

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.