

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.

CONDITIONAL USE REVIEW CRITERIA

A Conditional Use shall be granted if the applicant demonstrates that all of the following applicable criteria are satisfied.

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

Comments received since
February 2, 2023



Response Page

Department of State Lands (DSL) WN# *

WN2023-0081

Responsible Jurisdiction

Staff Contact

Melissa Jenck

Jurisdiction Type

County

Municipality

Tillamook

Local case file #

851-22-000286-PLNG

County

Tillamook

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
01S	10W	26		500,2300

Street Address

85 Third St

Address Line 2

City

Tillamook

State / Province / Region

OR

Postal / Zip Code

97141

Country

Tillamook

Latitude

45.455656

Longitude

-123.875993

Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- The property includes or is adjacent to designated Essential Salmonid Habitat.
- The property includes or is adjacent to state-owned waters.

Your Activity

- ✓ It appears that the proposed project **may** impact Essential Salmonid Habitat and, therefore, **may** require a State permit.

- ✓ An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.

Applicable Oregon Removal-Fill Permit Requirement(s)

- ✓ A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.
- ✓ A state permit is required for any amount of fill, removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

Closing Information

Additional Comments

Based on the applicant's submitted site plan, the proposed expansion of an existing Recreational Campground may impact wetlands or waters. It is not possible to determine if a wetland removal-fill permit is required without a wetland delineation submitted per OAR 141-090-0032 through OAR 141-090-0050.

The "wetlands" shown on the applicant's site development plan represent National Wetland Inventory wetlands which are approximate only and not suitable for determining presence/absence. The Cramer Fish Sciences wetland memo is an informal memo, has not been submitted for DSL review and approval per the above listed OAR's, and does not represent the level of work required to document presence of only uplands in the proposed building area.

A wetland delineation submitted to the Agency for review and approval is recommended prior to any ground disturbance. The chosen wetland consultant is recommended to contact the agency prior to deploying in order to ensure that the correct locations, quantity of data, and evaluation for the jurisdictional limit of Highest Measured Tide occurs.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- ✓ A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

2/8/2023

Response by:

Daniel Evans

Response Phone:

503-986-5271

Staff's Presentation

Conditional Use

#851-22-000286-PLNG

FEBRUARY 9, 2023 PLANNING COMMISSION HEARING

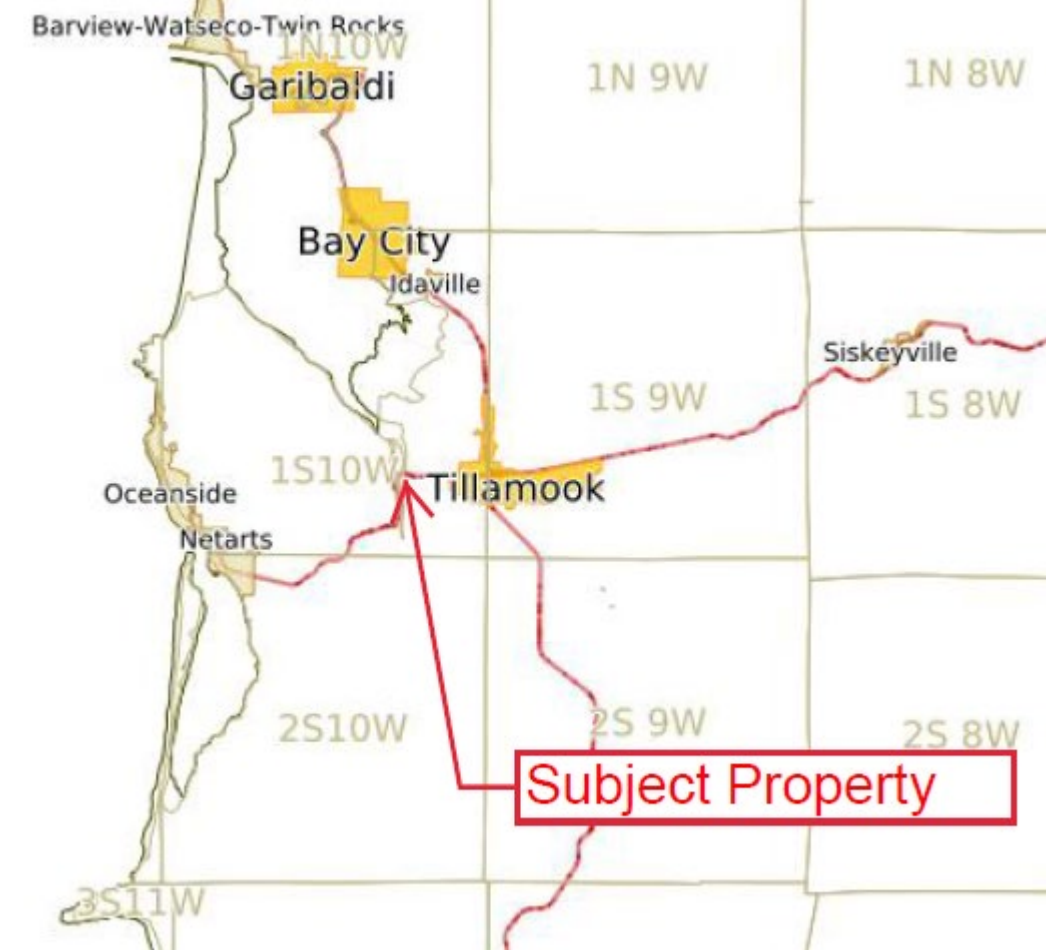
REQUEST

Applicant: R3 Coastal, LLC

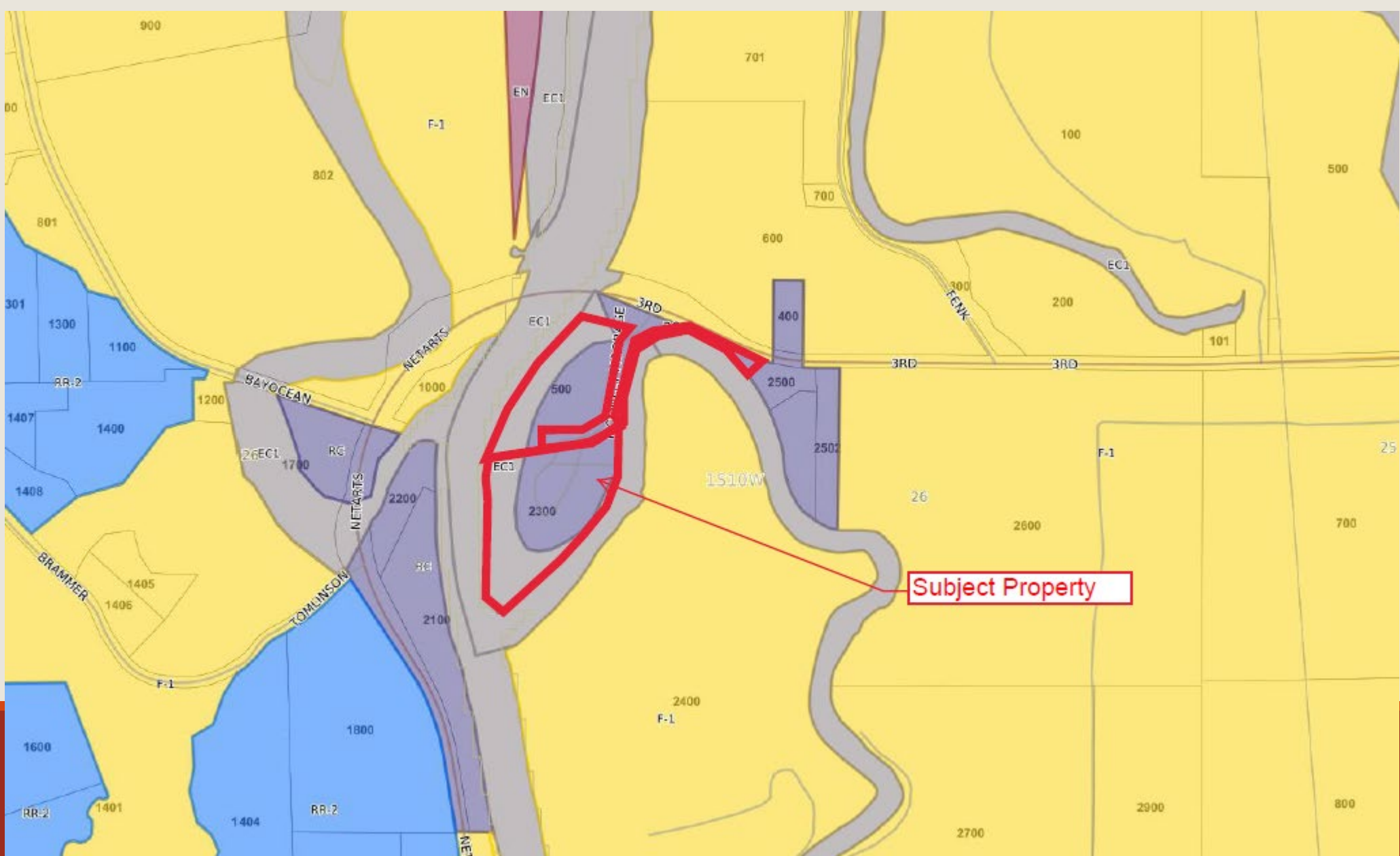
Existing 26-space recreational campground approved by CU-87-31(a).

Proposed expansion of 27-spaces, for a total of 53-spaces.

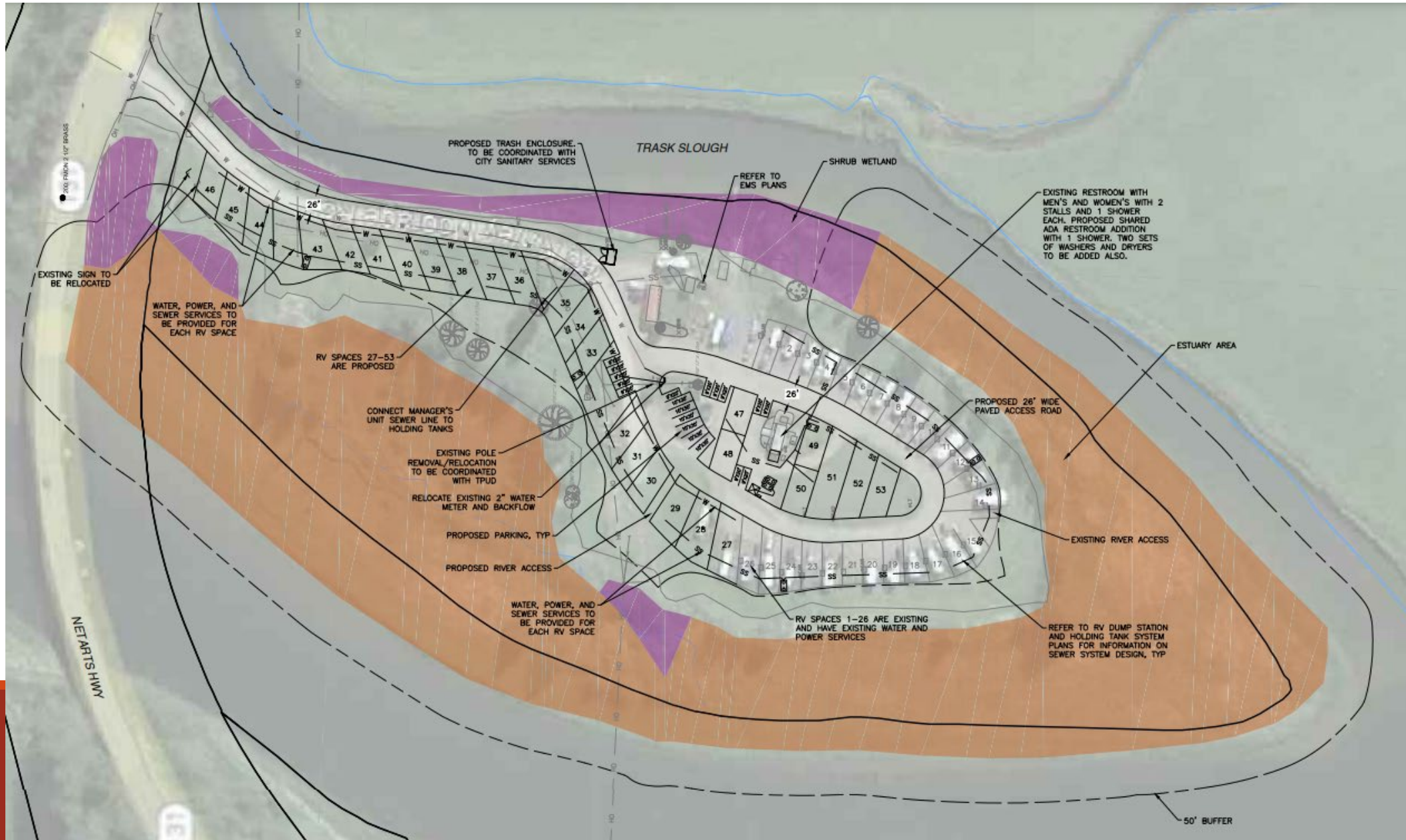
Approximately 11.72-acres Rural Commercial (RC) zoned land



Vicinity Maps



Zoning Map



Site Plan provided by the Applicant

Applicable Provisions

- TCLUO Section 3.020: Rural Commercial (RC)
- TCLUO Section 3.106: Estuary Conservation One (EC1)
- TCLUO Section 5.030: Recreational Campgrounds Standards
- TCLUO Section 3.555: Freshwater Wetlands Overlay
- TCLUO Section 3.510: Flood Hazard Overlay
- TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas
- TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization
- TCLUO Section 4.030: Off-street Parking and Off-Street Loading Requirements

Applicable Provisions

- TCLUO Section 3.106: Estuary Conservation One (EC1)
- TCLUO Section 3.555: Freshwater Wetlands Overlay
- TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

Report prepared by Cramer Fish Sciences on behalf of the Applicant. Summarized locations of estuary boundary, wetlands boundary and riparian buffer.

Comments received from DSL requesting wetland delineation prior to commencement of any ground work.

Applicable Provisions

- TCLUO Section 3.510: Flood Hazard Overlay
- TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas
- TCLUO Section 4.030: Off-street Parking and Off-Street Loading Requirements **
 - Applicant states proposal of 68-parking spaces. (19) new stand-alone spaces, (22) spaces within the original 26-sites, (27) with the proposed 27-sites.

Applicable Provisions

- TCLUO Section 3.530: Recreational Campground Standards
 - Licensing requirements with Tillamook County Environmental Health
 - DEQ licensing for holding tank systems
 - Separation, spacing, setbacks as required are demonstrated on Applicants site plan

Primary Comments Received

No comments were received from neighboring property owners.

Comments were received from Oregon Department of State Lands (DSL), Tillamook County Environmental Health, Oregon Department of Environmental Quality (DEQ).

Tillamook County Public Works and Oregon Department of Transportation (ODOT) provided comments in the Applicants submittal.

DSL comments received since meeting packet: Recommends delineation prior to development of the site.

Conditional Use Review Criteria

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

Recommended Conditions of Approval

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.

Recommended Conditions of Approval (continued)

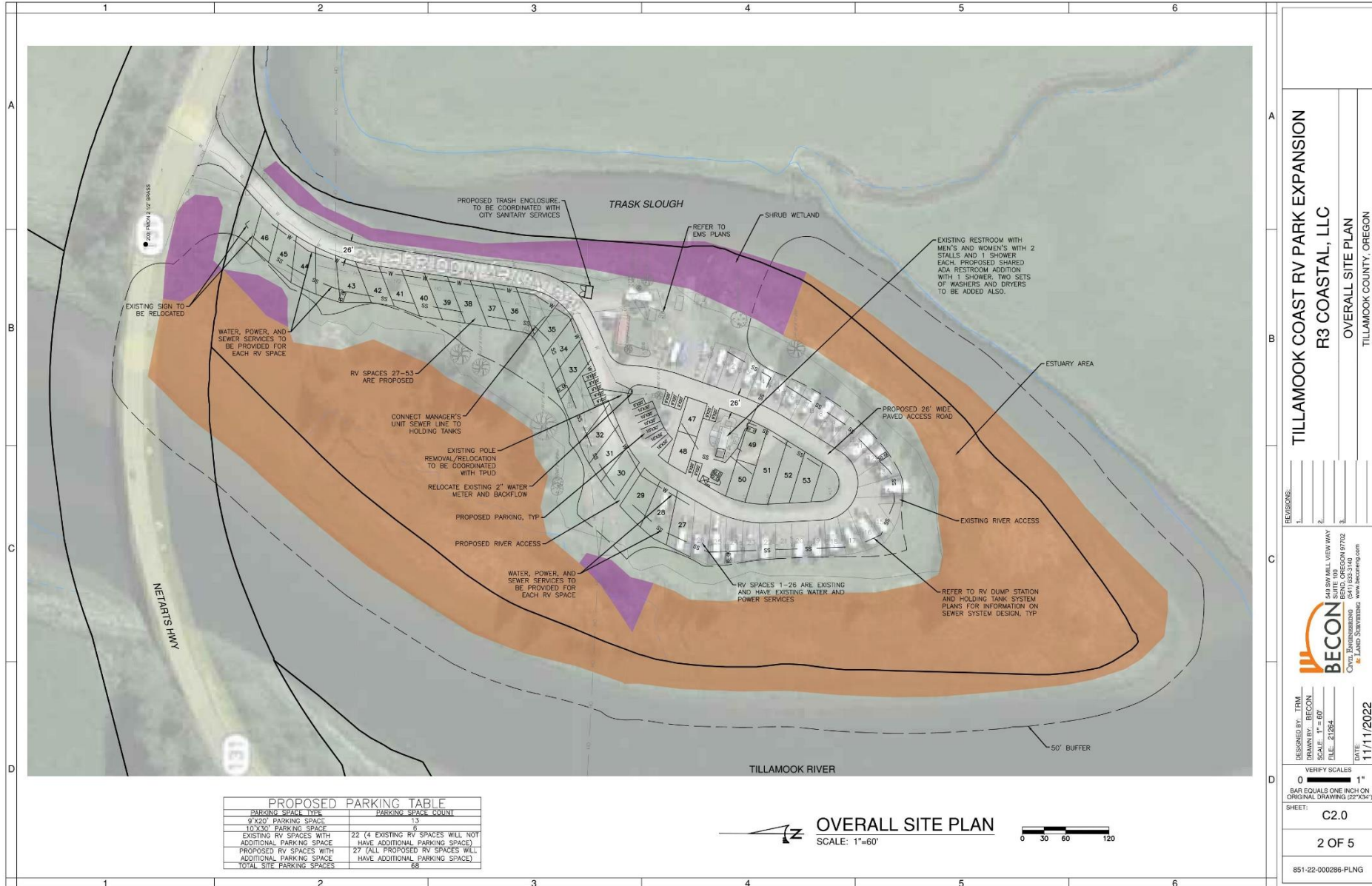
8. Development will comply with the requirements and standards of TCLUO 3.020 'Rural Commercial (RC) Zone', Estuary Conservation 1 (EC1) zone, and 5.030 'Recreational Campground Standards'.
9. Overnight temporary use of the campground by a camper or a camper's vehicle shall not for longer than six (6) 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.

Applicants Presentation

R3 COASTAL PROPOSED EXPANSION OF TILLAMOOK COAST RV PARK



PROPOSED SITE PLAN



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

REVISIONS:
1
2
3

BECON
Civil Engineering & Land Surveyors
540 SW MILL VIEW WAY
SUITE 100
TILLAMOOK, OREGON 97102
(541) 852-3442
www.beconinc.com

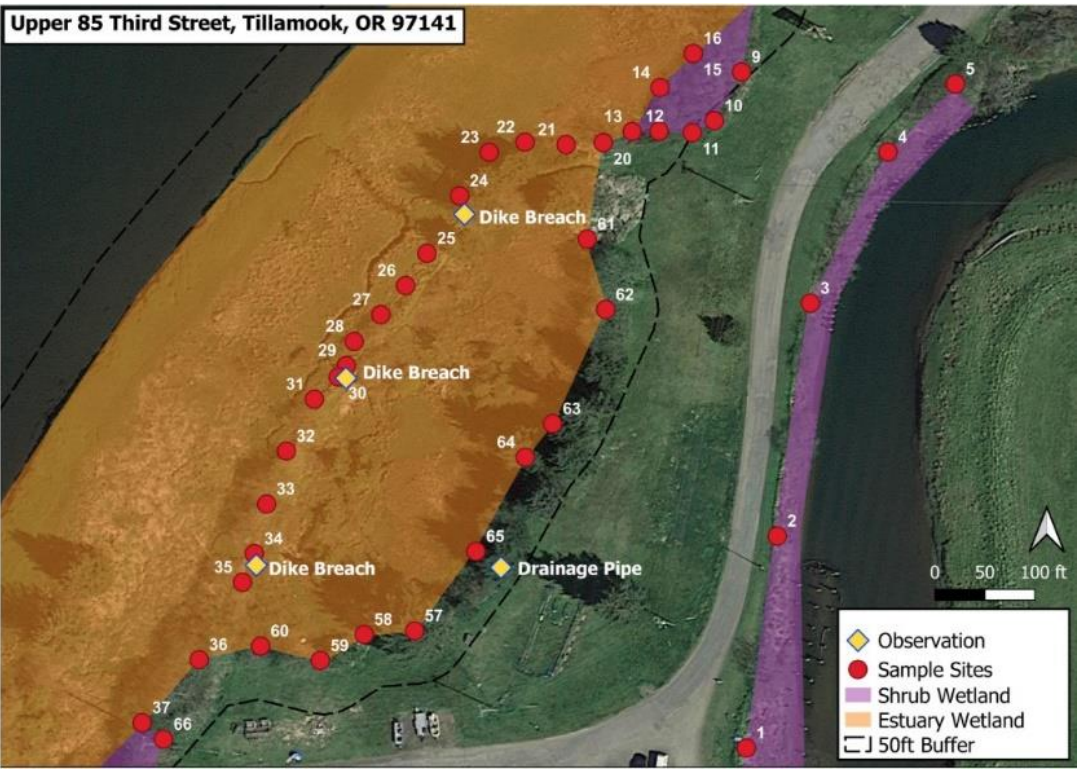
DESIGNED BY: JTM
DRAWN BY: BECON
SCALE: 1"=60'
FILE: R1284
DATE: 11/11/2022

VERIFY SCALES
0 1"
BAR EQUALS ONE INCH ON ORIGINAL DRAWING (27"X36")
SHEET: C2.0

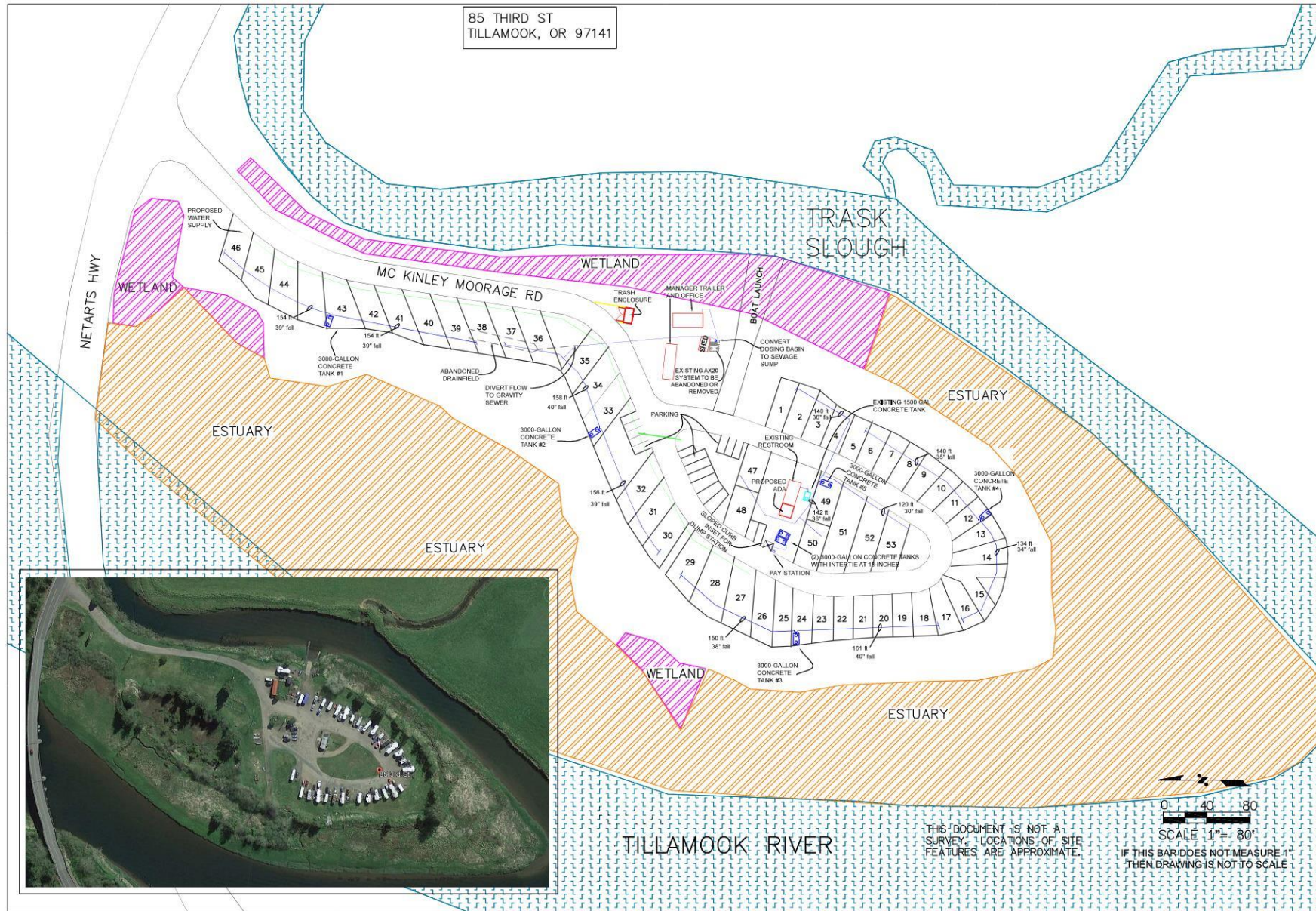
2 OF 5
851-22-000286-PLNG



WETLAND AND ESTUARY BOUNDARIES



RV DUMP STATION AND HOLDING TANK SYSTEM



85 THIRD ST
TILLAMOOK, OR 97141

21-0206-01	Tillamook River RV Park	CHECKED:
11/10/2022	T: 1S, R: 10W, Sec 26, Tls 00500 & 02300	DRAWN:
3 OF 11	SITE PLAN	4990 SE International Way Tillamook, OR 97122 www.emsinc.com

THIS DOCUMENT IS NOT A SURVEY. LOCATIONS OF SITE FEATURES ARE APPROXIMATE.
IF THIS BAR DOES NOT MEASURE 11" THEN DRAWING IS NOT TO SCALE

CRITERIA FOR CONDITIONAL USE REQUEST PROVIDED
IN STAFF REPORT #851-22-000286-PLNG PREPARED
BY MELISSA JENCK, SENIOR PLANNER, CFM