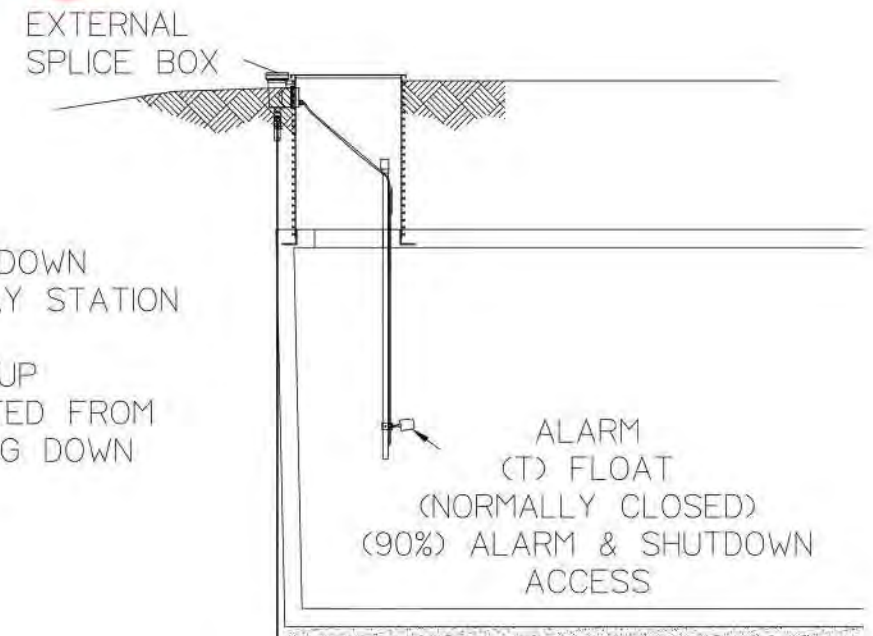
WHEN 90% FLOAT IS DOWN
POWER FLOWS TO PAY STATION

WHEN 90% FLOAT IS UP
POWER IS DISCONNECTED FROM
PAY STATION SHUTTING DOWN
ACCESS.

110v Power In

110v POWER OUT TO PAY STATION

FLOAT NORMALLY OPEN



21-0206-01

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Tillamook River RV Park

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DUMP STATION DETAILS

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Typical Sanistar paystation location



Paystation Close-up. Typical National Rates \$10-\$25 per dump



Typical pedestal location

Site protected from traffic with curbs



Sanistar paystation with RV
Site protected from traffic with curbs



Foot operated access port
Unlocked by paystation



Pay station with water hose and electrical outlet

21-0206-01

Tillamook River RV Park

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9 OF 11

SANISTAR PHOTOS

85 THIRD ST
TILLAMOOK, OR 97141

PRELIMINARY GUIDANCE LIST ONLY
All items to be reviewed by designer & installer prior to ordering
All part substitutions must be pre-approved by designer.
Major component & tank substitutions require additional design time.

Qty	Product ID	Description
TANKS		
7	Willamette Graystone 3000 Gallon Holding Tank	3000 Gallon Concrete Septic Tank for tanks HT1-HT7
1750'	4" Schedule 40 PVC or greater	Piping from both sides of Dump Receptacles to each individual HT
1	MF1B-21FS	21" Float tree for HT6
7	MF1T-37FS	37" Float tree for HT1-HT5, HT7
1	GR2424 / FL24G	GRADE RING/ RISER LID
1	GR2428 / FL24G	GRADE RING/ RISER LID
2	GR2440 / FL24G	GRADE RING/ RISER LID
3	GR2442 / FL24G	GRADE RING/ RISER LID
1	GR3024 / FL30G	GRADE RING/ RISER LID
1	GR3028 / FL30G	GRADE RING/ RISER LID
2	GR3040 / FL30G	GRADE RING/ RISER LID
3	GR3042 / FL30G	GRADE RING/ RISER LID
7	SBEX2	EXTERNAL SPLICE BOX
ALARM SYSTEM		
7	AMLAHW	VISUAL & AUDIBLE LIQUID LEVEL ALARM PANEL HT1-HT5, HT7 W/ VISUAL & AUDIBLE W/ SHUTOFF HT6 VISUAL & AUDIBLE ONLY
PAYPOINT SYSTEM		
1	CONTACT SANISTAR OR SIMILAR SYSTEM	Control system for dump station.

Component	Holding Tank 1	Holding Tank 2	Holding Tank 3	Holding Tank 4	Holding Tank 5	Holding Tank 6	Holding Tank 7
Size	3000Gal	3000Gal	3000Gal	3000Gal	3000Gal	3000Gal	3000Gal
Manufacturer	WG	WG	WG	WG	WG	WG	WG
Material	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete
Access	Riser Lid	Riser Lid	Riser Lid	Riser Lid	Riser Lid	Riser Lid	Riser Lid
<i>Maintenance</i>							
Event Counter	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Moisture/Odors	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Alarms	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Alarm Noise	Hi/Lo	Hi/Lo	Hi/Lo	Hi/Lo	Hi/Lo	Hi	Hi
Scum, Sludge, Solids	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Gallons / Inch	43.3	43.3	43.3	43.3	43.3	43.3	43.3
Effluent Sampling	When Pumped	When Pumped	When Pumped	When Pumped	When Pumped	When Pumped	When Pumped

Key: Tanks: W=Waite, WG=Willamette Greystone, M=Michaels, D=D&K,
 X= Xerxes, CSI = Containment Solutions, Inc.
 Material: PVC=Polyvinyl Chloride, FG=Fiberglass
 OSI=Orenco Systems Inc.

21-0206-01

5/25/2022

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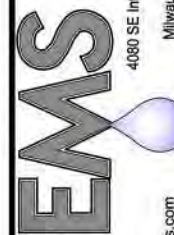
Tillamook River RV Park

T: 1S, R: 10W, Sec 26, TLs 00500 & 02300

PARTS LIST

CHECKED:

DRAWN:



4080 SE International Way
Suite B112
Milwaukie, OR 97222

503-353-9691
360-735-1109
www.envmgtsys.com

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC.

85 THIRD ST
TILLAMOOK, OR 97141

CHECK OFF	
	GENERAL STANDARDS
	ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).
	All work and material shall conform with OAR 340 Div. 71 & 73 approved design permit, and appropriate laws. Permits relating (but not limited) to plumbing, electrical, and grading must be coordinated with the on-site system installer and designer.
	Minor modifications to accommodate stumps, boulders or other unforeseen obstacles may be needed. Major modification cannot be performed without re-design and regulatory approval.
	If the installation contractor (installer) notes any conflicts with applicable State and/or local laws, rules or requirements, he shall request a clarification before ordering or installing affected materials or work. This may include and is not limited to such factors as: land-use regulations, grading ordinances, erosion control districts, hauling limits, typographical errors, etc. Noreimbursement to the Contractor will be provided for unauthorized work
	Installer is to obtain copies of all necessary permits, authorizations, licenses etc. prior to initiating construction, including that specialty design work designated to a subcontractor which is directly or indirectly related to the system construction, design, delivery, or installation.
	Installer shall request and obtain utility locates by a qualified service for all potential underground utilities before excavation work commences.
	Installer shall maintain any and all survey monuments, which are affected by work and activities, related to the projects. Monuments, if damaged by the installer, shall be reset by a licensed surveyor at the installer's expense.
	All materials and equipment shall be of the type, model and brand listed for the manufacturers specified, unless otherwise authorized by the system designer. Substitution of materials and equipment shall receive pre-authorization and the contractor/installer will be responsible for providing performance and operating data.
	Installer shall prepare, maintain and provide, at completion of the project, drawings detailing the construction "as-built" and shall provide the owner & designer with the manufacturer's current specification and operating data on all equipment installed prior to final payment to the installer.
	TANK (S)
	Seal all joints and seams with manufacturer-approved sealants. Provide material submittal, and all means and methods for tank and accessory testing.
	Odor proof: Seal riser lid to contact with closed cell plastic foam sheet, or single-side adhesive neoprene foam tape.
	Risers: Tanks must be equipped with one piece watertight risers, with minimum 30" inside diameter, with tank access brought to 3" above finish grade. Joints must be sealed interior and exterior, and pressure tested per plans. (See attached "Tank Inspection and Testing" notes)
	Riser: Tank must be equipped with a watertight riser, with minimum 18" inside diameter, with tank access brought to or above finish grade. Riser must be fiberglass bonded to tank adapter w/ adhesive.
	Knockouts: Perforations and unused knockouts must be grouted or otherwise sealed.
	Watertight: After installation, Tank must be subject to 24 hour test for watertightness. Fill to a maximum 2" into riser. Mark water level, time and date. There may be no more than 1 gallon leakage over 24 hour period.
	THE ABOVE SPECIFICATIONS ARE IN ADDITION TO AND DO NOT REPLACE THE MANUFACTURERS WRITTEN INSTALLATION AND TESTING PROCEDURE REQUIREMENTS.
	Anti-buoyancy: Provide for anti-buoyancy, per manufacturer's installation instructions. Provide copy of instructions to permitting authority.

	ELECTRICAL COMPONENTS
	Wiring of pumps and controls shall be performed by a licensed electrician under the auspices of an electrical permit secured from the local jurisdiction. For details of electrical system, pump controls, floats, and the level of the float settings see the manufacturer's instructions and approved design.
	Splicing of wires at the splice box inside the tank risers shall be done using the heat shrink connectors provided by the manufacturer or with an approved watertight electrical connector nut.
	Wiring from the splice box to the source or the control panel shall be protected in UL approved PVC conduit, constructed watertight. Pump line voltage shall have water proof insulation such as THW, THWN, or HHW. Wire for all connections shall be 14 gauge wire or larger.
	"Seal offs" shall be installed between the splice box and the power source or control panel, either in the horizontal just outside the riser or in the vertical just below the control panel or per connection. "Seal offs" shall be installed per manufacturers written recommendations and shall be equal to or better than the following: Appleton EYF seal off box, PVC terminal adapters (threaded), Killark sealing compound, Killark packing fiber.
	Wiring shall be color coded or numbered and the schedule written inside the control panel or on the wiring diagram.
	Upon completion, the apparatus shall be tested for operation and correctness. Available voltage, pump run voltage and pump run amperage shall be measured and recorded inside the control panel.
	The wiring diagram shall be retained on site (preferably in control panel enclosure) and any as-built notes or comments entered, initialed, and dated.
	CONTROL PANEL (S)
	The electrician shall label the control panel or electrical panel with his business name and the permit number and date of installation.
	Control panel shall be installed per manufacturers written instructions; alarm shall be audible from the living/working space. Pump and alarm must be on separate circuits.
	Panel shall be in accordance with NEMA 4X rating. Panel enclosure shall meet NEMA 4X requirements.
	Panel shall be installed within 50' of tank and preferably within sight of the tank.
	OTHER
	Abandon Tank: Existing septic tank must be pumped and filled with rock or removed in accordance with County and State of Oregon requirements. Submit certificate of abandonment and pump receipt.
	Setbacks: Maintain required setbacks
	Initial and Reserve drainfield areas and system components to be protected with construction fencing, bollards, or other devices before, during, and after septic system installation.
	COLLECTION SYSTEM
	Contractor to obtain plumbing permit.
	Do not use the plumbing system for disposal of non-biodegradable and/or toxic materials such as paints, thinners, gasoline, motor oil, drain cleaners, or other harsh chemicals.
	Do not use the plumbing system for disposal of cooking grease, diapers, sanitary napkins, rags, cigarette butts, rubber or plastic products
	Water softener backwash, storm or ground water sources, floor drains not to be connected to the septic system.
	DISTRIBUTION AND TRANSPORT LINES
	Road crossing: Sleeve transport pipe in Sch. 40 PVC, installed a minimum of 18" below grade, and bedded in ¾ minus to the surface.
	Road/Driveway crossing: Use Sch. 40 or Sch. 80 PVC, installed a minimum of 24" below grade, and bedded in ¾ minus to the surface.
	Trace wire: Provide an electrically continuous 18 gauge, green-jacketed copper wire in trench, above the pipe, for the full length of all pressure or gravity transport lines, accessible at the source end.

21-0206-01

5/25/2022

11 OF 11

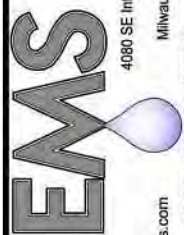
Tillamook River RV Park

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

CONSTRUCTION SPECIFICATIONS

CHECKED:

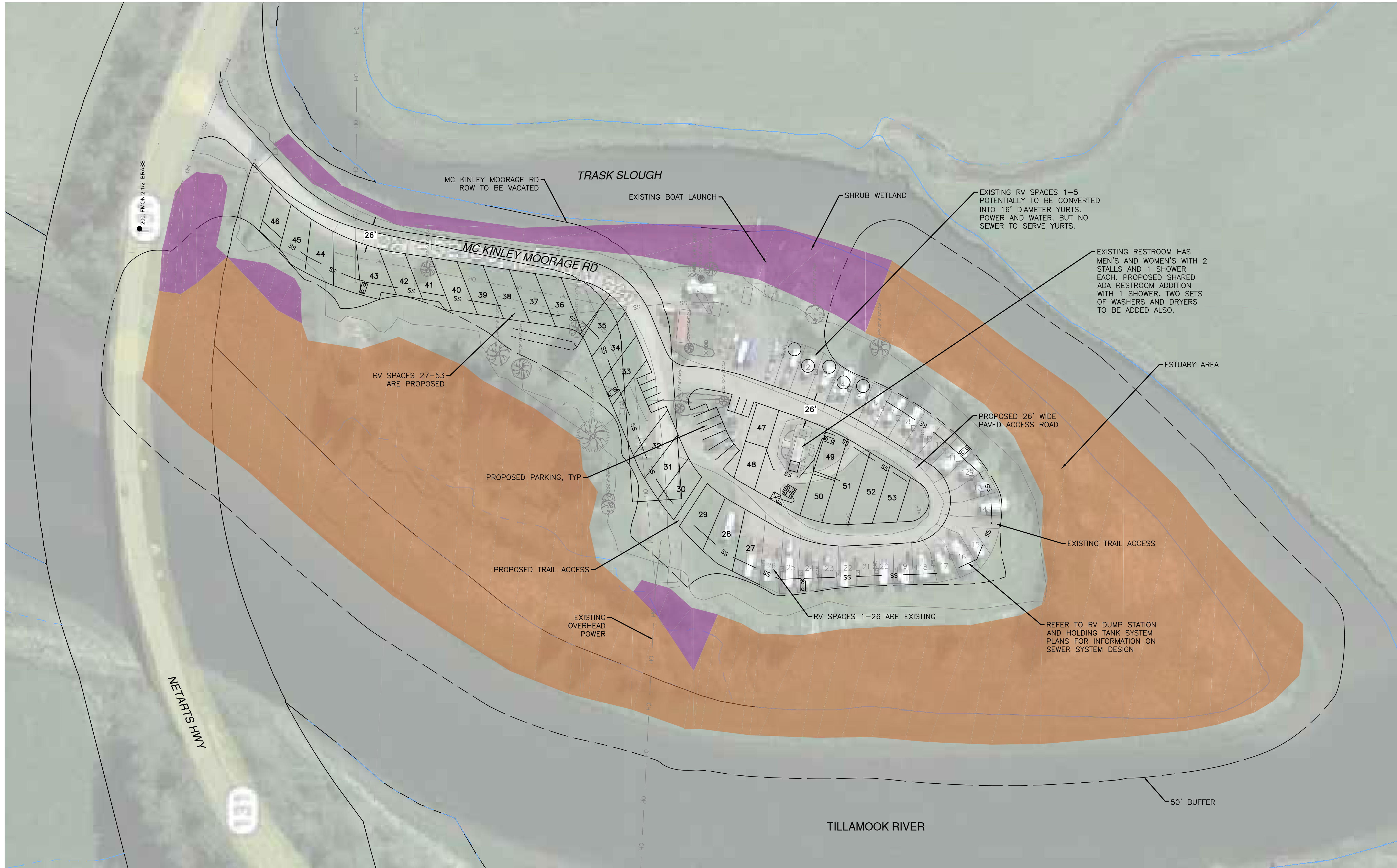
DRAWN:



4080 SE International Way
Suite B112
Milwaukie, OR 97222

503-353-9691
360-735-1109
www.envmglsys.com

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC.



SITE PLAN
SCALE: 1"=60'

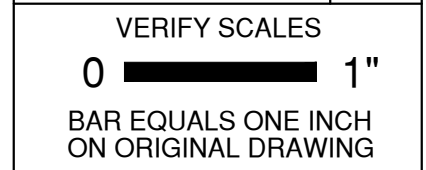
RIDGE DEVELOPMENT
TILLAMOOK RV PARK EXPANSION
OVERALL SITE PLAN
TILLAMOOK COUNTY, OREGON

REVISIONS:

1.	
2.	
3.	

549 SW MILL VIEW WAY
SUITE 100
BEND, OREGON 97702
BECON
 CIVIL ENGINEERING & LAND SURVEYING
 (541) 633-3140
 www.beconeg.com

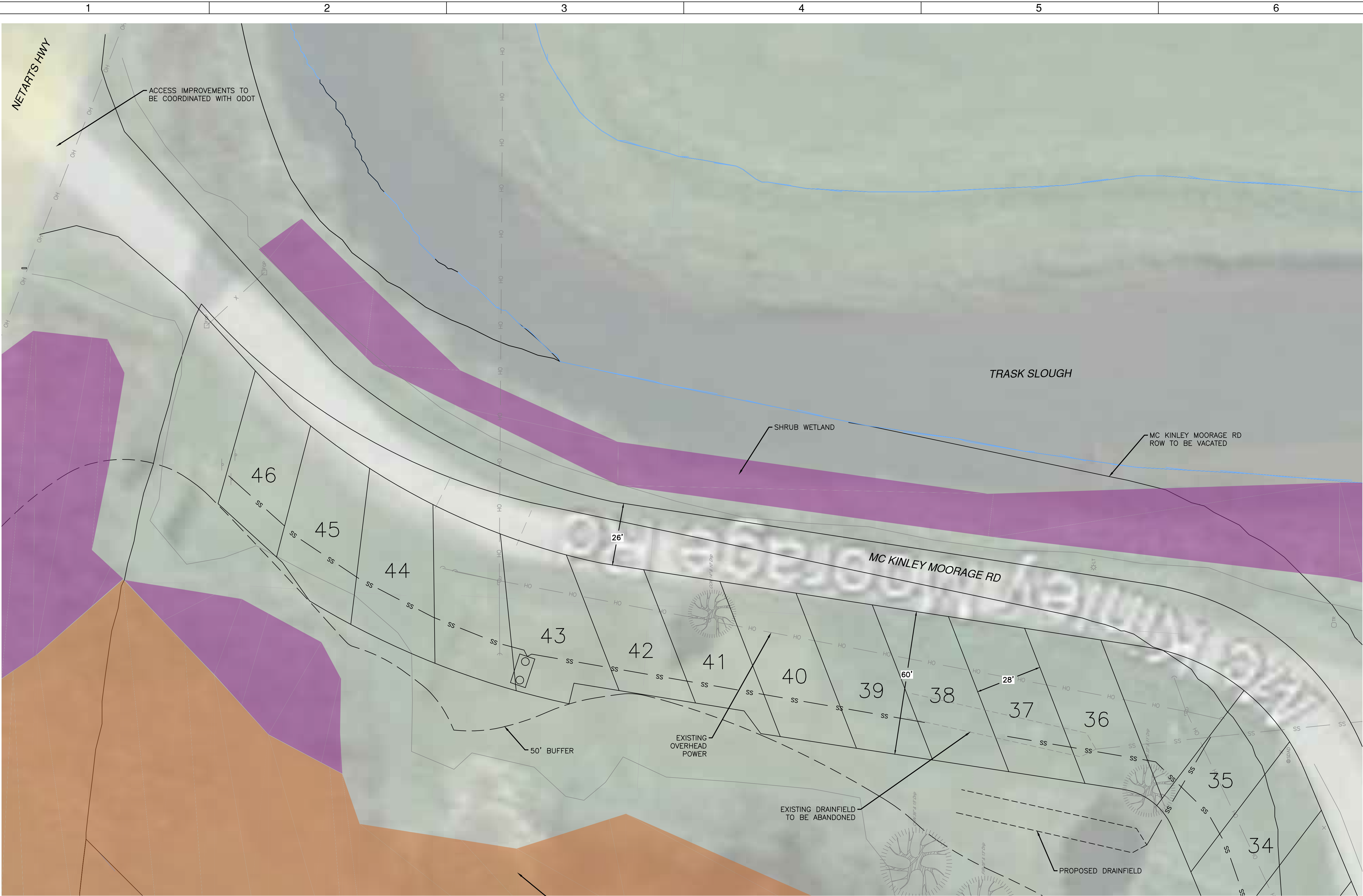
DESIGNED BY: TRM
 DRAWN BY: BECON
 SCALE: 1" = 60'
 FILE: 21264
 DATE: 08/29/2022



SHEET: **C1.0**

1 OF 3

851-22-000286-PLNG



SITE PLAN NORTH
SCALE: 1"=20'

RIDGE DEVELOPMENT
TILLAMOOK RV PARK EXPANSION
SITE PLAN NORTH
TILLAMOOK COUNTY, OREGON

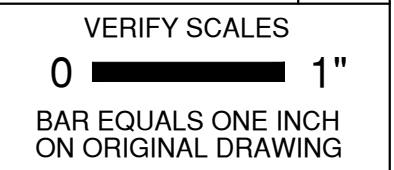
REVISIONS:

1.	
2.	
3.	

549 SW MILL VIEW WAY
SUITE 100
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

BECON
Civil Engineering & Land Surveying

DESIGNED BY: TRM
DRAWN BY: BECON
SCALE: 1" = 20'
FILE: 21264
DATE: 08/29/2022



SHEET: **C1.1**

2 OF 3

851-22-000286-PLNG



SITE PLAN SOUTH
SCALE: 1"=20'

**RIDGE DEVELOPMENT
TILLAMOOK RV PARK EXPANSION**

SITE PLAN SOUTH

TILLAMOOK COUNTY, OREGON

REVISIONS:

1.	
2.	
3.	

BECON
Civil Engineering & Land Surveying
549 SW MILL VIEW WAY
SUITE 100
BEND, OREGON 97702
(541) 633-3140
www.beconing.com

DESIGNED BY: TRM
DRAWN BY: BECON
SCALE: 1" = 20'
FILE: 21264
DATE: 08/29/2022

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH
ON ORIGINAL DRAWING

SHEET: C1.2

3 OF 3

851-22-000286-PLNG



Trevor Munro <tmunro@beconeng.com>

Tillamook RV park

1 message

KEARNS Richard A <Richard.A.KEARNS@odot.oregon.gov>

Thu, Sep 15, 2022 at 2:11 PM

To: "tmunro@beconeng.com" <tmunro@beconeng.com>, BUFFINGTON Mark W <Mark.W.BUFFINGTON@odot.oregon.gov>,

Melissa Jenck <mjenck@co.tillamook.or.us>

Cc: WILLIAMS Virginia L <Virginia.L.WILLIAMS@odot.oregon.gov>

<https://www.oregon.gov/odot/Forms/2ODOT/7345114.pdf>

Trevor / Melissa

The Access Engineer out of Salem took a look at this last Tuesday and his comments are below;

Here is the photos I took at the RV Park, I'd estimate about 700' ISD to the west and about 800' to the east. The low rail on the bridge and the superelevation of the roadway throughout the curve make it easy to see vehicles on the bridge from the approach. I can't see any benefit or justification in requiring a TIA. My recommendation would be to require them to submit an upgrade application to add up to 4" of asphalt on their approach to a distance 40' from the fog line (I recommend longer than our normal 20' since the approach will see a lot of bigger vehicles).

The link above is the UGRADE APPLICATION

Richard Kearns

D1 Permits

503-325-6490

 Tillamook County 286 Incomplete Application.pdf
949K

Application Materials

Submitted July 19, 2022



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: 13,000.-	
Permit No: 851-22-000281-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: R3 Coastal, LLC Phone: 541-602-2580 / 541-280-8966
 Address: 62570 Eagle Rd
 City: Bend State: OR Zip: 97701
 Email: rishannonmd@gmail.com / rishannon96@gmail.com

Property Owner

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

Request: See attached narrative statement and other submittals

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:

Site Address: 85 Third St, Tillamook, OR 97141

Map Number: 1S10260000500 and 1S10260002300

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.



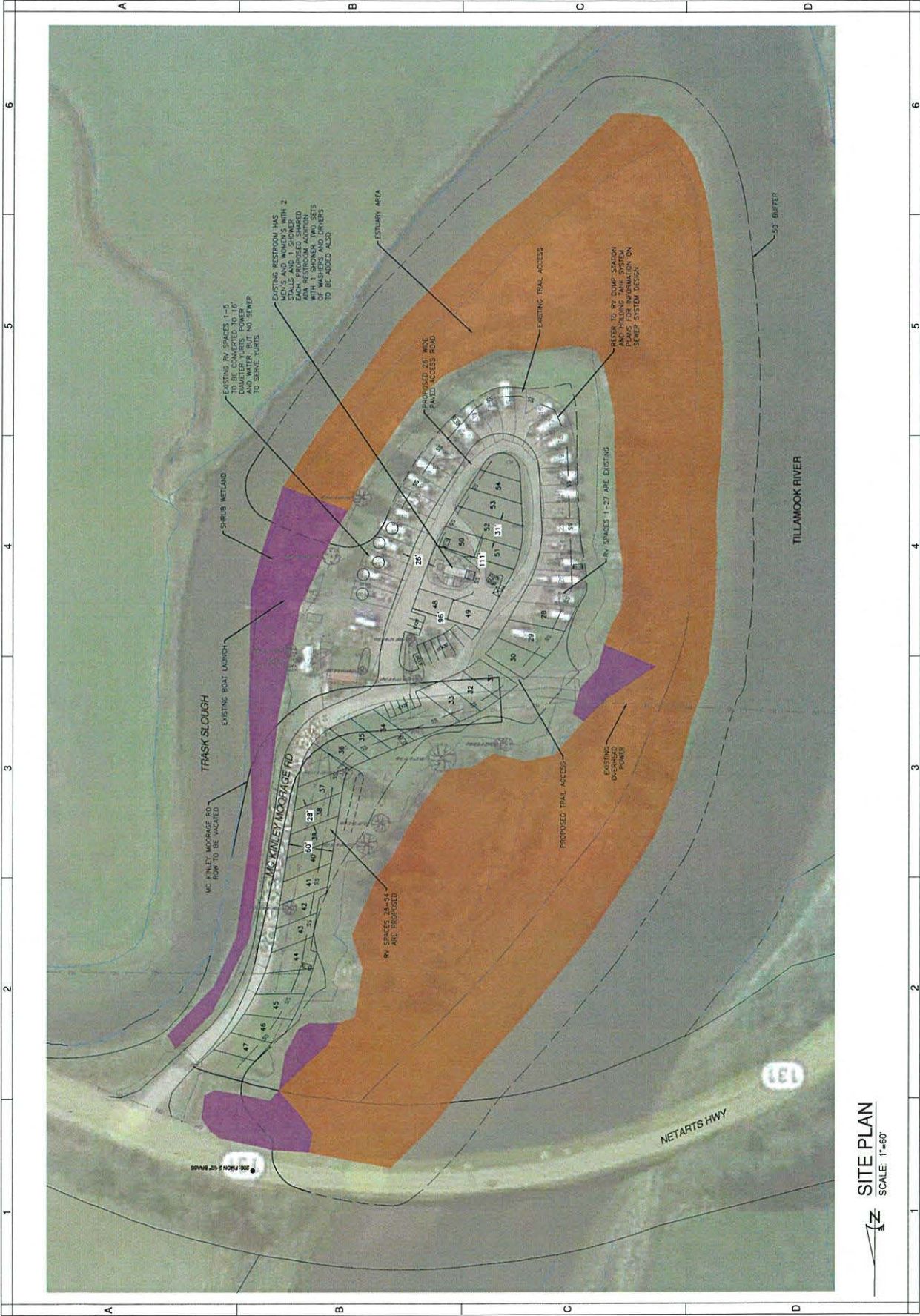
 Property Owner Signature (Required)

7/19/22

 Date

Applicant Signature

Date



SITE PLAN
SCALE: 1"=60'

BECON
CIVIL ENGINEERING
348 SW MILL VIEW WAY
SUNNYVALE, OR 97138
503.535.8183
www.beconeng.com

1
2
3

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

July 6, 2022 11:38:19 am

Account # 171860 Map # 1S10260000500 Code - Tax # 0912-171860 Legal Descr See Record Mailing Name R3 COASTAL, LLC Agent In Care Of Mailing Address 62570 EAGLE RD BEND, OR 97701	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2022-1777 Sales Date/Price 03-11-2022 / \$1,400,000.00 Appraiser KARI FLEISHER
--	--

Prop Class	201	MA	SA	NH	Unit
RMV Class	201	07	AC	500	10088-1

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

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0912 Land	5,230			Land	0
Impr.	6,300			Impr.	0
Code Area Total	11,530	11,180	11,180		0
Grand Total	11,530	11,180	11,180		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0912	1	<input checked="" type="checkbox"/>		RC	Commercial Site	110	A	4.90		5,230
Grand Total									4.90	5,230

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
0912	1	2009	493	Miscellaneous - Yard Imps	110	10			6,300
Grand Total									6,300

Exemptions / Special Assessments / Potential Liability

NOTATIONS:
 ■ CHANGES TO VALUATION JUDGMENT (REDUCTION) 308.242 ADDED 2012

Comments: 4/15/10 Added new sign. Moved to MA 7, NH 500 part of Tillamook River RV Park. KF 10/20/10 Added back 2010 trends. KF 11/28/11 Commercial stat class conversion to 493. KF 12/27/12 Change in valuation judgment 308.242; reviewed per owner request. Lowered RMV to bring more in line with other counties. RBB 12/27/12 Brought values forward after 2012 correction. RBB 10/30/13 Reappraised RMV for 2014/15 using 2013/14 setup. KF 7/25/19 Due to a partition of TL 2500 and survey, there was a size correction on TL 500, 2500 and 2600. KF

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

July 6, 2022 11:38:58 am

Account # 172949 Map # 1S10260002300 Code - Tax # 0912-172949 Legal Descr See Record Mailing Name R3 COASTAL, LLC Agent In Care Of Mailing Address 62570 EAGLE RD BEND, OR 97701 Prop Class 807 MA SA NH Unit RMV Class 201 07 AC 500 21828-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2022-1777 Sales Date/Price 03-11-2022 / \$1,400,000.00 Appraiser KARI FLEISHER
--	--

Situs Address(s)	Situs City
ID# 1 85 THIRD ST	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0912	Land	319,380		Land	0
	Impr.	43,860		Impr.	0
Code Area Total		363,240	178,960		0
Grand Total		363,240	178,960		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	Trended RMV
						TD%	LS			
0912	1	<input checked="" type="checkbox"/>		RC	Commercial Site	110	A	6.82		246,830
0912					LANDSCAPE - AVERAGE	100				1,500
0912					OSD - AVERAGE	100				18,000
0912					SITE DEVELOPMENT	100				53,050
Grand Total								6.82		319,380

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
0912	1	1993	511	RV Park/Campground	110		300		43,860
Grand Total							300		43,860

Exemptions / Special Assessments / Potential Liability					
Code Area	0912				
SPECIAL ASSESSMENTS:					
■ SOLID WASTE		Amount	12.00	Acres	0 Year 2021
NOTATIONS:					
■ DEMOLISHED PROPERTY RMV & MAV ADJUSTED 308.146 ADDED 2008					

PP Account(s): 0912-3259
Comments: 5/14/08 Old residence and several outbuildings were demolished prior to 1/1/08. Adjusted RMV/MAV to reflect. KF 5/15/08 Revalued land & imps based on property review after demolition/sale. RMV change only, KF 2/9/09 Changed PCA. RV Park. KF 10/30/13 Reappraised RMV for 2014/15 using 2013/14 setup. KF



BECON, LLC

Civil Engineering and Land Surveying

549 SW Mill View Way, Suite 100 • Bend OR, 97702 • 541.633.3140

Narrative Statement
Conditional Use Application Review
Tillamook Coast RV Park Expansion

- Applicant/Owner:** R3 Coastal, LLC
62570 Eagle Rd
Bend, OR 97701
Robert Shannon MD
541-602-2580
Riley Shannon
541-280-9866
- Engineer:** BECON Civil Engineering & Land Surveying
549 SW Mill View Way, Suite 100
Bend, OR 97702
Trevor Munro, PE
541-633-3140
- Location:** The subject property is located at 85 Third St, Tillamook, OR 97141. The property tax lots are 1S10260000500 and 1S10260002300.
- Request:** Conditional use review and approval of the expansion of Tillamook Coast RV Park. The existing RV Park is located on two tax lots in the RC – Rural Commercial zone. The project proposes that the existing Mc Kinley Moorage Rd ROW be vacated to the property owner. The project proposes to expand the existing 27-space RV Park into a total of 54 spaces. Also included is the proposed expansion of the existing restroom and site wide septic system. Existing RV spaces 1-5 are proposed to be converted into yurt sites.

I. Applicable Criteria, Standards, and Procedures:

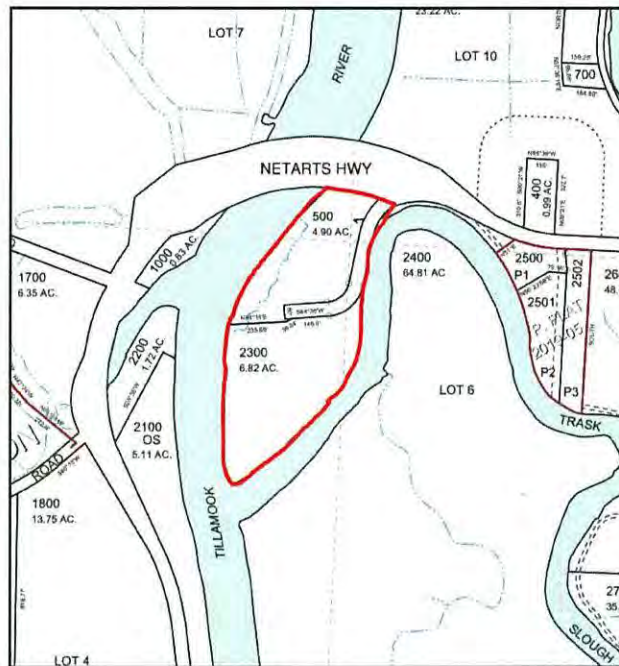
Tillamook County Land Use Ordinance (LUO)

- Article 3 – Zone Regulations
 - 3.020 RC Rural Commercial
 - 3.510 FH Flood Hazard Overlay
- Article 4 – Development Standards
 - 4.005 Residential and Commercial Zone Standards
- Article 5 – Special Use Standards and Exceptions
 - 5.030 Recreational Campground Standards
- Article 6 – Conditional Use Procedures and Criteria
 - 6.010 Purpose

- 6.020 Procedure
- 6.030 General Requirements
- 6.040 Review Criteria
- 6.070 Conditions of Approval
- 6.080 Compliance with Conditions
- 6.090 Time Limit

II. General Facts:

1. **LOCATION:** The subject property is located at 85 Third St, Tillamook, OR 97141. The property tax lots are 1S10260000500 and 1S10260002300, and are outlined in red below.



2. **EXISTING ZONING AND GENERAL PLAN DESIGNATIONS:** The existing RV Park is located on two tax lots in the RC – Rural Commercial zone.

3. **SITE DESCRIPTION & SURROUNDING USES:** The subject properties total approximately 11.72 acres in size. This total area will increase with the vacation of the Mc Kinley Moorage Rd ROW. The properties are currently developed as an RV Park with a boat launch into the Trask Slough. It is surrounded by waterbodies to the west, east, and south. To the north is Netarts Highway.

4. **PROPOSAL:** The owner proposes the expansion of Tillamook Coast RV Park. The project proposes that the existing Mc Kinley Moorage Rd ROW be vacated to the property owner. The project proposes to expand the existing 27-space RV Park into a total of 54 spaces. Also included is the proposed expansion of the existing restroom and site wide septic system. Existing RV spaces 1-5 are proposed to be converted into yurt sites. Other improvements include landscaping, parking, drive aisles, water, sewer, and other utility and site features.

5. **Submittals:** In addition to this narrative statement, the applicant submits the following documents in support of this proposal:

- Signed Application Form
- County Assessor's Summary Reports for Both Tax Lots
- Preliminary Overall Site Plan

- Cramer Fish Sciences Wetland and Estuary Boundaries Memo
- EMS RV Dump Station and Holding Tanks System
- FEMA FIRM 41057C0560F

III. Conformance with the Applicable Approval Criteria:

Article 3 – Zone Regulations

3.020 RC Rural Commercial

(1) Purpose: The purpose of the RC zone is to permit a moderate level of commercial activities to serve the commercial needs of rural areas, and tourist areas. Commercial uses in the RC zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the RC zone because it:

- (a) Is needed;
- (b) Is physically capable of being developed;
- (c) Can obtain access to a public road without causing traffic hazards or congestion;
- (d) Will not cause significant conflicts with nearby residential uses; and
- (e) Has sufficient land area to accommodate off-street parking.

(3) Uses Permitted Conditionally: In the RC zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this ordinance:

- (i) Mobile home or recreational vehicle
- (r) Recreational campgrounds without full hook-up requiring community septic system

Response: The proposal is a conditional use in the RC zone.

(4) Standards: Land divisions and development in the RC zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the RR zone.

Response: The proposed site meets all required minimum lot dimensions, yard setbacks, and building height restrictions.

- (b) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.

Response: The proposed site meets all required yard sizes.

- (c) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b).

Response: All structures are greater than 3' from property lines.

- (d) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.

Response: All structures meet clear-vision requirements.

- (e) All uses shall meet off-street parking requirements as provided in Section 4.030.

Response: The proposed use meets off-street parking requirements.

(f) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.

Response: This section is not applicable.

(g) The maximum building height for commercial structures shall be 35 feet except on ocean or bay frontage lots, where it shall be 24 feet, higher structures may be permitted as a conditional use in accordance with Article VI.

Response: All buildings are well below the maximum height.

- (h) Scale of Commercial uses:
- a. Outside an unincorporated community, the use shall not exceed a total of 3,000 square feet of floor area per use within a building(s)
 - b. Outside an unincorporated community a lawfully established use that existed prior to the adoption of this Section (December 4, 2002) may be expanded to occupy a maximum of 3,000 square feet of floor area, or an additional 25% of the floor area currently occupied, whichever is greater.

Response: This section is not applicable.

3.510 FH Flood Hazard Overlay Zone (FH)

(1) Purpose: It is the purpose of the FH zone to promote the public health, safety and general welfare and to minimize public and private losses or damages due to flood conditions in specific areas of unincorporated Tillamook County by provisions designed to:

- (a) Protect human life and health;
- (b) Minimize expenditure of public money for costly flood control projects;
- (c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the public;
- (d) Minimize prolonged business interruptions;
- (e) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazards;
- (f) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (g) Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- (h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
- (i) Maintain the functions and values associated with Special Flood Hazard Areas which reduce the risk of flooding.

(2) Basis for Establishing the Areas of Special Flood Hazard: The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Tillamook County" dated September 28, 2018, with an accompanying Flood Insurance Rate Maps (FIRMs), are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study and the FIRM are on file at the Tillamook County Department of Community Development at 1510-B Third Street, Tillamook, OR 97141. The best available information for flood hazard area identification as outlined in this Section shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under this Section.

Response: Per the FEMA National Flood Insurance Map 41057C0560F dated September 28, 2018, this site is within Zone AE.

(5) **General Standards:** In all areas of special flood hazards the following are required.

Response: The owner acknowledges that this property is within Zone AE, and will follow all requirements of this section during the building permit and engineering permit processes.

(6) **Specific Standards for A Zones (A, AE, or A1-A30):** In all areas of special flood hazards where base flood data has been provided as set forth in Section 3.510(2) or other base flood data are utilized, the following provisions are required.

Response: The owner acknowledges that this property is within Zone AE, and will follow all requirements of this section during the building permit and engineering permit processes.

(7) **Manufactured Dwellings:** Any manufactured dwelling which incurs substantial damage as the result of a flood, must be elevated to the standards listed below.

Response: The owner acknowledges this section specific to manufactured dwellings. It is not yet determined if your's qualify as manufactured dwellings.

(8) **Recreational Vehicles:** Recreational vehicles may occupy a site in a Special Flood Hazard Area for periods of 180 consecutive days or less provided they are fully licensed and highway ready. Recreational vehicles are on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Recreational vehicles that do not meet these criteria become manufactured dwellings and must be anchored and elevated pursuant to this ordinance.

Response: The owner acknowledges this section specific to recreational vehicles.

(9) **Specific Standards for Floodways:** Located within areas of special flood hazard established in Section 3.510(2) are areas designated as regulatory floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

Response: Per the FEMA National Flood Insurance Map 41057C0560F dated September 28, 2018, this site is not within a regulatory floodway.

(12) **Warning and Disclaimer of Liability:** The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of Tillamook County, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

Response: The owner acknowledges this section regarding liability.

Article 4 – Development Standards

4.005 Residential and Commercial Zone Standards

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

Response: The owner acknowledges this section regarding purpose of the land use standards.

Article 5 – Special Use Standards and Exceptions

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 1, 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, Geologic Hazard zone, Riparian Vegetation.

Response: The owner acknowledges this section regarding purpose of these standards.

(2) 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;
- ii. A minimum number of 4 sites;
- iii. A minimum width of space 23 feet or state minimum whichever is greater, for each site;
- 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;
- 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;
- 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;
- vii. A minimum distance between actual units of 15 feet;
- viii. Minimum distance between actual unit and community or service buildings of 10 feet;
- 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;
- 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;
 - 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;
 - xii. A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND;
 - 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;
 - 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;
 - 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;
 - 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;
 - 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.
 - 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.

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

Response: The proposed expansion to the existing RV Park meets all of the provisions listed above. The existing RV Park consists of 27 spaces, 27 spaces are also proposed, totaling 54 spaces. Also included is the proposed expansion of the existing restroom and site wide septic system. Existing RV spaces 1-5 are proposed to be converted into yurt sites. Other improvements include landscaping, parking, drive aisles, water, sewer, and other utility and site features.

Article 6 – Conditional Use Procedures and Criteria

6.010 Purpose

The purpose of a CONDITIONAL USE is to provide for uses that are not allowed by right in a certain zone because of potentially adverse impacts on uses permitted by right in that zone. Such uses may be made or deemed compatible through the review process contained in this Article, which subjects the proposed CONDITIONAL USE activity to specific requirements, criteria, and conditions. The location and operation of any CONDITIONAL USE listed in this Ordinance shall only be permitted according to the provisions of this Article.

Response: The proposal is a conditional use in the R0 zone.

6.020 Procedure

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request:

(1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.

(2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.

(3) No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070.

Response: The owner acknowledges this section regarding Conditional Use procedures.

6.030 General Requirements

A CONDITIONAL USE shall be authorized, pursuant to the procedures set forth in Section 6.020, if the applicant adequately demonstrates that the proposed use satisfies all relevant requirements of this Ordinance, including the review criteria contained in Section 6.040 or the Health Hardship provisions contained in Section 6.050, and the following general requirements:

(1) A CONDITIONAL USE shall be subject to the standards of the zone in which it is located, except as those standards have been modified in authorizing the CONDITIONAL USE. The size of a lot to be used for a public utility facility may be reduced below the minimum required, provided that it will have no adverse effect upon adjacent uses.

(2) A CONDITIONAL USE may be enlarged or altered pursuant to the following:

- (a) Major alterations of a CONDITIONAL USE, including changes to or deletion of any imposed conditions, shall be processed as a new CONDITIONAL USE application.
- (b) Minor alterations of a CONDITIONAL USE may be approved by the Director according to the procedures used for authorizing a building permit, if such alterations are requested prior to the issuance of a building permit for the CONDITIONAL USE. Minor alterations are those which may affect the siting and dimensions of structural and other improvements relating to the CONDITIONAL USE, and may include small changes in the use itself. Any change which would affect the basic type, character, arrangement, or intent of the approved CONDITIONAL USE shall be considered a major alteration.
- (c) The enlargement or alteration of a one-or two-family dwelling, mobile home, manufactured home, or recreational vehicle that is authorized as a CONDITIONAL USE under the provisions of this Ordinance shall not require further authorization, if all applicable standards and criteria are met.

(3) Where the approval of a CONDITIONAL USE request is contingent upon an amendment to this Ordinance, and an application for such amendment has been recommended for approval by the Commission, the CONDITIONAL USE request may be approved upon the condition that the Board approves the Ordinance Amendment.

Response: The owner acknowledges this section regarding Conditional Use general requirements.

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.

Response: The proposal is a conditional use in the RC zone.

(2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

Response: The proposed use is consistent with the goals and policies of the Comprehensive Plan. Goal 5 (Natural Resources) and Goal 8 (Recreation) are particularly relevant to this proposed RV Park expansion.

Goal 5 seeks to protect natural resources, and conserve scenic and historic areas and open spaces. By expanding the existing RV Park, the owner is assuring that it will be an economically viable business for many years to come. The RV Park provides access to the Tillamook River and Trask Slough, and will maintain required separation distances from these features and adjacent wetland and estuary areas. It provides a great way to protect the surrounding natural resources for a long time to come.

Goal 8 brings up the issues of reaction in the County being quantity, location, and orientation. This project increases the quantity of available recreational spaces within the County. The site is located perfectly along the Tillamook River and Trask Slough with no other existing structures anywhere near the properties. The park is designed to optimize the space available, and provide excellent features and maneuverability. It also reduces the strain on public agencies by being privately owned, while providing taxable income and property taxes.

(3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

Response: The site is currently an RV Park, which is also its future proposed use. The site is located perfectly along the Tillamook River with no other existing structures anywhere near the properties. The park is designed to optimize the available land, and provide excellent features and maneuverability.

The RV Park provides access to the Tillamook River and Trask Slough, and will maintain required separation distances from these features and adjacent wetland and estuary areas. It is a great way to protect the surrounding natural resources for a long time to come.

(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.

Response: The site is currently an RV Park, which is also its future proposed use. The site is located perfectly along the Tillamook River with no other existing structures anywhere near the properties. There will be no adverse effects on surrounding properties.

(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

Response: There are no existing solar energy systems, wind energy conversion systems, or wind mills within the vicinity of this project.

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

Response: The RV Park is designed with modern codes and features. The use is currently a very popular activity, and is anticipated to continue being so for a long time.

6.070 Conditions of Approval

In approving a CONDITIONAL USE or a modification of a CONDITIONAL USE, any conditions which are considered necessary to protect the area surrounding the proposed use, and to preserve the basic purpose and intent of the underlying zone, may be imposed. These may include, but are not limited to, the following:

- (1) Increasing the required parcel area or yard dimensions.
- (2) Limiting the height, size, or location of buildings and structures.
- (3) Modifying the location and number of required off-street parking and loading spaces.
- (4) Controlling the location and number of vehicle access points.
- (5) Limiting the number, size and location of signs.
- (6) Requiring diking, fencing, screening, landscaping, or other measures to protect adjacent or nearby properties from the effects of the use.
- (7) Prescribing a time limit within which to fulfill any established conditions.

Response: The owner acknowledges this section regarding Conditional Use conditions of approval.

6.080 Compliance with Conditions

Adherence to the approved plot plan and compliance with the conditions imposed in approving a CONDITIONAL USE request shall be required. Any departure from the conditions of approval or approved plans constitutes a violation of this Ordinance.

Response: The owner acknowledges this section regarding compliance with conditions of approval.

6.090 Time Limit

All CONDITIONAL USES except those approved for a Health Hardship may be approved for a 24-month period. If construction has not begun on the approved development, such approvals may be extended beyond 24 months only if the Director determines that a review would be unlikely to reveal new information which could lead to different conclusions than those reflected in the original staff report. For the purposes of such a determination, the Director may rely on such things as:

- (1) Changes in Ordinance requirements or the requirements of State law;
- (2) The extent and character of new development in the vicinity of the request;
- (3) The adequacy of the review upon which the original was based;
- (4) Any other circumstances which could change the substance of the original staff report.

If the Director determines that a new review is warranted, then the applicant shall provide all information and fees required by this Article.

Response: The owner acknowledges this section regarding time limit.

IV. Summary and Conclusion

The preceding sections document that the proposed RV Park expansion conforms to the applicable zoning and design standards of the Tillamook County Land Use Ordinance. Because the proposal conforms to all applicable criteria and standards, the applicant requests that the County approve the site and design review application as proposed.



Date: 11/17/2021

To: Robert Shannon

Cc: Hans Berge, Cramer Fish Sciences

From: Kaedra Emmons, Cramer Fish Sciences

Subject: 85 Third Street, Tillamook, OR 97141 Wetland & Estuary Boundaries

The purpose of this memo is to describe the methods used to document the wetland and estuarine boundary at 85 Third Street, Tillamook, OR 97141 on 12 November 2021 by staff from Cramer Fish Sciences (CFS). The result of field survey includes a map documenting the boundaries that can be used to inform potential future expansion of the property.

Methods:

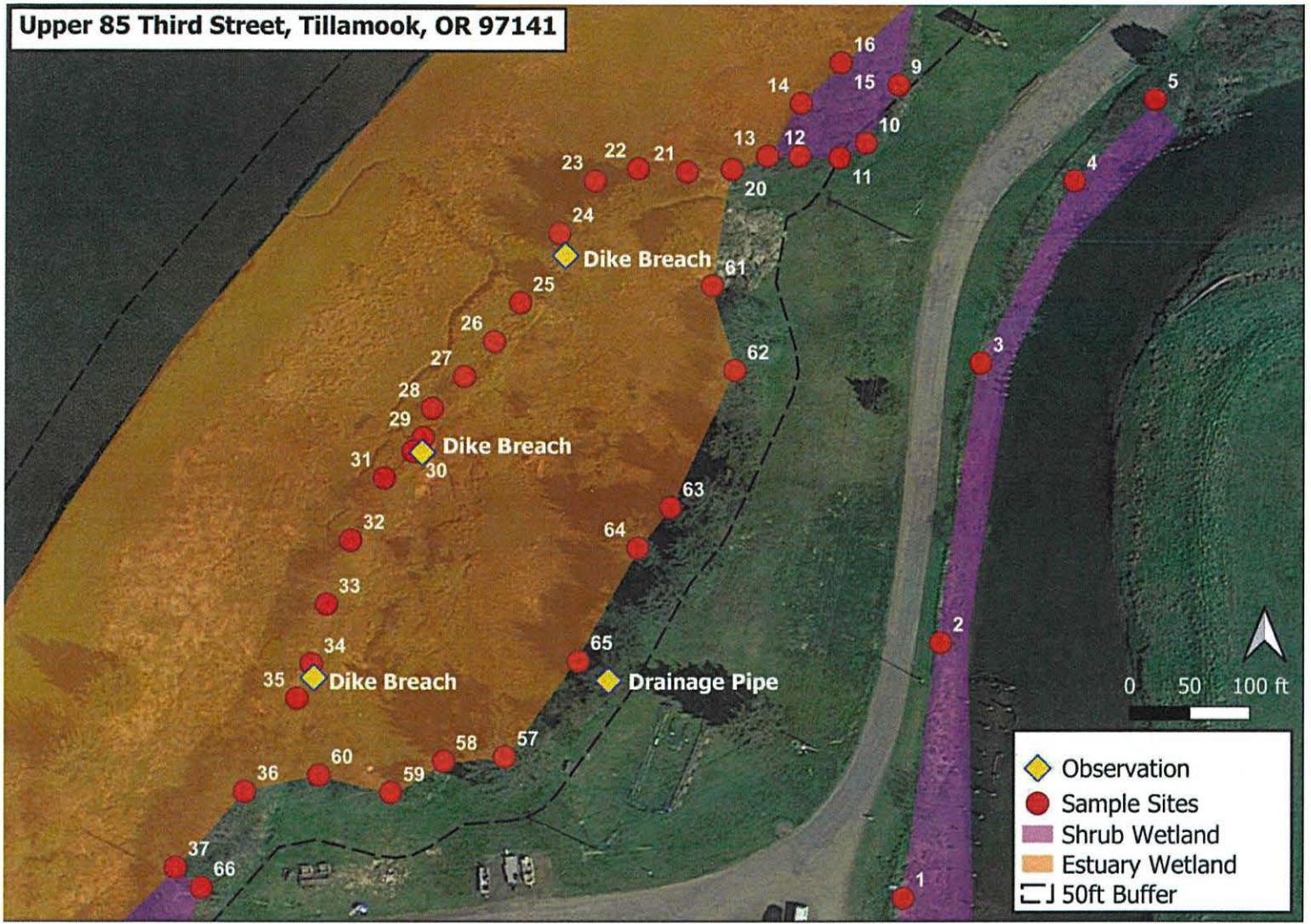
Cramer Fish Sciences' Fisheries Biologist, Ryan Flaherty, and Biological Technician, Kaedra Emmons, conducted a wetland site survey on November 12, 2021. The team followed an adapted protocol from the 1987 Army Corps of Engineers Wetlands Delineation Manual, focusing upon the core wetland characteristics of vegetation, soils, and hydrology to demark the wetlands and estuary boundaries during their site visit. The NRCS National Cooperative Soil Survey's Web Soil Survey and U.S. Fish & Wildlife Service's National Wetlands Inventory Wetlands Mapper were used as references for the survey area and provided coarse information regarding wetland and estuarine boundaries. The CFS team took 68 sample points throughout the property, along wetland and estuary boundaries, to identify characteristics and features of each habitat type. At each sample point, a GPS location, vegetation type, soil type, hydrologic conditions (based on soil type, vegetation, and visual indicators), and photos were documented. Additionally, survey stakes were placed at sample points throughout the property. The sample points were chosen based on vegetation type and topographic conditions indicative of wetland and/or estuary and were located on the edge of transition to document the boundary of wetland and/or estuary.

Results:

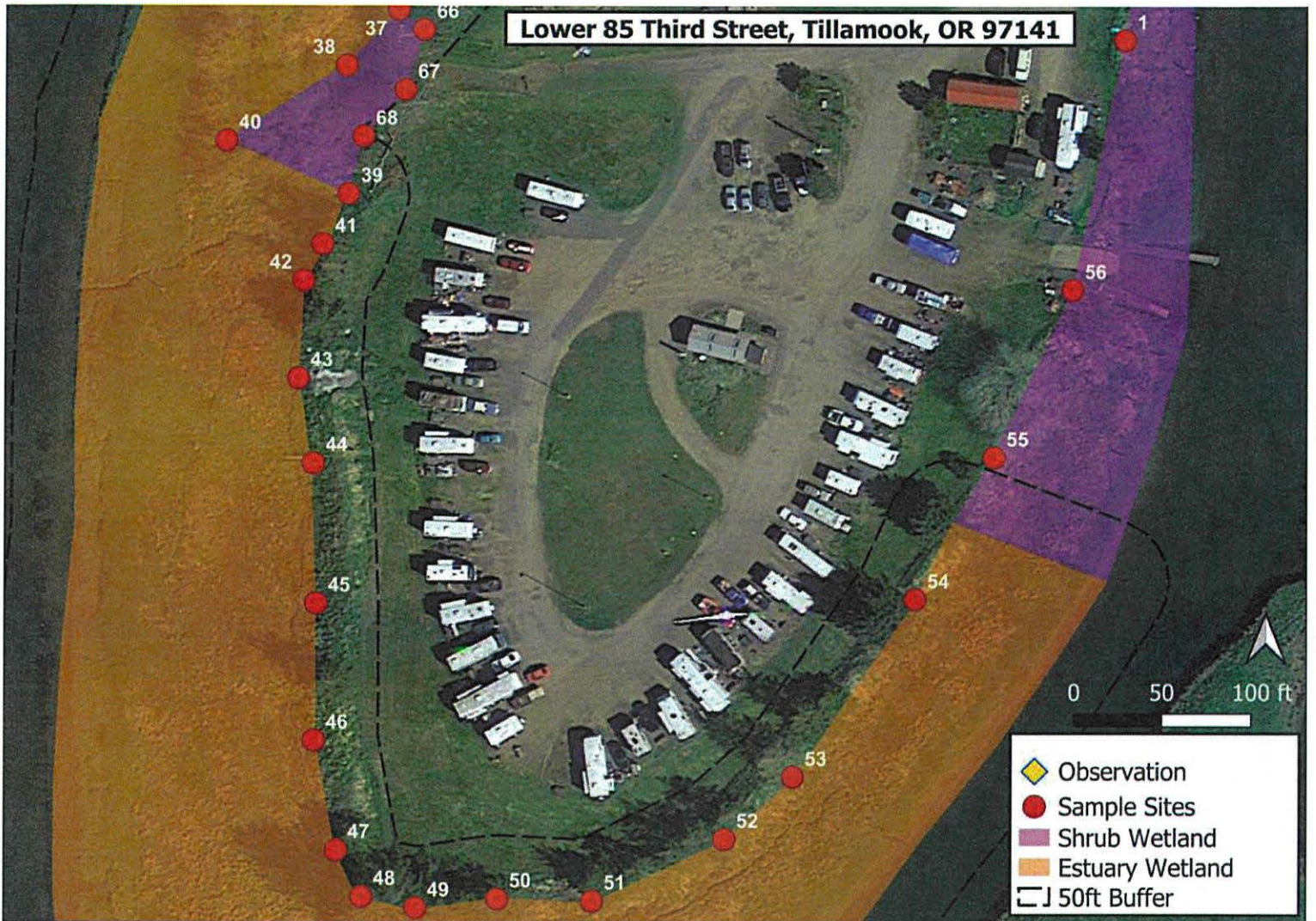
The 85 Third Street, Tillamook, OR 97141 site included both shrub wetland and estuarine wetland surrounding the developed property. Hydric soils were found throughout, the dominant estuarine plants documented were *Carex obnupta* (slough sedge), *Juncus effusus* (soft rush), *Deschampsia cespitosa* (tussock grass), and the dominant shrub wetland plant was *Salix* sp. (willow). Several observations were made at sites with photo documentation of exposed drainage pipe and breaches in the dike on the western side of the property (adjacent to estuary).

Applied Research in Fisheries, Restoration, Ecology and Aquatic Sciences

Map 1.



Map 2.



Findings at each sample site are summarized in the table below.

Wetland Boundary Site	Hydrophytic Vegetation	Estuarine Wetland Obligate Vegetation	Hydric Soil	Wetland Hydrology
1-12	x		x	x
13-54	x	x	x	x
55,56	x		x	x
57-65	x	x	x	x
66-68	x		x	x

Below are sample photos of estuary and shrub wetland sites.

Site 1

Shrub Wetland Site. Willow and reed canary shown in the left picture, Low soil chroma (10YR, Chroma 2, Value 3) shown in the center and right pictures.



Site 10

Shrub Wetland Site. Willow and soft rush shown in the left and center pictures, mottled soil shown in the right picture.



Site 13

Estuary Site. Slough sedge and soft rush shown in the left picture, mottled, sulfuric soil with thick organic layer shown in the right picture.



Site 34

Estuary Site. Slough sedge, tussock grass and willow shown in photo.



Site 64

Estuary Site. Soft rush, willow, reed canary, slough sedge, spruce, cattail shown in photo.



Site 67

Shrub wetland site. Willow and blackberry shown in the left picture and mottled, low chroma soil in the right.



The table and pictures below summarize the observation sites on the property.

Observation	Description
1	Dike breach
2	Dike breach
3	Dike Failing
4	Drainage pipe

Observation 1

Breach in the dike on the west side of the property.



Observation 2

Breach in the dike on the west side of the property.



Observation 3

Section of the dike that is starting to fail on the west side of the property.



Observation 4

Exposed drainage pipe.



Field Notes by Sample Site.

Sample Site	Latitude	Longitude	Type	Species Present	Soil Characteristics
1	45.455157	-123.875622	ShrubWetland	Willow, reed canary	10YR chroma 2 value 3
2	45.455549	-123.87554	ShrubWetland	Reed canary	10YR chroma 2 value 3
3	45.455981	-123.875453	ShrubWetland	Willow, reed canary	10YR chroma 2 value 3
4	45.456261	-123.875248	ShrubWetland	Willow, reed canary	10YR chroma 2 value 3
5	45.456387	-123.87507	ShrubWetland	Pacific ninebark, willow, sword fem	Slightly mottled sandy 10YR chroma 2 value 3
6	45.456557	-123.8754	Estuary	Willow, soft rush, slough sedge	Mottled, sulfuric
7	45.456578	-123.87555	Estuary	Willow, English ivy, blackberry	10YR chroma 2 value 3
8	45.456543	-123.875598	Estuary	Willow, English ivy, blackberry	10YR chroma 2 value 3
9	45.456409	-123.875635	ShrubWetland	Willow, reed canary, blackberry	10YR CHROMA 2 value 3
10	45.456319	-123.875707	ShrubWetland	Willow, soft rush	Mottled
11	45.456296	-123.875765	ShrubWetland	Willow	Mottled
12	45.456299	-123.875852	ShrubWetland	Willow, slough sedge	Mottled
13	45.456299	-123.875923	Estuary	Slough sedge, soft rush, few cattails	Mottled, thick upper organic layer, sulfuric
14	45.45638	-123.87585	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
15	45.456443	-123.875762	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
16	45.456443	-123.875762	Estuary	Soft rush, slough sedge	Mottled, thick upper organic layer, sulfuric
17	45.456643	-123.875722	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
18	45.456706	-123.87577	Estuary	Slough sedge, Sitka spruce, soft rush	Mottled, thick upper organic layer, sulfuric
19	45.456774	-123.875755	Estuary	Slough sedge, Sitka spruce, soft rush, willow	Mottled, thick upper organic layer, sulfuric
20	45.456278	-123.876	Estuary	Slough sedge, cattails, soft rush	Mottled, thick upper organic layer, sulfuric
21	45.456274	-123.876098	Estuary	Slough sedge, cattails, soft rush	Mottled, thick upper organic layer, sulfuric
22	45.456279	-123.876206	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
23	45.45626	-123.876301	Estuary	Slough sedge	Mottled, thick upper organic layer, sulfuric
24	45.45618	-123.876379	Estuary	Slough sedge, tussock grass	Mottled, thick upper organic layer, sulfuric
25	45.456073	-123.876465	Estuary	Slough sedge, tussock	Mottled, thick upper organic layer, sulfuric
26	45.456013	-123.876521	Estuary	Slough sedge, tussock grass	Mottled, thick upper organic layer, sulfuric
27	45.45596	-123.876587	Estuary	Slough sedge, tussock grass, yarrow, willow	Mottled, thick upper organic layer, sulfuric
28	45.45591	-123.876657	Estuary	Slough sedge, willow, tussock grass	Mottled, thick upper organic layer, sulfuric
29	45.455865	-123.876678	Estuary	Willow, tussock grass	Mottled, thick upper organic layer, sulfuric
30	45.455844	-123.876699	Estuary	Tussock Grass, willow	Mottled, thick upper organic layer, sulfuric
31	45.455803	-123.876762	Estuary	Slough sedge, tussock, willow	Mottled, thick upper organic layer, sulfuric
32	45.455707	-123.876836	Estuary	Slough sedge, reed canary, twin berry, willow	Mottled, thick upper organic layer, sulfuric
33	45.455609	-123.876888	Estuary	Slough sedge, reed canary, twin berry, willow	Mottled, thick upper organic layer, sulfuric
34	45.455517	-123.876921	Estuary	Slough sedge, willow, tussock grass	Mottled, thick upper organic layer, sulfuric
35	45.455464	-123.876952	Estuary	Willow, spruce, reed canary, grass tussock, twin berry	Mottled, thick upper organic layer, sulfuric
36	45.45532	-123.877066	Estuary	Cattails, reed canary, willow, Sitka spruce	Mottled, thick upper organic layer, sulfuric
37	45.455204	-123.877217	Estuary	Willow, cattail, Sitka spruce	Mottled, thick upper organic layer, sulfuric
38	45.455117	-123.87733	Estuary	Reed canary, willow, Sitka spruce, slough sedge, twinberry	Mottled, thick upper organic layer, sulfuric
39	45.454919	-123.877326	Estuary	Willow, slough sedge	Mottled, thick upper organic layer, sulfuric
40	45.455001	-123.877593	Estuary	Willow, reed canary,	Mottled, thick upper organic layer, sulfuric
41	45.454842	-123.877382	Estuary	Slough sedge, reed canary	Mottled, thick upper organic layer, sulfuric
42	45.454785	-123.877423	Estuary	Slough sedge, reed canary	Mottled, thick upper organic layer, sulfuric
43	45.454635	-123.877434	Estuary	Slough sedge, reed canary	Mottled, thick upper organic layer, sulfuric
44	45.454504	-123.877401	Estuary	Tussock grass, slough sedge, reed canary	Mottled, thick upper organic layer, sulfuric
45	45.454289	-123.877394	Estuary	Slough sedge,	Mottled, thick upper organic layer, sulfuric
46	45.454077	-123.877399	Estuary	Tussock, soft rush, slough sedge, reed canary grass	Mottled, thick upper organic layer, sulfuric
47	45.453909	-123.877349	Estuary	Tussock, reed canary, soft rush, slough sedge, Sitka spruce	Mottled, thick upper organic layer, sulfuric
48	45.453837	-123.877294	Estuary	Reed canary, willow, slough sedge, tussock, Sitka spruce	Mottled, thick upper organic layer, sulfuric
49	45.45382	-123.877175	Estuary	Slough sedge, reed canary, tussock, Sitka spruce	Mottled, thick upper organic layer, sulfuric
50	45.453834	-123.876997	Estuary	Reed canary, slough sedge, Sitka spruce, soft rush	Mottled, thick upper organic layer, sulfuric
51	45.453831	-123.876788	Estuary	Slough sedge, reed canary, soft rush, spruce	Mottled, thick upper organic layer, sulfuric
52	45.453926	-123.876499	Estuary	Reed canary, tussock, soft rush, spruce	10YR chroma 2 value 3
53	45.454021	-123.87635	Estuary	Twin berry, reed canary, tussock, slough sedge	10YR chroma 2 value 3
54	45.454295	-123.876082	Estuary	Reed canary, soft rush, tussock	10YR chroma 2 value 3
55	45.454514	-123.87591	ShrubWetland	Willow, reed canary	10YR chroma 2 value 3
56	45.454772	-123.875738	ShrubWetland	Willow	10YR chroma 2 value 3
57	45.455374	-123.876498	Estuary	Cattail, slough sedge, spruce, willow	Mottled, thick upper organic layer, sulfuric
58	45.455367	-123.876631	Estuary	Reed canary, willow, soft rush, spruce, slough sedge	Mottled, thick upper organic layer, sulfuric
59	45.455319	-123.876746	Estuary	Reed canary, willow, soft rush, spruce, slough sedge	Mottled, thick upper organic layer, sulfuric
60	45.455346	-123.876904	Estuary	Reed canary, willow, soft rush, spruce, slough sedge	Mottled, thick upper organic layer, sulfuric
61	45.456099	-123.876042	Estuary	Soft rush, willow, reed canary, slough sedge, spruce, cattail	Mottled, thick upper organic layer, sulfuric
62	45.455969	-123.875993	Estuary	Soft rush, willow, reed canary, slough sedge, spruce, cattail	Mottled, thick upper organic layer, sulfuric
63	45.455758	-123.876134	Estuary	Soft rush, willow, reed canary, slough sedge, spruce, cattail	Mottled, thick upper organic layer, sulfuric
64	45.455695	-123.876206	Estuary	Soft rush, willow, reed canary, slough sedge, spruce, cattail	Mottled, thick upper organic layer, sulfuric
65	45.455521	-123.876336	Estuary	Pacific water parsley, spruce, cattail	Mottled, thick upper organic layer, sulfuric
66	45.455173	-123.877161	ShrubWetland	Willow	10YR chroma 2 value 3
67	45.45508	-123.877201	ShrubWetland	Willow, blackberry	Mottled, low chroma
68	45.455008	-123.877293	ShrubWetland	Willow, blackberry	Mottled, low chroma

Tillamook River RV Park

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300
85 Third Street Tillamook, OR 97141

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Page 1	Cover Sheet	Page 6	Tank Details (HT5)
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Page 4	Tank Details (HT1 & HT2)	Page 9	Sanistar Photos
Page 5	Tank Details (HT3 & HT4)	Page 10	Parts List
		Page 11	Construction Specifications

Project Description

An RV Dump Station and Holding Tank System is proposed for a 59 space RV park and campground. Incoming RVs will dump black and greywater tanks into the holding tank system prior to entering the park or at the RV site in which they occupy. The estimated daily flow is 5,900 gallons per day (59 RVs @ 100 gallons per day). RV waste flows into the system via a hose connection port which unlocks upon payment. Sewage will flow into a series of 2x 3,000-gallon holding tanks (HT6-HT7). HT6 will be equipped with an audible alarm (75% of capacity). When HT7 reaches 91% of the system's capacity, the pay station is disabled, locking the hose connection cap, and preventing further use. Each RV site will be equipped with individual dump hookup with waste flow to an assigned holding tank split between 10 sites (HT1 & HT2) or 13 sites (HT3, HT4, HT5). Onsite restrooms are available for occupants to use and are connected to a separate onsite holding tank system. The manager trailer is connected to a separate existing AX20 wastewater treatment system with a falling drain field. A proposed repair drain field is pending pit approval. A certified licensed pumper will need to be hired prior to permit approval.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

PERMITS TO NOTIFY EXCAVATOR OF REQUIREMENTS OF LAW
952-001-0030 Any entity authorized to issue permits for construction which requires excavation shall include on such permits the language set out in OAR 952-001-0020.

Site and Soils

- Site Sloping 0-2%
- Soil Types per Tillamook County Soil Survey consist primarily of 104A Coquille-Brenner-Nehalem

INSTALLER: _____
LICENSE #: _____

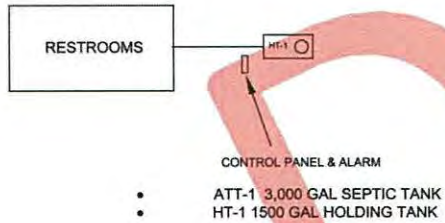
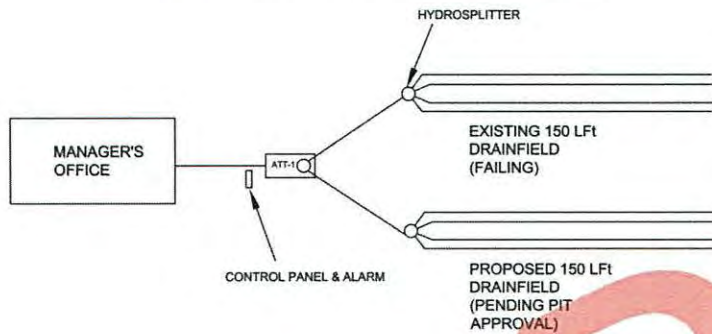
VICINITY MAP



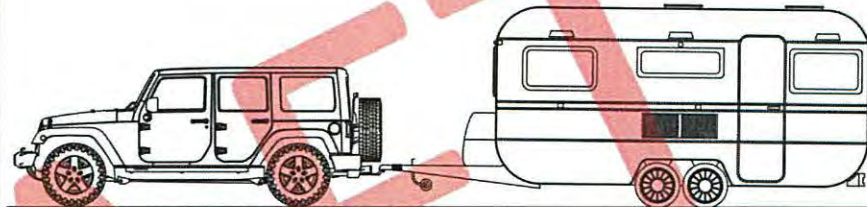
21-0206-01	Tillamook River RV Park	COVER SHEET
5/25/2022	T: 1S, R: 10W, Sec 26, Tls 00500 & 02300	
1 OF 11		
DECODED:	DRAWN:	
<p>EMAS ENVIRONMENTAL MANAGEMENT SYSTEMS, INC. 400 SE International Way Newberg, OR 97132 503-352-9691 www.emasys.com</p>		

85 THIRD ST
TILLAMOOK, OR 97141

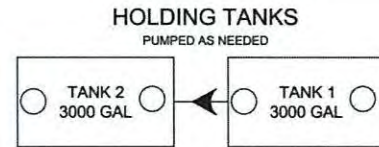
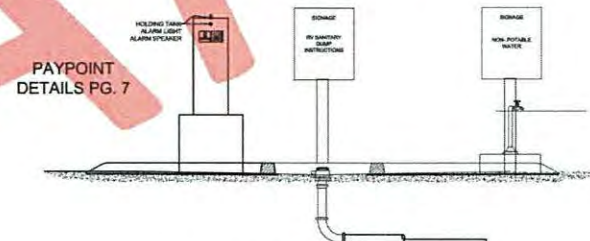
EXISTING SYSTEM AS BUILT SCHEMATIC



HOLDING TANK FOR CUSTOMERS INITIAL WASTEWATER DUMP



59 EXISTING RV SPOTS
RV HOLDING TANK DUMP
STATION



2x 3000 GALLON TANKS
75% LEVEL ALARM -> LIGHT & AUDIBLE
90% SYSTEM ACCESS SHUTDOWN

$$\frac{100\text{Gal}}{\text{Day}} \times 59 \text{ RVs} = \frac{5900\text{Gal}}{\text{Day}} \text{ Peak Flow}$$

21-0206-01
5/25/2022
2 OF 11

Tillamook River RV Park
T: 1S, R: 10W, Sec 26, TLs 00500 & 02300

SCHEMATIC

85 THIRD ST
TILLAMOOK, OR 97141

NETARTS HWY

WETLAND

ESTUARY

ESTUARY

WETLAND

TRASK SLOUGH

ESTUARY

ESTUARY

TRASK SLOUGH

MC KINLEY MOORAGE RD

ABANDON IN PLACE
FAILING 150LF
CAPPING FILL
DRAINFIELD

MANAGER TRAILER
AND OFFICE

BOAT LAUNCH

EXISTING AX20
ATT SYSTEM

3000-GALLON
CONCRETE
TANK #1

NEW REPAIR
150LF CAPPING
FILL
DRAINFIELD
(PENDING PIT
APPROVAL)

3000-GALLON
CONCRETE
TANK #2

PARKING

EXISTING
RESTROOM

EXISTING 1500 GAL
CONCRETE TANK

3000-GALLON
CONCRETE
TANK #3

3000-GALLON
CONCRETE
TANK #4

3000-GALLON
CONCRETE
TANK #5

(2) 3000-GALLON CONCRETE TANKS
WITH INTERTIE AT 15-INCHES

3000-GALLON
CONCRETE
TANK #3

182 ft
41" fall

49

48

47

46

45

44

43

42

41

40

39

38

37

36

35

34

33

32

31

30

29

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21

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19

18

17

16

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14

13

12

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8

7

6

5

4

3

2

1

166 ft
42" fall

158 ft
40" fall

156 ft
39" fall

156 ft
38" fall

165 ft
41" fall

130 ft
35" fall

167 ft
42" fall

150 ft
38" fall

161 ft
40" fall

155 ft
39" fall

150 ft
40" fall

150 ft
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150 ft
38" fall

150 ft
38" fall



0 40 80
SCALE 1" = 80'

THIS DOCUMENT IS NOT A
SURVEY. LOCATIONS OF SITE
FEATURES ARE APPROXIMATE.

IF THIS BAR DOES NOT MEASURE 1"
THEN DRAWING IS NOT TO SCALE



400 SE International Way
Salem, OR 97302
www.emsmglsys.com

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC.

CHECKED:

DRAWN:

21-0206-01

5/25/2022

3 OF 11

Tillamook River RV Park

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

SITE PLAN

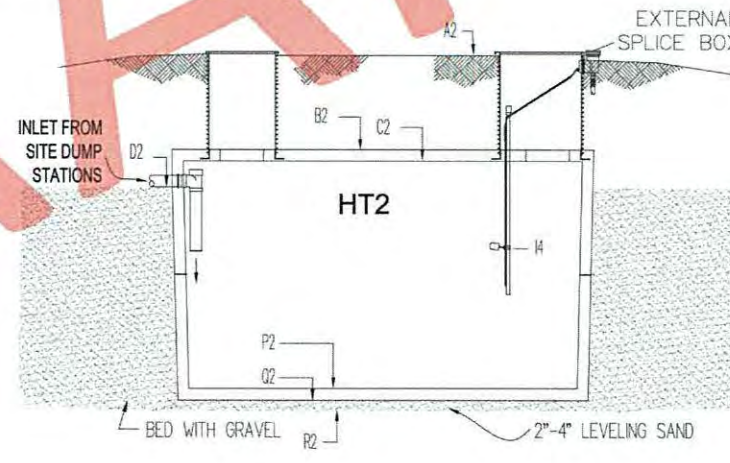
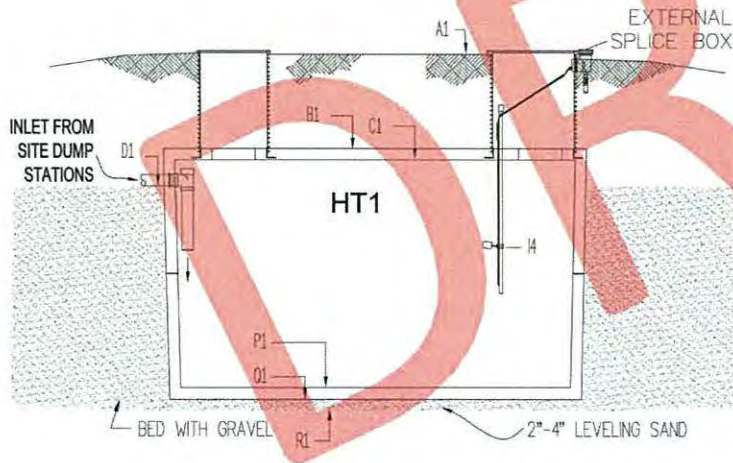
85 THIRD ST
TILLAMOOK, OR 97141

Holding Tank (HT1)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A1	Ground Surface	126.0	42.0	102.50
B1	Top of Tank	84	0.0	99.00
C1	Ceiling of Tank	80.0	-4.0	100.17
D1	Inlet Invert	74.0	-10	99.67
E1	RSV Manifold	na	na	na
F1	RSV Stinger Seat	na	na	na
G1	Outlet Invert	na	na	na
H1	Outlet Opening	na	na	na
I1	Alarm (HWA)	na	na	na
J1	Pump On	na	na	na
K1	Pump Off	na	na	na
L1	na	na	na	na
M1	Redundant Off	na	na	na
N1	Vault Inlet Holes	na	na	na
O1	Pump Intake	na	na	na
P1	Floor of Tank	0.0	-84.0	93.50
Q1	Bottom of Tank	-4.0	-88.0	93.17
R1	Excavation	-8.0	-92.0	92.83

Holding Tank (HT2)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A2	Ground Surface	124.0	40.0	102.50
B2	Top of Tank	84	0.0	99.17
C2	Ceiling of Tank	80.0	-4.0	100.17
D2	Inlet Invert	74.0	-10	99.67
E2	RSV Manifold	na	na	na
F2	RSV Stinger Seat	na	na	na
G2	Outlet Invert	na	na	na
H2	Outlet Opening	na	na	na
I2	Alarm (HWA)	na	na	na
J2	Pump On	na	na	na
K2	Pump Off	na	na	na
L2	na	na	na	na
M2	Redundant Off	na	na	na
N2	Vault Inlet Holes	na	na	na
O2	Pump Intake	na	na	na
P2	Floor of Tank	0.0	-84.0	93.50
Q2	Bottom of Tank	-4.0	-88.0	93.17
R2	Excavation	-8.0	-92.0	92.83



ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANKS HT1 - HT2

21-0206-01

5/25/2022

4 OF 11

Tillamook River RV Park

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

TANK DETAILS (HT1 & HT2)

CHECKED: DOWN

EMS
ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.

430 SE International Way
Tillamook, OR 97141
503-735-1100
www.emsmgmt.com

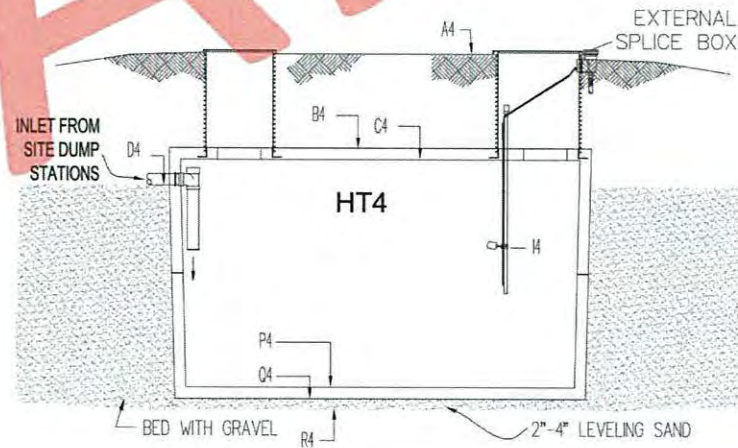
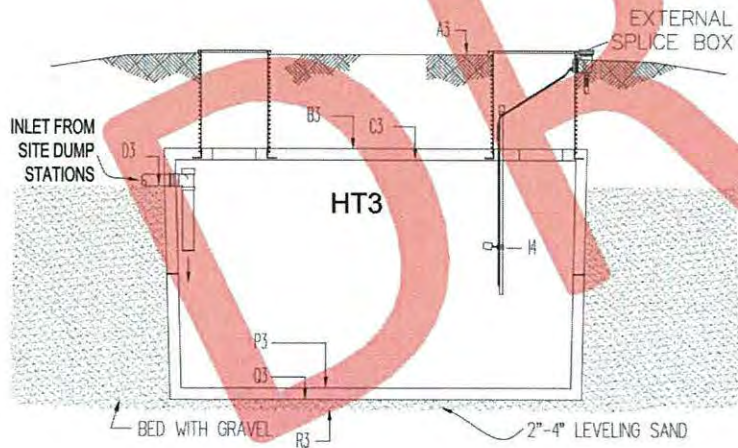
85 THIRD ST
TILLAMOOK, OR 97141

Holding Tank (HT3)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A3	Ground Surface	124.0	40.0	102.50
B3	Top of Tank	84	0.0	99.17
C3	Ceiling of Tank	80.0	-4.0	100.17
D3	Inlet Invert	74.0	-10	99.67
E3	RSV Manifold	na	na	na
F3	RSV Stinger Seat	na	na	na
G3	Outlet Invert	na	na	na
H3	Outlet Opening	na	na	na
I3	Alarm (HWA)	na	na	na
J3	Pump On	na	na	na
K3	Pump Off	na	na	na
L3	na	na	na	na
M3	Redundant Off	na	na	na
N3	Vault Inlet Holes	na	na	na
O3	Pump Intake	na	na	na
P3	Floor of Tank	0.0	-84.0	93.50
Q3	Bottom of Tank	-4.0	-88.0	93.17
R3	Excavation	-8.0	-92.0	92.83

Holding Tank (HT4)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A4	Ground Surface	126.0	42.0	102.50
B4	Top of Tank	84	0.0	99.00
C4	Ceiling of Tank	80.0	-4.0	100.17
D4	Inlet Invert	74.0	-10	99.67
E4	RSV Manifold	na	na	na
F4	RSV Stinger Seat	na	na	na
G4	Outlet Invert	na	na	na
H4	Outlet Opening	na	na	na
I4	Alarm (HWA)	na	na	na
J4	Pump On	na	na	na
K4	Pump Off	na	na	na
L4	na	na	na	na
M4	Redundant Off	na	na	na
N4	Vault Inlet Holes	na	na	na
O4	Pump Intake	na	na	na
P4	Floor of Tank	0.0	-84.0	93.50
Q4	Bottom of Tank	-4.0	-88.0	93.17
R4	Excavation	-8.0	-92.0	92.83



ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANKS HT3 - HT4

21-0206-01

5/25/2022

5 OF 11

Tillamook River RV Park

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

TANK DETAILS (HT3 & HT4)

CREATED:

DPW/K



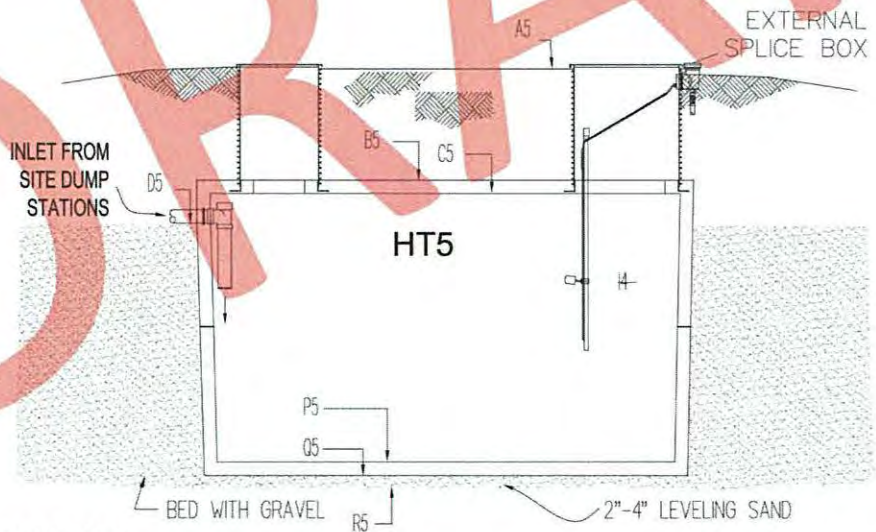
430 SE International Way
Salem, OR 97302
www.emsengr.com

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC.

503.585.6691
503.735.1100

85 THIRD ST
TILLAMOOK, OR 97141

Holding Tank (HT5)				
Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A5	Ground Surface	125.0	41.0	102.50
B5	Top of Tank	84	0.0	99.08
C5	Ceiling of Tank	80.0	-4.0	100.17
D5	Inlet Invert	74.0	-10	99.67
E5	RSV Manifold	na	na	na
F5	RSV Stinger Seat	na	na	na
G5	Outlet Invert	na	na	na
H5	Outlet Opening	na	na	na
I5	Alarm (HWA)	na	na	na
J5	Pump On	na	na	na
K5	Pump Off	na	na	na
L5	na	na	na	na
M5	Redundant Off	na	na	na
N5	Vault Inlet Holes	na	na	na
O5	Pump Intake	na	na	na
P5	Floor of Tank	0.0	-84.0	93.50
Q5	Bottom of Tank	-4.0	-88.0	93.17
R5	Excavation	-8.0	-92.0	92.83



ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANK HT5

21-0206-01	Tillamook River RV Park	CHECKED:
5/25/2022	T: 1S, R: 10W, Sec 26, TLs 00500 & 02300	DRAWN:
6 OF 11	TANK DETAILS (H5)	490 SE International Way Tillamook, OR 97122 www.emsengr.com
<p>EMS ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.</p>		

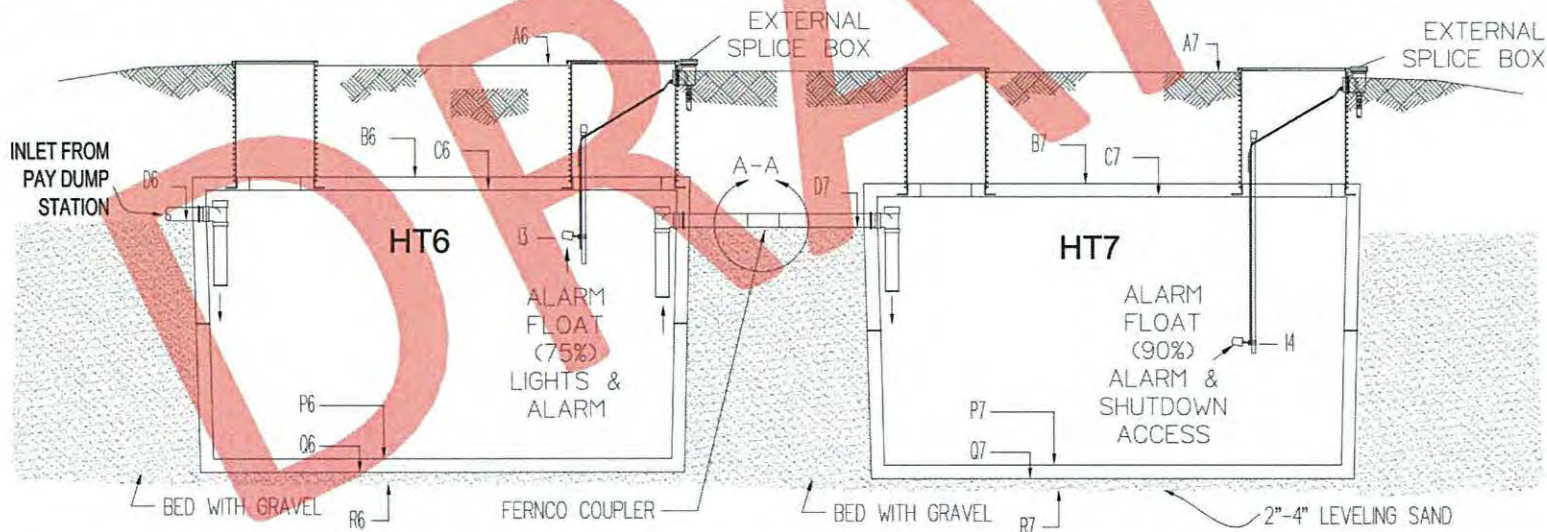
85 THIRD ST
TILLAMOOK, OR 97141

Holding Tank (HT6)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A6	Ground Surface	108.0	24.0	102.50
B6	Top of Tank	84	0.0	100.50
C6	Ceiling of Tank	80.0	-4.0	100.17
D6	Inlet Invert	74.0	-10	99.67
E6	RSV Manifold	na	na	na
F6	RSV Stinger Seat	na	na	na
G6	Outlet Invert	na	na	na
H6	Outlet Opening	na	na	na
I6	Alarm (HWA)	na	na	na
J6	Pump On	na	na	na
K6	Pump Off	na	na	na
L6	na	na	na	na
M6	Redundant Off	na	na	na
N6	Vault Inlet Holes	na	na	na
O6	Pump Intake	na	na	na
P6	Floor of Tank	0.0	-84.0	93.50
Q6	Bottom of Tank	-4.0	-88.0	93.17
R6	Excavation	-8.0	-92.0	92.83

Holding Tank (HT7)

Letter	Component	Elevation from Tank Floor (Inches)	Elevation from Tank Top (Inches)	Estimated Elevation from TBM (feet)
A7	Ground Surface	112.0	28.0	102.50
B7	Top of Tank	84	0.0	100.17
C7	Ceiling of Tank	80.0	-4.0	100.17
D7	Inlet Invert	74.0	-10	99.67
E7	RSV Manifold	na	na	na
F7	RSV Stinger Seat	na	na	na
G7	Outlet Invert	na	na	na
H7	Outlet Opening	na	na	na
I7	Alarm (HWA)	na	na	na
J7	Pump On	na	na	na
K7	Pump Off	na	na	na
L7	na	na	na	na
M7	Redundant Off	na	na	na
N7	Vault Inlet Holes	na	na	na
O7	Pump Intake	na	na	na
P7	Floor of Tank	0.0	-84.0	93.50
Q7	Bottom of Tank	-4.0	-88.0	93.17
R7	Excavation	-8.0	-92.0	92.83



WILLAMETTE GRAYSTONE 3000-GAL HOLDING TANKS HT6 - HT7

ALL RISERS 24" PVC W/ FIBERGLASS LID, S.S. BOLTS AND URETHANE GASKET (BONDED TO TANK ADAPTER W/ADHESIVE)

21-0206-01

5/25/2022

7 OF 11

Tillamook River RV Park

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

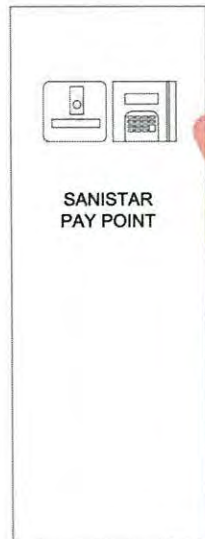
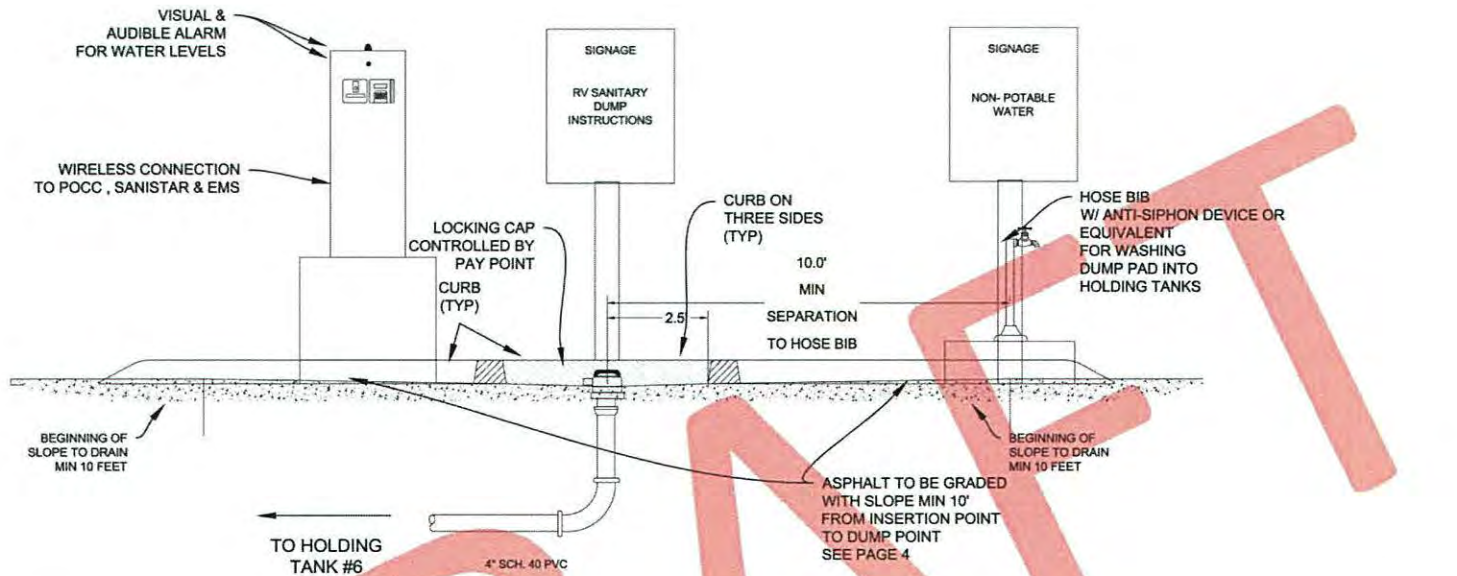
TANK DETAILS (HT6 & HT7)

DESIGNED:



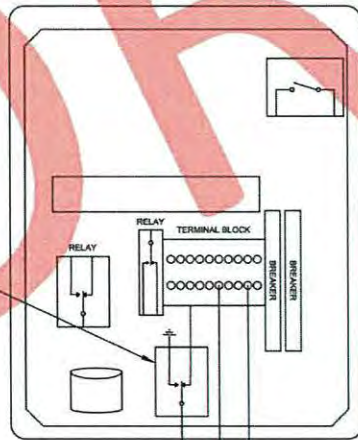
ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.

85 THIRD ST
TILLAMOOK, OR 97141



SANISTAR
PAY POINT

HOLDING TANK ALARM PANEL



110v POWER OUT TO PAY STATION

WHEN 90% FLOAT IS DOWN
POWER FLOWS TO PAY STATION

WHEN 90% FLOAT IS UP
POWER IS DISCONNECTED FROM
PAY STATION SHUTTING DOWN
ACCESS.

110v Power In

110v Power In
FLOAT NORMALLY OPEN

EXTERNAL
SPLICE BOX



ALARM
(T) FLOAT
(NORMALLY CLOSED)
(90%) ALARM & SHUTDOWN
ACCESS

21-0206-01

5/25/2022

8 OF 11

Tillamook River RV Park

T: 1S, R: 10W, Sec 26, Tls 00500 & 02300

DUMP STATION DETAILS

CHECKED:

DRW/

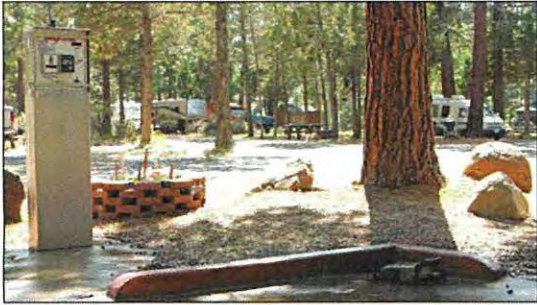


420 SE International Way
Suite B112
Tillamook, OR 97122

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC.

503-353-0681
503-735-1108
www.emsmgmt.com

85 THIRD ST
TILLAMOOK, OR 97141



Typical Sanistar paystation location



Paystation Close-up. Typical National Rates
\$10-\$25 per dump



Typical pedestal location

Site protected from traffic with curbs



Sanistar paystation with RV
Site protected from traffic with curbs



Foot operated access port
Unlocked by paystation



Pay station with water
hose and electrical
outlet



21-0206-01	Tillamook River RV Park	CREDER
5/25/2022	T: 1S, R: 10W, Sec 26, TLs 00500 & 02300	DESIGN
9 OF 11	SANISTAR PHOTOS	 <p>503-333-9951 www.emsenv.com</p> <p>4300 SE International Way Tillamook, OR 97122</p> <p>ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.</p>

85 THIRD ST
TILLAMOOK, OR 97141

PRELIMINARY GUIDANCE LIST ONLY
 All items to be reviewed by designer & installer prior to ordering
 All part substitutions must be pre-approved by designer.
 Major component & tank substitutions require additional design time.

Qty	Product ID	Description
TANKS		
7	Wilamette Graystone 3000 Gallon Holding Tank	3000 Gallon Concrete Septic Tank for tanks HT1-HT7
1750	4" Schedule 40 PVC or greater	Piping from both sides of Dump Receptacles to each individual HT
1	MF1B-21FS	21" Float tree for HT6
7	MF1T-37FS	37" Float tree for HT1-HT5, HT7
1	GR2424 / FL24G	GRADE RING/ RISER LID
1	GR2428 / FL24G	GRADE RING/ RISER LID
2	GR2440 / FL24G	GRADE RING/ RISER LID
3	GR2442 / FL24G	GRADE RING/ RISER LID
1	GR3024 / FL30G	GRADE RING/ RISER LID
1	GR3028 / FL30G	GRADE RING/ RISER LID
2	GR3040 / FL30G	GRADE RING/ RISER LID
3	GR3042 / FL30G	GRADE RING/ RISER LID
7	SBEX2	EXTERNAL SPLICE BOX
ALARM SYSTEM		
7	AMLAHW	VISUAL & AUDIBLE LIQUID LEVEL ALARM PANEL HT1-HT5, HT7 W/ VISUAL & AUDIBLE W/ SHUTOFF HT6 VISUAL & AUDIBLE ONLY
PAYPOINT SYSTEM		
1	CONTACT SANISTAR OR SIMILAR SYSTEM	Control system for dump station.

Component	Holding Tank 1	Holding Tank 2	Holding Tank 3	Holding Tank 4	Holding Tank 5	Holding Tank 6	Holding Tank 7
Size	3000Gal	3000Gal	3000Gal	3000Gal	3000Gal	3000Gal	3000Gal
Manufacturer	WG	WG	WG	WG	WG	WG	WG
Material	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete
Access	Riser Lid	Riser Lid	Riser Lid	Riser Lid	Riser Lid	Riser Lid	Riser Lid
<i>Maintenance</i>							
Event Counter	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Moisture/Odors	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Alarms	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Alarm Noise	Hi/Lo	Hi/Lo	Hi/Lo	Hi/Lo	Hi/Lo	Hi	Hi
Scum, Sludge, Solids	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Gallons / Inch	43.3	43.3	43.3	43.3	43.3	43.3	43.3
Effluent Sampling	When Pumped	When Pumped	When Pumped	When Pumped	When Pumped	When Pumped	When Pumped

Key: Tanks: W=Waite, WG=Willamette Greystone, M=Michaels, D=D&K,
 X = Xerxes, CSI = Containment Solutions, Inc.
 Material: PVC=Polyvinyl Chloride, FG=Fiberglass
 OSI=Orenco Systems Inc.


Tillamook River RV Park

T: 1S, R: 10W, Sec 26, T1s 00500 & 02300

PARTS LIST

21-0206-01
5/25/2022
10 OF 11

CREATED: DAWK




 615.245.9451
 360.735.1100
 www.emsenv.com
 400 SE International Way
 Milwaukie, OR 97122


85 THIRD ST
TILLAMOOK, OR 97141

CHECK OFF	
	GENERAL STANDARDS
	ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).
	All work and material shall conform with OAR 340 Div. 71 & 73 approved design permit, and appropriate laws. Permits relating (but not limited) to plumbing, electrical, and grading must be coordinated with the on-site system installer and designer.
	Minor modifications to accommodate stumps, boulders or other unforeseen obstacles may be needed. Major modification cannot be performed without re-design and regulatory approval.
	If the installation contractor (installer) notes any conflicts with applicable State and/or local laws, rules or requirements, he shall request a clarification before ordering or installing affected materials or work. This may include and is not limited to such factors as: land-use regulations, grading ordinances, erosion control districts, hauling limits, typographical errors, etc. Noreimbursement to the Contractor will be provided for unauthorized work.
	Installer is to obtain copies of all necessary permits, authorizations, licenses etc. prior to initiating construction, including that specialty design work designated to a subcontractor which is directly or indirectly related to the system construction, design, delivery, or installation.
	Installer shall request and obtain utility locates by a qualified service for all potential underground utilities before excavation work commences.
	Installer shall maintain any and all survey monuments, which are affected by work and activities, related to the projects. Monuments, if damaged by the installer, shall be reset by a licensed surveyor at the installer's expense.
	All materials and equipment shall be of the type, model and brand listed for the manufacturers specified, unless otherwise authorized by the system designer. Substitution of materials and equipment shall receive pre-authorization and the contractor/installer will be responsible for providing performance and operating data.
	Installer shall prepare, maintain and provide, at completion of the project, drawings detailing the construction "as-built" and shall provide the owner & designer with the manufacturer's current specification and operating data on all equipment installed prior to final payment to the installer.
	TANK (S)
	Seal all joints and seams with manufacturer-approved sealants. Provide material submittal, and all means and methods for tank and accessory testing.
	Odor proof: Seal riser lid to contact with closed cell plastic foam sheet, or single-side adhesive neoprene foam tape.
	Risers: Tanks must be equipped with one piece watertight risers, with minimum 30" inside diameter, with tank access brought to 3" above finish grade. Joints must be sealed interior and exterior, and pressure tested per plans. (See attached "Tank Inspection and Testing" notes)
	Riser: Tank must be equipped with a watertight riser, with minimum 18" inside diameter, with tank access brought to or above finish grade. Riser must be fiberglass bonded to tank adapter w/ adhesive.
	Knockouts: Perforations and unused knockouts must be grouted or otherwise sealed.
	Watertight: After installation, Tank must be subject to 24 hour test for watertightness. Fill to a maximum 2" into riser. Mark water level, time and date. There may be no more than 1 gallon leakage over 24 hour period.
	THE ABOVE SPECIFICATIONS ARE IN ADDITION TO AND DO NOT REPLACE THE MANUFACTURERS WRITTEN INSTALLATION AND TESTING PROCEDURE REQUIREMENTS.
	Anti-buoyancy: Provide for anti-buoyancy, per manufacturer's installation instructions. Provide copy of instructions to permitting authority.

ELECTRICAL COMPONENTS
Wiring of pumps and controls shall be performed by a licensed electrician under the auspices of an electrical permit secured from the local jurisdiction. For details of electrical system, pump controls, floats, and the level of the float settings see the manufacturer's instructions and approved design.
Splicing of wires at the splice box inside the tank risers shall be done using the heat shrink connectors provided by the manufacturer or with an approved watertight electrical connector nut.
Wiring from the splice box to the source or the control panel shall be protected in UL approved PVC conduit, constructed watertight. Pump line voltage shall have water proof insulation such as THW, THWN, or HWY. Wire for all connections shall be 14 gauge wire or larger.
"Seal offs" shall be installed between the splice box and the power source or control panel, either in the horizontal just outside the riser or in the vertical just below the control panel or per connection. "Seal offs" shall be installed per manufacturer's written recommendations and shall be equal to or better than the following: Appleton EYF seal off box, PVC terminal adapters (threaded), Kilark sealing compound, Kilark packing fiber.
Wiring shall be color coded or numbered and the schedule written inside the control panel or on the wiring diagram.
Upon completion, the apparatus shall be tested for operation and correctness. Available voltage, pump run voltage and pump run amperage shall be measured and recorded inside the control panel.
The wiring diagram shall be retained on site (preferably in control panel enclosure) and any as-built notes or comments entered, initialed, and dated.
CONTROL PANEL (S)
The electrician shall label the control panel or electrical panel with his business name and the permit number and date of installation.
Control panel shall be installed per manufacturer's written instructions; alarm shall be audible from the living working space. Pump and alarm must be on separate circuits.
Panel shall be in accordance with NEMA 4X rating. Panel enclosure shall meet NEMA 4X requirements.
Panel shall be installed within 50' of tank and preferably within sight of the tank.
OTHER
Abandon Tank: Existing septic tank must be pumped and filled with rock or removed in accordance with County and State of Oregon requirements. Submit certificate of abandonment and pump receipt.
Setbacks: Maintain required setbacks
Initial and Reserve drainfield areas and system components to be protected with construction fencing, bollards, or other devices before, during, and after septic system installation.
COLLECTION SYSTEM
Contractor to obtain plumbing permit.
Do not use the plumbing system for disposal of non-biodegradable and/or toxic materials such as paints, thinners, gasoline, motor oil, drain cleaners, or other harsh chemicals.
Do not use the plumbing system for disposal of cooking grease, diapers, sanitary napkins, rags, cigarette butts, rubber or plastic products
Water softener backwash, storm or ground water sources, floor drains not to be connected to the septic system.
DISTRIBUTION AND TRANSPORT LINES
Road crossing: Sleeve transport pipe in Sch. 40 PVC, installed a minimum of 18" below grade, and bedded in ¾" minus to the surface.
Road/Driveway crossing: Use Sch. 40 or Sch. 80 PVC, installed a minimum of 24" below grade, and bedded in ¾" minus to the surface.
Trace wire: Provide an electrically continuous 18 gauge, green-jacketed copper wire in trench, above the pipe, for the full length of all pressure or gravity transport lines, accessible at the source and.

21-0206-01	Tillamook River RV Park	T: 1S, R: 10W, Sec 26, TLs 00500 & 02300	CONSTRUCTION SPECIFICATIONS
5/25/2022			
11 OF 11			

CHECKED: 

DRAWN: 

EMAS
 4000 SE Fremont Way
 Milwaukie, OR 97222
 503-593-8971
 www.emasystems.com

ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.

EXHIBIT C

NOTICE OF ADMINISTRATIVE DECISION
CU-87-31(a)

- I. **DECISION:** Notice is hereby given that the Tillamook County Department of Community Development APPROVED conditional use request CU-87-31(a) on August 13, 1987, subject to the conditions in Section VI below. This approval shall be void 24 months from this date unless the conditions have been met and construction has been started, or an extension has been requested from, and approved by, this department.

Failure to comply with the conditions of this approval could result in its nullification. This decision may be appealed by parties to the decision. In such case, forms and fees must be filed in the office of this department before 5:00 p.m. on September 3, 1987.

- II. **NATURE AND LOCATION OF THE REQUEST:** The applicant is requesting approval to construct a 24 space recreation campground in a C-2 (Community Commercial) zone on property located south of Third Street, just west of Tillamook City at the Big Barn Marina. The subject parcel is designated as Tax Lot 2300 of Section 26, Township 1 South, Range 10 West of the Willamette Meridian; Tillamook County, Oregon. Robert R. Roberts, applicant.

III. **APPLICABLE ORDINANCE PROVISIONS:**

1. Section 3.022 COMMUNITY COMMERCIAL ZONE (C-2), Subsection (3), Item (1) lists a recreation campground as a use permitted conditionally.
2. Section 3.060 FLOOD HAZARD OVERLAY ZONE (FH) applies to this request.
3. Section 4.060 RECREATION CAMPGROUND STANDARDS governs this request.
4. Section 4.080 REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION applies.
5. Article VI CONDITIONAL USE PROCEDURES AND CRITERIA governs this request.

IV. **FINDINGS OF FACT:**

1. According to the County Assessor's records the subject parcel is owned by the applicant, Robert R. Roberts, 85 Third Street, Tillamook, Oregon 97141.
2. The subject parcel is designated as Tax Lot 2300 of Section 26, Township 1 South, Range 10 West of the Willamette Meridian; Tillamook County, Oregon.

3. The subject parcel is currently zoned C-2 which is a community commercial zone, with a FH (Flood Hazard Overlay) zone over it.
4. The C-2 zone lists the use of a recreation campground as a use permitted conditionally.
5. The subject parcel appears to be approximately 3 acres in size and is relatively flat with a dike between it and the river and slough.
6. The property is situated in the fork of the Tillamook River and the Old Trask River Slough, south of Netarts State Highway 131 (Third Street), and the McKinley Moorage Road.
7. On the subject parcel there currently exists the Big Barn Marina facility, which includes a boat ramp and docks, a house, a large barn building, and a building to be used as the office. Another barn and a small storage shed are also located on the site but the applicant proposes to remove them during the park preparation process.
8. The applicant is proposing to construct a 24 space recreation campground which will include a picnic area, boat/trailer parking area, laundry room, restrooms, RV dump station, and an office. Each space is proposed to be provided with water and electrical hook-ups.
9. The park plans, as submitted, appear to meet all of County recreation campground standards.
10. The subject parcel is located within an A2 Flood Hazard Zone which has an elevation of 9.75 feet above mean sea level.
11. Across the slough to the east lies a farm, northeast a commercial use. To the north is vacant land and to the west across the river is another marina and farm land.
12. Access is proposed to be gained by McKinley Moorage Road.
13. The applicant has stated that water will be provided by West Hills Water Company. (See attached letter).
14. The applicants have stated that sewage disposal will be provided by a DEQ approved method. They are currently working with DEQ.
15. Notices of administrative review were mailed to 13 individuals and agencies at least 10 days prior to making this decision. To date, 3 written responses have been received. Those responses are attached hereto and made a part hereof.

16. No solar energy systems or wind energy conversion systems or wind mills were noted in the area by staff.

V. CONCLUSIONS: The conditinal use criteria contained in Section 6.040 of the Tillamook County Land Use Ordinance apply to this request and the findings above support the following conclusions, drawn with respect to those criteria:

"1. The use is listed as a conditional use in the underlying zone."

The use of a recreation campground, if it is consistent with the standards contained in Section 4.060, is allowed as a conditional use in the C-2 zone.

"2. The use is consistent with the applicable goals and policies of the comprehensive plan."

The Comprehensive Plan is concerned predominantly with both the protection of resource land for resource use and the separation of incompatible land uses. There are no resource land protection issues of concern in this request. Issues of land use compatibility are addressed by the Land Use Ordinance, which implements the plan. Thus where land uses can be shown to meet all applicable criteria, a proposed use is consistent with applicable plan policies. The surrounding land uses are predominantly farm/commercial, separated by the slough and the river. Thus there appears to be no incompatibility between the proposed use and the surrounding uses.

"3. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features."

Based upon the findings of fact it appears that the subject parcel is suitable for the proposed recreation campground use and associated facilities.

"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."

Staff cannot foresee the proposed use altering the character of the area. Based upon the findings listed above this criteria appears to be met.

"5. The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems, or wind mills."

As indicated in finding #16 no systems were noted within the general area.

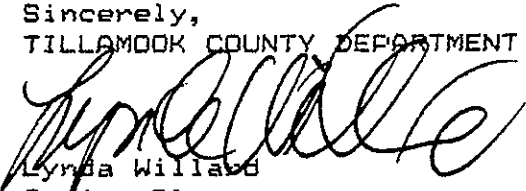
"6. The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use."

If all conditions are met the use would appear to be timely in nature.

VI. CONDITIONS:

1. All federal, state, and county permits be obtained and approved prior to start of the project.
2. A state plan review be performed in accordance with state regulations.
3. A grey water disposal system be provided which meets state Department of Commerce and DEQ regulations.
4. A sewage disposal system in conformance with DEQ regulations be provided and approved by DEQ.
5. Adequate water be provided and the method of use shall be approved by the County Health Department.
6. All conditions of the August 10, 1987 memo from Tillamook County Public Works Department shall be met.

Sincerely,
TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT



Lynda Willard
Senior Planner

Sarah Absher

From: Sarah Absher
Sent: Tuesday, March 18, 2008 10:53 AM
To: 'JLT Construction'
Subject: FW: Big Barn marina & RV Park - Your meeting summary

Good Morning Theresa,

Here is a copy of Bill's email in response to Kelly's letter summarizing the March 11, 2008 meeting. Please let me know if you have any questions.

Thanks,
Sarah

From: Bill Campbell
Sent: Tuesday, March 18, 2008 10:39 AM
To: 'kelly.hossaini@millernash.com'
Cc: Sarah Absher; Chris Chiola; Annette Pampush; Rich Morse; George Urrey; ARTMAN Gary
Subject: Big Barn marina & RV Park - Your meeting summary

Kelly – thank you for the two pages of notes reflecting the meeting. From my notes, and those of other staff, it is important to note the following:

- The health License for occupancy has expired and is subject to renewal;
- An electrical plan review is required, Miami Cove, the electrical contractor working with the Taylor's need to contact Rich Morse, Building Official, to ensure adequacy of the electrical service system to the park (required);
- The Taylor's indicated that they do not envision any changes in use or occupancy at this time, perhaps at a future time.
- The site is served by the West Hills Water Association, a public water supply source, back flow prevention devices are required on the system to protect the public water supply and installation of same is subject to Plumbing permits and inspections.
- The RV holding tank dump site is under a WPCF Permit, serving the restroom/shower facility, administrated by DEQ as is the advantex system that served the existing dwelling and the restroom/shower facility. The WPCF Permit requires a pumping contract with a licensed pumper to system and tank maintenance – to be provided to DEQ with a permit transfer and renewal request, a Land Use Compatibility Statement will need to be obtained from the department.
- The existing dwelling and office structures were demolished, under permit and are gone. The Taylor's intend to replace both, at this time with RV's – both will be subject to building and flood plain development permits prior to placement.
- Access to the park is over a public road, the Taylor's may request a Road Vacation through the Public Works Department
- Future modifications, expansions or additions to the park is subject to a new Conditional Use, although maintaining the present level of activity may be allowed, subject to permitting, inspections, and health department licensing
- We are in agreement regarding the 26 spaces, a residential structure and an office structure. Bear in mind that public occupancy structures require ADA access; e.g. a new office space, the restroom/shower facility – etc.
- Future activities to restore the docks, ramp and dredge the ramp and launch point is subject to a county Development Permit and possibly a joint Fill/Removal permit from DSL and the US Army Corps of Engineers –



MILLER NASH^{LLP}
ATTORNEYS AT LAW

PORTLAND, OREGON
SEATTLE, WASHINGTON
VANCOUVER, WASHINGTON
CENTRAL OREGON
WWW.MILLERNASH.COM

3400 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204-3699
OFFICE 503.224.5858
FAX 503.224.0155

Kelly S. Hossaini
kelly.hossaini@millernash.com
(503) 205-2332 direct line

MAR 18 2008
RECEIVED

March 17, 2008

VIA MAIL AND FACSIMILE

Mr. Bill Campbell
Tillamook County
201 Laurel Avenue
Tillamook, Oregon 97141

Subject: Taylor RV Park; T1S R10W 26 Tax Lots 500 and 2300

Dear Bill:

Thank you for meeting with my clients the Taylors and me on Tuesday, March 11, 2008, to discuss the Taylors' refurbishment of the above-referenced tax lots (the "Property"), formally known as the Big Barn Marina & RV Park. As discussed, the Taylors purchased the Property in 2007 as an RV park and intend to continue that use. The Taylors also eventually plan to rehabilitate the boat ramp and dock areas within the existing Division of State Lands ("DSL") lease area that runs along the eastern bank of the Property within the Trask River. This rehabilitation, however, will occur in the future, and the Taylors will coordinate that work with both DSL and Tillamook County (the "County") at the appropriate time.

With respect to plans for the near future, the Taylors understand that the Property is subject to a conditional use permit (CU 87-31(a)) (the "Conditional Use Permit") that governs the uses and intensity of those uses on the Property. The one exception is that the Conditional Use Permit approves 24 RV park spaces, but the County has been licensing the Property for 26 RV park spaces since at least the late 1980s. Further, the Department of Environmental Quality ("DEQ") Water Pollution Control Facilities Permit has historically permitted the Property for 26 spaces. I believe we agreed at our March 11, 2008, meeting, that the RV park use on the Property may continue with the 26 RV park spaces. Please let me know if that is incorrect.

In their Property refurbishment efforts, the Taylors intend to bring the Property into compliance with what the County approved in the Conditional Use Permit. At this time, the Taylors do not intend to expand those uses or add new uses. Specifically, the Taylors intend to replace the single-family dwelling that was demolished earlier this year with an RV unit to be occupied on a permanent basis by the



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MAY 17 2008
COUNTY OF CLATSOP
CLATSOP COUNTY

Mr. Bill Campbell
March 17, 2008
Page 2

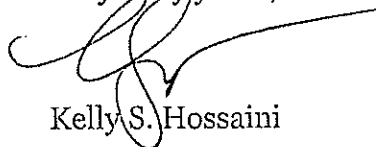
site manager. One permanent dwelling was approved in the Conditional Use Permit and is allowed by both County Land Use Ordinance ("LUO") Sections 3.020(2) and 4.060. The Taylors will be hooking up the permanent RV unit to the existing AdvanTex septic treatment system that used to serve the demolished single-family dwelling and the now-demolished office. The Taylors understand that hooking up the site managers' RV to the septic system will require coordination with both DEQ and the County. The Taylors also understand that, as part of this coordination, the County's planning department will need to sign a Land Use Compatibility Statement for DEQ.

With respect to the office, the Taylors will be replacing the office that was recently demolished with a new office. An office structure was approved in the Conditional Use Permit. At this time, the Taylors will likely replace the office structure with an RV. In the future, the Taylors would like to build a new permanent office building on-site. The Taylors understand that any permanent site-built structure will need approval from the County.

The Taylors will also be repairing and restoring electrical and water systems on the Property, including refurbishing the existing bathroom and laundry facilities. The Taylors understand that this work must be coordinated with the County to ensure all appropriate permits are obtained for that work. The Taylors also understand that Rich Morse, the County Building Official, has requested a review of the electrical plan for the Property. The Taylors further understand that before reopening the Property as an RV park the Property must receive a license from the County Health Department.

It is the Taylors' intention to move quickly to get the new managers on the Property and to reopen the Property as an RV Park. To this end, the Taylors have been working diligently since at least January 2008 to get the property cleaned up and repaired. The Taylors did not do any additional work on the property in the last four weeks or so, due to the County's concerns and questions about the rehabilitation efforts. We believe that the County understands, however, that the Taylors have every intention of reopening the RV Park by May 1, 2008, and will be working diligently to meet that date.

Very truly yours,



Kelly S. Hossaini

cc: Toby and Theresa Taylor

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EXHIBIT D

Melissa Jenck

From: Jaime Craig
Sent: Friday, January 20, 2023 2:08 PM
To: Melissa Jenck; Lynn Tone
Subject: RE: 851-22-000286-PLNG

Comments:

Park needs to adhere to Public Health Division Chapter 333 operation and maintenance of recreation park rules.
https://secure.sos.state.or.us/oard/displayDivisionRules.action;JSESSIONID_OARD=7iv4aZLpMdxycwl0tc19I3K3QQdo4y6PVjGhK2q0IcF7GFUa930m!-330355351?selectedDivision=1246

- Facility needs to get Environmental Health updated maps once project is complete.
- Facility is currently licensed for 26-50, if site numbers, including tent camp sites (if applicable) will require a change in licensing fees, and or updated license.
- Patrons shall dispose of all sewage and wastewater in the facilities provided by the park owner or operator. No sewage or wastewater shall be discharged onto the ground or allowed to accumulate on the ground surface.
- Only one camping vehicle, tent vehicle or tent is permitted in a camping space and a distance of at least ten feet must be maintained from any other such vehicle or tent. However, more than one such vehicle or tent may occupy a camping space and a spacing of less than ten feet is permitted provided the owner of each vehicle and the park owner or operator agree.
- No person shall permit his camping vehicle, tent vehicle, or tent to obstruct any public or private roadway or walkway. All vehicular traffic within picnic areas shall remain on the roadways or parking areas.
- Camping vehicle rally groups or other groups of camping vehicle owners assembled for the purpose of traveling together must obtain permission from the park owner or operator before entering any recreation park.
- All vehicular traffic shall remain on roadways or parking areas.
- Each camping space shall be identified by letter, number or name;
- Each camping space shall be large enough to accommodate the parked camping vehicle, tent vehicle or tent as the case may be and to maintain at least ten feet separation from any other camping vehicle or tent, ten feet from any building, ten feet from any awning or carport on an adjacent space, ten feet from a boundary line abutting upon a public street or highway, and five feet from any property line;
- Only one camping vehicle, tent vehicle or tent shall be located within a designated camping space and shall be maintained ten feet from any other such vehicle or tent. However, more than one such vehicle or tent may locate on a space and each vehicle or tent may be less than ten feet apart if:
 - (a) The owner of each vehicle or tent consents to such an arrangement;
 - (b) The park water and sewage disposal systems are not jeopardized by the additional camping load.
- 4) No owner or operator shall require or encourage the location of more than one camping vehicle, tent vehicle, or tent on any space;
- (5) Camping vehicles, tent vehicles, and tents shall not obstruct any public or private roadway or walkway. Each space shall have access to a park driveway or road.

Thank you. Please let me know if you have questions.



Jaime Craig (she/her/hers) | REHS
TILLAMOOK COUNTY | Environmental Health Program Manager
801 Laurel Avenue | PO Box 489
Tillamook, OR 97141
Phone (503) 842-3909

Fax (503) 842-3983
Jcraig@co.tillamook.or.us
www.tillamookchc.org

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Although our office is open, staffing availability may limit when our office door is open. If you need to schedule time to speak with Environmental Health, please call 503-842-3909 to schedule a in-person appointment. Thank you. Our office hours are from 8:30 to 4:30 with a lunch from 12-1pm.

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Thursday, January 19, 2023 4:44 PM
To: Jaime Craig <jcraig@co.tillamook.or.us>; Lynn Tone <ltone@co.tillamook.or.us>
Subject: RE: 851-22-000286-PLNG

Jaime,

For this one, it would be good that if there is licensing updating requirements, that you've provided such statement in written form at this point. That way my department can facilitate it as a requirement of our permit. Then, should this get approved, we can withholding our department approval if ever their licensing with you becomes an issue.

Thanks,



Melissa Jenck (she/her) | CFM, Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
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.

From: Jaime Craig <jcraig@co.tillamook.or.us>
Sent: Wednesday, January 11, 2023 5:45 PM
To: Lynn Tone <ltone@co.tillamook.or.us>; Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: RE: 851-22-000286-PLNG

Hi Melissa and Lynn,

I think I am good on this one. You incorporated the concerns I had with the remodel.



Jaime Craig (she/her/hers) | REHS
TILLAMOOK COUNTY | Environmental Health Program Manager
801 Laurel Avenue | PO Box 489
Tillamook, OR 97141
Phone (503) 842-3909
Fax (503) 842-3983
Jcraig@co.tillamook.or.us
www.tillamookchc.org

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Although our office is open, staffing availability may limit when our office door is open. If you need to schedule time to speak with Environmental Health, please call 503-842-3909 to schedule a in-person appointment. Thank you. Our office hours are from 8:30 to 4:30 with a lunch from 12-1pm.

From: Lynn Tone <ltone@co.tillamook.or.us>
Sent: Wednesday, January 11, 2023 4:29 PM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: 851-22-000286-PLNG

Please see link for Notice of Public Hearing Tillamook County Planning Commission.
<https://www.co.tillamook.or.us/commdev/project/851-22-000286-plng>

Thank you



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
ltone@co.tillamook.or.us

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Melissa Jenck

From: JOYE Jessica * DEQ <Jessica.JOYE@deq.oregon.gov>
Sent: Thursday, February 2, 2023 1:00 PM
To: Melissa Jenck
Subject: EXTERNAL: RE: 851-22-000286-PLNG: 85 Third Street, Tillamook. RV park expansion

[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 Melissa,

R3 Coastal LLC has transferred the WPCF permit into their name.

Proposed expansion

A permit modification application and all required exhibits including fee will need to be submitted to DEQ for review of expansion, this includes an affirmative Land Use Compatibility Statement.

Current facility

The previous permittees failed to submit annual Discharge Monitoring Reports. The current permittee, R3 Coastal LLC, did not submit a discharge monitoring report for 2022 as required in Schedule B of permit.

Sincerely,



Jessica Joye, REHS
NW Region and Marion
Onsite Wastewater Specialist
4026 Fairview Industrial Dr SE
Salem, OR 97302
503.378.5033
jessica.joye@deq.oregon.gov
www.oregon.gov/deq

"We are modernizing and updating the way we process information at DEQ with *Your DEQ Online*: a new centralized hub for communities, business and individuals. [Click here to learn more.](#)"

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Thursday, February 2, 2023 12:35 PM
To: JOYE Jessica * DEQ <Jessica.JOYE@deq.oregon.gov>
Subject: 851-22-000286-PLNG: 85 Third Street, Tillamook. RV park expansion

Hello Jessica,

I am reviewing the proposed expansion of the campground at 85 Third Street in Tillamook. I can originally had discussions with you last year about the proposal. You had detailed that their permits hadn't been transferred at the time. You were included on a notice beginning of January about the proposed expansion. I was hoping to have comments from DEQ regarding the feasibility of the project proposal. I recognize the applicants prepared a holding tank system as part of the proposed expansion. Can you please confirm if there is any requirements or concerns coming from DEQ regarding the expansion work? Or the nature of the existing facility?

You can find a copy of the proposed expansion application at the link below:

<https://www.co.tillamook.or.us/commdev/project/851-22-000286-plng>

The hearing is next Thursday evening. If you had any comments, I would appreciate being able to include them at your earliest convenience. My report has to go out to the commission today by 4:00pm, but even if I could get something before next Thursday, that would be incredibly helpful.

Thank you,



Melissa Jenck (she/her) | CFM, Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
mjenck@co.tillamook.or.us

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