



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST
#851-23-000517-PLNG: PRATT PRIMITIVE CAMPGROUND
STAFF REPORT**

Date: June 7, 2024

(This is not Building or Placement Permit Approval)

Report Prepared by: Sheila Shoemaker, Land Use Planner

I. GENERAL INFORMATION:

- Request:** Conditional Use approval for development of a 6-site primitive campground (Exhibit B).
- Location:** Unincorporated Tillamook County, west of the Sand Lake Recreation Area, located at 20285 Derrick Road, a County Road, compromised as Lots 1600 and 1500 in Section 17 of Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).
- Zone:** Farm (F-1) and Small Farm and Woodlot Zone (SFW-20)
- Applicant:** Jesse Pratt, 20285 Derrick Road, Cloverdale, OR 97112
- Property Owner:** Jesse L Pratt, Timothy G Pratt, and Jill L Pratt, 20285 Derrick Road, Cloverdale, OR 97112

Property Description: County records indicate the subject property on tax lot 1600 is approximately 10.18 acres in size and tax lot 1500 is approximately 20.94 acres in size (Exhibit A). The subject properties are accessed off of Derrick Road, a County Road (Exhibit A).

Tax lot 1600 is improved with a single-family dwelling and two accessory structures. Tax lot 1500 is improved with an accessory structure (Exhibit A). The subject properties are relatively flat, vegetated with grasses and shrubs with the properties exterior boundaries are densely bordered with trees and shrubs. The

campsites appear to be in a relatively clear open space area (Exhibit A & B). There is a stream that meanders through both subject properties.

Both subject properties are within an area classified as Older Stabilized Dune, a dune complex inventoried in the U.S.D.A. Soil Conservation Service "Beaches and Dunes of the Oregon Coast" and are in a Geologic Hazard Area (Exhibit A). The subject properties are not located within an Area of Special Flood Hazard as depicted on FEMA Flood Insurance Rate Map #41057C0720F, dated September 28, 2018 (Exhibit A). Wetlands are present on both tax lot 1500 and 1600 as depicted on the US Fish & Wildlife National Wetlands Inventory (NWI) Map (Exhibit A).

Tax lot 1600 which contains the single-family dwelling and two accessory structures is zoned Small Farm and Woodlot Zone (SFW -20) (Exhibit A). Properties to the north are zoned Rural Residential (RR-2) and consist of single-family dwellings and accessory structures. Properties to the south and west are located in the SFW-20 zone and consist of single-family dwellings and accessory structures. The property to the east is the other subject property tax lot 1500 (Exhibit A).

Tax lot 1500 is zoned Farm (F-1). Properties to the north and east of tax lot 1600 are also zoned Farm (F-1) and appear to be undeveloped. Properties to the south are zoned RR-2 and primarily devoted to residential use. Recreational uses are also predominant in the area with Sand Lake Recreation Area being roughly 1,400-feet east of the subject properties (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 requirements and criteria, is discussed in Sections III and IV 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.

- A. TCLUO Section 3.002: FARM (F-1) ZONE
- B. TCLUO Section 3.006: SMALL FARM WOODLOT (SFW-20) ZONE
- C. TCLUO Section 3.004: FOREST (F) ZONE
- D. TCLUO Section 5.040: PRIMITIVE CAMPGROUND STANDARDS
- E. TCLUO Section 6.040: CONDITIONAL USE PROCEDURES AND CRITERIA
- F. TCLUO Section 3.530: BEACH & DUNE OVERLAY (BD) ZONE
- G. TCLUO Section 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION

III. ANALYSIS OF STADARDS:

A. TCLUO Section 3.002: FARM (F-1) ZONE

(4) USE STANDARDS (u) Private Campgrounds. Private Campgrounds are subject to the following:

- 1. Except on a lot or parcel contiguous to a lake or reservoir, private campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites. Campgrounds shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six-month period.*

Findings: Tax lot 1500 is in the Farm (F-1) Zone, contains no lakes or reservoirs and is not located within 3 miles of an urban growth boundary (Exhibit A). The applicant states that natural vegetation or landscaping surrounding campsites shall remain intact. There are no swimming pools, tennis courts, retail stores or gas stations proposed per the site plan submitted (Exhibit B).

Staff finds a Condition of Approval can be added to maintain a buffer of native trees and vegetation or other natural features between campsites. A Condition of Approval can be added stating the allowed amount of time a camper can stay shall not exceed a total of 30 days during any consecutive six-month period. The Primitive Campground Standards also limits a time not to exceed and is discussed further below.

2. *Campsites may be occupied by a tent, travel trailer, yurt or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites except that electrical service may be provided to yurts allowed by paragraph 3.*

Findings: Staff finds this standard can be met through the Condition of Approval.

3. *A private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation.*

Findings: The applicant is proposing 6 campsites (Exhibit B). Staff finds this standard can be met with a Condition of Approval.

4. *A campground shall be permitted as either a Recreation Campground or a Primitive Campground.*

.....

b. Primitive Campgrounds are also subject to the provisions in Section 4.065. Where the standards of this section conflict with the standards of Section 4.065, the more restrictive shall apply.

Findings: The applicant is proposing a 6-site primitive campground (Exhibit B). Section 4.065 has moved to Section 5.040: Primitive Campground Standards and is discussed further in this report.

A. CONTINUED: TCLUO Section 3.002: FARM (F-1) ZONE

(5) CONDITIONAL USE CRITERIA

An applicant for a use permitted in Table 1 must demonstrate compliance with the following criteria and with the Conditional Use Criteria in Article 6 Subsection 040, or in Article 6 Subsection 060 if the proposed use is for the restoration, enhancement or creation of a wetland as defined in 3.002(2).

- (a) *The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and*

Findings: The applicant states (Exhibit B) that all activity will be on personal property and the distance to any surrounding operations is exceptional.

The proposed Primitive Campground will be solely within the property's boundaries. Staff finds that although tax lot 1500 abuts other properties zoned Farm (F-1) to the north and east, there is a large border of densely covered trees and shrubs that border all three tax lots. Active farm operations are approximately 1,000-feet away on the other side of this vegetation buffer. This criterion can be met by the Conditions of Approval.

- (b) *The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.*

Findings: Applicant states there will be no effect to surrounding farm or forest practices (Exhibit B).

Staff finds properties to the south and west of tax lot 1600 are zoned SFW-20 and consist of single-family dwellings and accessory structures. The proposed primitive development is within the property's boundaries and the adjacent properties are bordered by densely covered trees and shrubs, creating a natural barrier from other lands devoted to farm and forest uses. Staff finds this criterion can be met by the Conditions of Approval.

B. TCLUO Section 3.006: SMALL FARM WOODLOT (SFW-20) ZONE

- (1) **PURPOSE** (a) *The purpose of the SFW-20 zone is to protect and promote farm and forest uses much in the same way as do the Farm and Forest zones, on lands which have resource value, but which are not suited for the F-1 or the F zones because of smaller parcel size, conflicting adjacent uses, adverse physical features or other limiting factors.*
- (2)
- (3) **PERMITTED USES** (a) *Permitted uses in the SFW-20 zone include those permitted in Article 3.002 – Farm (F-1) Zone and Article 3.004 – Forest Zone, subject to the conditions and review described therein.*

Findings: Tax lot 1600 is in the Small Farm Woodlot (SFW-20) Zone. County assessors' records indicate the property value is considered Forest Land (Exhibit B). Staff finds the highest and best use of the property is Forest (F) Zone, TCLUO Section 3.004.

C. TCLUO Section 3.004: FOREST (F) ZONE

(1) **PURPOSE**

(a) *The purpose of the Forest (F) Zone is to protect and maintain forest lands for grazing, and rangeland use and forest use, consistent with existing and future needs for agricultural and forest products. The F zone is also intended to allow other uses that are compatible with agricultural and forest activities, to protect scenic resources and fish and wildlife habitat, and to maintain and improve the quality of air, water and land resources of the county.*

(7) **PUBLIC AND QUASI-PUBLIC USES**

(a) ...

(b)...

(c) Campgrounds.

1. *Campgrounds may be permitted, subject to the following.*

a. *Except on a lot or parcel contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4.*

b. *A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites.*

c. *Campgrounds authorized by this rule shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations.*

d. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any sixmonth period.

Findings: The applicant states that natural vegetation or landscaping surrounding campsites shall remain intact. The proposed primitive campsite is not on a parcel contiguous to a lake or reservoir and is not within three miles of an urban growth boundary (Exhibit A & B). The proposed campground will be located in a flat area on both properties (tax lot 1500 & 1600). Both properties have exterior boundaries that are densely bordered with trees and shrubs that abut Residential (RR-2), Farm (F-1) and Small Woodlot Zone (SFW-20).

There is an undeveloped public right of way that divides tax lots 1500 and 1600 (Exhibits A & B). The applicant states that natural vegetation or landscaping surrounding campsites shall remain intact. There are no swimming pools, tennis courts, retail stores or gas stations proposed per the site plan submitted (Exhibit B).

Staff finds a Condition of Approval can be added to create a buffer of native trees and vegetation or other natural features between campsites. A Condition of Approval can be added stating the allowed amount of time a camper can stay shall not exceed a total of 30 days during any consecutive six-month period. The Primitive Campground Standards also limits a time not to exceed and is discussed further below.

2. *Campsites within campgrounds meeting the requirement of (7)(c)1 and permitted pursuant to Section (8) must comply with the following:*
 - a. *Allowed uses include tent, travel trailer or recreational vehicle; yurts are also allowed uses, subject to paragraph 2.c.*
 - b. *Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites except that electrical service may be provided to yurts.*

Findings: The applicant is proposing a 6-site primitive campground (Exhibit B). Staff finds this standard can be met with a Condition of Approval.

3. *No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation.*
4. *A campground shall be permitted as either a Recreation Campground or a Primitive Campground.*
 - a. ...
 - b. *Primitive Campgrounds are also subject to the provisions in Section 4.065. Where the standards of this section conflict with the standards of Section 4.065, the more restrictive shall apply.*

Findings: The applicant is proposing a 6-site primitive campground (Exhibit B). Section 4.065 has moved to Section 5.040: Primitive Campground Standards and is discussed further in this report.

(8) CONDITIONAL USE REVIEW CRITERIA:

A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest

operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

1. *The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.*

Findings: The applicant states there will be no effect to surrounding farm or forest practices (Exhibit B).

The proposed Primitive Campground will be solely within the property's boundaries. Staff finds that although tax lot 1500 abuts properties zoned Farm (F-1) to the north and east, there is a large border of densely covered trees and shrubs that boarder all three tax lots. Active farm operations are approximately 1,000-feet away and take place on the other side of the vegetative buffer.

Staff finds properties to the south and west of tax lot 1600 are SFW-20 and consist of single-family dwellings and accessory structures. The proposed activities are within the property's boundaries and the adjacent properties are bordered by densely covered trees and shrubs, creating a natural barrier from other lands devoted to farm and forest uses. Staff finds this criterion can be met by the Conditions of Approval.

2. *The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.*

Findings: The applicant submitted a fire approval form from Nestucca Rural fire District dated January 3, 2024, stating the road access is passable and the water supply is adequate. Staff finds this criterion can be met through a Condition of Approval.

3. *A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).*

Findings: A Restrictive Covenant can be signed by the applicant and recorded with the deed. Staff finds this criterion can be met by a Condition of Approval.

D. TCLUO SECTION 5.040: PRIMITIVE CAMPGROUND STANDARDS

PURPOSE: The purpose of the PRIMITIVE CAMPGROUND STANDARDS is to insure that each new or enlarged campground provides the necessary facilities, sites, amenities, and other requirements in the interest of preserving the public safety, health, and general welfare, and that such developments provide a quality camping opportunity for visitors to the County.

A PRIMITIVE CAMPGROUND is a designated place where four or more campsites are located for occupancy by camping units on a temporary basis for recreation, education or vacation purposes. A PRIMITIVE CAMPGROUND is predominantly an unattended facility which is established to accommodate recreational vehicles, tents, or bicycle uses for a period of time not to exceed two weeks in any given four week 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. Flood Plain, Geologic Hazard zone, riparian vegetation.

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.

A campground shall be built to State standards and shall comply with the following provisions:

- (1) *The total area utilized for campsites and access shall not exceed 60% of the total area of the campground.*
- (2) *Each space shall be a minimum of 1,200 square feet.*
- (3) *Each campsite shall be provided with a fire pit or ring.*
- (4) *Tables shall be provided at all campsites.*
- (5) *Natural vegetation or landscaping surrounding campsites shall remain intact.*
- (6) *Trash cans may be provided in convenient locations for the use of guests of the park, may be located in such number, and may be of such capacity that there is no uncovered accumulation of trash at any time.*
- (7) *A house, mobile home or manufactured home may be located within the campground for the owner, manager or caretaker of the campground.*
- (8) *Other camp-related buildings may be permitted, if approved through the Conditional Use process.*
- (9) *No recreational vehicle, tent, or other building or structure shall be within 20 feet of any property line.*
- (10) *Access and interior roadways must be approved by the County Public Works Department.*
- (11) *The campground may be adequately screened with vegetation and/or natural features around its exterior boundary lines.*
- (12) *Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use or permit approval.*

Findings: Applicant's narrative describes the proposed primitive campground development and the accompanying site plans depicts the location of improvements (Exhibit B).

Assessor records indicate tax lot 1500 is approximately 20.94 acres, or 912,146 square feet (Exhibit A). The total area of improvements for the campground is roughly 47,500 square feet (Exhibit B), resulting in the total area in use on tax lot 1500 is roughly 19.20% of the lot area. Staff finds campground coverage does not exceed the lot coverage standard.

Assessor records indicate tax lot 1600 is approximately 10.18 acres or approximately 443,440 square feet (Exhibit A). The total area of improvements for the campground is roughly 11,500 square feet (Exhibit B) and is roughly 26% of the lot area. Staff finds campground coverage does not exceed the lot coverage standard.

Applicant's narrative confirms each campsite will be supplied with a fire pit or ring, a table and access to garbage receptacles and portable toilets convenient for guest access. The applicant states all parking will be within the camp sites and that natural vegetation surrounding the campsites will remain intact (Exhibit B).

The applicant (property owner) resides on tax lot 1600 the contiguous property made part of the proposed primitive campground (Exhibits A & B).

Access to the property and proposed campsites is depicted on the submitted site plan (Exhibit B). Primary access to the campground is via Derrick Road, a County Road. Comments were received by Tillamook County Public Works Department stating there is a portion of undeveloped public right of way which extends north from the existing county road. Rather than requiring that the right of way be developed to county road standards, Public Works proposes the road be vacated and an access easement be established for the two northern properties to prevent them from being landlocked.

An approval form from Nestucca Rural Fire Protection District was received stating that documentation from the Water Resource Department showing the gallons per minute and a copy of the well report or Residential Water Right to the water source would need to be provided and that the road access is passable for emergency vehicles. Comments from these entities are included in "Exhibit C" of this report.

Staff finds that this standard can be met through compliance with the Conditions of Approval. A Condition of Approval has been made to conform to any additional standards which might be required by the Tillamook County Public Works Department, Nestucca Rural Fire and Oregon Water Resource Department.

E. TCLUO SECTION 6.040: CONDITIONAL USE PROCEDURES AND 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 applicant is proposing the development of a 6-site primitive campground on a property zoned Farm (F-1) and SFW-20. The proposed use is listed as a conditional use in the Farm (F-1) Zone, TCLUO Section 3.002(5) and in the Forest (F) Zone, TCLUO Section 3.004(13) determined to apply to that portion of the property zoned SFW-20 because of highest and best use of property. County assessors' records indicate the property value is considered Forest Land (Exhibit B). Staff finds the highest and best use of the property is Forest (F) Zone, TCLUO Section 3.004.

Staff concludes this criterion is met.

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

Findings: The Applicant's submittal states the proposal is consistent with the goals and policies 'Exhibit B'.

Staff finds, specifically, the Goal 8 Recreation Element of the Comprehensive Plan discusses goals for the County to promote and enhance recreational activities. Goal Element 5 (Natural Resources) establishes requirements for riparian buffers and development standards implemented through 4.140: Requirements for Protection of Water Quality and Streambank Stabilization of the TCLUO to ensure development activities comply with requirements for protection of natural resources; The subject properties are located within the Beach and Dune Overlay zone, part of the Goal 18 Beaches and Dunes element of the Comprehensive Plan. Consistent with the policies of the Goal 18 element and Goal 7 Hazards element of the Tillamook County Comprehensive Plan, development standards established through TCLUO Section 3.530: Beach and Dune Overlay Zone apply to development of the properties to mitigate risk of hazard to life and property.

Staff concludes this criterion is met.

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

Findings: Applicant states the land is flat, is accessed by a County Road, no further improvements are needed to host campers and the campsites would be located in previously cleared fields which have no impacts on wetlands, streams or existing forest (Exhibit B).

Staff finds the subject properties are rectangle in shape and encompass approximately 31.12 acres together. The proposed primitive campground area of development encompasses approximately .37 total acres (Exhibits A and B).

As stated above recreational uses are predominant in the area with Sand Lake Recreation Area located roughly 1,400-feet east of the subject properties. (Exhibit A). The subject property is relatively flat with a densely vegetated exterior boundary. 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).

The wetlands present on the properties are not proposed to be in the development area (Exhibit B). Public comments from the Department of State Lands received March 18, 2024, state the proposed project will not require a state permit based on the submitted site plan and additional comments state a federal permit may be required by the US Army Corp of Engineers (Exhibit C).

Applicant provided comment that all activity will be on the subject properties (Exhibit B). The proposed development (Primitive Campground), including off-street parking, is expected to be accommodated within the boundaries of the subject property per the submitted site plan (Exhibit B).

The stream that meanders through a section of both properties bordering a portion of the proposed area of development on tax lot 1500. Public comments received by The Oregon Department of Fish and Wildlife (ODFW) recommending that if approved, no campsites are to be located within the riparian setback of the stream and should be situated as far from the stream as practical. Riparian vegetation shall not be impacted, and stream crossings would need ODFW fish passage review and approval prior to being implemented (Exhibit C). As a Condition of Approval, Applicant will be required to meet the requirements of TCLUO 4.140, 'Requirements for Protection of Water Quality and Streambank Stabilization'.

Public comments received by Tillamook County Environmental Health regarding a surface water source would require development of a state regulated system and an Environmental Health license (Exhibit C).

Staff finds that the subject property is suitable for a Primitive Campground based on its size, shape, availability of services, and other natural features. Staff finds that this criterion can be met through compliance with the Conditions of Approval.

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: Surrounding properties are zoned Farm (F-1), Forest (F), Small Farm and Woodlot (SFW-20), and Rural Residential 2-Acre (RR-2), consisting of a mix of uses ranging from agricultural, forestry and residential. Recreational activities also take place within this vicinity. The submitted site plan confirms all primitive campground improvements and uses are to be located within the boundaries of the subject properties (Exhibit B). Active farm uses are estimated to be located at least 1,000 feet away from the areas proposed to be developed as the primitive campground. As mentioned previously in this report, a vegetative buffer borders the subject properties providing separation from recreational and natural resource uses (Exhibit B). This buffer also serves as a barrier to minimize noise impacts from the primitive campground and minimizes visibility of campground improvements from the larger surrounding area. A condition of approval has been made to require landscaping and existing natural vegetation be maintained, as well as requirements for exterior lighting improvements and quiet hours.

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. This criterion is met through the Conditions of Approval.

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

Findings: Applicant states *there are none in the vicinity* (Exhibit B). Staff did not identify any solar energy systems, wind energy conversion systems or windmills in the area.

Staff conclude this criterion is 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 applicant commented that services will be provided by health, water and fire departments and that portable toilets will be professionally serviced by a local contractor (Exhibit B).

Long-established existing public facilities and services in this area include Nestucca Rural Fire District, Tillamook County Sheriff and Tillamook People's Utility District (PUD). As stated above Tillamook County Environmental Health states a surface water source would require development of a state regulated system and an Environmental Health license. Tillamook County Public Works proposes the road be vacated and an access easement be established for the two northern properties to prevent them from being landlocked (Exhibit C).

Staff finds the proposed use is timely and any requirements for service provider letters can be required through Conditions of Approval. Staff finds this criterion can be met by a Condition of Approval.

F. TCLUO SECTION 3.530: BEACH & DUNE OVERLAY (BD) ZONE

PURPOSE: *The purpose of the Beach and Dune Overlay Zone is to establish criteria and performance standards to direct and manage development and other activities in beach and dune areas in a manner that:*

- (a) Conserves, protects and, where appropriate, restores the resources and benefits of coastal beach and dune areas;*
- (b) Reduces the risks to life and property from natural and man-induced actions on these inherently dynamic landforms; and*
- (c) Ensures that the siting and design of development in beach and dune areas is consistent with Statewide Planning Goals 7 and 18, and the Hazards Element and Beaches and Dunes Element of the Tillamook County Comprehensive Plan.*

Risk is ever present in identified beach and dune areas. The provisions and requirements of this section are intended to provide for identification and assessment of risk from beach and dune natural hazards, and to establish standards that limit overall risk to the community from identified hazards to a level acceptable to the community. Development in identified hazard areas is subject to increased levels of risk, and these risks must be acknowledged and accepted by present and future property owners who proceed with development in these areas.

Findings: The subject property is located in an Older Stabilized Dune as identified in DOGAMI Open File Report O-20-04. Development is subject to the standards of TCLUO Section 3.530. Development of the property is subject to the application provisions outlined in TCLUO Section 3.530: Beach and Dune Overlay Zone.

Staff finds this criterion standards of TCLUO Section 3.530 can be met by a Condition of Approval.

G. TCLUOS 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.*
- (c) Twenty-five (25) feet from all other rivers and streams where the river or stream channel is greater than 15 feet in width.*
- (d) 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: There is a stream that meanders through a section of both subject properties (Exhibit A).

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

VI. 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. This approval is for a primitive campground consisting of a 6-site primitive campground as shown on the submitted site plan included in "Exhibit B" of this staff report dated June 7, 2024.
3. The property owner shall obtain all necessary structural, electrical, mechanical, and plumbing permits for the 6-site primitive campground.
4. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
5. Development will comply with the requirements and standards of TCLUO 3.002: Farm Zone (F-1), TCLUO Section 3.006: Small Farm and Woodlot Zone (SFW-20), TCLUO 3.004: Forest (F) Zone and TCLUO Section 5.040: Primitive Campground Standards.
6. Development shall comply with applicable provisions and development standards outlined in TCLUO Section 3.530: Beach and Dune Overlay (BD) Zone and Section 3.545: Shoreland Overlay (SH) Zone.
7. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
8. A vegetative buffer of native trees and vegetation or other natural features shall be created between campsites. The existing vegetation buffer of trees and understory vegetation shall be maintained along the perimeter boundaries of the subject properties. The applicant/property

owner shall submit a site plan to the Department at the time of Consolidated Building/Zoning Permit Application submittal depicting existing location of vegetative buffers (trees and shrubs) and any additional buffer improvements.

9. Time of stay shall not exceed a total of 30 days during any consecutive six-month period.
10. Artificial lighting shall not create or reflect substantial glare onto any adjacent residential properties, including artificial lighting along any access roads depicted on the site plan for the primitive campground.
11. The applicant/property owner shall work with the Tillamook County Public Works Department to satisfy the recommendations outlined in their letter dated February 28, 2024. A letter from the Tillamook County Public Works Department shall be provided to the Department at the time of Consolidated Building/Zoning Permit Application submittal.
12. The applicant/property owner shall obtain all necessary permits and licenses from the Tillamook County Department of Environmental Health. Documentation of licensing and permitting shall be submitted to the Department prior to operation of the 6-site primitive campground.
13. The applicant/property owner shall submit an updated letter from Nestucca Rural Fire District confirming service availability at time of Consolidated Building/Zoning Permit Application submittal.
14. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.

A covenant to the deed shall be required, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit D' shall be provided at the time of applying for Consolidated Building/Zoning Permit Application.

15. This approval shall be void on June 7, 2026, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

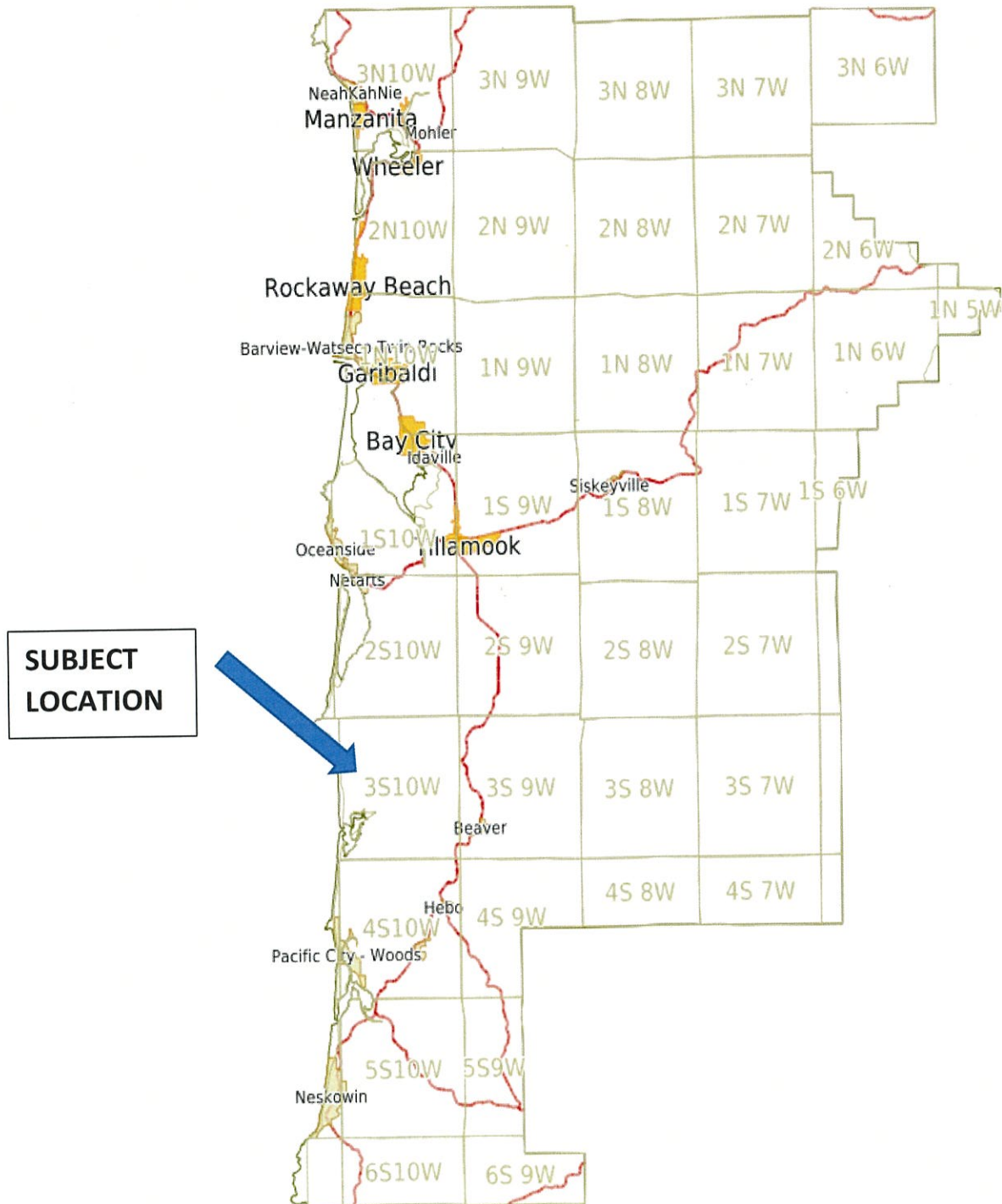
VIII. EXHIBITS

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. Public comments
- D. Covenant

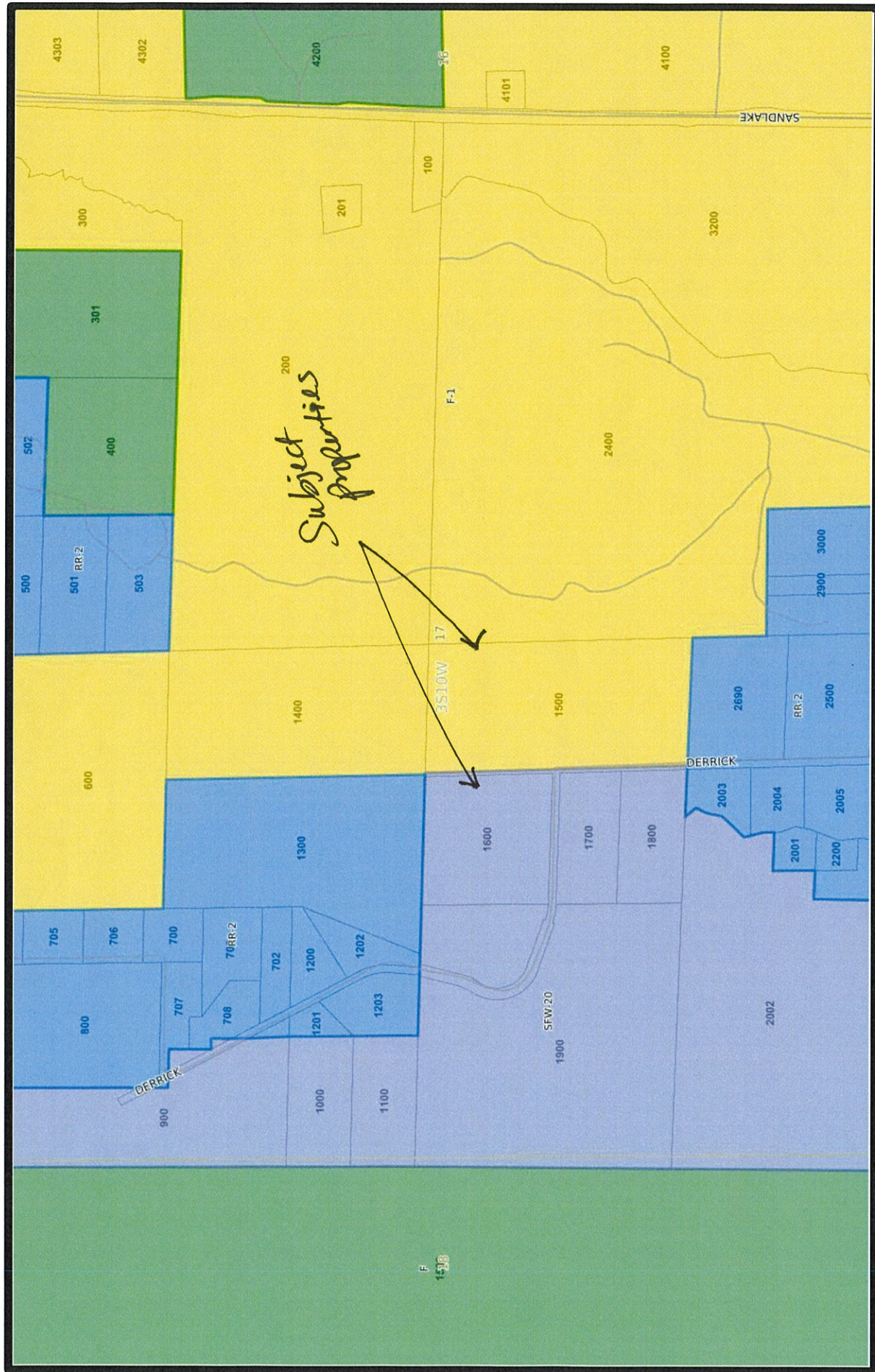
EXHIBIT A

VICINITY MAP

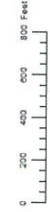


#851-23-000517-PLNG: Pratt

Map

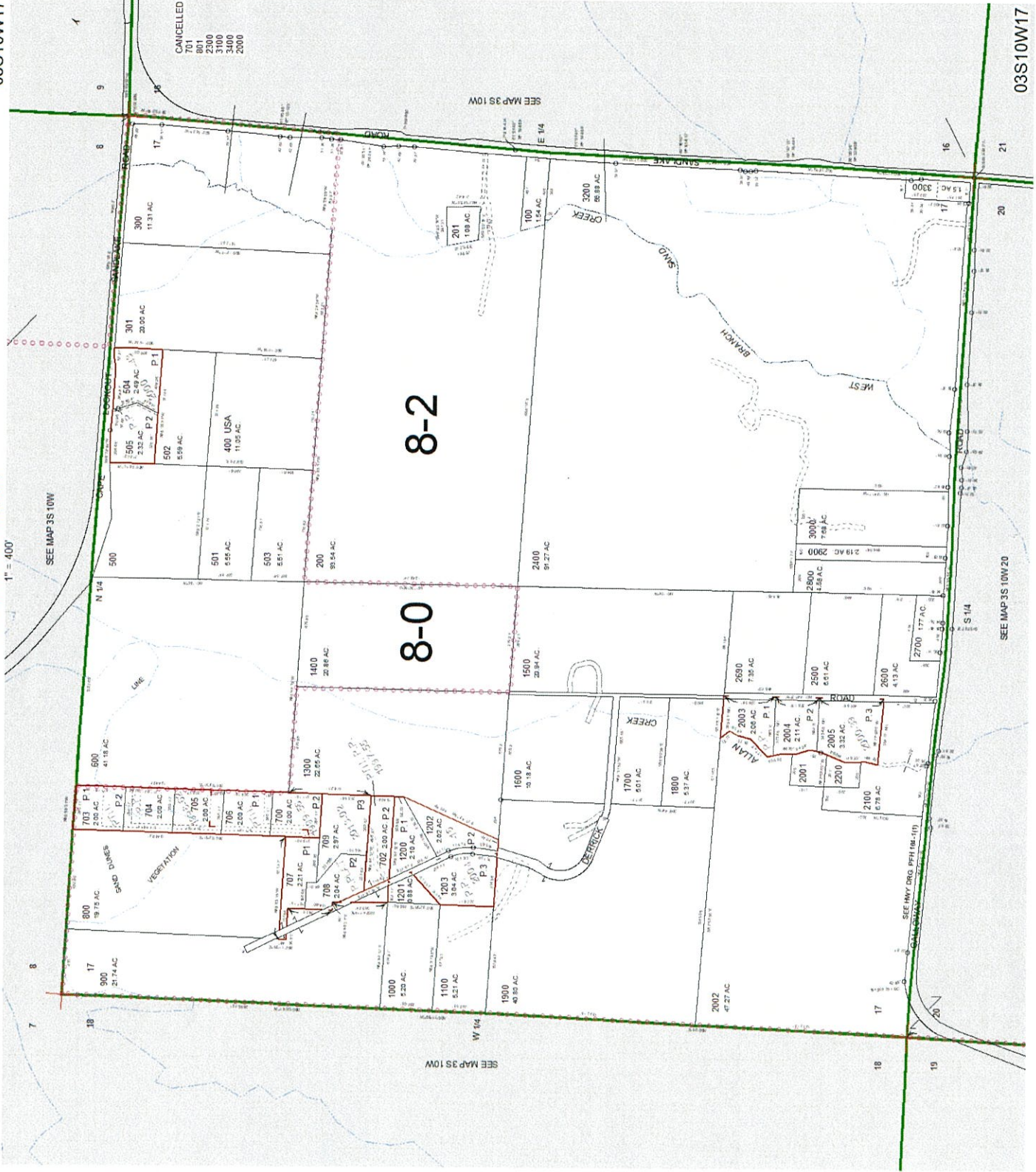


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SECTION 17 T.3S. R.10W. W.M.
TILLAMOOK COUNTY

03S10W17



03S10W17

Revised 09/07/20, WS

Tillamook County
2023 Real Property Assessment Report
 Account 216135

Map 3S10170001500
Code - Tax ID 0802 - 216135

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing PRATT, JESSE L &
 PRATT, TIMOTHY G & JILL
 20285 DERRICK RD
 CLOVERDALE OR 97112-9645

Deed Reference # 2022-5508
Sales Date/Price 08-30-2022 / \$740,000
Appraiser ELIZABETH LOFTIS

Property Class 641 MA SA NH
RMV Class 501 06 01 500

| Site | Situs Address | City |
|------|---------------|------|
|------|---------------|------|

| Value Summary | | | | | |
|------------------------|---------------|---------------|---------------|---------------|-------|
| Code Area | RMV | MAV | AV | RMV Exception | CPR % |
| 0802 Land | 87,950 | | Land | 0 | |
| Impr | 4,010 | | Impr | 0 | |
| Code Area Total | 91,960 | 65,230 | 14,095 | 0 | |
| Grand Total | 91,960 | 65,230 | 14,095 | 0 | |

| Land Breakdown | | | | | | | | | |
|------------------------|------|-------------------------------------|----|-----------|------------------------|---------|-----------------|------------|---------------|
| Code Area | ID # | RFPD | Ex | Plan Zone | Value Source | Trend % | Size | Land Class | Trended RMV |
| 0802 | 0 | <input checked="" type="checkbox"/> | | F-1 | Designated Forest Land | 100 | 5.00 AC | OC | 21,000 |
| | 0 | | | F-1 | Designated Forest Land | 100 | 15.94 AC | OC | 66,950 |
| Code Area Total | | | | | | | 20.94 AC | | 87,950 |

| Improvement Breakdown | | | | | | | | | |
|------------------------|------|------------|------------|---------------------------|---------|------------|------------|---------|--------------|
| Code Area | ID # | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |
| 0802 | 1 | 1900 | 372 | MACHINE SHED/LOAFING SHED | 106 | 325 | | | 4,010 |
| Code Area Total | | | | | | | 325 | | 4,010 |

| Exemptions / Special Assessments / Notations | | | | |
|--|----------------|--------------|--------------|--|
| Notations | Tax | Years | | |
| <ul style="list-style-type: none"> ■ FARMLAND - ZONED (NONUSE) - POTENTIAL TAX 308A.706 ADDED 2017 (5 acres in code 8.02, remainder in code 8.00)2016-17 - \$413.63 2015-16 - \$406.32 2014-15 - \$398.57 2013-14 - \$389.49 2012-13 - \$369.52 2011-12 - \$360.36 2010-11 - \$350.74 2009-10 - \$342.92 2008-09 - \$334.69 2007-08 - \$326.76 ■ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362 ADDED 2017 | | 3,693.00 | 10 | |
| Code Area 0802 | | | | |
| Fire Patrol | Amount | Acres | Year | |
| <ul style="list-style-type: none"> ■ FIRE PATROL SURCHARGE ■ FIRE PATROL NORTHWEST | 47.50 35.18 | 20.94 | 2023 2023 | |

Tillamook County
2023 Real Property Assessment Report
Account 216135

Comments

1/27/09 Moved Machine Shed from TL 1600 to this tax lot, 5.00 acres moved to code 8.02, added FPNW surcharge, added RMV to land.LM 01-05-11 Reappraisal, updated inventory, tabled values.ef
4/5/17 - Land reappraisal; tabled values. Size change per GIS acreage calculations. Confirmed with owner that there is no farming activity on the property. Disqualified all acreage from the EFU program, posted additional taxes, and applied exception on disqualified land. Owner requested roll-over into the Designated Forestland Program - all acreage qualifies. EJ.

Tillamook County
2023 Real Property Assessment Report
 Account 216153

Map 3S10170001600
Code - Tax ID 0802 - 216153

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing PRATT, JESSE L &
 PRATT, TIMOTHY G & JILL
 20285 DERRICK RD
 CLOVERDALE OR 97112-9645

Deed Reference # 2022-5508
Sales Date/Price 08-30-2022 / \$740,000
Appraiser ELIZABETH LOFTIS

Property Class 641 MA SA NH
RMV Class 401 06 AC 602

| Site | Situs Address | City |
|------|------------------|--------|
| 1 | 20285 DERRICK RD | COUNTY |

| Value Summary | | | | | | |
|------------------------|------|---------|---------|---------|---------------|-------|
| Code Area | | RMV | MAV | AV | RMV Exception | CPR % |
| 0802 | Land | 167,420 | | Land | 0 | |
| | Impr | 235,290 | | Impr | 0 | |
| Code Area Total | | 402,710 | 235,980 | 147,465 | 0 | |
| Grand Total | | 402,710 | 235,980 | 147,465 | 0 | |

| Land Breakdown | | | | | | | | | |
|------------------------|------|-------------------------------------|----|-----------|------------------------|---------|----------|------------|-------------|
| Code Area | ID # | RFPD | Ex | Plan Zone | Value Source | Trend % | Size | Land Class | Trended RMV |
| 0802 | 0 | | | SFW20 | Designated Forest Land | 113 | 5.18 AC | OC | 78,830 |
| | 2 | <input checked="" type="checkbox"/> | | SFW20 | Designated Forest Land | 113 | 4.00 AC | OC | 60,870 |
| | 1 | <input checked="" type="checkbox"/> | | SFW20 | Forest Site | 113 | 1.00 AC | SFR | 15,220 |
| | | | | | SA OSD | 100 | | | 12,500 |
| Code Area Total | | | | | | | 10.18 AC | | 167,420 |

| Improvement Breakdown | | | | | | | | | |
|------------------------|------|------------|------------|---------------------------|---------|------------|-----|---------|-------------|
| Code Area | ID # | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |
| 0802 | 1 | 1947 | 133 | One and 1/2 story | 110 | 1,692 | | | 226,210 |
| | 3 | 1900 | 372 | MACHINE SHED/LOAFING SHED | 110 | 1,080 | | | 2,940 |
| | 4 | 1900 | 345 | GENERAL PURPOSE BUILDING | 110 | 1,152 | | | 6,140 |
| Code Area Total | | | | | | 3,924 | | | 235,290 |

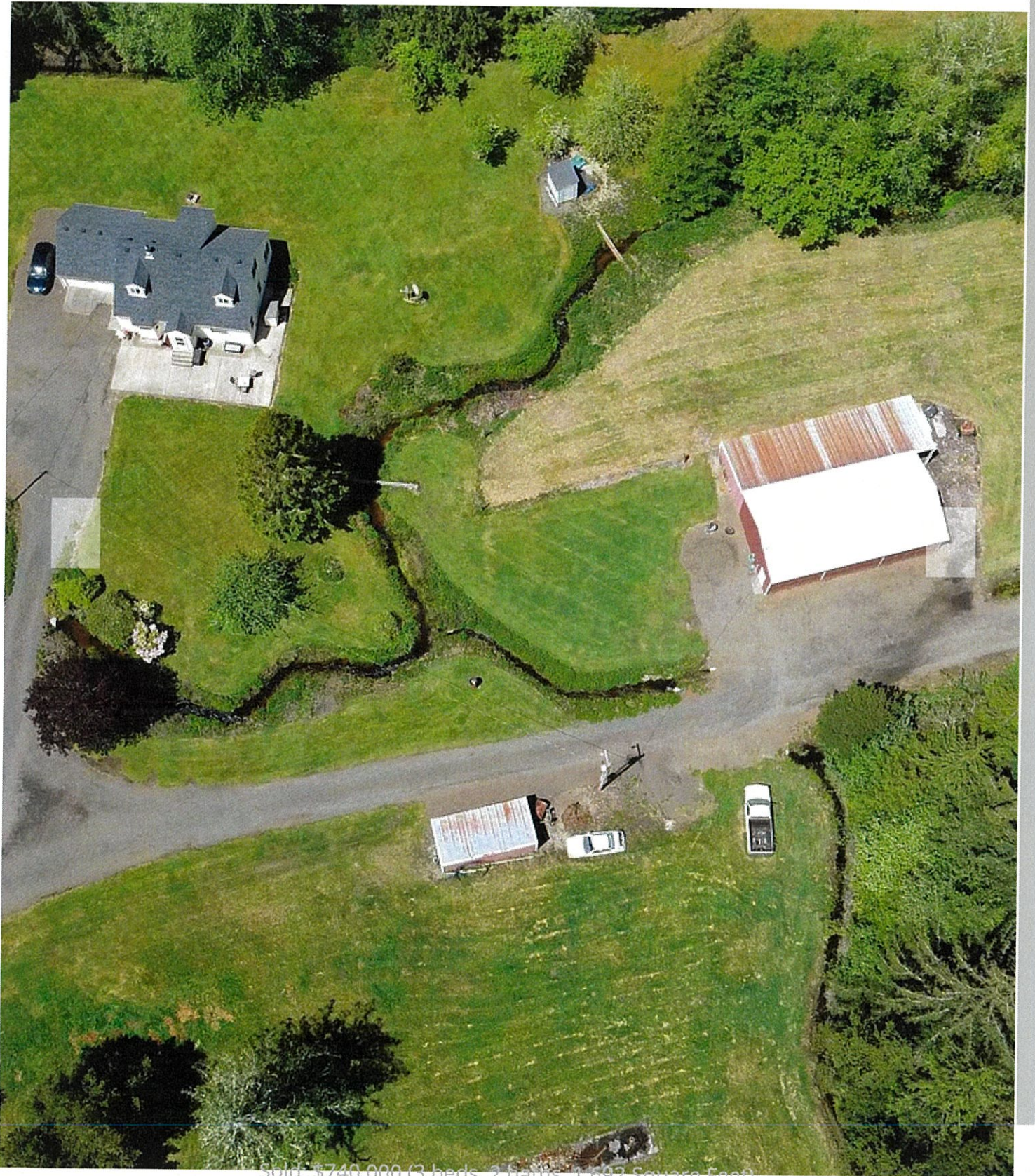
| Exemptions / Special Assessments / Notations | | | | |
|---|--|--------|-------|-----------|
| Code Area 0802 | | | | |
| Special Assessments | | | | |
| ▪ SOLID WASTE | | Amount | | Year Used |
| | | 12.00 | | 2023 |
| Fire Patrol | | | | |
| ▪ FIRE PATROL SURCHARGE | | Amount | Acres | Year |
| ▪ FIRE PATROL NORTHWEST | | 47.50 | | 2023 |
| | | 18.75 | 10.18 | 2023 |
| Notations | | | | |
| ▪ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362 ADDED 2017 | | | | |

Tillamook County
2023 Real Property Assessment Report
Account 216153

Comments

9/30/08 Entered inventory. KF 1/27/09 Moved Machine Shed to TL 1500, added RMV to land. LM 01/05/11 Reappraisal, updated inventory, tabled values.ef
4/7/17 - Land reappraisal; tabled values. Size change per GIS acreage calculations. Confirmed with owner that there is no farming activity on the property. Disqualified all acreage from the Non-EFU program for non-use, posted additional taxes and applied exception for disqualified land. Owner requested roll-over to the Designated Forestland Program - all acreage qualifies. Rolled Farm homesite to Forest homesite (meets acreage requirement along with taxlots 1400 and 1500). Recalculated Forest Homesite MSAV after reappraisal. EJ
7/8/20 Added FP per ODF. LM
07/28/2022 Removed expired non-exclusive farm use PAT. HT





Sold: \$740,000 (3 beds, 2 Baths, 1,692 Square Feet)

National Flood Hazard Layer FIRMette

123°56'32"W 45°18'52"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- 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 *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs *Zone*
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

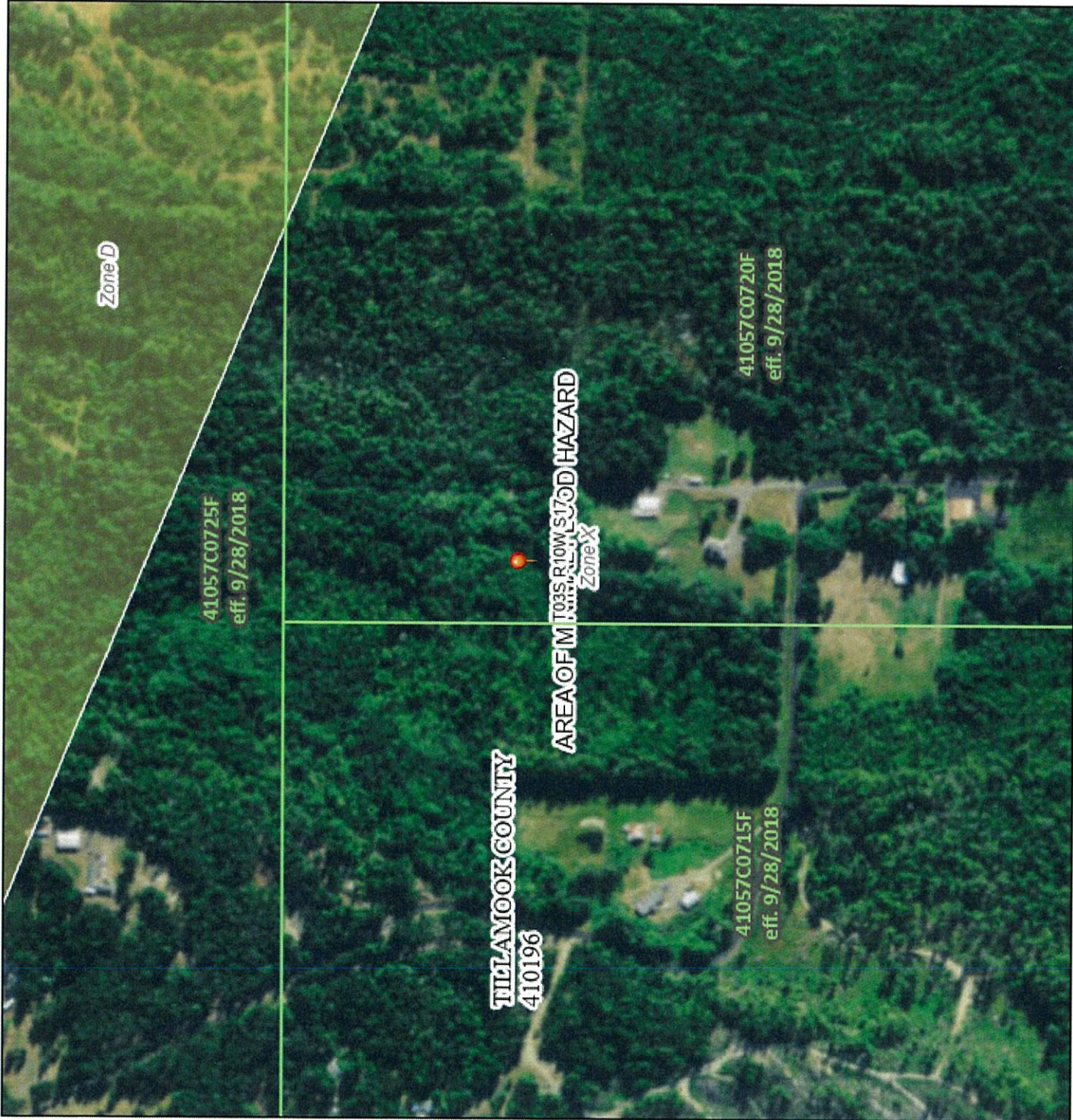
- Digital Data Available
- No Digital Data Available
- Unmapped

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 4/4/2024 at 12:25 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°55'54"W 45°18'26"N

1:6,000

2,000

1,500

1,000

500

0

Feet

Statewide Wetlands Inventory

R4SBG

R3SBG

PFOB

PSSC

3S 10W

PEM1C

R2UBH

PFOB

PFOB



Townships



LWI Study Area



BASEDAT.DBO.NHDPoint

BASEDAT.DBO.NHDFlowline



Perennial



Intermittent



Ephemeral



Unknown



Canal/Ditch

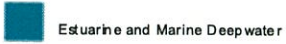


BASEDAT.DBO.NHDArea

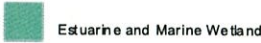


BASEDAT.DBO.NHDWaterbody

Wetlands



Estuarine and Marine Deepwater



Estuarine and Marine Wetland



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



Freshwater Pond



Lake

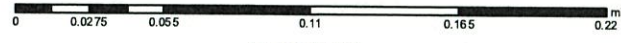


Riverine



SWI Agate-Wino Soils

R. Souther, 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. Saunhein 2013



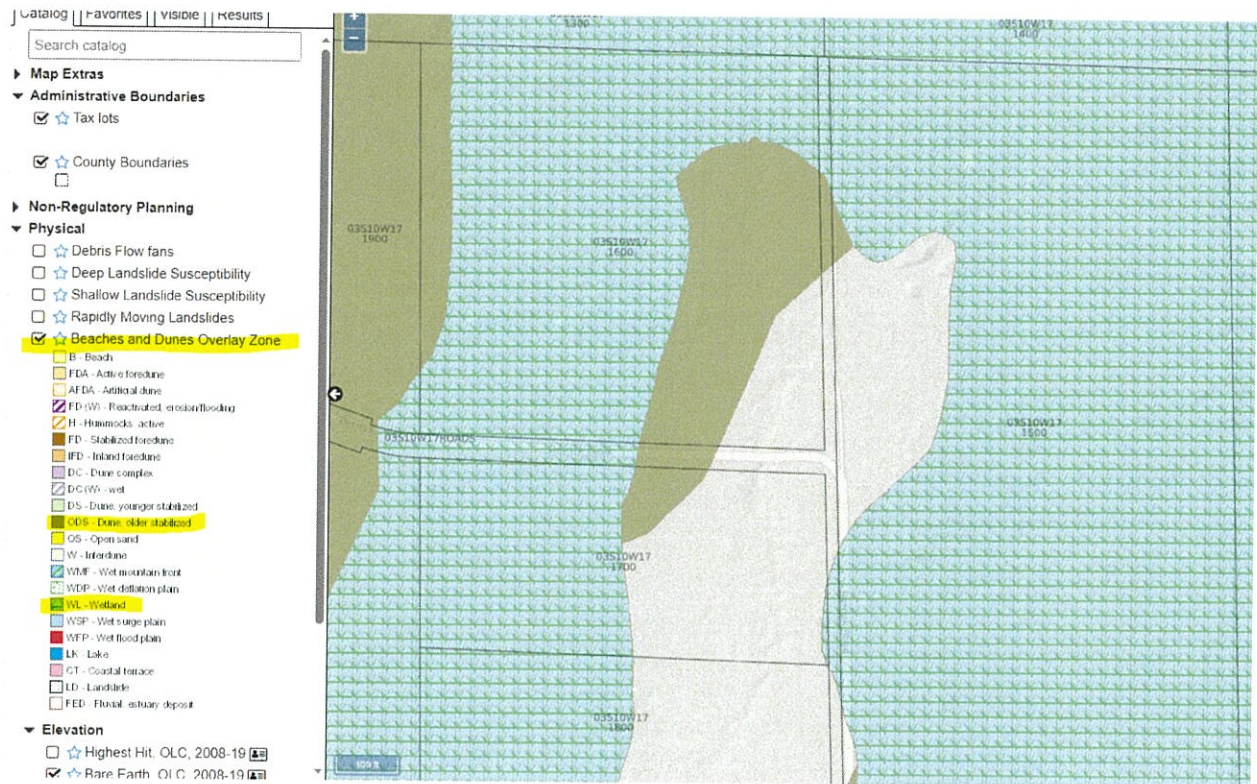
1 inch = 0.07 miles

Date: 4/4/2

N



Beach and Dune Overlay Zone



Geologic Hazard Area

Zoom to Full Screen Measure Print Full Screen State Over

Catalog Favorites Visible Results

Search catalog

- ▶ Map Extras
- ▶ Administrative Boundaries
 - ☆ Tax lots
 - ☆ County Boundaries
- ▶ Non-Regulatory Planning
- ▶ Physical
 - ☆ Debris Flow fans
 - ☆ Deep Landslide Susceptibility
 - ☆ **Shallow Landslide Susceptibility**
 - ☆ Rapidly Moving Landslides
 - ☆ Beaches and Dunes Overlay Zone
- ▼ Elevation
 - ☆ Highest Hit, OLC, 2008-19
 - ☆ Bare Earth, OLC, 2008-19
- ▶ Aerial Photos
 - ▶ State Imagery
 - ▶ World Imagery
- ▶ Basemaps
 - ▼ Carto
 - ☆ Light
 - ☆ Voyager
 - ▶ Esri

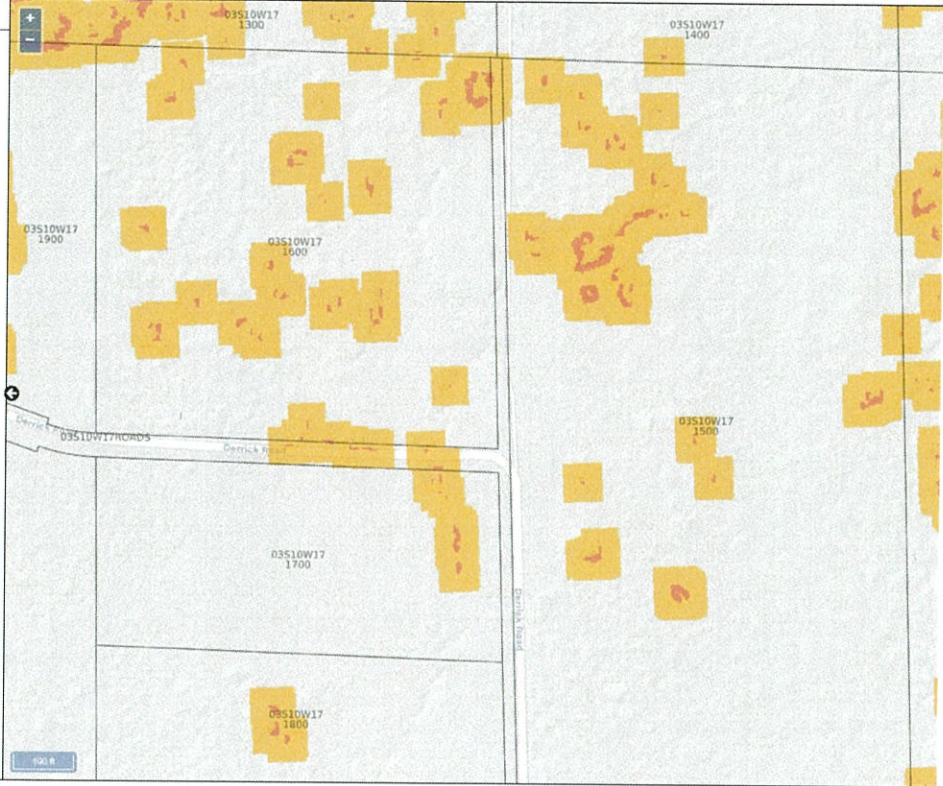


EXHIBIT B

3410 3411



Tillamook County Department of Community Development
1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

| OFFICE USE ONLY | |
|-----------------------------------|---------------------------------|
| Date Stamp | |
| RECEIVED | |
| NOV 06 2023 | |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Received by: | |
| Receipt #: 134862 | |
| Fees: 1365 | |
| Permit No: 85123 - 000517-PLNG | |

Applicant (Check Box if Same as Property Owner)

Name: JESSE PRATT Phone: 541-390-6972
Address: 20285 DERRICK RD.
City: CLOVERDALE State: OR Zip: 97112
Email: TIMBERSANDS@GMAIL.COM

Property Owner

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

Request: PRIMITIVE CAMPGROUND # sites - 6 SITES

- | Type II | Type III | Type IV |
|--|--|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Appeal of Director's Decision | |
| <input checked="" type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance Amendment | <input type="checkbox"/> Plan and/or Code Text 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: 20285 Derrick Road
Map Number: 35 10 17 1400 1600 1500
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.

Property Owner Signature (Required) _____ Date 6/23/23
Applicant Signature _____ Date _____

In addition, TCLUO Section 3.002(5)

1. The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

This will have zero effect on surrounding agriculture or logging, all activity is on my personal property and the distance to any surrounding operations is exceptional.

2. The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

There will be no effect to surrounding farm or forest practices.

(8) CONDITIONAL USE REVIEW CRITERIA:

A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

(9)

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

It will force no change whatsoever.

2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

It will create no increased fire hazard or suppression costs. Any campfire activity will be approved by Nestucca Fire Department.

3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

I will.

Request #851-23-000517-PLNG
Jesse Pratt 20285 Derrick Rd. Cloverdale OR 97112
Timbersands@gmail.com 541-390-6972

3510 17
1600

SECTION 5.040: PRIMITIVE CAMPGROUND STANDARDS

PURPOSE

The purpose of the PRIMITIVE CAMPGROUND STANDARDS is to insure that each new or enlarged campground provides the necessary facilities, sites, amenities, and other requirements in the interest of preserving the public safety, health, and general welfare, and that such developments provide a quality camping opportunity for visitors to the County.

A PRIMITIVE CAMPGROUND is a designated place where four or more campsites are located for occupancy by camping units on a temporary basis for recreation, education or vacation purposes. A PRIMITIVE CAMPGROUND is predominantly an unattended facility which is established to accommodate recreational vehicles, tents, or bicycle uses for a period of time not to exceed two weeks in any given four weekperiod.

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. Flood Plain, Geologic Hazard zone, riparian vegetation.

A campground shall be built to State standards and shall comply with the following provisions:

1. (1) The total area utilized for campsites and access shall not exceed 60% of the total area of the campground.

The total campsite areas will be less than 15,000 sq ft, the total campground area is 52 acres.

2. (2) Each space shall be a minimum of 1,200 square feet.

Each space will be greater than 1,200 square feet, see map

3. (3) Each campsite shall be provided with a fire pit or ring.

Yes, see map

4. (4) Tables shall be provided at all campsites.

Yes, see map

5. (5) Natural vegetation or landscaping surrounding campsites shall remain intact.

Yes, see map

6. (6) Trash cans may be provided in convenient locations for the use of guests of the park, may be located in such number, and may be of such capacity that there is no uncovered accumulation of trash at any time.

Yes, any and all cans will be secure with lids and emptied properly when needed.

7. (7) A house, mobile home or manufactured home may be located within the campground for the owner, manager or caretaker of the campground.

Ok

8. (8) Other camp-related buildings may be permitted, if approved through the Conditional Use process.

Ok

9. (9) No recreational vehicle, tent, or other building or structure shall be within 20 feet of any propertyline.

All sites are over 20 feet from any property line.

10. (10) Access and interior roadways must be approved by the County Public Works Department.

Access is from an existing county road (Derrick Rd.) No further interior roadways are needed.

11. (11) The campground may be adequately screened with vegetation and/or natural features around its exterior boundary lines.

Ok

12. (12) Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use or permit approval.

There will be no new structures constructed at this time.

13. (13) All PRIMITIVE 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:

N/A

Jesse Pratt 20285 Derrick Rd. Cloverdale, OR 97712 541-390-6972

The following is my written review criteria for a conditional use, primitive campground on my three tax lots in Cloverdale. I have answered all articles to the best of my abilities and apologize for anything that is missing. This is my first time going through this sort of process.

SECTION 6.040: REVIEW CRITERIA

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

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

My tax lots are comprised of one SFW20 (10.18 acres) and two Farm (20.94 and 20.86 acres) Conditional use is allowed on both of these zonings.

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

The goal is to allow recreational camping to be enjoyed by the public.

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

The parcels are suitable for the desired use, the land is flat and accessed by a county road. No further improvements are needed to host campers. The campsites will be located in previously cleared fields which have no impacts on wetlands, streams or existing forest.

4. (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.

The proposed campground will have no effect on neighboring properties. All activity will be on my land listed above. The area is comprised of large lots of lands, I have no houses or farm activity bordering the camping areas.

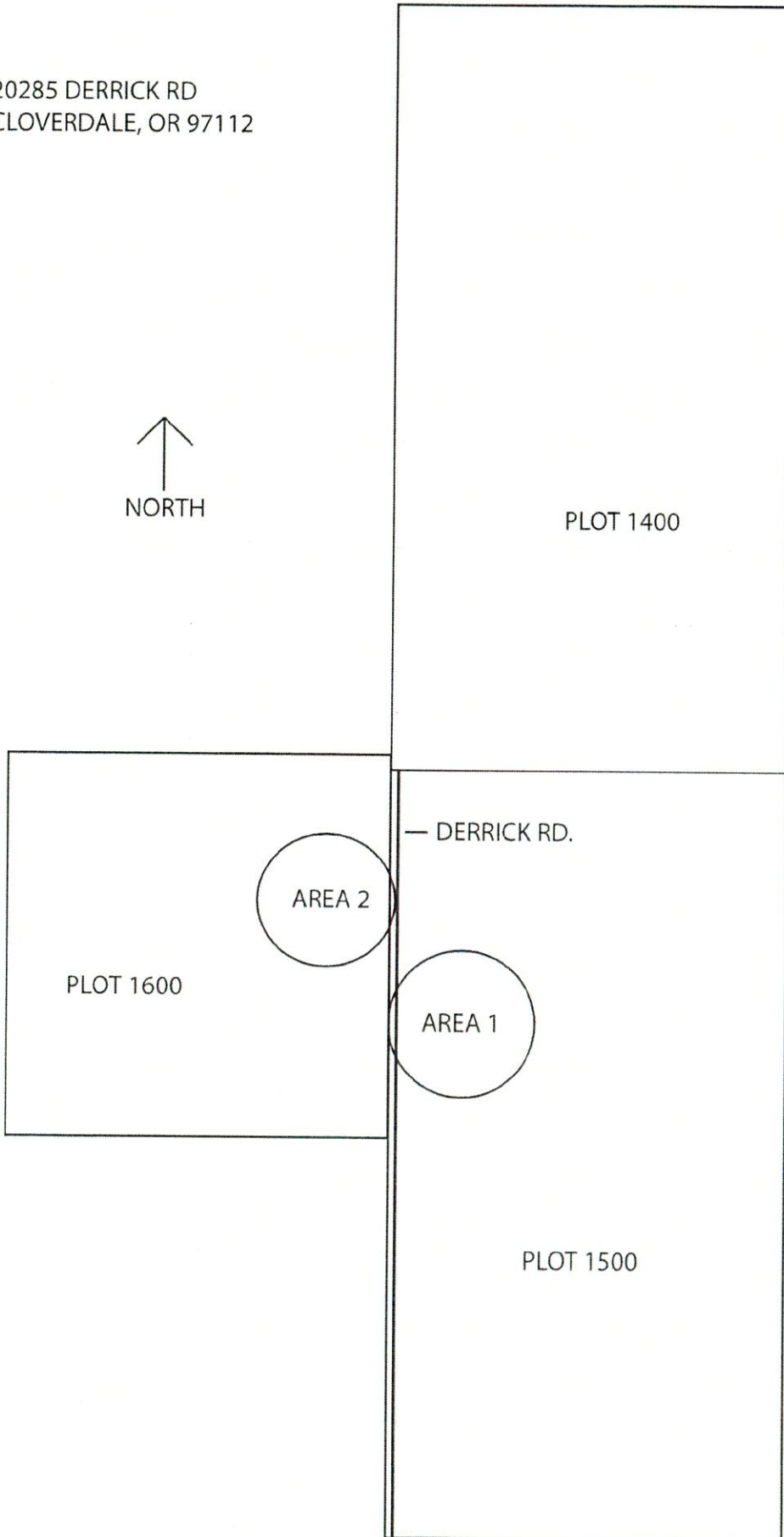
5. (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

There are none in the vicinity.

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

All services provided will be approved by health, water and fire departments, including access to sites. Portable toilets will be professionally serviced by a local contractor.

20285 DERRICK RD
CLOVERDALE, OR 97112



Sheila Shoemaker

From: Timber Sands <timbersands@gmail.com>
Sent: Saturday, December 23, 2023 2:15 PM
To: Sheila Shoemaker; Sheila Shoemaker
Subject: EXTERNAL: Conditional use DERRICK RD
Attachments: SECTION 5.docx; OVERVIEW.pdf; AREA1.pdf; AREA2.pdf

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

Hello again Sheila!

I think I have put together the rest of the information for my conditional use request #851-000517-PLNG

Attached is my Findings for section 5.040 as well as a more detailed site map with the expanded areas which I hope helps show what my plan is.

Please let me know if I need to make any changes or add anything.

Thank you for all the help,
Jesse Pratt
541-390-6972

AREA 1 EXPANDED

FP FIRE PIT

PT PICNIC TABLE

EV EXISTING VEGETATION

EXISTING GRAVEL DERRICK RD.

190'



PORTABLE TOILET



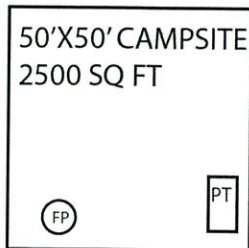
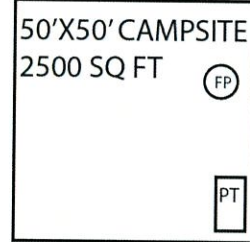
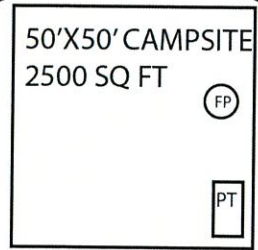
TRASH CANS



PORTABLE TOILET

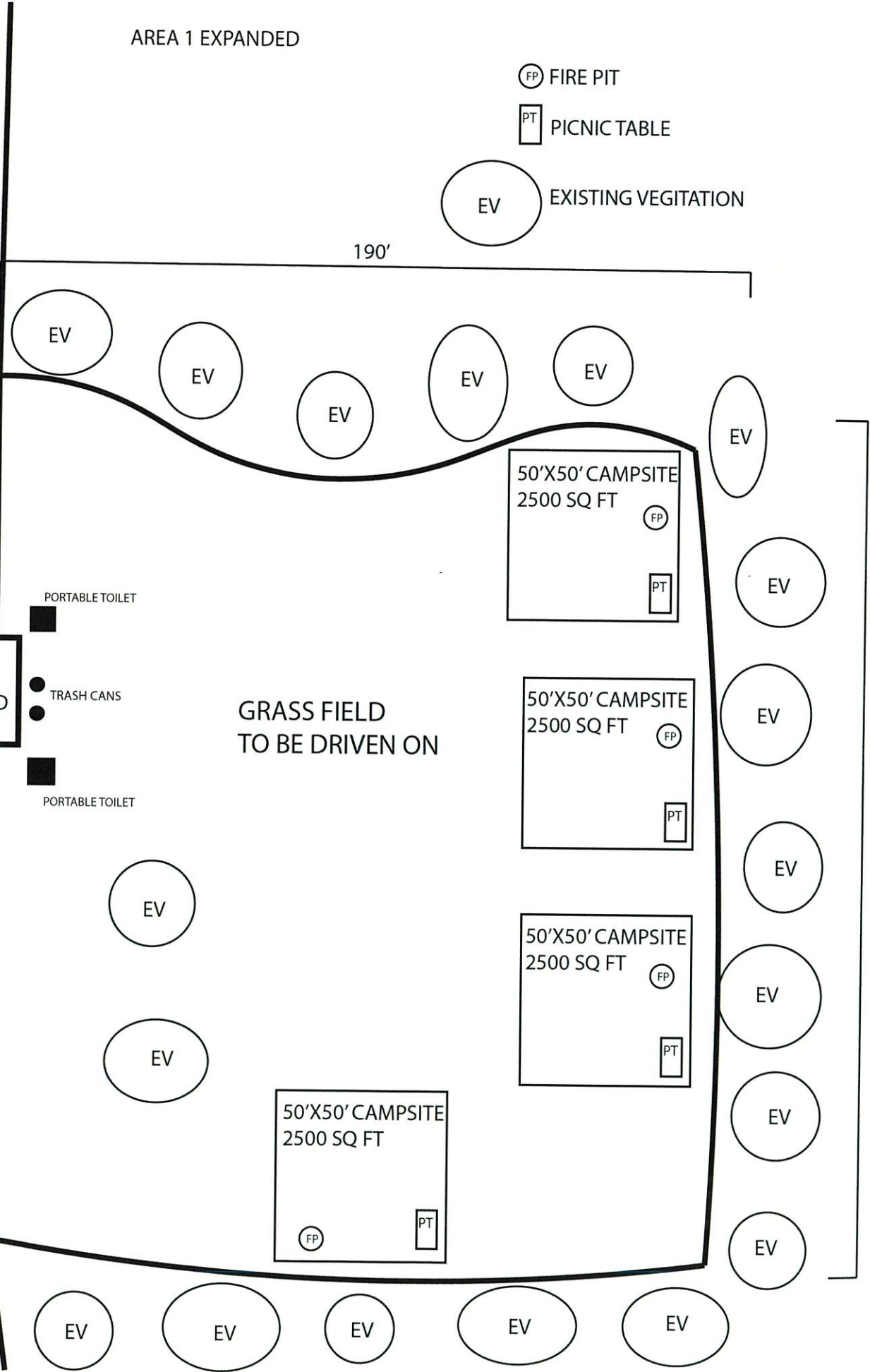


GRASS FIELD
TO BE DRIVEN ON



EXISTING GRAVEL
COUNTY ROAD
DERRICK RD.

250'

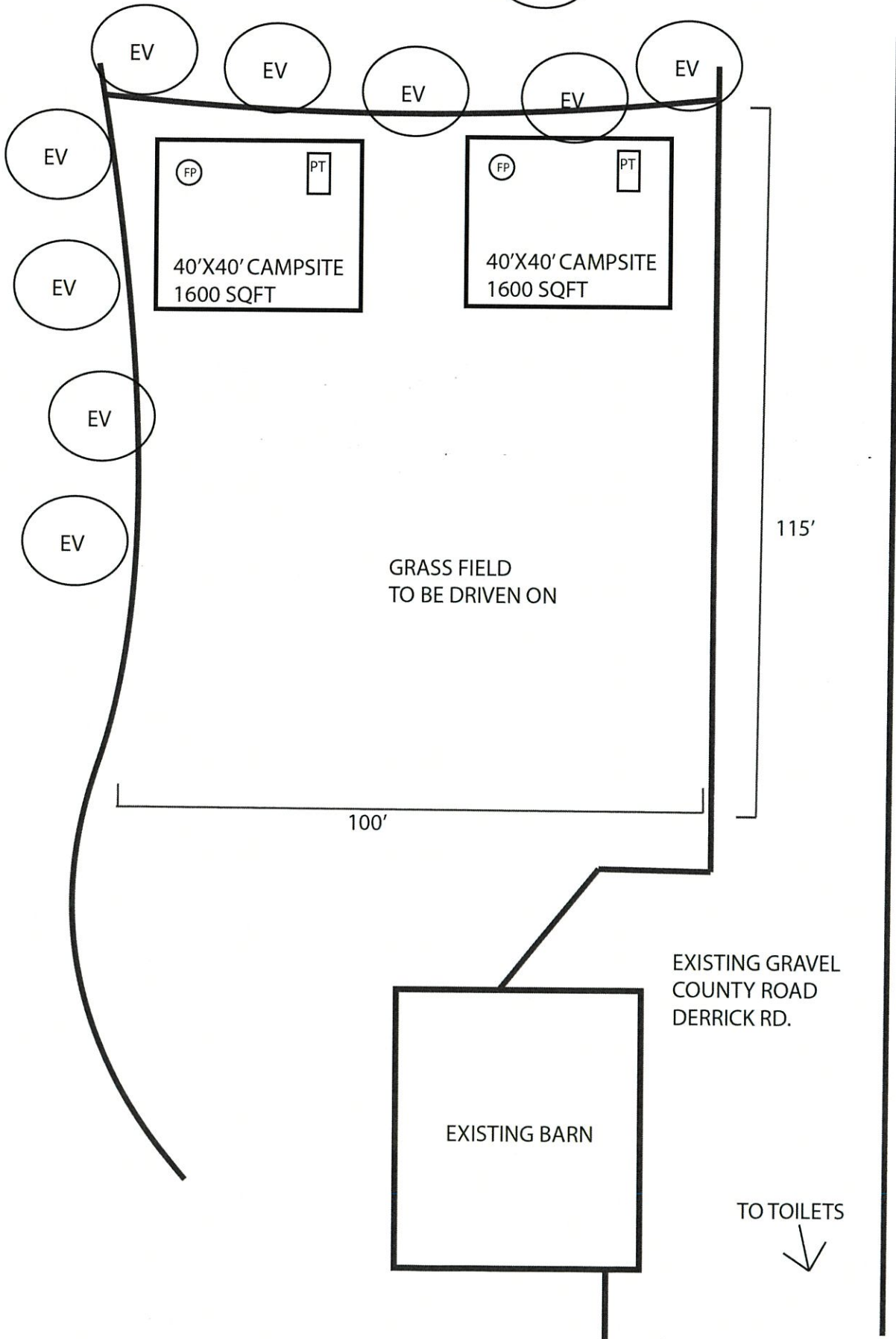


AREA 2 EXPANDED

PT PICNIC TABLE

FP FIRE PIT

EV EXISTING VEGETATION



Request #851-23-000517-PLNG
Jesse Pratt 20285 Derrick Rd. Cloverdale OR 97112
Timbersands@gmail.com 541-390-6972

SECTION 5.040: PRIMITIVE CAMPGROUND STANDARDS

PURPOSE

The purpose of the PRIMITIVE CAMPGROUND STANDARDS is to insure that each new or enlarged campground provides the necessary facilities, sites, amenities, and other requirements in the interest of preserving the public safety, health, and general welfare, and that such developments provide a quality camping opportunity for visitors to the County.

A PRIMITIVE CAMPGROUND is a designated place where four or more campsites are located for occupancy by camping units on a temporary basis for recreation, education or vacation purposes. A PRIMITIVE CAMPGROUND is predominantly an unattended facility which is established to accommodate recreational vehicles, tents, or bicycle uses for a period of time not to exceed two weeks in any given four weekperiod.

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. Flood Plain, Geologic Hazard zone, riparian vegetation.

A campground shall be built to State standards and shall comply with the following provisions:

1. (1) The total area utilized for campsites and access shall not exceed 60% of the total area of the campground.

The total campsite areas will be less than 15,000 sq ft, the total campground area is 52 acres.

2. (2) Each space shall be a minimum of 1,200 square feet.

Each space will be greater than 1,200 square feet, see map

3. (3) Each campsite shall be provided with a fire pit or ring.

Yes, see map

4. (4) Tables shall be provided at all campsites.

Yes, see map

5. (5) Natural vegetation or landscaping surrounding campsites shall remain intact.

Yes, see map

6. (6) Trash cans may be provided in convenient locations for the use of guests of the park, may be located in such number, and may be of such capacity that there is no uncovered accumulation of trash at any time.

Yes, any and all cans will be secure with lids and emptied properly when needed.

7. (7) A house, mobile home or manufactured home may be located within the campground for the owner, manager or caretaker of the campground.

Ok

8. (8) Other camp-related buildings may be permitted, if approved through the Conditional Use process.

Ok

9. (9) No recreational vehicle, tent, or other building or structure shall be within 20 feet of any propertyline.

All sites are over 20 feet from any property line.

10. (10) Access and interior roadways must be approved by the County Public Works Department.

Access is from an existing county road (Derrick Rd.) No further interior roadways are needed.

11. (11) The campground may be adequately screened with vegetation and/or natural features around its exterior boundary lines.

Ok

12. (12) Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use or permit approval.

There will be no new structures constructed at this time.

13. (13) All PRIMITIVE 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:

N/A

Sheila Shoemaker

From: Sheila Shoemaker <sshoemak@co.tillamook.or.us>
Sent: Friday, December 29, 2023 9:24 AM
To: Timber Sands
Cc: Jasper Lind; Nestucca Rural Fire (joeder@nrfd.com); Chris Laity; Jaime Craig
Subject: RE: EXTERNAL: Conditional use DERRICK RD
Attachments: SECTION 5.docx; OVERVIEW.pdf; AREA1.pdf; AREA2.pdf

Good morning Jesse,

Thanks for sending over the additional information. I had the opportunity to look over the attachments late yesterday. If you can provide a brief description of what existing natural vegetation and landscaping surrounding the campsites (trees, bushes, fence, etc.). Also, the site plans attached indicate "grass field to be driven on" the roadways or walking paths will need to be depicted as well as access/driveway location and parking spaces. This is important for emergency response. I've copied Chief Jim Oeder at Nestucca Fire and the County Public Works department to assist with questions and guidance. Also copied is Jaime Craig, Environmental Health Manager for questions and guidance too.

Sincerely,



Sheila Shoemaker | Land Use Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3123
Sheila.Shoemaker@tillamookcounty.gov

***Please make note: NEW EMAIL ADDRESS effective immediately.**

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 are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

From: Timber Sands <timbersands@gmail.com>
Sent: Saturday, December 23, 2023 2:15 PM
To: Sheila Shoemaker <sshoemak@co.tillamook.or.us>; Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>
Subject: EXTERNAL: Conditional use DERRICK RD

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

Hello again Sheila!

I think I have put together the rest of the information for my conditional use request #851-000517-PLNG

Attached is my Findings for section 5.040 as well as a more detailed site map with the expanded areas which I hope helps show what my plan is.

Please let me know if I need to make any changes or add anything.

Thank you for all the help,
Jesse Pratt
541-390-6972



NESTUCCA RURAL FIRE PROTECTION DISTRICT
30710 Highway 101 South
Cloverdale, Oregon 97112

Fire District Review & Approval Form

This form must be completed and signed by the local Fire Protection District prior to applying for a Building Permit or
Manufactured Dwelling Placement Permit.

Proposed Development/Construction/Location 3S 10W 17 1600

Water Source: Water District
 x Well * Creek * Spring *

* You will need to provide documentation from the Water Resources Department showing the gallons per minute (GPM) available to your property and a copy of your Well Report or Residential Water Right to your water source. **No hydrant GPM information provided**

***** **Fire District to complete information below** *****

1. Review of road access for fire district use to the property resulted in the following:

- The road access is passable for Emergency Vehicles
 Road Gradient is less than 10% Road width clearance of 20'
 Road Gradient is between 10-15% Road height clearance of 13'6"
 The road access is not passable for Emergency Vehicles
 Road Gradient is greater than 15% Private Bridge does not meet GVW
 Road does not have required turnarounds or pullouts

Recommendations: **Community Development will determine needs**

2. Review of water supply for fire district use to the property resulted in the following:

- There is adequate water available to the property for Fire Suppression
 Residence is within 1,000' of hydrant Available water per NFPA 1142
 Sprinkler system installation Fire wall installation to reduce size
 There is not adequate water available to the property for Fire Suppression
 Square footage of residence exceeds available water for both NFPA 1142 and/or 2004 OFC,
Appendix B

Recommendations: **Follow All IBC & OFC Codes as determined by TCCD**

3. Action Taken:

- I have reviewed the information regarding the property listed above.

*****Failure to follow codes may inhibit the ability to provide suppression*****

Printed Name: James Oeder

Title: Fire Chief

Signature *James Oeder*

Date: 01/03/2024



Jim Oeder <joeder@nrfpd.com>

Sand lake campground.

2 messages

Timber Sands <timbersands@gmail.com>
To: joeder@nrfpd.com

Sat, Dec 30, 2023 at 12:48 PM

Hello,

I am working on getting a conditional use permit for my property in sand lake for a primitive campground. It sounds like the county would like your opinion on my proposed access to the camp sites. Is there a time we could schedule to have you look at what I have planned so I could submit the fire departments approval to the county? The address is 20285 Derrick rd.

Thank you,
Jesse Pratt
541-390-6972

Jim Oeder <joeder@nrfpd.com>
To: Timber Sands <timbersands@gmail.com>

Tue, Jan 2, 2024 at 9:09 AM

My schedule is open on Wednesday let me know what would work for you.

James Oeder
Fire Chief
Nestucca RFPD
503-392-3313 office
503-812-2422 cell
joeder@nrfpd.com

[Quoted text hidden]

Sheila Shoemaker

From: Timber Sands <timbersands@gmail.com>
Sent: Monday, February 5, 2024 9:57 AM
To: Sheila Shoemaker
Subject: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Conditional use DERRICK RD
Attachments: SITEMAP.jpg; SITEMAP2.jpg

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

Hello again Sheila,

I updated my maps to show access to the sites, all parking is within the camp sites. The fire department said all the access and walking looked good for them. Jaime from the health department and I are on the same page but she told me to wait to submit their application until I have the county approval. Public works also gave me the go ahead and said they would send you an e-mail.

Please let me know if you need anything else or how we can get this into motion.

Thank you,
Jesse

On Wed, Jan 17, 2024 at 2:32 PM Sheila Shoemaker <sshoemak@co.tillamook.or.us> wrote:

Thank you Jesse. I go the attached fire letter and will keep the email and letter in the Conditional Use file awaiting the additional information.

Sincerely,



Sheila Shoemaker | Land Use Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x 3123

Sheila.Shoemaker@tillamookcounty.gov

***Please make note: NEW EMAIL ADDRESS effective immediately.**

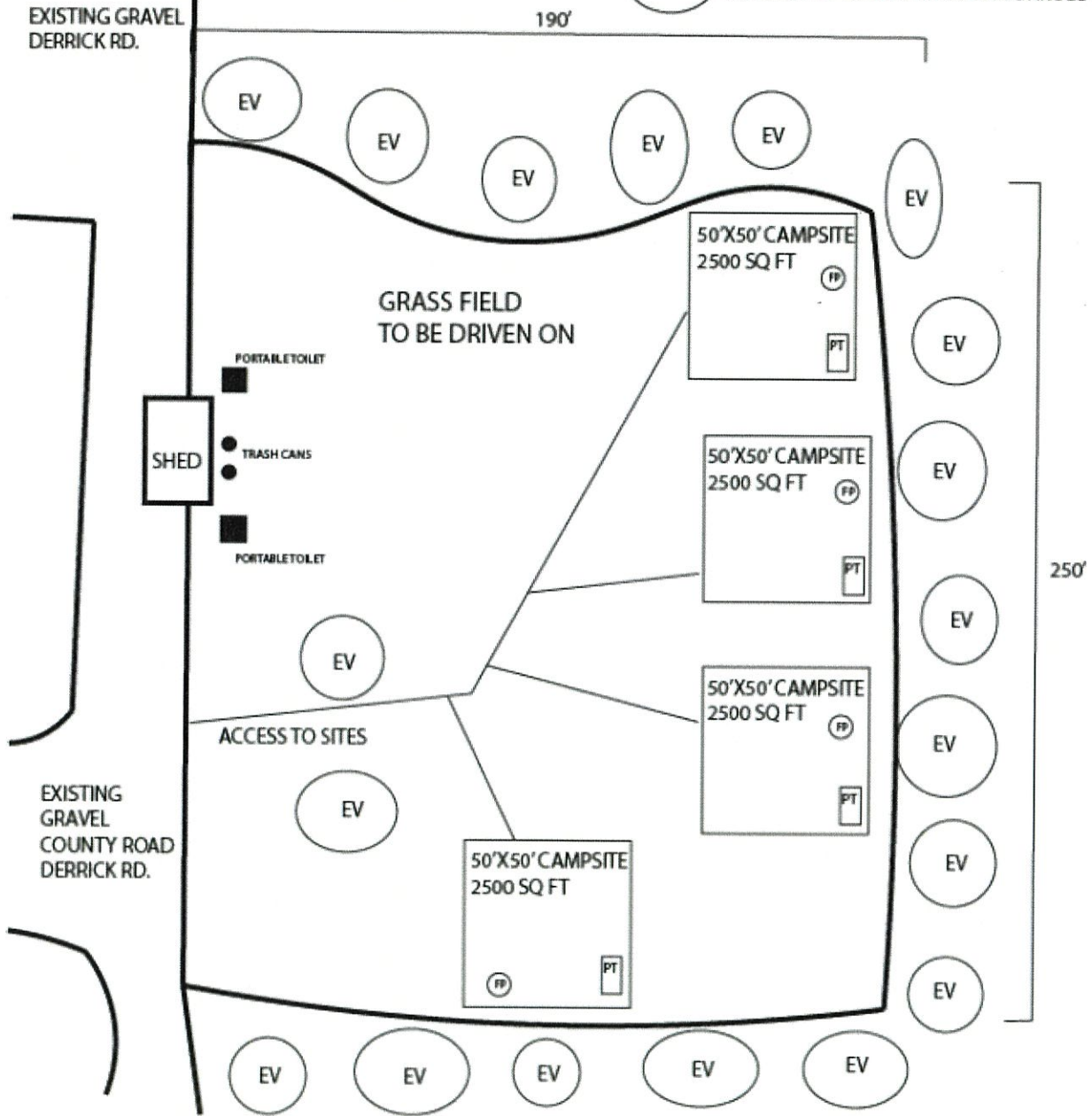
AREA 1 EXPANDED

ALL PARKING WILL BE WITHIN CAMP SITES

FP FIRE PIT

PT PICNIC TABLE

EV EXISTING VEGETATION
CONSISTS OF NATIVE TREES AND SHRUBS



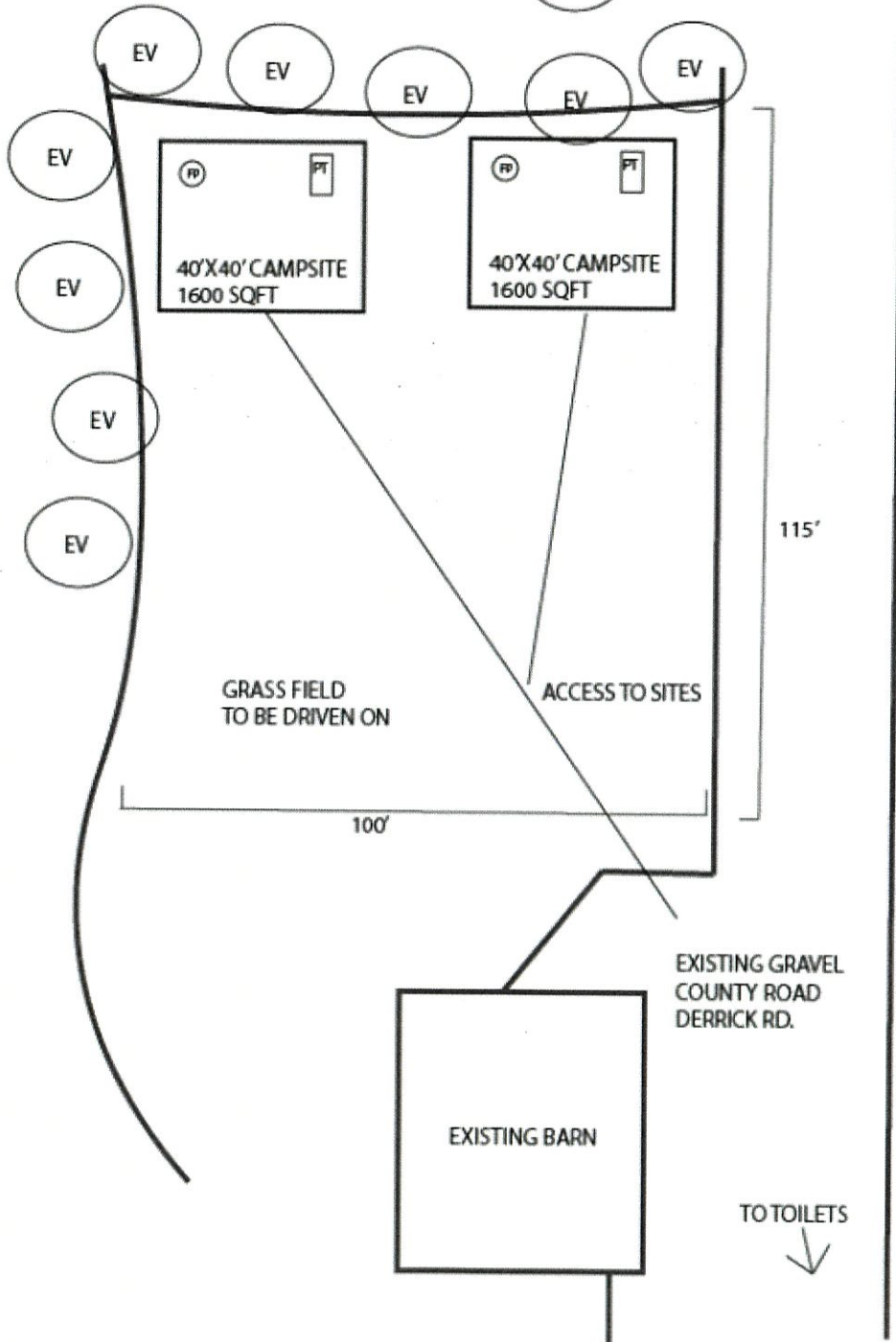
AREA 2 EXPANDED

PT PICNIC TABLE

FP FIRE PIT

ALL PARKING WILL BE WITHIN CAMP SITES

EV EXISTING VEGETATION
CONSISTING OF NATIVE TREES AND SHRUBS



Sheila Shoemaker

From: Timber Sands <timbersands@gmail.com>
Sent: Thursday, February 15, 2024 11:06 AM
To: Sheila Shoemaker
Subject: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Conditional use DERRICK RD

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

Correct, 1500 and 1600

Thank you,
Jesse

On Thu, Feb 15, 2024 at 9:20 AM Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov> wrote:

Hello Jesse,

Just to confirm the request is for tax lots 1500 and 1600? Not to include tax lot 1400.

Sincerely,



Sheila Shoemaker | Land Use Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x 3123

Sheila.Shoemaker@tillamookcounty.gov

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

From: Timber Sands <timbersands@gmail.com>
Sent: Wednesday, February 14, 2024 12:20 PM
To: Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>
Subject: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Conditional use DERRICK RD

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

Well I originally thought I was going to be able to expand into the forest but it seems like I will not be able to put any sites in what is deemed "wetlands" So likely tax lot 1400 will be irrelevant.

On Mon, Feb 12, 2024 at 1:03 PM Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov> wrote:

Hello Jesse,

I'm reviewing your information once more before sending out the notice. On your written review criteria, it indicates your requesting a primitive campground on all three tax lots. The site plans attached indicate only tax lots 1600 and 1500. Is tax lot 1400 to be used as part of the primitive campground, if so what is the plan for development on tax lot 1400?

EXHIBIT C



Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Responsible Jurisdiction

* City of County of **Municipality*** **Date***
TILLAMOOK COUNTY 2/16/2024

Staff Contact

First Name* Sheila **Last Name*** Shoemaker
Phone* (?) 503-842-3408 **Email*** sheila.shoemaker@tillamookcounty.gov

Applicant

First Name* Jesse **Last Name*** Pratt

Applicant Organization Name
(if applicable)

Mailing Address*

Street Address
20285 Derrick Rd
Address Line 2
City
Cloverdale
Postal / Zip Code
97112

State
OR
Country
Tillamook

Phone (?) 541-390-6972 **Email (?)** timbersands@gmail.com

Is the Property Owner name and address the same as the Applicant?*

No Yes

Activity Location

Township* (?)

03S

Range* (?)

10W

Section* (?)

17

Quarter-quarter Section (?)

Tax Lot(s)*

1500, 1600

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

20285 Derrick Rd

Address Line 2

City

Cloverdale

Postal / Zip Code

97112

State

OR

Country

County*

Tillamook

Adjacent Waterbody

Proposed Activity



Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File #* (?)

851-23-000517-PLNG

Zoning

SFW-20, F-1

Proposed

- Building Permit (new structures)
- Grading Permit
- Site Plan Approval
- Other (please describe)

- Conditional use Permit
- Planned Unit Development
- Subdivision

Applicant's Project Description and Planner's Comments:*

proposing a 6-site primitive campground

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

851-23-000517-PLNG.PDF

4.26MB

Additional Attachments

Date

Sheila Shoemaker

From: Matthew.Unitis@dsl.oregon.gov
Sent: Monday, March 18, 2024 6:16 PM
To: Sheila Shoemaker
Subject: EXTERNAL: WN2024-0111 Response to Local Case File #851-23-000517-PLNG
Attachments: Wetland Land Use Notice.pdf; Wetland Land Use Notice Response.pdf

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

Hi there,

Cities and Counties are required by statute (ORS 215.418 & 227.350) to submit notice to DSL of any projects that may impact wetlands and waterways, according to the Statewide Wetlands Inventory. DSL has completed review of the Wetland Land Use Notification that was prepared for Jesse Pratt (WN2024-0111).

Please see attached for the results and conclusions of this review. To request paper copies please contact support.services@dsl.oregon.gov. Otherwise, please review the attachments carefully and if you have questions regarding this response, contact Matthew Unitis, Matthew.Unitis@dsl.oregon.gov. Questions regarding the local permit should be directed to your Planner: Sheila Shoemaker, sheila.shoemaker@tillamookcounty.gov.

[Planning and Conservation Page](#)
[Permits and Authorization Page](#)

Thank you,

Aquatic Resource Management Program
Oregon Department of State Lands
775 Summer St. NE, Ste. 100
Salem, OR 97301-1279
www.oregon.gov/dsl



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2024-0111

Responsible Jurisdiction

| | | |
|--|------------------------------------|---|
| Staff Contact Sheila Shoemaker | Jurisdiction Type County | Municipality TILLAMOOK COUNTY |
| Local case file # 851-23-000517-PLNG | County Tillamook | |

Activity Location

| Township | Range | Section | QQ section | Tax Lot(s) |
|----------|-------|---------|------------|---------------|
| 03S | 10W | 17 | | 1500, 1600 |

Street Address

20285 Derrick Rd

Address Line 2

City

Cloverdale

Postal / Zip Code

97112

State / Province / Region

OR

Country

Tillamook

Latitude

45.309788

Longitude

-123.935719

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 county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

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.

Closing Information



Additional Comments

Setting up campsites does not require removal/fill disturbance per se, so no removal/fill permit is needed.

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.

- A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

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

3/18/2024

Response by:

Matthew Unitis

Response Phone:

503-986-5262

Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Responsible Jurisdiction

* City of County of Municipality * Date *
TILLAMOOK COUNTY 2/16/2024

Staff Contact

First Name * Last Name *
Sheila Shoemaker
Phone * (?) Email *
503-842-3408 sheila.shoemaker@tillamookcounty.gov

Applicant

First Name * Last Name *
Jesse Pratt
Applicant Organization Name
(if applicable)

Mailing Address *

Street Address

20285 Derrick Road

Address Line 2

City

Cloverdale

Postal / Zip Code

97112

State

OR

Country

Tillamook

Phone (?)

541-390-6972

Email (?)

timbersands@gmail.com

Is the Property Owner name and address the same as the Applicant? *

No Yes

Activity Location

Township * (?)

03S

Range * (?)

10W

Section * (?)

17

Quarter-quarter Section (?)

Tax Lot(s) *

01600, 01500

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

Address Line 2

City

Postal / Zip Code

State

Country

County *

Tillamook

Adjacent Waterbody

Proposed Activity

Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File # * (?)

851-23-000517-PLNG

Zoning

SFW-20, F-1

Proposed

- | | |
|---|--|
| <input type="checkbox"/> Building Permit (new structures) | <input checked="" type="checkbox"/> Conditional use Permit |
| <input type="checkbox"/> Grading Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other (please describe) | |

Applicant's Project Description and Planner's Comments: *

proposing a 6-site primitive campground

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

851-23-000517-PLNG.PDF

4.26MB

Additional Attachments

Date

Sheila Shoemaker

From: Jasper Lind
Sent: Wednesday, February 28, 2024 11:10 AM
To: Sheila Shoemaker
Cc: Sarah Absher; Ron Newton
Subject: Conditional Use Review Request Derrick Road - #851-23-000517
Attachments: #851-23-000517 - Conditional Use Review JLL.doc

Hello Sheila,

I have attached to this email the Public Works comments regarding a Conditional use Review Request for Mr. Pratt's proposed primitive campground off of Derrick Road to this email.

Thank you,



Jasper Lind | Engineering Technician
TILLAMOOK COUNTY | Public Works
503 Marolf Loop
Tillamook, OR 97141
Phone (503)842-2032 ext. 3104
Jasper.Lind@tillamookcounty.gov



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Trees, Cheese, and Ocean Breeze

February 28th, 2024

To: Sarah Absher, Director, CFM
Sheila Shoemaker, Land Use Planner
Tillamook County Planning Department

From: Jasper Lind, Engineering Technician II
Tillamook County Public Works

Subject: Conditional Use Review Request of Pratt – Primitive Campground

I am writing to provide comments on behalf of Tillamook County Public Works regarding Conditional Use Review Request #851-23-000517 filed by Mr. Pratt. This request proposes the establishment of a primitive campground at 20285 Derrick Road in the Sandlake area. At this location there is a portion of undeveloped public right of way which extends north from the existing county road. This right of way divides tax lots 1500 & 1600 as it extends to the southern boundary of tax lots 1300 & 1400. Rather than requiring that the right of way be developed to county road standards, Public Works would like to see it vacated and an access easement be established for the two northern properties to prevent them being landlocked. This would resolve the issue of unpermitted development of a county jurisdictional right of way, avoid future setback requirements for construction, and result in a newly permitted road approach for the campground.

Tillamook County Public Works is willing to bear the cost of the landowner filing the petition for ROW vacation and waive the cost of the new road approach permit. However, the landowner will still be required to pay for their survey of the altered property lines as well as the creation and recording of easement documents as described above.

Our department has no objection to Conditional Use Request #851-23-000517, providing that the petition for the right of way vacation is filed and the associated access easements are recorded before December of 2024.

Sincerely,

Jasper J. Lind
Engineering Technician II

Sheila Shoemaker

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Wednesday, February 21, 2024 8:44 AM
To: Sheila Shoemaker
Subject: EXTERNAL: RE: Conditional Use Review 851-23-000517-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.]

Sheila,

ODFW recommends that if approved no campsites are to be located within the riparian setback of the stream on the property and should be situated as far from the stream as practical. Riparian vegetation should not be impacted from any development and should be protected from impacts due to the increased use of the site. Any stream crossings would need ODFW fish passage review and approval prior to being implemented.

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: Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>
Sent: Friday, February 16, 2024 4:14 PM
To: Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>
Subject: Conditional Use Review 851-23-000517-PLNG

You don't often get email from sheila.shoemaker@tillamookcounty.gov. [Learn why this is important](#)

Please see link for Notice of Conditional Use Review. Thank you.

<https://www.tillamookcounty.gov/commdev/project/851-23-000517-plng>

Sincerely,



Sheila Shoemaker | Land Use Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3123
Sheila.Shoemaker@tillamookcounty.gov

***Please make note: NEW EMAIL ADDRESS effective immediately.**

Sheila Shoemaker

From: Jaime Craig
Sent: Tuesday, April 9, 2024 11:46 AM
To: Timber Sands
Cc: Sheila Shoemaker
Subject: RE: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Campground in Sand lake

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jesse,

I let community Development know for you application process that I can not license a campground with a spring source as it is a surface water source. If you want to put in a regulated system with the State and do all the sampling and plan review required from that, I can then license you.



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 are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

Although our office is open, staffing availability may limit when our office door is open. If you need to schedule time to speak with Environmental Health, please call 503-842-3909 to schedule an in-person appointment. Thank you. Our office hours are from 8:30 to 4:30 with a lunch from 12-1pm.

From: Timber Sands <timbersands@gmail.com>

Sent: Friday, April 5, 2024 5:15 PM

To: Jaime Craig <Jaime.Craig@tillamookcounty.gov>

Subject: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Campground in Sand lake

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

Hello again Jaime,

Were you ever able to find out information on the possibility of using my spring fed water source for my campground?

Thank you,

Jesse

On Tue, Jan 23, 2024 at 11:08 AM Jaime Craig <Jaime.Craig@tillamookcounty.gov> wrote:

Hi Jesse,

Is the campground a year-round site or are you going to seasonally?



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 are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

Although our office is open, staffing availability may limit when our office door is open. If you need to schedule time to speak with Environmental Health, please call 503-842-3909 to schedule an in-person appointment. Thank you. Our office hours are from 8:30 to 4:30 with a lunch from 12-1pm.

From: Timber Sands <timbersands@gmail.com>
Sent: Tuesday, January 23, 2024 9:18 AM
To: Jaime Craig <Jaime.Craig@tillamookcounty.gov>
Subject: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Campground in Sand lake

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Hey Jamie thanks for talking yesterday, here is everything I have sent to the county.

Please let me know what you find out about my water.

Thank you,

Jesse Pratt

541-390-6972

On Mon, Jan 22, 2024 at 3:41 PM Jaime Craig <Jaime.Craig@tillamookcounty.gov> wrote:

Hi Jesse,

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



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From: Timber Sands <timbersands@gmail.com>
Sent: Monday, January 22, 2024 9:45 AM
To: Jaime Craig <Jaime.Craig@tillamookcounty.gov>
Subject: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Campground in Sand lake

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Is there a good time I could give you a call to chat about this stuff?

Thank you

On Mon, Jan 22, 2024 at 9:23 AM Jaime Craig <Jaime.Craig@tillamookcounty.gov> wrote:

Hi Jesse,

Yes. I work for the health department not community development. We are separate and I do not have access to their files. If you are providing drinking water at the site, you may have to go through and become a state certified drinking water system unless you are on a public water source.

Is the campground open year-round or seasonally?



Jaime Craig (she/her/hers) | REHS

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From: Timber Sands <timbersands@gmail.com>
Sent: Monday, January 22, 2024 9:20 AM
To: Jaime Craig <Jaime.Craig@tillamookcounty.gov>
Subject: EXTERNAL: Re: EXTERNAL: Campground in Sand lake

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Hello,

I will be providing portable toilets provided by Tentity and sons, serviced weekly. Hand washing stashing will be provided as well. Picnic tables and fire pits also provided. I have been approved by the Nestucca fire department already for fire, water and emergency access. I have submitted my entire plan as well as payment to Tillamook County. Shiela Shoomaker has everything on file. If you would like me to send everything to you I can do that also.

Thank you,

Jesse Pratt

541-390-6972

On Mon, Jan 22, 2024 at 7:48 AM Jaime Craig <Jaime.Craig@tillamookcounty.gov> wrote:

Hi Timber,

Are you providing water or sewer? Picnic tables, fire pits?

You will need to go through plan review with our office and hold a license for a campground with us if you are approved.



Jaime Craig (she/her/hers) | REHS

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From: Timber Sands <timbersands@gmail.com>
Sent: Saturday, January 20, 2024 9:27 AM
To: Jaime Craig <Jaime.Craig@tillamookcounty.gov>
Subject: EXTERNAL: Campground in Sand lake

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

Hello Jaime,

I am working with the county to do a small 6 site campground on my 52 acres in the Sand Lake area. Sheila forwarded me to you so I wanted to ask if there is any sort of approval I need from you guys that I can send her to get this conditional use permit in place.

Thank you,

Jesse Pratt

541-390-6972

EXHIBIT D

**INSTRUCTIONS FOR FILING RESTRICTIVE COVENANT
FOR THE CREATION OF A PARCEL OR PLACEMENT OF A DWELLING
ADJACENT TO LAND ZONED FOR FARM OR FOREST USE**

1. This acknowledgment is required when the County permits the creation of parcels or the location/placement of dwellings adjacent to an area designated by the County as farm or forest lands (F, F-1, SFW-20).
2. Obtain the legal description of the subject property as it's recorded in the Tillamook County Deed Records. This is what is referred to as Exhibit A and must accompany the affidavit/covenant.
3. The attached affidavit/covenant must be filled out showing the names of ALL current property owners who appear on the property deed or contract, and signed before a Notary Public. Community Development has Notaries that can provide the service for free.
4. Once the affidavit/covenant is signed and notarized with the attached legal description, bring these to the Tillamook County Clerk's office to be recorded. **The Clerk's will charge a recording fee.** Please contact the Clerk's office at (503)842-3402 for current fees.
5. **A copy of the recorded and notarized affidavit/covenant will be given to DCD to put on file.**
6. If you have any questions about the affidavit/covenant, or the recording procedure, please contact the Department of Community Development Staff at (503)842-3408 x3410.

After Recording Return To:

RESTRICTIVE COVENANT

(GRANTORS) are the owners of real property described as follows:

PROPERTY LEGAL DESCRIPTION attached as Exhibit A hereto and incorporated by reference

Do hereby promise and covenant as follows:

The property herein described is situated adjacent to a Farm or Forest resource zone such as F, F-1, or SFW-20 zones in Tillamook County, Oregon where the intent is to encourage farm and forest use and minimize conflicts with those uses. The owners/residents of this parcel understand that on the adjacent land customary and accepted farm or forest management practices, conducted in accordance with federal and state laws, ordinarily and necessarily produce noise, dust, smoke, odors, the application of manure, fertilizers, or herbicides (including aerial spraying), road construction, changes in view, and other impacts related to a resource zone.

I/We do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a structure in this area and shall not pursue a claim for relief or cause of action of alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937.

This covenant shall run with the land and is intended to and hereby shall bind my/our heirs, assigns, lessees, and successors and it can not be deleted or altered without prior contact and approval by the Tillamook County Department of Community Development (GRANTEE) or its successor.

IN WITNESS WHEREOF, the said Party has executed this instrument this _____ day of _____, 20____,

Signature

Print Names

State of _____, County of _____

Subscribed and sworn to before me this _____ day of _____, 20 ____

SEAL

Notary Public of Oregon
My Commission Expires: _____

STATE OF OREGON
COUNTY OF TILLAMOOK