



**DEPARTMENT OF COMMUNITY DEVELOPMENT  
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS**

1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamookcounty.gov](http://www.tillamookcounty.gov)  
503-842-3408

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

**NOTICE OF PUBLIC HEARING  
TILLAMOOK COUNTY PLANNING COMMISSION**

**Date of Notice:** March 12, 2024

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, April 11, 2024, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

**#851-23-000525-PLNG:** Request for Conditional Use approval for development of a 10-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.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250 feet of the exterior boundary of the subject property for which application has been made at least 28 days prior to the date of the hearing.

The applicable criteria include Tillamook County Land Use Ordinance Section 6.040: Review Criteria and the Tillamook County Comprehensive Plan. Applicable development standards include TCLUO Section 3.010: Rural Residential 2-Acre Zone and TCLUO Section 5.030: Recreational Campground Standards. Only comments relevant to the approval criteria are considered relevant evidence.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the April 11, 2024 hearing, please visit the Tillamook County Community Development homepage at <https://www.tillamookcounty.gov/commdev> for instructions and protocol or email Lynn Tone, Office Specialist 2, at [lynn.tone@tillamookcounty.gov](mailto:lynn.tone@tillamookcounty.gov). The virtual meeting link is provided on the DCD homepage as well as a dial in number for those who wish to participate via teleconference but are unable to participate virtually.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the April 11, 2024, Planning Commission hearing. If submitted by 4:00 p.m. on April 2, the testimony will be included in the packet mailed to the Planning Commission the week prior to the April 11, 2024, hearing.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.

Please contact Lynn Tone, Office Specialist 2, Tillamook County Department of Community Development, [lynn.tone@tillamookcounty.gov](mailto:lynn.tone@tillamookcounty.gov) as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

The documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.tillamookcounty.gov/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection on July 7, 2022. Please contact Lynn Tone for additional information [lynn.tone@tillamookcounty.gov](mailto:lynn.tone@tillamookcounty.gov) or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance, Tillamook County Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3423, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email [lynn.tone@tillamookcounty.gov](mailto:lynn.tone@tillamookcounty.gov)

Sincerely,

Tillamook County Department of Community Development



Melissa Jenck, CFM, Senior Planner

Sarah Absher, CBO, CFM, Director

Enc.    Applicable Ordinance Criteria  
          Maps

## **REVIEW CRITERIA**

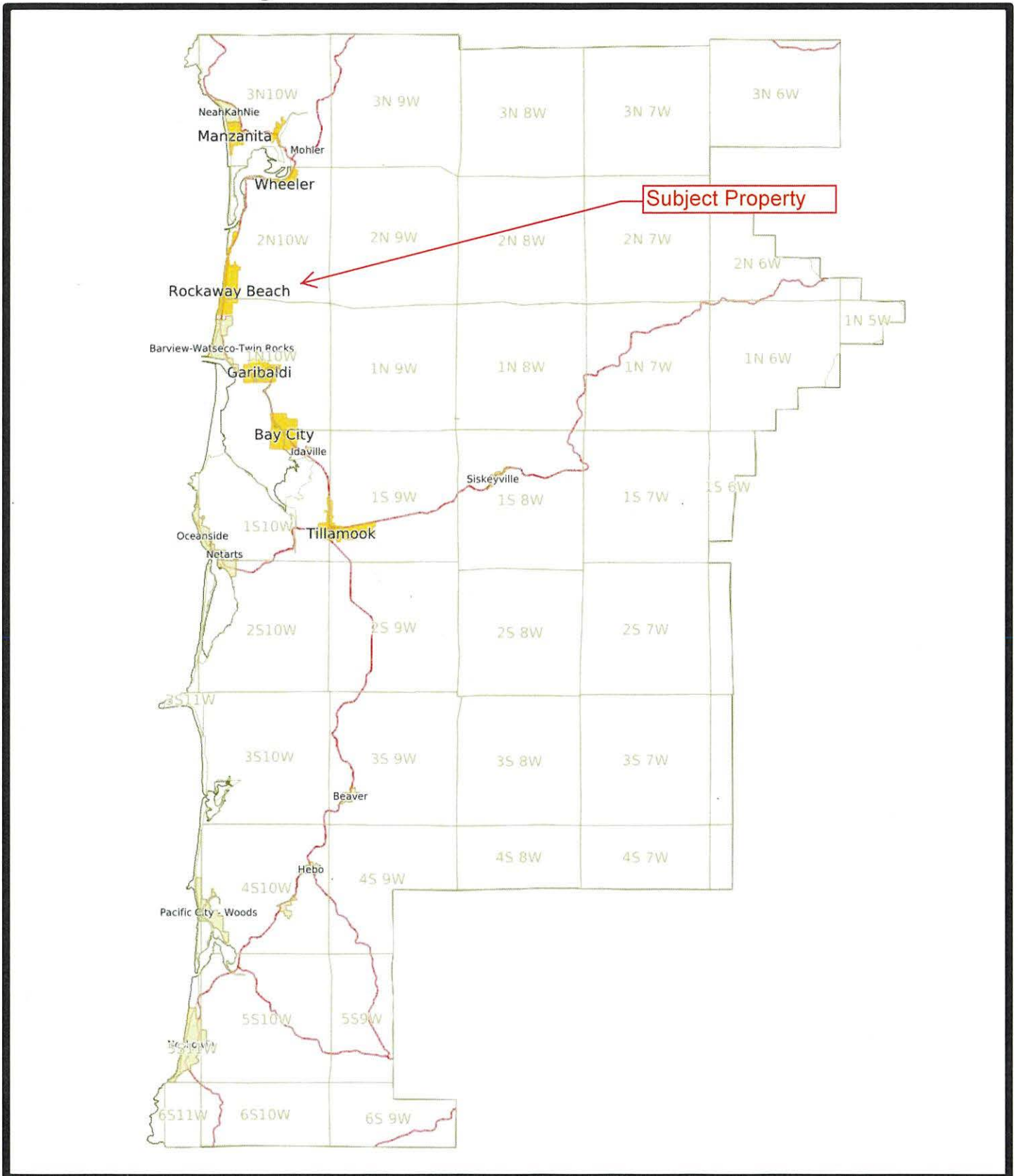
### **SECTION 6.040: REVIEW CRITERIA:**

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

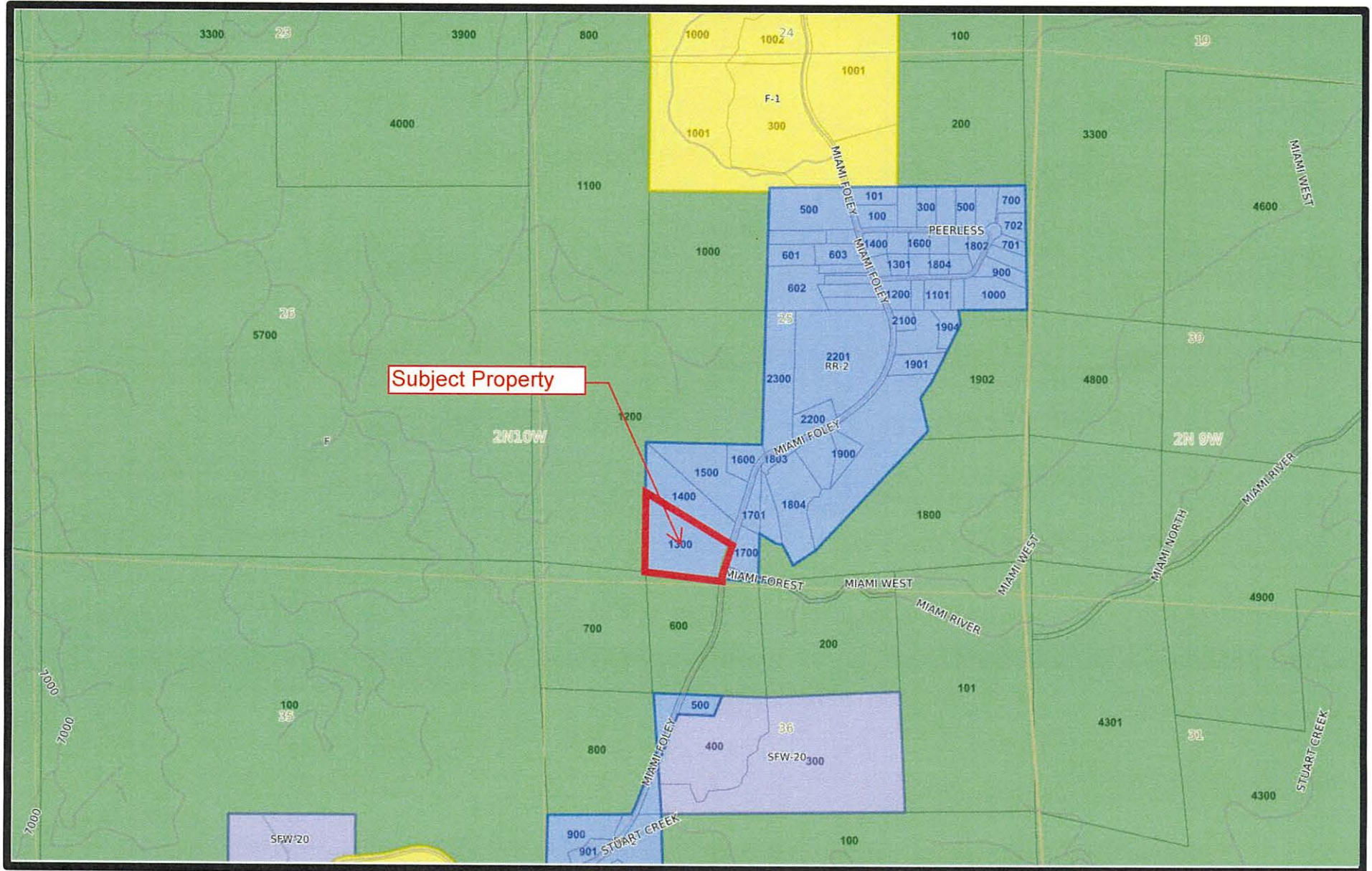
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (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.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

# EXHIBIT A

# Vicinity Map



# Zoning Map



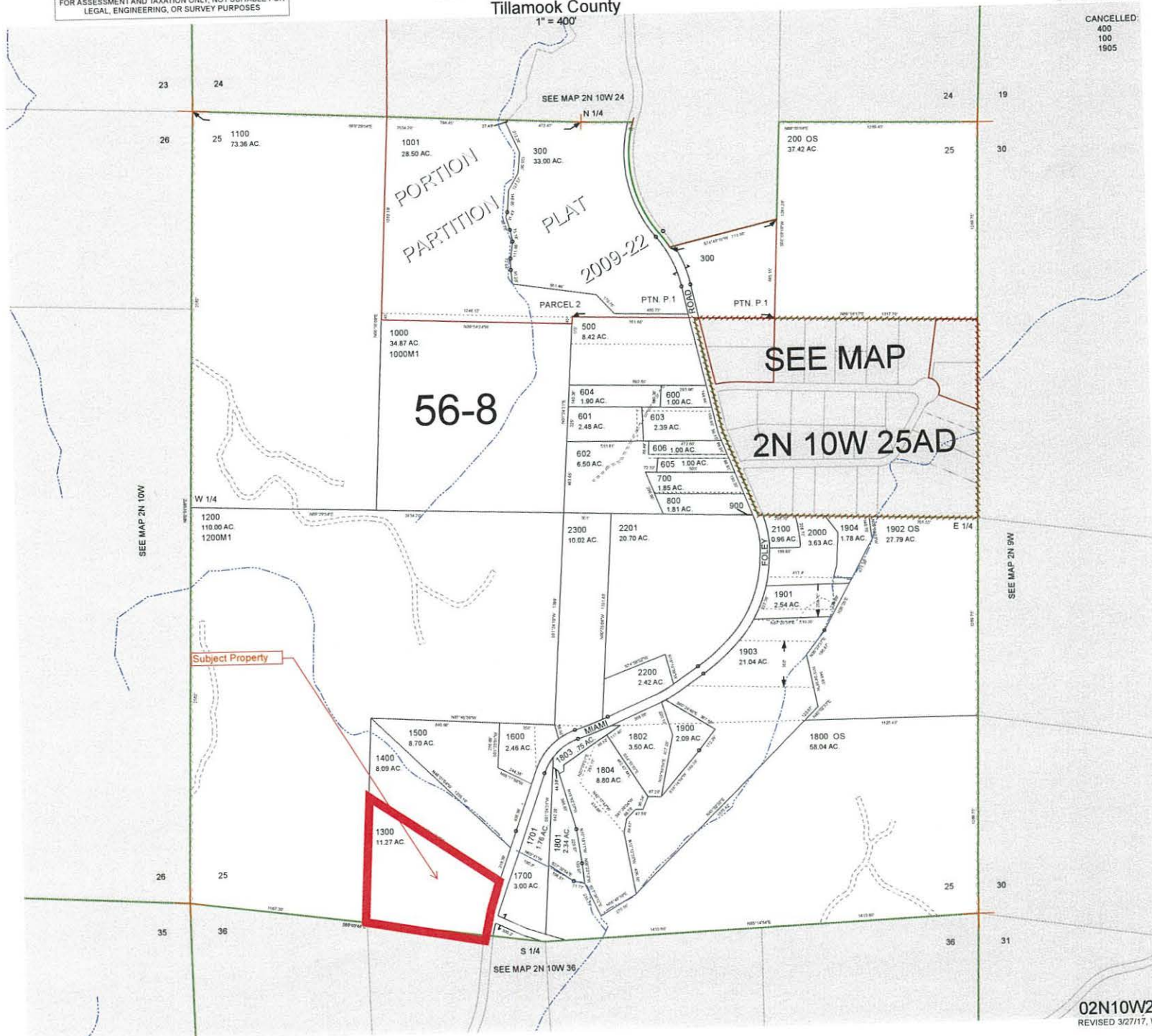
FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEY PURPOSES

SECTION 25 T.2N. R.10W. W.M.  
Tillamook County

1" = 400'

02N10W25

CANCELLED:  
400  
100  
1905



02N10W25  
REVISED 3/27/17, WS

**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			0	51.4
	Impr	394,000			8,430	
<b>Code Area Total</b>		645,770	236,190	236,190	8,430	
<b>Grand Total</b>		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
<b>Code Area Total</b>							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
<b>Code Area Total</b>						2,516			394,000

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

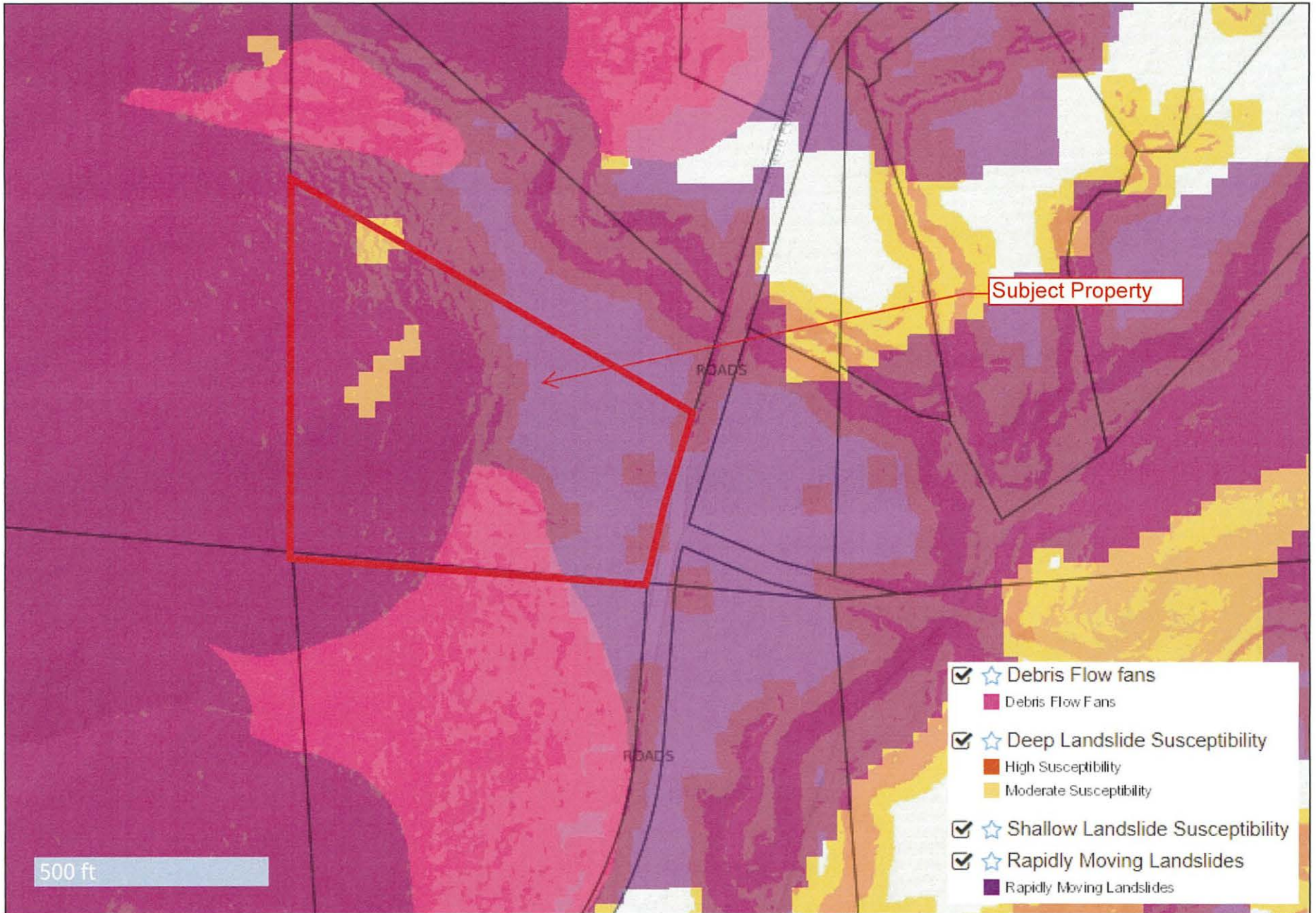


**Tillamook County**  
**2023 Real Property Assessment Report**  
Account 9136

**Comments**

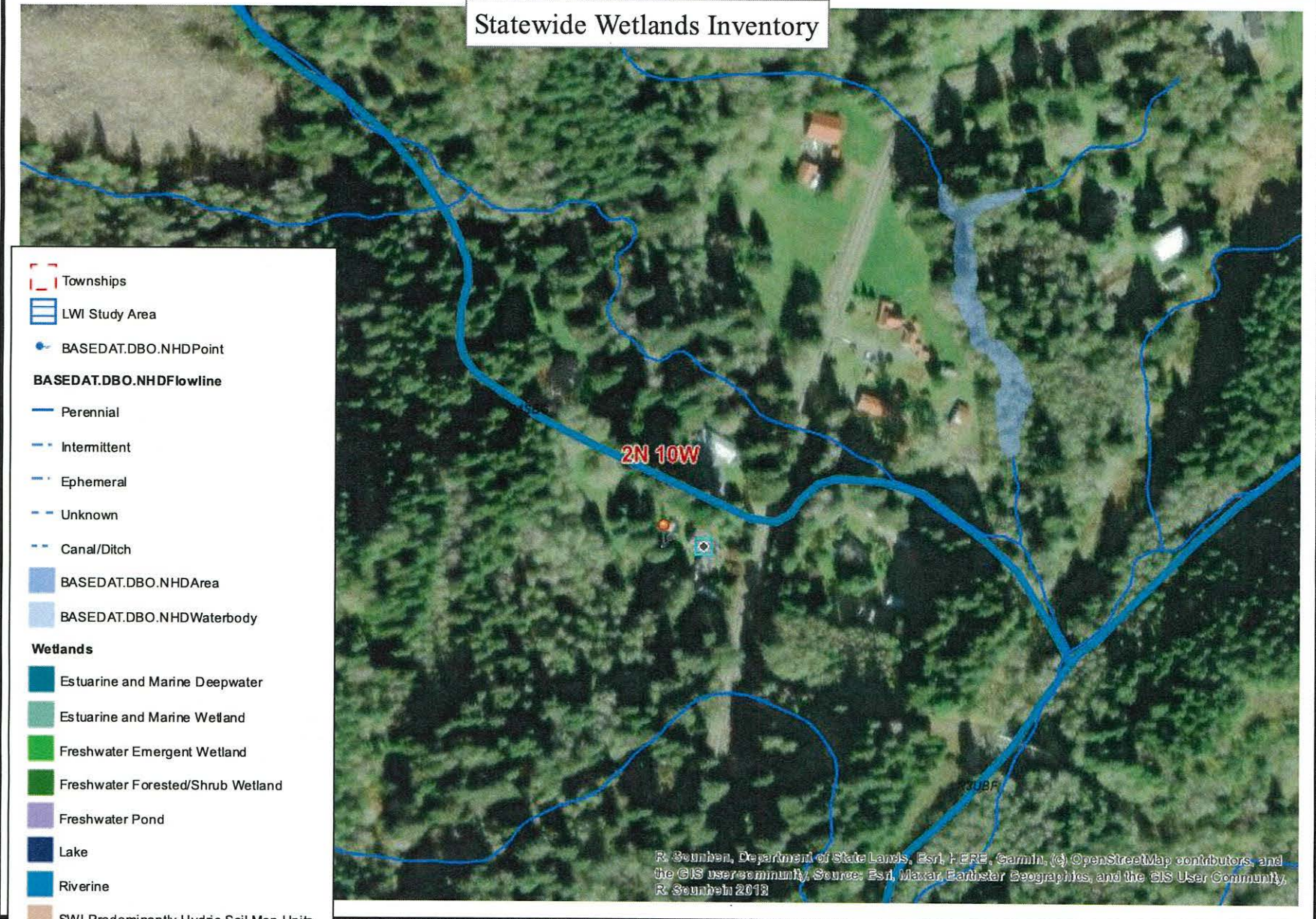
6/10/09 Entered year built to 300 fragment,cb.  
10/08/09 Updated inventory.ef  
12/22/14 Reappraised land, tabled values. Updated size per GIS calculations. WH  
05/17/17 GIS map was updated per survey B-3787 and there were size corrections for tax lots 1200, 1300, 1400, and 1500 - RMV changes only. 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.

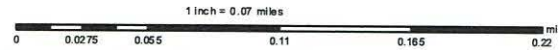
# Statewide Wetlands Inventory



- Townships
- LWI 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

2N 10W

R. Seunghen, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Seunghen 2012



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

# National Flood Hazard Layer FIRMette



123°51'46"W 45°37'28"N



123°51'8"W 45°37'2"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>
		Regulatory Floodway
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
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		8 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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.

# **EXHIBIT B**



## PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<b>RECEIVED</b>	
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: Hele 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: Hele & 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.

Hele O'Connor \_\_\_\_\_ Date \_\_\_\_\_  
 Property Owner Signature (Required)  
Hele 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](mailto:ocowest@gmail.com)

707-954-4480

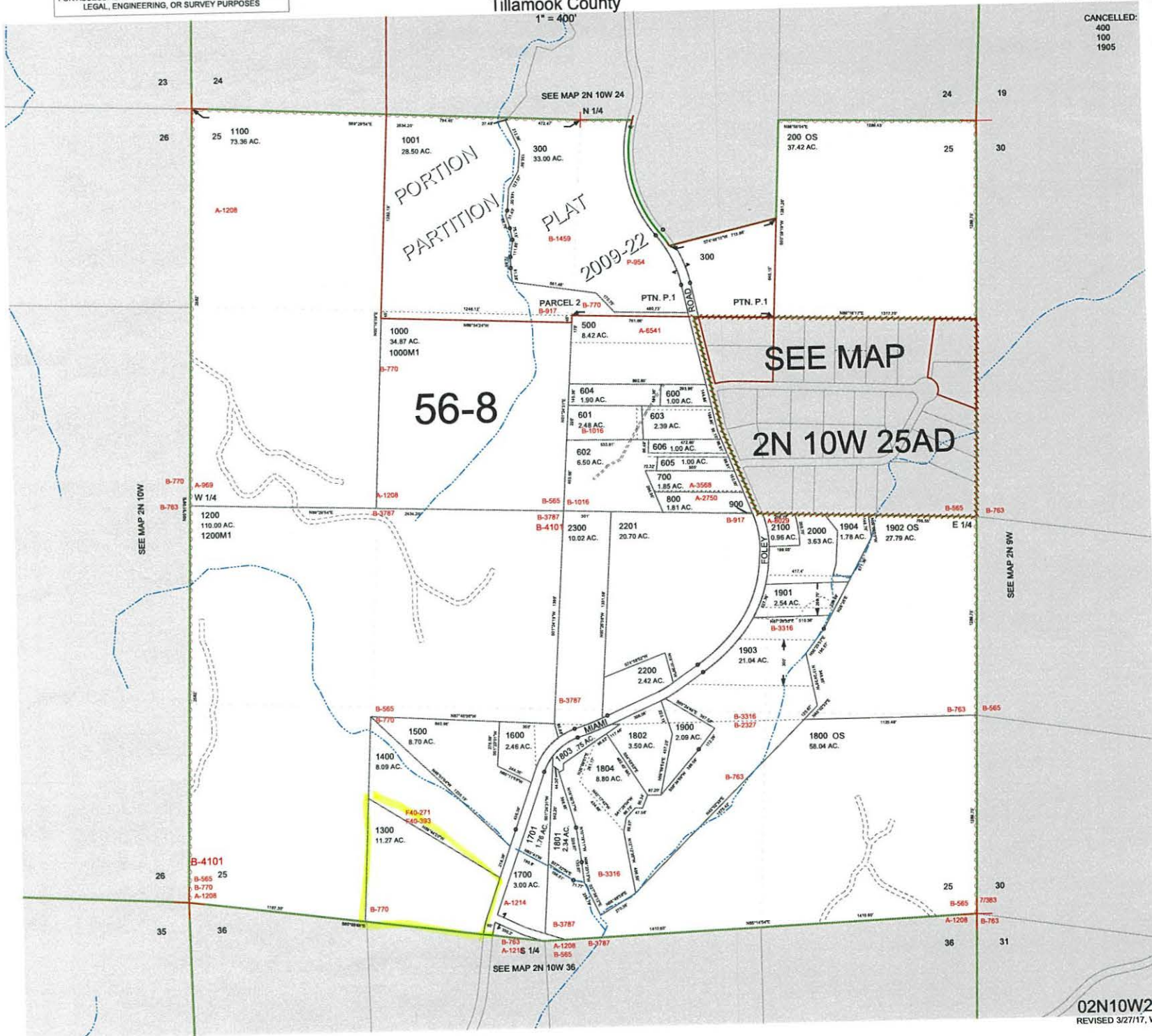
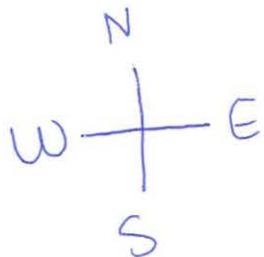
FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES

SECTION 25 T.2N. R.10W. W.M.  
Tillamook County

02N10W25

CANCELLED:  
400  
100  
1905

1" = 400'



02N10W25  
REVISED 3/27/17, WS



## 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

RECEIVED

BY: .....

1701  
1.76 AC.  
S01°24'31"W

N63°41'W  
190.8'

1700  
3.00 AC.

A-1214

B-763

436.39'

218.39'

330.2'

W 1235.19'

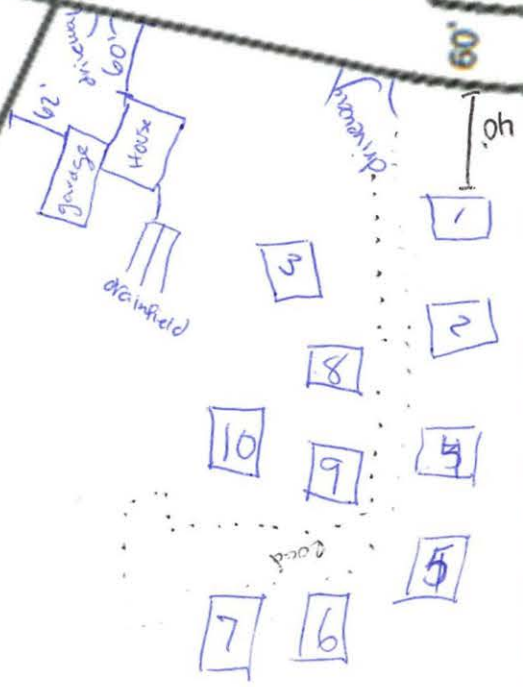
F40-271  
F40-393

N59°44'20"W

1300  
11.27 AC.

B-770

S85°03'48"E





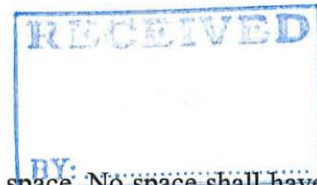
purpose of serving the occupants of the campground. A camper as defined in Article I, shall not be allowed to stay any longer than six (6) months in any twelve (12) month period.

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 11+ acres*
- 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;  
*Proposing 10 sites*
- 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;  
*yes, will comply*
- 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

