



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REVIEW REQUEST
#851-24-000482-PLNG:
COMMUNICATION FACILITY- ADVENTIST HEALTH

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

NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: March 3, 2025

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-24-000482-PLNG: A Conditional Use request for the siting of a communication facility on a property located in the Valley View Heights subdivision, east of the City of Tillamook, located off Bruin Road, a private road and designated as Tax Lot 405 in Section 26 of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant is Adventist Health Tillamook. Property Owner is Valley View Heights HOA.

Written comments received by the Department of Community Development prior to 4:00p.m. on March 17, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, March 18, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408. Comments can be emailed to Sarah Thompson, Office Specialist 2, at Sarah.thompson@tillamookcounty.gov.

Sincerely,

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

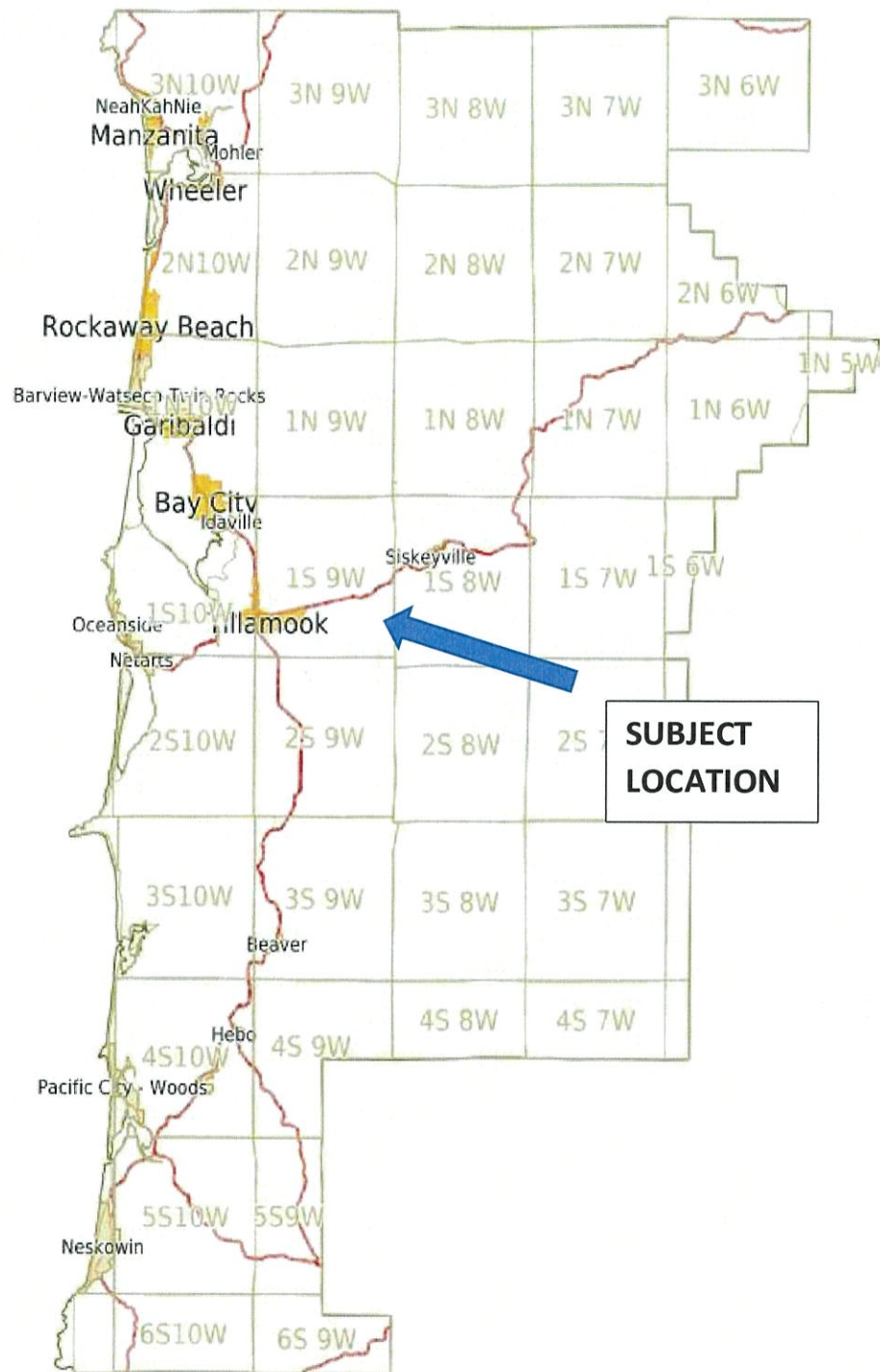
TCLUO ARTICLE VI:

SECTION 6.040: REVIEW CRITERIA

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

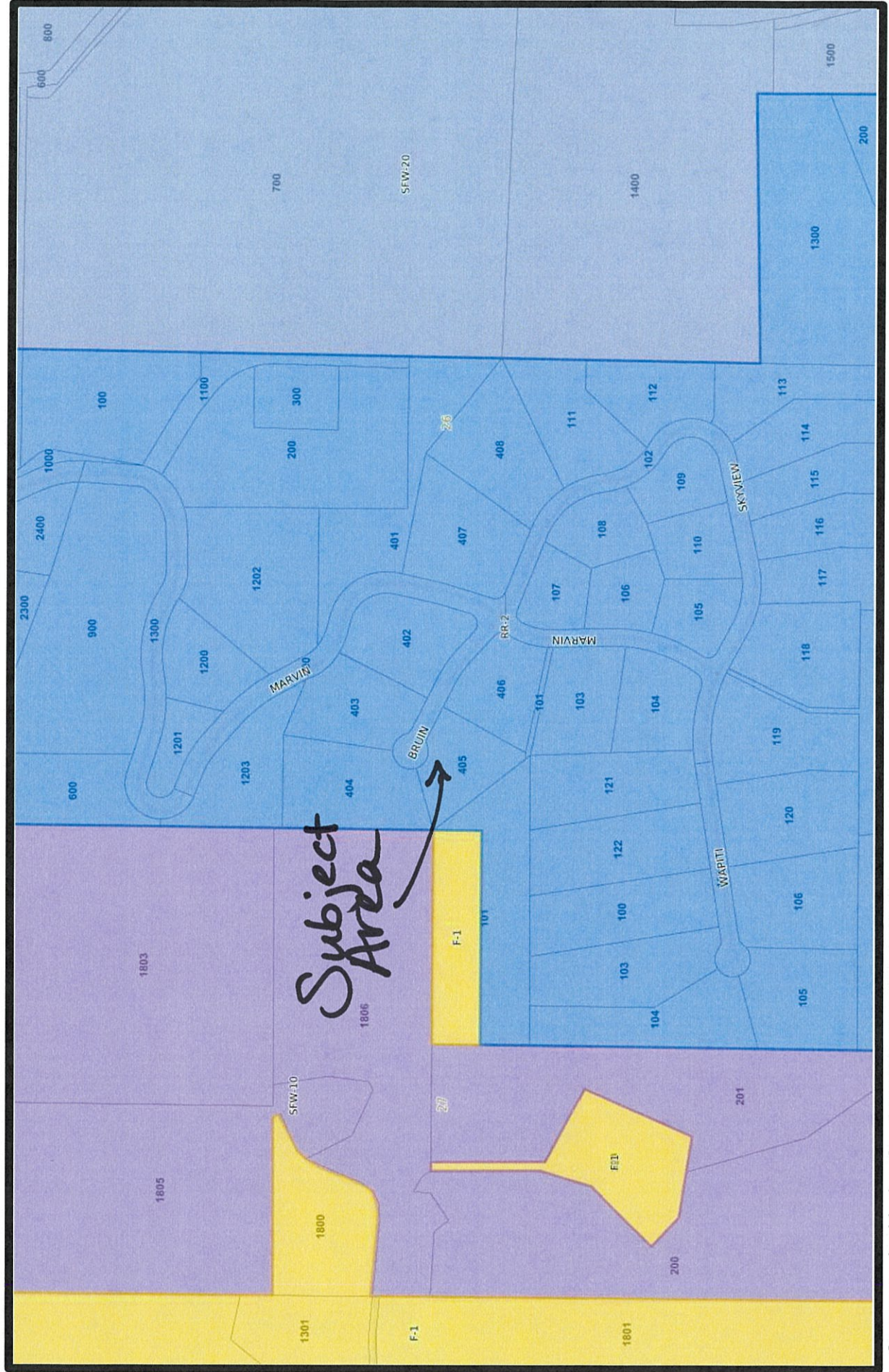
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence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

VICINITY MAP



#851-24-000482-PLNG:
Adventist Health Communication Tower

Map





PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Adventist Health Tillamook Phone: (503) 815-2263

Address: 1000 Third Street

City: Tillamook State: OR Zip: 97141

Email: smithm1@ah.org *Boeschhw@AH.org*

Property Owner

Name: Valley View Heights HOA Phone: (503) 457-5689

Address: 10130 Wapiti Way

City: Tillamook State: OR Zip: 97141

Email: descloux@charter.net

OFFICE USE ONLY	
Date Stamp RECEIVED SEP 03 2024 <i>BY: Complete 1/16/25</i>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No: 851- <i>21-00182</i> -PLNG	

Request: see attached documents including tax lot map and diagram. HOA approval documented in 2022 mtg minutes.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: Near 10005 Bruin Way, Tillamook, OR 97141

Map Number: 1S	9W	26	405
<small>Township</small>	<small>Range</small>	<small>Section</small>	<small>Tax Lot(s)</small>

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.

	<i>- Valley View Heights, President</i>	<i>7/16/24</i>
<small>Property Owner Signature (Required)</small>		<small>Date</small>
		<i>6/6/2024</i>
<small>Applicant Signature</small>		<small>Date</small>

Melissa Jenck

From: Descloux,Brenda <DescloBL@ah.org>
Sent: Thursday, January 16, 2025 5:10 PM
To: Melissa Jenck
Cc: Boesch,Harold; Sarah Absher
Subject: EXTERNAL: RE: EXTERNAL: RE: EXTERNAL: RE: EXTERNAL: 851-24-000482-PLNG
Attachments: 2024-07-11 Request details tax map and diagram (3).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 Melissa,

Please see attached revisions. Let me know if any other information is needed.

Thank you,

Brenda Descloux, BAS, Paramedic
Adventist Health | Emergency Manager
1000 Third St | Tillamook, OR 97141
10123 SE Market St | Portland, OR 97216
P 503-815-2340 | C 503-801-1775
desclobl@ah.org

[ADVENTISTHEALTH:INTERNAL]

From: Melissa Jenck <melissa.jenck@tillamookcounty.gov>
Sent: Friday, December 20, 2024 2:44 PM
To: Descloux,Brenda <DescloBL@ah.org>
Cc: Boesch,Harold <boeschhw@ah.org>; Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Subject: RE: EXTERNAL: RE: EXTERNAL: RE: EXTERNAL: 851-24-000482-PLNG

Good afternoon Brenda,

Thank you for sending these over. In review of the criteria responses, I would offer the following:

Specifically criterion #3:

- What about the size, shape, location, existence of improvements and natural features of the subject property make the placement of the proposed communication radio suitable?
- The findings provided do not elaborate on information regarding features of the property.

Specifically criterion #4:

- Why will the use (radio) not impact neighboring uses (i.e. residences, access, existing infrastructure, etc.)?

The Applicant bears the burden of proof for findings. The Department staff are charged with detailing to the Planning Commission whether information provided is adequate in demonstrating compliance with the criterion. It is not to prepare additional findings to assist justifying a proposal.

Staff find it prudent to provide additional analysis to afford the public and the Planning Commission adequate information in understanding the proposal at hand, an understanding of the property proposed to be utilized, and the impacts the use may have on the area.

You may request the Department to deem an application complete. If you do, Staff will proceed scheduling a Planning Commission hearing with the information provided on the record.

Sincerely,

I will be out of the office starting December 24th, and will return January 7th.

***** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov Please update your contact information as needed. Thank you. *****



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3301
Melissa.Jenck@tillamookcounty.gov

My working hours are 7:00am to 5:30pm, Tuesday thru Friday.

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This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

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.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

[ADVENTISTHEALTH:INTERNAL]

From: Descloux, Brenda <DescloBL@ah.org>
Sent: Friday, December 20, 2024 9:10 AM
To: Melissa Jenck <melissa.jenck@tillamookcounty.gov>
Cc: Boesch, Harold <boeschhw@ah.org>; Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Subject: EXTERNAL: RE: EXTERNAL: RE: EXTERNAL: 851-24-000482-PLNG

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Hi Melissa,

See the attached document with updated Conditional Use Criteria responses, and HOA minutes emailed previously.

Thank you,

Brenda Descloux, BAS, Paramedic
Adventist Health | Emergency Manager
1000 Third St | Tillamook, OR 97141
10123 SE Market St | Portland, OR 97216
P 503-815-2340 | C 503-801-1775
desclobl@ah.org

[ADVENTISTHEALTH:INTERNAL]

From: Melissa Jenck <melissa.jenck@tillamookcounty.gov>
Sent: Wednesday, December 11, 2024 4:27 PM
To: Descloux, Brenda <DescloBL@ah.org>
Cc: Boesch, Harold <boeschhw@ah.org>; Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Subject: RE: EXTERNAL: RE: EXTERNAL: 851-24-000482-PLNG

Hello Brenda,

Thank you for providing these documents! I appreciate it. I'll look them over for formal completeness. But, quickly I would say there is a few things I'm not seeing in the request:

- 1) Conditional Use Criteria responses
 - a. You must provided detailed findings and responses to each individual criterion, contained in TLCUO Section 6.040. I've attached the criteria. It is my suggestion if you're unfamiliar with preparing the responses, you may look to other utility facilities applications we have on our website. While they may not be the exact same, they can offer some insight into details that are prepared in findings.
 - b. Note, criteria findings are the burden of the applicant to demonstrate compliance to. The County details where or not adequate information is provided. Therefore, even if a response may seem 'obvious' its best to detail it, as it's not on the record without such findings.
 - c. Findings should substantially detail the impacts of the proposal. They are not yes or no answers, but the 'why' the proposal will meet each criterion.

The request is incomplete without the criteria responses. I'll prepare the formal letter, but if you want to work on those in the mean time, it may be helpful. I'll let Director Absher know we're working on this request, as we'll want to confirm an applicable hearing date that we have available with the Planning Commission.

Sincerely,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov Please update your contact information as needed. Thank you. ***



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TILLAMOOK COUNTY | Community Development
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Tillamook, OR 97141
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[ADVENTISTHEALTH:INTERNAL]

From: Descloux, Brenda <DescloBL@ah.org>
Sent: Wednesday, December 11, 2024 4:07 PM
To: Melissa Jenck <melissa.jenck@tillamookcounty.gov>
Cc: Boesch, Harold <boeschhw@ah.org>
Subject: EXTERNAL: RE: EXTERNAL: 851-24-000482-PLNG

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Hi Melissa,

Thank you for the quick response. My apologies, the documents referenced in the application are attached.

Please let Harold and I know if there are any other information requests or tasks to be completed.

Brenda Descloux, BAS, Paramedic
Adventist Health | Emergency Manager
1000 Third St | Tillamook, OR 97141
10123 SE Market St | Portland, OR 97216
P 503-815-2340 | C 503-801-1775
desclobl@ah.org

[ADVENTISTHEALTH:INTERNAL]

From: Melissa Jenck <melissa.jenck@tillamookcounty.gov>
Sent: Wednesday, December 11, 2024 3:54 PM
To: Descloux, Brenda <DescloBL@ah.org>
Cc: Boesch, Harold <boeschhw@ah.org>
Subject: RE: EXTERNAL: 851-24-000482-PLNG

Hello Brenda,

Thank you for reaching out. The Department staff only have the main application page (attached) with the submittal. It would appear there was intended to be attachments to the single page, but the Department does not retain copies of the materials. We were expecting to see maps, criteria responses, narratives, etc. that would describe the proposed development. We're not quite certain the nature of the request since we only have this single page.

Was there intended to be pages included with the materials?

Sincerely,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov Please update your contact information as needed. Thank you. ***



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[ADVENTISTHEALTH:INTERNAL]

From: Descloux, Brenda <DescloBL@ah.org>
Sent: Wednesday, December 11, 2024 3:44 PM
To: Melissa Jenck <melissa.jenck@tillamookcounty.gov>
Cc: Boesch, Harold <boeschhw@ah.org>
Subject: EXTERNAL: 851-24-000482-PLNG

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Hi Melissa,

I was in the office today to check on the status of the Adventist Health / Valley View Heights project permit application. I was told that there were two (2) requests sent for additional information? Neither Harold or myself have received emails back in Oct or on Nov 26.

Can you please advise what additional information is needed? I'd be happy to work with Harold to provide additional information so that the application can be processed.

Thank you,

Brenda Descloux, BAS, Paramedic
Adventist Health | Emergency Manager
1000 Third St | Tillamook, OR 97141
10123 SE Market St | Portland, OR 97216
P 503-815-2340 | C 503-801-1775
desclobl@ah.org

[ADVENTISTHEALTH:INTERNAL]

Project overview: Adventist Health Tillamook is applying to install a hospital administrative radio system repeater for radio communications during a disaster. The site is designed to improve the radio signal and provide improved radio coverage between alternate care locations.

The applicant proposes to construct a new radio cabinet to securely house equipment on a cement pad 8' long x 3' wide on tax lot 400, adjacent to existing electrical utilities. The proposed cabinet includes a low-profile antenna; total constructed height is approx. 14' above grade.

The site location was selected based on radio signal propagation mapping. Department of Geology and Mineral industries (DOGAMI) mapping confirms land stability, accessibility following a Cascadia Subduction Zone earthquake and is outside of the tsunami inundation zone.

Section 6.040: Conditional Use Review Criteria

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

Applicant's Response: Per 3.010 (3) Uses Permitted Conditionally, towers for communications or structures having similar impacts are permitted in RR-2 zone. There is no applicable overlay zone for this location.

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

Applicant's Response: This is a low power VHF public safety repeater radio that will provide wide are radio coverage over the City of Tillamook and the surrounding area, in support of emergency medical operations during emergencies where normal communications modes are disrupted. The site is located on an existing road and will not directly impact the adjacent landowners. Please see Drawings included as attachments.

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

Applicant's Response: The proposed site location is on tax lot 400, owned by Valley View Heights Homeowner's Association (HOA). The lot is primarily used as a private, paved road and utility access for the Valley View Heights land and homeowners. The proposed site selection is located at the top of a hill, adjacent to existing electrical utility on South side of Bruin Way. The higher elevation will be critical in providing the best hospital radio coverage. Drawings included as attachments, figure 1 & 2.

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.

Applicant's Response: The proposed radio repeater cabinet will not alter the character of the surrounding area or limit, impair, or prevent the use of surrounding properties for the permitted uses as the proposed location is next to existing utilities and uses existing private road access. Drawings included as attachment, figure 3-5.

At the annual HOA meeting on April 27, 2022, it was voted and approved to construct a permanent radio repeater site. Please see minutes included as attachment.

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

Applicant's Response: The proposed radio repeater cabinet and antenna will not have detrimental effect on existing solar energy systems. There are no wind energy conversion systems or windmills in the area.

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

Applicant's Response: The proposed public safety radio repeater and antenna will provide wide area radio coverage over the City of Tillamook and the surrounding area in support of emergency medical services of Adventist Tillamook Medical Center. The hospital supports the Health and Medical response during a disaster. Disaster communications are essential to the hospital emergency preparedness program.

Adventist Health Tillamook
 Planning Application – Type III Conditional Use (As deemed by the Director)
 July 2024

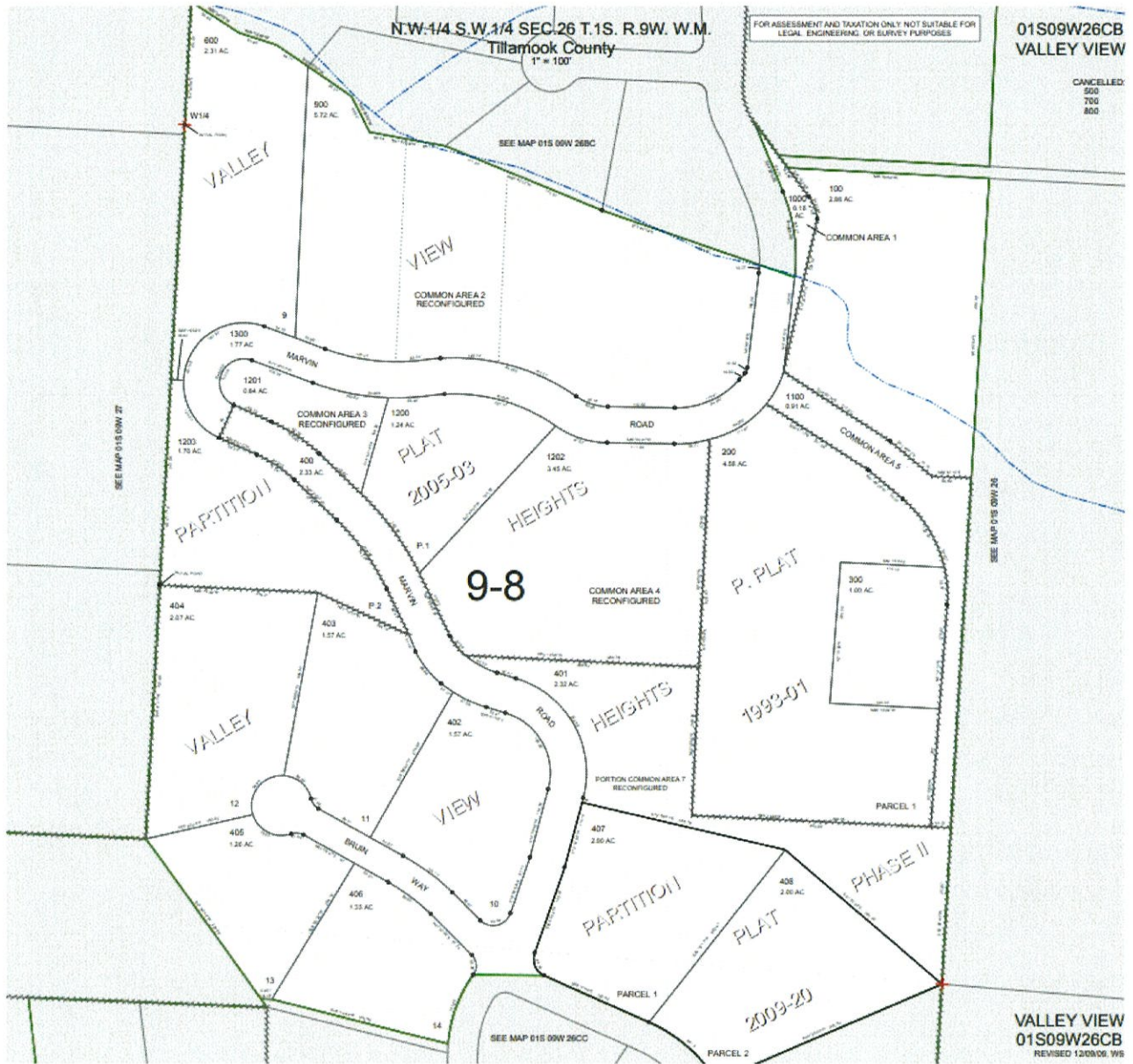


Figure 1

Adventist Health Tillamook
 Planning Application – Type III Conditional Use (As deemed by the Director)
 July 2024

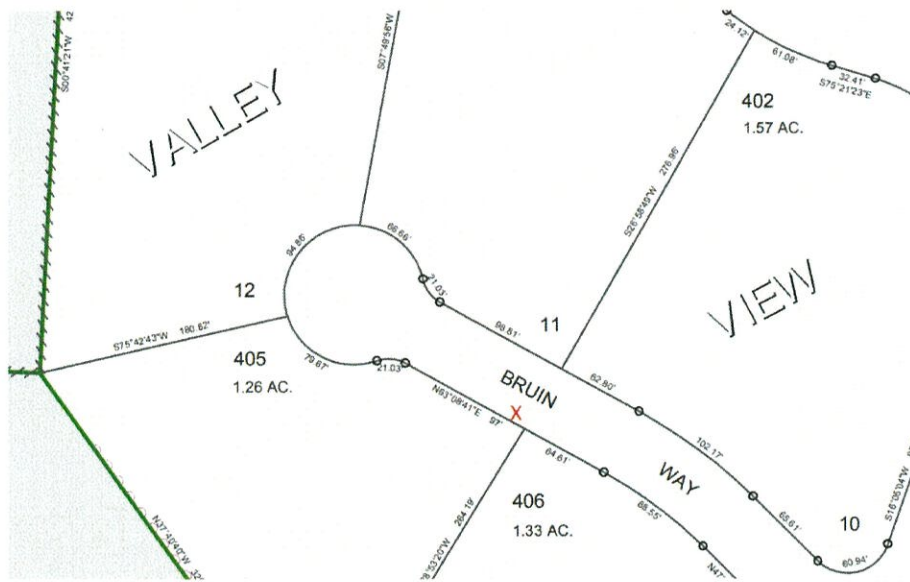


Figure 2

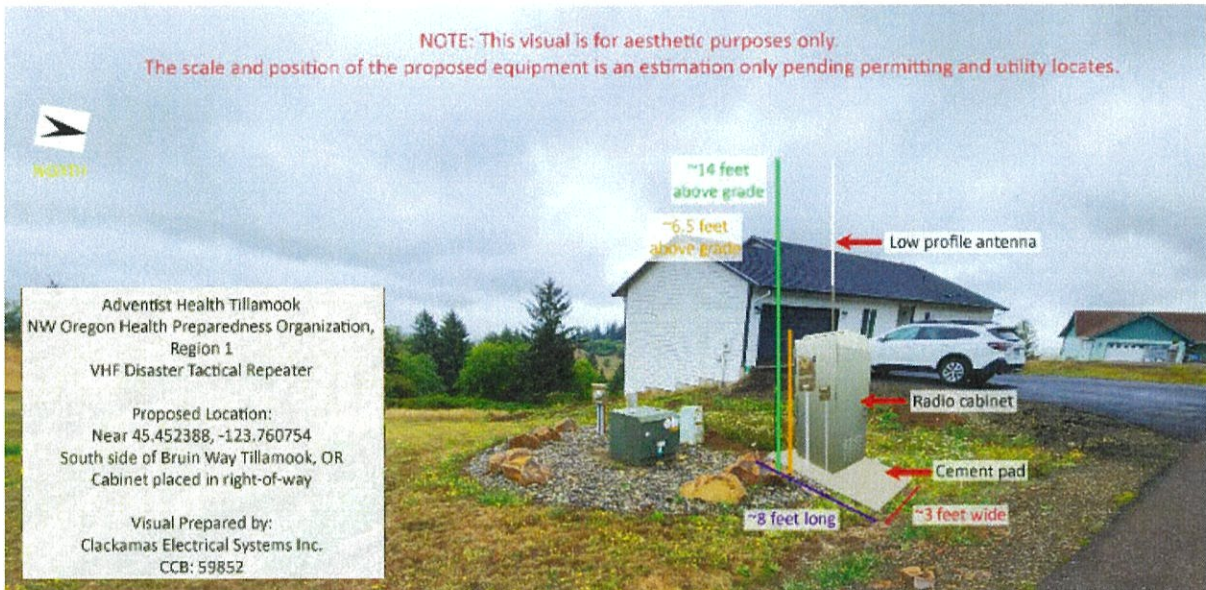


Figure 3

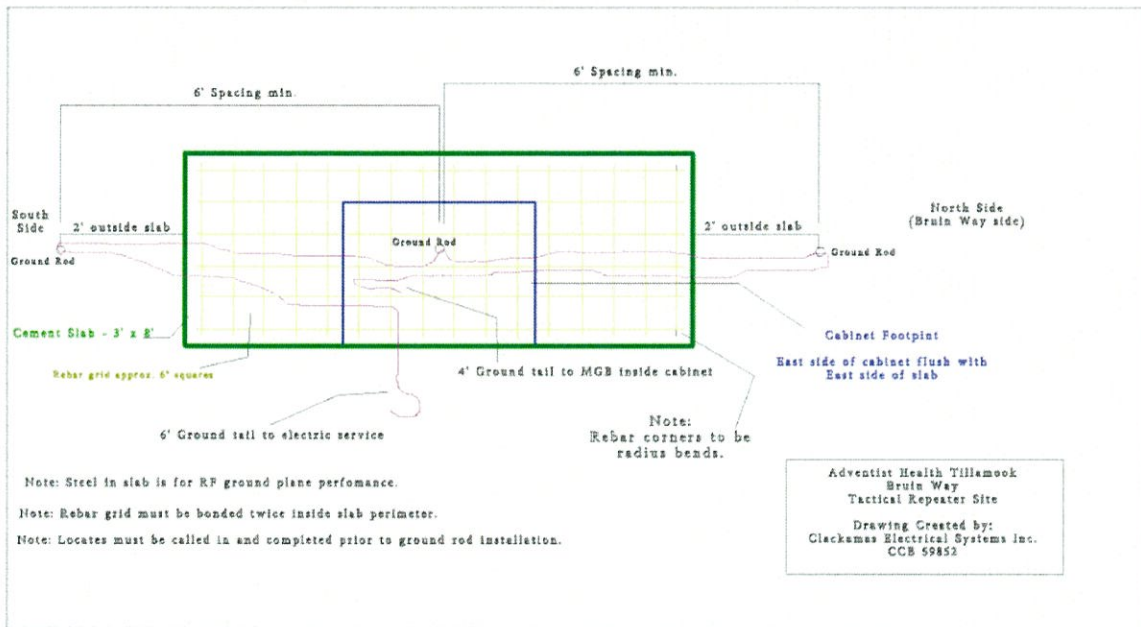


Figure 4

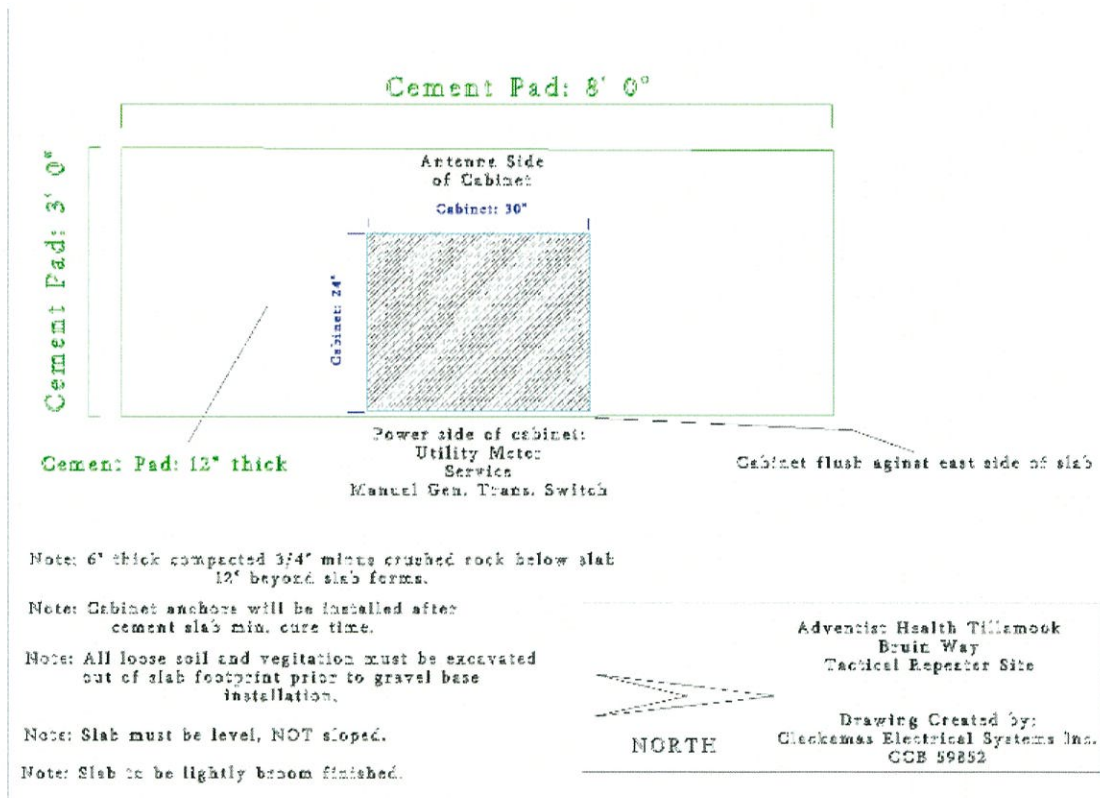


Figure 5