

## Melissa Jenck

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**From:** Helen O'Connor <ocowest@gmail.com>  
**Sent:** Monday, April 15, 2024 2:04 PM  
**To:** Melissa Jenck; Melissa Jenck  
**Subject:** EXTERNAL: Fwd: A fire service letter

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

Sent this to your email on Friday 6/12/24...It came back today unopened....not sure why...resending 6/15/24 🙌👉

I think you are out of the office until tomorrow....Helen O'Connor

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

**From:** Helen O'Connor <ocowest@gmail.com>  
**Date:** Fri, Apr 12, 2024 at 4:40 PM  
**Subject:** Re: A fire service letter  
**To:** <blake.paulsen@garibaldi.gov>

Dear Mr. Paulsen,

My name is Helen O'Connor. I live out on the Miami Foley with my family at 22800. I spoke (twice) today with Ed Wallmark, who was incredibly nice and helpful to me. He speaks very highly of you. My family is in need of a Fire Service Letter, from the fire department, for our property. We have a proposal into the county for a 5-6 site camping area (small campground). We are working on getting all the permits we will need in place, in the event that the county approves our application. I tried to call and then stopped today at the firestation, but no one was on hand. (I did have a lovely talk with the librarian upstairs, so my time wasn't wasted!! What a nice lady!)

Please advise me how to go about obtaining the service letter. Someone is always on the property, as we have three generations here, along with dogs, cats and chickens. But a call ahead to my cell phone, would assure that I would be here for an onsite inspection if necessary. We had great hopes to be open for Mother's Day, but there have been concerns raised from some of our neighbors, so our county hearing was moved to the May session. The more "I can get in a row" before then, the better.

I am attaching our proposal, which has been submitted to the county. If you have already seen the original, this is the revised edition. I know it is Friday, but I wanted to at least send this along to you.

Have a great weekend.

Sincerely, Helen O'Connor

**Tillamook County Conditional Use Review Explanation (Revised)**

**Revisions are in bold print within the original proposal.**

*This document contains the O'Connor family plan to meet the Conditional Use Criteria created by Tillamook County for establishing a Recreational Campground and Family Farm Stand on our property at:*

*22800 Miami Foley Road  
Nehalem, OR 97131*

\*The O'Connor Property @ 22800 Miami Foley Road/Nehalem, OR falls in a RR2 zone which allows for camping on 10+ acres. Our property is 11.27 acres in size.

\*Our proposed Recreational Campground Use meets the *Applicable Goals and Policies of the Comprehensive Plan re: Goal 8 Recreation.*

\*The parcel is suitable for the proposed use of up to **6 sites**, considering its size of 11.27 acres. It is off a main road, with campers turning into a flat, easy access campground off a straightaway.

\*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. Miami Foley is a main through road with many campers, trucks and passenger cars using it everyday. Our property is on a straight away, which gives campers ample time to safely slow down and make the turn into the camping area. The Campground has a clear marker to help campers find it easily. The area has a large gate, making the turn into the property easy and non disruptive to Miami Foley traffic.

\*The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills, because there are none in the area.

\*We believe the use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.  
22800 Miami Foley already has water and power on the property. Located on a good main road this campground and farmstand does not impact other residents with the coming and going of campers, as access is self contained to the property and doesn't involve any right of way issues with other residents on the Miami Foley.

\*Having the Caregiver Home and a check-in station directly on the property, also makes this site unobtrusive to other residents on the Miami Foley or to travelers using the Miami Foley Road.

\*Contact has been made with the Garibaldi Fire Dept and Tillamook Sheriff Dept regarding the proposal.

- \*At least one adult resident of the property is home 24/7 during the campground season.
- \* A water jug of non-drinkable water is the only water provided at each site for the sole purpose of dousing a campfire.
- \* A fire service letter has been requested for this property

## Melissa Jenck

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**From:** Helen O'Connor <ocowest@gmail.com>  
**Sent:** Monday, April 15, 2024 5:16 PM  
**To:** Melissa Jenck; Melissa Jenck  
**Subject:** EXTERNAL: Fwd: A fire service letter  
**Attachments:** Outlook-3zbhqgdg.png

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

Received this on Monday evening.

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

From: **Blake Paulsen** <[blake.paulsen@garibaldi.gov](mailto:blake.paulsen@garibaldi.gov)>  
Date: Mon, Apr 15, 2024, 4:54 PM  
Subject: Re: A fire service letter  
To: Helen O'Connor <[ocowest@gmail.com](mailto:ocowest@gmail.com)>  
Cc: Jay Marugg <[jay.marugg@garibaldi.gov](mailto:jay.marugg@garibaldi.gov)>

Good Evening Helen,

The county planning commission did send us the documentation of your proposal. We, however, cannot provide any fire service letters until we see site plans that will allow us to determine Fire Access and Fire Water Supply. Once these assessments are completed we will be able to provide you with an Access and Water Supply Fire Service Letter. The only thinking at this point we can provide is confirmation that this property (22800 Miami Foley Rd.) does fall within our fire service boundaries.

If you have any questions feel free to reach out to me or Fire Chief Jay Marugg whom I have included in this email.

Respectfully,

**Blake Paulsen**

Deputy Fire Chief- Strategic Services

Garibaldi Fire Department

[blake.paulsen@garibaldi.gov](mailto:blake.paulsen@garibaldi.gov)

Office- (503) 322-3635

Cell- (503) 812-0518



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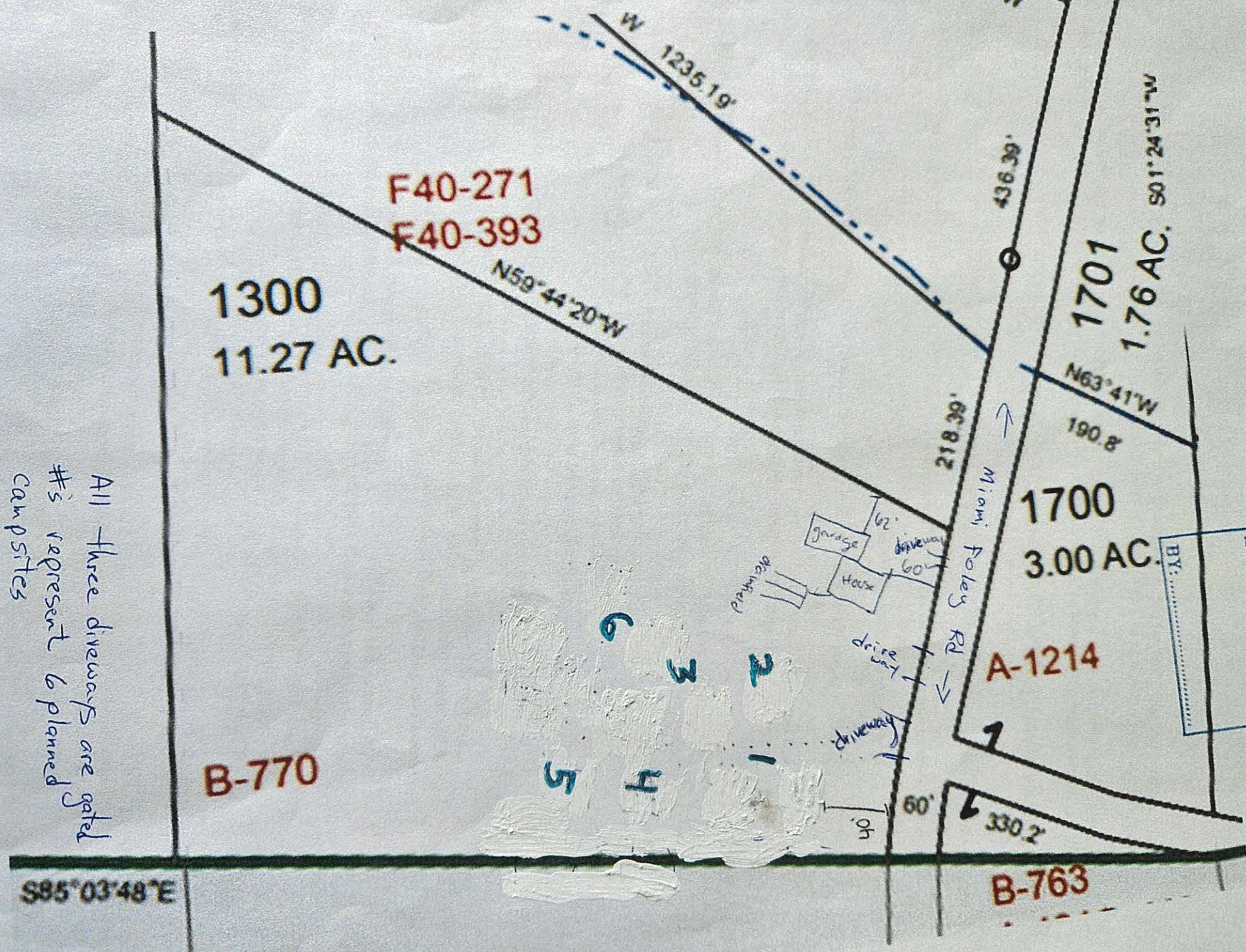
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All three driveways are gated  
#s represent 6 planned  
camp sites





## Hipcamp's mission is simple: Get more people outside.

Hipcamp, the world's leading provider of outdoor stays, allows campers to find and book tent camping, cabins, RVs, glamping options, and more — everywhere from national parks to family-owned blueberry farms. Hipcamp creates sustainable revenue for small businesses, landowners, and local governments by harnessing the financial power of outdoor recreation.

### What is Hipcamp and how does it work?

Landowners sign up with Hipcamp as Hosts and create a listing that shows the area available to campers to stay. Hosts set their own price and campers search, book, and pay for their stay directly through Hipcamp. Hosts keep 90% of the payment and the rest covers credit card fees, insurance, and property protection. Hipcamp Hosts welcome campers in more than 500,000 sites across four countries and in 50 states across the U.S. Hipcamp has helped more than 3.5 million people spend more than 3 million nights outside.

### How Hipcamp supports local governments and rural communities

- **Generating local tax revenue:** In 2021, Hipcamp Hosts in the U.S. earned nearly \$31 million in revenue. At an average transient occupancy tax rate of 10%, that would translate to \$3.1 million for local governments in taxes remitted.
- **Support for small businesses:** During an average visit, campers who book through Hipcamp spend \$300 at local restaurants, cafes, gear shops, farms stands, and more, providing sustainable revenue for small businesses.
- **Job creation:** Hosts are job creators — they are employing local community members as cleaning staff, landscapers, gardeners, farm assistants, and more with the revenue brought in via Hipcamp.

# \$31M

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### Preserving our lands and way of life

- Hipcamp allows landowners to develop sustainable revenue so they can keep their land in the family and avoid sale or subdivision.
- Hosts are integral to the fabric of their communities — on average, they've lived in their county for 19 years.
- 80% of Hosts characterize their land as agricultural, ranch, farm, or undeveloped.
- Hipcamp educates both Hosts and campers on environmental ethics regarding fire management, waste disposal, noise, and leave no trace; by educating recreationalists, we are creating the next generation of land stewards.

### Shared community values

- Campers are responsible community members looking to connect with nature and avoid crowds. Most campers travel in couples or small groups of family or friends.
- Half of all campers have children and use Hipcamp to introduce the next generation to the outdoors.
- Hipcamp is a founding member of the Recreate Responsibly Coalition, a group of over 1,000 land management agencies, non-profit organizations, and outdoor recreation organizations working together to keep people, places, and communities safe.



\$1M

per incident liability  
insurance for every Host.

### Responsible camping and trusted services

Hipcamp's main company value is to "Leave it Better." For our community of Hosts and campers, that means being thoughtful neighbors, responsible citizens, and environmental stewards. To live this value, Hipcamp provides:

- \$1 million per incident liability insurance for every Host
- Customer support on call for Hosts and campers 7 days per week
- Host Standards that detail our requirements on everything from fire safety and occupancy limits, to quiet hours and tax remittance
- Integration with the National Weather Service to provide valuable, real-time fire advisories to Hosts to help keep our community safe
- Awareness campaigns to pass on environmental ethics and ensure campers know what it means to recreate responsibly

“

Hipcamp has helped us earn some much needed side income to supplement our working ranch. Hipcamp staff are all very helpful and approachable, and they always respond to our inquiries immediately. We are big fans of this service and we can't recommend it highly enough to other landowners like ourselves!

- Jocelyn, Sonoma County, California

Hipcamp combines community-building with profitable return. Win-win for everyone. I'm ecstatic to be sharing my beautiful land, campers love being here, and I'm able to supplement my income.

- Gary, Shasta County, California

### We are here to help

Hipcamp wants to work with you to ensure we are growing the outdoor recreation industry in your community responsibly. Contact us via email at [policy@hipcamp.com](mailto:policy@hipcamp.com).

## Talking Points for Low-intensity Camping on Private Land

**Summary:** We have an opportunity to clarify the difference between commercial campgrounds and low-intensity campsites by establishing requirements that are appropriate and right-sized for low-intensity camping. The average US campground has 124 sites, while landowners who host incidental and low-impact campsites on their private property typically have no more than 9 sites each. Creating a framework for lower impact camping - a distinct and burgeoning type of outdoor accommodations - will provide affordable access to the outdoors, conserve land and biodiversity, develop rural economies, promote agricultural heritage, and diversify and supplement incomes for rural landowners, farmers, and ranchers.

### ***Rural landowners:***

- Low-intensity camping gives rural landowners the opportunity to participate in their local tourism and outdoor recreation economies. It also helps keep local land in local hands by helping historical landowners finance their ownership and avoid sell-offs.
- Low-intensity camping combines community development with profitable returns. It's a win-win for local landowners who get to share their beautiful properties with visitors and help introduce outdoor recreationalists to the community in a personal and safe way.
- Overnight camping has already become a critical revenue stream for many local landowners, helping them to pay their land taxes and make mortgage payments, and enabling them to maintain, steward, and invest in their properties.

### ***Farming and ranching community:***

- With increasing drought, lower commodity prices, and higher production costs, it's never been harder to make a living off the land by producing crops and livestock. Farmers and ranchers need new opportunities, like agritourism, to keep working lands working. Camping-based agritourism is a low-impact way to diversify revenue that doesn't require significant development or financial investment up front, making it lower risk than some other diversification opportunities.
- Farmers and ranchers are intergenerational stewards of their land – they know how to protect and care for it. Allowing incidental camping on agricultural lands empowers landowners to continue to protect our agricultural heritage while exposing the next generation of farmers and consumers to environmental ethics and rural values.

### ***Economic benefits:***

- Agriculture and tourism are two significant economic drivers. As the outdoor recreation industry continues to grow, the economic benefits, including secondary spending in small businesses (the average camper spends \$300 per person at local restaurants, cafes, farm stands, and more) and the collection of tourism taxes, will continue to be the lifeblood of many rural economies. Incidental camping allows rural landowners to benefit from and invest in this

economic growth in a sustainable manner. It also provides additional low-impact accommodations for visitors without putting strain on long-term and seasonal housing stock.

- Low-intensity camping on private land is often much more affordable and accessible for families and other visitors than staying in a hotel or commercial campground. It provides a more equitable opportunity for people to visit and have a quiet and unique outdoors experience than traditional modes of travel.

***Environmental benefits:***

- COVID-19 and an increasing interest in outdoor recreation has meant a huge increase in demand for camping across the country. That is putting stress on our public lands and leading to degradation of our natural resources. Allowing small-scale camping on private lands takes pressure off our public lands by diverting campers away from dispersed camping and overcrowded campgrounds towards well-managed private campsites with more oversight and accountability.
- Incidental camping is a fire-safe activity. Landowners have a huge stake in protecting their properties, and can and should educate campers visiting their properties. Using online booking sites also keeps campers and hosts accountable; these platforms offer fire ban integrations, fire safety training, and more. And bad experiences with campers and hosts lead to immediate results like bad reviews and being removed from platforms, which can mean better fire management overall than on public lands.
- Giving rural landowners a chance to develop additional revenue streams hosting small-scale campsites can help conserve and protect our natural heritage by preventing increasing subdivisions and sell-offs. Open spaces, including private lands, are a crucial part of our regional wildlife habitat and local biodiversity.