



*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REQUEST**  
**#851-26-000083-PLNG: Bennett / Daggett**  
**Four (4) Temporary Mobile Kitchen Units, Onsite Commissary  
& Restroom Facilities**

*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 13, 2026

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 13, 2026.

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 27, 2026**. Unless appealed, the effective date of this decision shall be July 13, 2026.

**Request:** A Conditional Use request for the placement of four (4) temporary mobile kitchen units (food trucks), including an onsite commissary and restroom facilities.

**Location:** Located within the Unincorporated Community of Beaver accessed via Blaine Road, a County Road, and Fitch Drive, a private road, designated as Tax Lots 204 and 214 in Section 30DD of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.

**Zone:** Community Commercial (CC)

**Applicant:** Josh Bennett, 17195 Trask River Rd, Tillamook, OR 97141

**Property Owner:** Travis Daggett, 31700 Blaine Rd, 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/property owner shall obtain all required Federal, State, and local permits and/or licenses, including required licensing from Tillamook County Community Health for each temporary mobile kitchen unit (food truck) and approved permits for construction of an onsite wastewater treatment system.
2. The applicant/property owner shall comply with the requirements set forth in the email from the Tillamook County Public Works Department dated July 7, 2026, including construction of a commercial road approach in accordance with County Ordinance #44. A copy of the approved Commercial Road Approach Permit and letter of satisfaction from the Tillamook County Public Works Department confirming all conditions outlined in the email dated July 7, 2026, have been satisfied shall be submitted to the Department prior to Zoning/Building Permit application submittals.
3. The applicant/property owner shall submit the following documentation at the time of consolidated Zoning/Building Permit application submittals. Updated water service and fire service provider letters are required at the time of individual permit application submittal for each temporary mobile kitchen food unit (food truck) as well as the commissary and restroom facilities:
  - a) A letter from the Beaver Water District confirming water service to the proposed facilities.
  - b) A letter from the Nestucca Rural Fire District confirming fire protection service to the proposed facilities.
4. Development of the subject property shall adhere to the development standards of the Community Commercial Zone, TCLUO Section 3.022.
5. The applicant/property owners shall comply with the development standards outlined in TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements, including the following:
  - a) Construction of twenty (20) parking spaces as shown on the site plan included in "Exhibit B". Each parking space shall be a minimum of 8 feet by 20 feet. Parking spaces shall be identified on the site plan submitted in conjunction with consolidated Zoning Permit/Building Permits for project development.
  - b) Areas used for parking and maneuvering 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 and private streets.
  - c) 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.
  - d) A curb, bumper or other type of barrier deemed acceptable by the Tillamook County Public Works Department shall be installed around the off-street parking area perimeter bordering Blaine Road, a County road, and those portions of the parking area bordering Fitch Drive, a private road. The curb, bumper or other type of barrier shall be at least four inches high

and set back at least four and one-half feet from the property lines as required by TCLUO Section 4.030(8). Installation shall also comply with the clear-vision area requirements contained in TCLUO Section 4.010 to ensure driver and pedestrian visibility at the intersection of Blaine Road and Fitch Drive.

- e) Lighting shall be installed in accordance with TCLUO Section 4.080(9), so as not to create or reflect substantial glare into any adjacent residential zone or adjacent residential use.
- 6. A vegetative buffer shall be maintained along the southerly and westerly boundaries of the subject property. This buffer shall be further enhanced with vegetative plantings consisting of trees and shrubs and/or a combination of vegetation and fencing to minimize impacts and conflicting uses with adjacent residential uses. 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 vegetation (trees and shrubs) and where additional buffer improvements are to be located.
- 7. An updated site plan shall be submitted to the Department at the time of consolidated Zoning/Building Permit application submittals to confirm demonstration with the conditions outlined above. The site plan shall depict the location of structures, temporary mobile kitchen food units (food trucks), setbacks, point of access to the subject property, location of off-street parking spaces with dimensions, curb or bumper improvements, and the location of existing and proposed vegetative buffers.
- 8. Trash cans/garbage receptacles shall be provided in convenient and screened location(s) for the use of customers and temporary mobile kitchen unit (food truck) operators, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time.
- 9. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
- 10. The Restrictive Covenant included in "Exhibit E" for development of contiguous properties shall be recorded in the Tillamook County Clerk's Office. A copy of the recorded covenant shall be submitted to the Department prior to commencement of development activities of the subject property.
- 11. This approval shall be void on July 13, 2028, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

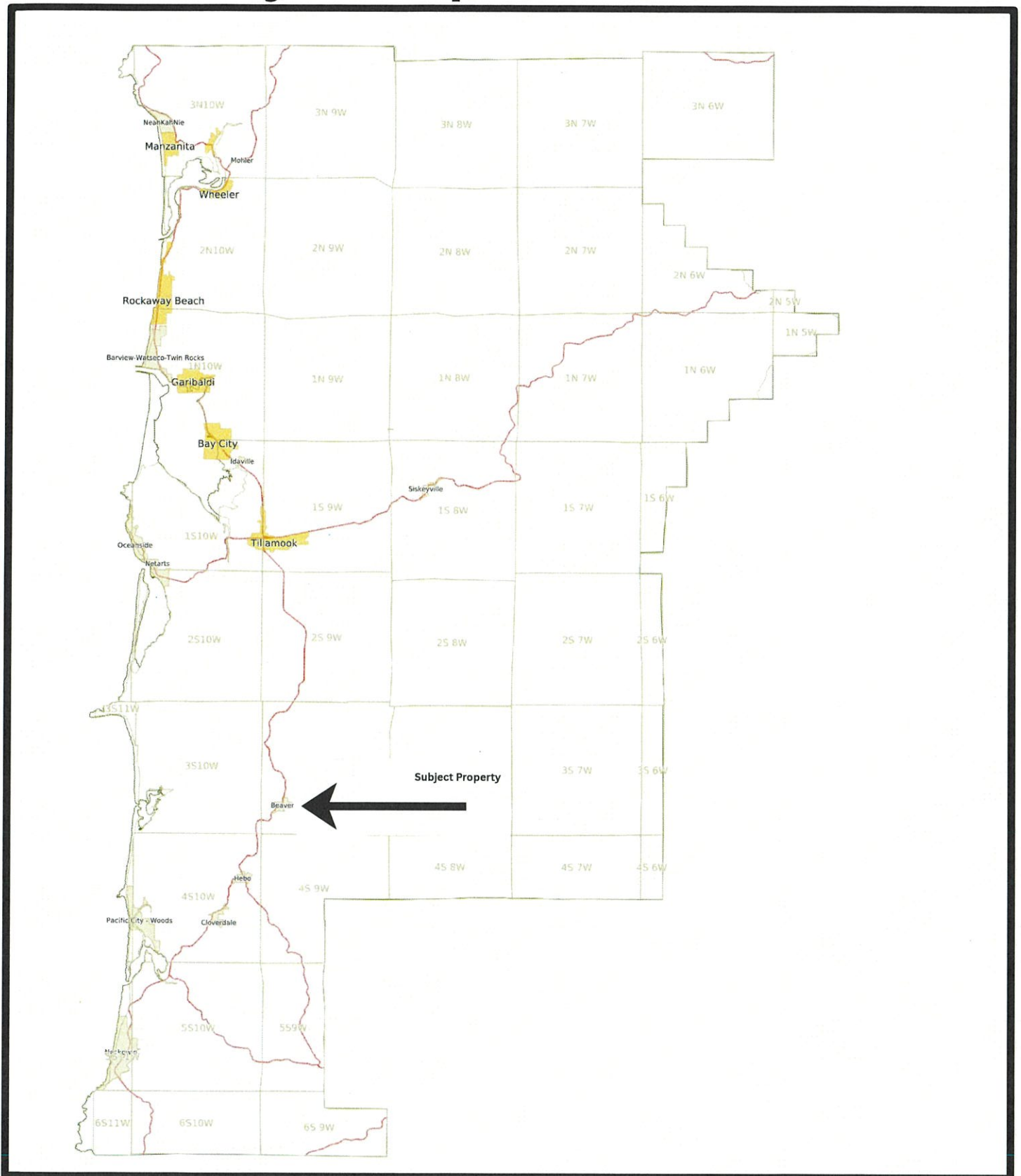
Sincerely,  
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Enc.: Vicinity & Assessor/Zoning Map

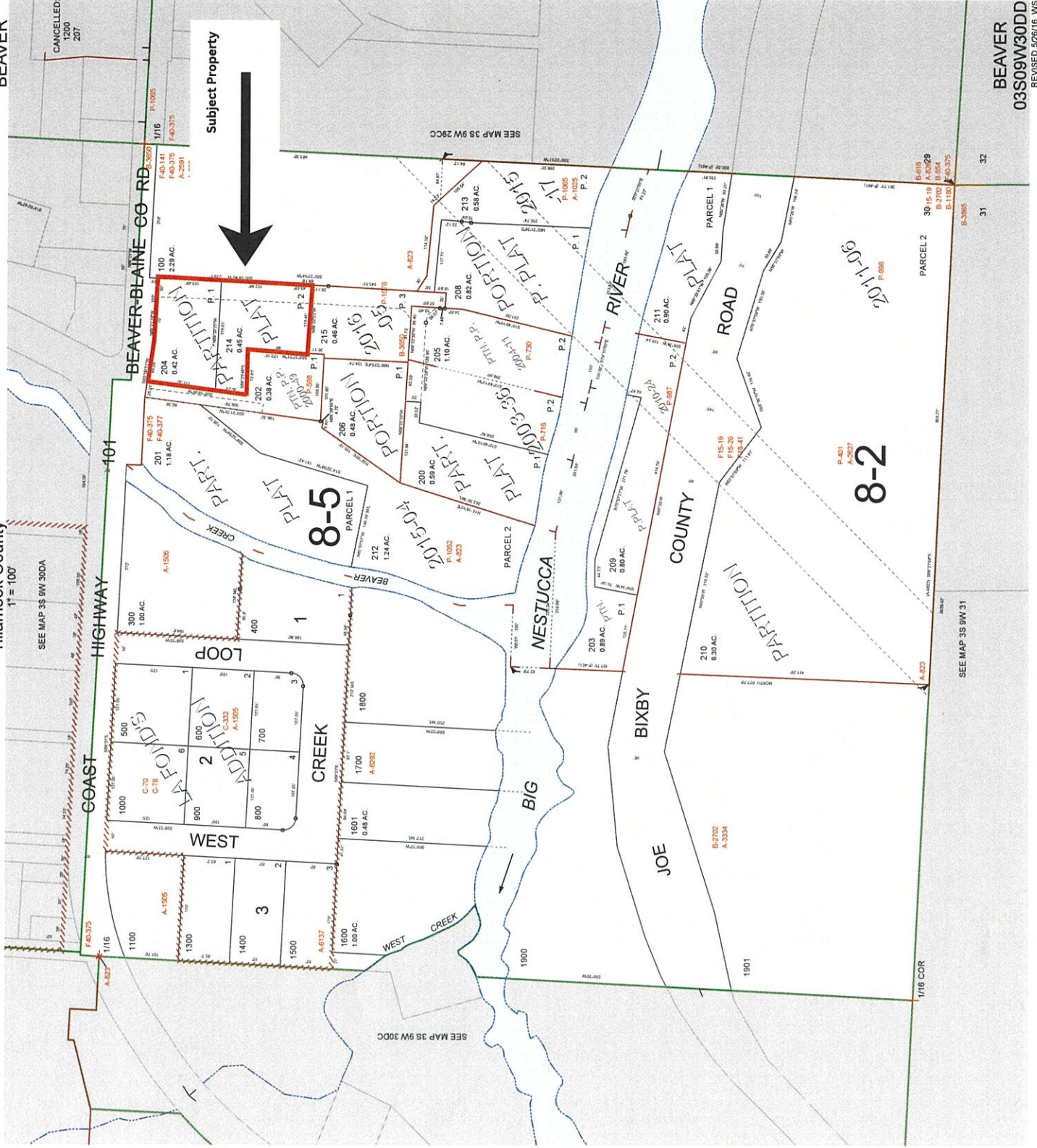
# Vicinity Map



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

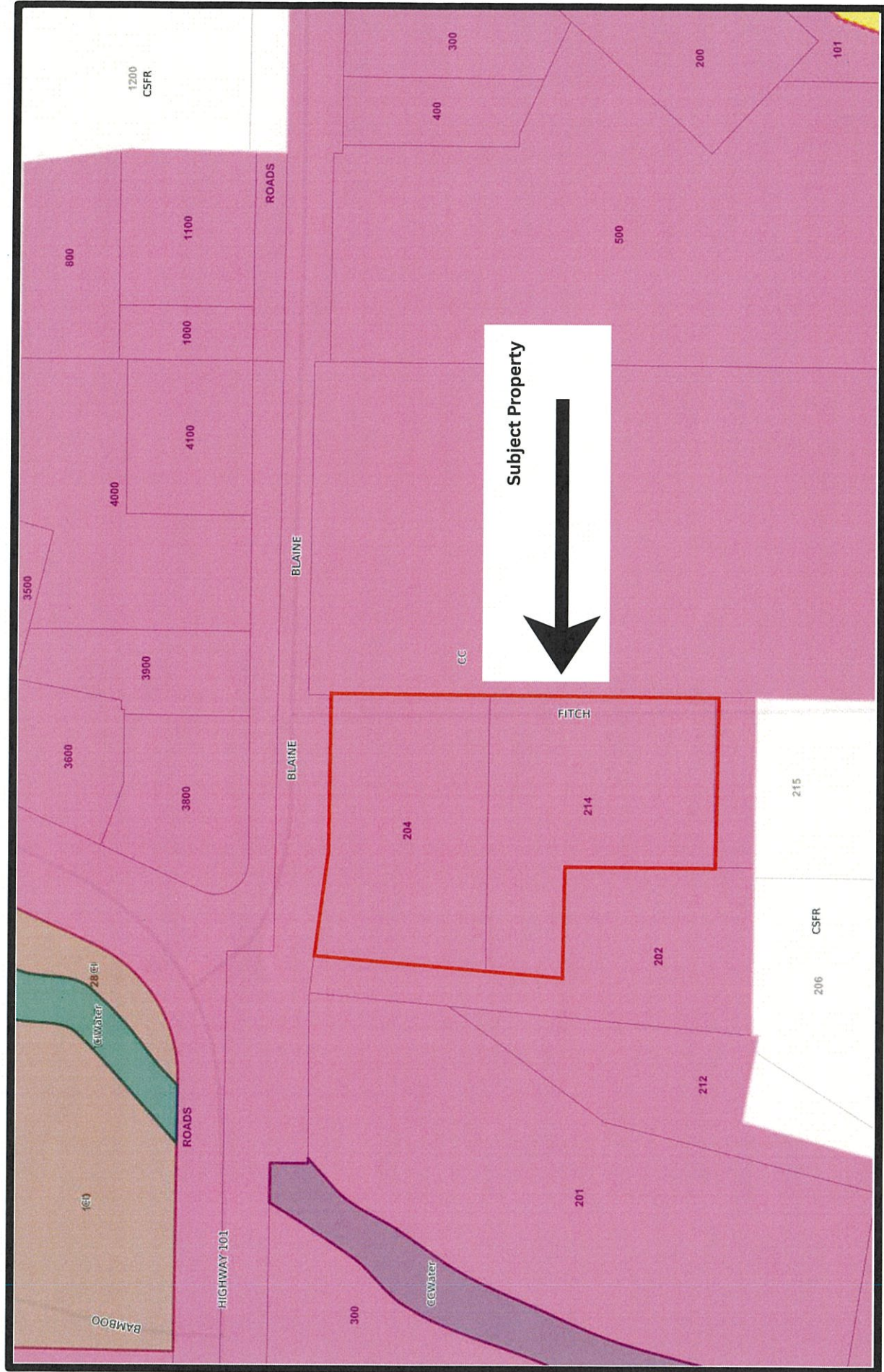
S.E. 1/4 S.E. 1/4 SEC. 30 T.3S. R.9W. W.M.  
Tillamook County

03S09W30DD  
BEAVER



03S09W30DD  
BEAVER  
REVISED 5/26/16, WS

# Map





**CONDITIONAL USE REQUEST**  
**#851-26-000083-PLNG: Bennett / Daggett**  
**Four (4) Temporary Mobile Kitchen Units, Onsite Commissary**  
**& Restroom Facilities**

**STAFF REPORT**

**Date: July 13, 2026**

**(This is not Building or Placement Permit Approval)**

**Report Prepared by: Conrad Kurrelmeier, Land Use Planner**

**Updated By: Sarah Absher, CFM, Director**

**I. GENERAL INFORMATION:**

**Request:** A Conditional Use request for the placement of four (4) temporary mobile kitchen units (food trucks), including an onsite commissary and restroom facilities (Exhibit B).

**Location:** Located within the Unincorporated Community of Beaver accessed via Blaine Road, a County Road, and Fitch Drive, a private road, designated as Tax Lots 204 and 214 in Section 30DD of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

**Zone:** Community Commercial (CC)

**Applicant:** Josh Bennett, 17195 Trask River Rd, Tillamook, OR 97141

**Property Owner:** Travis Daggett, 31700 Blaine Rd, Beaver, OR 97108

**Property Description:** The subject property consists of Parcels 1 and 2 of Partition Plat 2016-05, also designated as Tax Lots 204 and 214 (Exhibit A). Collectively, the subject property is approximately 0.87 acres in size, irregular in shape, relatively flat, vegetated with grasses and is improved with a communication tower and small accessory structure in the southwest region of the property (Exhibit A & B). Blaine Road, a County road, borders the subject property to the north and Fitch Drive, a private road, borders the subject property to the east (Exhibit A). That portion of the subject properties identified as Tax Lot 204 is located at the intersection of Blaine Road, a County road, and Fitch Drive, a private road, and this tax lot is a corner lot (Exhibit A).

There are no wetland, or other mapped natural features, and the area is not located within a mapped area of Geologic Hazard (Exhibit A). The subject property is also not located within an Area of Special Flood Hazard per FEMA Flood Insurance Rate Map (FIRM) #41057C0740F dated September 28, 2018 (Exhibit A).

The subject property is located within the eastern region of the Unincorporated Community of Beaver. The vicinity consists of a variety of commercial, residential and agricultural uses (Exhibit A). Neighboring properties are zoned Community Commercial (CC) zone and Community Single Family Residential (CSFR) zone (Exhibit A).

Applicant is requesting Conditional Use approval for request for the placement of four (4) temporary mobile kitchen units (food trucks), including an onsite commissary and restroom facilities (Exhibit B). For purposes of this review, *food truck*, *food cart* and *temporary mobile kitchen unit* are synonymous.

## **II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:**

- TCLUO SECTION 3.022: COMMUNITY COMMERCIAL (CC) ZONE
- TCLUO SECTION 4.010: CLEAR VISION AREAS
- TCLUO SECTION 4.030: OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS
- TCLUO SECTION 6.040: CONDITIONAL USE PROCEDURES AND CRITERIA

## **III. ANALYSIS OF STANDARDS:**

### **A. TCLUO SECTION 3.022: COMMUNITY COMMERCIAL (CC) ZONE**

(1) *PURPOSE AND AREAS INCLUDED: The purpose of the CC zone is to designate areas for high intensity commercial and some light industrial activities within unincorporated community boundaries. The zone is intended to accommodate all commercial needs of the community, surrounding rural areas, and visitors. Land that is suitable for the RC zone is suitable for the CC zone, except that a higher level of use, and therefore a higher level of off-site impacts, must be anticipated.*

...

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

...

(m) *Temporary mobile kitchen units.*

(4) *STANDARDS:*

...

(d) *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 3.020 (4) (b)*

...

(i) *Maximum Floor Area Per Use: Individual uses shall not exceed 4,000 square feet of gross floor area*

**Findings:** The Applicant is proposing the placement of four (4) temporary mobile kitchen units, including an onsite commissary and restroom facilities on the subject property. Applicant states the commissary and food carts result in a combined floor area of less than 1,200 square feet (Exhibit B). In review of the Applicant's site plan, the proposed setbacks for the project improvements consisting of 4 food truck spaces, an onsite commissary and restroom facilities all meet or exceed minimum setback requirements for structures located on a property zoned Community Commercial (CC) (Exhibit B).

## **B. TCLUO SECTION 4.010: CLEAR-VISION AREAS**

*(1) PURPOSE: The purpose of a CLEAR-VISION AREA is to ensure safe sight distance for drivers approaching street intersections.*

*(2) A CLEAR-VISION AREA shall be maintained on the corners of all properties located at the intersection of two streets or private ways or a street or private way and a railroad.*

*(3) A CLEAR-VISION AREA is a triangular area consisting of two equidistant sides which are lot lines measured from the point of intersection of the lot lines abutting streets; or, where the lot lines have rounded corners, such lines extended straight to their point of intersection, and then so measured; and a line joining the two non-intersecting ends at a distance from their intersection specified in Subsection (5) below.*

*(4) A CLEAR-VISION AREA shall contain no planting, fence, wall, structure, parked cars, or other temporary or permanent obstructions exceeding thirty inches in height, measured from the top of the highest curb in the CLEAR-VISION AREA or, where no curb exists, from the highest established street center line grade adjacent to the CLEAR-VISION AREA. Trees exceeding this height may be located in this height may be located in this area, provided that all branches and foliage are removed to a height of eight feet above the specified grade.*

*(5) The following measurements shall establish CLEAR-VISION AREAS:*

...

*(b) In all other zones, the minimum distance shall be 15 feet or, at intersections including an alley, 10 feet. When the angle of intersection between streets is 30 degrees or less, the distance shall be 25 feet.*

**Findings:** The subject property is a corner lot, located at the intersection of Blaine Road, a County road, and Fitch Drive, a private road (Exhibits A, B & D). Applicants' submittal includes a site plan demonstrating the location of the proposed improvements along with parking spaces within the subject property (Exhibit B).

Staff finds the Applicant's site plan adequately demonstrates compliance with TCLUO Section 4.010, maintaining the appropriate distances for proposed development of properties where the Clear-Vision Area provisions apply. A condition of approval has been made to ensure the clear vision area at the intersection of Blaine Road and Fitch Drive is maintained in accordance with TCLUO Section 4.010.

## **B. 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.*

*(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.*

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

**Findings:** TCLUO Section 4.030 requires one (1) 8-foot by 20-foot parking space for each temporary mobile kitchen unit (food truck). The site plan included in "Exhibit B" of the Applicant's submittal depicts 20 parking spaces for the four (4) temporary mobile kitchen units, including an onsite commissary and restroom facilities (Exhibit B). The parking area consists primarily of gravel and is an all-weather travel surface. The parking area is not adjacent to residential uses and is located wholly within the property boundaries as depicted on the Applicant's site plan (Exhibit B).

For compliance with curbing/bumping and lighting standards outlined above, conditions of approval have been made to ensure any lighting improvements are shielded in a downward direction so as not to create or reflect substantial glare into any adjacent residential zone or use. Additionally, a condition of approval has been made to require curbing or bumper rail be installed along the northerly boundary of the subject property and the easterly boundary of the access easement to ensure vehicles maneuvering in and out of parking spaces remain entirely out of the flow of traffic along Blaine Road and Fitch Drive.

Staff finds the standards outlined above are met through the conditions of approval.

#### **IV. ANALYSIS OF CRITERIA:**

##### **A. TCLUO SECTION 6.040: CONDITIONAL USE REVIEW CRITERIA**

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

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

**Findings:** The proposed use is listed as a conditional use in the underlying zone (TCLUO 3.020(3)(m)). This criterion has been met.

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

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

Beaver is an Unincorporated Community with a Community Plan adopted by the County in 2002. The plan is part of the Goal 14 Urbanization element of the County's Comprehensive Plan. Chapter 3 of the Beaver Community Plan outlines various community goals and policies, developed with input of residents and interested parties.

The goals outlined in this chapter are supported by specific policies. Goal 4, specifically, states, *Beaver will have a thriving business district supported by local residents and travelers.* The accompanying policies direct the County to work with businesses and property owners to improve the appearance of properties in the business district, to work with interested partners in furthering economic development and to work with ODOT to improve the appearance and function of Highway 101 within Beaver to support healthy businesses along the highway.

The subject properties as zoned Community Commercial (CC) and are part of the Beaver business district. Many commercially zoned properties within Beaver are residentially developed with one and two-family dwellings; however, staff finds the project proposal aligns with Goal 4 and supporting policies to further economic development within Beaver's business district.

This criterion has been met.

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

**Findings:** The Applicant states total area devoted to the proposed project is approximately 7,200 square feet (Exhibit B). Applicant adds that the road frontage and orientation of the property allows for safe passage to and from the property with a clear line of site in all directions, and that the depth of the property allows for space for utilities to be placed at the back of the property (Exhibit B).

Applicant also provides findings that topography of the property is flat, and that water and electrical utilities have already been routed to the subject property (Exhibit B).

Applicant also states the subject property is well suited for the addition of food carts with a kitchen and restroom outbuilding because the community of Beaver is an active community in need of food services and there are many housing projects on the horizon. (Exhibit B).

The subject property is irregular in shape, approximately 0.87 acres, is relatively flat, and is improved with a communication tower and small accessory structure in the southwest region of the property (Exhibit A). In review of the proposed site plan included in "Exhibit B", staff finds the following:

- Subject property is a corner lot located within the commercially zoned area of the Beaver community, also part of the Beaver business district. Both roads are improved and are utilized by other properties in the area.

- The subject property is bordered by Blaine Road, a County road, to the north and Fitch Drive, a private road, to the east.
- Access to the subject property and proposed development remain via Fitch Drive and designated parking areas are only accessed by the point of entry off Fitch Drive (Exhibit B). Comments from the Tillamook County Public Works Department include the requirement for road approach improvements at the intersection of Blaine Road and Fitch Drive, and a condition of approval has been made to ensure the Applicant meets the requirements outlined by Public Works, including submittal of required documentation and road approach improvements in compliance with County Ordinance #44 (Exhibit C).
- Proposed parking spaces exceed minimum parking requirements outlined in TCLUO Section 4.030. Twenty (20) 8-foot by 20-foot parking spaces are depicted in the northern region of the subject property, including two identified ADA compliant parking spaces as well as one "Van" designated space (Exhibit B).
- Travel and parking areas are proposed to be a gravel surface.
- A condition of approval has been made to require curbing along the northerly boundary of the subject property to separate the northern row of off-street parking spaces from Blaine Road in accordance with TCLUO Section 4.030.
- The Commissary and covered seating area as well as one temporary mobile kitchen unit (food truck) are located in the northwestern region of the subject property.
- Three food trucks are located south of the southern row of proposed off-street parking spaces.
- All improvements listed above are located on that portion of the subject property identified as Parcel 1 (Tax Lot 204) (Exhibit B).
- Onsite wastewater system improvements are to be constructed in the southern region of the subject property, on that portion of the subject property identified as Parcel 2 (Tax Lot 214) (Exhibit B).
- A condition of approval has been made to require recording of a restrictive covenant in the Tillamook County Clerk's Office to ensure the onsite wastewater treatment system constructed on Parcel 2 necessary to serve the proposed project developed on Parcel 1 remain in single ownership and cannot be conveyed separately without compliance with applicable state and local laws and ordinances.
- All proposed improvements meet or exceed the setback requirements of the Community Commercial (CC) zone.
- Subject property is absent of any natural features and is outside mapped areas of Geologic Hazard and outside of mapped Areas of Special Flood Hazard.
- Utility improvements necessary to serve the proposed development already exist within the area or are required to be provided as per the conditions of approval.
- The location of proposed improvements do not encroach upon the communication tower and small accessory structure in the southwest region of the property (Exhibit B).

Based upon the findings outlined above and other relevant findings contained in this report, staff finds the subject property is suitable for the proposed use considering its size, shape, location within the Beaver community, topography, existence of improvements and natural features. This criterion is met and 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:** Applicant states the surrounding properties will have no problem maintaining the character of the area as the property is surrounded by both commercial and residential uses, with the proposed use providing a balance of a moderate use complimenting the area and bolstering the community (Exhibit B).

The subject property is zoned Community Commercial (CC) and is located within an area of the Beaver community where properties within close proximity are developed with a mix of residential and commercial uses (Exhibit A). The subject property borders commercially and residentially zoned properties to the south and southwest improved with single family dwellings (Exhibit A). Properties to the east, also zoned commercial are improved with the old Beaver Grade School (Exhibit B). Properties to the north are also zoned Community Commercial (CC) and are improved with a gas station/convenience store and a mix of middle housing types (Exhibit A & D).

In review of the proposed location of project improvements in relation to the location of the dwellings on neighboring properties to the south and southwest, staff finds the distance of separation is at least 100-feet, with the closest dwelling also located in the Community Commercial (CC) Zone with a year built of 1938 per County Assessor records.

The westerly boundaries of the subject property are bordered by vegetative buffer, providing separation between the residential improvements to the southeast and the area of the subject property proposed to be developed (Exhibit D).

The properties to the south are zoned residential and improved with single-family dwellings. A fence borders the common property line between the subject property and the property to the immediate south. The temporary mobile kitchen units (food trucks), commissary, restrooms and parking area are proposed in the northern region of the subject property, and the onsite wastewater treatment system is proposed to be constructed in the southern region of the subject property, providing an area of open space and distance between the two uses approximately 150-feet in length (Exhibits A, B & D).

TCLUO Section 6.070: Conditions of Approval, authorizes the Planning Director to impose any conditions of approval necessary to protect the area surrounding the proposed use, and to preserve the basic purpose and intent of the underlying zone. These conditions may include modifying the location and number of off-street parking and loading spaces, controlling the location and number of vehicle access points and requiring fencing, screening landscaping or other measures to protect adjacent or nearby properties from the effects of the use.

Applicant is proposing a total of 20 off-street parking spaces, all to be located within the northern region of the subject property with access to the subject property and parking area close to the intersection of Fitch Drive, a private road, and Blaine Road, a County road. Comments from the Tillamook County Public Works Department require this intersection be improved with a commercial road approach in accordance with Tillamook County Ordinance #44 (Exhibit C). Other off-street parking and loading requirements are addressed through TCLUO Section 4.030, and conditions of approval have been included in this decision to ensure the development standards of this section are met.

Staff finds the proposed location of off-street parking spaces, the number of off-street parking spaces proposed by the Applicant and limited location of access to and from the subject property do not necessitate imposing additional off-street parking requirements or access provisions as allowed under Section 6.070.

A vegetative buffer borders the westerly boundary of the subject property, as depicted in field photographs included in "Exhibit D" of this report. Staff finds this buffer adequately separates the proposed commercial uses of the property from adjacent residential uses to the west and southwest, mitigating any conflicts that may result from noise, odor, dust, lighting, glare or other zoning conflicts that may arise with the establishment of a commercial use on the subject property.

To help mitigate conflicting uses between the proposed commercial uses of the subject property and the residential properties to the south, staff also finds that a vegetative buffer along the southerly region of the property is appropriate to serve the same mitigation functions as the vegetative buffer to the west. A condition of approval has been made to require a vegetative buffer be created in the southern region of the

subject property to help mitigate any conflicts resulting from adjacent commercial and residential uses as allowed under Section 6.070.

Given the variety of established uses in the vicinity and demonstration by the Applicant that all uses associated with the proposed project can be accommodated within the property boundaries of the subject property, Staff finds the proposal 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 (Exhibit B).

Staff concludes this criterion is met and can be met through the conditions of approval.

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

**Findings:** Applicant states there is no existing solar energy systems, wind energy conversion systems or wind mill facilities in the area (Exhibit B). Staff find no record of such facilities and improvements on the subject properties or within the vicinity (Exhibit A). Staff finds that 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:** Comments were received from Tillamook County Public Works requiring a Commercial Road Approach as well as documentation of the recorded access easement, as well as written confirmation from the Oregon Department of Transportation (ODOT), as specified in the comments contained in "Exhibit C".

Staff finds the following:

- The property is accessed via Blaine Road, a County road, and Fitch Drive, a private roadway. Primary access to the subject property is via Fitch Drive as shown on the Applicant's site plan (Exhibit B).
- The property is currently served by the Beaver Water District, Nestucca Rural Fire District, Tillamook People's Utility District ('TPUD') and the Tillamook County Sheriff's Office.
- Fire protection is provided by the Nestucca Rural Fire District.
- No comments were received by the Nestucca Rural Fire District, however; an updated fire service provider letter is required at the time of zoning and building permit application submittal as stated in the conditions of approval.
- No comments were received by the Beaver Water District, however; an updated water service provider letter is required at the time of zoning and building permit application submittal as stated in the conditions of approval.
- Comments from the Tillamook County Public Works Department require improvements for a commercial road approach constructed in accordance with County Ordinance #44 at the intersection of Blaine Road, a County road, and Fitch Drive, a private road (Exhibit C).
- Comments were received from ODOT that they do not have any requirements provided no work is being performed within Highway 101 right of way (Exhibit C).
- Comments were received from the public highlight concerns for traffic flow and parking and are also contained in "Exhibit C".
- Applicants identified their plan to work with Chris Chiola of Tillamook County Onsite Wastewater division to authorize an adequate sanitation system for the proposed use (Exhibit B).

Staff find that the proposed conditional uses are timely and that there are adequate public facilities and services existing for the area affected by the proposed uses. This criterion is met and can be met through the conditions of approval.

## **VI. DECISION: APPROVED WITH CONDITIONS**

Staff concludes, based on the findings of fact and other relevant information in the record, that the Applicant has satisfied/or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, **approves** the request subject to the provisions in Section V below.

By accepting this approval the Applicant/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The Applicant/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

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 before **4:00 PM on July 27, 2026**.

## **VII. 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/property owner shall obtain all required Federal, State, and local permits and/or licenses, including required licensing from Tillamook County Community Health for each temporary mobile kitchen unit (food truck) and approved permits for construction of an onsite wastewater treatment system.
2. The applicant/property owner shall comply with the requirements set forth in the email from the Tillamook County Public Works Department dated July 7, 2026, including construction of a commercial road approach in accordance with County Ordinance #44. A copy of the approved Commercial Road Approach Permit and letter of satisfaction from the Tillamook County Public Works Department confirming all conditions outlined in the email dated July 7, 2026, have been satisfied shall be submitted to the Department prior to Zoning/Building Permit application submittals.
3. The applicant/property owner shall submit the following documentation at the time of consolidated Zoning/Building Permit application submittals. Updated water service and fire service provider letters are required at the time of individual permit application submittal for each temporary mobile kitchen food unit (food truck) as well as the commissary and restroom facilities:
  - a) A letter from the Beaver Water District confirming water service to the proposed facilities.
  - b) A letter from the Nestucca Rural Fire District confirming fire protection service to the proposed facilities.
4. Development of the subject property shall adhere to the development standards of the Community Commercial Zone, TCLUO Section 3.022.
5. The applicant/property owners shall comply with the development standards outlined in TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements, including the following:
  - a) Construction of twenty (20) parking spaces as shown on the site plan included in "Exhibit B". Each parking space shall be a minimum of 8 feet by 20 feet. Parking spaces shall be identified on the site plan submitted in conjunction with consolidated Zoning Permit/Building Permits for project development.

- b) Areas used for parking and maneuvering 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 and private streets.
  - c) 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.
  - d) A curb, bumper or other type of barrier deemed acceptable by the Tillamook County Public Works Department shall be installed around the off-street parking area perimeter bordering Blaine Road, a County road, and those portions of the parking area bordering Fitch Drive, a private road. The curb, bumper or other type of barrier shall be at least four inches high and set back at least four and one-half feet from the property lines as required by TCLUO Section 4.030(8). Installation shall also comply with the clear-vision area requirements contained in TCLUO Section 4.010 to ensure driver and pedestrian visibility at the intersection of Blaine Road and Fitch Drive.
  - e) Lighting shall be installed in accordance with TCLUO Section 4.080(9), so as not to create or reflect substantial glare into any adjacent residential zone or adjacent residential use.
6. A vegetative buffer shall be maintained along the southerly and westerly boundaries of the subject property. This buffer shall be further enhanced with vegetative plantings consisting of trees and shrubs and/or a combination of vegetation and fencing to minimize impacts and conflicting uses with adjacent residential uses. 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 vegetation (trees and shrubs) and where additional buffer improvements are to be located.
  7. An updated site plan shall be submitted to the Department at the time of consolidated Zoning/Building Permit application submittals to confirm demonstration with the conditions outlined above. The site plan shall depict the location of structures, temporary mobile kitchen food units (food trucks), setbacks, point of access to the subject property, location of off-street parking spaces with dimensions, curb or bumper improvements, and the location of existing and proposed vegetative buffers.
  8. Trash cans/garbage receptacles shall be provided in convenient and screened location(s) for the use of customers and temporary mobile kitchen unit (food truck) operators, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time.
  9. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
  10. The Restrictive Covenant included in "Exhibit E" for development of contiguous properties shall be recorded in the Tillamook County Clerk's Office. A copy of the recorded covenant shall be submitted to the Department prior to commencement of development activities of the subject property.
  11. This approval shall be void on July 13, 2028, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

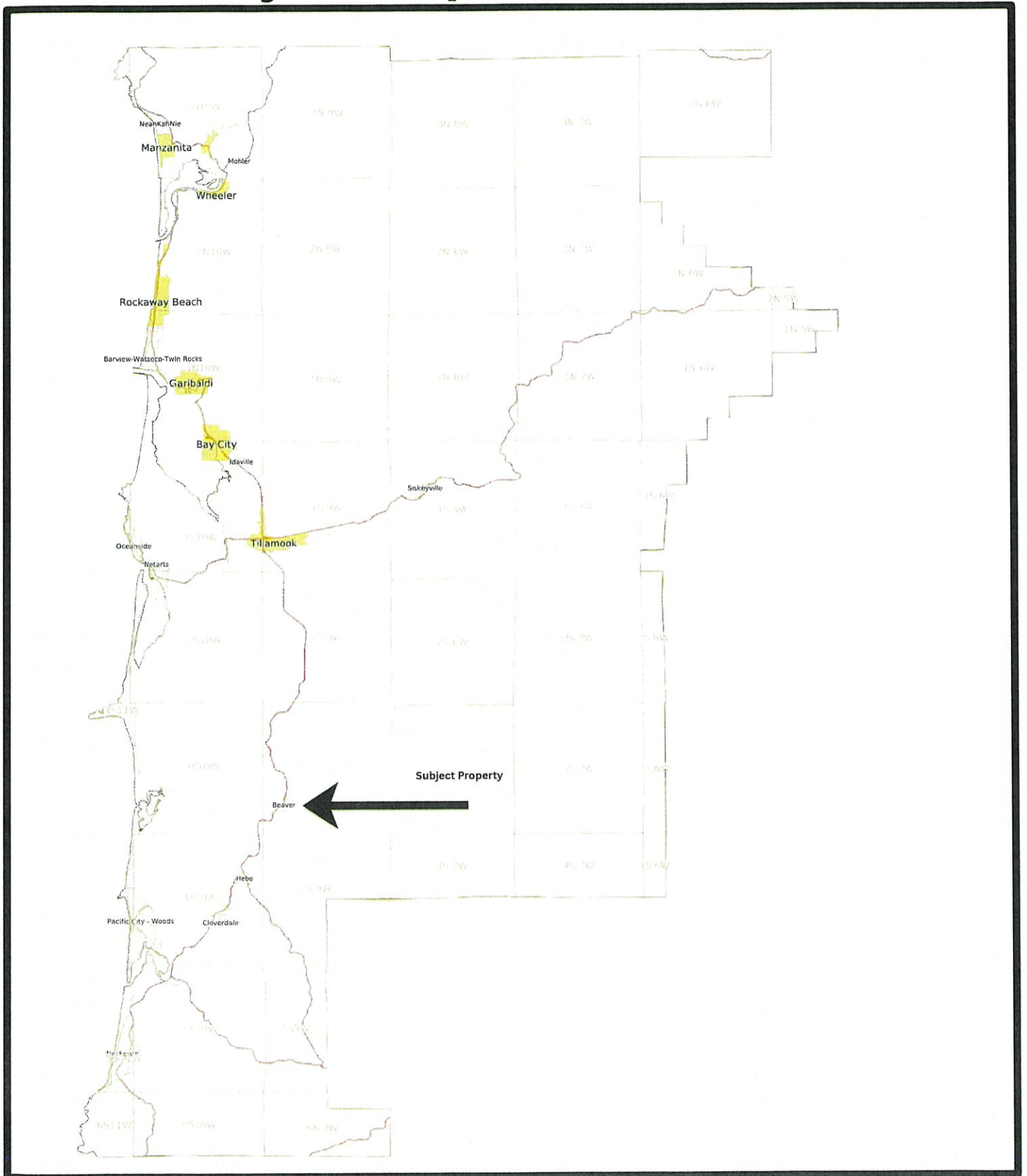
### **VIII. EXHIBITS**

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 Submittal
- C. Public Comments
- D. Vicinity Photographs
- E. Restrictive Covenant for Development of Contiguous Properties

# EXHIBIT A

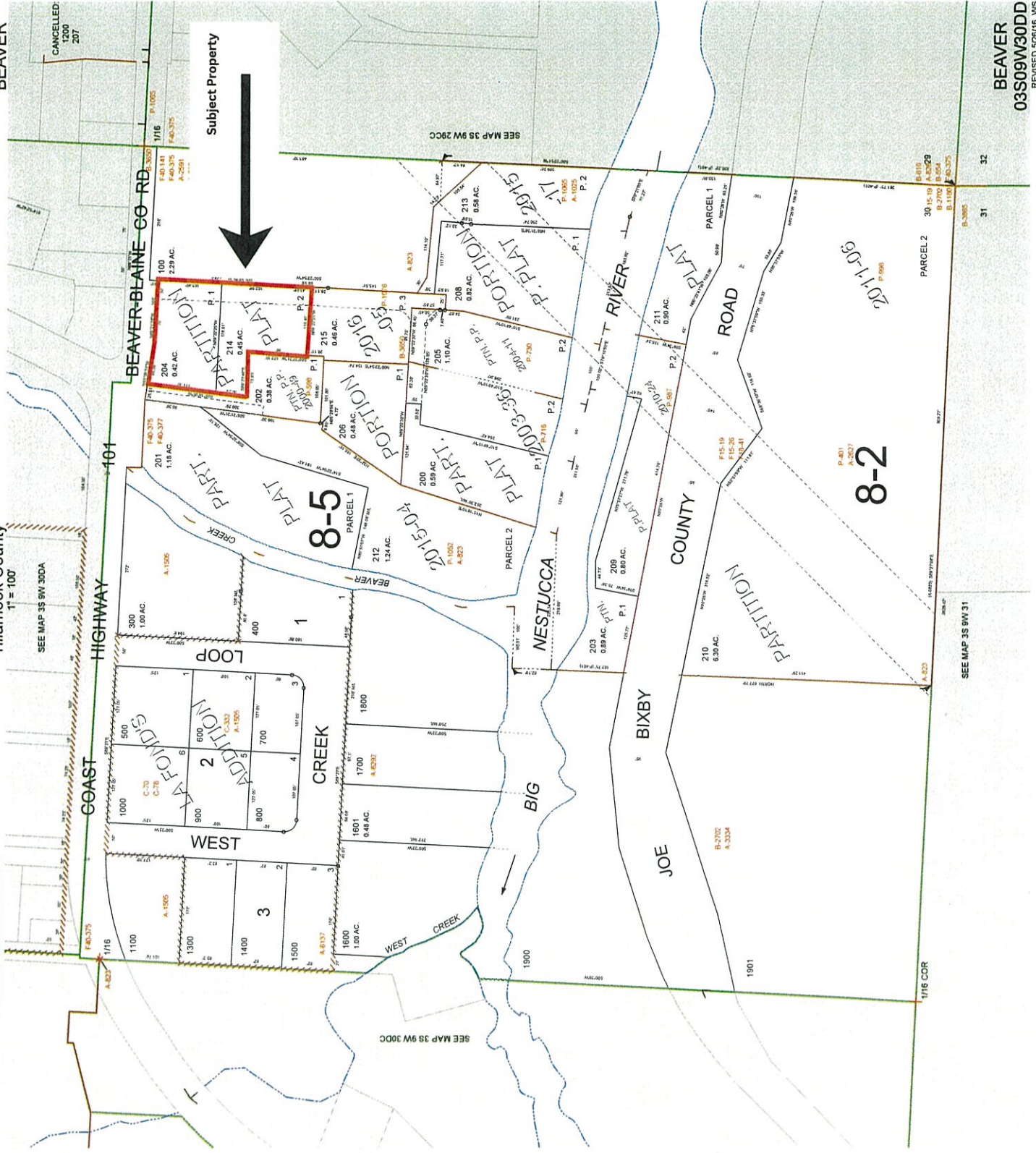
# Vicinity Map



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

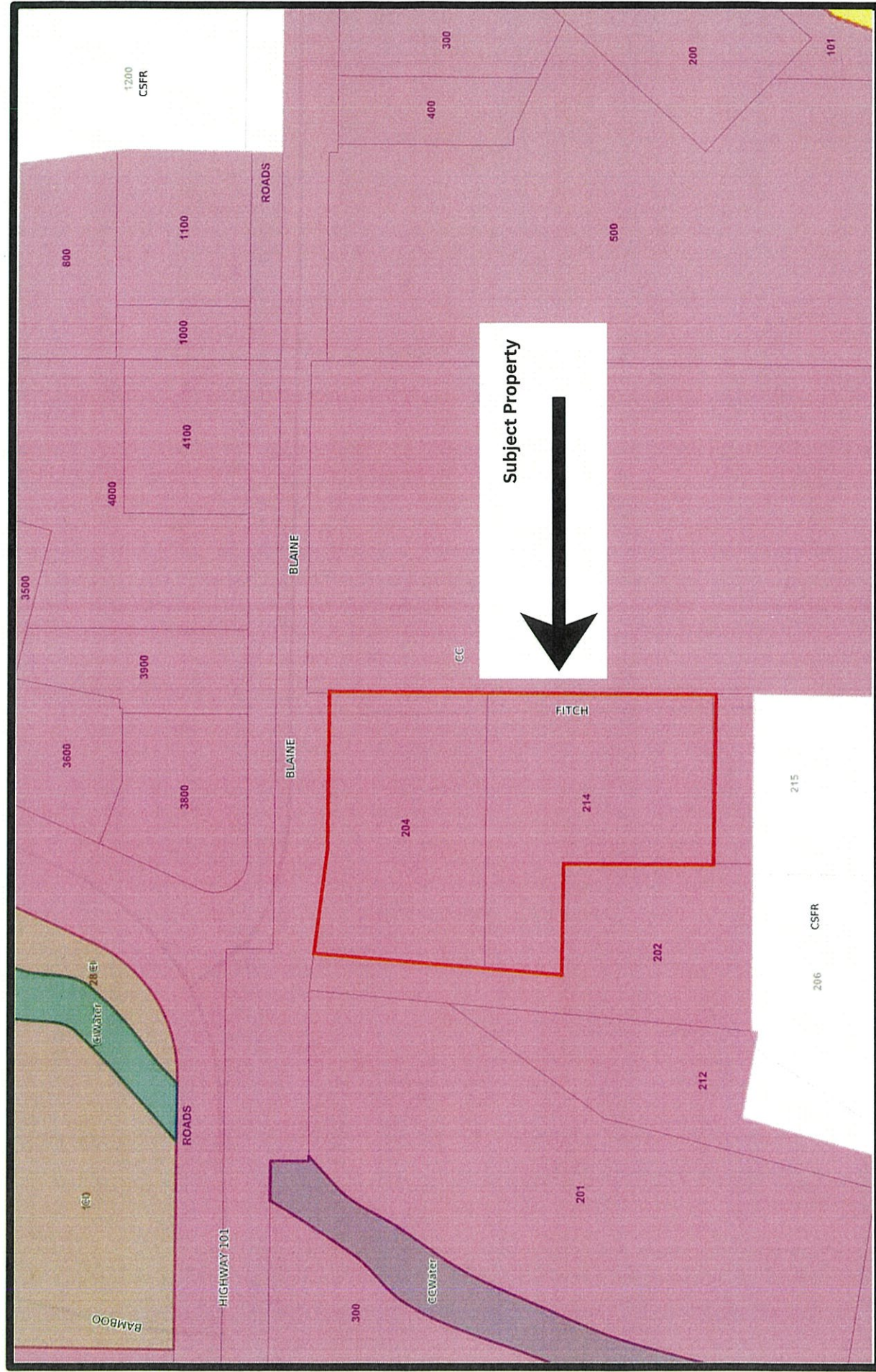
S.E. 1/4 S.E. 1/4 SEC. 30 T.3S. R.9W. W.M.  
Tillamook County

03S09W30DD  
BEAVER



BEAVER  
03S09W30DD  
REVISED 5/26/16, WS

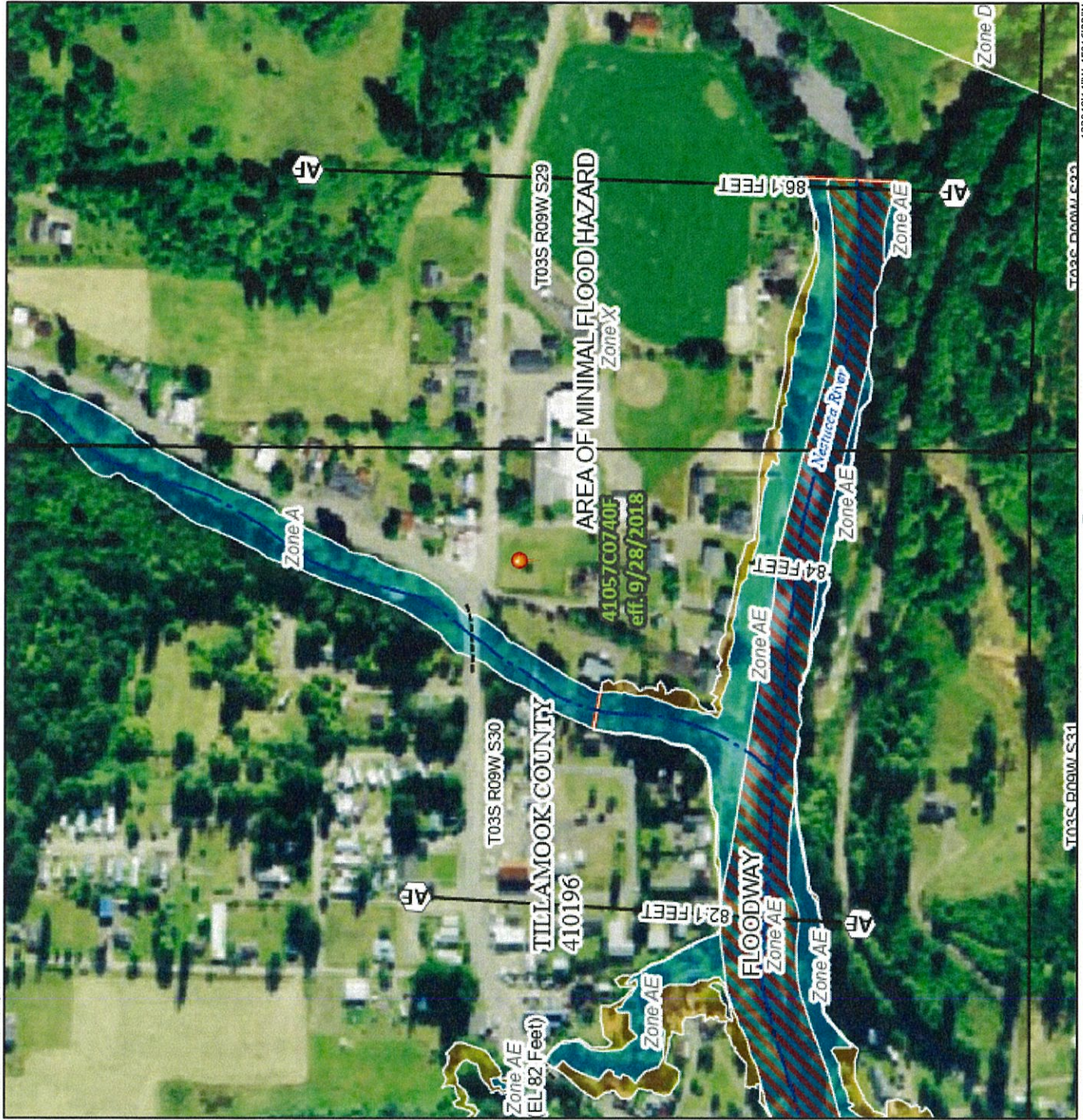
# Map



# National Flood Hazard Layer FIRMette



123°49'52"W 45°16'49"N



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

Basemap Imagery Source: USGS National Map 2023

## Legend

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

| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)<br>Zone A, V, A99 | With BFE or Depth<br>Zone AE, AO, AH, VE, AR | Regulatory Floodway |
|----------------------------|------------------------------------------------------|----------------------------------------------|---------------------|
|                            |                                                      |                                              |                     |

| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile<br>Zone X | Future Conditions 1% Annual Chance Flood Hazard<br>Zone X | Area with Reduced Flood Risk due to Levee, See Notes, Zone X | Area with Flood Risk due to Levee<br>Zone D |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------|
|                             |                                                                                                                                                                      |                                                           |                                                              |                                             |

| OTHER AREAS        | Area of Minimal Flood Hazard<br>Zone X | Area of Undetermined Flood Hazard<br>Zone D |
|--------------------|----------------------------------------|---------------------------------------------|
|                    |                                        |                                             |
| 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 |
|------------|------------------------|---------------------------|----------|
|            |                        |                           |          |



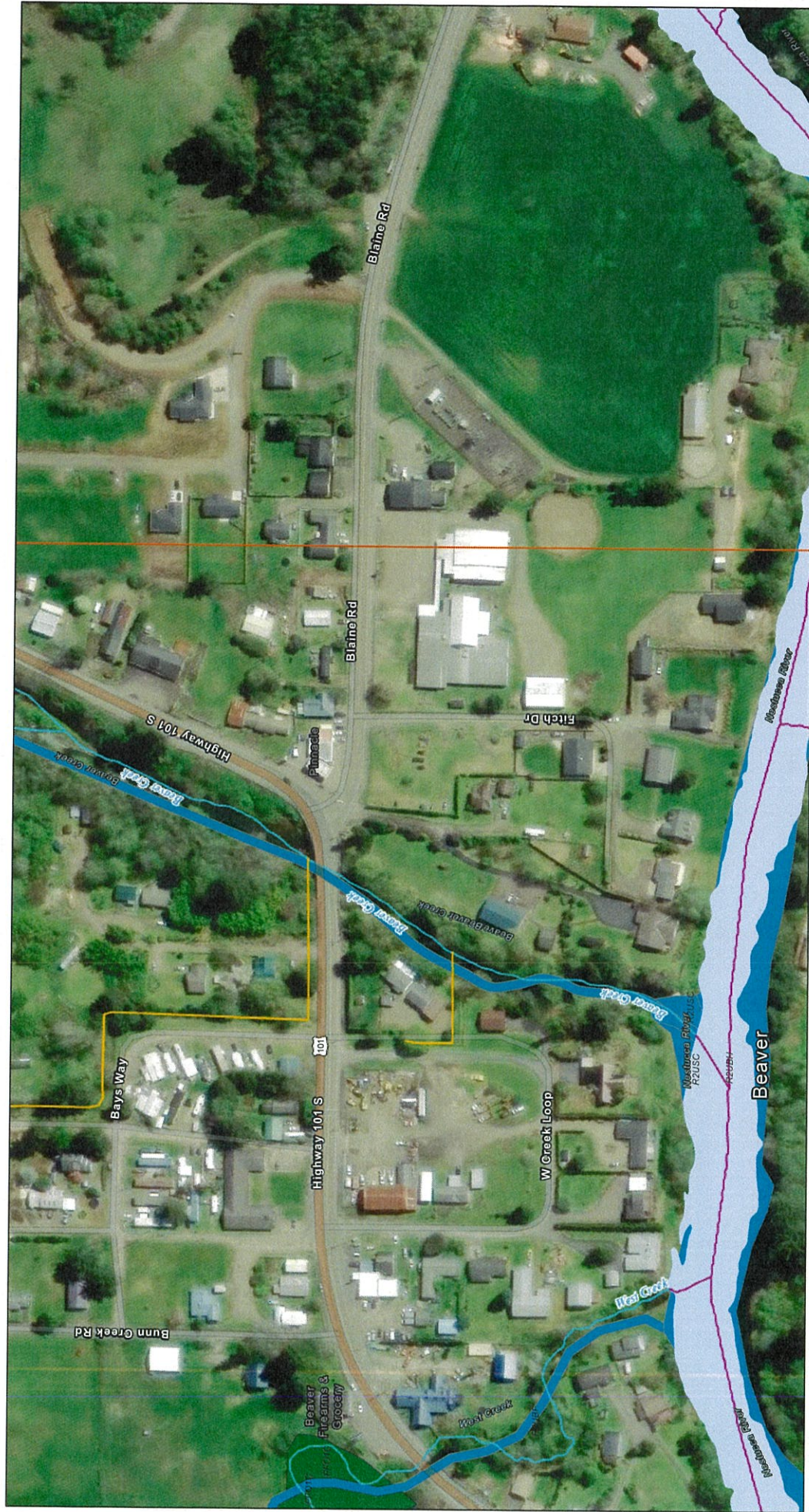
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 4/16/2026 at 4:04 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.

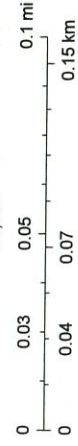
# Statewide Wetlands Inventory



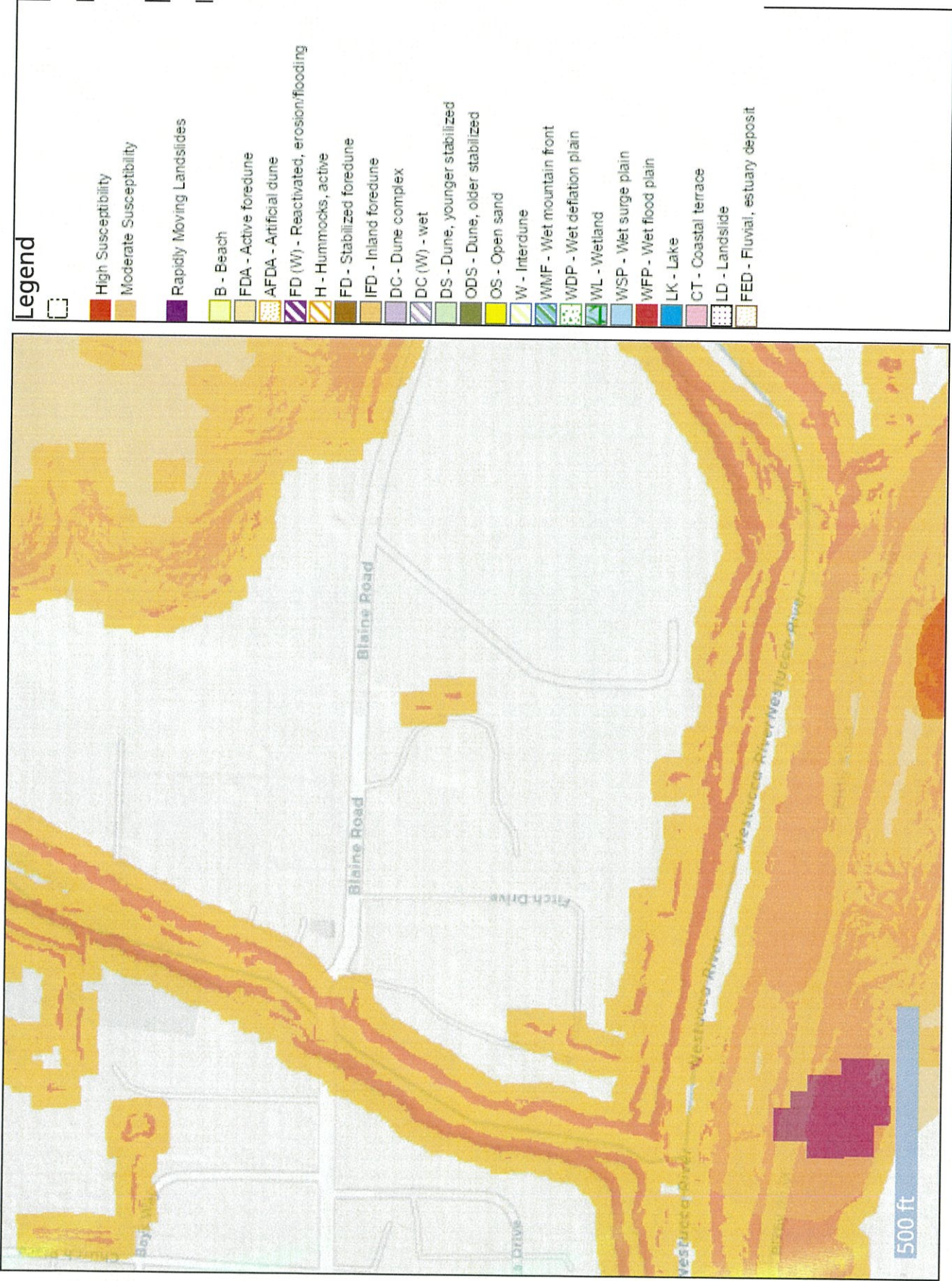
4/16/2026, 9:16:22 AM

- Sections
- Large Scale
- Perennial
- Artificial Path
- Canal Ditch
- NHD Area
- Freshwater Forested/Shrub Wetland
- Riverine

1:2,837



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS TMM - National Hydrography Dataset, Data Refreshed April, 2026. Source: Esri, Vantor, Earthstar Geographics, and the GIS User



**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 406986

**Map** 3S0930DD00204  
**Code - Tax ID** 0805 - 406986

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** PARTITION PLAT 2016-05  
 Lot - PARCEL 1

**Mailing** DAGGETT, TRAVIS  
 BLAINE FARM DBA  
 31700 BLAINE RD  
 BEAVER OR 97108

**Deed Reference #** 2021-10169  
**Sales Date/Price** 11-26-2021 / \$0  
**Appraiser** KARI FLEISHER

**Property Class** 200 MA SA NH  
**RMV Class** 200 07 ST 302

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

| Code Area       |      | Value Summary |        |        | RMV Exception |   | CPR % |
|-----------------|------|---------------|--------|--------|---------------|---|-------|
|                 |      | RMV           | MAV    | AV     |               |   |       |
| 0805            | Land | 60,330        |        |        | Land          | 0 |       |
|                 | Impr | 0             |        |        | Impr          | 0 |       |
| Code Area Total |      | 60,330        | 51,040 | 51,040 |               | 0 |       |
| Grand Total     |      | 60,330        | 51,040 | 51,040 |               | 0 |       |

| Land Breakdown  |      |                                     |    |           |                 |         |         |            |             |
|-----------------|------|-------------------------------------|----|-----------|-----------------|---------|---------|------------|-------------|
| Code Area       | ID # | RFPD                                | Ex | Plan Zone | Value Source    | Trend % | Size    | Land Class | Trended RMV |
| 0805            | 0    | <input checked="" type="checkbox"/> |    | C-2       | Commercial Site | 96      | 0.42 AC |            | 60,330      |
| Code Area Total |      |                                     |    |           |                 |         | 0.42 AC |            | 60,330      |

| Improvement Breakdown |      |            |            |             |         |            |     |         |             |
|-----------------------|------|------------|------------|-------------|---------|------------|-----|---------|-------------|
| Code Area             | ID # | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |

**Comments** 8/2/06 Reappraised for 2006. KF 12/21/15 Tabled land to reflect new land schedule. KF 5/2/16 Due to a lot line adjustment, a portion of tax lot 3S09 30DD 208, will now be carried in tax lot 3S09 30DD 204. Brought land to market, and apportioned MAV. WH 7/13/16 Apportioned values after P Plat 2016-05 created TL 214 and TL 215 from this TL. KF 1/26/17 Brought land to market after p. plat 2016-05 created TL 214 and 215 from this TL. KF

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 417179

**Map** 3S0930DD00214  
**Code - Tax ID** 0805 - 417179

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** PARTITION PLAT 2016-05  
 Lot - PARCEL 2

**Mailing** DAGGETT, TRAVIS  
 DBA BLAINE FARM  
 31700 BLAINE RD  
 BEAVER OR 97108

**Deed Reference #** 2024-3777  
**Sales Date/Price** 11-26-2021 / \$0  
**Appraiser** KARI FLEISHER

**Property Class** 200 MA SA NH  
**RMV Class** 200 07 ST 302

|             |                      |             |
|-------------|----------------------|-------------|
| <b>Site</b> | <b>Situs Address</b> | <b>City</b> |
|-------------|----------------------|-------------|

| Code Area       |      | Value Summary |        |        |  | RMV Exception | CPR % |
|-----------------|------|---------------|--------|--------|--|---------------|-------|
|                 |      | RMV           | MAV    | AV     |  |               |       |
| 0805            | Land | 43,490        |        | Land   |  | 0             |       |
|                 | Impr | 0             |        | Impr   |  | 0             |       |
| Code Area Total |      | 43,490        | 36,800 | 36,800 |  | 0             |       |
| Grand Total     |      | 43,490        | 36,800 | 36,800 |  | 0             |       |

| Land Breakdown  |      |                                     |    |           |                 |         |         |            |             |
|-----------------|------|-------------------------------------|----|-----------|-----------------|---------|---------|------------|-------------|
| Code Area       | ID # | RFPD                                | Ex | Plan Zone | Value Source    | Trend % | Size    | Land Class | Trended RMV |
| 0805            |      | <input checked="" type="checkbox"/> |    | CC        | Commercial Site | 96      | 0.45 AC |            | 43,490      |
| Code Area Total |      |                                     |    |           |                 |         | 0.45 AC |            | 43,490      |

| Improvement Breakdown |      |            |            |             |         |            |     |         |             |
|-----------------------|------|------------|------------|-------------|---------|------------|-----|---------|-------------|
| Code Area             | ID # | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |

**Comments** 7/13/16 Apportioned values after P Plat 2016-05 created TL 214 and TL 215 from TL 204. KF 1/26/17 Brought land to market after p. plat 2016-05 created TL 214 and 215 from this TL 204. KF

# 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](http://www.co.tillamook.or.us)

COMMUNITY DEVELOPMENT

## PLANNING APPLICATION

1510-B THIRD STREET  
TILLAMOOK, OR 97141

FEB 25 2026

DDixon

### OFFICE USE ONLY

Date Stamp

☐ Approved ☐ Denied

Received by:

Receipt #:

Fees:

Permit No:

851-26-100083 -PLNG

**Applicant** ☐ (Check Box if Same as Property Owner)

Name: Josh Bennett Phone: 503 812 2468

Address: 17195 Trask River Rd

City: Tillamook State: OR Zip: 97141

Email: joshb.sdg@gmail.com

### Property Owner

Name: Travis Daggett Phone: (503) 812-6076

Address: 31700 Blaine Rd

City: Beaver State: OR Zip: 97108

Email: blainetimberlco@gmail.com

Request: We are Requesting to Place up to 4 food carts and  
a parking lot with a kitchen and Restroom outbuilding

### 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:

Map Number: 3509-300D -00204 (and 00214)

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.

T. Daggett  
Property Owner Signature (Required)

Date

[Signature]  
Applicant Signature

Date

With this project we are proposing to;

Create a safe access to parking for a food cart area to provide beaver with a much needed access to food service. There will be a commissary with a kitchen that services a mobile catering truck.

There will also be at least one long term food cart in operation with the option to add 3 more.

There will be ada accessible parking and restrooms with running warm water.

The access has been approved by the road department and both water and fire districts have given letters saying they can service the facility

Conversations with the health and sanitation departments have been fruitful in showing that we can provide all facilities to meet the requirements and guidelines

Chris in sanitation at the county and he helped us determine, in short, that 4 carts the safe number of carts to avoid risking using 2500 gallons or more per day, which would trigger DEQ requirements

He also shared his requirements for the septic/drainage system

- We will need (2) 1000 gallons tanks

- We will need 250 linear feet of drain field

After discussion with many members of the community they are excited to have more options in beaver and see the community thriving.

La Providencia Beaver Lot

Conditional use review criteria answers

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

Answer: the main use proposed is allowed outright in the CC zone (Items "H" and "I" in the outright permitted use section of the outright allowed list of the CC zoning ordinance)

- (h) Warehousing, including mini-storage.  
(i) Eating and drinking establishments

The request to operate a mobile kitchen cart is listed as item "M" under the conditional use section of the CC zoning ordinance

- (m) Temporary mobile kitchen units

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

When discussing beaver and a few other communities, the comprehensive plan states :

Tillamook County recognizes that there are several communities in the County that are neither urban or rural as defined by the statewide planning goals, and which are necessary, suitable and intended for urban development. The County will plan for these communities in accordance with the Urbanization Goal (Goal 14) because this goal best meets planning needs in these communities. The County will include procedural and substantive findings that fulfill the requirements of the exceptions process of Goal 2

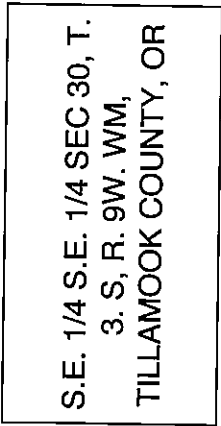
3.4 The community of Beaver is a commercial and residential center with a population of approximately 250 permanent residents who live at densities of from less than 1 to over 4 dwelling units per acre although higher densities exist in the mobile home park. Commercial services in the community include grocery stores, two gas stations, and a nursery. A large construction company is headquartered in the community. The community has a grade school, a post office and a fire station. The Beaver Water District provides the community with water service.

In short, the proposed property and service meets the urban growth 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

Size: the property in question is well over 37,000 sq ft. The propose site plan (attached) shows under 1,200 sq ft of commissary and food carts with a parking area that is under 6,000 sq ft

Shape: the lot shape is 170 of road frontage and over 160 ft deep at its shallowest point and just under 250 at its deepest point allowing for safe passage to and from the lot with clear line of sight all directions. The depth allows for the facilities utilities to be placed in the back side of the lot.



**SCALE: 1" = 40'-0"**

# PARTITION PLAT NO. 2016-5

LOCATION: IN THE SE 1/4 SE 1/4 SEC. 30, T. 3 S., R. 9 W. W.M., TILLAMOOK CO., OR  
A REPLAT OF PARCEL 3 OF PARTITION PLAT NO. 2015-17

SURVEY FOR: LESTER A. FITCH & BRENT E. FITCH  
19635 FITCH ROAD  
BEAVER, OR 97108  
(503)398-5760

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas H. Feltner*

OREGON  
FEBRUARY 3, 1983  
DOUGLAS H. FELLNER  
2027  
RENEWED: 06/03/17

OWNERS:

FITCH DEVELOPMENT LLC  
19635 FITCH ROAD  
BEAVER, OR 97108  
503-398-5760

LESTER A. & SHEILA D. FITCH  
19635 FITCH ROAD  
BEAVER, OR 97108  
503-398-5760

SURVEY BY: KELLOW LAND SURVEYING  
P.O. BOX 335  
PACIFIC CITY, OR 97135-0335  
(503)965-4664

DATE: APRIL 4, 2016

DEED REFERENCE: DEED 2004-008203;  
DEED 2005-002389.

## MONUMENT NOTES:

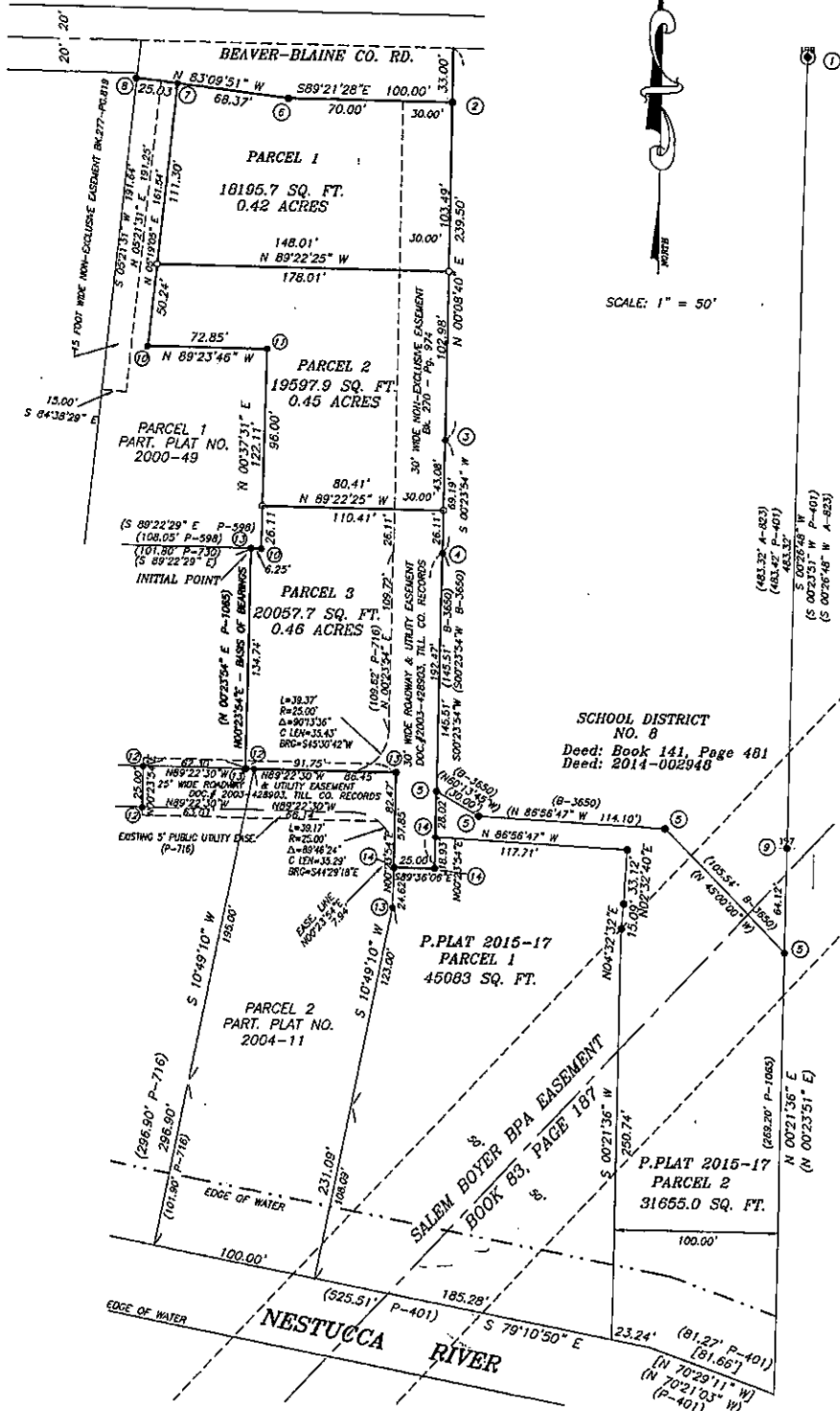
- ① - FD. 1" I.B. IN ASPHALT ROADWAY  
HELD (REWITNESS #555)
- ② - FD. 5/8" I.R. w/ALUM. CAP. - FLUSH  
TILL.CO. ROW MON. - HELD (A-2591)
- ③ - FD. 1" I.P. w/ WOOD PLUG & TACK  
FLUSH - HELD (A-823)
- ④ - FD. 5/8" I.R. w/UP 0.25' - I.R. IS  
0.11' WEST OF TRUE COR. (A-4161)
- ⑤ - FD. 5/8" I.R. w/Y.P.C. - FLUSH  
"KELLOW PLS 2027" - HELD (B-3650)
- ⑥ - FD. 5/8" I.R. w/ALUM. CAP. - 0.67' DEEP  
TILL.CO. ROW MON. - HELD (A-2591)
- ⑦ - FD. 5/8" I.R. w/Y.P.C. - FLUSH  
"KELLOW PLS 2027" - HELD (P-1065)
- ⑧ - FD. 5/8" I.R. w/ALUM. CAP. - FLUSH  
TILL.CO. ROW MON. - HELD (A-2591)
- ⑨ - FD. 1" I.P. w/ WOOD PLUG & TACK  
0.25' DEEP - HELD (A-823)
- ⑩ - FD. 5/8" I.R. w/Y.P.C. - FLUSH  
"KELLOW PLS 2027" - HELD (P-598)
- ⑪ - FD. 5/8" I.R. w/Y.P.C. - 1.0' DEEP  
"KELLOW PLS 2027" - HELD (P-598)
- ⑫ - FD. 5/8" I.R. w/Y.P.C. - FLUSH  
"KELLOW PLS 2027" - HELD (P-716)
- ⑬ - FD. 5/8" I.R. w/Y.P.C. - FLUSH  
"KELLOW PLS 2027" - HELD (P-730)
- ⑭ - FD. 5/8" I.R. w/Y.P.C. - FLUSH  
"KELLOW PLS 2027" - HELD (P-1065)

## LEGEND:

- - FOUND MONUMENT (AS NOTED)
- - SET 5/8"x30" I.R. w/Y.P.C.  
MARKED: "KELLOW PLS 2027"
- (XXX) - RECORD DATA (AS NOTED)
- NO ( ) - MEASURED VALUES
- [xxx] - COMPUTED TO CLOSE
- I.R. - IRON ROD
- I.B. - IRON BAR
- I.P. - IRON PIPE
- Y.P.C. - YELLOW PLASTIC CAP
- R.P.C. - RED PLASTIC CAP

## EASEMENTS OF RECORD:

30' WIDE EASEMENT FOR INGRESS AND EGRESS  
BOOK 270, PAGE 974, TILLAMOOK COUNTY RECORDS  
100' WIDE EASEMENT TO U.S.A. - BONNEVILLE POWER ADMIN.  
BOOK 83, PAGE 187, TILLAMOOK COUNTY RECORDS  
30' WIDE EASEMENT FOR ACCESS AND UTILITIES  
DOC.# 2003-428903, TILLAMOOK COUNTY RECORDS  
25' WIDE EASEMENT FOR ACCESS AND UTILITIES  
DOC.# 2003-428903, TILLAMOOK COUNTY RECORDS  
5' WIDE PUBLIC UTILITY EASEMENTS AS GRANTED AND  
SHOWN ON PARTITION PLAT NO. 2003-36.



Beaver Water District  
PO Box 306  
Cloverdale, OR 97112  
503-457-3570  
beaverwaterdistrict@outlook.com

WATER AVAILABILITY

Date: 02/03/2026

To Whom it May Concern:

This letter is to inform you that Water service is available to the following lot within our District:

Township: 3S 09 Range: 30 Section: DD Tax Lot: 00214

Physical Address: None at this time

According to our records the legal owner is: Travis Daggett

Outstanding liens against the property listed above for Water: \$ 0.00

System Development Fees:

SDC Fee will be paid upon approved Application for Service

Water In District: \$ 12,500.00 Received By: \_\_\_\_\_  
\*Per Unit

Check Number: \_\_\_\_\_ Acct. No.: \_\_\_\_\_

COMMENTS: Water is available to the current tax lot. We understand this is going to be  
developed under a conditional use permit for a food cart.

[Signature]  
Signature of Authorized Representative, Title

**\*\*No connection shall be made to water lines without a written agreement between the Beaver Water District and owner of the property. Line and connection inspections are required by the Water Operator, fees may apply. All connections shall be made in accordance with State, County, DEQ, OHA, and current plumbing guidelines.**

Beaver Water District  
PO Box 306  
Cloverdale, OR 97112  
503-457-3570  
beaverwaterdistrict@outlook.com

WATER AVAILABILITY

Date: 02/03/2026

To Whom it May Concern:

This letter is to inform you that Water service is available to the following lot within our District:

Township: 3S 09 Range: 30 Section: DD Tax Lot: 00204

Physical Address: None at this time

According to our records the legal owner is: Travis Daggett

Outstanding liens against the property listed above for Water: \$ 0.00

System Development Fees:

SDC Fee will be paid upon approved Application for Service

Water In District: \$ 12,500.00 Received By: \_\_\_\_\_  
\*Per Unit

Check Number: \_\_\_\_\_ Acct. No.: \_\_\_\_\_

COMMENTS: Water is available to the current tax lot. We understand this is going to be  
developed under a conditional use permit for a food cart.

  
Signature of Authorized Representative, Title

**\*\*No connection shall be made to water lines without a written agreement between the Beaver Water District and owner of the property. Line and connection inspections are required by the Water Operator, fees may apply. All connections shall be made in accordance with State, County, DEQ, OHA, and current plumbing guidelines.**



## PUBLIC WORKS DEPARTMENT

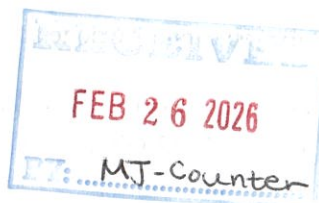
503 Marolf Loop Road  
Tillamook, Oregon 97141  
Roads (503) 842-3419  
Solid Waste (503) 815-3975  
FAX (503) 842-6473  
Email: [pubwks@co.tillamook.or.us](mailto:pubwks@co.tillamook.or.us)  
TTY Oregon Relay Service

*Land of Cheese, Trees and Ocean Breeze*

April 26, 2018

Heidi & Travis Daggett  
31700 Blaine Road  
Beaver, OR 97108

RE: Commercial Road Approach Permit #6142  
T03S R09W Sec. 30DD, Tax Lot #204  
Blaine; Tillamook County Road #858



Dear Heidi and Travis:

Tillamook County Engineering staff review of the submitted road approach application is complete with the following conclusion.

This permit is issued to authorize the construction of a new road approach to access the tax lot as identified on the above noted Tillamook County Assessor's map, a copy of which is marked up and included as part of this permit. Any permanent construction upon the subject tax lot will require review and appropriate land use and development permits issued by the Tillamook County Department of Community Development. The issuing of this road approach permit in no way authorizes any construction or change of use of the subject parcel.

No portion of the right of way of Blaine Road right-of-way is to be used for overnight or weekend storage of materials, equipment or extended daytime staging. Any material staged is required to be processed onto the subject parcel in a timely manner subject to condition #3 below.

A copy of the Tillamook County Assessor's map depicting the location of the subject approach and your application materials have been marked up and made a part of this permit.

Road Approach permit #6142 is **Approved** with no conditions.

1. This permit is for work performed in the public right of way noted above. By the issuing of this permit Tillamook County in no way authorizes the occupation of private land adjacent to the public right of way. Any occupation of private land requires approval of the subject property owner. No field survey was conducted by Tillamook County as a part of the review of this permit application.
2. With the issuance of this Road Approach Permit it is the sole responsibility of the applicant to verify and comply with all local, state and federal land use regulations and related permit requirements. The issuing of this Road Approach Permit in no way relieves the applicant from applicable land use laws or regulations that may pertain to the lands accessed by the construction of the herein approved road approach.
3. Blocking any road under Tillamook County Jurisdiction for more than 30 minutes is considered a road closure that must be authorized by the Public Works Department preceded by appropriate residential and emergency service notification. As the permit holder you are required to receive prior authorization from public works for any road closure.

Application Permit No. 6142 Road No. 858

\$583/-  
received  
1/18/18

ROAD APPROACH APPLICATION AND CONSTRUCTION PERMIT

NOTICE

Applicant must be the person, representative of the firm or corporation having the legal ownership of the property to apply for a Road Approach Permit. Such legal right is vested only in the owner of the property abutting the highway or the holder of an easement or similar right to construct and use an approach road upon the abutting property.

PROPOSED USE: SINGLE FAMILY RESIDENCE \_\_\_\_\_ COMMERCIAL X

TOWNSHIP 35 RANGE 9 WEST, W.M. SECTION 30DD TAX LOT NO. 204

Heidi & Travis Daggett

(NAME OF APPLICANT/PROPERTY OWNER)

31700 Blaine Rd.

(MAILING ADDRESS AND PHONE NUMBER)

blainebroilers@yahoo.com

(EMAIL ADDRESS)

Blaine Rd.

(NAME OF STREET OR ROAD TO BE ACCESSED)

NO CONSTRUCTION SHALL BE ALLOWED ON THE APPROACH ROAD UNTIL THIS APPLICATION HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

This application is made pursuant to O.R.S. Chapter 374 and Tillamook County Ordinance #44 (see Ordinance #44 for detailed information).

The APPLICANT SHALL PROVIDE A MAP accompanying this application showing the following information:

- \_\_\_\_\_ The road right-of-way lines;
- \_\_\_\_\_ The location of the traveled road in the road right-of-way;
- \_\_\_\_\_ All existing and proposed road approaches;
- \_\_\_\_\_ All existing and proposed structures;
- \_\_\_\_\_ The existing and proposed drainage ditching and culverts
- \_\_\_\_\_ The distance from the center of the road approach to the nearest property corner.

THE PROPOSED APPROACH ROAD LOCATION MUST BE STAKED AND FLAGGED ON THE SITE. A \$583.00 fee will be required at the time of application. DOUBLE FEES SHALL BE ASSESSED FOR ANY APPLICATION RECEIVED AFTER CONSTRUCTION HAS ALREADY STARTED. If additional trips are required because the site is not staked or flagged an additional fee of \$25.00 for each trip can be assessed.

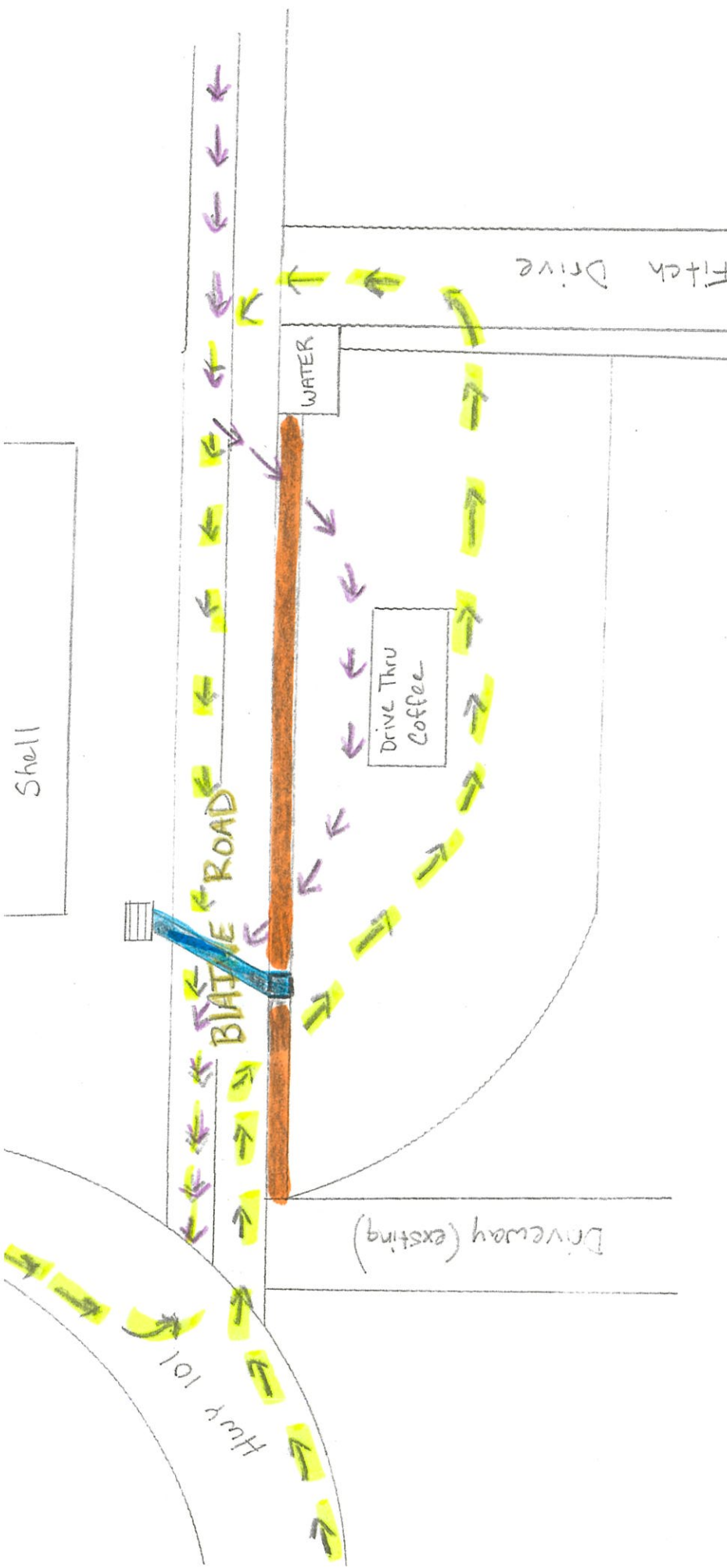
PRIOR TO ISSUING THE PERMIT THE PUBLIC WORKS DEPARTMENT OF THE COUNTY WILL INSPECT THE SITE for proper drainage, traffic hazards and general acceptability.

REVISED 01/2017

RECEIVED

JAN 18 2018

TILLAMOOK COUNTY ROAD DEPT



Color Key

- █ = Proposed Culvert
- █ = Clean out Junction Box
- █ = Traffic Flow From Blaine Road
- █ = Traffic Flow From Hwy 101

Daggett Beaver Lot

Proposed Access

\* Proposed Culvert Placement  
Marked with 36" Wooden  
Stakes

# EXHIBIT C

## Sarah Absher

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**From:** Brian Olle  
**Sent:** Tuesday, July 7, 2026 5:42 PM  
**To:** Sarah Absher  
**Subject:** FW: 851-26-000083-PLNG Bennett/Daggett Conditional Use  
**Attachments:** Bennett-Daggett.jpg

Hi Sarah,

For Public Works will require the following:

- A Commercial Road approach from Fitch Drive/private road connection to Blaine Road (see attached). See ordinance #44 for specifications. Given this approach crosses private property to access development, the recorded access easement will be needed at time of application.
- Written confirmation that ODOT has reviewed and approved the development within proximity to ODOT's intersection
- A site plan that shows stormwater is captured on site, not draining to public ROW

Let me know if you need anything else.

Thanks,

**Brian Olle, P.E.** | Engineering Project Manager  
**TILLAMOOK COUNTY** | Public Works  
Cell: (503)812-6569

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**From:** Conrad Kurrelmeier <[conrad.kurrelmeier@tillamookcounty.gov](mailto:conrad.kurrelmeier@tillamookcounty.gov)>  
**Sent:** Monday, June 1, 2026 7:52 AM  
**To:** Brian Olle <[brian.olle@tillamookcounty.gov](mailto:brian.olle@tillamookcounty.gov)>  
**Subject:** 851-26-000083-PLNG Bennett/Daggett Conditional Use

Hi Brian,

No rush, but I was just curious if you have drafted your comments for the 851-26-000083-PLNG Bennett/Daggett Conditional Use for mobile kitchens?

Thank You,



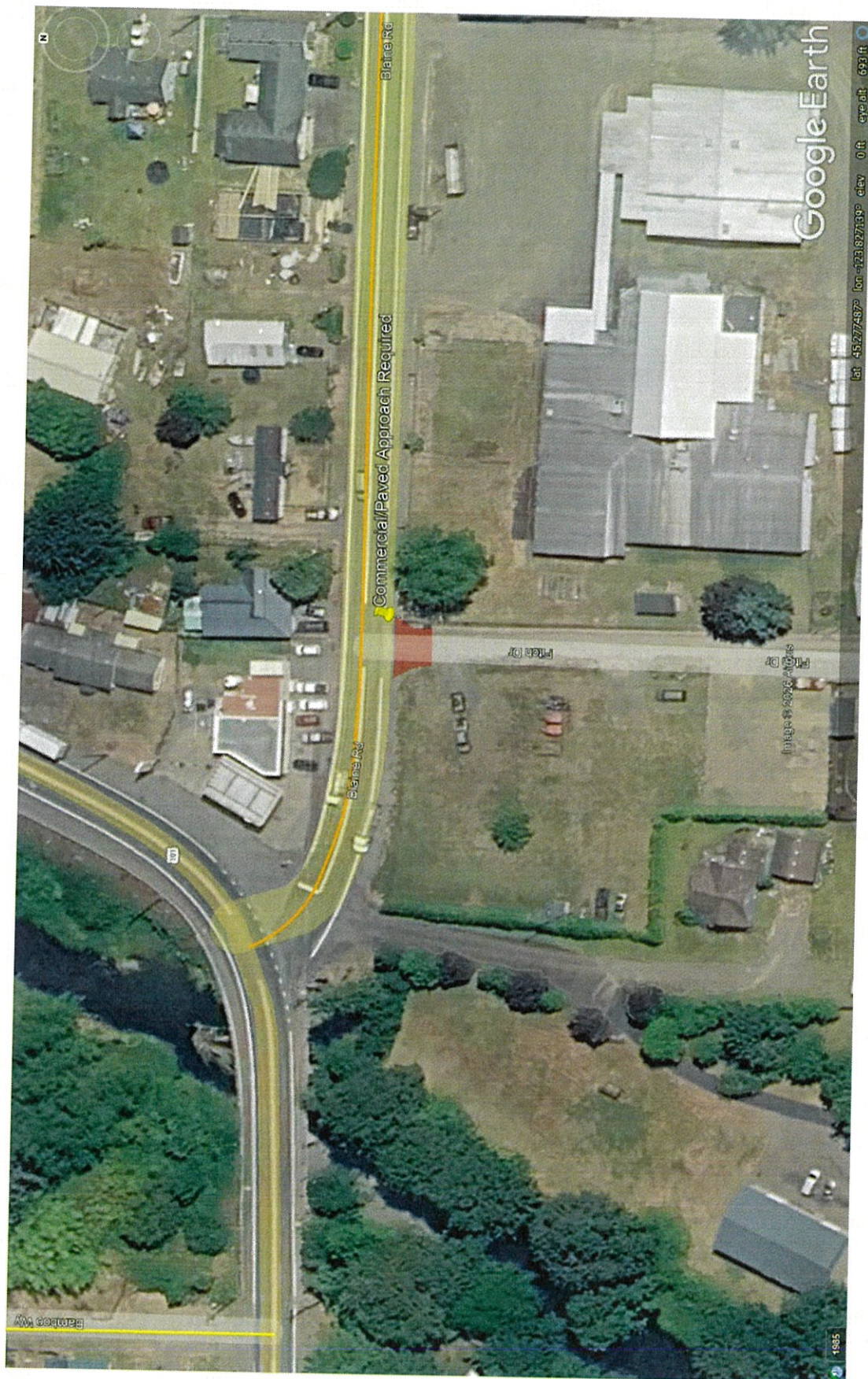
**Conrad Kurrelmeier** | Land Use Planner  
**TILLAMOOK COUNTY** | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3314  
[conrad.kurrelmeier@tillamookcounty.gov](mailto:conrad.kurrelmeier@tillamookcounty.gov)

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*Any opinion or advice provided herein is informational only and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of Tillamook County's Land Use Ordinance, Land Division Ordinance and Comprehensive Plan, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.*

*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.*



## Conrad Kurrelmeier

---

**From:** BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>  
**Sent:** Monday, April 27, 2026 4:19 PM  
**To:** Conrad Kurrelmeier; Melissa Jenck  
**Cc:** Sarah Absher; Sarah Thompson; Sheila Shoemaker  
**Subject:** EXTERNAL: RE: 13860\_Fernando Application

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

Good afternoon,

Thank you for including ODOT on this development review notice. As no direct access to US101 exists or has been proposed, the only comment I must relay from ODOT is that any proposed or conditioned work within the US101 right of way would need a MISC construction permit from the ODOT District 1 Maintenance Office.

Have a great day!

Doug

Douglas Baumgartner, P.E.  
Region 2 Development Review Coordinator  
Oregon Department of Transportation  
455 Airport Rd SE, Bldg. B| Salem, OR 97301  
Cell: 503.798.5793

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**From:** Conrad Kurrelmeier <conrad.kurrelmeier@tillamookcounty.gov>  
**Sent:** Thursday, April 16, 2026 3:25 PM  
**To:** Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Cc:** Sarah Absher <Sarah.Absher@tillamookcounty.gov>; Sarah Thompson <sarah.thompson@tillamookcounty.gov>; Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>  
**Subject:** 13860\_Fernando Application

You don't often get email from [conrad.kurrelmeier@tillamookcounty.gov](mailto:conrad.kurrelmeier@tillamookcounty.gov). [Learn why this is important](#)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Please see the link below for the notice of application for Conditional Use request #851-26-000083-PLNG

[851-26-000083-PLNG | Tillamook County OR](#)

Thank You,

Tillamook County Department of Community Development  
1510-B Third Street  
Tillamook, OR 97141

Re: Conditional Use Review #851-26-000083-PLNG  
Bennett / Daggett — Temporary Mobile Kitchen Units

Dear Mr. Kurrelmeier,

I am writing in response to the above-referenced Conditional Use request. We appreciate the applicants' effort to introduce additional food service options to the Beaver community and believe that, in concept, this type of use can be a positive addition to the area.

However, we have concerns regarding potential impacts to surrounding properties, particularly with respect to traffic flow and parking. As proposed, there is a significant risk that customers may park along Fitch Road and adjacent areas, which could obstruct access for nearby homeowners and create unsafe conditions.

Pursuant to Section 6.040(4) of the Tillamook County Land Use Ordinance, conditional uses must not alter the character of the surrounding area in a manner that substantially limits, impairs, or prevents the use of surrounding properties. In our view, inadequate on-site parking would result in spillover parking that could directly interfere with neighboring property access and use, contrary to this standard.

Accordingly, we respectfully request that any approval of this application be conditioned upon the provision of adequate on-site parking sufficient to accommodate anticipated customer demand. This requirement is necessary to prevent overflow parking onto Fitch Road and to ensure that neighboring properties retain safe and unobstructed access.

Thank you for your consideration of these comments.

Sincerely,

Brent & Amanda Bunker  
19625 Fitch Drive.  
Beaver, OR 97108  
541-281-0165  
bbunker0728@gmail.com

# EXHIBIT D



Staff Notes:

Location of subject property, location of intersection with Fitch Drive and Blaine Road

Location of intersection of Highway 101 and Blaine Road

Location of adjacent properties and improvements



Staff Notes:

View of subject property from at intersection of Blaine Road, a County road and Fitch Drive, a private road



Staff Notes:

Location of subject property, location of intersection of Highway 101 and Blaine Road

Location of adjacent properties and improvements

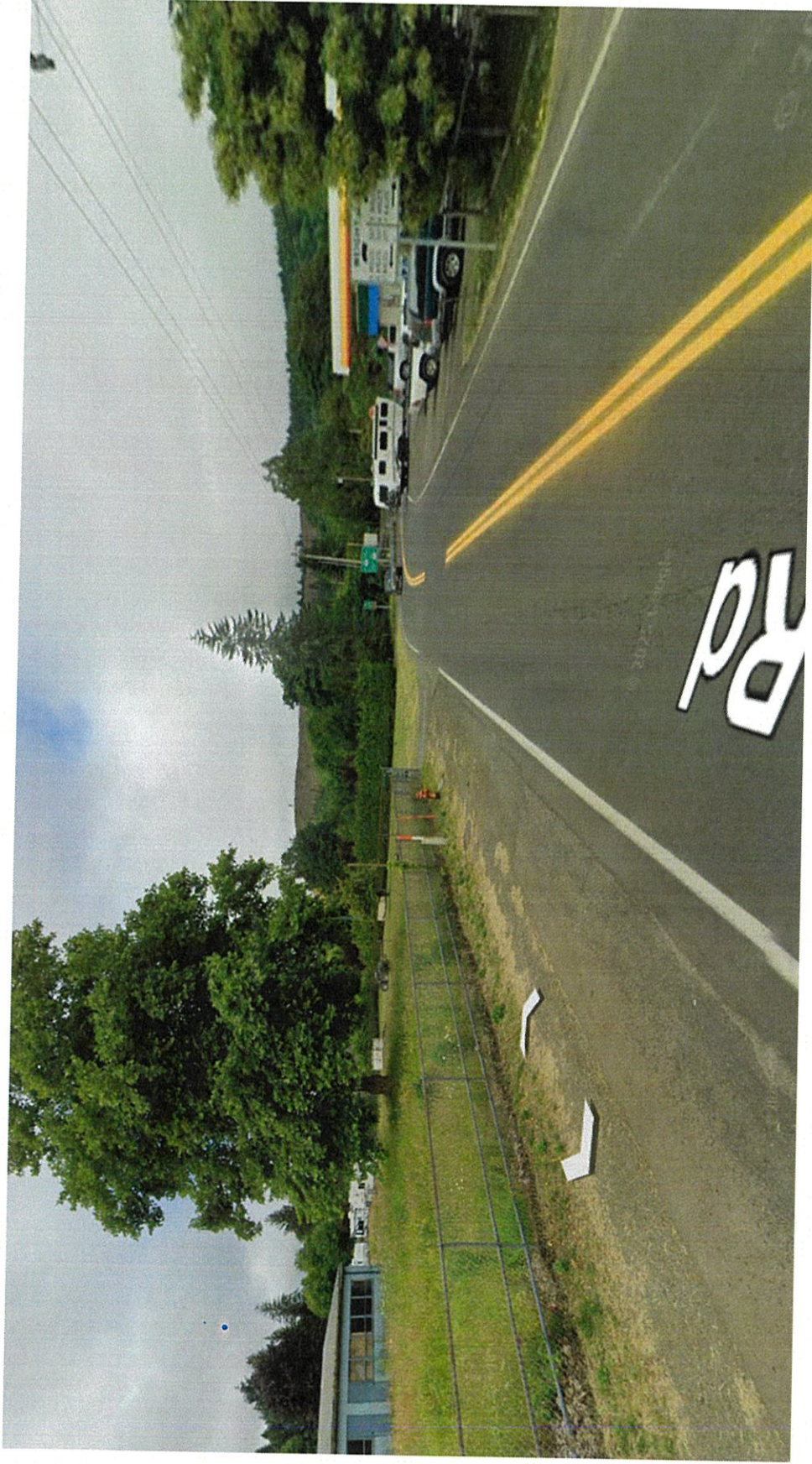


Staff Notes:

View of subject property from Blaine Road

Identification of existing property improvements consisting of a communication tower and small accessory structure

Identification of vegetative buffer along the western boundaries of the subject property



Staff Notes:

- Location of subject property looking towards Highway 101

Location of intersection of Blaine Road and Fitch Drive

# EXHIBIT E

## INSTRUCTIONS FOR FILING RESTRICTIVE COVENANT FOR DEVELOPMENT OF CONTIGUOUS PROPERTIES

1. This acknowledgment is required when the County permits development of contiguous properties where the onsite wastewater treatment system is located on a parcel separate from the primary use.
2. Obtain the legal descriptions of the subject properties as 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 DCD– Planning Staff at (503)842-3408.

[illegible]

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

The Grantor(s) wish to develop an onsite wastewater treatment system on a unit of land contiguous to a unit of land developed with the primary use, as described in "Exhibit A", and in consideration of the approval of said development of contiguous units of land, the Grantor(s) do hereby covenant and agree as follows:

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

\_\_\_\_\_20\_\_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_

Signature \_\_\_\_\_

Print Names

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_,

by \_\_\_\_\_ (Grantor(s)).

Notary Public of Oregon  
My Commission Expires:

STATE OF OREGON  
COUNTY OF TILLAMOOK