



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST
#851-26-000142-PLNG: CHAM/WIDMER
Temporary Mobile Kitchen Unit

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

July 15, 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 15, 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 28, 2026**. Unless appealed, the effective date of this decision shall be July 15, 2026.

Request: A Conditional Use request for the placement of a temporary mobile kitchen unit to be used as a coffee truck.

Location: Located within the Unincorporated Community of Netarts accessed via 50-foot-wide non-exclusive access easement known as Park Avenue at the intersection this easement and Netarts Highway 131, a State highway, designated as Tax Lot 101 in Section 5BC of Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Netarts Neighborhood Commercial (NT-C1)

Applicant: Dennis Widmer, 9400 Bewley Creek Road, Tillamook, OR 97141

Property Owner: Steve & Shilo Cham, 1470 Pacific Avenue, Tillamook, OR 97141

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 the temporary mobile kitchen unit (coffee truck).
2. The applicant/property owner shall submit the following documentation at the time of consolidated Zoning/Building Permit application submittals:
 - a) A new service provider letter from the Netarts Water District confirming water service to the proposed facilities if the service provider letter on the record and dated March 9, 2026, has expired at the time of consolidated Zoning/Building Permit application submittal.
 - b) A new service provider letter from the Netarts-Oceanside Sanitary District confirming sewer service to the proposed facilities if the service provider letter on the record and dated March 9, 2026, has expired at the time of consolidated Zoning/Building Permit application submittal.
 - c) A new service provider letter from the Netarts-Oceanside Fire Protection District confirming fire and emergency access to the proposed facilities if the service provider letter on the record and dated March 16, 2026, has expired at the time of consolidated Zoning/Building Permit application submittal.
3. Development of the subject property shall adhere to the development standards of the Netarts Neighborhood Commercial (NT-C1) Zone, TCLUO Section 3.348.
4. Development of the subject property shall adhere to the applicable development standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. Demonstration of compliance with applicable development standards is required at the time of consolidated Zoning/Building Permit application submittal.
5. The applicant/property owner 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 three (3) 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) Installation of a curb, bumper or other type of barrier acceptable by the Oregon Department of Transportation (ODOT), in accordance with TCLUO Section 4.030.
 - d) 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. 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 the temporary mobile kitchen food unit (coffee truck), 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.

7. Trash cans/garbage receptacles shall be provided in convenient and screened location(s) for the use of customers and temporary mobile kitchen unit (coffee 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.
8. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
9. This approval shall be void on July 15, 2028, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

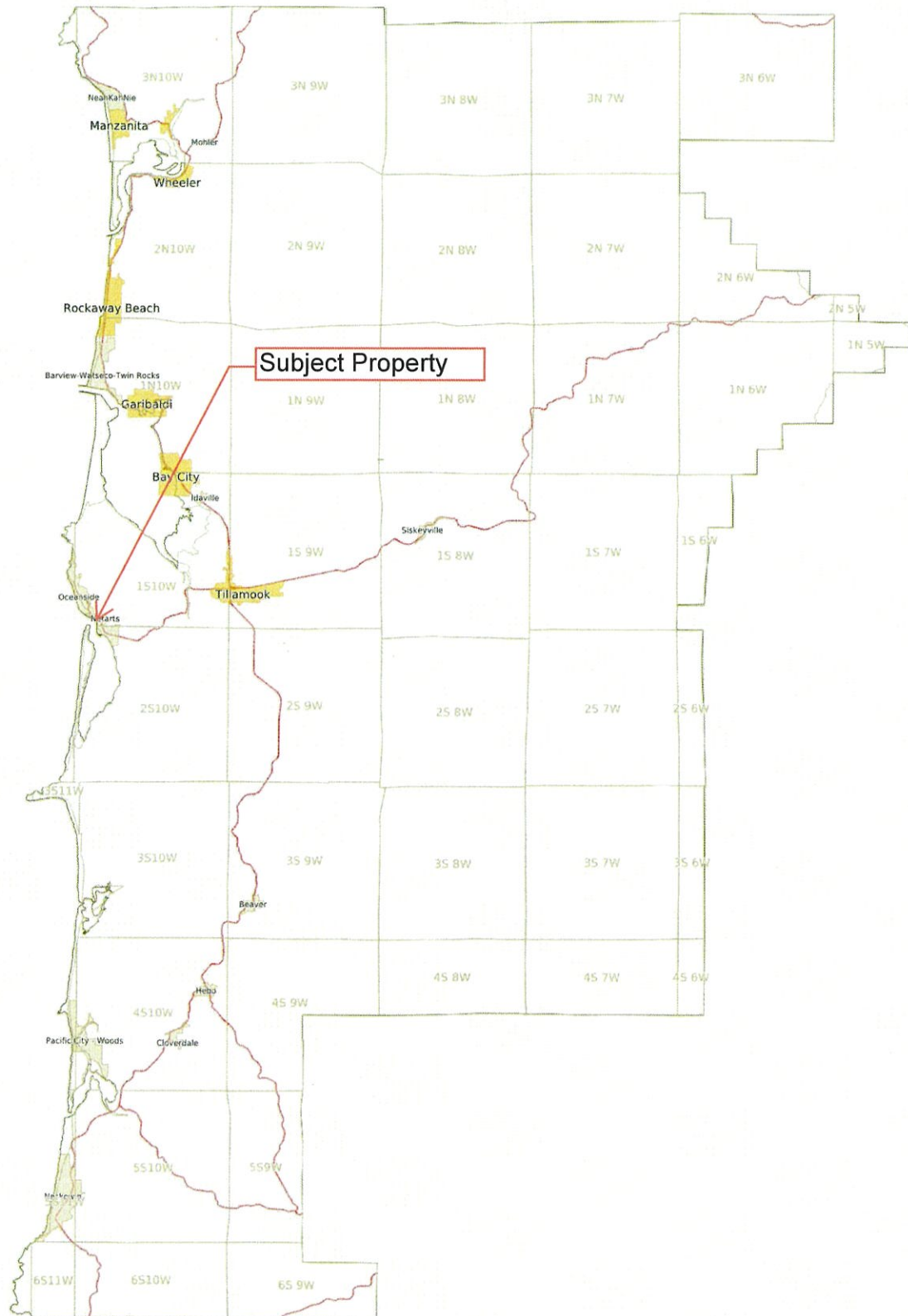
Sincerely,
Tillamook County Department of Community Development

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive, with the first name "Sarah" being larger and more prominent than the last name "Absher".

Sarah Absher, CFM, Director

Enc.: Vicinity & Assessor/Zoning Map

Vicinity Map



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



S.W. 1/4 N.W. 1/4 SEC. 5 T.2S. R. 10W. W.M.

TILLAMOOK COUNTY

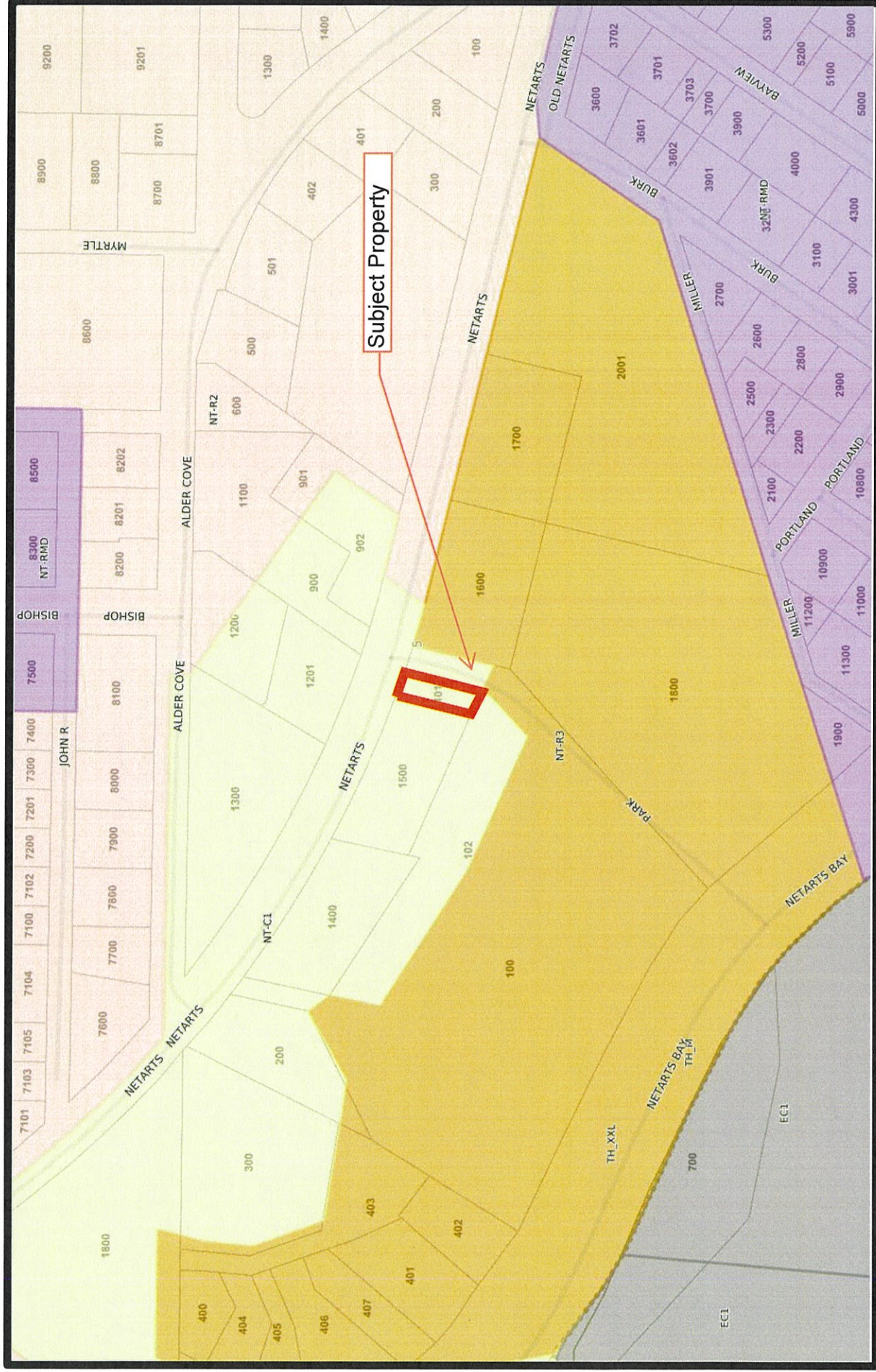
1" = 100'

02S10W05BC
NETARTS



02S10W05BC
NETARTS
Revised 2/29/24, WS

Zoning Map





Land of Cheese, Trees and Ocean Breeze

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
503.842.3408

CONDITIONAL USE REQUEST **#851-26-000142-PLNG: CHAM/WIDMER** **Temporary Mobile Kitchen Unit**

STAFF REPORT
Date: July 15, 2026

(This is not Building or Placement Permit Approval)

Report Prepared by: Sarah Absher, CFM, Director

I. GENERAL INFORMATION:

Request: A Conditional Use request for the placement of a temporary mobile kitchen unit to be used as a coffee truck (Exhibit B).

Location: Located within the Unincorporated Community of Netarts accessed via 50-foot-wide non-exclusive access easement known as Park Avenue at the intersection this easement and Netarts Highway 131, a State highway, designated as Tax Lot 101 in Section 5BC of Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Netarts Neighborhood Commercial (NT-C1)

Applicant: Dennis Widmer, 9400 Bewley Creek Road, Tillamook, OR 97141

Property Owner: Steve & Shilo Cham, 1470 Pacific Avenue, Tillamook, OR 97141

Property Description: The subject property is Parcel 1 of Partition Plat 2018-11 with access to the property via a 50-wide non-exclusive easement across Parcel 3 of the same partition (Exhibits A & B). The subject property is approximately .07 acres in size (3,049 square feet), rectangular in shape, relatively flat, and vacant of improvements (Exhibits A & B). The subject property is considered to be a corner lot as it borders Oregon State Highway 131 to the north and the private non-exclusive access easement to the east, known as Park Avenue (Exhibit A).

There are no wetland, or other mapped natural features, however, the area is 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) #41057C0565F dated September 28, 2018 (Exhibit A).

The subject property is located within the south/central region of the Unincorporated Community of Netarts. The vicinity consists of a variety of commercial, residential and recreational uses (Exhibit A). Neighboring properties are zoned Netarts Neighborhood Commercial (NT-C1) as well as high and medium Netarts residential zones (Exhibit A). The property is also within close proximity to Netarts Bay (Exhibit A).

Applicant is requesting Conditional Use approval for the placement of a temporary mobile kitchen unit to be used as a coffee truck (Exhibit B). For purposes of this review *coffee truck* and *temporary mobile kitchen unit* are synonymous.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

- TCLUO SECTION 3.348: NETARTS NEIGHBORHOOD COMMERCIAL (NT-C1) ZONE
- TCLUO SECTION 4.010: CLEAR VISION AREAS
- TCLUO SECTION 4.030: OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS
- TCLUO SECTION 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS
- TCLUO SECTION 6.040: CONDITIONAL USE PROCEDURES AND CRITERIA

III. ANALYSIS OF STANDARDS:

A. TCLUO SECTION 3.348: NETARTS NEIGHBORHOOD COMMERCIAL (NT-C1) ZONE

(1) *PURPOSE: The purpose of the NT-C1 zone is to permit a moderate level of commercial activities to serve the commercial needs of neighborhoods, rural areas, and tourist areas. Commercial uses in the NT-C1 zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the NT-C1 zone because it:*

- (a) *Is needed;*
- (b) *Is physically capable of being developed;*
- (c) *Can obtain access to a public road without causing traffic hazards or congestion;*
- (d) *Will not cause significant conflicts with nearby residential uses; and*
- (e) *Has sufficient land area to accommodate off-street parking.*

...

(3) *USES PERMITTED CONDITIONALLY: In the NT-C1 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:*

...

(i) *Temporary mobile kitchen units.*

(4) *STANDARDS:*

...

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

...

(h) *New commercial uses shall be small scale low impact uses which take place in a building or buildings not exceeding 8,000 square feet of floor space. "Commercial Use" means the use of land primarily for the retail sale of products or services, including offices. It does not include factories, warehouses, freight terminals, or wholesale distribution centers.*

Findings: The Applicant is proposing the placement of a temporary mobile kitchen unit to be used as a coffee truck (Exhibit B). In review of the Applicant's site plan, the proposed setbacks for the project improvements meet or exceed minimum setback requirements for structures located on a property zoned Netarts Neighborhood Commercial (NT-C1) (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 Oregon State Highway 131 and a non-exclusive 50-foot wide access easement known as Park Avenue (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 Oregon State Highway 131 and the private access easement 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 (coffee truck). The site plan included in "Exhibit B" of the Applicant's submittal depicts 3 parking spaces (Exhibit B). 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 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, bumper rail or other barrier acceptable to the Oregon Department of Transportation (ODOT) be installed along the northerly boundary of the subject property to ensure vehicles maneuvering in and out of parking spaces remain entirely out of the flow of traffic along Oregon State Highway 131.

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 3.348(3)(i)). 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.

Netarts is an Unincorporated Community with a Community Plan adopted by the County in 1999. The plan is part of the Goal 14 Urbanization element of the County's Comprehensive Plan. Policy 4 of the Netarts Community Plan outlines various policy objectives, developed with input of residents and interested parties. Policy 4.15 requires commercial development be limited to the three current commercially zoned districts within the community. Staff finds this policy is upheld as the proposed location of the temporary mobile kitchen unit (coffee truck) is on a property zoned commercial, and does not result in strip commercial development along Oregon State Highway 131.

Other applicable Netarts Community Plan policies are consistent with overall County comprehensive plan policies, including consistency with Goals 7, 11, 12 and 14. Compliance with this goal elements and implementing ordinances are addressed in this report as findings in relation to applicable criteria, development standards and conditions of approval.

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 parcel is suitable for the proposed use considering size which is ideal for a temporary mobile kitchen food unit (coffee truck), that the area proposed for siting the unit is relatively flat and that minimal vegetation removal is needed for siting of improvements (Exhibit B).

Applicant adds that ingress, egress and off-street parking have been designed with low impact to surrounding areas (Exhibit B).

The subject property is rectangular in shape, approximately 3,000 square feet, is relatively flat at the proposed location for improvements, and is currently vacant of improvements (Exhibits A, B & D). In review of the proposed site plan included in "Exhibit B", staff finds the following:

- Subject property is a corner lot located at the intersection of Oregon State Highway 131 and a 50-foot-wide non-exclusive access easement known as Park Avenue, within the commercially zoned area of the Netarts community. Both accesses are improved with all-weather surfaces and are utilized by other properties in the area.
- Access to the subject property and proposed development remain via the 50-foot-wide non-exclusive access easement and designated parking areas are only accessed by the point of entry via this access (Exhibit B).
- Proposed parking spaces exceed minimum parking requirements outlined in TCLUO Section 4.030. Three (3) 8-foot by 20-foot parking spaces are depicted in the northern region of the subject property (Exhibit B).

- Travel and parking areas are required to be improved as an all-weather travel surface. A condition of approval has been made to satisfy this requirement.
- A condition of approval has been made to require installation of a curb, bumper or other type of barrier acceptable by the Oregon Department of Transportation (ODOT), in accordance with TCLUO Section 4.030.
- All proposed improvements meet or exceed the setback requirements of the Netarts Neighborhood Commercial (NT-C1) zone.
- Subject property is absent of any natural features (creeks, streams or wetlands) and is outside of mapped Areas of Special Flood Hazard.
- The subject property is located within mapped areas of Geologic Hazard; however, given the topography of the subject property, a geologic hazard assessment is likely not required for development of the property. A condition of approval has been made to require development adhere to relevant development standards outlined in TCLUO Section 4.130 and that demonstration of compliance be submitted to the department at the time of consolidated Zoning/Building Permit application submittal.
- 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.

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 proposed temporary mobile kitchen unit (coffee truck) will not change the character of the surrounding area as it will sit alongside the storage units and will be sited off the right of way of Highway 131 (Exhibit B). Applicant adds it is in an area where there are other commercial properties and southeast of the county park (Exhibit B).

The subject property is zoned Netarts Neighborhood Commercial (NT-C1) and is located within an area of the Netarts community where adjacent properties are also zoned commercial and properties within close proximity are developed with a mix of commercial, residential and recreational uses (Exhibits A & D).

In review of the proposed location of project improvements in relation to the location of the dwelling to the southeast, staff finds the two uses are separated by the 50-foot-wide non-exclusive access easement across Parcel 3 of Partition Plat 2018-11, known as Park Avenue (Exhibits A, B & D). The properties to the west and north are also zoned commercial and contain a variety of commercial uses. Property to the south/southwest are zoned Netarts High Density Urban Residential (NT-R3), and are currently vacant or improved with the Netarts Community County Park (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 3 off-street parking spaces, all to be located within the northern region of the subject property with access to the subject property via an existing 50-foot-wide non-exclusive easement known as Park Avenue (Exhibits A & B). Applicable 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.

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 the Oregon Department of Transportation (ODOT), as specified in the comments contained in "Exhibit C".

Staff finds the following:

- The property is currently served by the Netarts Water District, Netarts-Oceanside Sanitary District, Netarts-Oceanside Fire Protection District, Tillamook People's Utility District ('TPUD') and the Tillamook County Sheriff's Office.
- Fire protection is provided by the Netarts-Oceanside Fire Protection District.
- No comments were received by the Netarts-Oceanside Fire Protection District, however; a fire service provider letter is required at the time of zoning and building permit application submittal as stated in the conditions of approval.
- Service provider letters from the Netarts-Oceanside Fire Protection District, Netarts Water District, Netarts-Oceanside Sanitary District were included with the Applicant's submittal in "Exhibit B". Updated service provider letters may be required at the time of zoning and building permit application submittal as stated in the conditions of approval.
- Comments were received from ODOT that they do not have any requirements provided no work is being performed within Highway 131 right of way (Exhibit C).

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 the temporary mobile kitchen unit (coffee truck).
2. The applicant/property owner shall submit the following documentation at the time of consolidated Zoning/Building Permit application submittals:
 - a) A new service provider letter from the Netarts Water District confirming water service to the proposed facilities if the service provider letter on the record and dated March 9, 2026, has expired at the time of consolidated Zoning/Building Permit application submittal.
 - b) A new service provider letter from the Netarts-Oceanside Sanitary District confirming sewer service to the proposed facilities if the service provider letter on the record and dated March 9, 2026, has expired at the time of consolidated Zoning/Building Permit application submittal.
 - c) A new service provider letter from the Netarts-Oceanside Fire Protection District confirming fire and emergency access to the proposed facilities if the service provider letter on the record and dated March 16, 2026, has expired at the time of consolidated Zoning/Building Permit application submittal.
3. Development of the subject property shall adhere to the development standards of the Netarts Neighborhood Commercial (NT-C1) Zone, TCLUO Section 3.348.
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5. The applicant/property owner shall comply with the development standards outlined in TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements, including the following:
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- d) 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. 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 the temporary mobile kitchen food unit (coffee truck), 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.
- 7. Trash cans/garbage receptacles shall be provided in convenient and screened location(s) for the use of customers and temporary mobile kitchen unit (coffee 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.
- 8. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
- 9. This approval shall be void on July 15, 2028, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

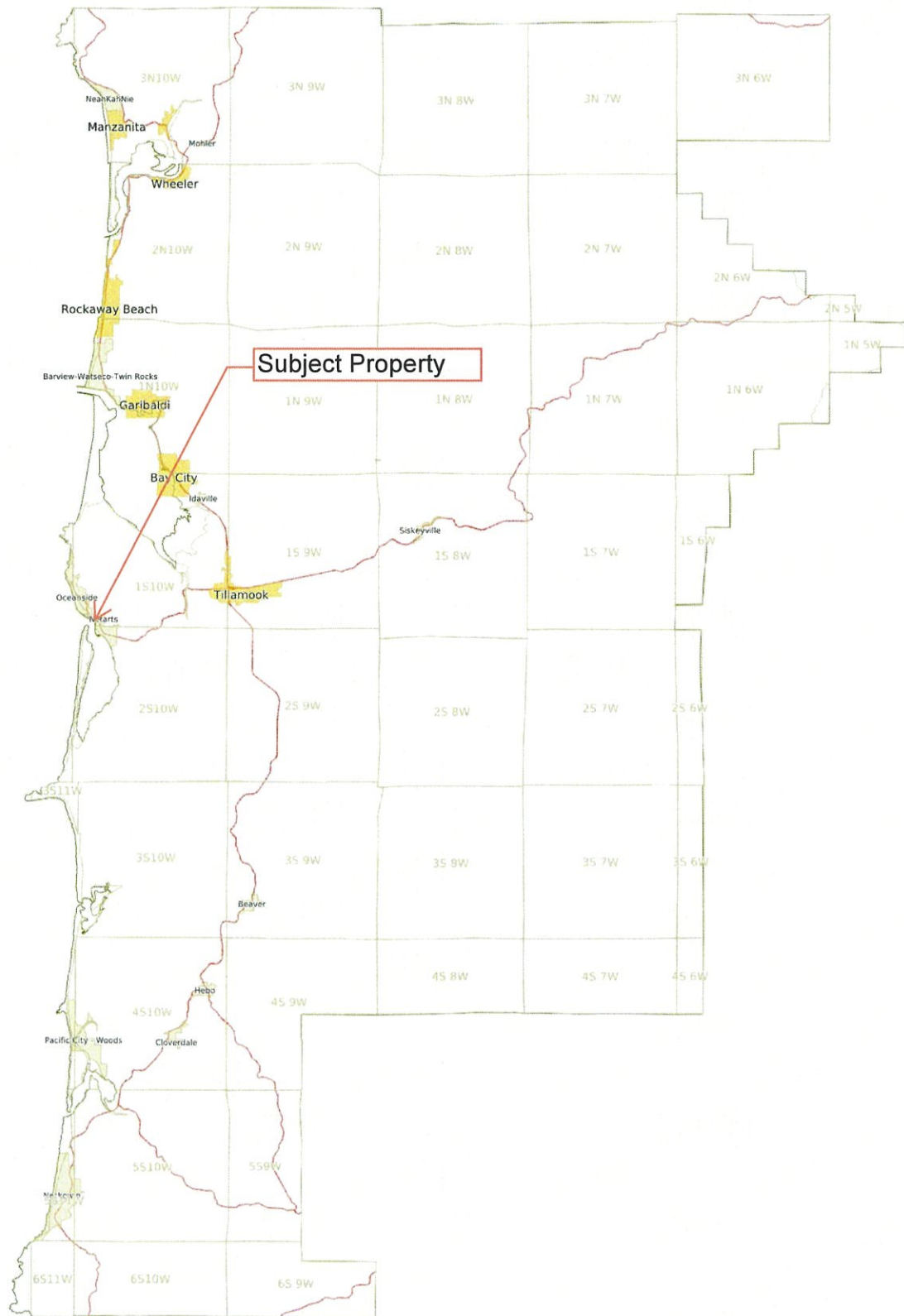
VIII. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

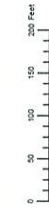
- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicants Submittal
- C. Public Comments
- D. Vicinity Photographs

EXHIBIT A

Vicinity Map



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



S.W. 1/4 N.W. 1/4 SEC. 5 T.2S. R. 10W. W.M.

TILLAMOOK COUNTY

1" = 100'

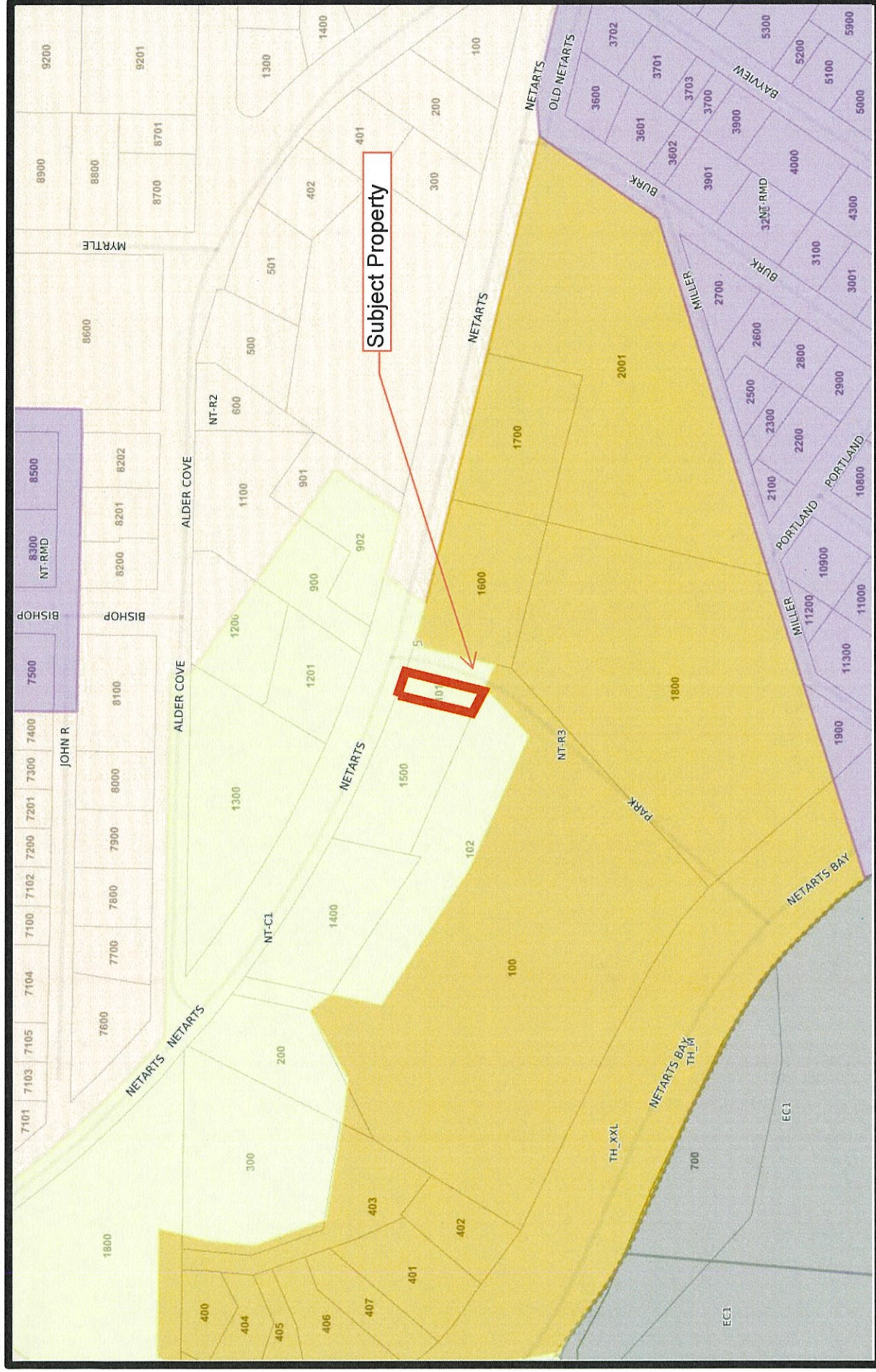
02S10W05BC
NETARTS



SEE MAP 2S 10W 5

02S10W05BC
NETARTS
Revised 2/29/24, WS

MOOSEMAPPING



Tillamook County
2025 Real Property Assessment Report
 Account 417892

Map 2S1005BC00101
Code - Tax ID 0914 - 417892

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PARTITION PLAT 2018-11
 Lot - PARCEL 1

Mailing CHAM, STEVEN & SHILOH
 PO BOX 344
 OCEANSIDE OR 97134

Deed Reference # 2022-412
Sales Date/Price 01-17-2022 / \$48,750
Appraiser KARI FLEISHER

Property Class 200 **MA** **SA** **NH**
RMV Class 200 07 01 102

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

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0914	Land	92,390		Land	0
	Impr	0		Impr	0
Code Area Total		92,390	60,570	60,570	0
Grand Total		92,390	60,570	60,570	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0914	1	☒		NT-C1	Commercial Site	96	0.07 AC		92,390
Code Area Total							0.07 AC		92,390

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

Comments 8/27/18 Due to P. Plat 2018-11, a portion of TL 100 is now carried in TL 101 and 102. Apportioned MAV. 96/19 bring to market. KF
 4/18/19 Brought land to market after p. plat 2018-11 created TL 101+102 from TL 100. KF

National Flood Hazard Layer FIRMette

123°56'49"W 45°26'3"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone X

OTHER AREAS

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

GENERAL STRUCTURES

20.2
17.5
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



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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/14/2026 at 3:35 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 undetermined areas cannot be used for regulatory purposes.



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

123°56'12"W 45°25'38"N

Statewide Wetlands Inventory



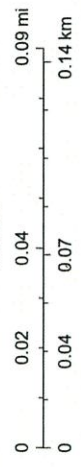
5/14/2026, 8:34:14 AM

- Oregon Address
- Sections
- Large Scale
- Perennial
- Intermittent
- Artificial Path
- NHD Area
- NHD Waterbody

USFWS National Wetlands Inventory NWI

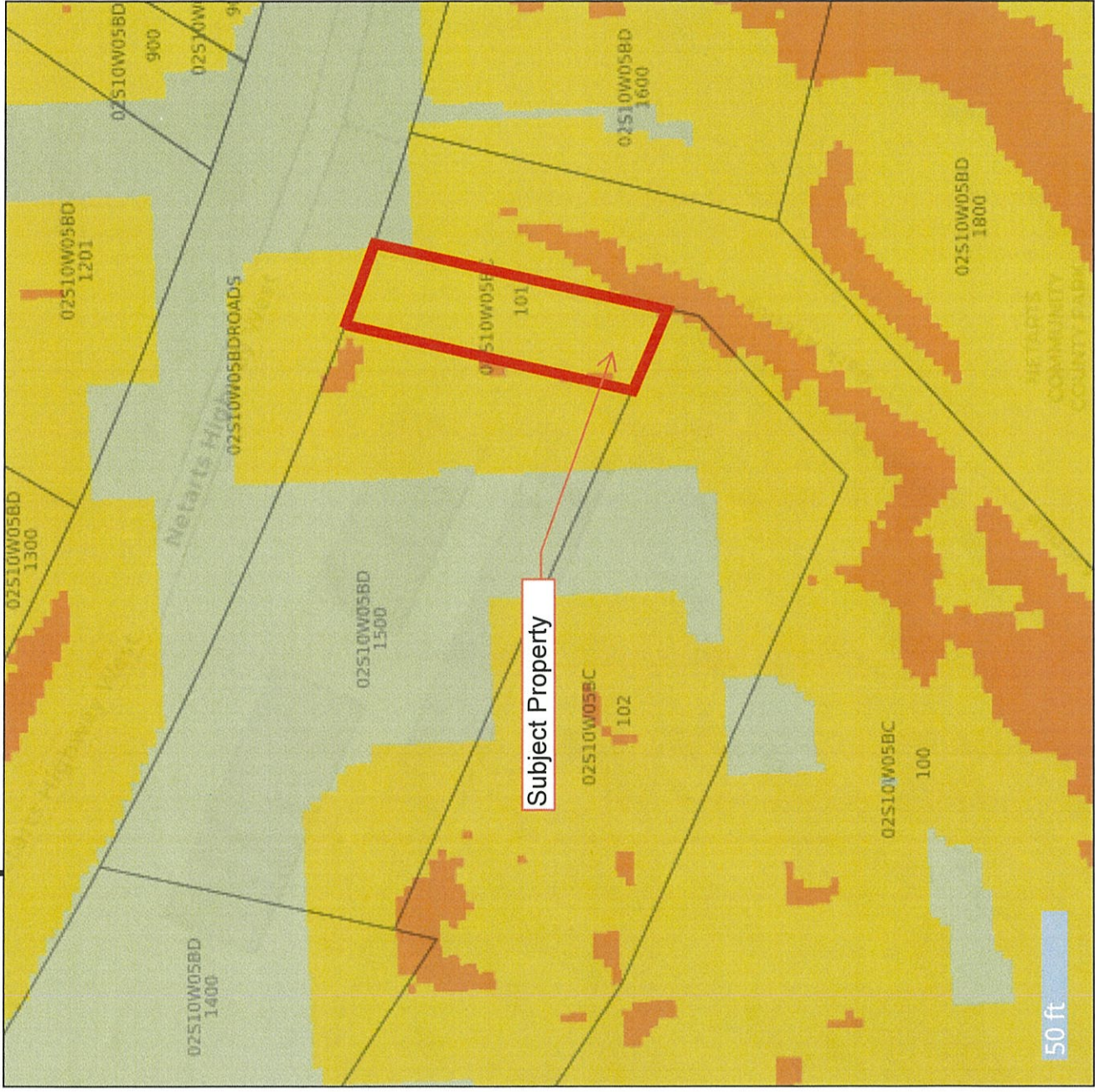
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Riverine

1:2,597



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

Hazard Map



Legend	
	Shallow Landslide Susceptibility
	B - Beach
	FDA - Active foredune
	AFDA - Artificial dune
	FD (W) - Reactivated, erosion/flooding
	H - Hummocks, active
	FD - Stabilized foredune
	IFD - Inland foredune
	DC - Dune complex
	DC (W) - wet
	DS - Dune, younger stabilized
	ODS - Dune, older stabilized
	OS - Open sand
	W - Interdune
	WMF - Wet mountain front
	WDP - Wet deflation plain
	WL - Wetland
	WSP - Wet surge plain
	WFP - Wet flood plain
	LK - Lake
	CT - Coastal terrace
	LD - Landslide
	FED - Fluvial, estuary deposit

EXHIBIT B



PLANNING APPLICATION

Applicant ☒ (Check Box if Same as Property Owner)

Name: Dennis Widmer Phone: 503-812-0288
Address: 9400 Bewley Cr. Rd.
City: Tillamook State: OR Zip: 97141
Email: 19 dwc 86 @ gmail . com

Property Owner

Name: Steve & Shildy Cham Phone: 503-812-6126
Address: 1470 Pacific Avenue
City: Tillamook State: OR Zip: 97141
Email: Steve Cham builder @ yahoo . com

Request: Conditional use permit for coffee truck

OFFICE USE ONLY

Date Stamp

MAR 31 2026

Counter-MT

☐ Approved ☐ Denied

Received by: MT

Receipt #: 147994

Fees: 1732.50

Permit No:
851-26-000142-PLNG

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: 25 10 58C 101
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.

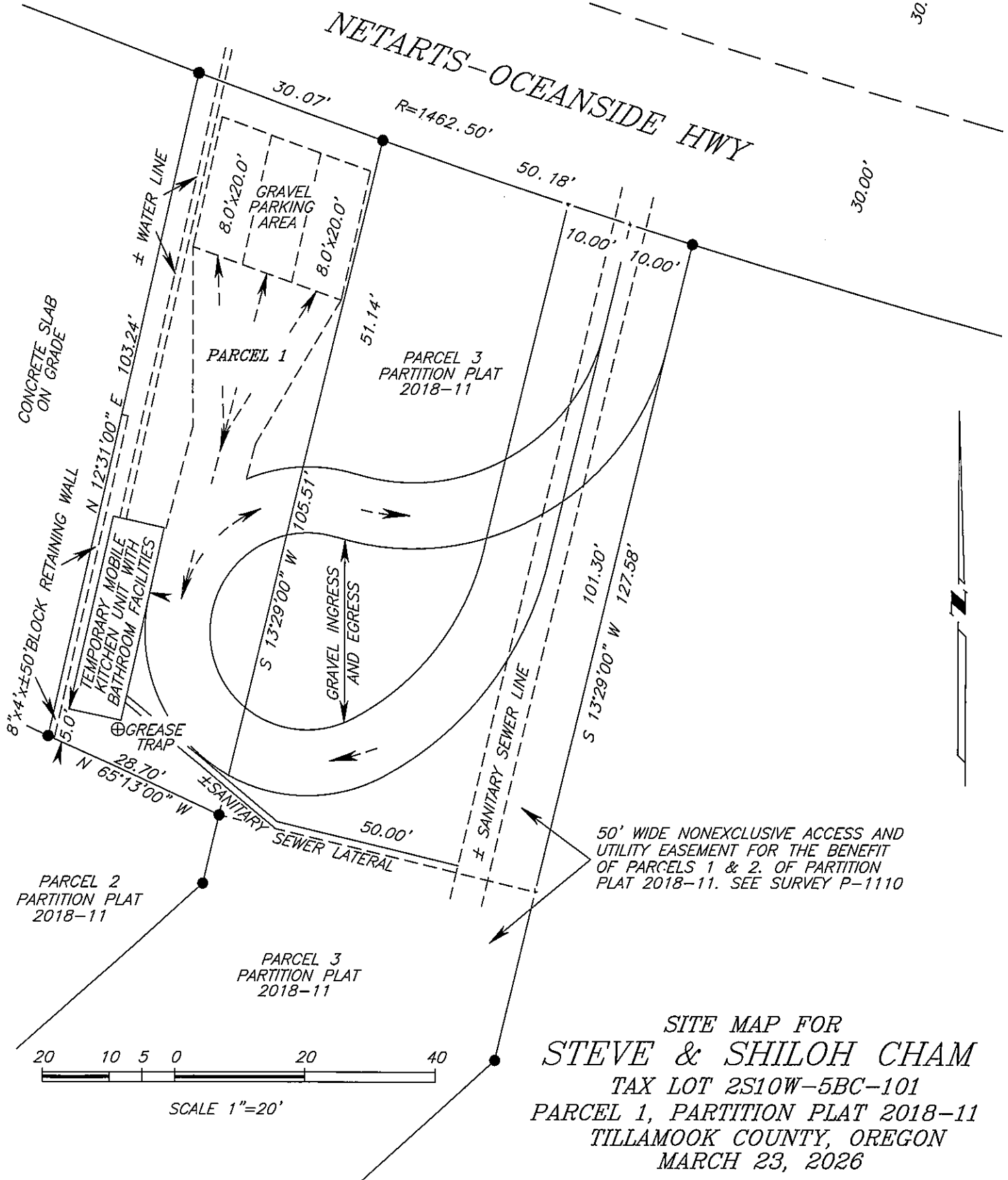
Steve Cham
Property Owner Signature (Required)

3-31-26
Date

Dennis Widmer
Applicant Signature

3-31-26
Date

STAN COOK LAND SERVICES, LLC
3180 ALDERCREST
TILLAMOOK, OREGON
(503) 842 8380



C. WAYNE COOK LAND SURVEYING
3180 ALDERCREST
TILLAMOOK, OREGON
(503) 842 8380

PARTITION PLAT 2018-11

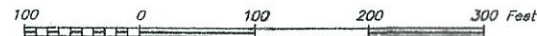
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	22°48'49"	1432.50	570.38	289.02	S 63°21'07" E	566.62
C2	1°04'37"	1462.50	27.49	13.75	S 52°56'37" E	27.49
C3	8°13'58"	1462.50	210.14	105.25	N 57°39'54" W	209.96
C4	7°50'03"	1462.50	199.97	100.14	S 65°37'55" E	199.81
C5	3°08'38"	1462.50	80.25	40.13	S 71°07'15" E	80.24
C5A	1°10'41"	1462.50	30.07	15.04	N 70°08'17" W	30.07
C5B	1°57'57"	1462.50	50.18	25.09	N 71°42'35" W	50.18
C6	2°04'39"	1462.50	53.03	26.52	N 73°43'53" W	53.02
C7	0°27'36"	1462.50	11.74	5.87	S 52°10'31" W	11.74
C9	8°07'00"	572.96	81.17	40.65	S 51°36'03" E	81.10
C10	8°07'00"	652.96	92.50	46.33	N 51°36'03" W	92.42

LINE	BEARING	DISTANCE
L1	S 12°31'00" W	112.12
L2	N 12°31'00" E	102.72
L3	N 12°26'56" E	14.26
L4	S 65°13'00" E	200.00
L5	N 12°31'00" E	103.24
L6	N 13°29'00" E	105.51
L7	S 65°13'00" E	28.70
L8	S 13°29'00" W	127.58
L9	S 12°31'00" W	66.41
L12	N 76°31'00" W	140.54

LEGEND

- ✱ MONUMENT FOUND, 5/8"X30" IRON ROD WITH PLASTIC CAP MARKED "C. WAYNE COOK PLS 1098", AS PER SURVEY B-3596.
- MONUMENT FOUND, 5/8" IR, SURVEY NOTED, OR AS NOTED OTHERWISE.
- MONUMENT SET, 5/8"X30" IRON ROD WITH PLASTIC CAP MARKED "C. WAYNE COOK PLS 1098", AS PER SURVEY B-3596.
- NOTE: FIELD DATA EQUALS RESPECTIVE DATA AS PER SURVEY B-3596.
- [] RECORD AS PER SURVEY B-1992.
- < > RECORD AS PER OSHC SURVEY F2-3 (1959).
- Pf { RECORD AS PER PARTITION PLAT 2013-06, SURVEY P-1033 AND/OR PARTITION PLAT 2018-2, SURVEY P-1101.
- EASEMENT BOUNDARY.

DISTANCE MEASURE = U.S. FEET



NARRATIVE

THIS A RETRACEMENT SURVEY TO LOCATE THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN DEED TO CARLA A. MCKINLEY, JOHN R. CHAM, STEVEN P. CHAM AND MICHAEL A. CHAM, AS DESCRIBED IN INSTRUMENT 2014-003448, TILLAMOOK COUNTY CLERKS RECORDS, AND AN ORIGINAL SURVEY TO PARTITION SAID TRACT OF LAND INTO 3 PARCELS, AS SHOWN. I LOCATED AND HELED MONUMENTS AS PER MY "PROPOSED BOUNDARY ADJUSTMENT SURVEY", B-3596, TILLAMOOK COUNTY SURVEY RECORDS, FOR THE BOUNDARY OF THE SUBJECT TRACT, AND MONUMENTED THE NEW PARCELS, AS SHOWN. BASIS OF BEARING IS N 61°10'00" E 174.96 FEET BETWEEN MONUMENTS (A) AND (B) AS PER SURVEY B-3596 (B-1435 CALLS 175.00').

PARTITION PLAT FOR
CARLA A. MCKINLEY, JOHN R. CHAM,
STEVEN P. CHAM AND MICHAEL A. CHAM
SW 1/4 AND SE 1/4 NW 1/4 SECTION 5, T.2S., R.10W., W.M.
TILLAMOOK COUNTY, OREGON
MAY 18, 2018

5/8" IRON ROD B-1435
[S:181.86 E:1268.76
FROM THE NW CORNER
OF GOVT. LOT 1 SEC. 5]
POSITION HELED, NOT VERIFIED.

BASIS OF BEARING
B-1435=N 61°10'00" E 175.00
N 61°10'00" E 174.96

PARCEL 1
PARTITION PLAT
2018-02

INITIAL POINT
1 1/4" IP, A-3405
(NOTED AS 1" ON A-3405)
(ALSO INITIAL POINT FOR
PARTITION PLAT 2018-02)

PARCEL 3
166772 sq.ft
3.83 Acres

NETARTS

BAY ROAD

PARCEL 1
3022 sq.ft

PARCEL 2
28534 sq.ft

MINOR PARTITION MN-13-01(a) APPROVED
ON THIS 31 DAY OF July, 2018

Sarah Absher
SARAH ABSHER, DIRECTOR, TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2019.

Deputy
TILLAMOOK COUNTY TAX COLLECTOR

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, CARLA A. MCKINLEY, JOHN R. CHAM, STEVEN P. CHAM AND MICHAEL A. CHAM ARE THE OWNERS OF THE LAND REPRESENTED ON THIS MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND HAVE, BY AFFIDAVIT OF CONSENT HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO 3 PARCELS AS SHOWN HEREON.

NEW EASEMENTS:

A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT 50 FEET OF EVEN WIDTH, AS NOTED AND SHOWN HEREON, OVER PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2.

A NON-EXCLUSIVE UTILITY AND EMERGENCY ACCESS EASEMENT, 25 FEET OF EVEN WIDTH, AS NOTED AND SHOWN HEREON, OVER PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2.

SURVEYOR'S CERTIFICATE

I, C. WAYNE COOK, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THIS PARTITION PLAT IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, T. 2 S. R. 10 W. OF THE WILLAMETTE MERIDIAN IN TILLAMOOK COUNTY, OREGON. THE BOUNDARIES WHICH ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, WHICH IS A 1 1/4" IRON PIPE, MONUMENT (A), SAID POINT ALSO BEING THE INITIAL POINT FOR PARTITION PLAT 2018-2 (P-1101 TILLAMOOK COUNTY SURVEY RECORDS), AS PER SURVEY A-3405; THENCE N 61°10'00" E 174.96 FEET; THENCE N 12°31'00" E 102.72 FEET TO THE SOUTH BOUNDARY OF THE NETARTS-OCEANSIDE HWY.; THENCE, ALONG SAID SOUTH BOUNDARY OF THE NETARTS-OCEANSIDE HWY., 27.49 FEET ALONG THE ARC OF A 1462.50 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 52°56'37" E 27.49 FEET; THENCE S 12°31'00" W 112.12 FEET; THENCE S 56°36'36" E 211.46 FEET; THENCE N 12°26'56" E 14.26 FEET; THENCE S 65°13'00" E 200.00 FEET; THENCE N 12°31'00" E 103.24 FEET, TO THE SOUTH BOUNDARY OF THE NETARTS-OCEANSIDE HWY.; THENCE, ALONG SAID SOUTH BOUNDARY OF THE NETARTS-OCEANSIDE HWY., 80.25 FEET ALONG THE ARC OF A 1462.50 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 71°07'15" E 80.24 FEET; THENCE S 13°29'00" W 127.58 FEET; THENCE S 48°09'25" W 380.37 FEET TO THE NORTH BOUNDARY OF THE NETARTS BAY ROAD; THENCE ALONG SAID NORTH BOUNDARY OF THE NETARTS BAY ROAD ALONG AN OFFSET SPIRAL CURVE TO THE LEFT, N 47°22'16" W 4.96 FEET TO ENGINEER STATION 16+32.25 PCS, AND 92.50 FEET ALONG THE ARC OF A 652.96 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 51°36'03" W 92.42 FEET, TO ENGINEER STATION 15+51.06 PCS, AND ALONG AN OFFSET SPIRAL CURVE TO THE LEFT THE CHORD WHICH BEARS N 62°13'04" W 213.67 FEET TO ENGINEER STATION 13+51.06 PCS, AND N 65°39'33" W 180.81 FEET, TO ENGINEER STATION 11+70.25 PT, AND N 53°39'20" W 11.32 FEET TO THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT 2013-06; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 3, N 32°16'45" E 223.63 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

C. Wayne Cook

OREGON
JULY 22, 1977
C. WAYNE COOK
1098

RENEWAL DATE 12-31-19

AFFIDAVIT OF CONSENT TO PARTITION IS RECORDED AS DOCUMENT
2018-4516 TILLAMOOK COUNTY CLERKS RECORDS.

STATE OF OREGON
COUNTY OF TILLAMOOK

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD
ON THE 31 DAY OF July, 2018 AT 2:30 O'CLOCK
AND RECORDED AS PARTITION PLAT NO. 2018-11 IN PLAT CABINET
B1289 TILLAMOOK COUNTY RECORDS, INSTRUMENT NO. 2018-4519
TASSI O'NEIL, TILLAMOOK COUNTY CLERK.

BY: Allison Hinderer, Deputy

APPROVED ON THIS 31 DAY OF July, 2018

Michael R. Rice, TILLAMOOK COUNTY SURVEYOR



Steve and Shiloh Cham
Temporary Mobile Kitchen Unit
Conditional Use Application

Tillamook County Department of Community Development
March 12, 2026
Planning Division
1510-B Third Street
Tillamook, Oregon 97141

Regarding Section 3.348, Netarts Neighborhood Commercial Zone (NT-C1)
As applies to Application for Conditional Use: (3)(i) Temporary Mobile
Kitchen.

Conditional Use Review

Criteria

A Conditional Use shall be granted if the applicant demonstrates that all
of the following application criteria are satisfied.

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

Yes, a Temporary Mobile Kitchen Unit, is listed as a
Conditional Use, for Netarts
Neighborhood Commercial Zone (NT-C1)(3)(i).

(2) The use is consistent with the applicable Goals and Policies of
the Comprehensive Plan.

Yes, a Temporary Mobile Kitchen Unit, is consistent with the
Goals and Policies of the
Comprehensive Plan. The Netarts area currently has limited
options for coffee providers.

(3) The parcel is suitable for the proposed use considering its:
Size - the size of the lot is small but quite adequate for food truck.
Shape - the shape of the lot works very well with the layout that we have
come up with. **Location** - the location is very good considering it is on
the east end of all commercial businesses and a county park next to it to
the southeast. **Topography** - The low being reasonably flat and mostly
level is what is needed for a food truck. The low will be graveled for
vehicle maneuverability. **Improvement** - There are no other improvements on
the lot being bare land which is ideal for what we are doing. **Natural
features** - It is bare property which works well.

Yes, there is enough area on the site to allow the Temporary
Mobile Kitchen Unit as well as

Ingress, egress and parking have been designed for low
impact to surrounding area,

(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.

This proposed Temporary Mobile Kitchen Unit, will not the character of the surrounding area, it will sit alongside storage units. Off the right of way of Highway 131.

It is the easterly property of all commercial properties to the west of this parcel. Across highway 131 is a vacant restaurant. Then to the southeast is a county park.

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

There are none of these systems in the area to affect.

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

Yes, this parcel has access to utilities necessary to operate the Temporary Mobile Kitchen Unit, ingress and egress is through the easement created on Partition Survey 2018-11 (P-1101) Tillamook County Records.

NETARTS-OCEANSIDE SANITARY DISTRICT
1755 CAPE MEARES LP. RD. W.
TILLAMOOK, OR. 97141
PHONE (503)842-8231

Tillamook Co. Department
of Community Development
1510 Third St., Suite B
Tillamook, OR. 97141
(503) 842-3408

DATE: March 9, 2026

TO: TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER

RE: SEWER AVAILABILITY

I confirm that sanitary sewer service is available to the following lot(s) within our District:
Tax Lot 2S10 05BC 00101. This Sewer Availability Letter is for a Food Cart-Coffee Shop on wheels.

Availability letter is void after 12 months from the date of issuance.

According to our records, the legal owner is: **Steven & Shiloh Cham**, PO Box 344 Oceanside, OR. 97134.

Sanitary Sewer service is available to the above Tax Lot, but the District does not guarantee that a stub is provided. However, according to the District As-Built map, a stub should be provided.

If the service lateral is to be installed, all at the property owner's expense, the District will require the following:

- (a) Secure a permit for utility work in a public road right-of-way.
- (b) Minimum 24-hour notice prior to start of work.
- (c) Representative of Sanitary District present to inspect installation of the new service lateral.
- (d) Notification of all emergency services if road is closed or blocked during installation of the new main service lateral.
- (e) Coordinate work with any effected neighboring property owners, so as to minimize inconvenience if road is closed or blocked.
- (f) The use of 4" diameter PVC ASTM-3034 pipe for the new service lateral.
- (g) The use of a Romac Sanitary Sewer Saddle. Attached, please find Cut-sheet #418 from our Design Standards, in regards to service saddle connection to existing sewers.

For the lateral from the house to the **new stub**, the following applies:

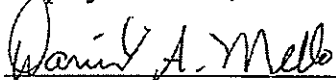
1. District requires that property owner/contractor follow APWA Specifications.
2. District requires a Clean-out on the property line, using Schedule 3034 ASTM Pipe with a **screw on cap**. The Clean-out shall be permanently identified. Attached, please find Cut-sheet #416.
3. District requires a protective cover if in driveway or a parking zone.
4. It is the responsibility of the property owner to ensure that a copy of the Sewer Availability letter is given to the Contractor.
5. Inspection and testing of the installation shall be done by the Tillamook County Plumbing Inspector in accordance with County requirements.
6. Contractor is responsible for contacting the Tillamook County Inspector to inspect the service lateral.
7. Contractor is responsible for notifying the District to inspect the service lateral connection prior to backfilling. An Inspection Fee will be billed to the property owner at that time.
8. Contractor is responsible for notifying the District office within 5 working days of the service lateral inspection (that is done by Tillamook County Inspector). Failure to notify the District in the allotted time will result in a \$10.00 per working day fine on the Contractor.

Failure to notify the District for an inspection of the connection, prior to backfilling, will result in one or all of the following fines and/or fees, per District Ordinances:

- \$500.00 Fine for Illegal Connection to the sanitary sewer system.
- \$10.00 per working day fine on the Contractor (as stated up above).
- A regular User Fee shall be charged to the account plus an amount equal to the regular User Fee, so that the total amount will be double the current established charge for the type of service provided. This charge shall be effective on the date of connection to the public sewer system and shall continue until such time as the account is brought current.

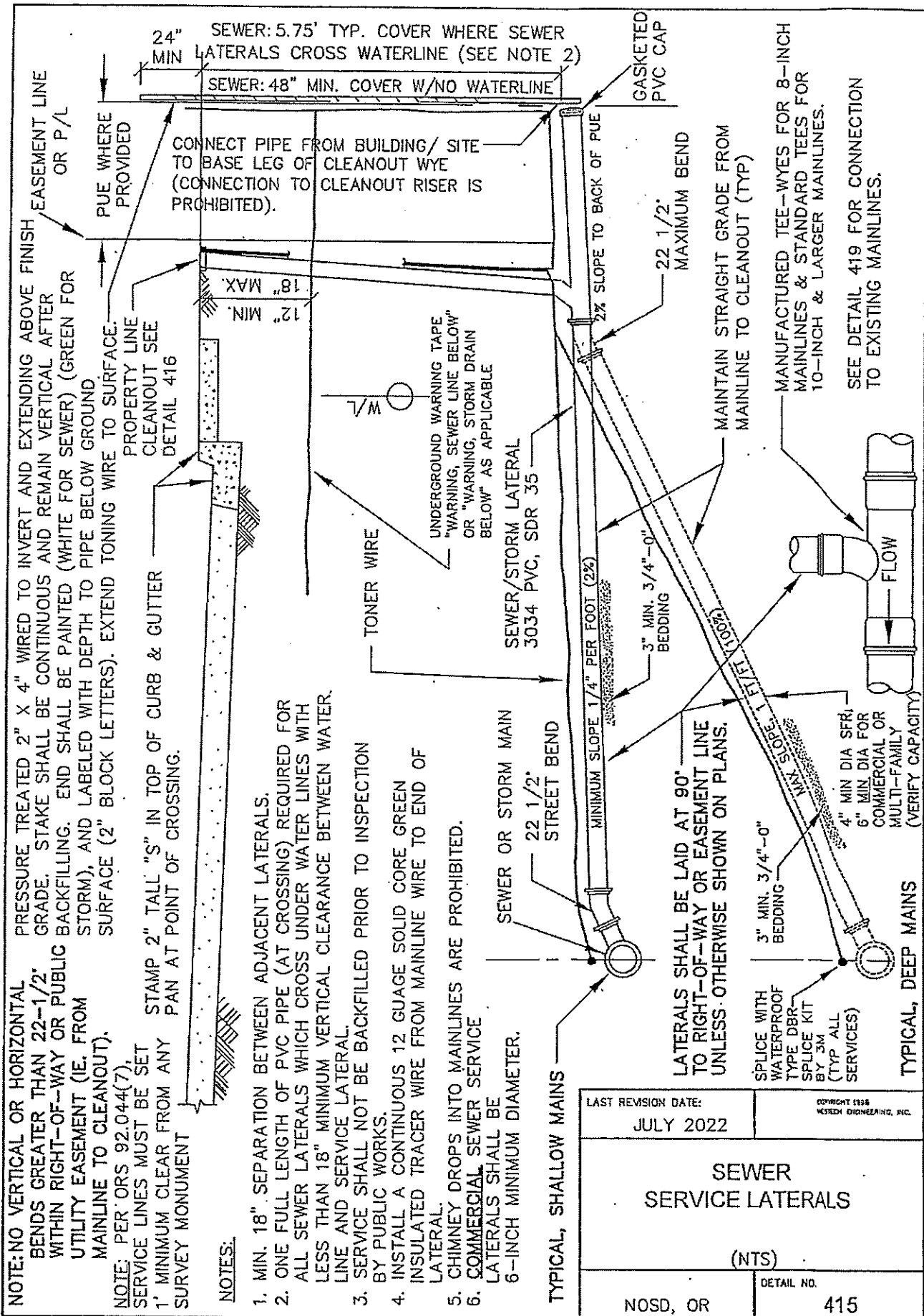
The current System Development Charge fee of \$13,850.00 per Single Family Dwelling will be **due to the Netarts-Oceanside Sanitary District upon issuance of an approved Building Permit** by the Tillamook County Department of Community Development. The District requires that a copy of the approved building permit be sent to the Netarts-Oceanside Sanitary District.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.



Daniel A. Mello, District Superintendent

cc: Property Owner
sewaveld



CLEANOUT COVERS: ALL SEWER CLEANOUT LIDS TO READ "SEWER"
ALL STORM CLEANOUT LIDS TO READ "STORM" OR "C/O".

1. NON-TRAFFIC AREAS:

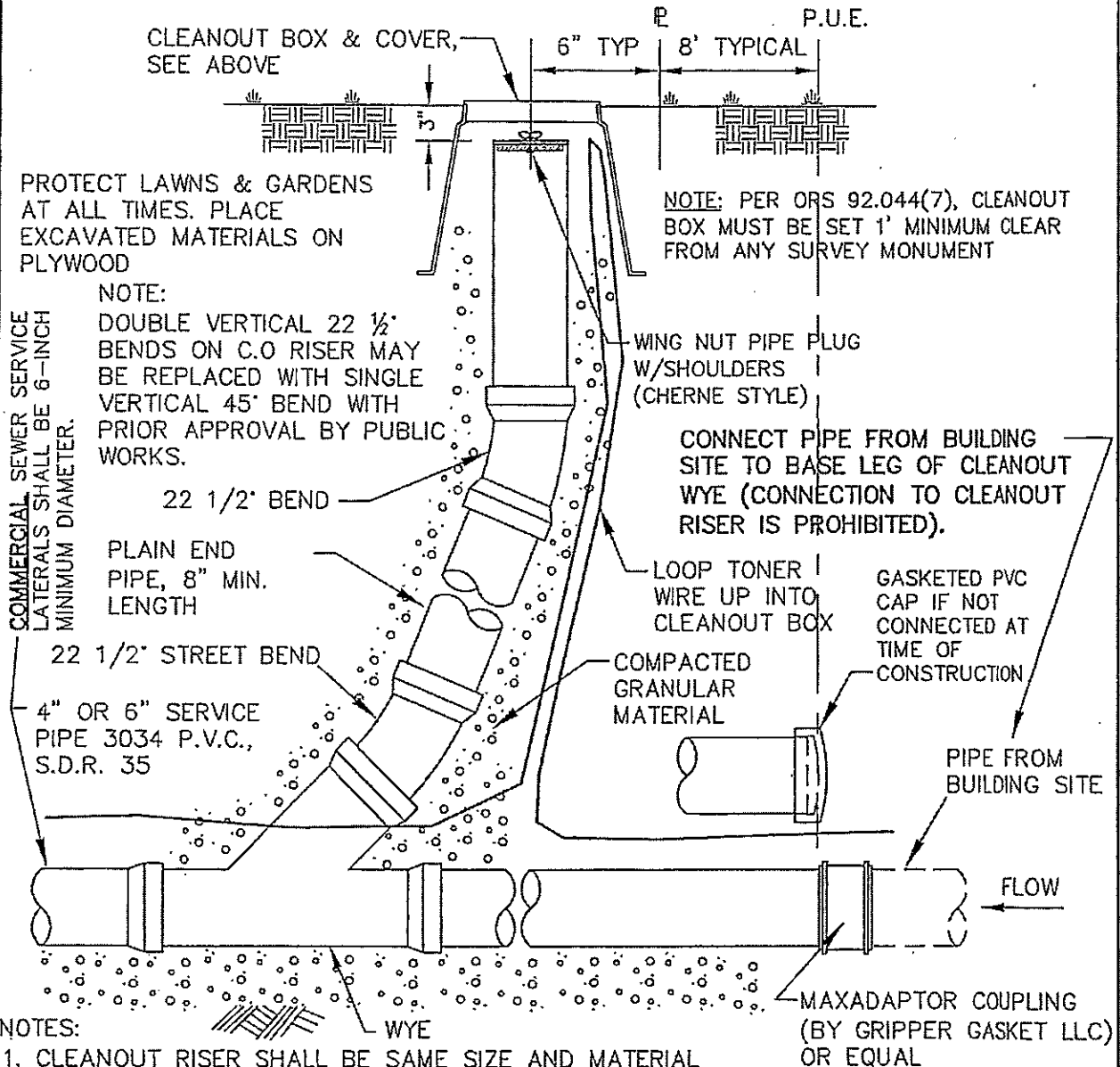
CARSON MODEL 910 T-COVER OR EQUAL (GREEN FOR SEWER, GREY FOR STORM).

2. TRAFFIC AREAS, INCLUDING DRIVEWAYS:

8" X 4" CAST IRON FRAME & COVER, OLYMPIC M1007 OR EQUAL.

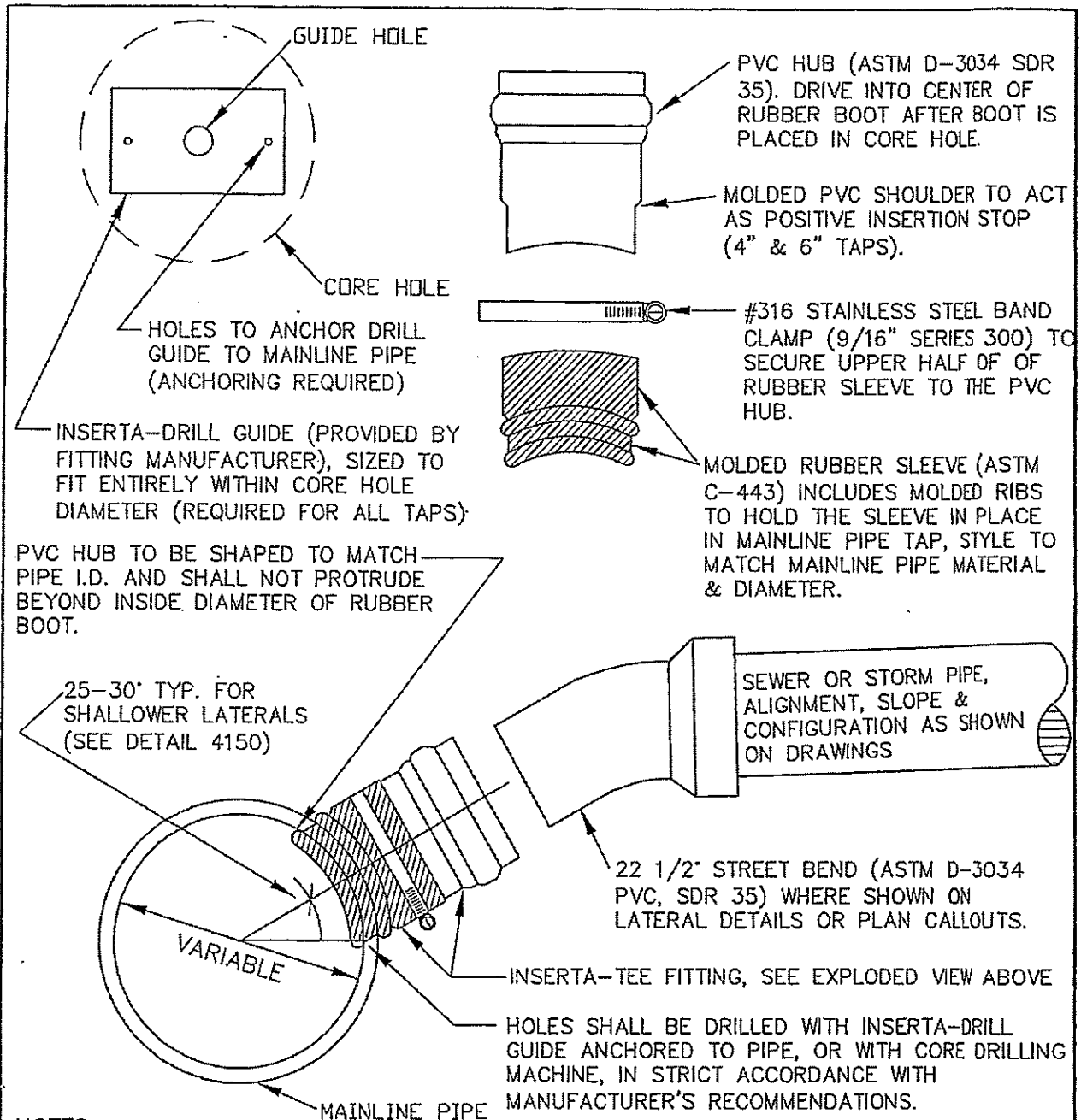
8" X 6" CAST IRON FRAME & COVER, OLYMPIC M1018 OR EQUAL.

(FOR CI CLEANOUTS IN UNPAVED AREAS, SET IN 6" THICK CONCRETE PAD)



1. CLEANOUT RISER SHALL BE SAME SIZE AND MATERIAL AS LATERAL PIPE.
2. PROVIDE CONCRETE PAD FOR CLEANOUTS LOCATED IN UNPAVED DRIVEWAYS OR TRAFFIC AREAS (6" THICK PAD TO BE 6" LARGER THAN CLEANOUT BOX FRAME).
3. CLEANOUT PIPE SHALL BE LEFT A MINIMUM OF 18" ABOVE EXISTING GRADE UNTIL ALL CURBING IS INSTALLED AND ALL PRIVATE UTILITY TRENCHES ARE BACKFILLED. CLEANOUTS SHALL THEN BE SET NO MORE THAN 6" BELOW FINISH GRADE, AND CLEANOUT BOXES SET FLUSH WITH FINISH GRADE.

LAST REVISION DATE:	COPYRIGHT 1998 WESTECH ENGINEERING, INC.
FEB 2024	
STANDARD SERVICE LATERAL CLEANOUT (SEWER) (NTS)	
NOSD, OR	DETAIL NO. 416



NOTES:

1. MAXIMUM LATERAL SIZE - MAX TAP SIZE SHALL BE 2 NOMINAL PIPE SIZES SMALLER THAN THE MAINLINE PIPE (IE. 4" ON 8", 6" ON 10", ETC.).
2. EXISTING SANITARY SEWERS - INSERTA-TEES ALLOWED ON EXISTING PVC OR DUCTILE IRON SEWER MAINS. USE ON OTHER PIPE TYPES IS SUBJECT TO CITY APPROVAL AND ACCEPTABLE PIPE CONDITION.
3. EXISTING STORM DRAINS - INSERTA-TEES ALLOWED ON ALL PIPE TYPES, SUBJECT TO CITY APPROVAL AND ACCEPTABLE PIPE CONDITION.
4. NEW MAINLINES - MANUFACTURED FITTINGS (PER DETAIL 415) SHALL BE USED FOR CONNECTION ON ALL NEW SEWER AND STORM MAINLINES.
5. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A CITY INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT PRIOR CITY APPROVAL.
6. CENTERLINE OF TAP SHALL BE ABOVE SPRINGLINE.

INSERTA-TEE "FATBOY" FITTING SHALL BE USED FOR ALL 4" & 6" TAPS ON EXISTING PIPE (TV & 95% MANDREL TESTING OF EXISTING MAINLINES AFTER TAP MAY BE REQUIRED AT DISCRETION OF PUBLIC WORKS DIRECTOR).

LAST REVISION DATE:	JO #
JAN 2024	STANDARD

**INSERTA-TEE CONNECTION
TO EXISTING SEWER
OR STORM DRAIN**
(NTS)

NOSD, OR	DETAIL NO. 419
----------	-------------------



Tillamook County
Department of Community Development
1510 Third St, Suite B
Tillamook, OR 97141

DATE: 03/09/2026

TO: **TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER**

RE: **WATER AVAILABILITY***

*Water Availability letter is valid for 6 months from the date of issuance. Connection for water service is not guaranteed past expiration date of this letter.

I confirm that water service is available to the following tax lot within our District:

Township: 2S Range: 10 Section: 05BC Tax Lot: 101

According to our records, the legal owner is:

Steven & Shiloh Cham
PO Box 344
Oceanside, OR 97134

Requested by Contractor: Dennis Widmer Construction

NOTICE TO OWNER:

This property is zoned commercial and approved for a Single Commercial Dwelling for use as a coffee cart. This water availability letter will be considered null and void if changing the classification of lot or dwelling unit.

System Development Charges (SDC) and administration fees are required and are due when foundation or substructure is started. If SDC fees are not paid at the time construction begins, a fee of 1.5% a month will be assessed from the date construction commences. No water connection shall be made until all charges and fees are paid in full. Meter installation fees are due following the install. If you have questions regarding potential costs of installation, please contact the office.

Connection to Netarts Water District water system **is not** guaranteed past expiration date of this letter.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.


Justin Kanoff, District Manager

cc: Property Owner
Dennis Widmer - Contractor

NETARTS WATER DISTRICT
4920 Crab Ave W | PO Box 50 | Netarts, OR 97143
(PH) 503-842-9405 (F) 503-842-9380 (Email) office@netartswaterdistrict.com



Netarts-Oceanside Fire Protection District

1235 5th Street Loop - Box 219

Netarts, OR 97143

503-842-5900

March 16, 2026

Dear Tillamook County Community Development,

Tax Lot IS1005BC 101 (owner Steve Cham) in Netarts, Oregon is within the Netarts-Oceanside Fire District and has adequate road access and water access.

Please let me know if you have any questions.

A handwritten signature in cursive script that reads "Jeff McBrayer".

Jeff McBrayer
Fire Chief

AFTER RECORDING, RETURN TO:

Albright Kittell PC
2308 3rd Street
Tillamook, OR 97141

TAX STATEMENTS TO:

Steven & Shiloh Cham
PO Box 344
Oceanside, OR 97134

Informational purposes only:

Map and tax lot (2021): 2S1005-BC-00101

Tillamook County, Oregon

01/18/2022 01:12:00 PM

2022-00412

DEED-DWARR

\$25.00 \$11.00 \$10.00 \$61.00 - Total = \$107.00

I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.

Tassi O'Neil, Tillamook County Clerk

STATUTORY WARRANTY DEED

Carla A. McKinley, John R. Cham, Steven P. Cham and Michael A. Cham (collectively, "Grantor") convey and warrant to Steven Cham and Shiloh Cham, husband and wife (together, "Grantee"), all of Grantor's interest in the following real property located in Tillamook County, Oregon:

**PARCEL 1 OF PARTITION PLAT NO. 2018-11, RECORD OF PARTITION PLATS,
TILLAMOOK COUNTY, OREGON.**

**Together with a permanent and appurtenant access and utility easement over that
portion of Parcel 3 of Partition Plat No. 2018-11, Tillamook County, that is
approximately 50' in width and 105' in length, located immediately adjacent to and
east of Parcel 1 of Partition Plat No. 2018-11, Tillamook County, Oregon.**

The true consideration for this instrument is \$48,750.00. This conveyance is
subject to those encumbrances described in Exhibit A.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300,
195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS
2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS
INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED
IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010,
TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS
ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930,
AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER
424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS
2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Carla A. McKinley

Date

John R. Cham

Date

Steven P. Cham

Date

Michael A. Cham

Date

STATE OF

County of

This instrument was acknowledged before me on this ___ day of

_____, 202__ by Carla A. McKinley.

NOTARY PUBLIC FOR

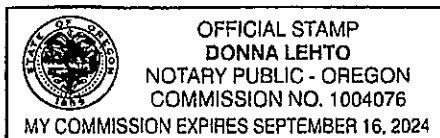
My Commission Expires:

STATE OF

County of

This instrument was acknowledged before me on this 14 day of January

_____, 202__ by John R. Cham.

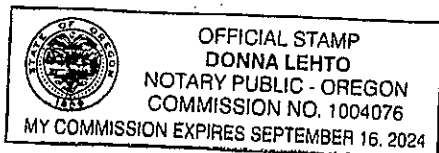


NOTARY PUBLIC FOR

My Commission Expires:

STATE OF Oregon)
) ss.
County of Tillamook)

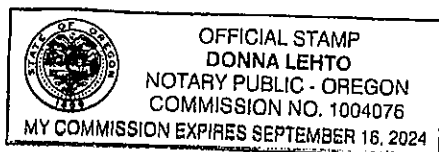
This instrument was acknowledged before me on this 11 day of January, 2022 by Steven P. Cham.



Donna Lehto
NOTARY PUBLIC FOR Oregon
My Commission Expires: 9-16-24

STATE OF Oregon)
) ss.
County of Tillamook)

This instrument was acknowledged before me on this 1st day of January, 2022 by Michael A. Cham.



Donna Lehto
NOTARY PUBLIC FOR Oregon
My Commission Expires: 9-16-24

Exhibit A

Easement, including terms and provisions contained therein:

Recording Information: March 16, 1932, Book 67, Page 71, Records of Tillamook County, Oregon

Easement, including terms and provisions contained therein:

Recording Information: August 13, 1946, Book 98, Page 536, Records of Tillamook County, Oregon

Easement, including terms and provisions contained therein:

Recording Information: August 16, 1977, Book 252, Page 218, Records of Tillamook County, Oregon

Easement, including terms and provisions contained therein:

Recording Information: October 21, 1977, Book 253, Page 356, Records of Tillamook County, Oregon

An easement created by instrument, including the terms and provisions thereof,

Dated: April 29, 1980

Recorded: May 14, 1980, Book 269, Page 459

Records of: Tillamook County, Oregon

Garden spot agreement and the terms and conditions thereof:

Recording Information: September 9, 1991, Book 337, Page 232, Records of Tillamook County, Oregon.

Easement as shown on the recorded Partition Plat 1996-50.

Easement, including terms and provisions contained therein:

Recording Information: December 30, 1993, Book 356, Page 867 and also recorded March 4, 1994, Book 358, Page 706, Records of Tillamook County, Oregon

Easement as reserved in Vacation Order No. 96-75, recorded July 11, 1996, Book 379, Page 425, Records of Tillamook County, Oregon, by Tillamook County for utilities.

An easement created by instrument, including the terms and provisions thereof,

Dated: January 23, 1997

Recorded: January 29, 1997, Book 384, Page 215

Records of: Tillamook County, Oregon

EXHIBIT C

Melissa Jenck

From: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>
Sent: Friday, May 29, 2026 2:00 PM
To: Melissa Jenck
Cc: FEAR Kimberly; WILLIAMS Virginia L
Subject: EXTERNAL: RE: 14022_Cham

[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 Melissa,

The proposed food cart on tax lot 101 is shown as taking access from lot 100 by use of an access easement. If all access will be taken through tax lot 100 then the addition of a food cart will not trigger the need for a new approach permit and so the only comment that ODOT has for this proposal is any work proposed in the ODOT right of way will need a MISC permit through the ODOT District 1 Maintenance Office. Thank you for providing ODOT with the opportunity to review and comment on this land use application.

Have a great weekend!

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

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Thursday, May 14, 2026 9:18 AM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Conrad Kurrelmeier <conrad.kurrelmeier@tillamookcounty.gov>
Cc: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: 14022_Cham

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.

Good morning,

Please see the link below for a copy of the Notice of Application for request #851-26-000142-PLNG for Shiloh and Steven Cham for a proposed Temporary Mobile Kitchen Unit (Food Cart) proposed in the Unincorporated Community of Netarts.

Sincerely,



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

**Community Development maintains a four day work week,
Monday thru Thursday. Office hours are from 8:00am to 4:00pm.**

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

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).

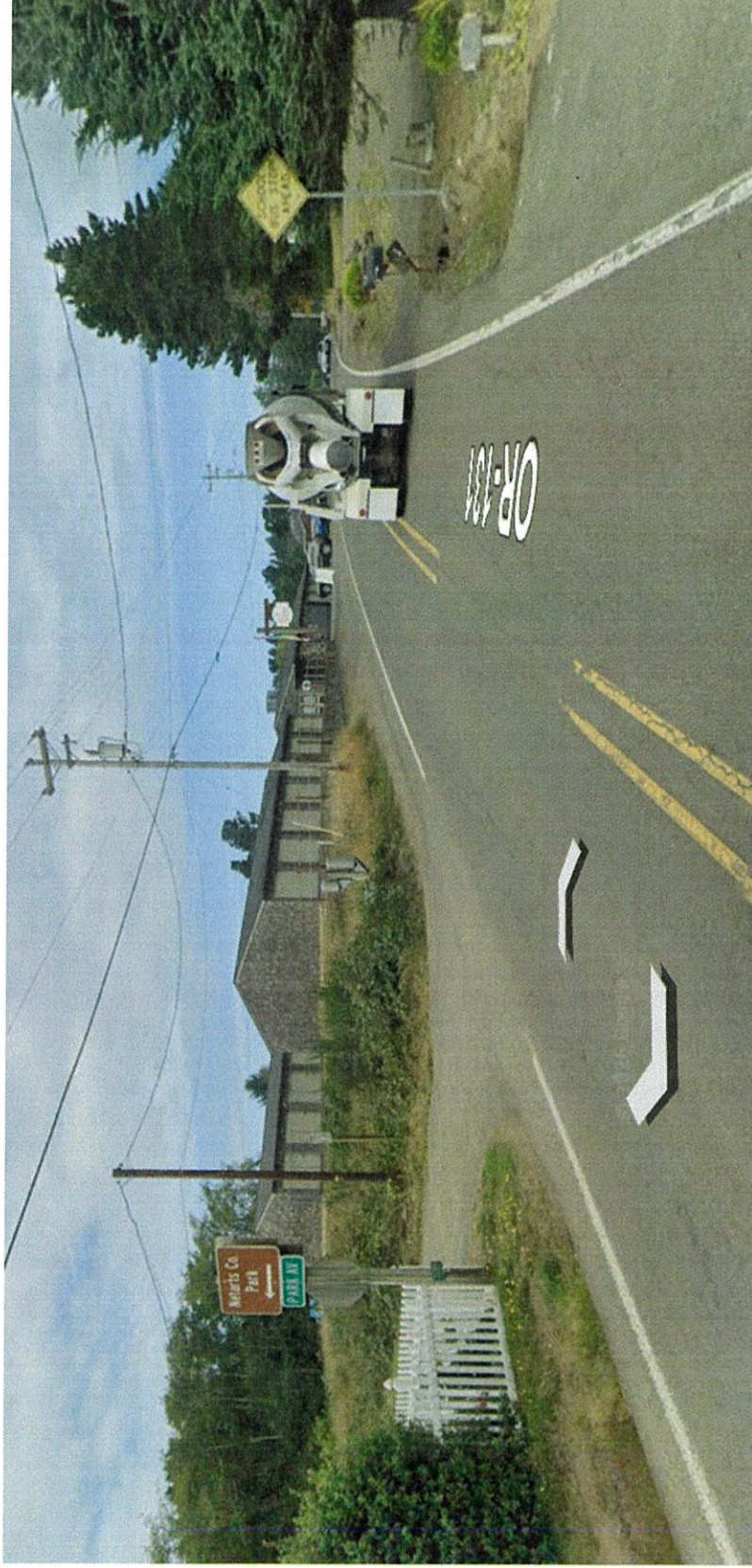
The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

EXHIBIT D



Staff Notes:

- Aerial Image with location of subject property identified. Noted that identification of Netarts Community County Park is in incorrect location.



Staff Notes:

- Location of subject property at intersection of Oregon State Highway 131 and a 50-foot wide non-exclusive access easement known as Park Avenue.
- Property is located adjacent to storage units and access across non-exclusive access easement is across southern area of easement as depicted on Applicant's site plan included as "Exhibit B" of staff report.
- Subject property sits at higher elevation than corner/clear vision area.



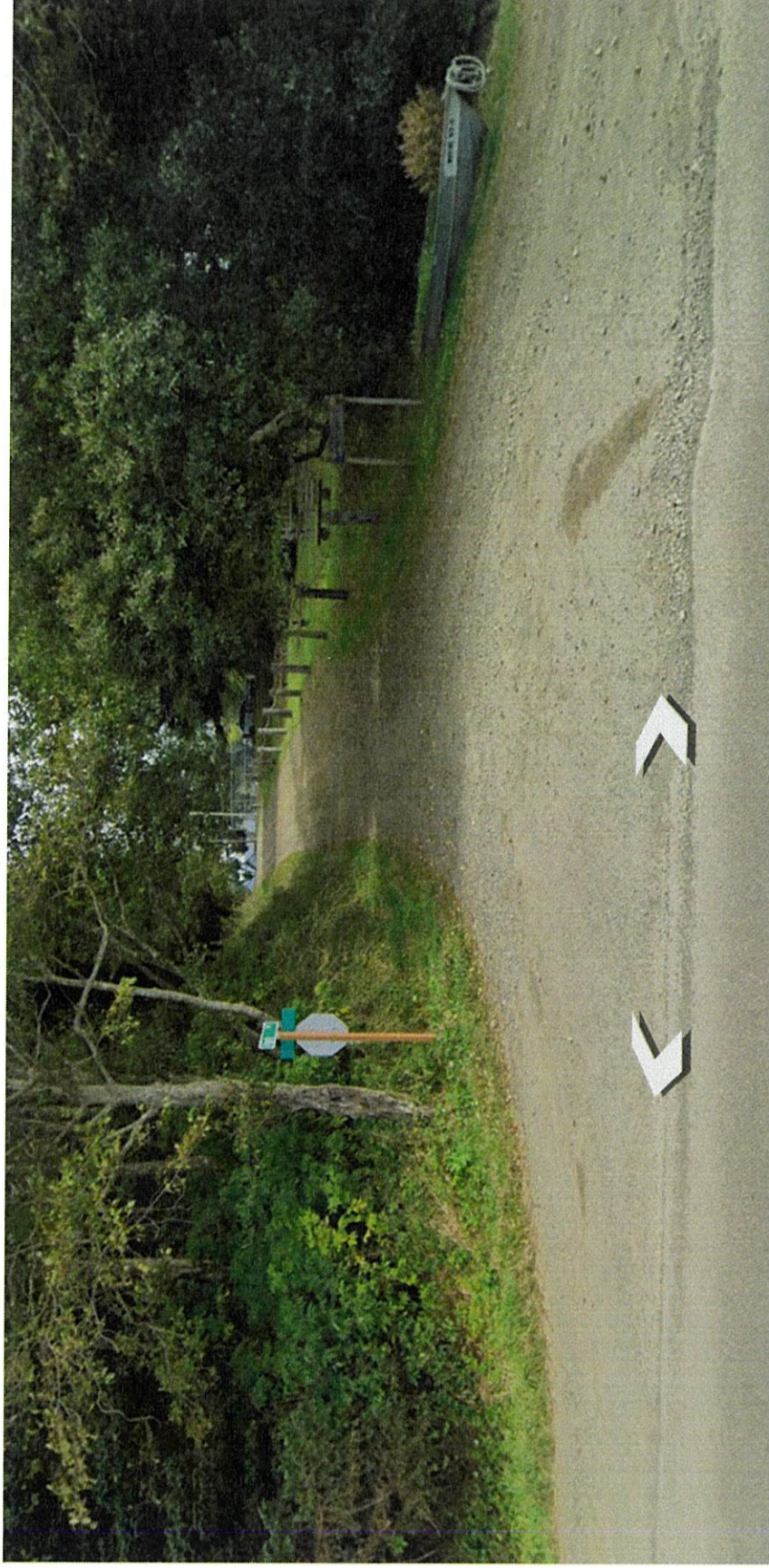
Staff Notes:

- Location of subject property at intersection of Oregon State Highway 131 and a 50-foot-wide non-exclusive access easement known as Park Avenue.
- Property is located adjacent to storage units and access across non-exclusive access easement is across southern area of easement as depicted on Applicant's site plan included as "Exhibit B" of staff report.
- Subject property sits at higher elevation than corner/clear vision area.



Staff Notes:

- Location of subject property at intersection of Oregon State Highway 131 and a 50-foot-wide non-exclusive access easement known as Park Avenue.
- Property is located adjacent to storage units and access across non-exclusive access easement is across southern area of easement as depicted on Applicant's site plan included as "Exhibit B" of staff report.



Staff Notes:

- Southern location of 50-foot-wide non-exclusive access easement known as Park Avenue at intersection with Netarts Bay Drive.
- Netarts Community County Park located on south side (right-hand side) of easement as shown on image above.
- Subject property located on north (left-hand side) of easement at intersection of 50-foot-wide non-exclusive access easement known as Park Avenue and Oregon State Highway 131.