



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-26-000083-PLNG:
Bennett / Daggett – Temporary Mobile Kitchen Units**

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

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: April 16, 2026**

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

#851-26-000083-PLNG: A Conditional Use request for the placement of four (4) temporary mobile kitchen units, including an onsite commissary and restroom facilities, on a property within the Unincorporated Community of Beaver located on Blaine Road, a County Road, and designated as Tax Lots 204/214 in Section 30DD of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Community Commercial (CC). The applicant is Josh Bennett. The property owner is Travis Daggett.

Written comments received by the Department of Community Development prior to 4:00p.m. on April 30, 2026, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, May 1, 2026.

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

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

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3314 or conrad.kurrelmeier@tillamookcounty.gov.

Sincerely,

Conrad Kurrelmeier, Land Use Planner

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

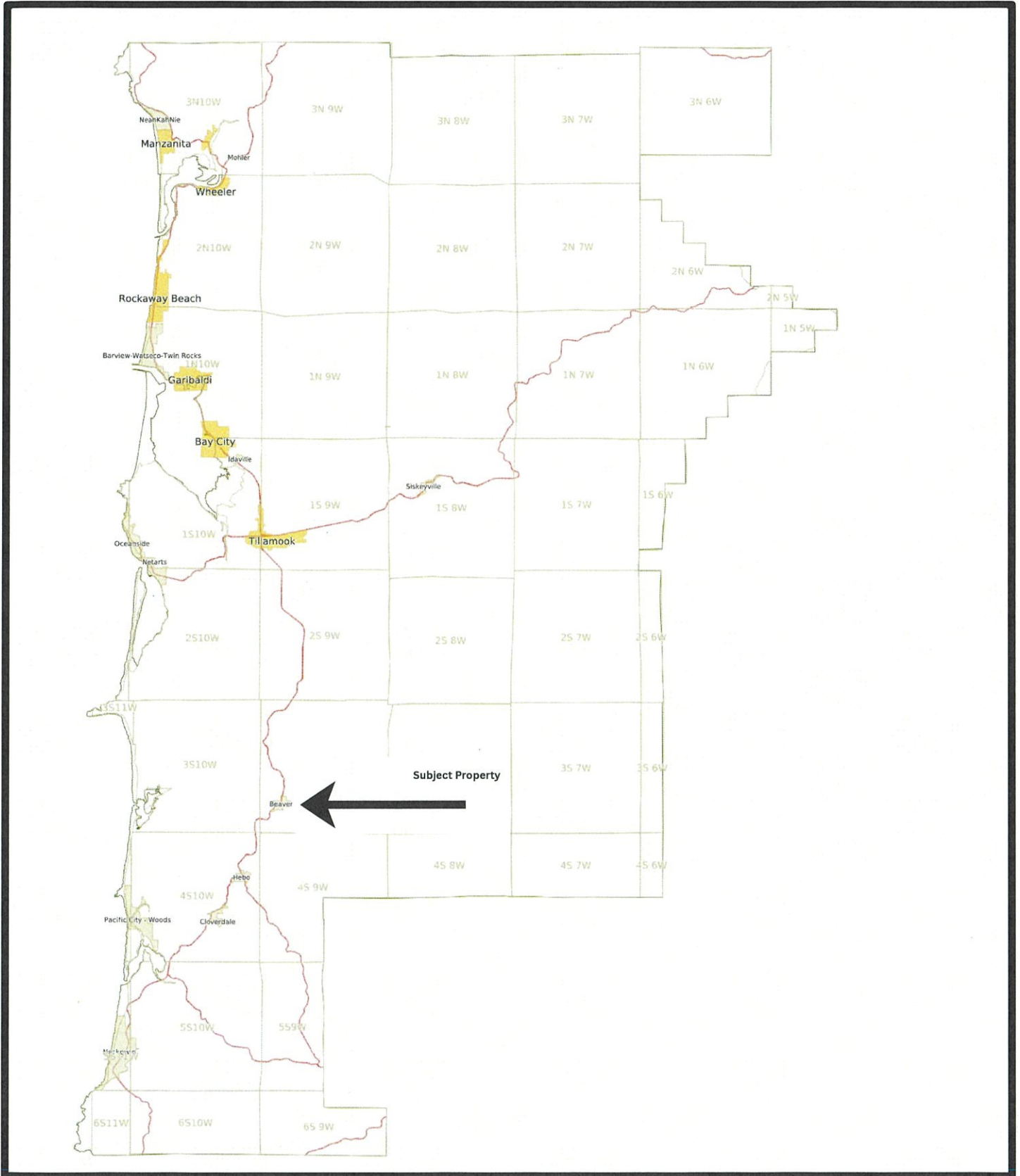
SECTION 6.040: REVIEW CRITERIA

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

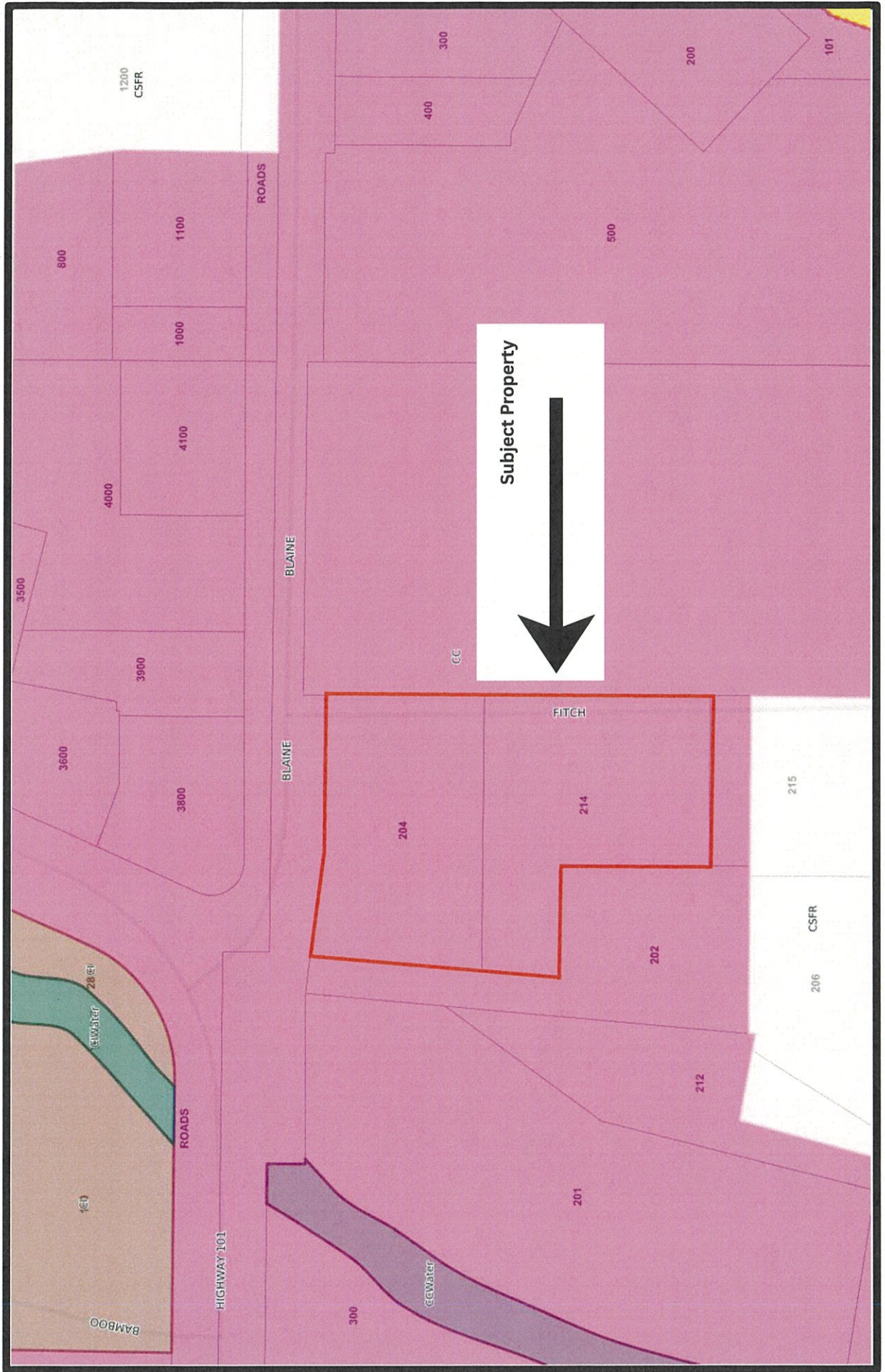
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence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

EXHIBIT A

Vicinity Map



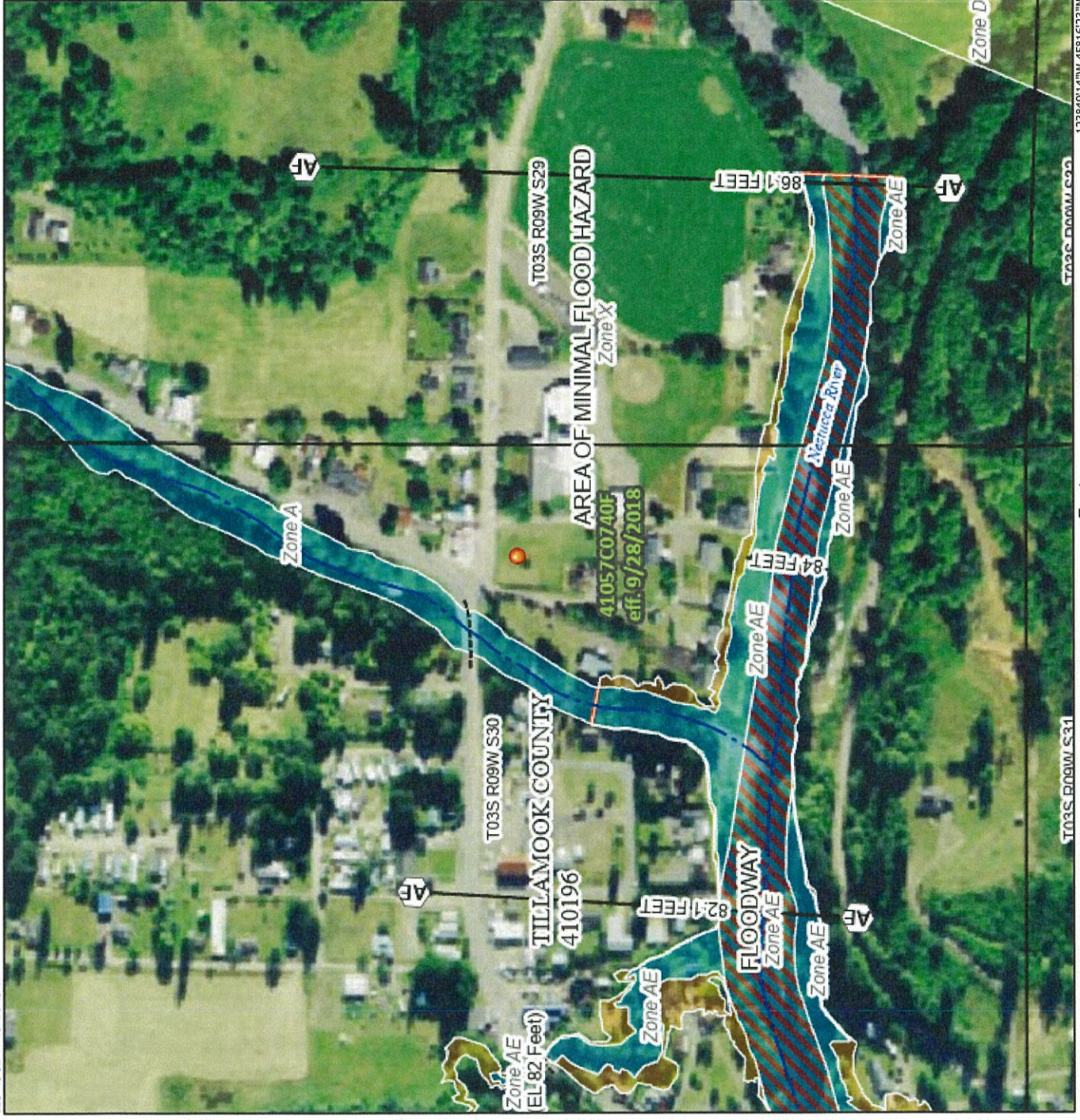
Map



National Flood Hazard Layer FIRMette



123°49'52"W 45°16'49"N



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) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

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

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

- 20.2
- 17.5
- 8

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

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

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.

123°49'14"W 45°16'23"N

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
---------------------------	-------------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
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	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

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

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
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	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

16110 THIRD STREET
 TILLAMOOK, OR 97141
PLANNING APPLICATION

drop off

DATE STAMP: FEB 25 2026
 BY: DDIXON

OFFICE USE ONLY	
Date Stamp	FEB 25 2026
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No:	851-26-00083 -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.sdc@gmail.com

Property Owner

Name: Travis Daggott Phone: (503) 812-6076
 Address: 31700 Blaine Rd
 City: Beaver State: OR Zip: 97108
 Email: blainetimberllo@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.

Property Owner Signature (Required) _____ Date _____
 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.

Tillamook County



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

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
503-842-3408

Land of Cheese, Trees and Ocean Breeze

March 30, 2026

Josh Bennett
17195 Trask River Rd
Tillamook, OR 97141

Travis Daggett
31700 Blaine Rd
Beaver, OR 97108

RE: Incomplete application for a Conditional Use Review request #851-26-000083-PLNG food carts with a kitchen and restroom outbuilding.

To Whom It May Concern:

In reviewing the above-listed Land Use Conditional Use Application, we have determined the application to be incomplete and identified the following as information required in order to deem your application complete or as information requested to supplement your application and/or clarify your proposal:

- A fee of \$1732.50 has been invoiced for this Conditional Use Application. Fee payment must be remitted on the application submittal. A check may be made out to Tillamook County, payment may be made online, or you may visit the Department for pay with cash, card and check. Please call 503-842-3408 for payment information.

Please read and complete the enclosed acknowledgement form and indicate whether or not you intend to provide more information to complete the application or that you consider the application complete. Please return the form to Department of Community Development by the date indicated on the form. An incomplete application cannot receive an extension of time. If no response is received by the 181st day, from application submittal, this request will be deemed null and void. If you have any questions regarding these issues, please call us at 503-842-3408.

Respectfully,
Tillamook County Department of Community Development

Conrad Kurrelmeier, Land Use Planner

Cc'd: Sarah Absher, Director

Enclosed: Incomplete Application Response Form, Invoice, E-permitting Online Payment Portal Instructions

Date: March 30, 2026

RE: Incomplete application for Conditional Use Review request #851-26-000083-PLNG food carts with a kitchen and restroom outbuilding.

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be **incomplete**.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.

Tillamook County Department of Community Development
Attn: Conrad Kurrelmeier – Land Use Planner
1510 B Third Street
Tillamook, OR 97141

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**February 25, 2026**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding the application will then be closed.

If you do not return this acknowledgment, by the above date, such action will be considered to be a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

ACKNOWLEDGMENT

- I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.
- I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.

Signed and Acknowledged (Applicant)

Date



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

1510-B Third St.
Tillamook, Oregon 97141
www.tillamookcounty.gov
503.842.3408

Land of Cheese, Trees and Ocean Breeze

E-PERMITTING ONLINE PAYMENT PORTAL INSTRUCTIONS

1. Go to Oregon E-Permitting Website: <https://aca-oregon.accela.com/oregon>
2. Hover over the 'Search' bubble at the top of the page and click 'Planning Applications'.
3. Scroll down and in the search bar labeled 'Record #' put the associated number as detailed on the top of your invoice (**851-26-000XXX-PLNG**), click search.
4. Once it results, click on the 'Payments' tabs and select 'fees'.
5. The screen will display the outstanding balance. Click the green label 'Pay Fees', which will take you through the payment portal process.



Tillamook County

1510 - B Third Street
Tillamook, OR 97141
(503) 842-3408

Fax: 503-842-1819
sabsher@tillamookcounty.gov

Invoice: 156669

Record ID: 851-26-000083-PLNG

<https://www.co.tillamook.or.us/planning>

Invoice Date: 2/25/26 2:45 pm

Invoice modified on: 2/26/26 3:45 pm

Project Name: BENNETT/DAGGETT-CU

Worksite address:

Parcel: 3S09 30DD 00204

Owner: FITCH DEVELOPMENT LLC, 19635 FITCH RD, BEAVER, OR 97108

Units	Description	Fee Amount	Balance Due	
1.00 Ea	Conditional use - Type II	\$1,400.00	\$1,400.00	
1.00 Ea	Local Technology Fee - Tillamook County	\$70.00 Voided	\$0	Voided while recalculating total fees
		<hr/>	<hr/>	
		\$1,470.00	\$1,400.00	

Payment due at invoice.



Tillamook County

Invoice: 156690

1510 - B Third Street
Tillamook, OR 97141
(503) 842-3408

Record ID: 851-26-000083-PLNG

Fax: 503-842-1819
sabsher@tillamookcounty.gov

<https://www.co.tillamook.or.us/planning>

Invoice Date: 2/26/26 3:45 pm

Project Name: BENNETT/DAGGETT-CU

Worksite address:

Parcel: 3S09 30DD 00204

Owner: FITCH DEVELOPMENT LLC, 19635 FITCH RD, BEAVER, OR 97108

Units	Description	Fee Amount	Balance Due
1.00 Ea	Public Works - Type II	\$250.00	\$250.00
1.00 Ea	Local Technology Fee - Tillamook County	\$82.50	\$82.50
		<hr/>	<hr/>
		\$332.50	\$332.50

Payment due at invoice.

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.

Location: Beaver is a very active community with multi housing growth on the horizon. It is in need of food services like this one to accommodate the population. It is a perfect location right off the beaten path that is next door to a lot where there is a proposed multi family complex.

Topography: the lot is a flat level lot and no topography change is necessary to accomadate this proposed use.

Existence of improvements and natural features: the lot has already had upgraded road rated water connections in place and electrical utilities routed to the location. As the lot is currently clear and flat the natural features compliment the use.

(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.

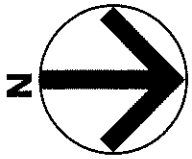
The surrounding properties will have no problem maintaining the character of the proposed uses in place. There are both commercial and residential properties surrounding it and the use proposed has a balance that meets in the middle of the two making it a compliment to the area and bolsters the community.

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

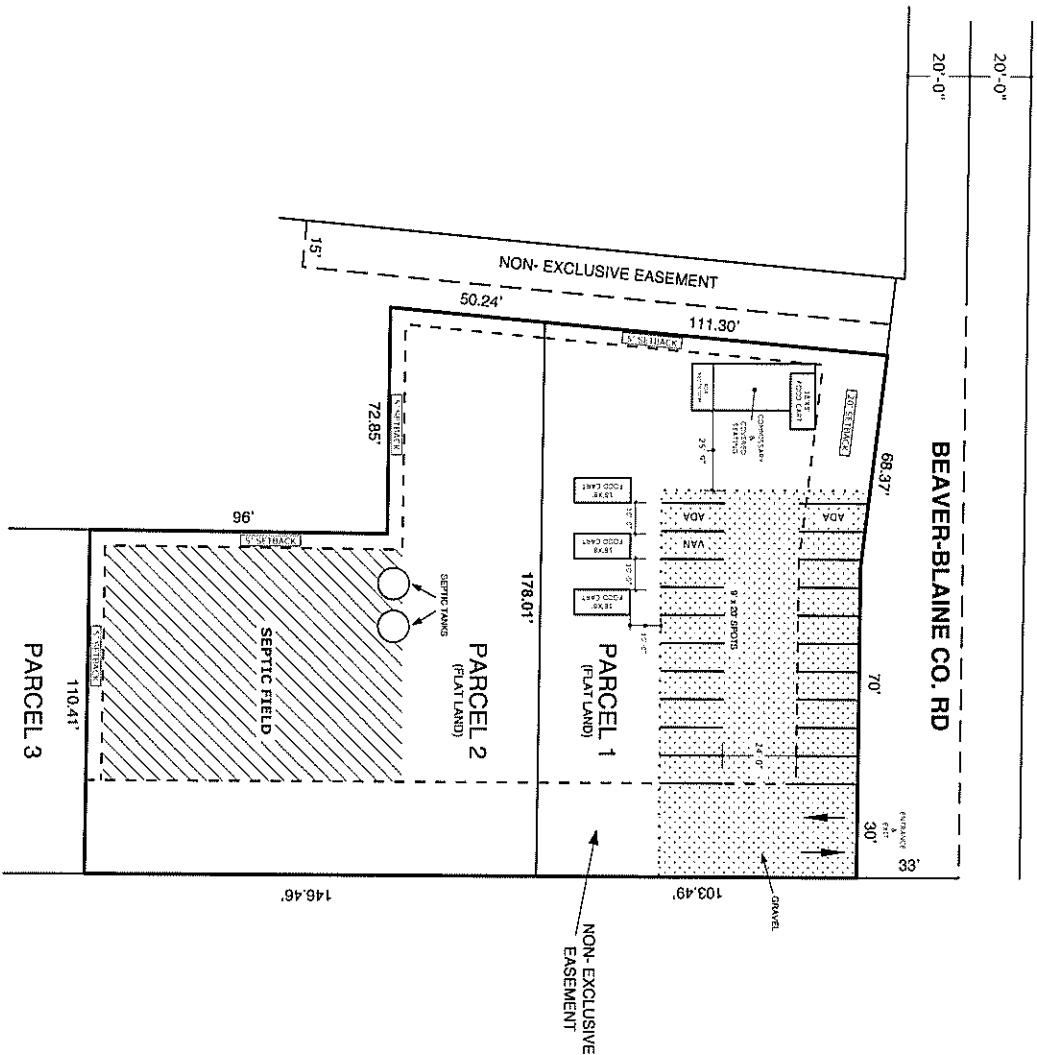
There are no existing solar, wind or conversion systems in place near the property and as such this will have no effect on any of these. Furthermore, the proposed use would not prevent such systems from being put into place in the future.

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

Both the water district and the fire district have given service approval letters and the road department as well. I believe we are putting this project together at a perfect time with the other proposed projects on the horizon in beaver and the surrounding properties to this project to give the beaver economy the boost that it needs moving forward



S.E. 1/4 S.E. 1/4 SEC 30, T.
3. S, R. 9W, WM,
TILLAMOOK COUNTY, OR



1 SITE PLAN

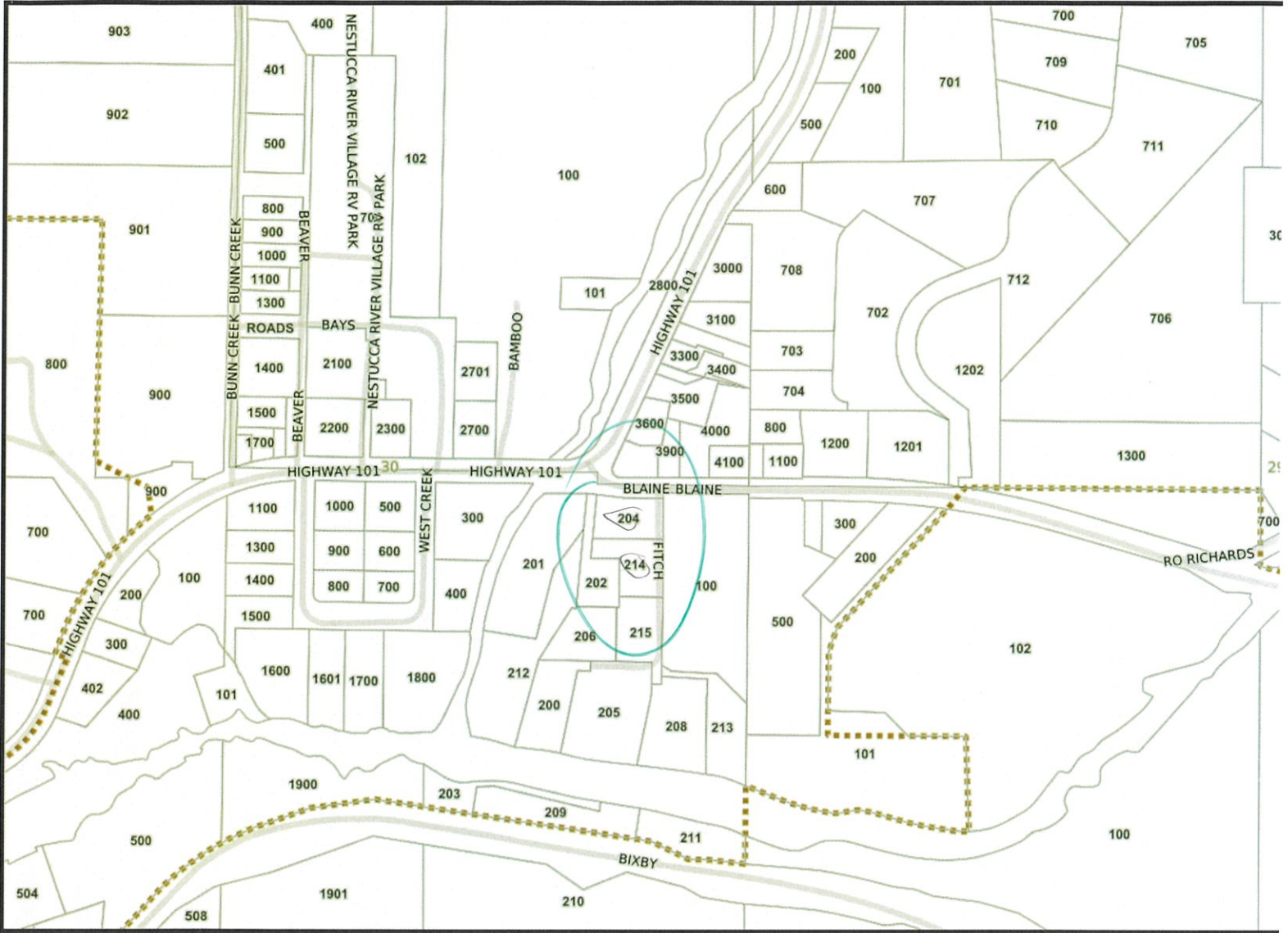
SCALE : 1" = 40'-0"

A 01	REVISION DATE February 4, 2026	OWNER/PROJECT LA PROVIDENCIA	BUILDER	SCOVILL DESIGN GROUP



Tillamook County GIS

Plots 204 & 214



Created: Wed Oct 15 2025-9:17:33

Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline

Extent: -13784905.19223, 5664746.6331736, -13782976.351594, 5665757.0351412

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas H. Kellow
OREGON
FEBRUARY 3, 1983
DOUGLASH H. KELLOW
302
RENEWALS: 6/20/17

OWNERS:

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

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

SURVEY FOR: LESTER A. FITCH & BRENT E. 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)965-4684

DATE: APRIL 4, 2016

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

MONUMENT NOTES:

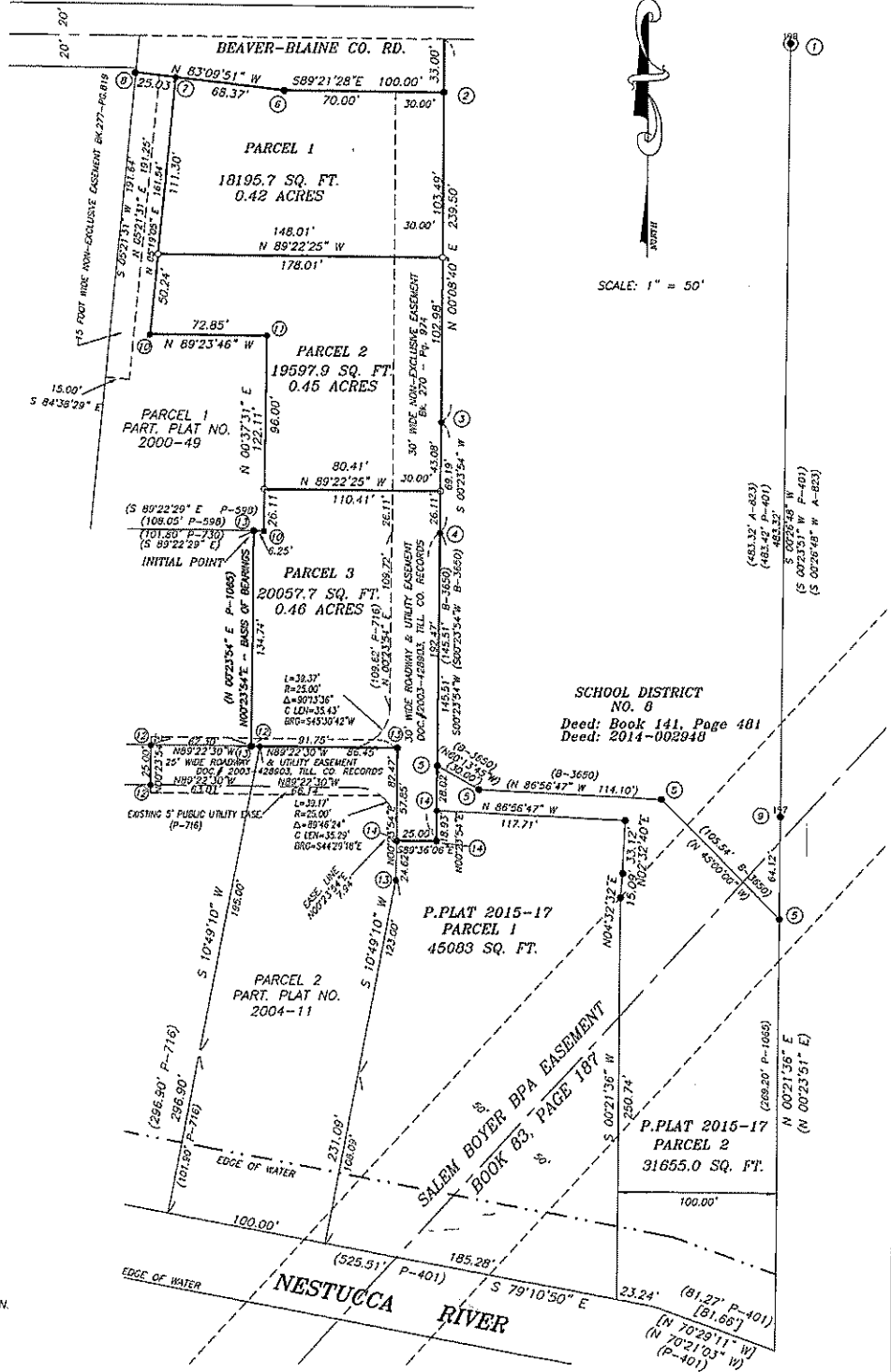
- ① - FD. 1" I.B. IN ASPHALT ROADWAY HELD (REWITNESS #555)
- ② - FD. 5/8" I.R. w/ALUM. CAP. - FLUSH "TILL.CO. ROW MON." HELD (A-2591)
- ③ - FD. 1" I.P. w/ WOOD PLUG & TACK FLUSH - HELD (A-823)
- ④ - FD. 5/8" I.R. - UP 0.25' - I.R. IS 0.11' WEST OF TRUE COR. (A-4161)
- ⑤ - FD. 5/8" I.R. w/Y.P.C. - FLUSH "KELLOW PLS 2027" - HELD (B-3650)
- ⑥ - FD. 5/8" I.R. w/ALUM. CAP. - 0.87' DEEP "TILL.CO. ROW MON." - HELD (A-2591)
- ⑦ - FD. 5/8" I.R. w/R.P.C. - FLUSH "RSC PLS 86926" - HELD (P-1052)
- 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
- [XXXX] - 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 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



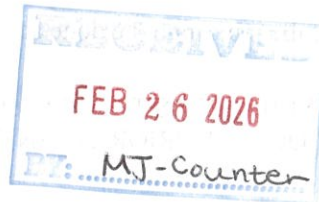
503 Marolf Loop Road
Tillamook, Oregon 97141
Roads (503) 842-3419
Solid Waste (503) 815-3975
FAX (503) 842-6473
Email: pubwks@co.tillamook.or.us
TTY Oregon Relay Service

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.

4. The new commercial road approach authorized with this permit is to be constructed no closer than 5' from the westerly boundary of the tax lot noted above and shall be no wider than 30' at the Right of Way line.
5. Road Approach construction materials and geometry are defined on the attached specification sheet and should be followed carefully.
6. There shall be a copy of this permit on the job site while work is in progress.
7. No concrete work or landscaping is allowed in the county right of way without prior written approval.

Please notify this office 48 hours prior to commencing the project and within 48 hours after the project is complete to establish the maintenance agreement start date.

Please contact this office if the job cannot be done according to permit requirements.

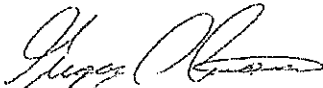
IT IS YOUR RESPONSIBILITY AS THE PERMITTEE TO ARRANGE FOR ANY NECESSARY UTILITY LOCATES PRIOR TO ANY WORK IN THE PUBLIC RIGHT OF WAY.

ATTENTION: 2007 Oregon Revised Statutes Chapter 757, requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC). Those rules are set forth in Oregon Administration Rules Chapter 952, Division 1. You may obtain copies of the rules by calling 811 or logging on to the O.U.N.C. website at <http://www.digsafelyoregon.com/>

The site will be inspected for restoration and clean up upon completion. There is a one-year maintenance responsibility that will start after field inspection and acceptance of restoration. If you have questions regarding this permit approval or are ready for field inspection, please feel free to contact or leave a message for me at 503.842.3419 Monday thru Friday 8:00 a.m. to 4:30 p.m. or the direct line to my desk is 503.842.2032 ext. 3110.

If you have any questions, please feel free to contact or leave a message for Tillamook County Public Works at the above number between the hours of 8:00 a.m. and 4:00 p.m. Monday thru Friday.

Sincerely,



Gregory A. Cickavage, LSI
Engineering Technician II

Cc: Debbie Tupper, Tillamook County DCD, by email
Kerry Pozder, CenturyLink, by email
Steven Fournier, Charter Communications, by email
James Aman, Matt Andrus, Brian Vosburgh, TPUD, by email
File

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

Heid. & Travis Daggett
(NAME OF APPLICANT/PROPERTY OWNER)
31700 Blaine Rd.
(MAILING ADDRESS AND PHONE NUMBER)
blainebrokers@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

THE APPROACH ROAD CONSTRUCTION SHALL COMMENCE BY THE APPLICANT AS DIRECTED BY THE COUNTY AND INSPECTED FOR COMPLETION IN THE FOLLOWING PHASES:

PHASE I: Clearing of the site, ditch excavation and subgrade of the approach. The applicant shall request an inspection for approval, prior to proceeding with Phase II construction.

PHASE II: Installing the culvert, placing all rock base. The applicant shall request an inspection for approval. PHASE II MUST BE COMPLETED PRIOR TO CONSTRUCTION ACCESS.

FINAL PHASE: Paving. After the paving, the applicant shall request a final inspection for approval.

In consideration of the applicant's agreement to comply in all respects with the regulation of Tillamook County, permission is hereby granted for construction described in the above application and in the instructions attached hereto and by this reference made a part hereof to same extent as if set forth in full. The applicant shall make all corrections as directed. Applicant agrees to save and hold harmless the County from any and all liability of whatever kind or nature arising or to arise by reason of issuance of this construction permit, the issuance thereof being for the sole benefit of applicant. Applicant is responsible to obtain all approvals or permits from other government agencies having jurisdiction affected by the proposed road approach construction site, i.e., wetlands; urban growth; riparian areas; access to county road within city.

The entire expense of maintaining said approach road shall be borne by applicant. If in the event of the reconstruction or widening of any highway, it becomes necessary to remove, alter or reconstruct the approach road constructed under authority of this permit, the cost of such removal or replacement to a like width and condition will be borne by the County. Any widening or other improvement of the approach road at the applicant's request shall be done only under authority of a new permit and at the expense of the applicant.

APPLICANT (PROPERTY OWNER ONLY) 4/26/18
DATE

FOR DEPARTMENT USE ONLY
APPLICATION APPROVED: _____ 4-26-2018
PUBLIC WORKS DEPARTMENT DATE

PHASE II COMPLETION REQUIRED BY: _____ COMPLETED: _____

(Phase II must be completed prior to construction access)

FINAL COMPLETION REQUIRED BY: _____

PERMIT NUMBER: 6142

FINAL COMPLETION INSPECTED AND APPROVED: _____



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

Vertical orange line

Small blue mark

Small orange mark