



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

NOTICE OF DECISION

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

February 28, 2023

RE: #851-22-000286-PLNG: Approval of a Conditional Use request to expand an existing (26) space recreational campground approved through CU-87-21(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. The Property Owner and Applicant is R3 Coastal LLC.

Dear Interested Parties:

A public hearing on the above-entitled matter were held before the Tillamook County Planning Commission on February 9, 2023, where a decision was made on this date.

The Tillamook County Planning Commission considered this Conditional Use request on the basis of the Conditional Use criteria listed in Section 6.040 of the Tillamook County Land Use Ordinance, findings of fact and conclusions contained within the staff report, staff memos, public and agency comments, evidence and information presented, written and oral testimony received at the hearing, and the applicant's presentations.

After consideration of all available evidence described above, the Planning Commission took the following actions:

- Planning Commission voted unanimously, 5 in favor and 0 opposed, to approve Conditional Use request #851-22-000286-PLNG subject to the Conditions of Approval as amended and included as "Exhibit A" of the Order.
- The Planning Commission hereby adopts the Conditions of Approval as amended and shown in "Exhibit A" attached to the Order.

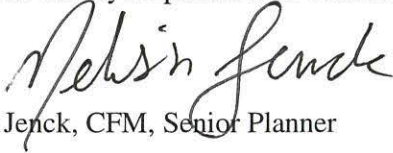
The Planning Commission Order and other documents associated with the request is available for review and inspection on the Tillamook County Land Use Application page here: <https://www.co.tillamook.or.us/commdev/landuseapps> and at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

Please contact Lynn Tone, Office Specialist II, for making arrangement to view documents at 503-842-2034 Ext. 3423 or email ltone@co.tillamook.or.us.

Any party with standing to appeal as described in TCLUO Section 10.110 may appeal the decision to the Board of County Commissioners, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fee of \$250 with the Tillamook County Board of Commissioners within twelve (12) days of the date of this Notice. The deadline for filing an appeal with the Board of County Commissioners is March 13, 2023 at 4:30pm.

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

Sincerely,
Tillamook County Department of Community Development

A handwritten signature in cursive script that reads "Melissa Jenck".

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, Director

“EXHIBIT A”

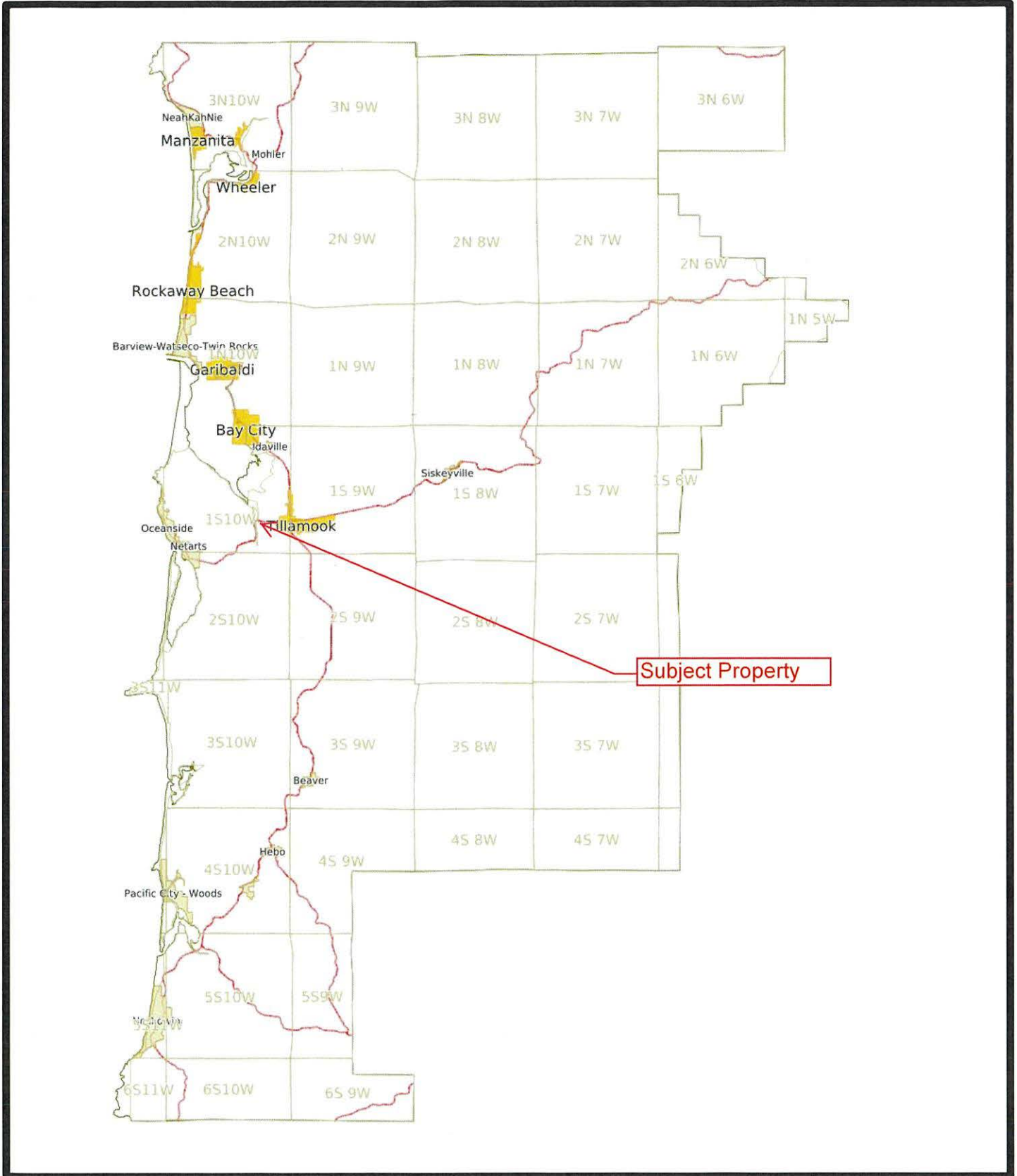
CONDITIONS OF APPROVAL

Sections 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

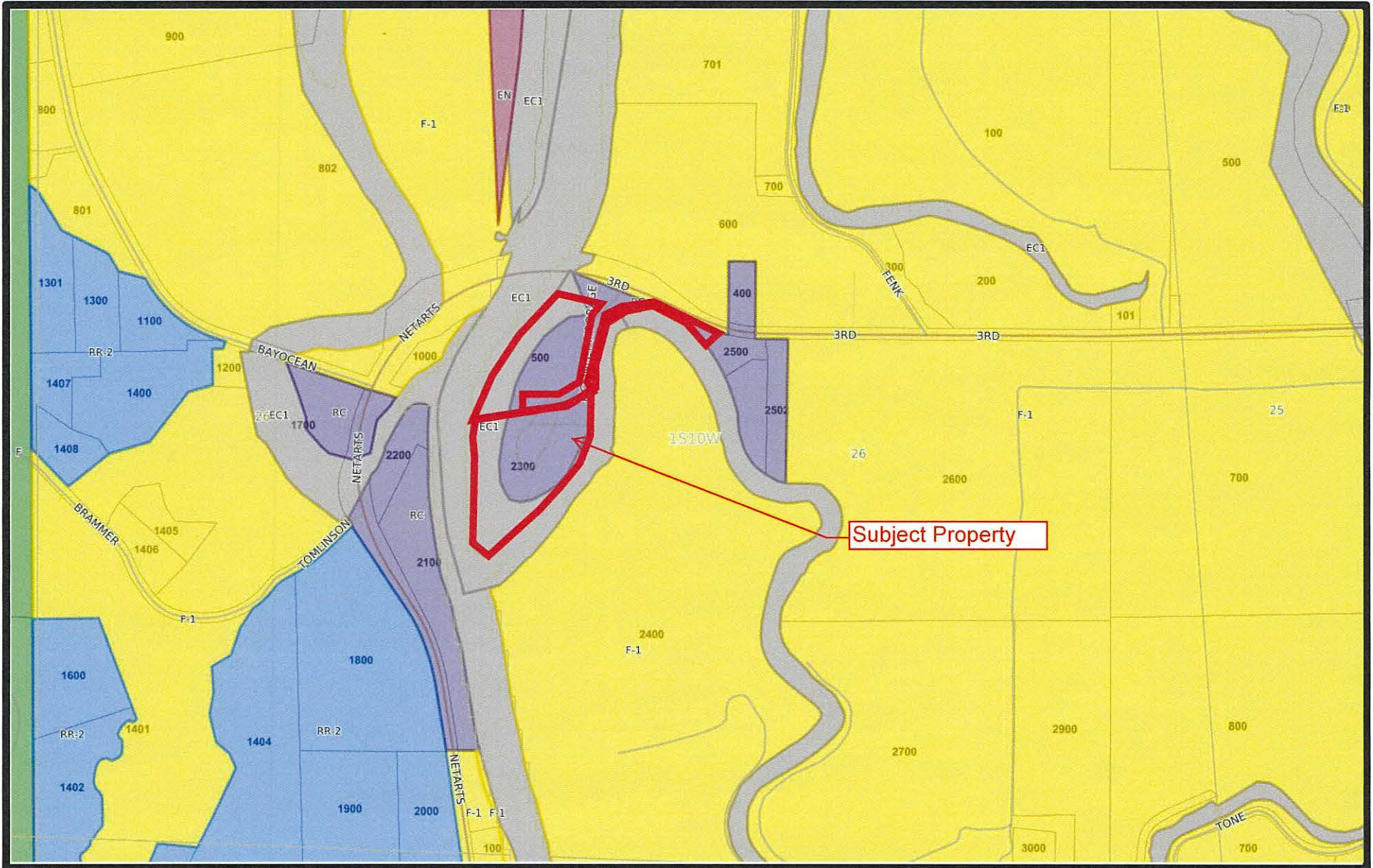
1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. The property owner shall obtain all necessary electrical, mechanical, and plumbing permits.
3. At the time of applying for Zoning and Building 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 for 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 zone, TCLUO Section 3.510, including 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 exceed 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.

EXHIBIT A

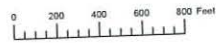
Vicinity Map



Zoning Map



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



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

01S10W26

1" = 400'

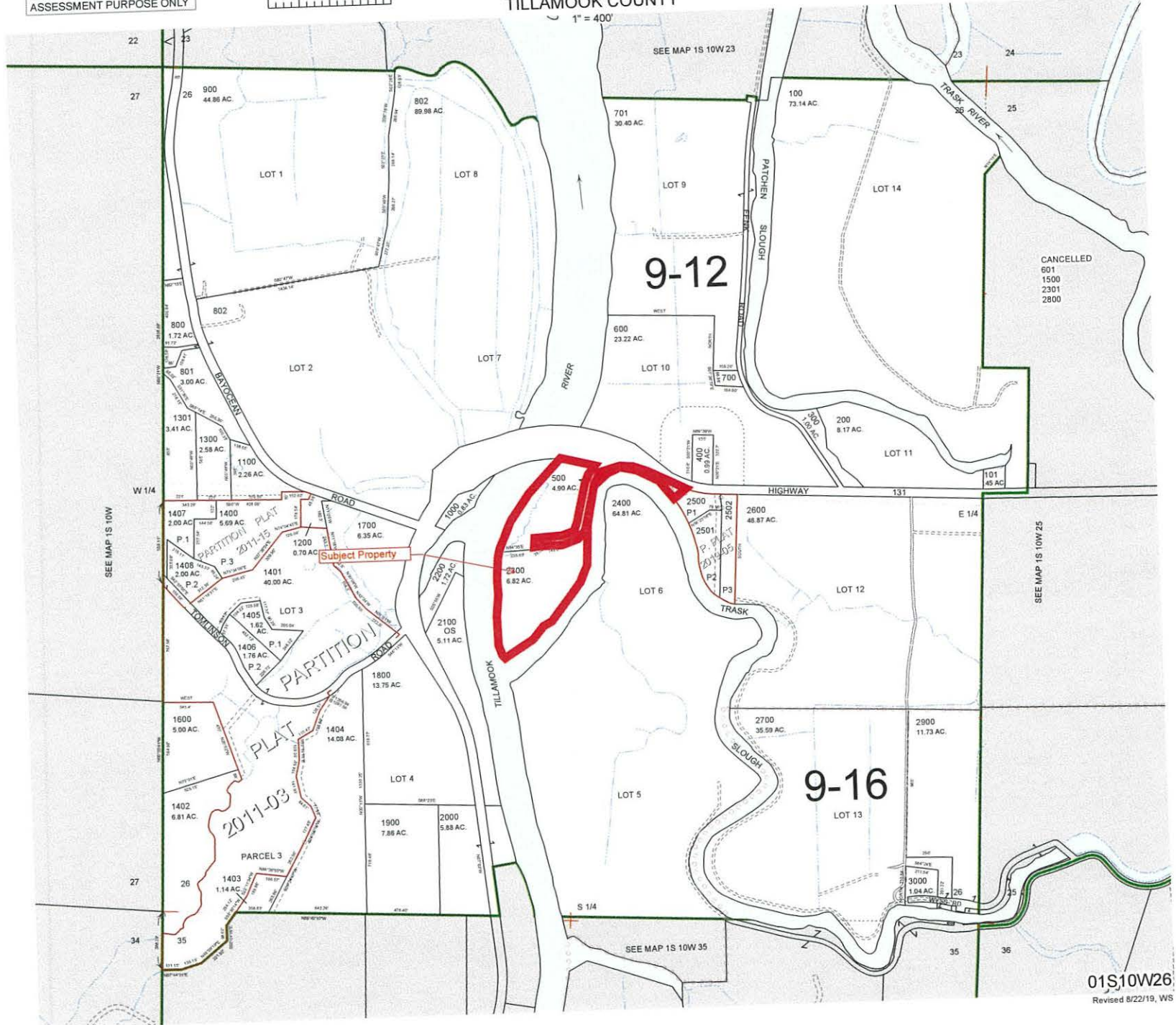


EXHIBIT B

BEFORE THE PLANNING COMMISSION
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF #851-22-000286-PLNG A 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 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.))))))))))))	FINDINGS OF FACT, CONCLUSIONS AND ORDER #851-22-000286-PLNG
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APPLICANT/PROPERTY OWNER: R3 Coastal, LLC, 62570 Eagle Road, Bend, OR 97701

The above-named applicant applied to Tillamook County requesting 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 on the property as specified above.

A public hearing on the above-entitled matter was held before the Tillamook County Planning Commission for their consideration on February 9, 2023, where a decision was made on that date.

The Tillamook County Planning Commission considered this Conditional Use request on the basis of the Conditional Use criteria listed in 6.040 of the Tillamook County Land Use Ordinance, findings of fact and conclusions contained within the staff report, staff memos, public and agency comments, evidence and information presented, written and oral testimony received at the hearing, and the applicant’s presentations.

Planning Commission voted unanimously, 5 in favor and 0 opposed, to approve Conditional Use request #851-22-000286-PLNG subject to the Conditions of Approval as amended and included as “Exhibit A”.

The Planning Commission hereby adopts the Conditions of Approval as amended and shown in “Exhibit A” attached to this Order.

This decision may be appealed to the Board of County Commissioners by an affected party, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners within twelve (12) days of the date that Notice of this decision is mailed.

DATED this 16th day of February, 2023.

TILLAMOOK COUNTY PLANNING COMMISSION



 Kurt Heckerroth, Chairperson

EXHIBIT A

CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. 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:
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 - A letter from West Hills Water Company confirming water service to the proposed facility.
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 - A letter from the Oregon Department of Transportation approving the road approach.
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4. Future development shall adhere to the requirement for 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.
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