

TILLAMOOK COUNTY PLANNING COMMISSION

LOCATION

Port of Tillamook Bay Conference Center
4000 Blimp Boulevard, Tillamook, OR 97141

HEARING DATE

May 9, 2024- BEGINNING AT 7:00P.M.

VIRTUAL & TELECONFERENCE MEETING INFORMATION

For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.tillamookcounty.gov/commdev>. Click on Virtual Teams Link. *Microsoft Teams Meeting Format.

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS:

#851-23-000525-PLNG: Request for Conditional Use approval for development of a 6-site* recreational campground on a property zoned Rural Residential 2-Acre (RR-2) located north of the City of Garibaldi. The subject property is accessed via Miami Foley Road, a County road, and designated as Tax Lot 1300 of Section 25, Township 2 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

**Clarification: Applicants original proposal was a 10-site recreational campground. Applicants have revised their proposal to reduce the number of sites to a total of 6-sites.*

IV. NEW BUSINESS:

#851-24-000126-PLNG: Request for expansion of an established emergency crisis and outreach center (Helping Hands) approved as Conditional Use request #851-15-000379-PLNG. Located at 6505 Headquarters Street, in the Port of Tillamook Bay Industrial Park, the subject property is located south of the City of Tillamook and designated as Tax Lot 800 in Section 4 of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned General Industrial (M-1). The applicant and owner are Helping Hands Re-Entry Outreach Centers.

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.



Land of Cheese, Trees and Ocean Breeze

MEMO

Date: May 2, 2024
To: Tillamook County Planning Commission
From: Melissa Jenck, CFM, Senior Planner
Subject: May 9, 2024, Planning Commission Hearing – O’Connor Campground Conditional Use
#851-23-000525-PLNG

The hearing on May 9, 2024, is a continuation of the initial hearing on April 11, 2024, for this request. The request was not heard at the April 11, 2024, meeting.

Included in this packet is a copy of the staff report and related materials regarding Conditional Use application #851-23-000525-PLNG. Applicant is requesting to develop a recreational campground consisting of 6 sites on Rural Residential 2-Acre zoned property. The subject properties are accessed via Miami Foley Road, a County road, and is designated as Tax Lot 1300 of Section 25, Township 2 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Applicants’ original proposal was for a ten (10) site recreational campground. The Applicant has revised their initial request and is now proposing six (6) total sites. The attached Staff Report and findings are with acknowledgement of this reduction of the proposed number of sites.

Agency comments were received from the Oregon Department of Fish and Wildlife (ODFW), County Public Works, Garibaldi Fire District, Tillamook County Environmental Health and Oregon Department of State Lands (DSL) and are included in ‘Exhibit C’ to the staff report.

Please note that the proposed development is also subject to other rules and regulations administered by other agencies such as DEQ, the Oregon Health Authority and the Department of Consumer and Business Services, Building Codes Division, etc. Consideration of the proposed development’s compliance with those regulations administered by other agencies or departments is outside of the scope of this review, though a land use approval may be conditioned on Applicant’s compliance with such regulations and their ability to obtain all required permits from such entities.

If you have any questions about the information received, please do not hesitate to contact me.

Thank You,

Melissa Jenck, CFM, Senior Planner
Melissa.Jenck@tillamookcounty.gov



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST
#851-23-000525-PLNG: O’CONNOR CAMPGROUND

Staff Report Date: May 2, 2024

(This is not Building or Placement Permit Approval)

Report Prepared by: Melissa Jenck, Senior Planner, CFM

I. GENERAL INFORMATION:

Request: Request for Conditional Use approval for development of a 6-site* recreational campground on a property zoned Rural Residential 2-Acre (RR-2) located north of the City of Garibaldi.

**Clarification: Applicants original proposal was a 10-site recreational campground. Applicants have revised their proposal to reduce the number of sites to a total of 6-sites.*

Location: The subject property is accessed via Miami Foley Road, a County road, and designated as Tax Lot 1300 of Section 25, Township 2 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Rural Residential 2-Acre (RR-2)

Applicant: Helen O’Connor, 22800 Miami Foley Rd, Nehalem, OR 97131

Property Owner: Helen & Thomas O’Connor, 22800 Miami Foley Rd, Nehalem, OR 9731

PROPERTY DESCRIPTION: The subject property encompasses approximately 11.27 acres situated north of the City of Garibaldi (Exhibit A). Miami Foley Road, a county road, serves as access to the subject property (Exhibit A). According to County Tax Assessors records and the Applicants materials, the property is currently improved with a single-family dwelling (Exhibit A).

The subject property is zoned Rural Residential 2-Acre (RR-2) (Exhibit A). The Forest (F) zoned properties abutting the subject property to the west are privately owned, and State-owned to the south (Exhibit A). Adjacent RR-2 zoned properties under private ownership abut the subject property to the north and west, which are generally improved with a residential development (Exhibit A).

The property is situated in a pocket of zoned Rural Residential 2 Acre (RR-2), with these pockets broken up by Forest (F), Farm (F-1) and Small-Farm Woodlot (SFW-20) zoned properties (Exhibit A).

The subject property has variable slopes with generally low-sloped and level areas near the easterly portion of the property, with slopes trending upwards in the westerly portion of parcel (Exhibits A and B). Development is proposed to be primarily located on the easterly, level portions of the subject property (Exhibit A). Mapped wetlands and riverine features are present, with two unnamed streams, one along the northerly property line, and a second along the southerly portions of the subject property (Exhibit A). Comments from the Department of State Lands (DSL) identifies that the proposed development does not appear to impact these mapped features (Exhibit C).

The property lies within an area of deep landslide susceptibility, shallow landslide susceptibility, debris flow fans and rapidly moving landslides as identified by DOGAMI Open File Report O-20-13 (Exhibit A). The proposed campground would be maintained within the rapidly moving landslides mapped area (Exhibit A & B). The subject property is not located in a Special Flood Hazard Area (SFHA) (Exhibit A).

The applicant is proposing the creation of a six (6) site recreational campground on a RR-2 zoned property. Applicants' original submittal maintained a proposal for ten (10) sites within the campground, and has reduced the proposal to six (6). The applicant is also proposing the establishment of a farm stand.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these requirements and criteria, is discussed in Sections III, IV and V of this report:

STANDARDS: Standards are rules governing the size, dimensions, shape, or orientation of a lot or parcel, or the placement of buildings or activities thereon. Contained in Section III of this report:

- A. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone
- B. TCLUO Section 5.030: Recreational Campground Standards
- C. TCLUO Section 3.555: Freshwater Wetlands Overlay
- D. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas
- E. TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization
- F. TCLUO Section 4.160: Protection of Archaeological Sites

APPROVAL CRITERIA: Any conditional use authorization shall be subject to the following criteria which may involve the exercise of judgement in implementing established policy. Contained in Section IV of this report:

- A. TCLUO Section 6.040: Review Criteria

Contained in Section V of this report:

TCLUO Section 6.020: Procedures
TCLUO ARTICLE X: Administrative Provisions

III. ANALYSIS OF STANDARDS:

A. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone

(2) *USES PERMITTED OUTRIGHT: In the RR zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.*

(g) *Roadside stands for produce grown on the premises.*

Findings: Applicant has requested the establishment of a farmstand (Exhibit B). Staff find a roadside stand for the sales of produce grown on the premise is allowed outright use in the RR-2 zone. Staff find a condition of approval to demonstrate compliance with siting standards in accordance with TCLUO Section 3.010 shall be required at time of a Consolidated Zoning/Building Permit for the establishment of a farm stand.

(3) *USES PERMITTED CONDITIONALLY: In the RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.*

...
(u) *Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.*

Findings: The subject property is zoned RR-2 and is approximately 11.27-acres in size (Exhibit A). Staff find this Conditional Use Review meets the review requirement for the proposal for a recreational campground. Staff find this standard is met.

(4) *STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

(a) *The minimum lot size is two acres for parcels zoned before October 4, 2000.*

...
(f) *The minimum front yard shall be 20 feet.*

(g) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*

(h) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*

(i) *The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.*

Findings: Applicants site plan indicates a 40-foot setback from the front property line to the first camp site (Exhibit B). Applicants site plan does not indicate any proposed structures as part of this application (Exhibit B). Staff finds that these standards can be met through compliance with Conditions of Approval.

B. TCLUO Section 5.030: Recreational Campground Standards

(1) *PURPOSE: The purpose of the RECREATIONAL CAMPGROUND STANDARDS is to insure that each new or enlarged RECREATIONAL CAMPGROUND provides necessary facilities, adequate lot area, set-back, and other needed requirements for the public safety, health, and general welfare.*

A RECREATIONAL CAMPGROUND is a place where four or more recreational vehicles and/or tents are located on one or more continuous lots, tracts, or parcels of land under a single ownership for temporary recreational camping. A permanent house, mobile home, manufactured home, or recreational vehicle for the owner, operator, or manager of the campground is allowed, however other Sections of the Ordinance pertaining to such use shall apply, including Section 5.010, etc. Accessory uses that may be permitted include recreational cabins, showers, laundry, a grocery, a gas pump, and recreation facilities that are designated for the primary purpose of serving the occupants of the campground. A camper as defined in Article I, shall not be allowed to stay any longer than six (6) months in any twelve (12) month period.

The standards contained in this Section are minimum standards. Additional standards may be required where necessary to meet other requirements of this Ordinance, i.e. Floodplain, Geologic Hazard zone, Riparian Vegetation.

(2) A RECREATIONAL CAMPGROUND shall be built to State standards and shall comply with the following provisions:

a. A RECREATIONAL CAMPGROUND shall have:

- i. A minimum size of 1 acre or the minimum lot size of the zone, whichever is greater;
- ii. A minimum number of 4 sites;

Findings: Applicant states the proposal is for six (6) campsites, to be used for a recreational vehicle or tent (Exhibit B). The minimum size for the establishment of a campground in the RR-2 is 10-acres or more, as detailed above in this Staff Report. The subject property is 11.27-acres in size (Exhibit A). Staff find these standards are met.

- iii. A minimum width of space 23 feet or state minimum which ever is greater, for each site;
- iv. Lot depths may vary in size, however maximum unit lengths shall be designated for each proposed space, and each space shall include enough area for the required set-backs along with the maximum unit length;

Findings: Applicant states they will comply with these standards (Exhibit B). Staff finds the proposal is for six (6) campsites for either a recreational vehicle (RV) or a tent (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- v. A minimum distance between actual unit location and interior road right-of-way of 10 feet. Each campsite will have direct access to interior road right-of-way;
- vi. And all property lines not abutting an exterior roadway shall be 10 feet. A minimum distance between actual unit and an exterior roadway shall be 20 feet;
- vii. A minimum distance between actual units of 15 feet;
- viii. Minimum distance between actual unit and community or service buildings of 10 feet;

Findings: Applicants site plan identifies that proposed sites will be 40-ft from the front property line, abutting Miami Foley Road, a County road (Exhibit A & B). Applicant states they will comply with the 10-ft setback of the unit from all interior road rights-of-way, and over 20-ft from exterior roadways. The applicant described an interior road that would abut and service each proposed campsite (Exhibit B). The Applicants site plan identifies an existing dwelling on the property, which maintains over a 10-ft separation (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- ix. Campground roads shall have a surface width of at least 16 feet with 2 foot shoulders on each side. All interior park roads shall be surfaced to minimum County road standards and well drained. No on-street parking shall be allowed;

Findings: Applicant provides that proposed interior roadways will meet the minimum width and surfacing requirements (Exhibit B). Applicant has stated parking on-site will be provided for the campground use (Exhibit B).

Tillamook County Public Works Engineer Brian Olle will require a Road Approach with their Department for site development, to confirm that the design accommodates a commercial approach and ensure adequate site distance for entering/exiting of vehicles (Exhibit C). Staff spoke with Jasper Lind, Tillamook County Public Works, who detailed that construction concerns related to development within the right-of-way of Miami Foley Road and within areas of Rapidly Moving Landslides as identified on the Hazard Map contained in 'Exhibit A' was not to identify that access from the right-of-way could not occur. Mr. Lind

stated it was based on the uncertainty of such designation in relation to the site, along with that no site visit to confirm the right-of-way and property frontage was made at such time. Mr. Lind stated that an opportunity for Public Works to find compliance for access would be satisfied through the Road Approach review process.

Staff find this standard can be met through compliance with conditions of approval.

- x. *Walkways not less than three (3) feet wide may be required to be provided from trailer spaces to community and service buildings. All access roads and walkways should be well lighted;*
- xi. *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;*
- xii. *A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND;*
- xiii. *Trash cans shall be provided in convenient locations for the use of guests of the park, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time;*

Findings: Applicant provides that walkways will maintain 3-ft minimum width in all areas, with lighting and drainage sufficient for the site (Exhibit B). Applicant states they will maintain vegetation to ensure adequate buffer around the campground (Exhibit B). Applicant further states that trash enclosures will be provided (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

- xiv. *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;*

Findings: Applicant confirms that all spaces will be numbed for one individual recreational vehicle or tent use (Exhibit B). Staff find this standard is met through compliance with conditions of approval.

- xv. *Approval of a recreational campground shall not be construed to be an approval of the building plans for building permit review purposes. All proposed building construction must meet Uniform Building Code requirements as part of building permit review;*

Findings: Applicable building permit review in accordance with uniform building code requirements will be required for compliance at time of Consolidated Zoning/Building Permit submittal. Staff find this standard can be met through compliance with conditions of approval.

- xvi. *On-site storage areas, for park residents only, may be allowed. If allowed, the storage area shall be screened or combined landscape and screening with a 6 foot high sight obscuring fence or hedge along all exterior property lines of the storage area;*

Findings: Applicant has not proposed on-site storage areas for the park at this time (Exhibit B).

- xvii. *Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use approval.*

Findings: Applicants' submission is being reviewed with materials for this Conditional Use request. Applicant states use of composting toilets and will not be providing a domestic water supply. Applicant

proposes to maintain access to an interior roadway for all proposed six (6) campsites, with proposed connection to Miami Foley Road, a County road. Applicant identifies providing trash facilities for campsites.

- ...
- xix. *The accessory commercial uses such as gas pump, laundry, grocery store and recreational facilities shall not exceed the requirements of Rural Commercial, Section 3.020.*

Findings: Applicants submittal does not propose any accessory commercial uses (Exhibit B). Staff find this standard is met (Exhibit B).

- xx. *New full hook-up parks requiring a community septic/sewer system are permitted only within adopted unincorporated community boundaries.*

Findings: The Applicant details they are proposing the use of composting toilets (Exhibit B). Staff finds the applicant is not proposing full hook-ups within the proposed campground.

C. TCLUO Section 3.555: Freshwater Wetlands Overlay (FW)

(1) PURPOSE AND AREAS INCLUDED: The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:

...

- (b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

(2) USES PERMITTED:

..

- (b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

(3) STANDARDS: The following standard shall be met in addition to the standards of the underlying zone.

...

- (b) Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Division of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Division of State Lands for activities on Notification Wetlands.*

Findings: Mapped wetlands are indicated on the Oregon Department of State Lands (DSL) Statewide Wetlands Inventory (SWI) Map and two streams are present on the property (Exhibit A).

Oregon Department of State Lands responded to the local notification and stated that the proposed activity/construction does not impact mapped features (Exhibit C). The location of all improvements including campsites, roads and parking areas will avoid areas of state waters (Exhibit B).

Staff recommend a Condition of Approval that all local, state, and federal permits are obtained and provided at time of Consolidated Zoning/Building Permit submittal, to confirm the siting of the campsites and improvements are not in conflict with the mapped wetlands or state waterways on the site.

D. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

(2) The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:

- a) All lands partially or completely within categories of “high” and “moderate” susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*

- b) All lands partially or completely within categories of “high” and “moderate” susceptibility to deep landslides as mapped in DOGAMI Open File Report O-20- 13, Landslide hazard and risk study of Tillamook County, Oregon;*
- c) All lands partially or completely within a “debris flow fan” as mapped in DOGAMI Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*
- d) All lands partially or completely within a rapidly moving landslide as mapped in DOGAMI IMS22, GIS Overview Map of Potential Rapidly Moving Landslide Hazards in Western Oregon, 2002.*
- ...
- f) Lots or parcels where the average existing slopes are equal to or greater than 19 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel less than or equal to 20,000 square feet or lots or parcels where the average existing slopes are equal to or greater than 29 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel greater than 20,000 square feet.*

Findings: The property lies within an area of deep landslide susceptibility, shallow landslide susceptibility, debris flow fans and rapidly moving landslides as identified by DOGAMI Open File Report O-20-13 (Exhibit A). The subject property is 11.27-acres in size.

Staff find the subject property maintains variable slopes, with slopes less than 29% within those areas of proposed development (Exhibit A). Staff find the subject property would be required to demonstrate compliance with TCLUO Section 4.130 for development within those areas maintaining a slope greater than 29% slope at the site of improvement.

Staff find at the time of applying for Consolidated Zoning/Building Permit approval, Applicant will be required to submit evidence demonstrating compliance with TCLUO 4.130, to include identification of slopes if they exceed 29% at the site of improvement. Staff recommends that these standards be met through compliance with Conditions of Approval.

E. TCLUO Section 4.140: Requirements for Protection of Water Quality And Streambank Stabilization

(1) The following areas of riparian vegetation are defined:

- (a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.*
- (b) Twenty-five (25) feet from all other rivers and streams where the river or stream channel is greater than 15 feet in width.*
- (c) Fifteen (15) feet from all perennial rivers and streams where the river or stream channel is 15 feet in width or less. For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.*

Findings: Mapped wetlands and riverine features are present, with two unnamed streams, one along the northerly property line, and a second along the southerly portions of the subject property (Exhibits A & B). Comments were received from the Oregon Department of Fish and Wildlife (ODFW) that states development should not occur within setbacks of any streams and measures taken to limit impacts to waterways. ODFW recommends consultation with Oregon Department of State Lands (DSL) for determination of any wetlands (Exhibit C).

Oregon Department of State Lands responded to the local notification and stated that the proposed activity/construction does not impact mapped features (Exhibit C). The location of all improvements including campsites, roads and parking areas will avoid areas of state waters (Exhibit B).

Staff finds that the standards of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization shall be followed for any development. Staff recommends that this requirement be met through compliance with Conditions of Approval.

F. TCLUO Section 4.160: Protection of Archaeological Sites

- (1) *The Planning Department shall review building permits and other land use actions that may affect known ARCHAEOLOGICAL SITES. If it is determined that the proposed action may affect the integrity of an ARCHAEOLOGICAL SITE, the Planning Director shall consult with the State Historic Preservation Office on appropriate measures to preserve or protect the site and its contents. No permit shall be issued until either the State Historic Preservation Office determines that the proposed activity will not adversely affect the ARCHAEOLOGICAL SITE, or the State Historic Preservation Office has developed a program for the preservation or excavation of the site.*
- (2) *Indian cairns, graves and other significant archaeological resources uncovered during construction or excavation shall be preserved intact until a plan for their excavation or reinterment has been developed by the State.*

Findings: The State Historic Preservation Office was notified as part of this application and have not provided comments at the time of publication of the Staff Report. Staff recommends that as a Condition of Approval, Applicant be required to obtain all applicable federal, state, and local permits and adhere to applicable regulations including those required by the State Historic Preservation Office.

IV. ANALYSIS OF CRITERIA:

A. TCLUO Section 6.040: Conditional Use Review Criteria

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) *The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.*

Findings: The proposed use is listed as a conditional use in the underlying zone (TCLUO 3.010(3)(u)). Staff finds that this criterion has been met.

- (2) *The use is consistent with the applicable goals and policies of the Comprehensive Plan.*

Findings: The Tillamook County Land Use Ordinance is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

Staff finds that the Applicant is proposing to develop a campground as it is defined in Ordinance and in Statute and that campgrounds are a use allowed in RR-2 zone subject to a finding that they also meet the criteria set forth in Article 6, which are discussed in this report. A brief summary of each goal element in relation to this request is provided below.

- **Tillamook County Comprehensive Plan Goal 1 Element: The Planning Process**
Summary: Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.
- **Tillamook County Comprehensive Plan Goal 2 Element: THE LAND USE PLAN**
Summary: Goal 2 outlines the basic procedures of Oregon's statewide planning program and describes the development of Tillamook County's Comprehensive Plan including justification for

identifying exception areas.

- Tillamook County Comprehensive Plan Goal 3 Element: AGRICULTURAL LANDS
Summary: Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.
- Tillamook County Comprehensive Plan Goal 4 Element: FOREST LANDS
Summary: This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."
- Tillamook County Comprehensive Plan Goal 5 Element: NATURAL RESOURCES
Summary: The purpose of Goal 5 is to protect natural resources, and conserve scenic and historic areas and open space. Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.
- Tillamook County Comprehensive Plan Goal 6 Element: AIR, WATER AND LAND RESOURCES QUALITY
Summary: This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution and noise control in Tillamook County.

The proposed development of a 6-site recreational campground does not conflict with the six Tillamook County Comprehensive Plan goal elements described above. Specifically, the public hearing and prescribed land use review process is consistent with the goals and policies of the Goal 1 and 2 elements. The subject property is zoned Rural Residential 2-Acre (RR-2). This area is not identified as agricultural or forest lands where strict policies are upheld to preserve and protect agricultural land and resource uses. Areas proposed for development of the 6-site recreational campground are not inventoried in the Goal 5 element of the Tillamook County Comprehensive Plan.

Findings and policies within the Goal 6 element outlined in Section 4.3 state the Tillamook DEQ office and Tillamook County Sheriff enforce state noise standards in Tillamook County. Off-road vehicles are noted as the biggest source of noise complaints in Tillamook County. The policy within this element of the Comprehensive Plan is that Tillamook County shall continue to support and cooperate with state and federal programs of noise control.

- Tillamook County Comprehensive Plan Goal 7 Element: HAZARDS
Summary: Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there. In Tillamook County, the purpose of addressing hazards is not meant to restrict properties from development, but to institute policies concerning potential problems, so they can be considered before financial losses and possible injury which may be avoided by the application of the policies formulated in the Comprehensive Plan.

The subject property is located within an area of geologic hazard (Exhibit A). Development is subject to the applicable provisions outlined in TCLUO Section 4.130.

- **Tillamook County Comprehensive Plan Goal 8 Element: RECREATION**
Summary: This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expedited siting of destination resorts. In Tillamook County, the main issue surrounding recreation is that of quantity, location and orientation. This Goal element recognizes that the tourism sector of the County's economy is rapidly growing and some feel tourism places too large a burden on local public facilities and services.

Applicant references specifically the Goal 8: Recreation Element of the Tillamook County Comprehensive Plan (Exhibit B). Section 2.2 of the Goal 8 element of the Comprehensive Plan describes the Statewide Comprehensive Outdoor Recreation Plan developed by State Parks which identified goals for the County to promote and enhance recreational activities.

- **Tillamook County Comprehensive Plan Goal 9 Element: POPULATION AND ECONOMY**
Summary: Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs. Projections in this Element of the Comprehensive Plan extend to year 2000. The importance of cottage industry, rural industry and light industry is recognized throughout this Element, stating that regulations be adopted to permit low-impact light manufacturing activity in suitable rural zones.
- **Tillamook County Comprehensive Plan Goal 10 Element: HOUSING**
Summary: This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types. This Goal element within the Tillamook County Comprehensive Plan focuses on the separation of housing needs and opportunities in both rural and urban areas. There is a strong tie to the Goal 11: Public Facilities and Goal 14: Urbanization elements of the Comprehensive Plan in this section.

The proposed development is not considered to be industry and is not in conflict with the industry policy language contained within the Goal 9 element. The subject property is zoned Rural Residential 2-Acre (RR-2) and non-residential uses can be permitted without conflicting with the goals and policies of the Goal 10 Housing Element.

- **Tillamook County Comprehensive Plan Goal 11 Element: PUBLIC FACILITIES**
Summary: Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs. This Element of the Comprehensive Plan outlines types and levels of urban and rural facilities and services, with guidance to ensure timely, orderly and efficient arrangement of public facilities and services in Tillamook County.

The Goal 11 element of the Tillamook County Comprehensive Plan specifically states, "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable and rural areas to be served." The request is for a 6-site recreational

campground. Garibaldi Fire District states they provide service to the subject property (Exhibit B). Applicant states the property reached out to the Sheriff's office and confirmed they will respond and service the subject property and surrounding area (Exhibit B).

- **Tillamook County Comprehensive Plan Goal 12 Element: TRANSPORTATION**
Summary: The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged." Policies outlined in this Goal element of the Tillamook County Comprehensive Plan require the County to protect the function, operation and safety of existing and planned roadways as identified in the County's Transportation Plan, consider land use impacts on existing or planned transportation facilities in all land use decisions, plan for multi-modal networks, and coordinate transportation planning efforts with other jurisdictions to assure adequate connections to streets and transportation systems between incorporated and unincorporated areas.
- **Tillamook County Comprehensive Plan Goal 13 Element: ENERGY CONSERVATION**
Summary: Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles." Planning for energy conservation and opportunities to promote the installation of renewable energy systems are discussed in this Goal element of the Tillamook County Comprehensive Plan.
- **Tillamook County Comprehensive Plan Goal 14 Element: URBANIZATION**
Summary: This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses. This Goal element of the Tillamook County Comprehensive Plan focuses largely on development within unincorporated communities, public facility limitations to rural areas, and impacts of urban sprawl on resource lands.

The proposed development of a 6-site recreational campground does not conflict with the goals and policies of the three Tillamook County Comprehensive Plan goal elements described above. The subject property is accessed via Miami Foley Road, a County road. The recreational campground as proposed to be developed on the subject property does not in and of itself prevent promotion of installation of renewable energy systems in the area. The primitive campground is not considered to be an urban use.

- **Tillamook County Comprehensive Plan Goal 16 Element: ESTUARINE RESOURCES**
Summary: This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units." Five estuaries are inventoried and described in this element of the Tillamook County Comprehensive Plan, the Nehalem Estuary, Tillamook Estuary, Netarts Estuary, Sandlake Estuary and Nestucca Estuary.

There are no estuary zoning designations on the subject property (Exhibit A).

- **Tillamook County Comprehensive Plan Goal 17 Element: COASTAL SHORELANDS**
Summary: The goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources

there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water related" uses. Coastal Shorelands inventoried in Tillamook County as described in this element are Nehalem Estuary Shorelands, Tillamook Estuary Shorelands, Netarts Estuary Shorelands, Sandlake Estuary Shorelands, and Nestucca Estuary Shorelands.

The Shoreland Overlay Zone, TCLUO Section 3.545, contains the regulatory language that administers and upholds the policies of the Goal 17 Shoreland element of the Tillamook County Comprehensive Plan. Staff has reviewed the significant shoreland inventory contained in the Goal 17 element of the Comprehensive Plan as well as all other applicable provisions of Goal Elements 5 and 17, confirming the area proposed for development of the 6-site recreational campground is not located within an identified area inventoried in the as an aesthetic resource area or an area identified as a significant shoreland.

- Tillamook County Comprehensive Plan Goal 18 Element: BEACHES AND DUNES
Summary: Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes. Several categories of dunes are described and discussed in this element of the Tillamook County Comprehensive Plan, and includes discussion about where residential, commercial and industrial uses are prohibited. Goal 18 Exception areas are also inventoried within this element which allow for residential, industrial and commercial uses in dune areas that would otherwise be prohibited.

The subject property is not within an area mapped for beaches and dunes.

(3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

Findings:

- Applicant states that the subject property is suitable due to its size of 11.27-acres, and access off a main road with easy access (Exhibit B).
- The subject property is zoned Rural Residential 2-Acre (RR-2) (Exhibit A). Development of the facilities are proposed to be concentrated in the easterly portion of the property, within the fairly level portion of the subject property abutting Miami Foley Road (Exhibit B).
- The subject property is 11.27-acres (Exhibits A and B). The size and shape of the property can accommodate the proposed development and still allow for a significant buffer of natural vegetation to be maintained around the proposed area of development (Exhibits A and B). Staff finds that the size and shape of the parcel is suitable for the provision of outdoor recreation opportunities on site and the proposed campground use.
- The subject property is zoned RR-2 which, as discussed above, allows campgrounds with consideration on contiguous property greater than 10-acres.
- The subject property is currently densely vegetated (Exhibits A and B). Staff finds that the significant existing vegetative cover provides an environment suitable to the requirements of TCLUO 5.030 and appropriate to provide outdoor recreational opportunities.
- The subject property has variable slopes with generally low-sloped and level areas near the easterly portion of the property, with slopes trending upwards in the westerly portion of parcel (Exhibits A and B). Development is proposed to be primarily located in level areas of the property (Exhibit A).
- Mapped wetlands and riverine features are present on the subject property, with the proposed siting of the campsites and developed areas outside of wetlands and waterways (Exhibit A, B & C).
- The subject property is not located in a Special Flood Hazard Area (Exhibit A).

- The subject property is currently served off Miami Foley Road, a County road. The Tillamook County Public Works Department provided they will require a Road Approach with their Department for site development, to confirm that the design accommodates a commercial approach and ensure adequate site distance for entering/exiting of vehicles (Exhibit C). Staff spoke with Jasper Lind, Tillamook County Public Works, who detailed that construction concerns related to development within the right-of-way of Miami Foley Road and within areas of Rapidly Moving Landslides as identified on the Hazard Map contained in ‘Exhibit A’ was not to identify that access from the right-of-way could not occur. Mr. Lind stated it was based on the uncertainty of such designation in relation to the site, along with that no site visit to confirm the right-of-way and property frontage was made at such time. Mr. Lind stated that an opportunity for Public Works to find compliance for access would be satisfied through the Road Approach review process.
- Applicant proposed an interior roadway in the site plan and states it will comply with minimum width and surfacing requirements (Exhibit B).

(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.

Findings: Applicant states the proposed use will not alter the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for their permitted uses (Exhibit B). Applicant further details the property is at a straight away and provides ample time to safely slow down and turn into the subject property, along with being non-disruptive to Miami Foley traffic (Exhibit B).

The subject property is zoned Rural Residential 2-Acre (RR-2) (Exhibit A). The Forest (F) zoned properties abutting the subject property to the west are privately owned, and State-owned to the south (Exhibit A). Adjacent RR-2 zoned properties under private ownership abut the subject property to the north and west, which are generally improved with a residential development (Exhibit A).

The property is situated in a pocket of zoned Rural Residential 2 Acre (RR-2), with these pockets broken up by Forest (F), Farm (F-1) and Small-Farm Woodlot (SFW-20) zoned properties (Exhibit A).

Surrounding uses, consistent with the surrounding zoning, include timber stands, and rural single-family dwellings (Exhibit A).

Comments received on this request, included in ‘Exhibit C’ are summarized as:

- Impacts of traffic to neighboring properties.
- Public safety concerns
- Noise and smoke/odor concerns
- Pedestrian traffic
- Property value impacts
- Fire suppression concerns

Oregon Department of Environmental Quality (DEQ) or the County Sanitarian and the County Environmental Health Department are the entities charged with the regulation of sewage, liquid waste and solid waste for recreational parks including overnight campgrounds. These agencies were notified of the application. Applicant has provided documentation and identified the proposed use of a composting toilet within their application (Exhibit B). Staff recommends that as a Condition of Approval, the Applicant be required to demonstrate that they have obtained permit approvals from the County Sanitarian or DEQ for sewage and liquid waste disposal systems appropriate to the proposed development at the time of applying for Consolidated Zoning/Building permits. Solid waste disposal is also subject to DEQ regulation. Both solid and sewage and liquid waste are addressed in OAR 333-31, Oregon Health Authority, Public Health Division rules addressing the construction, operation and maintenance of recreation parks, including

overnight campgrounds. Staff recommends that as a Condition of Approval, Applicant obtain all required federal, state and local permits and licenses and adhere to all applicable rules and regulations.

Tillamook County Public Works Department provided they will require a Road Approach with their Department for site development, to confirm that the design accommodates a commercial approach and ensure adequate site distance for entering/exiting of vehicles (Exhibit C). Staff spoke with Jasper Lind, Tillamook County Public Works, who detailed that construction concerns related to development within the right-of-way of Miami Foley Road and within areas of Rapidly Moving Landslides as identified on the Hazard Map contained in 'Exhibit A' was not to identify that access from the right-of-way could not occur. Mr. Lind stated it was based on the uncertainty of such designation in relation to the site, along with that no site visit to confirm the right-of-way and property frontage was made at such time. Mr. Lind stated that an opportunity for Public Works to find compliance for access would be satisfied through the Road Approach review process.

Garibaldi Fire District Fire Chief Marugg provided comments that the proposed layout must comply with Oregon Fire Code (Exhibit C). Communication with the property owner and the Garibaldi Fire District was provided in the Applicants submittal, identifying that the property is within their service district (Exhibit B). Staff recommend that a Condition of Approval be made to ensure compliance with requirements of the Garibaldi Fire District and require documentation of fire service approval at time of Consolidated Zoning/Building Permit submittal.

ODFW, United States Forest Service and the Oregon Department of Forestry were notified of this application. ODFW has provided comments recommending proposed development maintain applicable setbacks from streams (Exhibit C).

Applicant has stated they maintain residence on the subject property, within the existing sited dwelling to be utilized as the caretakers of the campground (Exhibit B). Applicant confirms that at least one (1) adult resident of the property will be on site during campground season (Exhibit B).

Staff find the proposed activity is wholly contained within the subject property boundaries (Exhibit B). Staff has not identified evidence of impacts associated with the proposed campground development which would substantially impact the ability of a residential dwelling to be sited in the neighboring residential areas or would substantially impact the ability for residential uses to occur in dwellings sited in the neighboring residential areas. Adjacent Forest properties would maintain vegetative buffers the Applicant has expressed remaining for a buffer to neighboring properties (Exhibit B).

(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

Findings: Applicant states the proposal will not have a detrimental effect on solar or wind systems as there are none in the vicinity (Exhibit B). Staff find no record of such facilities and improvements on the subject properties or within the vicinity (Exhibit A). Staff finds that this criterion has been met.

(6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Findings: Applicant states the subject property maintains existing water and power on the subject property (Exhibit B). Applicant identifies that access is provided off Miami Foley Road, a main County road, and is made through the property and does not conflict with the rights-of-way of other residents (Exhibit B).

The subject property is currently served off Miami Foley Road, a County road. The Tillamook County Public Works Department provided comment that improvements from Miami Foley Road to the proposed development will be required as part of development of the road approach (Exhibit C). Staff recommends

that as a Condition of Approval, a letter from the Tillamook County Public Works Department be required at the time of applying for Consolidated Zoning/Building permits.

The property is located within the service area of the Garibaldi Fire District (Exhibit B). Chief Marugg commented that the plans will be required to comply with Oregon Fire Code (Exhibit C). Staff recommends that as a Condition of Approval, a letter from the Garibaldi Fire District confirming service to the campground development be required at the time of applying for Consolidated Zoning/Building permits.

Tillamook County Environmental Health detailed requirements for licensing of a RV park through their division. Environmental Health stated that a State Drinking Water service will be required if water is provided to campers. Applicant has stated they will be providing water to the campers, for purposes of fire suppression of campfires. Applicant is not proposing to provide drinking water to campers (Exhibit B). Staff recommend a Condition of Approval that approval of campground design and appropriate licensure be obtained from the Tillamook County Environmental Health.

V. ADMINISTRATIVE PROVISIONS

A. TCLUO SECTION 6.020: PROCEDURE

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request:

(1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.

(2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.

(3) No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070

B. TCLUO Section 10.080: Type III Procedures

(1) Notice for Type III Decisions.

(a) Notice of Review. The County shall provide notice of a public hearing on a Quasi-Judicial application at least 28 days prior to the first hearing date. If two or more hearings are allowed, then notice shall be provided at least 10 days prior to first hearing. The County Planning Director shall prepare an affidavit of notice, which shall be made part of the file. This affidavit shall state the date that the notice was mailed. Notice of a public hearing shall be provided to the following parties:

...

iv. Property owners within 750 feet of subject property if the subject property is outside UGB and in a farm or forest zone.

v. Any affected government agency or public district, including affected city if subject site is inside a UGB.

vi. Any citizen's advisory committee or community organization whose boundaries include, or are adjacent to, the subject site.

...

(c) Newspaper notice. Notice of the public hearing shall be published in a newspaper of general circulation in the County at least ten (10) calendar days prior to the date of a quasi-

judicial public hearing. An affidavit or other formal certification of publication shall be made part of the record.

Findings: Notice of Public Hearing was mailed out on March 12, 2024, to all landowners within 750 feet of the subject property, parties with standing, and affected agencies, districts and other parties. Newspaper Notice of Public Hearing was published on March 12, 2024, in the Tillamook County Headlight Herald.

VI. 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 Consolidated Zoning/Building Permit approval for the campground, Applicant/Property owner will be required to submit the following:
 - Approval for on-site sewage disposal permits from the Department of Community Development or Oregon Department of Environmental Quality, as necessary for onsite sanitation.
 - A letter from the Garibaldi Fire District confirming fire protection service to the proposed facilities.
 - A letter from the Tillamook County Public Works Department approving the road approach and internal roadway design.
4. If development is to be sited on slopes greater than 29%, a Geologic Hazard Report will be required as described in TCLUO 4.130. If such a report is required, a Geologic Hazard Report shall be submitted in conjunction with application for Consolidated Zoning/Building Permit approval for review and acceptance.
5. Applicant/Property Owner will maintain the minimum proposed vegetative buffers between the proposed area of development and the property boundaries. The site plan submitted for approval with application for Consolidated Zoning/Building permits will clearly show the vegetative buffers.
6. Development will comply with the requirements and standards of TCLUO 3.010 'Rural Residential 2-Acre (RR-2) Zone' and 5.030 'Recreational Campground Standards'.
7. Overnight temporary use of the campground by a camper or a camper's vehicle shall not be for longer than six (6) months in any twelve (12) month period as required by TCLUO Section 5.030.
8. The applicant/property owner shall maintain an approved campground design from Tillamook County Environmental Health.
9. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. Development shall occur in the area as generally depicted on the submitted site plan and as described and shall not exceed 6 campsites and the supporting facilities, including the composting toilets.

12. Applicant/property owner shall submit a to-scale site plan indicating the proposed parking plan, subject to standards in TCLUO Section 4.030 'Off-Street Parking and Off-Street Loading Requirements', including demonstration of a minimum one (1) parking space per guest accommodation.
13. The applicant/property owner shall obtain an approval for a Consolidated Zoning/Building permit for the construction of a roadside stand for produce grown on the premises.

VII. EXHIBITS

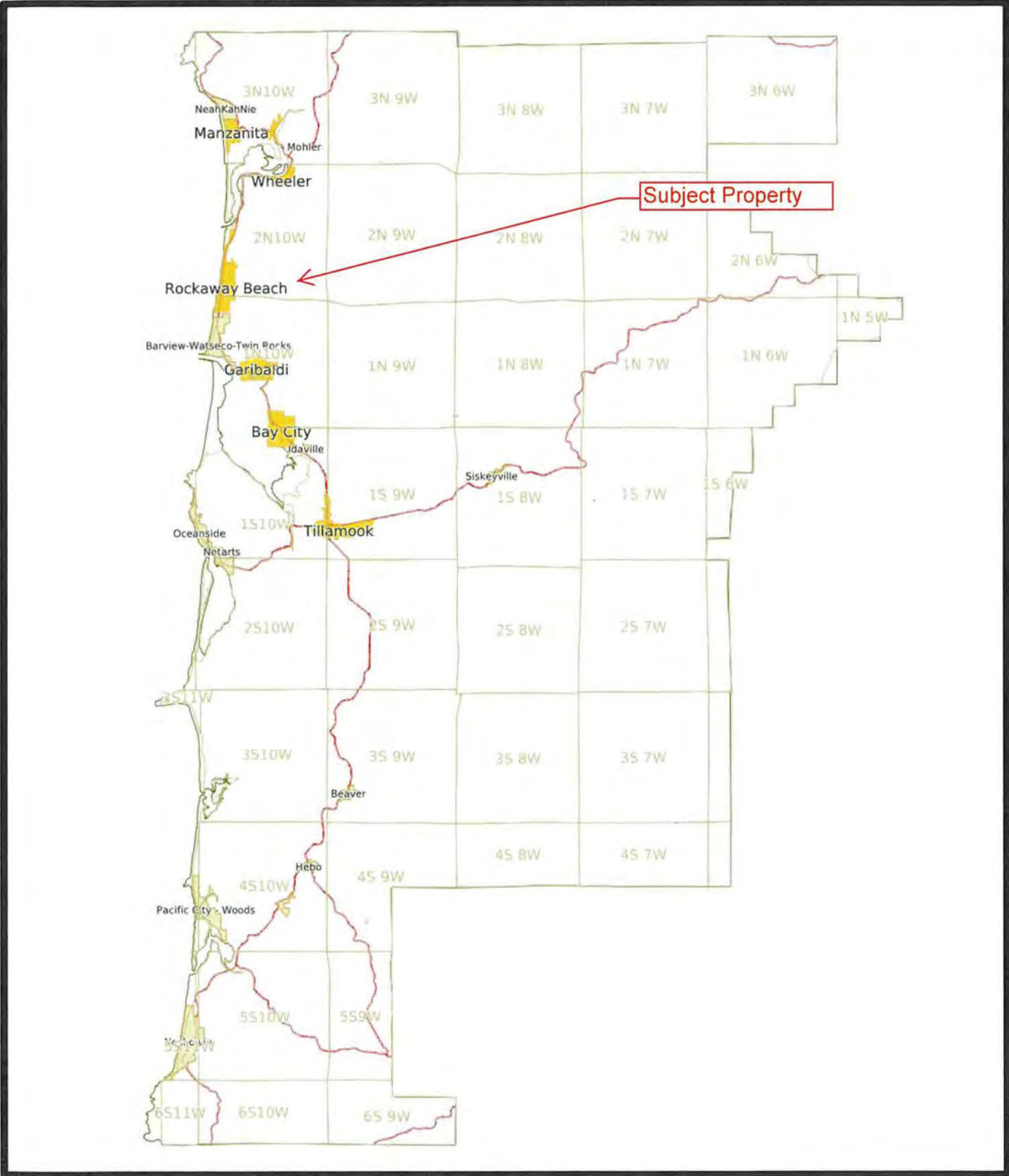
All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Maps
- B. *B.1* Applicants' Original Submittal, *B.2* Applicants' Revised Submittal
- C. Public comments

EXHIBIT

A

Vicinity Map



Tillamook County
2023 Real Property Assessment Report
 Account 9136

Map 2N10250001300
 Code - Tax ID 5608 - 9136

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing O'CONNOR, THOMAS P & HELEN C
 22800 MIAMI FOLEY RD
 NEHALEM OR 97131

Deed Reference # 2021-9593
 Sales Date/Price 11-16-2021 / \$400,000
 Appraiser HANNAH HANCOCK

Property Class 401 MA SA NH
 RMV Class 401 02 AC 262

Site	Situs Address	City
	22800 MIAMI FOLEY RD	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5608	Land	251,770		Land	0	51.4
	Impr	394,000		Impr	8,430	
Code Area Total		645,770	236,190	236,190	8,430	
Grand Total		645,770	236,190	236,190	8,430	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5608					LANDSCAPE - FAIR	100			500
	0	<input checked="" type="checkbox"/>		RR-2	Market	118	5.00 AC	MKT	105,930
	0			RR-2	Market	118	6.27 AC	MKT	132,840
					OSD - AVERAGE	100			12,500
Code Area Total							11.27 AC		251,770

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5608	1	1947	133	One and 1/2 story	109	2,516			394,000
Code Area Total						2,516			394,000

Exemptions / Special Assessments / Notations			
Code Area 5608			
Special Assessments		Amount	Year Used
■ SOLID WASTE		12.00	2023
Fire Patrol		Amount	Acres Year
■ FIRE PATROL SURCHARGE		47.50	2023
■ FIRE PATROL NORTHWEST		18.93	11.27 2023
Notations			
■ DEMOLISHED PROPERTY RMV & MAV ADJUSTED 308.146 ADDED 2023			

Tillamook County
2023 Real Property Assessment Report
Account 9136

Comments

6/10/09 Entered year built to 300 fragment,cb.

10/08/09 Updated inventory.ef

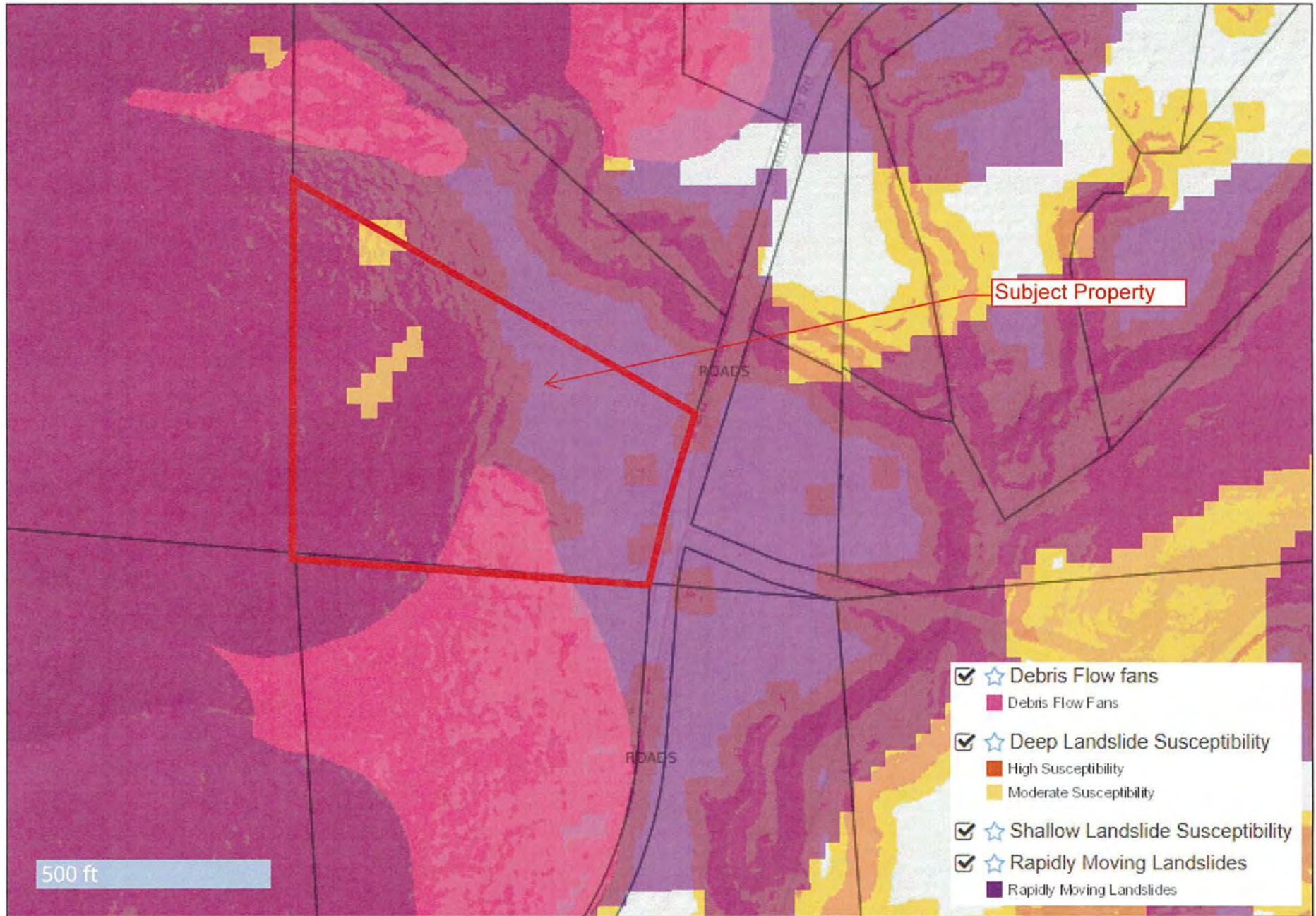
12/22/14 Reappraised land, tabled values. Updated size per GIS calculations. WH

05/17/17 GIS map was updated per survey B-3787 and there were size corrections for tax lots 1200, 1300, 1400, and 1500 - RMV changes only. Reapportioned MAV for Land and OSD based on the new values.ef

06/23/2023 Quonset hut and GPB demolished, adjusted RMV and MAV. HT

06/26/2023 Sales review-updated inventory and increased eff. age 5% for new roof, RMV only. Added missing inventory and garage to finished, applied exception. HT

Hazard Map



Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

National Flood Hazard Layer FIRMette



123°51'46"W 45°37'28"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|-----------------------------|--|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone X</i> |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |

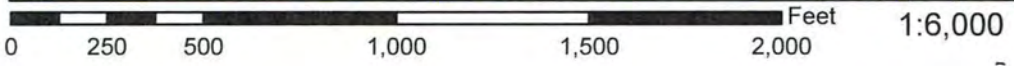


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

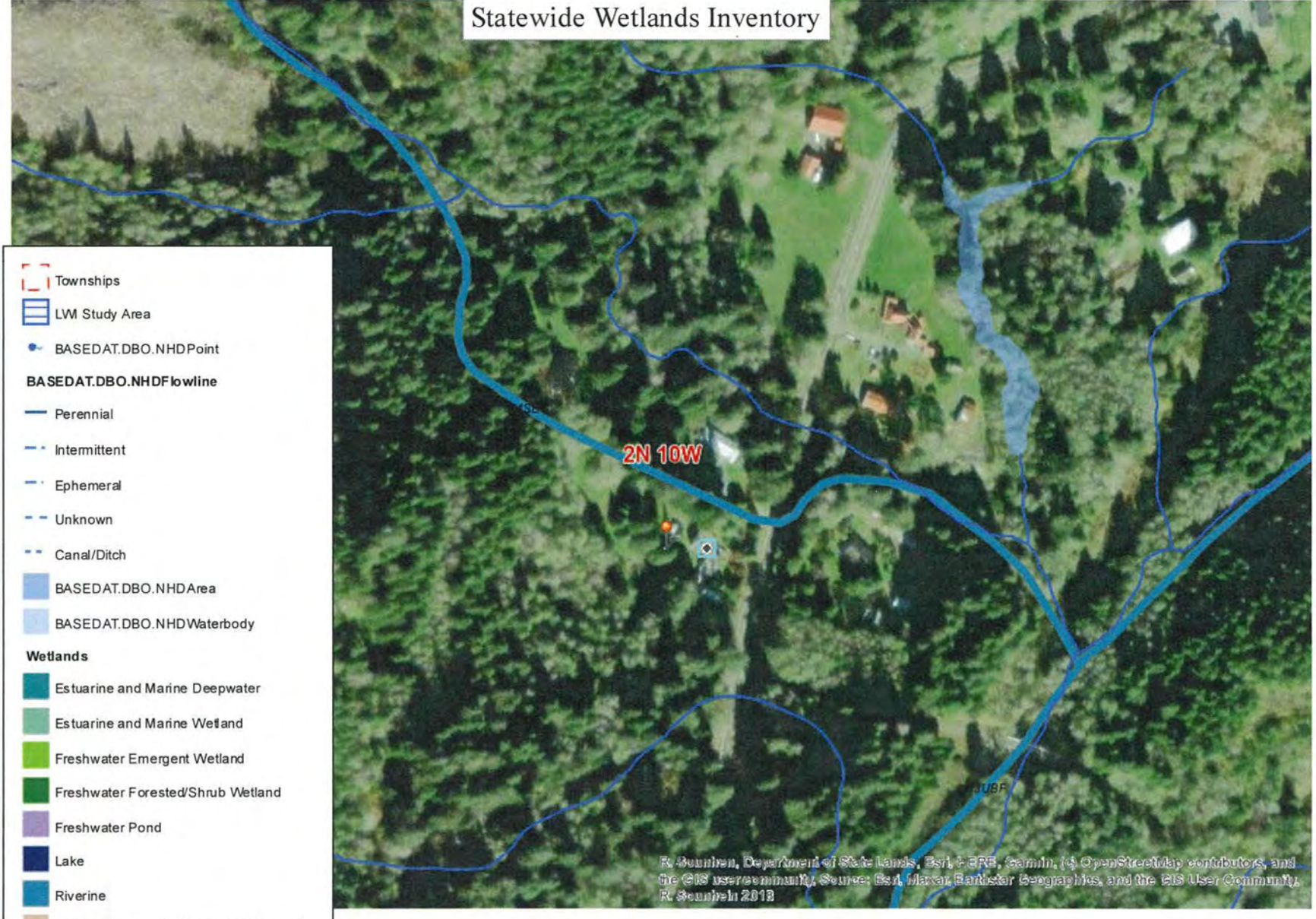
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/12/2024 at 5:59 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



123°51'8"W 45°37'2"N

Statewide Wetlands Inventory



- Townships
- LWM Study Area
- BASEDAT.DBO.NHDPPoint
- BASEDAT.DBO.NHDFlowline**
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDWaterbody
- Wetlands**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Predominantly Hydric Soil Map Units
- SWI Agate-Winlo Soils

R. Bonnen, Department of State Lands, Esri, L. RE, Garmin, (s) OpenStreetMap contributors, and the GIS user community; Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Scunthorn 2018



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 3/12/2024



State of Oregon
 Department of State Lands
 775 Summer Street, NE, Ste 100
 Salem, OR 97301-1279
 (503) 986-5200

EXHIBIT

B.1



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
NOV 15 2023	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: 134661	
Fees: 1365.-	
Permit No: 851-23-000525-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Heber O'Connor Phone: 707-954-4480
 Address: 22800 Miami Foley Rd
 City: Nehalem State: OR Zip: 97131
 Email: oco west @ gmail . com

Property Owners

Name: Heber & Thomas O'Connor Phone: 707-954-4480
 Address: 22800 Miami Foley Rd
 City: Nehalem State: OR Zip: 97131
 Email: oco west @ gmail . com

Request: Recreational Camp ground and Farm Stand

- | Type II | Type III | Type IV |
|--|--|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Appeal of Director's Decision | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input checked="" type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance Amendment | |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Goal Exception | |
| <input type="checkbox"/> Fore-dune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address: 22800 Miami Foley Nehalem, OR 97131
 Map Number: 2n 10 25 1300
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Heber O'Connor _____ Date _____
Property Owner Signature (Required)

Heber O'Connor _____ Date _____
Applicant Signature

To Whom it May Concern:

I am applying for a permit to have a Recreational Campground and Farm Stand on our Nehalem Property. Attached, please find my Conditional use Criteria regarding this endeavor. The request is for our property at:

22800 Miami Foley Road / Nehalem, OR 97131.

Our family moved here in the winter of 2020. We knew we had purchased a property which had had a residence and a business on it for decades. At the time, we purchased it, the property was unoccupied and had been for some time. The business, which was the Vermelia Shingle Mill, was long gone. That part of the property was basically a dump at the time of our purchase. During that first winter, our family cleaned out all the garbage from several years, taking many trips to the Tillamook Dump. By Spring it became apparent that the property would be ideal for a farm stand and a limited camping area. We installed a roadside fence for safety. After removing dead trees and briar bushes, we leveled off high spots and brought in many loads of gravel and chips.

Last summer we became aware of HipCamp. It sounded quite doable, so we decided to try it, by quickly preparing 3 sites. We advertised through the Hip Campsite and quickly had nice folks booking at our property. In the Fall we received a notice that we had not properly gone through the county channels to start such a business. We closed down immediately. Since then we have had conversations with the folks at the Tillamook Department of Community Development. With this preface I am submitting, for our family, a *Planning Application for a Recreational Campground and Farm Stand*. I am presenting this application using the *Conditional Use Review Criteria*, I received from Melissa Jenck at the county office. Ms Jenck was extremely helpful in clearly explaining the procedure our family needs to follow.

Sincerely,

Helen O'Connor

22800 Miami Foley Road

Nehalem, OR 97131

ocowest@gmail.com

707-954-4480

Tillamook County Conditional Use Review Explanation

*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 10 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 **already is a busy road**. Being a main through road, many campers, trucks and passenger cars use 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.

* A fire service letter already exists for this property



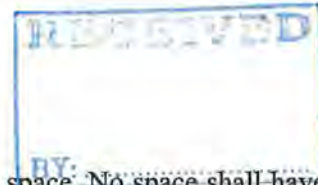
purpose of serving the occupants of the campground. A camper as defined in Article I, shall not be allowed to stay any longer than six (6) months in any twelve (12) month period.

The standards contained in this Section are minimum standards. Additional standards may be required where necessary to meet other requirements of this Ordinance, i.e. Floodplain, Geologic Hazard zone, Riparian Vegetation.

(2) A RECREATIONAL CAMPGROUND shall be built to State standards and shall comply with the following provisions:

(a) A RECREATIONAL CAMPGROUND shall have:

- i. A minimum size of 1 acre or the minimum lot size of the zone, whichever is greater;
 - ii. A minimum number of 4 sites; *Property is 114 acres*
 - iii. A minimum width of space 23 feet or state minimum which ever is greater, for each site; *Proposing 10 sites*
 - iv. Lot depths may vary in size, however maximum unit lengths shall be designated for each proposed space, and each space shall include enough area for the required set-backs along with the maximum unit length; *yes, will comply*
 - v. A minimum distance between actual unit location and interior road right-of-way of 10 feet. Each campsite will have direct access to interior road right-of-way; *all sites eligible for tents or RVs*
 - vi. And all property lines not abutting an exterior roadway shall be 10 feet. A minimum distance between actual unit and an exterior roadway shall be 20 feet; *yes, will comply*
 - vii. A minimum distance between actual units of 15 feet; *complied as shown on site plan*
 - viii. Minimum distance between actual unit and community or service buildings of 10 feet; *yes, will meet or exceed*
 - ix. Campground roads shall have a surface width of at least 16 feet with 2 foot shoulders on each side. All interior park roads shall be surfaced to minimum County road standards and well- drained. No on-street parking shall be allowed; *yes will comply or exceed*
 - x. Walkways not less than three (3) feet wide may be required to be provided from trailer spaces to community and service buildings. All access roads and walkways should be well lighted; *will comply (site parking is provided)*
 - xi. 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; *will comply*
 - xii. A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND; *will maintain vegetation control*
 - xiii. Trash cans shall be provided in convenient locations for the use of guests of the park, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time; *existing vegetation will be maintained*
- will comply*



- xiv. 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;
- xv. Approval of a recreational campground shall not be construed to be an approval of the building plans for building permit review purposes. All proposed building construction must meet Uniform Building Code requirements as part of building permit review;
- xvi. On-site storage areas, for park residents only, may be allowed. If allowed, the storage area shall be screened or combined landscape and screening with a 6 foot high sight obscuring fence or hedge along all exterior property lines of the storage area; *no applicable*
- xvii. Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use approval.
- xviii. All RECREATIONAL CAMPGROUNDS, which legally existed prior to the date of this Ordinance, and which have submitted complete Master Plans to the department for review, shall be considered an "existing use" if:
 - 1. The RECREATIONAL CAMPGROUND is in compliance with all State regulations and County Sanitation regulations; and
 - 2. Master Plans and review fees are submitted to the department no later than December 31, 1986; and
 - 3. The department issues a letter to the RECREATIONAL CAMPGROUND owner indicating that the campground meets the above two criteria.

If it is determined by the department that the RECREATIONAL CAMPGROUND does meet the first two criteria, the department shall submit the letter, mentioned in (c) above, to the campground owner. At that time, only that portion of the campground identified in the Master Plan, will then be considered an "existing use".

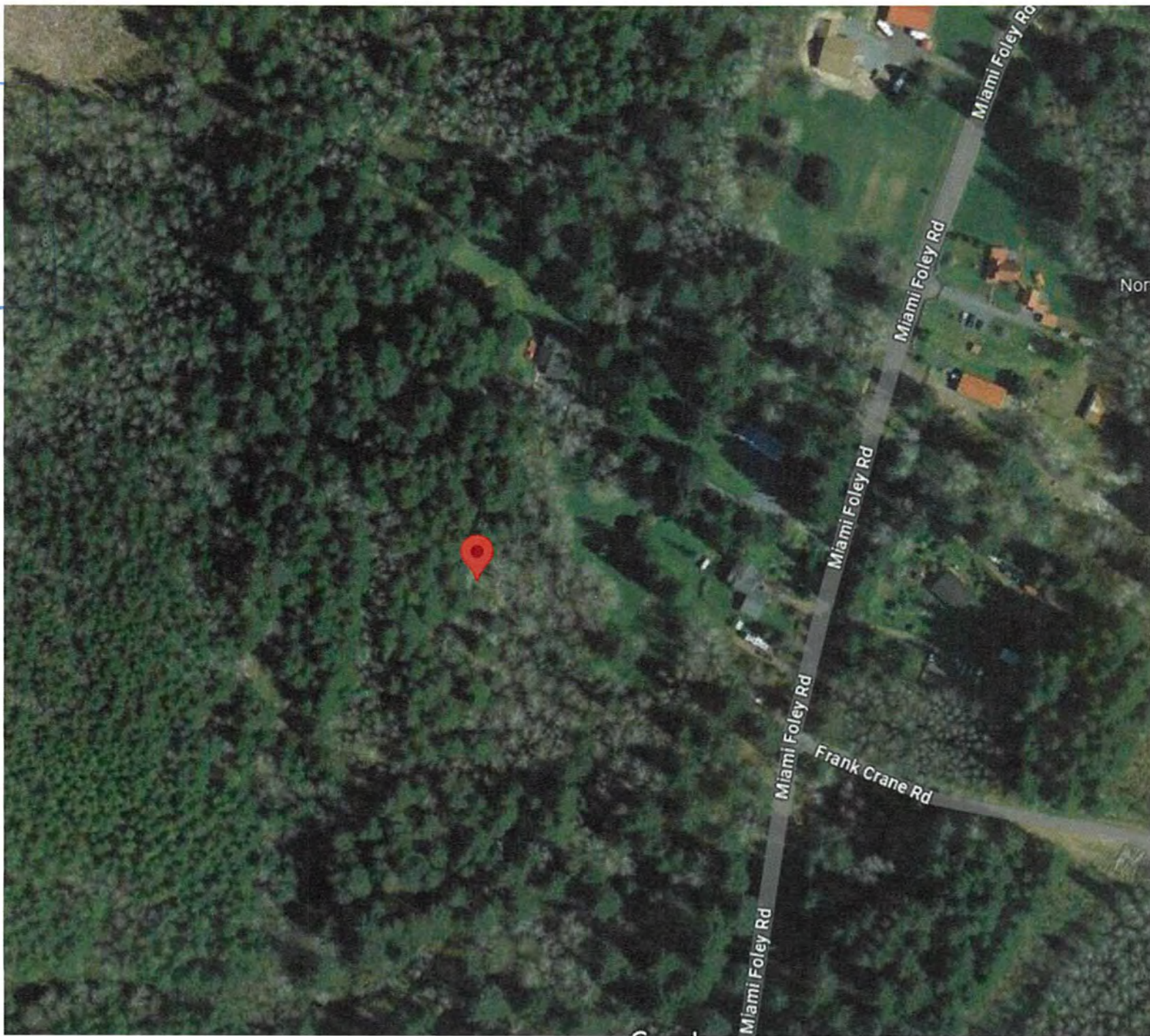
Only those campgrounds who retain the confirmation letter will be considered an "existing use". In the future, if one of the "existing use" campgrounds enlarge or expand, only that new portion of the campground will be required to meet the County standards.

The "existing use" RECREATIONAL CAMPGROUNDS are to be allowed to remain as they are represented within the accepted Master Plan on only that portion of the property designated. If the use is vacated for over one year the "existing use" designation shall be void, and any new use of the property shall conform to the requirements of this Ordinance.

The "existing use" may be sold or transferred to new owners. The new owners will maintain the same rights as the previous owners.

- xix. The accessory commercial uses such as gas pump, laundry, grocery store and recreational facilities shall not exceed the requirements of Rural Commercial, Section 3.020.
- xx. New full hook-up parks requiring a community septic/sewer system are permitted only within adopted unincorporated community boundaries.

RECEIVED



EXHIBIT

B.2

Melissa Jenck

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

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>
Date: Mon, Apr 15, 2024, 4:54 PM
Subject: Re: A fire service letter
To: Helen O'Connor <ocowest@gmail.com>
Cc: Jay Marugg <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

Office- (503) 322-3635

Cell- (503) 812-0518



CONFIDENTIALITY NOTE: All information in this email, including attachments, is approved solely for delivery to and authorized use by intended recipients. Use, dissemination, distribution, or reproduction of this message and/or any of its attachments by unintended recipients is not authorized and may be unlawful. If you are not an intended recipient of this message or an authorized assistant to an intended recipient, please notify the sender by replying to this message and then delete it from your system.

From: Helen O'Connor <ocowest@gmail.com>
Sent: Friday, April 12, 2024 4:40 PM
To: Blake Paulsen <blake.paulsen@garibaldi.gov>
Subject: Re: A fire service letter

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.

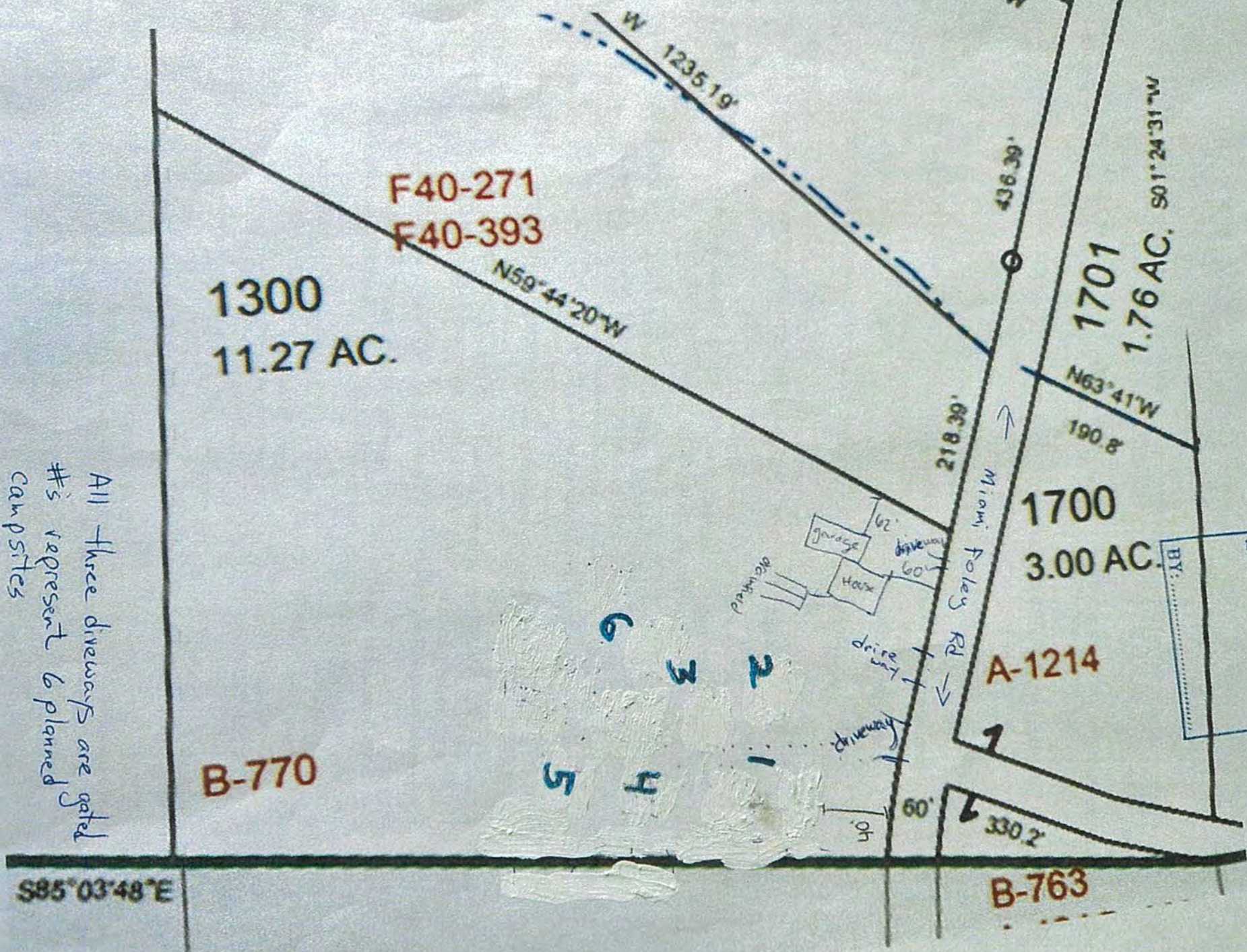
*Having the Caregiver Home and a check-in station directly on the property, also makes this site unobtrusive to other residents on the Miami Foley or to travelers using the Miami Foley Road.

*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



F40-271
F40-393

1300
11.27 AC.

1701
1.76 AC, S01°24'31"W

N63°41'W
190.8'

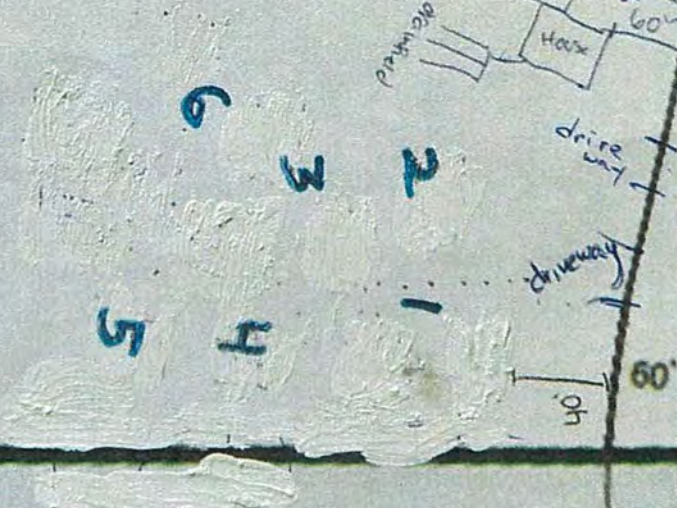
1700
3.00 AC.

A-1214

B-770

B-763

S85°03'48"E

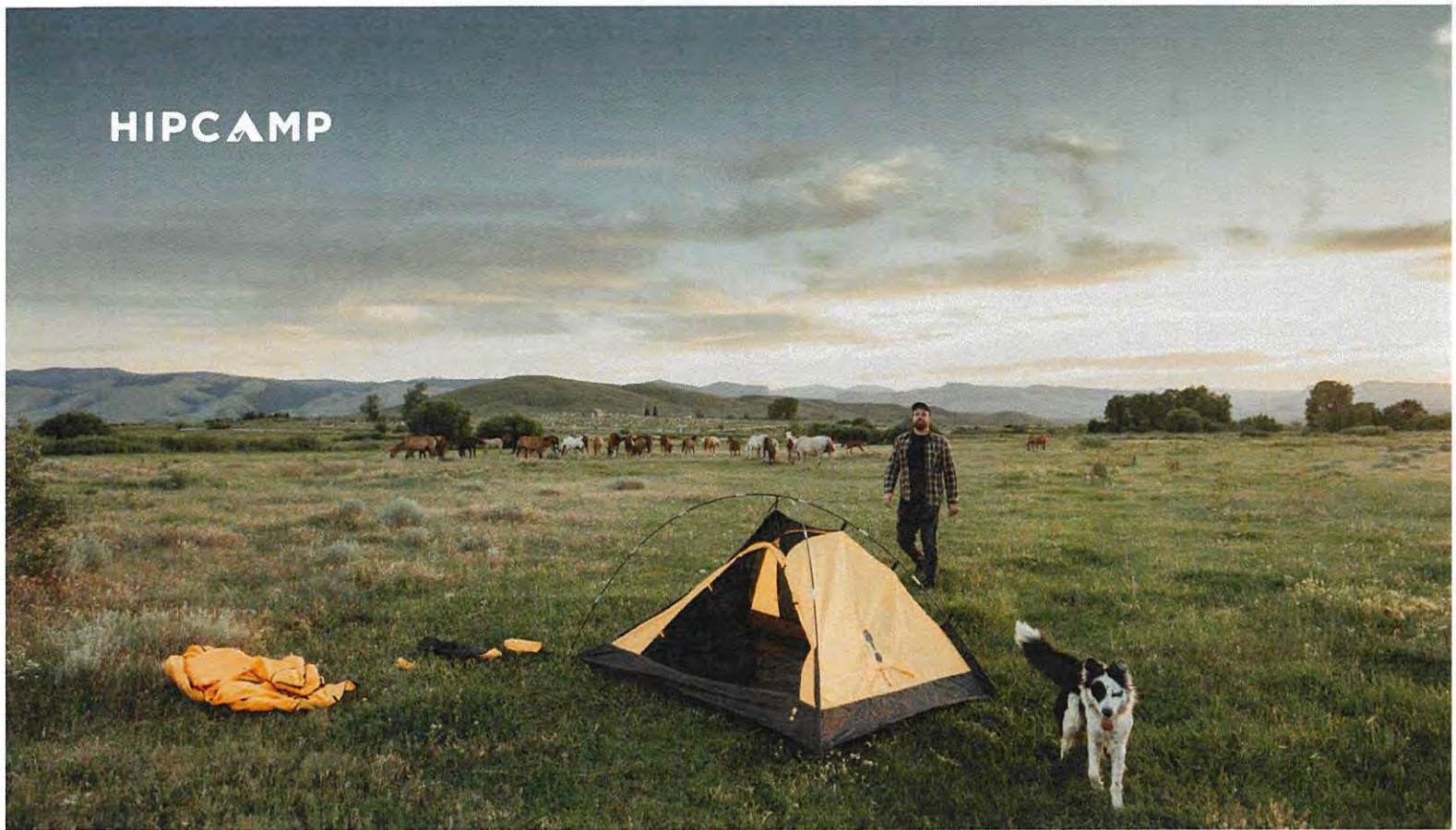


All three driveways are gated
#s represent 6 planned
camp sites

6
3
2
1
5
4

RECORDED
BY:

HIPCAMP



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

In 2021, Hipcamp Hosts in the U.S. earned nearly \$31 million in revenue.

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.

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.

Supplied

ORS 447.115

"Compost toilet" defined

Text Annotations

As used in ORS 447.118 (Standards for compost toilets) and 447.124 (Inspection of compost toilets), "compost toilet" means a permanent, sealed, water-impervious toilet receptacle screened from insects, used to receive and store only human wastes, urine and feces, toilet paper and biodegradable garbage, and ventilated to utilize aerobic composting for waste treatment. [1977 c.523 §2]

extra

4/4/24

This is the "order of operations" for how we have set up our composting toilets.

We have 55 gallon drums (barrels) set underneath to catch the toilet waste. After each use the person sprinkles provided sawdust into the toilet. This prevents flies and odor.

When the drum is almost full we remove it and replace it with a fresh clean one.

Once removed, the drum of humanure is topped off with a thick layer of mulch and sawdust and then sealed and put out to storage for a year.

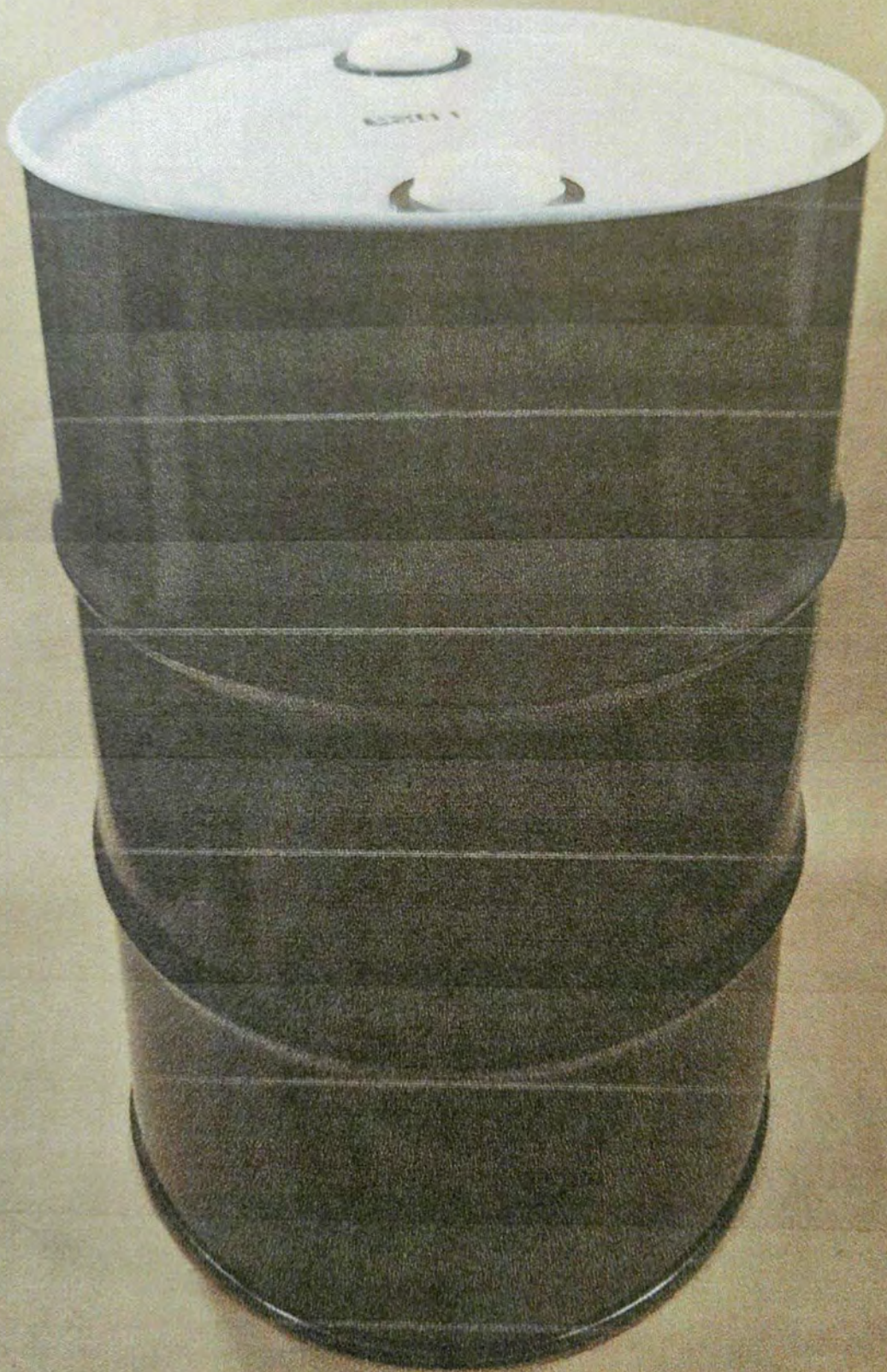
This is more than enough time for the dangerous microorganisms to be killed off and then we can take and dump the contents of the barrels into the 2nd phase of composting which is an open air composting bin station.

From there the composting process is well underway and then we turn and finish it off over the next few months by covering it with dirt and debris and then back to the earth it goes.

The barrels are rinsed and washed and set to dry and reuse.







EXHIBIT

C

Melissa Jenck

From: Jaime Craig
Sent: Thursday, March 14, 2024 10:39 AM
To: Melissa Jenck
Cc: Lynn Tone
Subject: RE: O'Connor CUP - Recreational Campground

Comments: Licensure for the campground will need to be obtained by Tillamook County Environmental Health. All campground rules will need to be followed and they can be found here.

https://secure.sos.state.or.us/oard/displayDivisionRules.action;JSESSIONID_OARD=7iv4aZLpMdxycwl0tc19l3K3QQdo4y6PVjGhK2q0lcF7GFUa930m!-330355351?selectedDivision=1246

If water is being provided, you will have to obtain an approved drinking water system and sampling requirements per Oregon Drinking Water Services. Contact Carrie Gentry: Carrie Gentry Carrie.L.GENTRY@oha.oregon.gov

Examples in Statue: Labeling of sites, sites need to be at least 10 ft apart. If providing fire pits (need to meet fire code and be maintained), same with picnic tables. A place to dispose of gray water that is pumped from an approved source.

Questions call our office at 503-842-3909



Jaime Craig (she/her/hers) | REHS
TILLAMOOK COUNTY | Environmental Health Program Manager
2111 8th St. | PO Box 489
Tillamook, OR 97141
Phone (503) 842-3909
Fax (503) 842-3983
Jaime.Craig@tillamookcounty.gov
www.tillamookchc.org

***NEW EMAIL effective immediately. Please update my contact within your systems to Jaime.Craig@tillamookcounty.gov**

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you

Melissa Jenck

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Friday, March 22, 2024 4:29 PM
To: Melissa Jenck
Cc: Lynn Tone
Subject: EXTERNAL: RE: O'Connor CUP - Recreational Campground

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

Melissa,

It appears there could be streams or wetlands present on this property. ODFW recommends no development within the setback of any streams and measures be taken to limit impacts to the waterway, if present. The applicant should consult with DSL for determination of any wetlands and permitting needs.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Tuesday, March 12, 2024 3:57 PM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Lynn Tone <Lynn.Tone@tillamookcounty.gov>
Subject: O'Connor CUP - Recreational Campground

Good afternoon,

Please see the Notice of Public Hearing scheduled for O'Connor, #851-23-000525-PLNG, for a Recreational Campground use off Miami Foley Road. This proposal will be heard at the Planning Commission hearing April 11, 2024 at 7:00pm.

Please see a copy of the application materials here: <https://www.tillamookcounty.gov/commdev/project/851-23-000525-plng>

Comments may be received up to 4:00pm on April 11, 2024 to be included to the Planning Commission. Comments received by 4:00pm on April 2, 2024 will be included in the Planning Commission packet, mailed to the Planning Commission members seven (7) days prior to the April 11, 2024 hearing.

Sincerely,

Melissa Jenck

From: Lynn Tone
Sent: Monday, March 25, 2024 3:38 PM
To: Melissa Jenck
Subject: FW: EXTERNAL: Planning Commission request #851-23-000525-PLNG



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
Lynn.Tone@tillamookcounty.gov

From: Randy Jones <akarj@msn.com>
Sent: Monday, March 25, 2024 2:34 PM
To: Lynn Tone <lynn.tone@tillamookcounty.gov>
Subject: EXTERNAL: Planning Commission request #851-23-000525-PLNG

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

3/25/2024

Tillamook County Planning Commission,

I am writing to contest the recent proposal of allowing a 10-site recreational campground (#851-23-000525-PLNG) on the Miami Foley Road in Tillamook County. The location of the property in question sits directly to the south of our property on the Miami Foley. I have multiple concerns with this proposal which I feel will adversely alter the character of the surrounding area and will diminish the level of livability and quality of life we have come to enjoy in our residential neighborhood if this proposal is allowed. My concerns include but are not limited to the following;

- * Safety
- * Security
- * Traffic
- * Fire control / campfires / air quality
- * Noise
- * Water
- * Facilities

- * Trespassing
- * Privacy
- * Zoning
- * Nature
- * Wildlife
- * Diminished property value

Given the opportunity, I will be more than happy to expand on each of these concerns at the pending Planning Commission meeting.

On a personal note, when my Wife and I were deciding on an area to retire to and spend our golden years we looked long and hard. Our decision to chose Tillamook County and this particular property was based on the fact that we were in the country, secluded, quiet and we felt safe. If this proposal is allowed I am afraid we will lose all that. Thank you for your consideration.

Randy & Caterina Jones
23100 Miami Foley Rd.



GARIBALDI FIRE DEPARTMENT
107 6TH ST – PO BOX 657
GARIBALDI, OR 97118
JAY MARUGG FIRE CHIEF
jay.marugg@garibaldi.gov
503-322-3635

Tillamook County Commissioners
Community Development

04/02/2024

RE; O'Connor CUP – Recreational Campground

Honorable Commissioners and Community Development,

In regard to the proposed recreational campground, I would say that the camp ground layout must meet the Oregon Fire Code. At this point, I have not seen any plans to apply the code to.

Once you receive the plans, please forward them to me. I will be working with the state fire marshal and we will looking at emergency access, road layout, width, and a possible water supply.

If you have any questions feel free to contact me any time.

Respectfully,

Jay Marugg
Fire Chief
Garibaldi Fire Department
Jay.marugg@garibaldi.gov

A handwritten signature in black ink, appearing to read "Jay Marugg", is written over the typed name and title.

Melissa Jenck

From: Brian Olle
Sent: Wednesday, April 3, 2024 5:29 PM
To: Melissa Jenck
Cc: Jasper Lind; Ron Newton; Chris Laity
Subject: RE: O'Connor CUP - Recreational Campground

Hi Melissa,

Looks like we finally get to work together, you can include me on any of the future Land Use Application requests as I'll likely be the point person for PW going forward.

Public Works has reviewed the request for O'Connor CUP - Recreational Campground. While this is a feasible concept, Public Works will **require** additional items from the property owner before providing final approval. See the list of items below that will be required:

- A more detailed sketch/design, to scale with dimensions of the proposed road approach, the road layout through the campground, turnaround, etc. all conforming to county standards
- Confirmation/shown on the design that verifies a commercial road approach for high-speed roadways will be used at the campground entrance
- Confirmation that site distance requirements are met for entering/exiting vehicles at the speed and classification of Miami Foley Road
- Confirmation that all existing road approaches have been permitted and brought to county standards
- Confirmation that no construction will take place within the "Rapidly Moving Landslides" portion of the Hazard map provided
- A letter signed by the Fire Chief confirming access to emergency services has been met

Let me know if you have any questions.

Thanks,



Brian Olle | Engineering Project Manager

TILLAMOOK COUNTY | Public Works

503 Marolf Loop

Tillamook, OR 97141

Direct: (503)354-1477

Cell: (503)812-6569

Brian.Olle@tillamookcounty.gov



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2024-0175

Responsible Jurisdiction

Staff Contact Melissa Jenck	Jurisdiction Type County	Municipality Tillamook
Local case file # 851-23-000525-PLNG	County Tillamook	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
02N	10W	25		300

Street Address

22800 Miami Foley Rd

Address Line 2

City

Nehalem

Postal / Zip Code

97131

State / Province / Region

OR

Country

Tillamook

Latitude

45.620334

Longitude

-123.858353

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 property includes or is adjacent to designated Essential Salmonid Habitat.

Your Activity

- A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

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 available information, there are two streams mapped on the subject site, one along the northern property line, and one in the far SE corner of the property. The submitted site plan does not appear to impact these mapped features, and the project does not appear to impact waters of this state. Therefore, a state Removal-Fill permit is not likely required for this activity ("10-unit recreational campground").

Please be advised that Prouty Creek to the east is designated as Essential Salmonid Habitat (ESH). Best management practices should be implemented during construction to minimize sedimentation and erosion in the creek.

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.

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

4/10/2024

Response by:

Jessica Salgado

Response Phone:

541-408-1892



Tillamook County,

Please consider my testimony contesting the conditional use approval #851-23-000525-PLNG, also listed as "O'Connor Recreational Campground." After reviewing the applicable criteria, I believe the following issues apply.

- The property in question is an odd shaped 11.27-acre property with only a few acres of buildable land, most of the buildable land is being used for the home and garden site. The remaining topography of the land is a steep slope with heavy timber cover. I don't believe the land area to be sufficient to provide a 10-site camp ground to code.
- The property does not have adequate water supply to feed a multi-site campground, the water rights for the property only provide water for the purpose of, "domestic use for one family and irrigation of 3.0 acres." See attached certificate of water right document.
- I recently checked with Garibaldi Fire Department and to their knowledge there has not been a burn permit granted to the property owners or the address.
- The continuous noise caused by camp grounds, continuous campfire smoke, the significant increase in pedestrian traffic, the decrease in our property value caused by a campground nearby, and many other factors lead me to believe the campsite would limit, impair, or prevent the use of surrounding properties for the permitted uses listed in the underlying area.

Thank you,

Terrance Watters

23315 Maimi Foley Rd.

Nehalem, OR 97131

STATE OF OREGON

COUNTY OF

TILLAMOOK

CERTIFICATE OF WATER RIGHT

This Is to Certify, That DENNIS AVERY VERMILYEA

of 22800 Miami-Foley Rd., Nehalem, State of Oregon, 97131, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of unnamed stream

a tributary of Miami River for the purpose of domestic use for one family and irrigation of 3.0 acres

under Permit No. 35678 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from November 4, 1970

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.04 cubic foot per second, being 0.01 c.f.s. from domestic use and 0.03 c.f.s. for irrigation

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 36, T. 2 N., R. 10 W., W. M., 370 feet South and 1000 feet West from the N $\frac{1}{4}$ Corner, Section 36

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

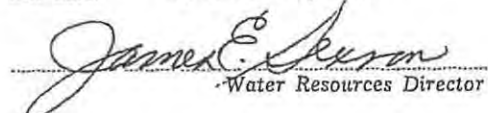
A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

Domestic & 3.0 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 25
T. 2 N., R. 10 W., W. M.

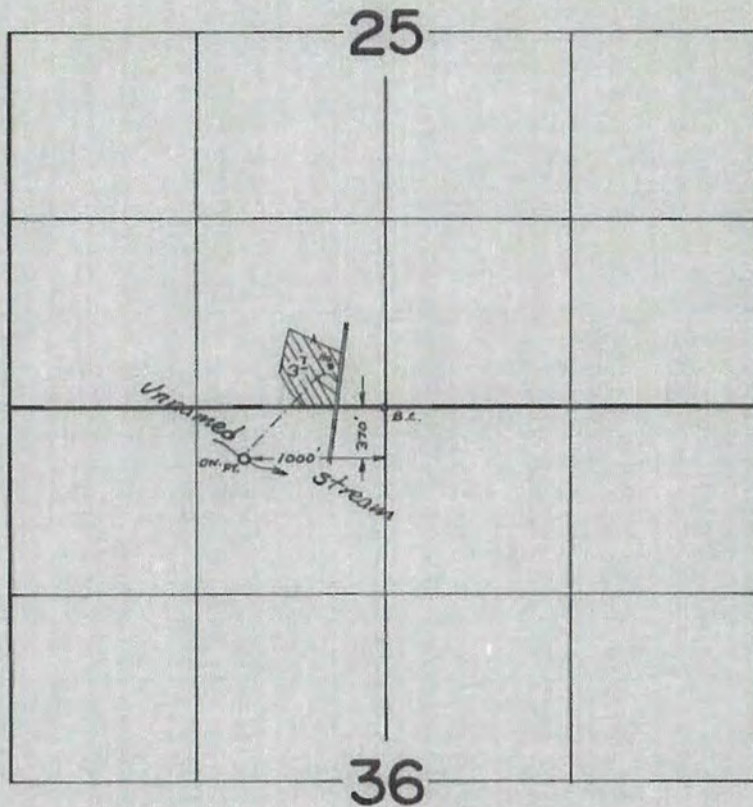
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date, November 30, 1978


Water Resources Director

T.2N.,R.10W.,W.M.



FINAL PROOF SURVEY
UNDER

Application No. 47688 Permit No. 35678
IN NAME OF

DENNIS AVERY VERMILYEA

Surveyed JUNE 27 1974, by D. NABBY

3-27-2024

To Whom it May Concern,

In regards to the conditional use of the property located at 22800 Miami Foley Road, we are strongly opposed to the request for a 10 campsite campground and farm stand. The Miami Foley Road is known for its beauty and tranquility. It is sought after for its quiet, country setting. The residents of this area purchased their homes in this area to avoid the hustle and bustle of living within city limits. Allowing this campsite/farmstand will drastically impact the livability of our neighborhood. Please consider the following when making your decision:

- Our logging road access is across from the entrance to this proposed campsite/farmstand. Which is our neighbors easement to their home. This will cause excess traffic as we attempt to enter and exit our property, as well as cause drivers to stop/brake quickly in front of our home. This will also cause frequent short stops depending on where the farm stand is located, and there is no parking available on the side of the main road-this may cause drivers to park on private property, and cause potential damage to our property as well as a safety hazard as we attempt to exit our driveway.
- The O'Connors have not provided sufficient information regarding the disposal of trash, greywater and black water, as well as clarify how they will provide water for their guests, as they are on a spring. This is a forested area with numerous types of wildlife that may access the trash if not properly disposed of. Will tanks be installed for the disposal of greywater and black water? Where will the water come from for these tanks and for the guests to refill? This could have a negative impact on the neighboring properties if the current system cannot provide sufficient water for the guests.
- As the O'Connors already stated, the Miami Foley is a busy road, and increasing traffic on a straight away where the speed limit is 55, is not safe. Tourists who do not know the road can cause unnecessary hazard-especially during the summer season when our first responders are in short supply.
- With any business/campsite-there comes the opportunity for issues to arise that may need police/first responder assistance. Does the Garibaldi and/or Nehalem Fire dept and police dept. have adequate staff to assist with 10 additional campsites during the busy summer season?
- These campsites are surrounded by the forest-some privately owned, but most owned and maintained by the state forestry. Wildfires are a major concern to all in our area, especially in recent years as we have had dryer summers and have experienced fires in our county. What precautions will be taken to prevent and then potentially fight a fire if one were to start? Since this home is on a well/spring-there is limited water during the warmer months. There are no fire hydrants in our area- will a water tank be installed that would store sufficient water to douse 10 campsites, homes, and numerous acres of forest if needed?

- Allowing 10 campfires throughout the year, even when not fully booked, will lower the air quality which will make an unhealthy living environment in the neighborhood.
- Although the property is 11 acres- the number of acres usable for campsites is far smaller-most of the land is on a steep hill or in a swamp like setting. Which then means these campsites will be within close proximity to the entrance gate of their property, which is close to the road and not behind their home. The noise from these campsites will disrupt our normal peaceful environment-even the best guest is still on vacation. Staying up late, talking and laughing-playing music; these are all the things that make vacation fun-however this is also why campsites/RV parks are in commercially zoned areas-so it does not disrupt the livability of a residential neighborhood.
- Will this campsite be pet friendly-if so, will they require proof of vaccinations for the pets? Will there be a dog run/fenced area? If dogs are not kept in their designated areas by the owners, this will cause potential legal issues as most neighbors have cats/dogs of their own and do not want loose animals crossing the busy road, or coming onto their property.
- If there are issues with guests trespassing, noise late into the evening, arguments between guests, parking issues, etc. and the land owner does not deal with these complaints in a timely manner, who do the neighbors reach out to? Who will hold this campsite to the same standards as STR owners are held to?
- Will the land owners be home, or have someone on duty 24/7 to attend to the campsite? Where will they be so that guests and neighbors have access to communicate with this person?

As you can see, there are too many variables to make a decision to allow this conditional use of a residential property. We love where we live, and want to keep it a peaceful, residential area. We appreciate your time and hope that the County Planning Commission will hear our concerns, and deny this request.

Kind Regards,

William and Shari Scholerman
23105 Miami Foley Rd
Nehalem, Or. 97131
(503) 801-3614



Land of Cheese, Trees and Ocean Breeze

MEMO

Date: May 1, 2024
To: Tillamook County Planning Commission
From: Sarah Absher, CFM, Director *SA*
Subject: Conditional Use Request #851-24-000126-PLNG

Included is the staff report and associated exhibits for the above-mentioned Conditional Use request #851-24-000126-PLNG, a request for an expansion of an established emergency crisis and outreach center (Tillamook Hope Center) approved as Conditional Use request #851-15-000379-PLNG.

Please do not hesitate to contact me if you have any questions.

Thank You,

Sarah Absher



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

**CONDITIONAL USE REQUEST
#851-24-000126-PLNG: HELPING HANDS
RE-ENTRY OUTREACH CENTERS
STAFF REPORT**

Date: May 1, 2024

(This is not Building or Placement Permit Approval)

Report Prepared by: Sarah Absher, CFM, Director

I. GENERAL INFORMATION:

- Request:** Request for expansion of an established emergency crisis and outreach center (Tillamook Hope Center) approved as Conditional Use request #851-15-000379-PLNG (Exhibit B).
- Location:** Located at 6505 Headquarters Street, in the Port of Tillamook Bay Industrial Park, the subject property is located south of the City of Tillamook and designated as Tax Lot 800 in Section 4 of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).
- Zone:** General Industrial (M-1)
- Applicant:** Helping Hands Re-Entry Outreach Centers, 6505 Headquarter Street, Tillamook, OR 97141
- Property Owner:** Helping Hands Re-Entry Outreach Centers, 6505 Headquarter Street, Tillamook, OR 97141

Property Description: The subject property is located at the Port of Tillamook Bay, land formerly occupied by the U.S. Naval Air Station which was decommissioned in 1948. The subject property is accessed via the private road system owned by the Port of Tillamook Bay.

The subject property is improved with a structure constructed as a naval administrative building in 1942 and was converted to the emergency crisis and outreach center following approval of Conditional Use

request #851-15-000379-PLNG. The subject property is roughly 1.82 acres in size. The topography is relatively flat and vegetated with grasses and shrubs. A copy of the Tillamook County Assessor's map, aerial photography of the site and a zoning map is attached to this report as "Exhibit A".

The subject property is located outside mapped areas of Special Flood Hazard Area (SFHA) as depicted on FEMA Flood Insurance Rate Map (FIRM) #41057C0595F, dated September 28, 2018. Subject property is absent of any natural features including mapped wetlands or waterways. Some areas of mapped shallow landslide hazard are identified at the Port of Tillamook Bay (Exhibit A).

Approved Conditional Use request #851-15-000379-PLNG converted the building into an emergency crisis and outreach center now known as the Tillamook Hope Center. The center provides (1) case management assistance with local services, health insurance, housing vouchers, counseling, community service and job search assistance; (2) Individual Re-entry Plan (IRP) evaluations to identify individual needs and possible placement at re-entry facilities in Oregon; (3) educational life skills classes; (4) beds for short-term emergency relief for men, women and families in crisis; and (5) kitchen facilities and Oregon Food Bank Pantry. The center was approved to be located on the first floor of the building.

The center is not a walk-up facility. Individuals receiving services are referred to the Tillamook Hope Center by agencies such as police, hospitals, women's resources and corrections (Exhibit B).

The Applicant is requesting to expand the emergency crisis and outreach center by expanding the use to the second floor of the building (Exhibit B). Staff finds this expansion request is subject to review by the Tillamook County Planning Commission and the criteria contained in Article 6 of the TCLUO.

Background:

The Applicant applied to the Tillamook County Department of Community Development on October 7, 2015, and requested approval of Conditional Use request #851-15-000379-PLNG, to locate an emergency crisis and outreach center at the Port of Tillamook Bay. A public hearing on the above-mentioned matter was held before the Tillamook County Planning Commission on November 19, 2015.

The Tillamook County Planning Commission considered this 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, written and oral testimony received at the hearing, information presented, and the applicant's presentation. After consideration of all available evidence described above, the Planning Commission moved to approve Conditional Use request #851-15-000379-PLNG, subject to Conditions of Approval.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these requirements and criteria, is discussed in Sections III, IV and V of this report:

- A. Section 3.032: General Industrial Zone (M-1)
- B. Section 3.560: Tillamook Airport Obstruction (TAO)
- C. Section 4.030: Off-Street Parking & Off-Street Loading Requirements
- D. Article VI: Conditional Use Procedures and Criteria

III. ANALYSIS OF STADARDS:

A. TCLUO SECTION 3.032: GENERAL INDUSTRIAL (M-1) ZONE

PURPOSE: The purpose of the M-1 zone is to accommodate uses that cannot be accommodated in other zones due to off-site impacts that could, without sufficient buffers, interrupt the use or enjoyment of surrounding properties. Uses listed in Section 3.032 are permitted in the identified Port of Tillamook Bay Industrial Park "M-1 Zone" and the Tillamook Creamery "M-1 Zone" only.

Findings: A similar use determination was made by the Tillamook County Planning Commission in consideration of #851-15-000379-PLNG that the emergency crisis and outreach center is similar to business, government or professional offices; schools and a correctional facility. Staff finds the proposed expansion of the emergency crisis and outreach center is also subject to the provisions of Article VI, addressed below in this report.

B. TCLUO SECTION 3.560: TILLAMOOK AIRPORT OBSTRUCTION OVERLAY (TAO) ZONE

PURPOSE: It is hereby found that an obstruction has the potential for endangering the lives and property of users of Tillamook Airport, and property or occupants of land in its vicinity; that an obstruction may affect existing and future instrument approach minimums of Tillamook; and that an obstruction may reduce the size of areas available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of Tillamook Airport and the public investment therein...

Findings: Applicant is proposing expansion of the existing use that involves only interior renovations to an existing building and is not proposing to increase the height or footprint of the building (Exhibit B). Given the proposed expansion is limited to interior renovations to an existing building, staff finds the expansion of the center will not create any obstructions that would impact the users of the Tillamook Airport.

C. TCLUO SECTION 4.030: OFF-STREET PARKING & OFF-STREET LOADING REQUIREMENTS

PURPOSE: The purpose of requirements for off-street parking and loading areas is to relieve traffic congestion; to ensure customer convenience and safety; to provide safe access to parked vehicles; and to help ensure safe and timely response of emergency vehicles.

...

Findings: During the 2015 Planning Commission proceedings, it was determined that following parking requirements are most similar to the emergency crisis and outreach center, and are the appropriate standards to apply:

- Section 4.030(13)(d): "*HOSPITAL, NURSING HOME OR SIMILAR INSTITUTION: One space for every three beds.*"
- Section 4.030(13)(k): "*BANK, OFFICE: One space for each 500 square feet of floor area.*"

The emergency crisis and outreach center are currently located on the first floor of the building which has a 146' x 43' footprint or 6,278 square feet. The second floor of the structure is similar in size at roughly 6,240 square feet (Exhibit D). Expansion of use to use the second floor of the building includes availability of 40 additional beds (Exhibit B). Based upon the calculation methodology for parking as established during the initial review of this request, 13 additional parking spaces are required for the 40 beds.

The remainder of the second floor (roughly 1/3 of the floor area) will be utilized for additional office space requiring an additional three (3) parking spaces for a total of 16 parking spaces for use the second floor.

Approval of #851-15-000379-PLNG for the emergency outreach and crisis center required 17 off-street parking spaces, 11 spaces for the offices and 6 spaces for the 18 beds. This calculation was based upon maximum use of the first floor with an area roughly 6,278 square feet.

The site plan included in “Exhibit C” identifies 29 parking spaces for the emergency outreach and crisis center and is 4 parking spaces short of meeting the number of parking spaces required for expansion of use to include the second floor. Due to the flat topography and length of road frontage, staff finds that additional parking improvements can be made to the site to create four (4) additional parking spaces. Staff finds that the Planning Commission can also make a finding that joint use of the same parking and loading spaces by more than one use may be permitted, provided that the hours of operation of the separate uses do not overlap, and that satisfactory legal evidence has been presented to the Planning Commission to establish the joint uses.

Staff and the applicant will be prepared to further discuss this matter at the May 8, 2024, Planning Commission hearing.

D. TCLUO SECTION 4.150: DEMOLITIONS OR ALTERATIONS OF HISTORIC STRUCTURES

Findings: Alterations of the following buildings identified in the Comprehensive Plan as having significant historic and architectural merit are the Isom/Fox Cottage, Povey Cottage, Wentz Cottage, Doyle Cottage, Churchill Cottage, and Tillamook Naval Air Station Blimp Hangars. While the naval building used for the emergency outreach and crisis center was constructed as part of the Tillamook Naval Air Station, the building is not inventoried in the Goal 5 element of the Tillamook County Comprehensive Plan and there are no additional requirements for alteration of this structure. It should be noted that the Applicant has worked with the Oregon State Historic Preservation Office throughout various renovation projects for this building.

IV. ANALYSIS OF CRITERIA:

A. TCLUO SECTOIN 6.040: CONDITIONAL USE REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

(1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.

Findings: The proposed use has been determined to be a use similar to uses permitted conditionally in the General Industrial (M-1) zone during review of Conditional Use request #851-15-000379-PLNG, specifically uses permitted conditionally for business, government or professional offices; schools and a correctional facility.

(2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

Findings: The Tillamook County Land Use Ordinance is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

The Tillamook County Planning Commission has previously determined the emergency crisis and outreach center is consistent with the applicable goals and policies of the Tillamook County Comprehensive Plan. A copy of the staff report dated November 12, 2015, for consideration of Conditional Use request #851-15-000379-PLNG is included as “Exhibit E”. Staff agrees with the findings contained in this report and find they remain relevant to this expansion request.

Most notably is the Goal 5 Element of the Comprehensive Plan. The purpose of Goal 5 is to protect natural resources and conserve scenic and historic areas and open spaces. Goal 5 includes policies for open spaces, fish and wildlife habitat, significant natural areas, scenic views and sites, wilderness areas, wetlands, recreation trails, scenic waterways, historic area, cultural areas, mineral and aggregate resources, energy resources and water resources.

Findings: As mentioned previously in this report, the Tillamook Naval Air Station (hangars), are listed on the Goal 5 inventory and as per the staff report in “Exhibit E” are also on the State of Oregon Inventory of Historic Sites and Buildings. The administration building used for Tillamook Hope Center emergency crisis and outreach center is specifically listed in the Oregon Historic Site Record as “eligible/significant”. The State Historic Preservation Office’s “Guidelines for Historic Resource Surveys in Oregon” defines “eligible/significant” as “*when a resource currently is over 45 years old, retains historic physical materials, and/or design and architectural features, and appears to be of a notable architectural style, architect-designed, or if the surveyor knows of a significant event or person associated with the resource*”.

The Port’s blimp hangars and area around the hangars are listed on the National Register of Historic Places. Staff finds that the Administration Building is not included in the National Register boundary and as stated previously in this report, is not subject to the provisions of TCLUO Section 4.150. Regardless, notice of this Conditional Use application was mailed to the State Historic Preservation Office. No comments were received as of the date of this report.

(3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

Findings: Applicant is proposing the expansion of an established emergency crisis and outreach center (Tillamook Hope Center) approved as Conditional Use request #851-15-000379-PLNG (Exhibit B). Staff finds that the use as expanded will utilize the second floor of an existing structure and no exterior expansions of the structure to accommodate the use are proposed (Exhibit B). The property is served by the City of Tillamook for water and sewage disposal is provided by the Port of Tillamook Bay.

As stated previously in this report, the property is not located within areas of mapped natural hazard (Flood Hazard Overlay Zone) and does not contain natural features such as wetlands or water bodies (Exhibit A).

Given the size and topography of the property, staff finds there is also adequate area for additional parking should the Planning Commission require at least four (4) additional parking spaces to accommodate the expansion.

(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.

Findings: The subject property is located at the Port of Tillamook Bay. Facilities and businesses at the Port include the Tillamook Airport, Tillamook Air Museum, animal food processing, compost facility and digester, lumberyard, brewery, private recreational facility, professional and government offices, shipping terminal, storage center and a facility for development of high-altitude inflatables.

The Tillamook County Justice Facility (Sheriff's office and jail) is adjacent to the Port and is located approximately 1,500 feet from the proposed emergency crisis and outreach center. The Trask River High School, operated by the Oregon Youth Authority, is located to the northeast of the proposed center. An animal shelter is proposed to be constructed to the east of the center. The nearest residences are located approximately 800 feet from the proposed center at the end of Officer's Row and 1,300 feet away along Long Prairie Road.

Staff finds the Conditions of Approval for the emergency outreach and crisis center continue to apply and are reflected in the recommended Conditions of Approval should the Planning Commission choose to approve this request. Given the findings outlined above, Staff finds that the proposed expansion 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.

Findings: Applicant states there is no existing such facilities in the area (Exhibit B). Staff find no record of such facilities and improvements on the subject properties or within the vicinity (Exhibit A).

(6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Findings: The emergency crisis and outreach center are accessed via Headquarters Street and Blimp Boulevard, private roads maintained by the Port of Tillamook Bay. Blimp Boulevard connects to Long Prairie Road, a County road. Notice of the application was submitted to the Tillamook County Public Works Department. No comments were received.

The Port of Tillamook Bay has its own sewage disposal system. Water service is provided by the City of Tillamook. Fire protection is provided by the Tillamook Fire District. Police protection is provided by the Tillamook County Sheriff's Office. Notice of the application was submitted to these agencies and no comments were received.

Given the size of the proposed expansion, it is recommended that updated water, sewage system and fire letters be provided to the Department at the time of Zoning Permit application submittal for the proposed expansion should the Planning Commission choose to approve this request. This recommendation is reflected in the suggested Conditions of Approval contained in this report.

V. ADMINISTRATIVE PROVISIONS

SECTION 6.020: PROCEDURE

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request: (1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may

require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.

(2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision.

(3) No *CONDITIONAL USE* permit shall be invalidated because of failure to receive the notice provided for in Section 10.070

SECTION 10.080 TYPE III PROCEDURES

(1) Notice for Type III Decisions.

(a) *Notice of Review.* The County shall provide notice of a public hearing on a *Quasi-Judicial* application at least 28 days prior to the first hearing date. If two or more hearings are allowed, then notice shall be provided at least 10 days prior to first hearing. The County Planning Director shall prepare an affidavit of notice, which shall be made part of the file. This affidavit shall state the date that the notice was mailed. Notice of a public hearing shall be provided to the following parties:

...

ii. Property owners within 250 feet of subject property if the subject property is outside UGB and not in farm or forest zone.

...

v. Any affected government agency or public district, including affected city if subject site is inside a UGB.

vi. Any citizen's advisory committee or community organization whose boundaries include, or are adjacent to, the subject site.

...

(c) *Newspaper notice.* Notice of the public hearing shall be published in a newspaper of general circulation in the County at least ten (10) calendar days prior to the date of a quasi-judicial public hearing. An affidavit or other formal certification of publication shall be made part of the record.

Findings: Notice of Public Hearing was mailed on April 11, 2024, to all landowners within 250 feet of the subject property, and affected agencies, the Port of Tillamook Bay, districts and other parties. Newspaper Notice of Public Hearing was published on April 9, 2024, in the Tillamook County Headlight Herald. To date, no comments have been received.

VI. RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Operations and monitoring of the emergency crisis and outreach center shall be consistent with the applicant's submittal (Exhibit B in Staff Report).
3. Expansions or alterations of the emergency crisis and outreach center shall be subject to review under Tillamook County Land Use Ordinance Section 6.030(2).
4. The applicant or property owner shall obtain an approved Zoning Permit from Tillamook County Department of Community Development prior to commencement of use of the second floor for the emergency crisis and outreach center.
5. The applicant or property owner shall provide a letter from the Port of Tillamook Bay confirming sewage disposal capacity at the time of Zoning Permit Application submittal.
6. The applicant or property owner shall provide a letter from the City of Tillamook confirming water service at the time of Zoning Permit Application submittal.
7. The applicant or property owner shall provide a letter from the Tillamook Fire District confirming the structure meets fire protection standards at the time of Zoning Permit Application submittal.

8. The applicant shall obtain all necessary permits from the Tillamook County Health Department.
9. The property owner shall maintain a total of (33 or 29) off-street parking spaces as required per TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements. Each parking space shall be a minimum of 8 feet by 20 feet. Parking spaces shall be shown on the site plan submitted with the Zoning Permit to the Department of Community Development.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. This approval shall be void two years from the date of approval unless construction of approved plans has begun, or an extension is requested from, and approved by the Department of Community Development.
12. Downward shields shall be used on all external lights so as to not interfere with aircraft or airport operations.

VIII. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicants/Property Owner's submittal
- C. Parking Plan/Site Plan
- D. Floor Plan (Tillamook County Assessor Records)
- E. Copy of #851-15-000379-PLNG Staff Report dated November 12, 2015 (Exhibits on File at the Department of Community Development)

EXHIBIT A

Tillamook County
2023 Real Property Assessment Report
 Account 302746

Map	2S09040000800	Tax Status	Non-Assessable
Code - Tax ID	0912 - 302746	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	HELPING HANDS RE-ENTRY OUTREACH CENTERS PO BOX 413 SEASIDE OR 97138	Deed Reference #	2015-7581
		Sales Date/Price	12-16-2015 / \$425,000
		Appraiser	KARI FLEISHER
Property Class	981 MA SA NH		
RMV Class	301 07 AC 402		

Site	Situs Address	City
1	6505 HEADQUARTERS ST	COUNTY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0912	Land	146,500	Land	0	
	Impr	770,750	Impr	0	
Code Area Total	917,250	0	0	0	
Grand Total	917,250	0	0	0	

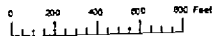
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0912	1	<input checked="" type="checkbox"/>		M-1	Industrial Site	105	1.81 AC		135,000
					OSD - AVERAGE	100			11,500
Code Area Total							1.81 AC		146,500

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
0912	1	1942	451	Offices - General	149	16,013		770,750	
Code Area Total							16,013	770,750	

Exemptions / Special Assessments / Notations	
Code Area 0912	
Exemptions (AV)	Amount
■ LITERARY/CHARITABLE/SCIENTIFIC/VOL. FIRE DEPT. 307.130	0

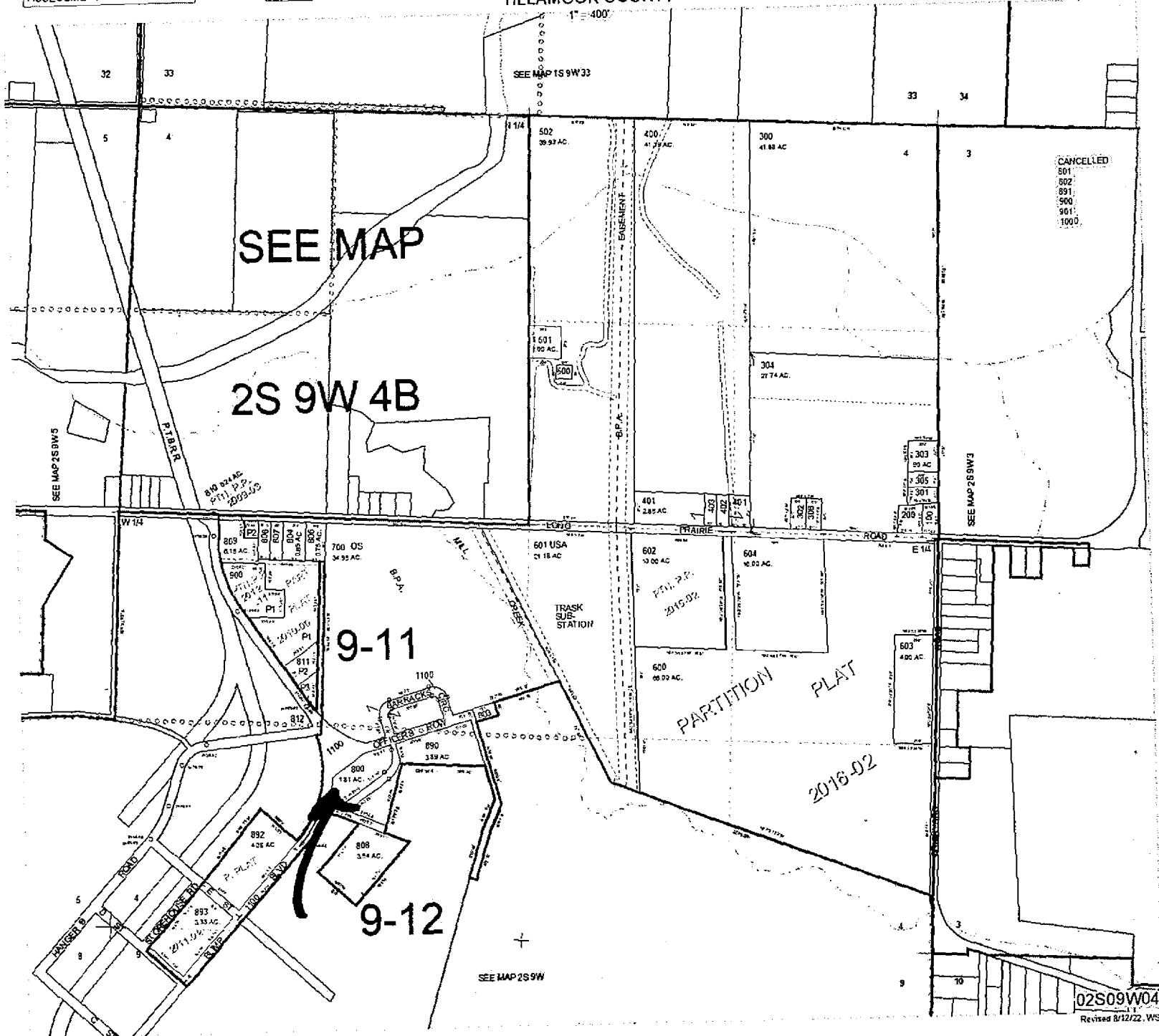
Comments 10/21/09 Added RMV PCA. Updated RMV. KF 10/20/10 Added back 2010 trends. KF 7/21/11 Reappraised RMV for 2011-12. Created two new S1 and S2 accounts for properties under lease. KF 8/8/11 Moved 0.20 acres to new S3 account. KF 1/17/12 Tabled land. KF 6/6/12 Moved 0.04 acres from S1 to parent account to better reflect building/land under lease after owner request. KF 4/14/16 A portion of this TL is now part of TL 1100 (roadway) and a portion of this TL including leased areas are now part of TL 890. Adjusted RMV to reflect. Changed PCA and removed exemption code due to ownership change. KF 8/11/16 Added new ADA ramp and playground equipment. New tax exemption application approved under ORS 307.130. Adjusted RMV to reflect the updates made to the first floor. Corrected 3rd floor square footage. KF 8/13/19 Entire building was resided with new windows, consider GOMAR. Added photo. KF

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



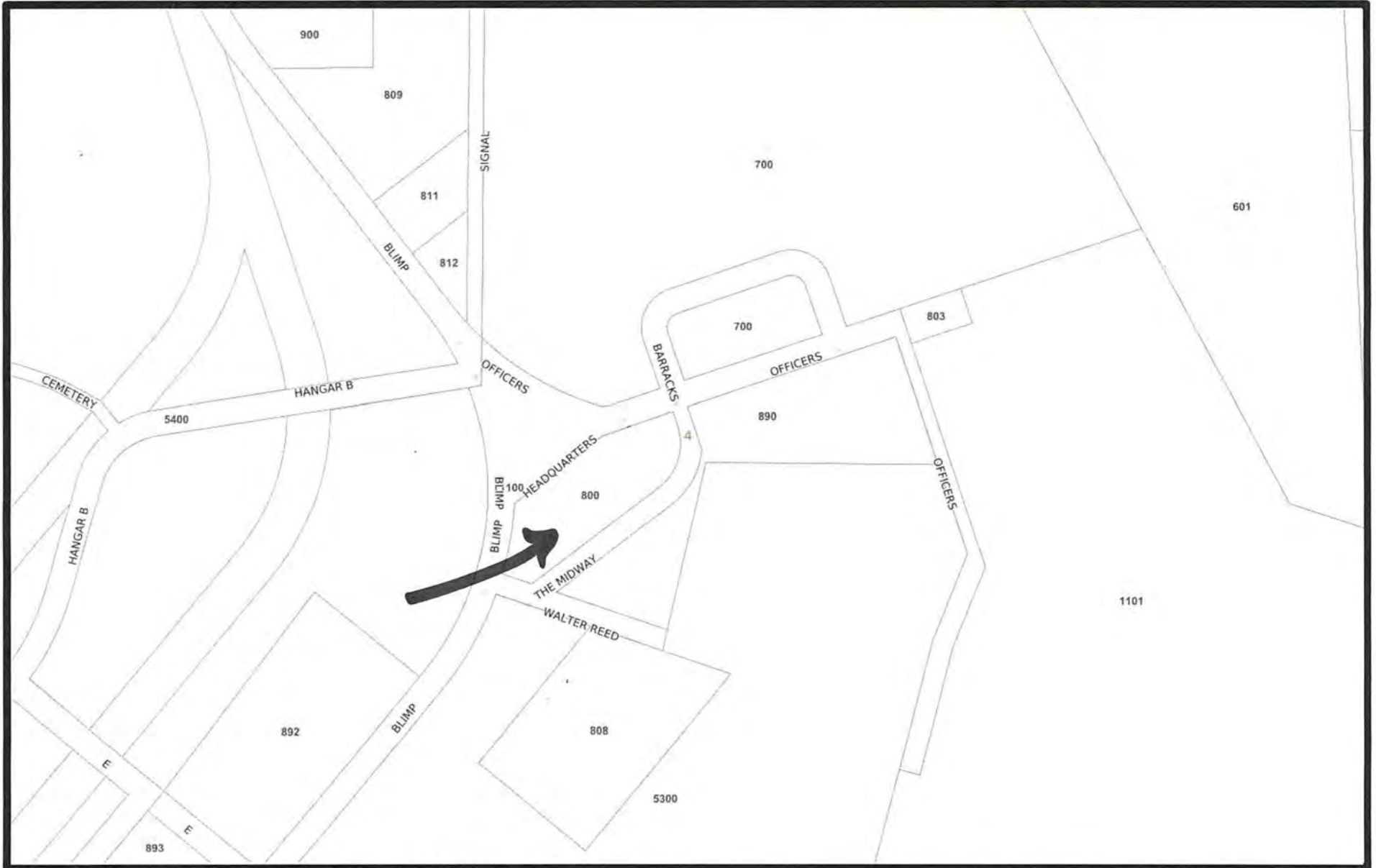
SECTION 4 T.2S. R.9W. W.M.
TILLAMOOK COUNTY

02S09W04

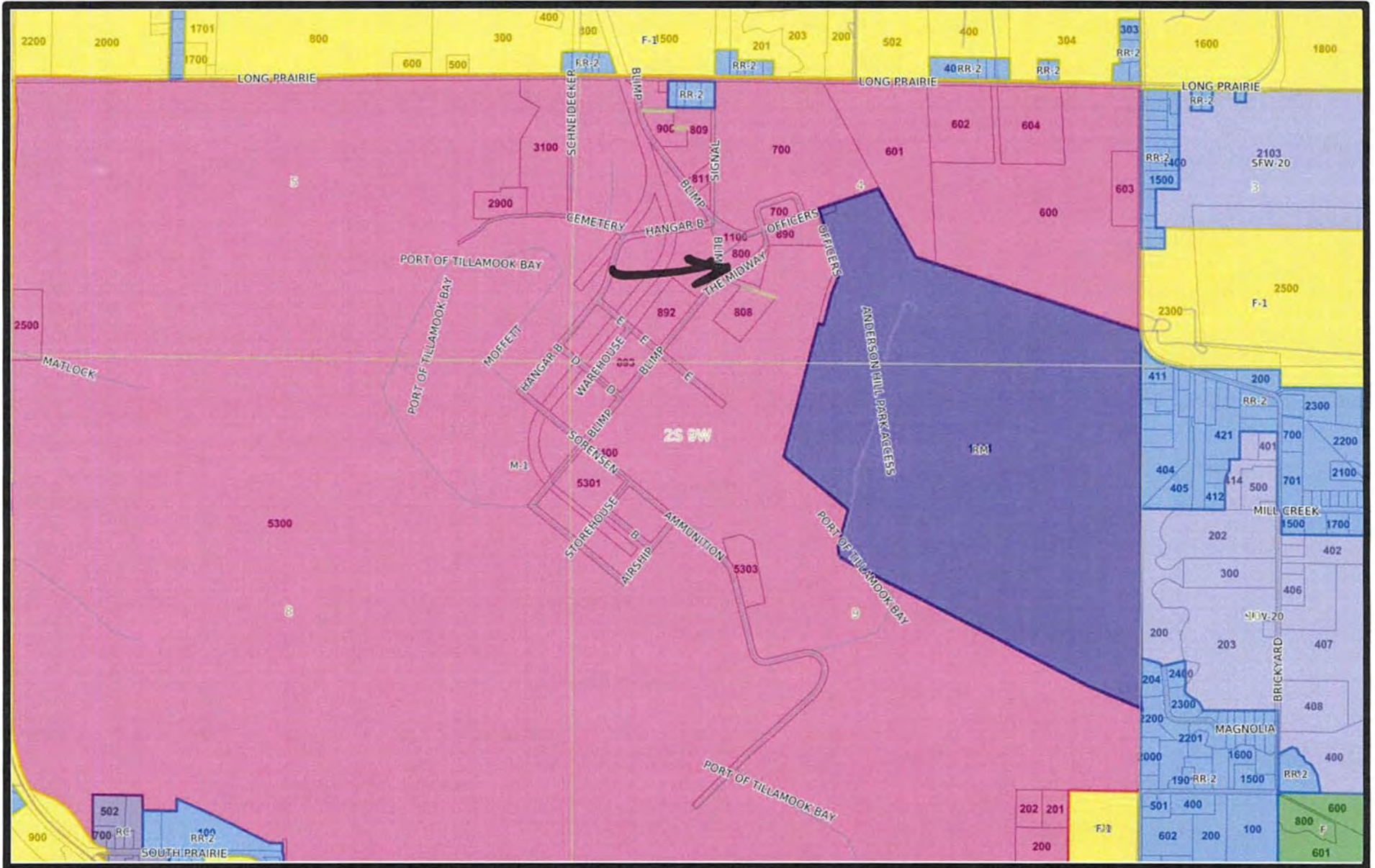


02S09W04
Revised 8/12/22, WS

Map



Map





PORT OF TILLAMOOK BAY AERIAL IMAGE: TILLAMOOK HOPE CENTER 6505 HEADQUARTERS STREET

National Flood Hazard Layer FIRMette



123°48'8"W 45°25'34"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone</i> |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/2/2024 at 4:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

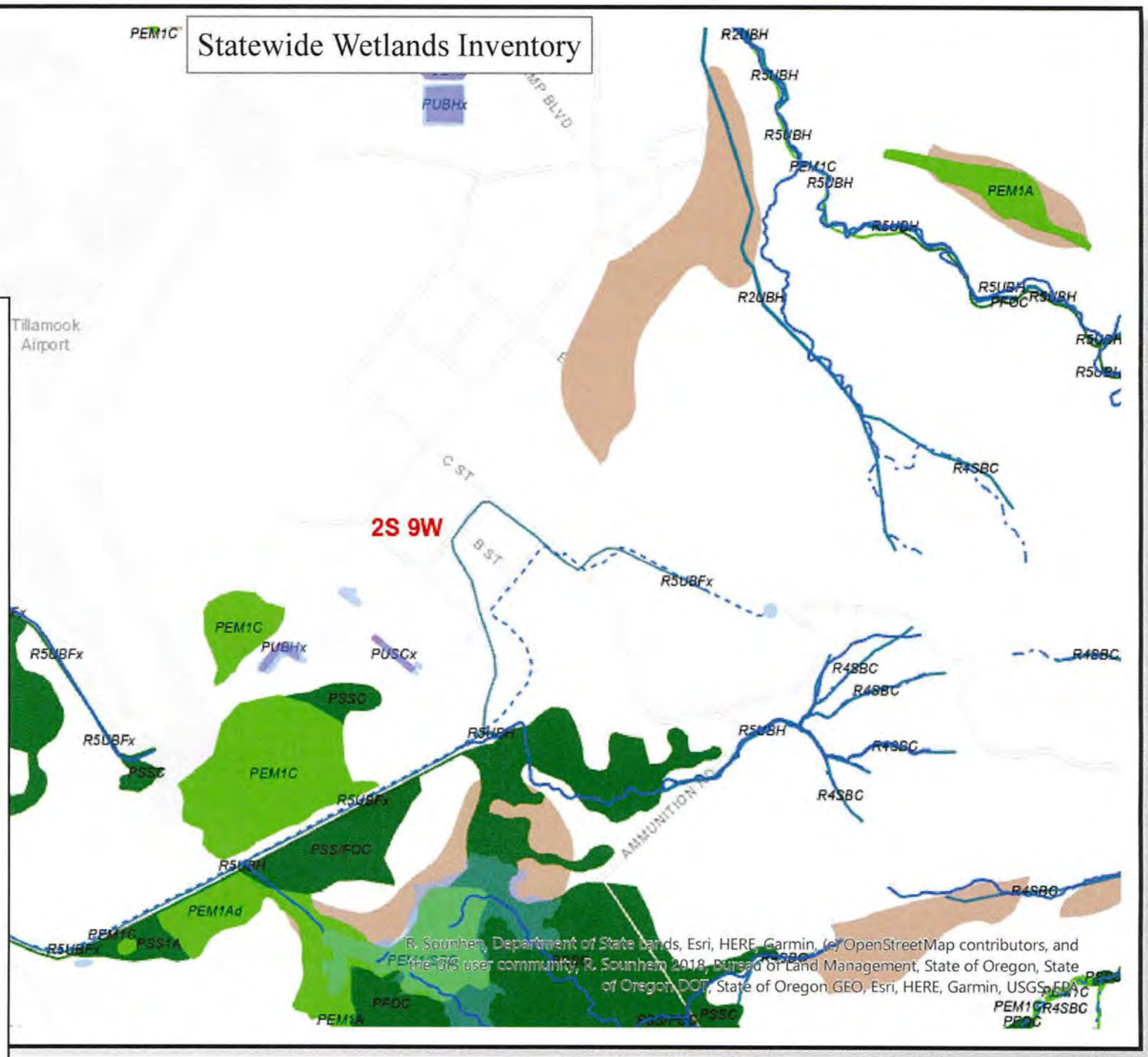
0 250 500 1,000 1,500 2,000 Feet 1:6,000

123°47'31"W 45°25'8"N

Statewide Wetlands Inventory



- ▭ Townships
 - LWI Study Area
 - BASEDAT.DBO.NHDWaterbody
 - BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDFlowline**
- Perennial
 - Intermittent
 - Ephemeral
 - Unknown
 - Canal/Ditch
 - BASEDAT.DBO.NHDPoint
- Wetlands**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine
 - SWI Agate-Winlo Soils
 - SWI Predominantly Hydric Soil Map Units



2S 9W



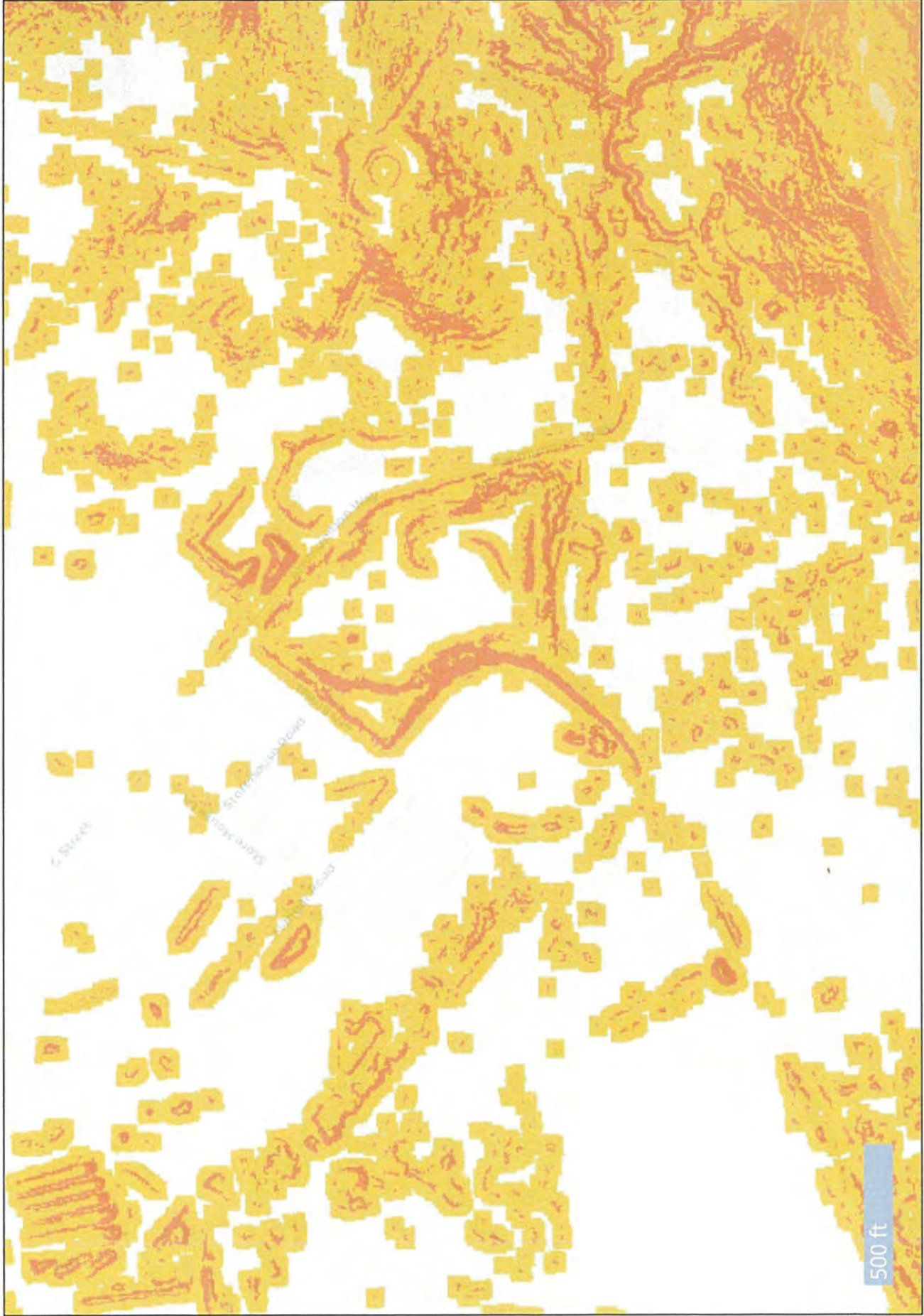
Date: 5/2/2024



R. Souther, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, R. Souther, 2018, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, USGS, EPA, C

PEM1CR4SBC
PFOC

Tillamook Hope Center



500 ft

Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED MAR 12 2024	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees: 1995.-	
Permit No: 851-21-000124 PLNG	

Applicant (Check Box if Same as Property Owner)

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Property Owner

Name: Helping Hands Phone: 503-740-9357
 Address: 6505 Headquarter St
 City: Tillamook State: OR Zip: 97141
 Email: a.evans@helpinghandscentry.org

Request: Expansion of an established emergency crisis and outreach center - approved Conditional Use request # 851-15-000379-PLNG.

- | Type II | Type III | Type IV |
|--|---|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Appeal of Director's Decision | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input checked="" type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance Amendment | |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Goal Exception | |
| <input type="checkbox"/> Fore-dune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address: 6505 Headquarters Street
 Map Number: 28 9D 4 800
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

[Signature]
 Property Owner Signature (Required)

3-5-24
 Date

Applicant Signature _____

Date _____

Helping Hands Reentry Outreach Centers HOPE

P.O. Box 413 Seaside, Oregon 97138
503.738.4321 | contact_us@helpinghandsreentry.org
501(c)3 Nonprofit Tax ID: 27-1158468

Narrative

Helping Hands Reentry Outreach Centers provides Trauma-Informed, Data-Driven, Person-Centered care for individuals and families experiencing homelessness in Oregon; our facility in Tillamook that provides these services is the Tillamook Hope Center. Helping Hands requested conditional use approval in 2015 to use the building located at 6506 Headquarters Street at the Port of Tillamook Bay in designated Tax Lot 800 of Section 4, Township 2 South, Range 9 West of the Willamette Meridian to use as an emergency crisis and outreach center. That request applied to the first floor of the building, which has been used to provide navigation, low-barrier emergency shelter, and transitional housing through a long-term Reentry Program since 2016.

Since 2020, the number of people experiencing homelessness in Oregon has increased year over year, and rural communities like Tillamook County have felt the increased need to provide services, without the funding to increase services. In order to better support the community and increase the capacity to provide services at the Tillamook Hope Center, Helping Hands has begun making improvements to the second story of the building. Once the renovations are complete, Helping Hands will be able to open up an additional 40 beds to the Hope Center. This increase in beds will increase the number of services provided.

The services provided include navigation – connection people to services and resources they need – low-barrier emergency shelter where someone can stay for up to 30 days, and transitional housing through the long-term Reentry Program. When someone comes to the Hope Center, they receive navigation services while they are in the low-barrier emergency shelter. During their time there they receive a bed, meals, access to snacks, access to laundry, can register on the Oregon Health Plan, and decompress from the trauma of going unhoused. People can be referred into the Tillamook Hope Center whether they have been chronically without housing or only for a day. If the Reentry Program is the best fit for someone staying in the Hope Center to pursue sustainable housing, they continue to receive what they did in the emergency shelter, in addition they receive Case Management and an Individual Reentry Plan (IRP). The IRP is a series of goals, and tasks to complete those goals to empower people to pursue sustainable housing. The goals are built by the participant based on their needs, traumas, obstacles, and goals. Requirements of the IRP include volunteer hours, and classes that build skills and provide opportunities.

Section 6.040 Review Criteria

1. *The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.*

The extension of the emergency crisis and outreach center will provide an additional # beds that will increase the ability to provide local services, health insurance, housing vouchers, counseling, community service, and job search assistance; Individual Reentry Plan (IRP) evaluations to identify individual needs and possible placement at other facilities in Oregon; educational life skills classes; short-term emergency relief for individuals and families in crisis; and kitchen facilities.

When the original conditional use permissions were given, it was acknowledged the Tillamook County Land Use ordinance does not list a specific use that encompasses the entire scope of this project – the Tillamook Hope Center. This request to extend the conditional use of the building to include the second floor falls under those same unique circumstances. The second floor would provide multiple uses permitted in the M-1 Zone:

Section 3.02(3)(d): *Business, government, or professional offices*: Case management assistance and IRP evaluations will occur in spaces on the second floor

Section 3.032(3)(g) *Schools*: Life skills classes contain an educational component similar to schools

Section 3.032(3)(1): *Correctional facility*: The proposed expansion into the second floor will provide beds on a transitional basis similar to a correctional facility

In addition, the first floor which already has been given conditional use approval is used in a manner that falls under Section 3.032(2)(d) *Warehousing, including...storage facilities*.

When the original use request was submitted for consideration in 2015, it was found the emergency crisis and outreach center, now called the Tillamook Hope Center, can be reviewed as a conditional use for the M-1 Zone; “staff concludes this criterion has been met.”

2. *The use is consistent with the applicable goals and policies of the comprehensive plan.*

The original conditional use request found the proposed use of the building in the M-1 Zone applied to multiple Comprehensive Plan Goals including:

Goal 1 Element: The Planning Process

Goal 2 Element: The Land Use Plan

Goal 5 Element: Natural Resources

Goal 7 Element: Hazards

Goal 9 Element: Population and Economy

Goal 10 Element: Housing

Goal 11 Element: Public Facilities

Goal 12 Element: Transportation

Goal 14 Element: Urbanization

This request is an extension of the previously approved request for conditional use and applies to the same goals of Tillamook County's Comprehensive Plan.

- 3. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence improvements and natural features.*

The request for the extension of the conditional use approved for the property now known as the Tillamook Hope Center is the same property granted in 2015. It is the same existing building; it has been renovated extensively including a new roof, replacing all the windows on the first floor, new siding and flooring, painted the walls, put in showers and new doors. If the extension of the conditional use request is granted, renovations will be completed, which are approximately 70% complete. Otherwise, the same conditions that existed when the original conditional use request was granted remain.

- 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 use listed in the underlying zone.*

The emergency crisis and outreach center located in the existing building, now known as the Tillamook Hope Center, has undergone repairs and remodeling on the first floor. This request would allow those repairs to be done on the second floor of the building. This extension of use, though not of the physical building beyond its current parameters, would enable more people to be brought to the facility for the purposes of providing members of the community in need of housing, education opportunities, navigation services, and other vital services for pursuing sustainable housing. The proposed request will not make any changes to the property outside the necessary renovations to the second floor.

- 5. The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems, or windmills.*

The existing emergency crisis and outreach center, known as the Tillamook Hope Center, does not sit on property found to have any solar energy systems, wind energy conversion systems, or windmills.

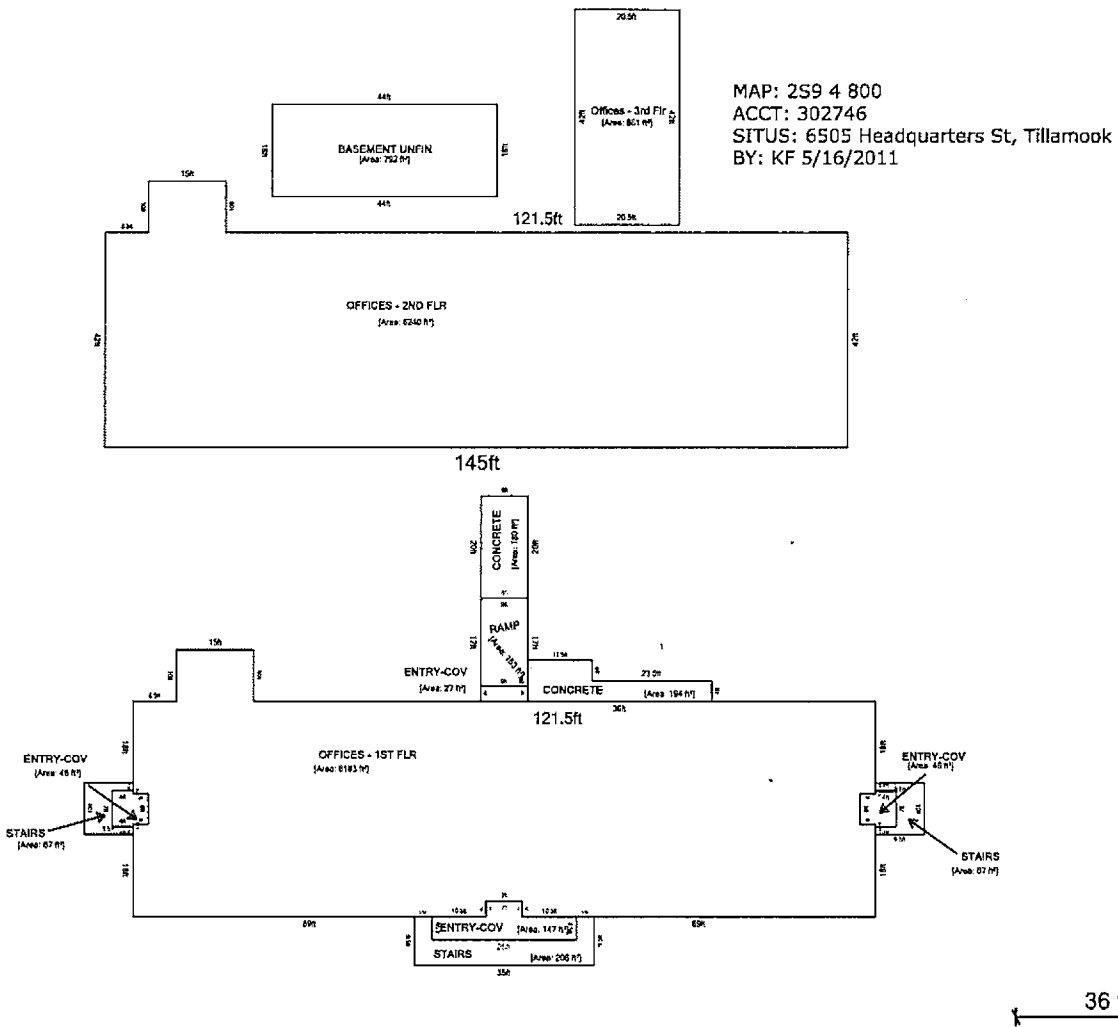
- 6. The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

When the initial conditional request use was approved, it was found the emergency crisis and outreach center, now known as the Tillamook Hope Center, was accessible by Headquarter Street and Blimp Boulevard. These roads are maintained by the Port of Tillamook Bay, which also has its own sewage disposal system. Water service is still provided by the City of Portland; fire protection continues to be provided by the Tillamook Fire District; police protection is still provided by the Tillamook County Sheriff's Office, who also serve as referral partners for people experiencing homelessness in Tillamook County. Nothing in this request for an extension of the conditional use approved last time has changed.

EXHIBIT C

EXHIBIT D

Sketch



Living Area	Nonliving Area	
OFFICES - 1ST FLR	6183 ft ²	STAIRS 67 ft ²
OFFICES - 2ND FLR	6240 ft ²	ENTRY-COV 46.00 ft ²
BASEMENT UNFIN	792 ft ²	STAIRS 67 ft ²
Offices - 3rd Flr	861 ft ²	ENTRY-COV 46 ft ²
		ENTRY-COV 147 ft ²
		STAIRS 206.5 ft ²
		RAMP 153.32 ft ²
		ENTRY-COV 27.05 ft ²
		CONCRETE 194.04 ft ²
		CONCRETE 180 ft ²
		SHED 169 ft ²
Total Living Area (rounded):	14076 ft²	Total Non-Living Area (rounded): 1303 ft²

THIS SKETCH WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. TILLAMOOK COUNTY

EXHIBIT E



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST 851-15-000379-PLNG:
HELPING HANDS / PORT OF TILLAMOOK BAY**

STAFF REPORT

Staff Report Date: November 12, 2015

Planning Commission Hearing Date: November 19, 2015

Report Prepared by: Timothy J. Murphy, Associate Planner

I. GENERAL INFORMATION:

- Request:** To locate an emergency crisis and outreach center at the Port of Tillamook Bay
- Location:** 6505 Headquarters Street at the Port of Tillamook Bay and designated as Tax Lot 800 of Section 4, Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon
- Zone:** General Industrial (M-1)
- Applicant:** Helping Hands Reentry Outreach Centers, 1010 3rd Ave., Suite A, Seaside, OR 97138
- Property Owner:** Port of Tillamook Bay, 4000 Blimp Blvd., Suite 100, Tillamook, OR 97141

Property Description: The Port of Tillamook Bay is located on land formerly occupied by the U.S. Naval Air Station which was decommissioned in 1948. The Port was established in 1953 and contains many buildings originally established for military use.

This application involves a 4.10 acre property which is improved with an administrative building constructed in 1942 (Exhibit A). A copy of the Tillamook County Assessor's map as well as a zoning map showing the location of the property and surrounding zoning is attached to this report as "Exhibit A".

The applicant intends to convert the building into an emergency crisis and outreach center. Per the applicant, the center will provide (1) case management assistance with local services, health insurance, housing vouchers, counseling, community service and job search assistance; (2) Individual Re-entry Plan (IRP) evaluations to identify individual needs and possible placement at re-entry facilities in Oregon; (3) educational life skills classes; (4) beds for short-term emergency relief for men, women and families in crisis; and (5) kitchen facilities and Oregon Food Bank Pantry (Exhibit B). The center will be located on the first floor of the building (Exhibit B). The center is not a walk up facility (Exhibit B). Individuals receiving services are referred to Helping Hands by agencies such as police, hospitals, women's resources and corrections (Exhibit B).

The subject property currently contains private roads owned by the Port of Tillamook Bay. Property Line Adjustment (PLA) # 851-15-000383-PLNG was approved by Staff on October 19, 2015. The PLA removes the roads from the subject property and reduces the property size to 1.81 acres. As of the date of this report, the Assessor's Map does not reflect the PLA. A copy of the approved property line adjustment is provided in 'Exhibit A'.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Section 3.032: General Industrial Zone (M-1)
- B. Section 3.560: Tillamook Airport Obstruction (TAO)
- C. Section 4.030: Off-Street Parking & Off-Street Loading Requirements
- D. Article VI: Conditional Use Procedures and Criteria

III. ANALYSIS:

A. Section 3.032: General Industrial Zone (M-1)

The purpose of the M-1 zone is to accommodate uses that cannot be accommodated in other zones due to off-site impacts that could, without sufficient buffers, interrupt the use or enjoyment of surrounding properties. Uses listed in Section 3.032 are permitted in the identified Port of Tillamook Bay Industrial Park "M-1 Zone" and the Tillamook Creamery "M-1 Zone" only.

1. **Sections 3.032(2) and 3.032(3)** list uses permitted outright and conditionally in the M-1 Zone.

Findings: An analysis of the proposed use is provided below under Conditional Use review Section 6.040(1).

2. **Section 3.032(4): Standards**

- (a) *The minimum yard adjacent to a residential use or zone shall be 20 feet.*
- (b) *Building heights shall not exceed 75 feet.*
- (c) *Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.*
- (f) *Off-street parking and loading areas shall be provided as specified in Section 4.030.*

Findings: Staff finds that the subject property is not adjacent to a residential use or zone. Staff finds that the existing building height is less than 75 feet (Exhibit D). Off-street parking and loading requirements are addressed below. Staff concludes that these criteria have been met.

B. Section 3.560: Tillamook Airport Obstruction (TAO)

PURPOSE: It is hereby found that an obstruction has the potential for endangering the lives and property of users of Tillamook Airport, and property or occupants of land in its vicinity; that an obstruction may affect existing and future instrument approach minimums of Tillamook; and that an obstruction may reduce the size of areas available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of Tillamook Airport and the public investment therein...

Findings: The applicant proposes interior renovations to an existing building and is not proposing to increase the height of the building (Exhibit B). Staff finds the current application will not create any obstructions that would impact the users of the Tillamook Airport.

C. Section 4.030: Off-Street Parking & Off-Street Loading Requirements

The purpose of requirements for off-street parking and loading areas is to relieve traffic congestion; to ensure customer convenience and safety; to provide safe access to parked vehicles; and to help ensure safe and timely response of emergency vehicles.

Findings: Staff finds that the following parking requirements in the Tillamook County Land Use Ordinance are most similar to the proposed emergency crisis and outreach center:

- Section 4.030(13)(d): *“HOSPITAL, NURSING HOME OR SIMILAR INSTITUTION: One space for every three beds.”*
- Section 4.030(13)(k): *“BANK, OFFICE: One space for each 500 square feet of floor area.”*

The emergency crisis and outreach center will be located on the first floor of the building which has a 146' x 43' footprint (6,278 sq. ft.) (Exhibit B). The proposed building floor plan shows a maximum of 18 beds which will require 6 parking spaces (Exhibit B). The remainder of the first floor encompasses approximately 5,278 sq. ft. which requires 11 parking spaces for an office per subsection (13)(k).

Staff finds that a total of 17 off-street parking spaces are required. The applicant's submittal states that 28 off-street parking spaces will be provided. Staff finds that these criteria have been met.

D. Article VI Conditional Use Procedures and Criteria

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a Conditional Use request. These criteria, along with Staff's findings and conclusions, are indicated below.

1. **Section 6.020 Procedure** requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be published in a newspaper of local distribution and mailed to landowners within 250 feet of the subject property, to allow at least 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice of the request was published in the October 21, 2015 edition of the Headlight Herald and was mailed to property owners, agencies and others who requested notification on this date. No comments have been received as of the date of this report.

2. Section 6.040 Review Criteria

1. *The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.*

Findings: As previously stated, the emergency crisis and outreach center will provide (1) case management assistance with local services, health insurance, housing vouchers, counseling, community service and job search assistance; (2) Individual Re-entry Plan (IRP) evaluations to identify individual needs and possible placement at re-entry facilities in Oregon; (3) educational life skills classes; (4) beds for short-term emergency relief for men, women and families in crisis; and (5) kitchen facilities and Oregon Food Bank Pantry (Exhibit B).

Due the unique nature of the proposed emergency crisis and outreach center, the Tillamook County Land Use Ordinance does not list a specific use that encompasses the entire scope of the project. Staff finds that the proposed center includes multiple uses which may be permitted in the M-1 Zone:

- Section 3.032(3)(d): *Business, government, or professional offices:* Case management assistance and IRP evaluations will occur in offices.
- Section 3.032(3)(g): *Schools:* Life skills classes contain an educational component similar to schools.
- Section 3.032(3)(1): *Correctional facility:* The proposed center will provide beds on a transitional basis similar to a correctional facility.
- Section 3.032(2)(d): *Warehousing, including storage facilities:* The applicant states that the Oregon Food Bank Pantry will be used by Helping Hands only and is not accessible by the community (Exhibit B). Staff finds that the pantry will be a storage facility.

Offices are permitted outright at the Port of Tillamook Bay per Section 3.032(2)(q) which states “*Uses listed in Subsections 3.032(3)(c) through (f) are permitted outright in the Port of Tillamook Bay Industrial Park “M-1 Zone” only.*” The pantry storage facility is also permitted outright. The components similar to a school and correctional facility are permitted by conditional use only.

Staff finds that the emergency crisis and outreach center can be reviewed as a conditional use as it includes multiple uses which are permitted outright or conditionally in the M-1 Zone. Staff concludes that this criterion has been met.

2. *The use is consistent with the applicable goals and policies of the comprehensive plan.*

Findings: Staff finds that the following Comprehensive Plan Goals apply to this application:

Goal 1 Element: The Planning Process

The purpose of Goal 1 is to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Findings: The application has been noticed in accordance with TCLUO Sections 6.020 and 10.070. The project is not located in an area with a Citizen Advisory Committee. Staff finds that the application review process is consistent with the goals and policies of Goal 1.

Goal 2 Element: The Land Use Plan

The purpose of Goal 2 is to establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Findings: Staff finds that the proposed use will be located in an existing building at the Port of Tillamook Bay (Exhibit B). There are existing utilities and road access to the subject property consistent with Goal 11 (Public Facilities).

The Tillamook County Land Use Ordinance is an implementing document of the Comprehensive Plan. The property is zoned General Industrial (M-1). Staff finds that the emergency crisis and outreach center may be permitted conditionally in the M-1 Zone as discussed above under Conditional Use criterion #1.

Based on compliance with other Comprehensive Plan goals, Staff finds that the proposed use is not in conflict with the goals and policies of this Comprehensive Plan Element.

Goal 5 Element: Natural Resources

The purpose of Goal 5 is to protect natural resources and conserve scenic and historic areas and open spaces. Goal 5 includes policies for open spaces, fish and wildlife habitat, significant natural areas, scenic views and sites, wilderness areas, wetlands, recreation trails, scenic waterways, historic area, cultural areas, mineral and aggregate resources, energy resources and water resources.

Findings: Goal 5, Section 1.3f: Historic Areas provides an inventory of “lands, with site, structures and objects that have local, regional, statewide or national historical significance” (Exhibit E). The Tillamook Naval Air Station, now the Port of Tillamook Bay, is listed on the Goal 5 inventory (Exhibit E) and on the State of Oregon Inventory of Historic Sites and Buildings. The administration building proposed for the emergency crisis and outreach center is specifically listed in the Oregon Historic Site Record in ‘Exhibit F’ as “eligible/significant”. The State Historic Preservation Office’s “Guidelines for Historic Resource Surveys in Oregon” defines “eligible/significant” as “when a resource currently is over 45 years old, retains historic physical materials, and/or design and architectural features, and appears to be of a notable architectural style, architect-designed, or if the surveyor knows of a significant event or person associated with the resource” (Exhibit F).

The Port’s blimp hangars and area around the hangars are listed on the National Register of Historic Places (Exhibit F). Staff finds that the Administration Building is not included in the National Register boundary. Tillamook County Land Use Ordinance Section 4.150: Demolitions or Alterations of Historic Structures has regulations regarding alteration of the blimp hangars but not the administration building (Exhibit F).

Notice of the application was submitted to the State Historic Preservation Office. No comments were received as of the date of this report. Staff finds that although the building is listed as a “significant/eligible” site on the Oregon Historic Site Database, there are no restrictions on alteration of the building.

Staff finds that the proposed use is not in conflict with the goals and policies of this Comprehensive Plan Element.

Goal 6 Element: Air, Water & Land Resources Quality

The purpose of Goal 6 is to maintain and improve the quality of the air, water and land resources. Goal 6 addresses air pollution such as emissions, water pollutants such as bacteria and sediment, solid waste disposal and noise control.

Findings: Staff does not anticipate any significant air quality or water quality impacts as the proposal does not involve industrial or commercial use. As stated by the applicant, sewage disposal will be

handled by the Port of Tillamook Bay's sewage system (Exhibit B). DEQ is responsible for regulating noise related to motor vehicles, industry and commerce, motor sports vehicles and facilities and airports. Noise complaints are also handled by the County Sheriff.

Staff finds that the proposed use is not in conflict with the goals and policies of this Comprehensive Plan Element as the Conditions of Approval require the applicant and property owner to obtain all Federal, State, and Local permits, as applicable.

Goal 7 Element: Hazards

The purpose of Goal 7 is to protect people and property from natural hazards. Hazards addressed in Goal 7 include landslides, weak bearing soils, earthquakes, erosion, flooding, tsunamis and groundwater.

Findings: The subject property is not located in an area of geologic hazard per the Department of Oregon Geology and Mineral Industries Hazard Map (Exhibit A). FEMA Flood Insurance Rate Map # 4101960170C depicts the subject property in Flood Zone X, defined as "*areas determined to be outside 500-year floodplain*" (Exhibit A). Staff finds that FEMA regulations currently do not address tsunamis but the property is outside of the tsunami inundation zone per DOGAMI maps (Exhibit A).

Staff finds that the proposed use is not in conflict with the goals and policies of this Comprehensive Plan Element.

Goal 9 Element: Population and Economy

The purpose of Goal 9 is to provide adequate opportunities for a variety of economic activities vital to citizen health, welfare and prosperity. Goal 9 includes an analysis of population, local economy, coastal economic potential and economic growth projections.

Findings: Goal 9, Section 3.53 addresses development at the Port of Tillamook Bay. The Comprehensive Plan largely recognizes the Port as an industrial park as reflected in the M-1 zoning.

Section 3.53.c requires the County to "*work closely with the Port of Tillamook Bay in establishing and administering appropriate land use and zoning designations for the Port's industrial park and airport lands*" (Exhibit E). The Industrial Lands policy in Section 6.3 states that the "*County shall cooperate and provide technical assistance to the county's port districts to maximize utilization of existing industrially zoned parcels*" (Exhibit E). The County is currently participating in development of a Master Plan at the Port. However, there is no adopted plan in place to facilitate or provide guidance on the current application.

Section 3.53.f addresses the need for planned development techniques on undeveloped portions of the industrial park. Staff finds that the proposed use will be located in an existing building in a developed portion of the Park. Staff also finds that the emergency crisis and outreach center will not result in the conversion of undeveloped land to non-industrial use.

Section 6.6 addresses human resources development. This section expresses a need to provide "*vocational training so that the unemployed and low-income residents can equally compete for non-traditional occupations with non-county residents*" and expresses a need for coordination among social service delivery groups (Exhibit E). The applicant states that vocational and other trainings will be provided for Helping Hands clients (Exhibit B). The applicant has also provided a list of community partners that work with Helping Hands to provide additional education and support (Exhibit B).

In 2014, Tillamook County adopted the Joint City/County “Commercial and Industrial Buildable Land Inventory and Economic Opportunities Analysis (EOA) for the Central Tillamook Region” as an amendment to the Comprehensive Plan. The EOA concluded that the region has a 642 acre surplus of industrial land and a 20 acre deficit of commercial land under a high-growth scenario (Exhibit E). The EOA examines opportunities for industrial and commercial development at the Port and mentions that the existing General Industrial (M-1) zoning will need to be changed to permit many commercial uses (Exhibit E). The EOA specifically expresses a need for commercial development along Highway 101 at the Port (Exhibit E).

Staff finds that the existing building is a former administrative building and is unlikely to be used for industrial development. Although the building may have some opportunity for commercial use, it is not located near Highway 101 and commercial development is constrained by the existing M-1 Zone.

Staff finds that the proposed use is not in conflict with the goals and policies of this Comprehensive Plan Element.

Goal 10 Element: Housing

Goal 10 provides an inventory of buildable lands for residential use and encourages the availability of adequate numbers of needed housing units at appropriate densities and price ranges.

Findings: Per the applicant, the emergency crisis and outreach center will provide 18 beds for transitional housing (Exhibit B). Goal 10 in the Tillamook County Comprehensive Plan primarily addresses permanent housing. Section 3.10 of Goal 10 does emphasize the importance of providing low-income housing options and housing to differently abled segments of the population. The policy in Section 3.10 states that “*Tillamook County supports the efforts of the Northwest Oregon Housing Authority and other housing agencies to meet the needs of the County’s low income population*” (Exhibit E).

Staff finds that the Comprehensive Plan recognizes a need for housing alternatives particularly in relation to low income housing. Staff finds that the proposed emergency crisis and outreach center will provide transitional housing for individuals primarily in a lower income bracket. Staff finds that the proposed use is not in conflict with the goals and policies of this Comprehensive Plan Element.

Goal 11 Element: Public Facilities

The purpose of Goal 11 is to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Findings: Goal 11 defines public facilities and services as “*projects activities and facilities which the planning agency determines to be necessary for the public health, safety and welfare*” (Exhibit E). A policy in Section 3.2 states that “*Health services should be available to all County residents*” (Exhibit E). The applicant states that the center will provide an “*outreach and re-entry center for members of the community in need of help with basic housing, health and education*” (Exhibit B). Based on information provided in ‘Exhibit B’, Staff finds that the emergency crisis and outreach center is necessary to serve the public health, safety and welfare needs of a specific segment of the population. Staff also finds that the center essentially acts as a public facility although it is in private ownership.

The Port of Tillamook Bay has its own sewage disposal system. Water service is provided by the City of Tillamook. Fire protection is provided by the Tillamook Fire District. Police protection is provided by

the Tillamook County Sheriff's Office. Notice of the application was submitted to these agencies, DEQ and the Tillamook County Health & Human Services Department.

Staff finds that the proposed use is not in conflict with the goals and policies of this Comprehensive Plan Element. No comments have been received to date to indicate otherwise. As a Condition of Approval, the applicant or property owner shall be required to provide evidence of adequate sewage disposal, water service and fire service.

Goal 12 Element: Transportation

The purpose of Goal 12 is to provide and encourage a safe, convenient and economic transportation system with a variety of transportation options.

Findings: The emergency crisis and outreach center will be accessed by Headquarters Street and Blimp Blvd. which are private roads maintained by the Port. Blimp Blvd. connects to Long Prairie Road, a County road. Notice of the application was submitted to the Tillamook County Public Works Department.

Staff finds that the proposed use is not in conflict with the goals and policies of this Comprehensive Plan Element. No comments have been received to date to indicate otherwise.

Goal 14 Element: Urbanization

Goal 14 is intended to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Findings: Goal 14 states that an "orderly and efficient transition from rural to urban land use" includes the following aspects (Exhibit E):

- "Minimizing the loss of productive resource land by reducing sprawl and leapfrog development": The proposed center will be located at the Port of Tillamook Bay on developed land zoned M-1. Staff finds that resource land will not be lost as a result of this application.
- "Providing the most efficient and therefore least costly arrangement of public services": As discussed under Goals 11 & 12, there is sewer, water and roads available at the subject property. Staff finds that extensions of utilities and roads are not necessary for the proposed use. It is Staff's opinion that this type of facility would be best located in a city or urban growth boundary in order to provide clients with access to urban commercial and social facilities. However, the applicant does propose bus service to Tillamook which provides their clients with efficient and cost effective transit to necessary facilities.
- "Planning the most efficient arrangement of residential, commercial, and industrial uses": Staff finds that the proposed center will be located at the Port of Tillamook Bay which contains several similar uses including offices, educational facility (Trask River High School) and transitional housing (County Justice Facility).
- "Coordinating land development occurring outside city limits so that it is compatible with city standards when it is finally annexed": Staff finds that the Port is separated from the City of Tillamook by 1.5 miles of productive farmland which is unlikely to be annexed.

Staff finds that the proposed use is not in conflict with the goals and policies of this Comprehensive Plan Element.

Summary of Tillamook County Comprehensive Plan review

Findings: Staff finds that the proposed use is not in conflict with the goals and policies of the Tillamook County Comprehensive Plan. Staff concludes that this criterion has been met.

- 3. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

Findings: The subject property is located in the Port of Tillamook Bay and currently contains 4.10 acres (reduced to 1.81 acres after property line adjustment is recorded) (Exhibit A). The property contains an existing building which is intended to be renovated to accommodate the emergency crisis and outreach center (Exhibit B). The property has road frontage on Blimp Blvd, Officers Row, Headquarters Street and The Midway which are private streets maintained by the Port of Tillamook Bay. The subject property is relatively flat and the area around the building is in grass cover. As discussed in the review of Comprehensive Plan Goal 7 Element: Hazards, the property is not located in a geologic hazard area or 100-year floodplain.

It is Staff's opinion that this type of facility would be best sited within a city or urban growth boundary in order to provide clients with access to commercial facilities and social services. However, the applicant states that daily morning and afternoon bus service will be provided to Tillamook (Exhibit B). Staff understands that bus service will be provided by the Tillamook County Transportation District and Helping Hands will also have their own on-site bus. Staff finds that bus service is sufficient to ensure clients have access to necessary urban facilities.

Staff concludes that the subject property is suitable for the proposed use and that this criterion has been met.

- 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.*

Findings: The Port of Tillamook Bay encompasses approximately 1,600 contiguous acres per Staff measurements. Facilities and businesses at the Port include the Tillamook Airport, Tillamook Air Museum, animal food processing, compost facility and digester, lumberyard, brewery, private recreational facility, professional and government offices, shipping terminal, storage center and a facility for development of high-altitude inflatables. The Tillamook County Justice Facility (Sheriff's office and jail) is adjacent to the Port and is located approximately 1,500 feet from the proposed emergency crisis and outreach center. The Trask River High School, operated by the Oregon Youth Authority, is located to the northeast of the proposed center. An animal shelter is proposed to be constructed to the east of the center. The nearest residences are located approximately 800 feet from the proposed center at the end of Officer's Row and 1,300 feet away along Long Prairie Road.

The emergency crisis and outreach center will be located in an existing building which is currently vacant and in need of repairs (Exhibit B). The applicant is not proposing an expansion to the existing building but rather is remodeling the interior (Exhibit B). Staff finds that there is sufficient on-site parking available and that the use can be located entirely on the subject property.

The applicant states that the emergency crisis and outreach center is an "outreach and re-entry center for members of the community in need of help with basic housing, health and education" (Exhibit B). Center clients will only be on-site during evening hours unless there are day classes and assessments (Exhibit B).

The applicant states that one to two full-time staff members will be on-site 24 hours a day to monitor the facility and there will be a monitored security system to notify fire and police (Exhibit B).

Although the Economic Opportunities Analysis expresses a need for increased commercial activity at the Port, the property is currently zoned General Industrial (M-1). The purpose of the M-1 Zone per Section 3.032(1) is to “accommodate uses that cannot be accommodated in other zones due to off-site impacts that could, without sufficient buffers, interrupt the use or enjoyment of surrounding properties” (Exhibit G). Staff finds that the purpose of the M-1 Zone is reflected in the uses permitted by Sections 3.032(2) and (3) which include industry, warehousing, quarries, airports, farming, utilities and correctional facilities (Exhibit G). Staff contends that the proposed emergency crisis and outreach center would be best sited in a city or urban growth boundary but also acknowledges that locating the facility at the Port provides a buffer area for the proposed use which avoids perceived conflicts with urban uses.

Staff finds that the emergency crisis and outreach center is consistent with the character of the M-1 Zone and the use is comparable to office uses at the Port, provides education opportunities similar to the Trask River High School and provides transitional housing similar to the County Justice Facility. Staff finds that the center 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 M-1 Zone. If there are conflicts with other uses, Staff finds that they can be mitigated by having Helping Hands staff on-site at all times, providing a monitored security system and the close proximity of emergency services responders.

Staff concludes that this criterion can be met through the Conditions of Approval by requiring operations and monitoring of the emergency crisis and outreach center to be consistent with the applicant’s submittal.

5. *The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.*

Findings: Staff did not identify any solar energy systems, wind energy conversion systems or wind mills in the area during the site visit. Staff concludes that this criterion has been met.

6. *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

Findings: The emergency crisis and outreach center will be accessed by Headquarters Street and Blimp Blvd. which are private roads maintained by the Port. Blimp Blvd. connects to Long Prairie Road, a County road. Notice of the application was submitted to the Tillamook County Public Works Department.

The Port of Tillamook Bay has its own sewage disposal system. Water service is provided by the City of Tillamook. Fire protection is provided by the Tillamook Fire District. Police protection is provided by the Tillamook County Sheriff’s Office. Notice of the application was submitted to these agencies, DEQ and the Tillamook County Health & Human Services Department.

Staff concludes that this criterion can be met through compliance with the Conditions of Approval. No comments have been received to date to indicate otherwise.

IV. STAFF RECOMMENDATION & SUGGESTED CONDITIONS OF APPROVAL

Based on the information available on the date of this report, Staff recommends approval subject to the following conditions. Staff may revise its recommendation or the suggested conditions of approval as additional testimony is received.

“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 and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Operations and monitoring of the emergency crisis and outreach center shall be consistent with the applicant’s submittal (Exhibit B).
3. Expansions or alterations of the emergency crisis and outreach center shall be subject to review under Tillamook County Land Use Ordinance Section 6.030(2).
4. The applicant shall obtain an approved Zoning Permit and Building Permit from the Tillamook County Department of Community Development.
5. The applicant or property owner shall provide a letter from the Port of Tillamook Bay confirming sewage disposal capacity at the time of Zoning Permit & Building Permit application.
6. The applicant or property owner shall provide a letter from the City of Tillamook confirming water service at the time of Zoning Permit & Building Permit application.
7. The applicant or property owner shall provide a letter from the Tillamook Fire District confirming the structure meets fire protection standards.
8. The applicant shall obtain all necessary permits from the Tillamook County Health Department.
9. The property owner shall maintain a total of 17 off-street parking spaces as required per TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements. Each parking space shall be a minimum of 8 feet by 20 feet. Parking spaces shall be shown on the site plan submitted with the Zoning Permit & Building Permit.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. This approval shall be void two years from the date of approval, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.”

VI. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, Aerial Photograph, Assessor’s Summary Report, Property Line Adjustment plat, DOGAMI Hazard Map, FEMA FIRM, DOGAMI Tsunami Inundation Map
- B. Applicant’s submittal

- C. Public / Agency comments
- D. Staff photographs
- E. Comprehensive Plan excerpts
- F. Historic preservation documents
- G. General Industrial (M-1) Zone