



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.***

September 20, 2023

#851-23-000212-PLNG: Request for conditional use approval to expand the Elks Campground by adding 15 additional full hookup RV sites for a total of 51 sites, together with a proposal for 5 dry camp sites. The subject property is accessed via Highway 101 at 9105 Highway 101 South, is located south of the City of Tillamook and south of the Pleasant Valley rest area and is designated as Tax Lot 1302 in Section 21B of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). The applicant is Gary Beyer, and the property owner is the Tillamook Elks Lodge.

Dear Interested Parties:

A public hearing on the above-entitled matter was held before the Tillamook County Planning Commission on September 14, 2023, where a decision was made on this date.

The Tillamook County Planning Commission considered this request on the basis of the criteria listed in Section 6.040: Conditional Use Review Criteria of the Tillamook County Land Use Ordinance (TCLUO) and relevant development standards contained within the TCLUO and Tillamook County Comprehensive Plan. The Planning Commission also considered this request on the basis of the findings of fact and conclusions contained within the staff report, written testimony received during the public comment period, oral testimony taken at the September 14, 2023, hearing, and the Applicant's presentation.

After consideration of all available evidence described above, the Planning Commission then voted unanimously in favor to approve Conditional Use request #851-23-000212-PLNG, the vote carrying 7 to approve and 0 opposed, subject to the Conditions of Approval contained in "Exhibit A" of this notice.

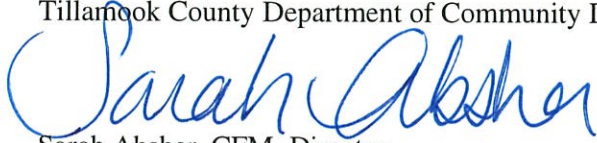
The Planning Commission Order and other documents associated with the request are available for review and inspection on the Tillamook County Land Use Application page here: <https://www.co.tillamook.or.us/commdev/landuseapps> and at the Tillamook County Department of Community Development office located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

Please contact Lynn Tone, Office Specialist II, to make arrangements 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 October 2, 2023, at 4:00pm.

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



Sarah Absher, CFM, Director

Encl: Maps

“EXHIBIT A”

ADOPTED CONDITIONS OF APPROVAL

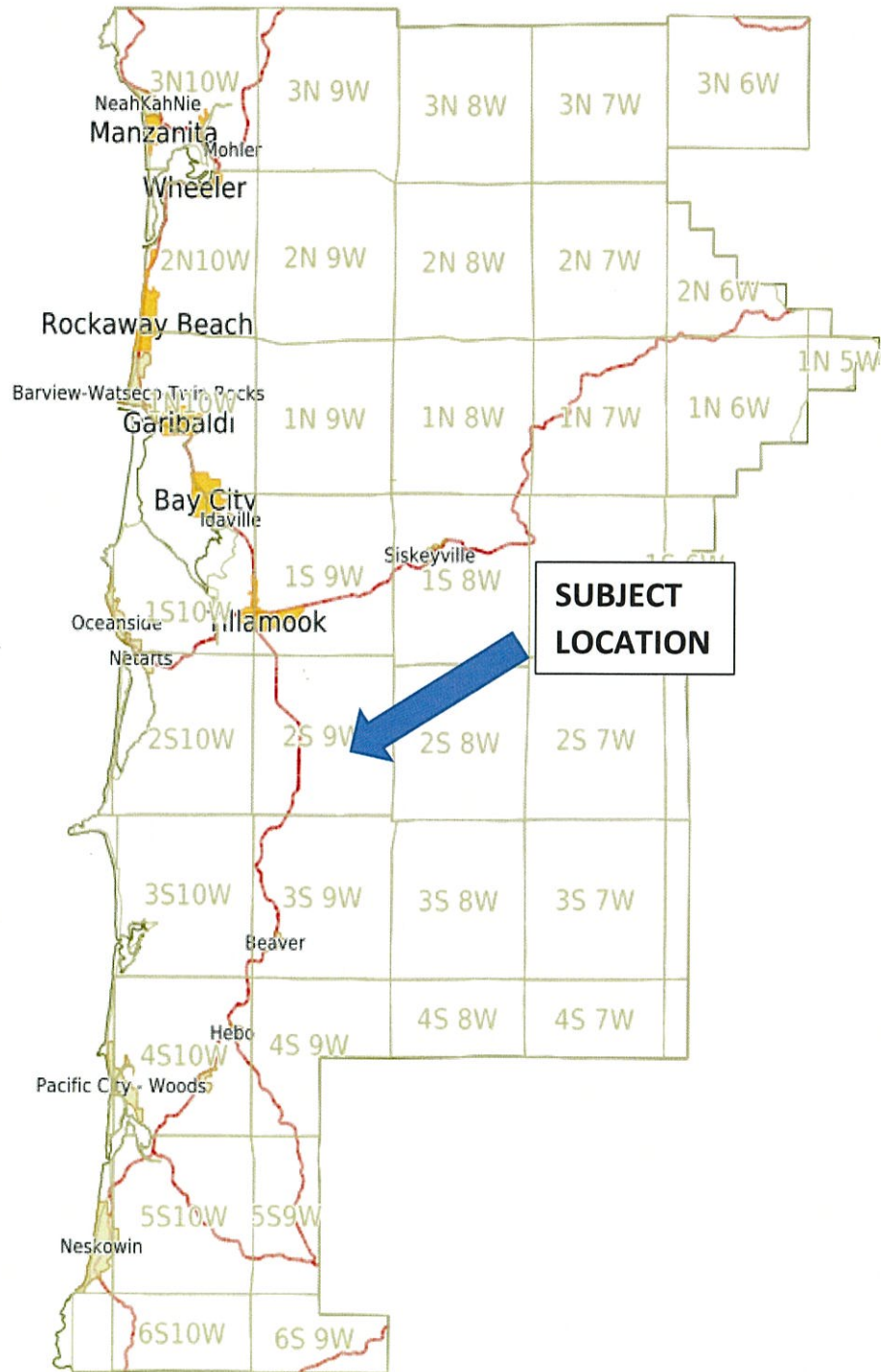
Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain and comply with all required Federal, State, and Local permits and/or licenses, including a-d below:
 - a) A copy of an approved campground design from Tillamook County Environmental Health at time of Zoning Permit application submittal.
 - b) A letter from the Oregon Department of Transportation (ODOT) confirming the existing road approach is sufficient as improved or a copy of an updated approved road approach permit.
 - c) A letter from Pleasant Valley Water Company confirming water service to accommodate the recreational campground as expanded to serve a total of 51 RV sites and 5 dry campsites.
 - d) A letter from the Tillamook Fire District confirming fire protection service to accommodate the recreational campground as expanded to serve a total of 51 RV sites and 5 dry tent sites.
2. An additional 20 off-street parking spaces as required per TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements shall be maintained as part of Phase 3 to accommodate the additional 15 RV sites and 5 dry campsites. Each parking space shall be a minimum of 8 feet by 20 feet. Those parking spaces required for the RV sites may be combined into the areas identified for each RV site provided there is adequate area (length and depth) within each site to accommodate both the required parking space and the RV. All required parking spaces shall be identified on the site plan submitted with the Zoning Permit at the time of Zoning Permit application submittal.
3. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization. The applicant/property owner shall have Oregon Department of Fish and Wildlife (ODFW) confirm the location of the riparian areas prior to commencement of any development activities adjacent to Fawcett Creek.
4. Development will comply with the applicable requirements and standards of TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone and Section 5.030: Recreational Campground Standards. Demonstration of applicable requirements and standards shall be reflected on the site plan submitted to the Department at the time of Zoning Permit application submittal.
5. 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.
6. The Conditions of Approval for CU-81-42 and #851-15-00027-PLNG continue to apply, including the following:
 - a) Artificial lighting shall not create or reflect substantial glare onto any adjacent residential properties including artificial lighting along the access roads.
 - b) As an ongoing condition of operation, 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 by the property owner or their designee.
 - c) As an ongoing condition of operation, 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.

- d) As a condition of the campground's ongoing operation, the property owner shall establish and enforce a curfew for outdoor activity of 11:00 PM or earlier. The property owner shall enforce a ban on dogs off of a leash in the campground. The property owner shall provide fencing on any un-fenced portions of the campground perimeter.
 - e) The property owner shall ensure that full-time onsite management shall be provided when the park is occupied.
7. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
 8. Development within the mapped Area of Special Flood Hazard shall adhere to the applicable development requirements of the Flood Hazard (FH) Overlay zone, TCLUO Section 3.510. A Floodplain Development Permit shall be obtained prior to commencement of development activities within the mapped Area of Special Flood Hazard.
 9. Development shall adhere to the applicable development requirements for development within areas of geologic hazard as required by TCLUO Section 4.130.
 10. This approval is for 15 additional full hookup RV sites in the locations depicted on the site plan included in "Exhibit B" of the staff report dated September 7, 2023, for a total of 51 sites, together with 5 dry campsites.

This approval shall be void on September 14, 2025, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

VICINITY MAP

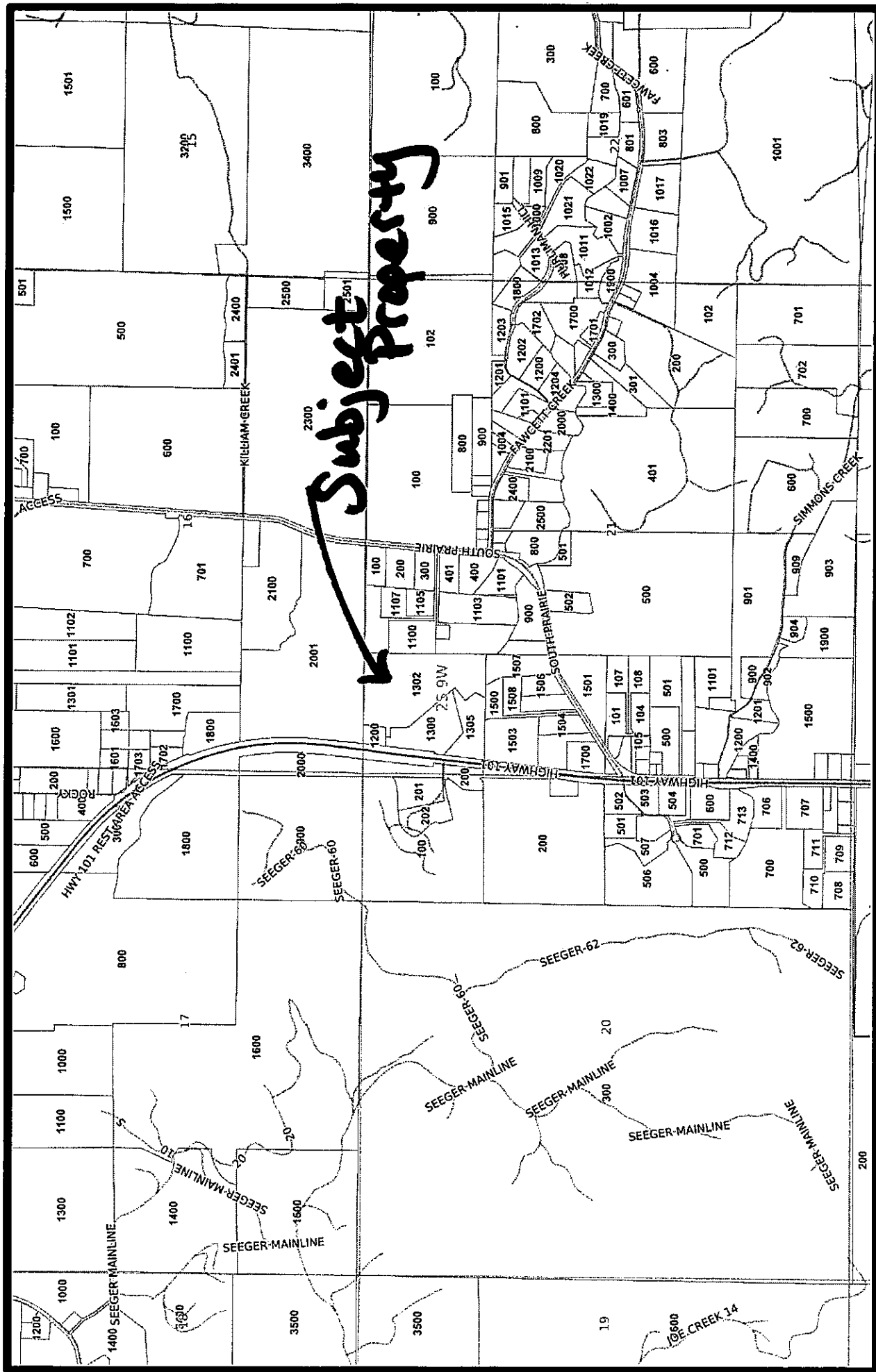


#851-23-000212-PLNG
ELKS CAMPGROUND EXPANSION

Map



MAPPING



BEFORE THE PLANNING COMMISSION
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF A CONDITIONAL USE REQUEST TO EXPAND THE ELKS CAMPGROUND BY ADDING 15 ADDITIONAL FULL HOOKUP RV SITES FOR A TOTAL OF 51 SITES, TOGETHER WITH 5 DRY CAMPSITES AT 9105 HIGHWAY 101 SOUTH, LOCATED SOUTH OF THE CITY OF TILLAMOOK AND SOUTH OF THE PLEASANT VALLEY REST AREA, ZONED RURAL RESIDENTIAL 2-ACRE (RR-2) AND DESIGNATED AS TAX LOT 1302 OF SECTION 21B, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON.))))))))))))	FINDINGS OF FACT, CONCLUSIONS AND ORDER #851-23-000212-PLNG
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APPLICANT: Gary Beyer, 10480 Gould Avenue, Tillamook, OR 97141

PROPERTY OWNER: Tillamook Elks Lodge, P.O. Box 87, Tillamook, OR 97141

The above-named applicant/property owner applied to the Tillamook County Department of Community Development requesting conditional use approval to expand the Elks Campground by adding 15 additional full hookup RV sites for a total of 51 sites, together with a proposal for 5 dry campsites. The subject property is accessed via Highway 101, is located south of the City of Tillamook and south of the Pleasant Valley rest area and is designated as Tax Lot 1302 in Section 21B of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). A public hearing on the above-mentioned matter was held before the Tillamook County Planning Commission on September 14, 2023.

The Tillamook County Planning Commission considered this request on the basis of the criteria listed in Section 6.040: Conditional Use Review Criteria of the Tillamook County Land Use Ordinance (TCLUO) and relevant development standards contained within the TCLUO and Tillamook County Comprehensive Plan. The Planning Commission also considered this request on the basis of the findings of fact and conclusions contained within the staff report, written testimony received during the public comment period, oral testimony taken at the September 14, 2023, hearing, and the Applicant's presentation.

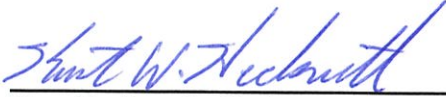
After consideration of all available evidence described above, the Planning Commission then voted unanimously in favor to approve Conditional Use request #851-23-000212-PLNG, the vote carrying 7 to approve and 0 opposed, subject to the Conditions of Approval contained in "Exhibit A" of this order.

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 of notice for this decision.

DATED this 19th of September, 2023.

TILLAMOOK COUNTY PLANNING COMMISSION

A handwritten signature in blue ink, appearing to read "Kurt W. Heckerth", written over a horizontal line.

Kurt Heckerth, Chairperson

“EXHIBIT A”

ADOPTED CONDITIONS OF APPROVAL

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 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.

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