



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST #851-24-000173-PLNG:
Sea Q Fish LTD / ACZ Hospitality LLC – Temporary Mobile Food Unit**

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

July 19, 2024

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Conditional Use Request on July 19, 2024.

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.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department in accordance with Article 10 of the TCLUO before **4:00 PM on July 31, 2024**. Unless appealed, the effective date of this decision shall be July 19, 2024.

- Request:** A Conditional Use Request for a Temporary Mobile Kitchen Unit (Exhibit B).
- Location:** The subject property is located at 33555 Ferry Street, a County Road, and designated as Tax Lot 1600 in Section 19AC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).
- Zone:** Pacific City / Woods Commercial One Zone (PCW-C1) (Exhibit A).
- Applicant:** Sea Q Fish LTD, PO Box 674, Pacific City, OR 97135
- Property Owner:** ACZ Hospitality LLC, 2170 Dalke Ridge Dr NW, Salem, OR 97304
Road, Beaver, OR 97108

CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS and 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions, and allows 24 months for compliance with Conditions and start of construction. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant shall obtain all required permits from the Federal, State and local agencies prior to development, including obtaining any required building, placement, mechanical, plumbing or electrical permits for improvements needed for operation of the temporary mobile kitchen unit.
2. The applicant 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 temporary mobile kitchen unit.
3. The applicant/property owner shall adhere to the applicable development standards outlined in TCLUO Section 4.030 Off-Street Parking and Off-Street Loading Requirements. A minimum of one (1) 8-foot by 20-foot parking space is required for the operation of the temporary mobile kitchen unit.
4. A site plan, drawn to scale, illustrating the proposed development and required setbacks, shall be provided at the time of Zoning Permit application submittal. The site plan shall accurately depict the location and dimensions of the required parking space and shall demonstrate conformance with the applicable standards of TCLUO Section 4.030: Off-Street Parking and Off-Street Loading Requirements.
5. The applicant/property owner shall submit updated letters from Pacific City Joint Water-Sanitary Authority and Nestucca Rural Fire District confirming service availability at time of Zoning Permit application submittal.
6. Documentation of a valid Road Approach Permit from the Tillamook County Public Works Department shall be submitted at the time of Zoning Permit application submittal. Road approach improvements required by the Tillamook County Public Works Department for use of the temporary mobile kitchen unit and associated parking shall be installed prior to operation of the temporary mobile kitchen unit. Confirmation from the Tillamook County Public Works Department that the improvements were satisfactorily installed shall be submitted to the Department prior to operation of the temporary mobile kitchen unit.
7. A Floodplain Development Permit is required for development within the Area of Special Flood Hazard. Applicant shall obtain an approved Floodplain Development Permit demonstrating compliance with the applicable requirements of TCLUO Section 3.510 Flood Hazard Overlay (FH) zone prior to or at the time of Zoning Permit application submittal.
8. The applicant/property owner shall adhere to the development standards outlined in TCLUO Section 3.337: Pacific City/Woods Commercial One (PCW-C1) Zone. Expansion of use, including development of outdoor seating shall not be developed without prior land use review and approval.
9. Signage shall conform to the applicable standards of TCLUO Section 4.020: Signs.
10. Any future development, including vegetation removal, shall conform to the applicable requirements of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
11. This approval shall be null and void on **July 19, 2026**, unless all Conditions are met, or an 'Extension of Time' is requested from, and approved by, this Department.

Sincerely,
Tillamook County Department of Community Development



Sheila Shoemaker, Land Use Planner



Sarah Absher, CFM, Director

Enc.: Vicinity & Assessor/Zoning Map



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST #851-24-000173-PLNG:
Sea Q Fish LTD / ACZ Hospitality LLC – Temporary Mobile Food Unit
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision Date: July 19, 2024

**Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)**

Report Prepared by: Sheila Shoemaker, Land Use Planner *SS*

I. GENERAL INFORMATION

- Request:** A Conditional Use Request for a Temporary Mobile Kitchen Unit (Exhibit B).
- Location:** 33555 Ferry Street, a County Road, and designated as Tax Lot 1600 in Section 19AC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).
- Zone:** Pacific City / Woods Commercial One Zone (PCW-C1) (Exhibit A).
- Project Applicant:** Sea Q Fish LTD, PO Box 674, Pacific City, OR 97135
- Property Owner:** ACZ Hospitality LLC, 2170 Dalke Ridge Dr NW, Salem, OR 97304

Property Description: The property is located at 33555 Ferry Street, a County Road, and designated as Tax Lot 1600 in Section 19AC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A). The subject property is a rectangular lot, 0.78 acres in size and is relatively flat (Exhibit A). The property is currently improved with an office building, accessory structures, multiple cabins, recreational vehicle sites, tent sites, public bathroom and laundry, existing utility services and a large gravel driveway with parking (Exhibit A & B). The property has legal access off Ferry Street, a paved road maintained by the Tillamook County Public Works Department (Exhibit A & B). The neighboring properties are also located in the PCW-C1 zone and the Pacific City /Woods Medium Density Residential (PCW-R2) zone (Exhibit A). Surrounding uses consist of mixed of residential, commercial, and public uses including a church, basketball court and public recreation opportunities (Exhibits A & B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS

- TCLUO SECTION 3.337: PACIFIC CITY/WOODS COMMERCIAL ONE ZONE (PCW-C1)
- TCLUO SECTION 3.510: FLOOD HAZARD OVERLAY ZONE (FH)
- TCLUO SECTION 4.130: DEVELOPMENT REQUIRMENTS FOR GEOLOGIC HAZARD AREAS
- TCLUO SECTION 4.030: OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS
- TCLUO SECTION 6.040: CONDITIONAL USE PROCEDURES AND CRITERIA

III. ANALYSIS:

A. **TCLUO SECTION 3.337: PACIFIC CITY/WOODS COMMERCIAL ONE ZONE (PCW-C1):**

The purpose of the PCW-C1 zone is to permit a moderate level of commercial activities to serve the commercial needs of neighborhoods, rural areas, and tourist areas. Commercial uses in the PCW-C1 zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the PCW-C1 zone because it: (a) Is needed; (b) Is physically capable of being developed; (c) Can obtain access to a public road without causing traffic hazards or congestion; (d) Will not cause significant conflicts with nearby residential uses; and (e) Has sufficient land area to accommodate off-street parking.

1. **TCLUO Section 3.337(3)(i)** lists a temporary mobile kitchen unit as a use which may be permitted conditionally subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in the TCLUO.

Findings: TCLUO Section 11.030: GENERALLY APPLIED DEFINITIONS defines a temporary mobile kitchen unit as ‘A vehicle in which food is prepared, processed, or converted, or which is used in selling and dispensing of food to the ultimate consumer.’ The Applicant is proposing to place a temporary mobile kitchen unit on the subject property for the purpose of selling take-away food to the end customer (Exhibit B). Staff finds that the proposed use of the property conforms to the definition of a temporary mobile kitchen unit and that the use may be permitted conditionally within the zone.

2. **TCLUO Section 3.337(4)** provides standards for property size, dimensions, setbacks and building height in the PCW-C-1 zone.

3.337(4)(g) *For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.348 (4) (b).*

Findings: Preliminary site plan depicts setbacks for siting of the temporary mobile food unit and are further discussed in this report. Staff finds that this requirement can be met through compliance with the Conditions of Approval.

3.348(4)(e) *All uses shall meet off-street parking requirements as provided in Section 4.030.*

Findings: The Applicant states the area has ample parking and is proposing that parking will be located in the existing parking area on the subject property (Exhibit B). Parking standards are further discussed in this report.

3.337(4)(k) *The maximum building height shall be 35 feet, except on ocean or bay front lots, it shall be 24 feet. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).*

Findings: Staff finds that this requirement can be met through compliance with the Conditions of Approval.

3.337(4)(a) *Commercial use shall occur in a building or buildings not exceeding 8,000 square feet except for the following uses: (A) Grocery Store (B) Hardware Store*

Findings: The Applicant is proposing to place a 8-foot by 16-foot temporary mobile kitchen unit utilizing an existing Recreational Vehicle space on the subject property for the purpose of selling take-away food to the end customer (Exhibit B). Staff finds that the temporary mobile kitchen unit is less than 8,000 square feet. As a Condition of Approval, any future development shall adhere to the development standards outlined in TCLUO Section 3.337(4)(a).

B. TCLUO SECTION 3.510: FLOOD HAZARD OVERLAY ZONE (FH)

Findings: As indicated on FEMA FIRM 41057C0855F dated September 28, 2018, the subject property is located in an 'AE' Special Flood Hazard Area (SFHA) (Exhibit A). The Applicant is proposing to locate a temporary mobile kitchen unit within the 'AE Zone' (Exhibit B). Staff finds that, as a Condition of Approval, the proposed development within Special flood Hazard Areas on the subject property is subject to TCLUO Section 3.510 and will require a Floodplain Development Permit.

C. TCLUO SECTION 4.130: DEVELOPMENT REQUIRMENTS FOR GEOLOGIC HAZARD AREAS

Findings: The subject property is located within an area of known geologic hazard and is relatively flat. The applicant is proposing to utilize an existing recreational vehicle space to site a temporary mobile kitchen unit (Exhibit B). Given the size of the property and relatively flat location for siting the temporary mobile kitchen unit, staff finds a Geologic Hazard Assessment is not required as per the provisions outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been made to ensure development adheres to the applicable standards of TCLUO Section 4.130.

D. TCLUO 4.030: OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

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

(2) *PARKING SPACES:* A single parking space shall be at least 8 feet by 20 feet in size.

(3) *TIMING OF COMPLIANCE:* At the time any structure or use is erected or enlarged, or the use of any parcel or structure is changed, all required off-street parking spaces and loading areas provided in conjunction with an existing use shall not be reduced below the minimum requirements of this Ordinance

(6) *DRAINAGE:* Areas used for standing and maneuvering of vehicles shall have a surface that is suitable for all-weather use, and shall be drained so as to avoid the flow of water across public sidewalks and streets

(7) *BUFFERING NON-RESIDENTIAL PARKING AREAS:* Non-residential parking and loading areas adjacent to a residential use shall be enclosed along the residential use by a sight-obscuring fence that is from five to six feet in height, except where vision clearance is required.

(8) *CURBING:* Parking spaces along the boundaries of a lot shall be contained by a curb or bumper rail that is at least four inches high and is set back at least four and one-half feet from the property line.

(9) *LIGHTING:* Artificial lighting shall not create or reflect substantial glare into any adjacent residential zone or use.

(10) *PROXIMITY TO TRAFFIC:* Parking areas for four or more vehicles shall be of sufficient size to allow the backing and maneuvering of vehicles entirely out of the flow of traffic.

(12) *OFF-STREET LOADING AREAS:* Activities that receive or distribute materials or merchandise by truck shall install and utilize loading docks in sufficient numbers and size to accommodate loading requirements without the disruption of nearby traffic. Parking areas required by this Ordinance may only be used for loading operations during periods of the day when not required for patron or customer parking.

(13) *PARKING SPACE REQUIREMENTS:* Requirements for types of building and uses not specifically listed herein shall be determined by the Department, based upon the requirements for comparable uses either listed below or active elsewhere in the county.

(j) *EATING AND DRINKING ESTABLISHMENT:* One space for every 150 square feet of floor area.

Findings: The applicant is proposing to utilize an existing recreational vehicle space to site an 8-foot by 16-foot temporary mobile kitchen unit close to the front yard area of the property and will provide three parking spaces (Exhibit B). County records indicate the RV Park/Campground year built was 1943 (Exhibit A). Applicant states there is much more room and parking available for the amenities on the property. Given the standard is one parking space and the applicant is proposed three parking spaces, staff finds this criterion has been met and can be met through the Conditions of Approval.

E. TCLUO Article VI: Conditional Use Procedures and Criteria

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

Section 6.020 Procedure requires notification of the request to be mailed to landowners within 250-feet of the subject property and agencies, to allow 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice was mailed to property owners and agencies on May 06, 2024. No comments were received.

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

Findings: The applicant is seeking approval to allow a temporary mobile kitchen unit to be sited on a developed property in the PCW-C1 zone. The proposed use is listed as a conditional use in the underlying zone (TCLUO 3.337(3)(j)). This criterion has been met.

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

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

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

Findings:

- The subject property is rectangular in shape, 0.78 acres in size and is relatively flat (Exhibit A).
- The property currently is improved with an office building, accessory structures, multiple cabins, recreational vehicle sites, tent sites, public bathroom and laundry, existing utility services and a large gravel driveway with parking (Exhibit A & B).
- The property appears to have adequate setbacks for the proposed location of the temporary mobile kitchen unit utilizing an existing Recreational Vehicle space on the subject property (Exhibit B).
- The applicant is not proposing any additional structures other than the temporary mobile kitchen unit (Exhibit B).
- The property is accessed off of Ferry Street, a paved road maintained by Tillamook County Public Works Department with no pedestrian sidewalks (Exhibit A).
- Parking is proposed to be on the same property as the mobile food unit (Exhibit B). The parking plan identifies ingress and egress to satisfy off-street parking requirements contained in TCLUO Section 4.030.
- The applicant states *there is ample parking able to safely and appropriately accommodate one cart* (Exhibit B).
- The submitted site plan depicts the location and dimension of the existing road approach (Exhibit B). Staff recognizes additional improvements to the existing approach may be required to accommodate the added use of a temporary mobile kitchen unit and associated parking space. A Condition of Approval has also been made to require conformance with requirements set forth by the Tillamook County Public Works Department that necessitate improvements to the existing road approach to accommodate the added proposed use and parking space.

- The US Fish and Wildlife Service National Wetland Inventory Map indicates a creek runs through the north east portion of the property. The Mobile Food Unit is proposed to be on the southern portion of the property away from any wetlands (Exhibit A and Exhibit B).
- Staff finds that the subject property is suitable for a temporary mobile kitchen unit based on its size, shape, location in a commercially zoned area, flat topography, existence of commercial improvements and services, and lack of natural features. Staff finds that this criterion has been met, or specifically in relation to compliance with applicable parking standards outlined in TCLUO Section 4.030, can be met through 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: PCW-C1 zone (Exhibit A).

- Neighboring properties are also located in the PCW-C1 zone and the Pacific City /Woods Medium Density Residential (PCW-R2) zone (Exhibit A). Surrounding uses include a mix of mixed of residential, commercial, and public uses including a church, basketball court and public recreation opportunities (Exhibits A & B).
- Applicant states they plan to positively impact the surrounding area by having locally sourced food options available that will enhance the community experience for locals and visitors (Exhibit B).
- Based upon the submitted site plan (Exhibit B) all activities and parking requirements can be accommodated on the subject property.
- Staff finds that the proposal for siting of a temporary mobile kitchen unit with off-street parking on the subject property demonstrates all uses associated with operation of the temporary mobile kitchen unit can occur in a manner that does not limit, impair or prevent use of nearby commercial, public and residential properties. Conditions of Approval have been made to ensure compliance with applicable parking requirements outlined in TCLUO Section 4.030 as well as compliance with requirements for road approach improvements as deemed necessary for operation of the temporary mobile kitchen unit and added parking. Staff finds this criterion can be met through 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: None such systems are known to exist in the area. Staff concludes this criterion has been met.

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

Findings:

- The property is accessed by an existing driveway off of Ferry Street, a County Road. The existing road approach serves as access to the existing office building, accessory structures, multiple cabins, recreational vehicle sites, tent sites, public bathroom and laundry, existing utility services and a large gravel driveway with parking (Exhibit A & B). Ferry Street is a paved County Road maintained by the Tillamook County Public Works Department with no pedestrian sidewalks.
- The property is currently served by Pacific City Joint Water-Sanitary Authority, Nestucca Rural Fire District, Tillamook Public Utility District ('TPUD') and the Tillamook County Sheriff's Office.
- Fire protection is provided by the Nestucca Rural Fire District.
- A Condition of Approval has been made to require updated service provider letters at the time of zoning permit application submittal. Proposed road approach must comply with Tillamook County Public Works Conditions of Approval. This criterion has been met and can be met through the Conditions of Approval.

III. DECISION AND CONCLUSION

Based on the findings shown above, Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves this request subject to the Conditions of Approval in section V of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on July 31, 2024**.

IV. CONDITIONS OF APPROVAL

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

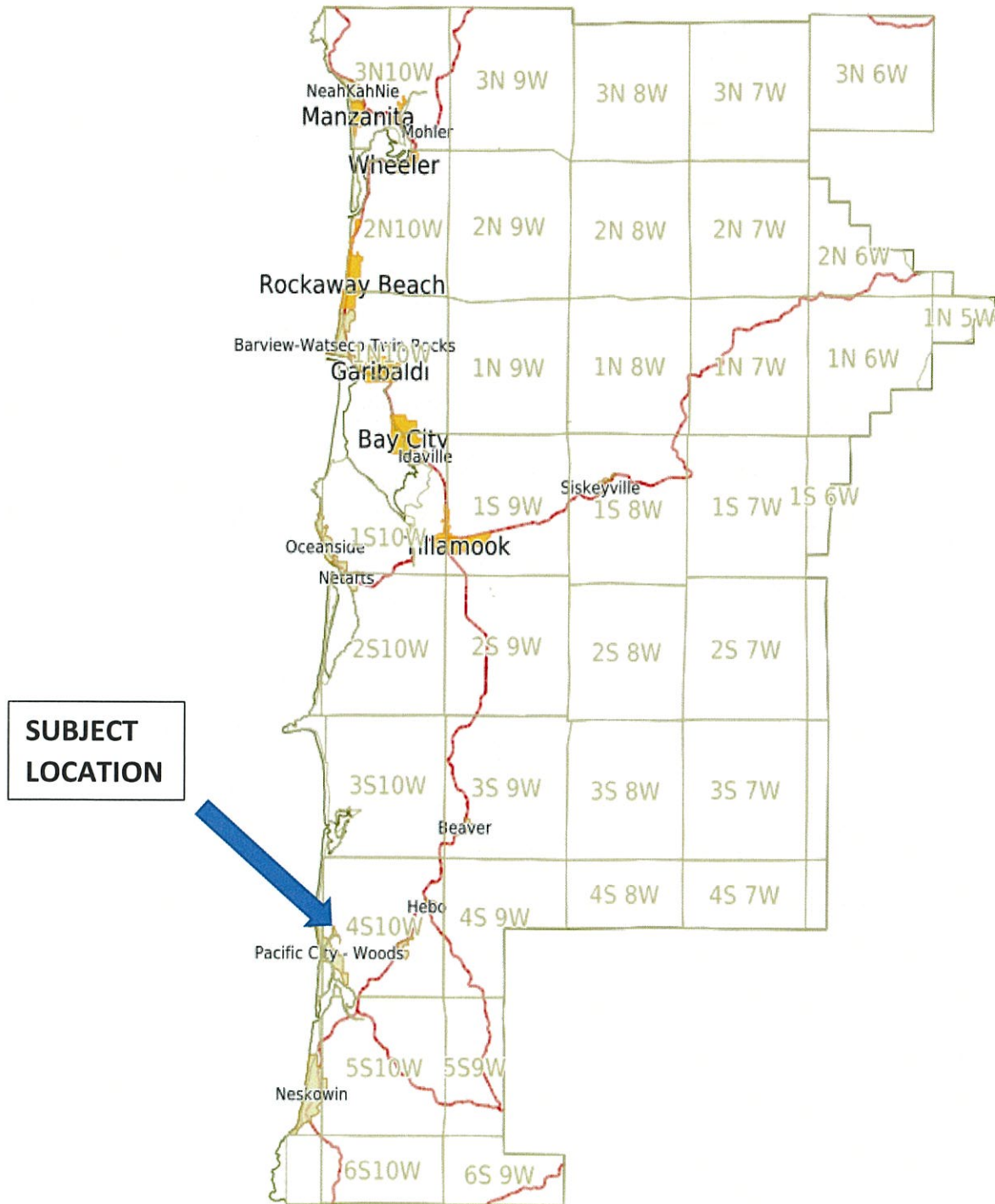
1. The applicant shall obtain all required permits from the Federal, State and local agencies prior to development, including obtaining any required building, placement, mechanical, plumbing or electrical permits for improvements needed for operation of the temporary mobile kitchen unit.
2. The applicant 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 temporary mobile kitchen unit.
3. The applicant/property owner shall adhere to the applicable development standards outlined in TCLUO Section 4.030 Off-Street Parking and Off-Street Loading Requirements. A minimum of one (1) 8-foot by 20-foot parking space is required for the operation of the temporary mobile kitchen unit.
4. A site plan, drawn to scale, illustrating the proposed development and required setbacks, shall be provided at the time of Zoning Permit application submittal. The site plan shall accurately depict the location and dimensions of the required parking space and shall demonstrate conformance with the applicable standards of TCLUO Section 4.030: Off-Street Parking and Off-Street Loading Requirements.
5. The applicant/property owner shall submit updated letters from Pacific City Joint Water-Sanitary Authority and Nestucca Rural Fire District confirming service availability at time of Zoning Permit application submittal.
6. Documentation of a valid Road Approach Permit from the Tillamook County Public Works Department shall be submitted at the time of Zoning Permit application submittal. Road approach improvements required by the Tillamook County Public Works Department for use of the temporary mobile kitchen unit and associated parking shall be installed prior to operation of the temporary mobile kitchen unit. Confirmation from the Tillamook County Public Works Department that the improvements were satisfactorily installed shall be submitted to the Department prior to operation of the temporary mobile kitchen unit.
7. A Floodplain Development Permit is required for development within the Area of Special Flood Hazard. Applicant shall obtain an approved Floodplain Development Permit demonstrating compliance with the applicable requirements of TCLUO Section 3.510 Flood Hazard Overlay (FH) zone prior to or at the time of Zoning Permit application submittal.
8. The applicant/property owner shall adhere to the development standards outlined in TCLUO Section 3.337: Pacific City/Woods Commercial One (PCW-C1) Zone. Expansion of use, including development of outdoor seating shall not be developed without prior land use review and approval.
9. Signage shall conform to the applicable standards of TCLUO Section 4.020: Signs.
10. Any future development, including vegetation removal, shall conform to the applicable requirements of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
11. This approval shall be null and void on **July 19, 2026**, unless all Conditions are met, or an 'Extension of Time' is requested from, and approved by, this Department.

IV. EXHIBITS

- A. Location Map, Assessor's Map, Zoning Map
- B. Applicant submittal

EXHIBIT A

VICINITY MAP



**SUBJECT
LOCATION**

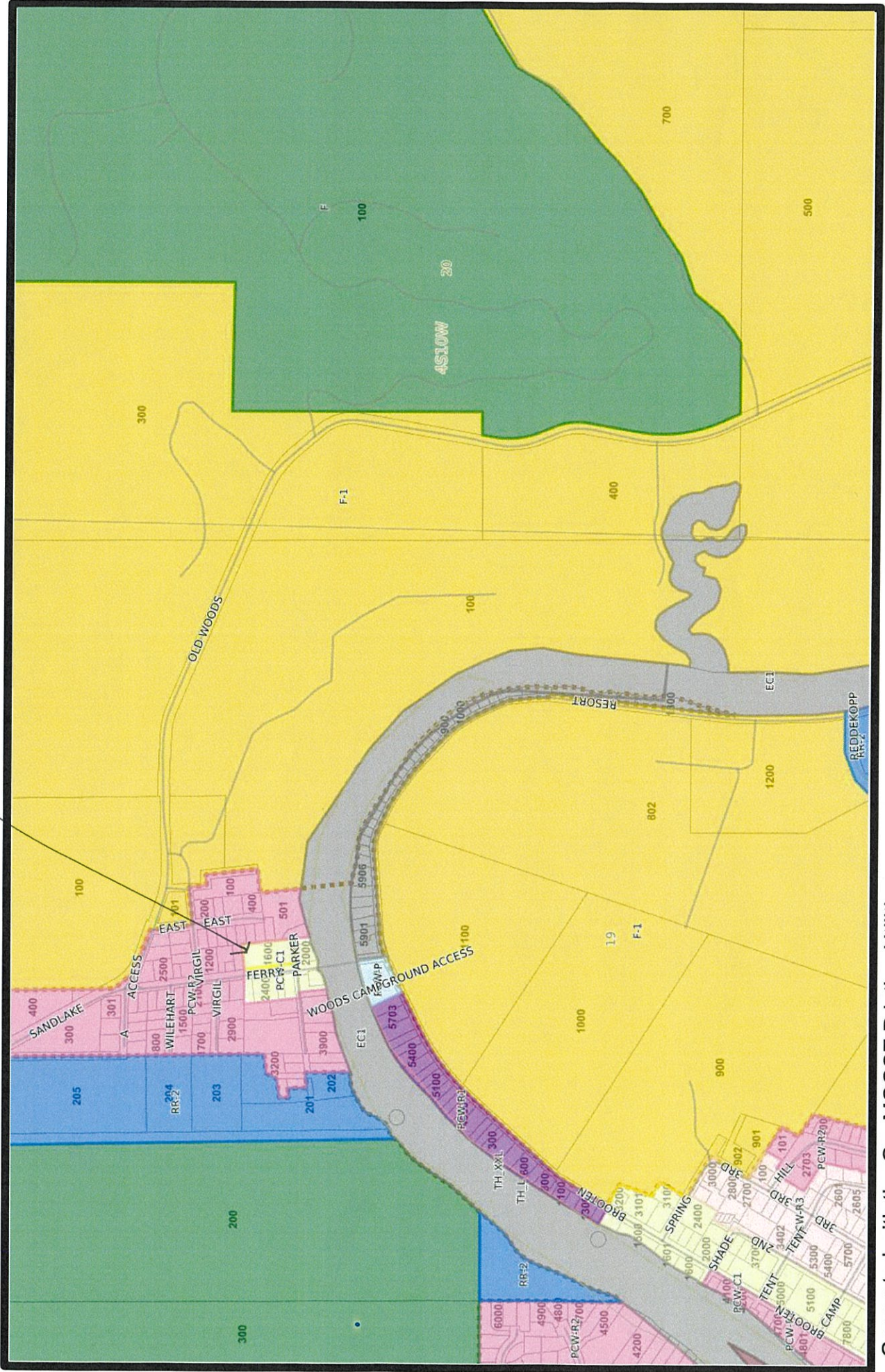
**#851-24-000173-PLNG:
SEA Q Fish LTD/ACZ Hospitality LLC**

Map

MOOSEMAPPING



Subtract location



Tillamook County
2023 Real Property Assessment Report
 Account 227677

Map 4S1019AC01600
Code - Tax ID 2202 - 227677

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing ACZ HOSPITALITY LLC
 2170 DALKE RIDGE DR NW
 SALEM OR 97304

Deed Reference # 2022-2189
Sales Date/Price 03-31-2022 / \$900,000
Appraiser KARI FLEISHER

Property Class 807 **MA SA NH**
RMV Class 201 07 01 300

Site	Situs Address	City
1	33555 FERRY ST	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
2202	Land	265,570			Land	0
	Impr	273,880			Impr	0
Code Area Total		539,450	320,660	320,660		0
Grand Total		539,450	320,660	320,660		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202	1	<input checked="" type="checkbox"/>		C-1	Commercial Site	105	0.79 AC		255,570
					OSD - AVERAGE	100			10,000
Code Area Total							0.79 AC		265,570

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2202	1	1943	511	RV Park/Campground	149	1,426			273,880
Code Area Total						1,426			273,880

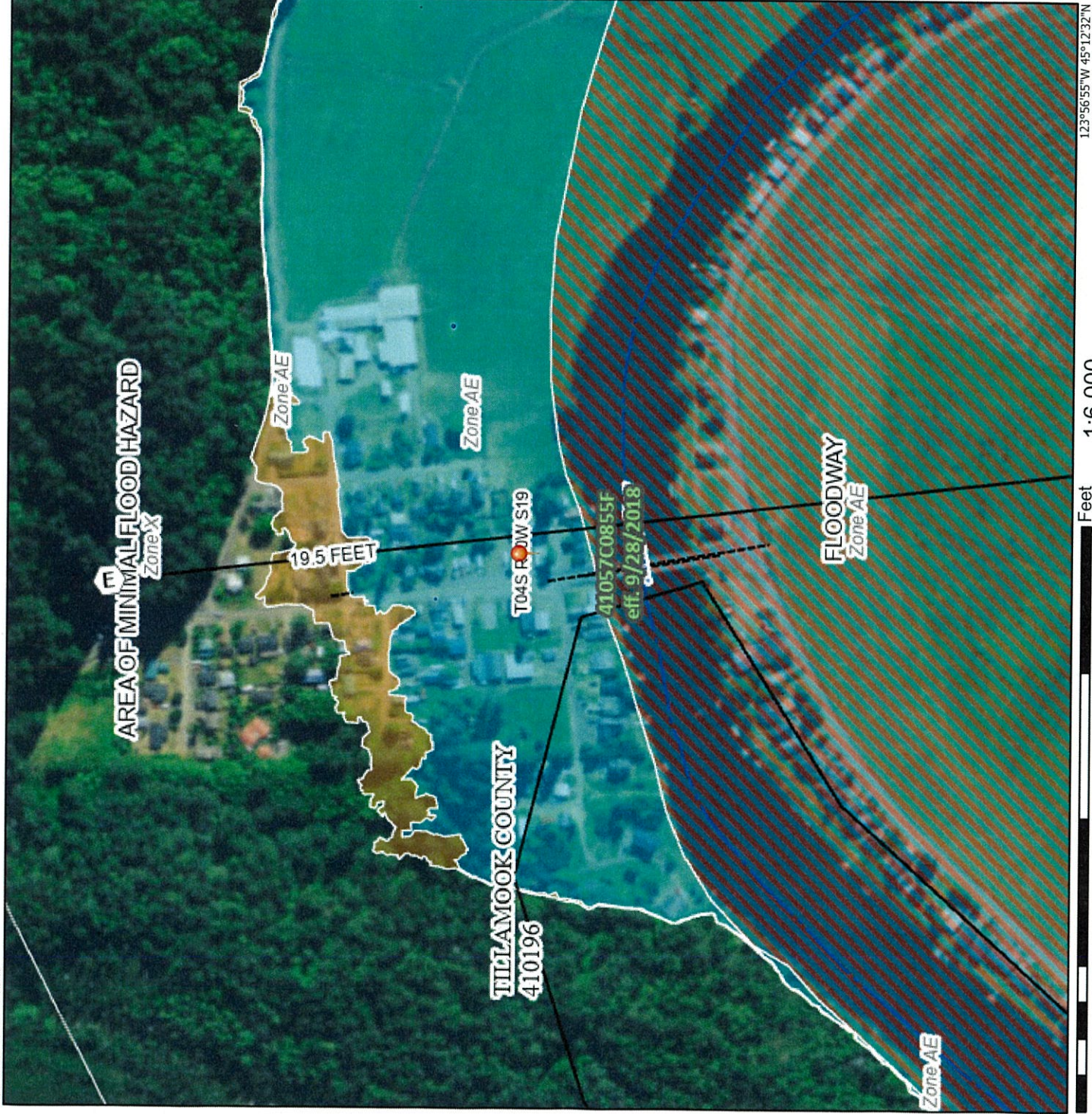
Exemptions / Special Assessments / Notations				
Code Area	2202			
Special Assessments	Amount	Acres	Year Used	
■ SOLID WASTE	36.00	3.00	2023	

PP Accounts 2202 - 595

Comments RMV reappraised for 2005. gbs 8/8/05 2/9/09 Changed PCA. RV Park. KF

National Flood Hazard Layer FIRMette

123°57'33"W 45°12'58"N



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

123°56'55"W 45°12'32"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, AB9
 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
 Future Conditions 1% Annual Chance Flood Hazard
 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
 Area of Minimal Flood Hazard Zone X
 Effective LOMRs
 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 5/2/2024 at 2:05 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, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.






Statewide Wetlands Inventory



USFWS National Wetland Inventory

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

Geologic Hazard Area

▼ 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

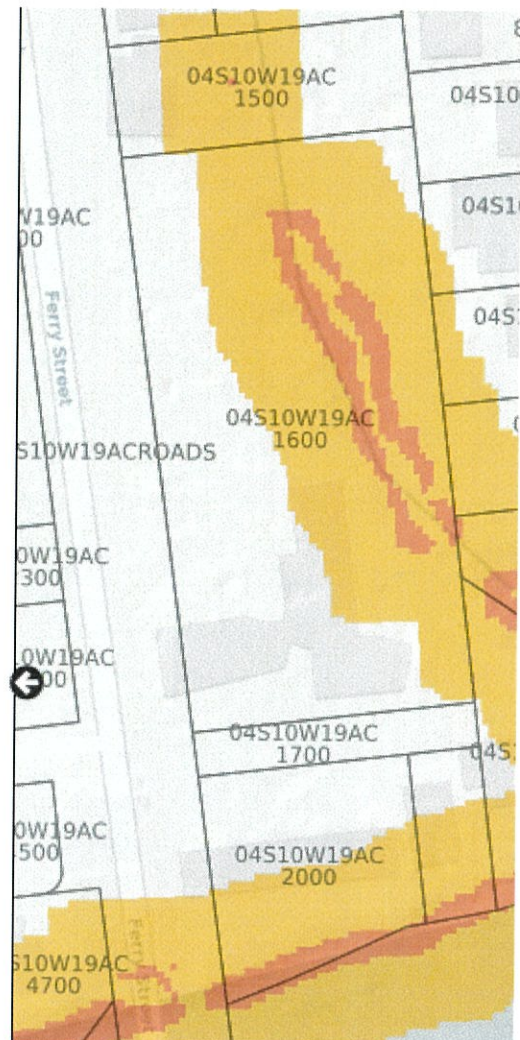
▶ World Imagery

▼ Basemaps

▼ Carto

Light 







Google Earth Map Photo

EXHIBIT B



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

Applicant (Check Box if Same as Property Owner)

Name: SEA Q FISH LTD Phone: 503-812-2083
 Address: PO Box 674
 City: PACIFIC CITY State: OR Zip: 97135
 Email: HELO@SEAQFISH.COM

Property Owner

Name: ACZ HOSPITALITY, LLC Phone: 503-689-4802
 Address: 2170 DALKE RIDGE DR NW
 City: SALMON State: OR Zip: 97304
 Email: HONGZHUANG@GMAIL.COM

OFFICE USE ONLY	
Date Stamp	RECEIVED APR 01 2024
BY:	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	<u>136879</u>
Fees:	<u>1365.-</u>
Permit No:	851- <u>24-000173</u> -PLNG

Request: CONDITIONAL USE PERMIT TO ALLOW MOBILE FOOD UNIT.

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: RAINES RESORT 33555 FERRY ST, CLATSOP CO OR 97112
 Map Number: 4S10 19AC 01600

Township

Range

Section

Tax Lot(s)

Clerk's Instrument #: _____

Authorization

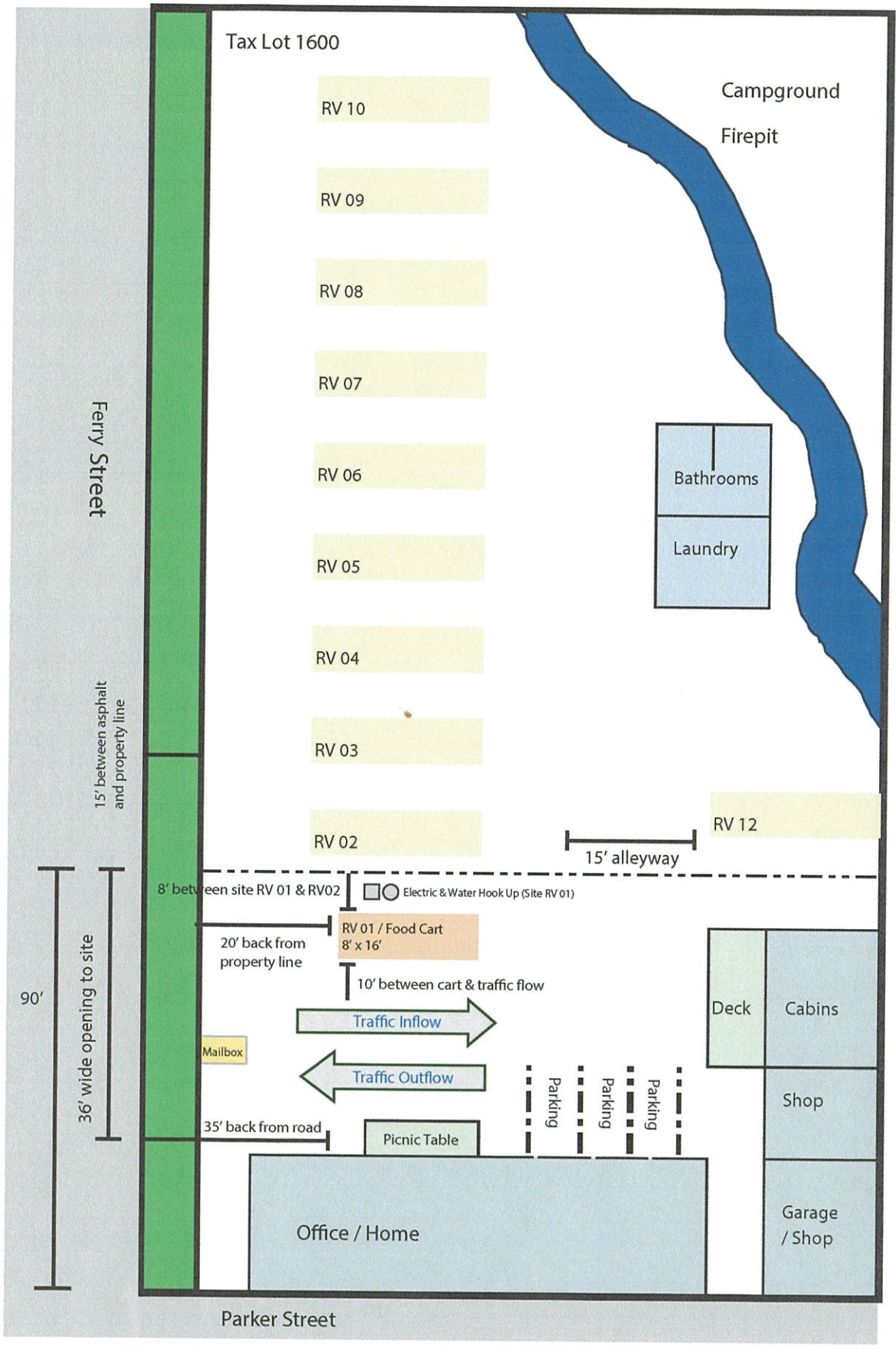
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted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

[Signature]
 Property Owner Signature (Required)

3/29/24
 Date

[Signature]
 Applicant Signature

3/29/24
 Date



Raines Resort 33555 Ferry Street, Cloverdale OR 97112

PROPERTY MAP

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

Raines Resort is applying for a Conditional Use in our underlying zone. We are submitting our application with the full and thoughtful belief that a Mobile Food Unit located at Raines Resort ("RR") will have a greatly appreciated beneficial impact on the immediate community with no adverse effects. RR has been at the heart of the Woods community for over 50 years. Pacific City and Woods is an ever-growing location for tourists and new residents alike. Woods also has limited commercial properties and no dining options. We are a hospitality destination without a food/dining option for our guests, visitors, and neighbors. Having the option for a food cart at Raines Resort will give the residents and visitors a close-by and on-site option for locally sourced food, and reduce the strain through the summer months on our local restaurants who operate above capacity. A Mobile Food Unit on a day-to-day basis specializing in fresh, local food will be an added value to the resort guests, visiting tourists, local residents, local businesses, and community, balancing out eating options throughout the year. We are proposing to use RV Slip 1 as a transitional space as the location for the Mobile Food Unit when it is unoccupied by RV guests. The Mobile Food Unit proposed will remain mobile on wheels, with propane and generator secured and on board the unit.

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

The operation of a Mobile Food Cart is consistent with the goals and policies of the Comprehensive Plan. Pacific City and Woods is an ever-growing community and tourist destination that is currently being adapted to reflect this. As the area grows and becomes more popular, it's important to be able to offer a food option for residents and guests in our area.

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

Yes. The Raines Resort parcel (RV Slot 1 on Tax lot 01600) is ideal for the proposed use. The parcel is large, open size and shape, made of compacted gravel, and is already designed for the gathering of people. The parcel is safe, level, and flat with thoughtful parking space and facilities/restrooms for people who will visit with the introduction of a cart. The proposed site also includes Mobile Cart operation facilities including: greywater disposal, garbage, sewer, and electricity. The location is on the outside edge of the community and surrounding commerce and is part of the route many take to adjoining towns like Cloverdale, Beaver, and Pacific City. The parcel is designed for efficient traffic in and out of the property for vehicles, emergency vehicles, and pedestrians. The parcel is located on the main road through Woods. The space has no water run-off issues and no land parcel changes will be needed.

Attached is "Raines Resort Property Map" detailing the Raines Resort property. The map shows the layout of Raines Resort with the proposed cart location (RV 01), traffic flow, facilities, hookups, and proximity to the road. This proposed layout and location allows for safe, contained, and protected access to the food cart site. RR has ample parking able to safely and appropriately accommodate one cart.

(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 use will not negatively impact the area. The proposed use will not create any traffic flow issues for neighbors or block any access for neighbor driveways or property access. We plan to positively impact and enhance the surrounding area. Currently, Woods does not have *any* food options for residents, guests of the Resort, visitors to the basketball and pickle ball court, river recreation enthusiasts (kayakers/paddleboarders/fishing), fishermen, and boat launch and dock guests. Having a locally sourced

food option available here will provide food plus enhance the community experience for locals and visitors. The cart will operate within reasonable business hours and will be thoughtfully set up, managed, and maintained by locals who know the area; appreciate the community and have been here in Woods for multiple generations. We believe the Woods community overall will embrace this much-needed addition.

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

The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems, or windmills. Not applicable to 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.

Yes. The proposed use is timely. We are proposing to put the Mobile Food Unit in RV Slip one which already has the utilities to support the addition of a mobile food unit as the property/slip has water, sewer, and electrical utility hook-ups. It also has county road access and garbage service. RV Slip 1 is ready for a mobile unit to plug in. {X} I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.

1. Raines Resort Property Map & Proposed Cart Site
2. Raines Resort Survey Map (enlarged view)
3. Google Map location overview
4. Raines Resort Tax Lot Identification Map
5. Images of Cart in proposed location

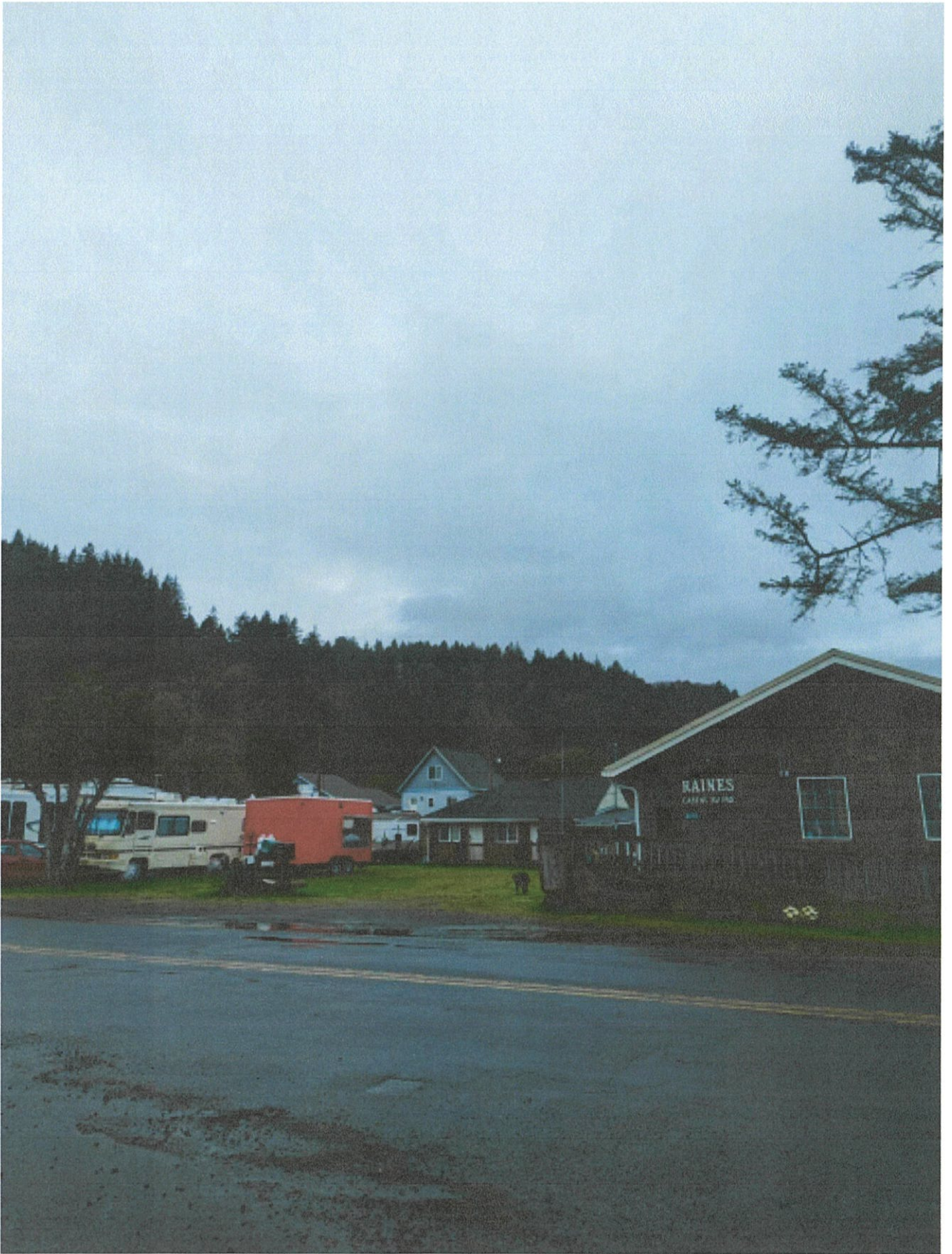
Signed and Acknowledged (Applicant)



Google Satellite Map showing the location of Raines Resort within Woods



Satellite Map showing the tax lot overview



Cart Image 4 - Street view 2



Cart Image 1 - Pick Up Window



Cart Image 2 - Order Window & Pick Up Window



Cart Image 3 - Street View 1



RAINES RESORT SURVEY MAP