

TILLAMOOK COUNTY PLANNING COMMISSION

HEARING DATE

September 24, 2026- Beginning at 7:00p.m.

LOCATION

Port of Tillamook Bay Conference Center
4000 Blimp Boulevard, Tillamook, OR 97141

VIRTUAL & TELECONFERENCE MEETING INFORMATION

*For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.tillamookcounty.gov/commdev>. Click on Virtual Teams Link. *Microsoft Teams Meeting Format.*

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS: NONE

IV. NEW BUSINESS:

#851-26-000336-PLNG: Request for conditional use approval of a rural industry operation (continuation of operation of a business office) within an existing dwelling together with Variance request #851-26-000337-PLNG to waive the 10-acre minimum property size requirement for operation of a rural industry in the Rural Residential 2-Acre (RR-2) Zone. Located at 38209 Brooten Road, a County road, the subject property is southeast of the Unincorporated Community of Pacific City/Woods, zoned Rural Residential 2-Acre (RR-2) and designated as Tax Lot 1208 of Section 32, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Applicant is Oregon Coast Integrated Solutions & IconiPro. Property owner is Joseph Hay.

V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY

VI. ELECTIONS

VII. ADMINISTRATIVE DECISIONS: Administrative Decisions are available for public review on the Tillamook County Department of Community Development website:
<https://www.tillamookcounty.gov/commdev/landuseapps>

VIII. HOUSING COMMISSION UPDATE

IX. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

X. ADJOURNMENT

The Port of Tillamook Bay Conference Center is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280x3423 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.



Land of Cheese, Trees and Ocean Breeze

MEMO

Date: September 17, 2026
To: Tillamook County Planning Commission
From: Sarah Absher, CFM, Director
Subject: Conditional Use Request #851-26-000336-PLNG & Variance Request #851-26-000337-PLNG

Included is the staff report and associated exhibits for Conditional Use request #851-26-000336-PLNG together with Variance request #851-26-000337-PLNG for continuation of operation of a rural industry (business office) in the Rural Residential 2-Acre (RR-2) Zone.

Due to complications with a recent County website update, some documents may not be accessible on the LandUseApps page. A digital link to the record is available upon request and the staff report is available for public inspection at the Department of Community Development during business hours, Monday through Thursday from 8:00am to 4:00pm.

Please contact the Department at 503-842-3408 if you have any questions or need assistance.



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST #851-26-000336-PLNG
VARIANCE REQUEST #851-26-000337-PLNG**

**ICONIPRO RURAL INDUSTRY
(Continuation of Operation of a Business Office)**

Planning Commission Hearing Date: September 24, 2026

Staff Report Date: September 17, 2026

Report Prepared By: Sarah Absher, CFM, Director



I. GENERAL INFORMATION:

Request: Request for conditional use approval of a rural industry operation (continuation of operation of a business office) within an existing dwelling together with Variance request #851-26-000337-PLNG to waive the 10-acre minimum property size requirement for operation of a rural industry in the Rural Residential 2-Acre (RR-2) Zone (Exhibit B).

Location: Located at 38209 Brooten Road, a County road, the subject property is southeast of the Unincorporated Community of Pacific City/Woods and designated as Tax Lot 1208 of Section 32, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Rural Residential 2-Acre (RR-2)

Applicant: Oregon Coast Integrated Solutions & IconiPro, 38209 Brooten Road, Cloverdale, OR 97112

Property Owner: Joseph Hay, P.O. Box 670, Pacific City, OR 97135

Property & Vicinity Description: The subject property is approximately 2.42 acres in size; is irregular in shape and vegetated with grasses and shrubs; is improved with a two-story structure containing living space on the upper floor and an active commercial business (office) on the bottom floor as well as an onsite wastewater treatment system (septic system) and a well (Exhibit A). The subject property is situated on the north side of Brooten Road, a County road, with topography that slopes to the south and east, and the structure itself is sited in a benched area on the subject property.

The subject property is located within an area of geologic hazard, and no natural features or wetlands are identified on site (Exhibit A). The subject property is located outside of the Tsunami Hazard Overlay zone and is not within an Area of Special Flood Hazard (outside Flood Hazard Overlay zone) (Exhibit A). Public facilities and services in the area include the Nestucca Rural Fire Protection District, Tillamook PUD, Tillamook County Public Works Department and Tillamook County Sheriff's Office.

The subject property is zoned Rural Residential 2-Acre (RR-2) as depicted on the zoning map included in "Exhibit A". The vicinity consists of a variety of established uses and zoning districts, including rural residential, Farm (F-1) and Small Farm and Woodlot 20-Acre (SFW-20) (Exhibit A). The immediate area surrounding the subject property consists primarily of residential uses and a County transfer station. Other non-residential uses immediately adjacent to the subject property include natural resource uses, specifically forestry and agricultural as well as a medical clinic (Exhibit A).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Section 3.010: Rural Residential 2-Acre (RR-2) Zone
- B. Section 4.030: Off-Street Parking & Off-Street Loading Requirements
- C. Section 4.130: Development Requirements for Geologic Hazard Areas
- D. Article VI: Conditional Use Procedures and Criteria
- E. Article VIII: Variance Procedure and Criteria

III. ANALYSIS:

A. Section 3.010: Rural Residential 2-Acre (RR-2) Zone

PURPOSE: The purpose of the RR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.

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

(q) Rural industries on a contiguous ownership of 10 or more acres.

1. Section 3.310(4) Standards

- ...
- (e) The minimum lot width and depth shall both be 100 feet.*
 - (f) The minimum front yard shall be 20 feet.*
 - (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*

- (h) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*
(i) *The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.*

...

Findings: Applicant is requesting land use approval of an existing rural industry (continuation of operation of a business office) on the subject property (Exhibit A). Rural industries are defined in the TCLUO as *a business conducted in non-urban zones that employs up to ten non-family members, and which is not necessarily conducted in conjunction with a dwelling.* County records indicate the dwelling was built in 2014, and the bottom floor has been utilized as a business office as indicated in the Applicant's submittal (Exhibit B).

TCLUO Section 3.310(3)(q) states that rural industries are a use permitted conditionally in the RR-2 zone on a property or contiguous ownership of 10 or acres. The subject property is 2.42 acres in size (Exhibit A). Applicant and property owner do not own contiguous acreage. Applicant is requesting relief to the 10-acre minimum property size requirement for continued operation of a rural industry in the Rural Residential 2-Acre (RR-2) (Exhibit B).

B. Section 4.030: Off-Street Parking & 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.*

...

- (4) **PARKING FOR MULTIPLE USES:** *In the event several uses occupy a single structure or parcel of land, the total parking requirements shall be the sum of the requirements of the several uses computed separately. Joint use of the same parking and loading spaces by more than one use may be permitted, provided that the hours of operation of the separate uses do not overlap, and that satisfactory legal evidence is presented to the Department to establish the joint uses.*

- (5) **USE OF REQUIRED PARKING AREAS:** *Parking areas required by this Section are designated for the operable vehicles of residents and their guests, and the owner, customer, patrons, and employees of commercial or industrial activities only. Vehicle or material storage, or the parking of vehicles used to conduct an activity, shall require additional parking areas.*

- (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.*

...

- (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.*

Findings: Applicant is proposing continued operation of a rural industry (business office) within an existing structure, operated on the bottom floor (Exhibit B). Applicant is also proposing continued use of the dwelling located on the upper floor of the structure (Exhibit B). Section 4.030(13)(a) requires two (2) 8-foot by 20-foot off-street parking spaces for the dwelling unit and 13(k) requires one (1) 8-foot by 20-foot off street parking space for every 500 square feet of floor area for operation of a business office. In review of the Applicant's submittal, a total of four (4) parking spaces are required, two for the dwelling and two for the rural industry (continued operation of a business office) (Exhibit B).

Applicant's submittal includes photographs of the subject property, identifying the existing and separate access points to the dwelling and business office. The designated parking areas are not along the property boundaries and do not necessitate shared use of off-street parking spaces (Exhibit B). Staff finds there is a designated area for parking for the dwelling at the upper benched area of the property where direct entry to the dwelling is located. Staff also finds there is designated area for parking for the business office at the lower benched area of the property where direct entry to the business office is located (Exhibit B). Staff finds both designated parking areas are improved with an all-weather travel surface and have adequate area for the maneuvering of vehicles (Exhibit B).

Staff finds the applicable standards for off-street parking and off-street loading areas contained in TCLUO Section 4.030 are met and can be met through the recommended Conditions of Approval.

C. Section 4.130 Development Requirements for Geologic Hazard Areas

The purpose of these Development Requirements for Geologic Hazard Areas is to protect people, lands and development in areas that have been identified as being subject to geologic hazards. The provisions and requirements of this section are intended to provide for identification and assessment of risk from geologic hazards, and to establish standards that limit overall risk to the community from identified hazards to a level acceptable to the community. Development in identified hazard areas is subject to increased levels of risk, and these risks must be acknowledged and accepted by present and future property owners who proceed with development in these areas.

Findings: The subject property is located in an area of geologic hazard (Exhibit A). Section 4.130(3) determines when development requires a Geologic Hazard Assessment review. Based upon the Applicant's submittal, no new development is proposed for continued operation of the rural industry (existing business office) on the subject property. Because the subject property is located within a mapped area of geologic hazard, a recommended Condition of Approval has been made to require adhering with applicable standards of TCLUO Section 4.130 for future development of the subject property.

D. Article VI Conditional Use Procedures and Criteria

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

1. **Section 6.020 Procedure** requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be published in a newspaper of local distribution and mailed to landowners within 250 feet of the subject property.

Findings: Notice of public hearing for these requests were mailed to property owners within 250-ft and affected agencies on August 27, 2026, and notice of public hearing was also published in the Headlight Herald in accordance with the procedures outlined in Article 10 of the TCLUO. Public comments received to date are included as "Exhibit C". Comments were received from the Tillamook County Public Works Department and Chris Chiola, Tillamook County Environmental Program Manager.

2. **Section 6.040 Review Criteria**

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

Findings: Rural industries on a contiguous ownership of 10 or more acres are listed as a use permitted conditionally in the Rural Residential 2-Acre (RR-2) zone, TCLUO Section 3.010(3)(q). Applicant is also requesting relief through the Variance process to the 10-acre minimum property size requirement for operation of a rural industry (existing business office) in the RR-2 zone.

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

Findings: The Applicant's submittal contains justification of why they believe the proposed continuation of a rural industry in the RR-2 zone is consistent with the applicable goals and policies of the Tillamook County Comprehensive Plan (Exhibit B).

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

The subject property is zoned Rural Residential 2-Acre (RR-2). Per Applicant, the dwelling unit on the upper floor will continue to operate as a dwelling (Goal 10: Housing Element). The subject property is served by public facilities already existing in the area (Goal 11: Public Facilities Element) and per the Applicant, there are no plans to expand or alter the rural industry (existing business office) or dwelling unit (Exhibit B). Goal 14: Urbanization Element recognizes some commercial activities take place outside of urban areas.

Rural development generally is sparse rather than dense and with few or no clusters of commercial or industrial development. In review of the proposed continuation of the existing business office and policies related to urbanization of non-urban lands, staff finds continuation of the existing business office on the subject property is not in conflict with Goal 14 policies and is consistent with rural development given the small-scale size and operation of the business office in an area where commercial and industrial development already exist.

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

Findings: Applicant's submittal includes justification as to why the subject property is suitable for the proposed use (Exhibit B). Applicant's submittal includes a narrative and several photographs of the subject property (Exhibit B).

Staff finds the subject property is 2.24 acres in size and is improved with a two-story structure containing living space on the upper floor and an active commercial business (office) on the bottom floor as well as an

onsite wastewater treatment system and a well (Exhibit A). The subject property is situated on the north side of Brooten Road, a County road, with topography that slopes to the south and east, and the structure itself is sited in a benched area on the subject property.

The subject property is located within an area of geologic hazard, and no natural features or wetlands are identified on site (Exhibit A). The subject property is located outside of the Tsunami Hazard Overlay zone and is not within an Area of Special Flood Hazard (outside Flood Hazard Overlay zone) (Exhibit A).

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 provides comments supporting the above criterion, explaining that the rural industry (existing business office) has been operating on the subject property since 2014 (Exhibit B). Applicant purchased the business in 2018 and was unaware at that time that the business office was not an approved use on the subject property (Exhibit B). Applicant adds the operation has not encountered any problems or affected allowable uses of neighboring properties (Exhibit B).

Surrounding land uses include residential and non-residential development (Exhibit A). In addition to residential development, a Tillamook County transfer station known as the Pacific City Transfer Station, is located on an adjacent property to the northeast on Tax Lot 2400, a bed and breakfast enterprise is located on Tax Lot 1207 and medical clinic is located on Tax Lot 1200 (Exhibit A).

The location of improvements on the subject property are located in the northern region (Exhibit A). The nearest adjacent dwelling is over 100-feet away to the north, separated by topography and vegetation that borders the common property line (Exhibit A). Similarly, staff finds the location of residential structures on the surrounding properties are over 200-feet and 300-feet south of the rural industry, respectively, and are also separated by topographical features and vegetation (Exhibit A).

Access to the subject property and surrounding properties, including the Pacific City Transfer Station, are depicted on Partition Plat 1993-56 (Exhibit A). Staff finds that continuation of the rural industry (existing business-office) will continue to operate within the boundaries of the subject property, utilizing the access easement traversing in a northern direction along the westerly property line of the subject property, and will not impact access to the Pacific City Transfer Station and residential properties also served by existing easements (Exhibit A).

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

Findings: No solar energy systems, wind energy conversion systems or windmills have been identified in the vicinity that could be impacted by continued operation of a rural industry (existing business office) on the subject property (Exhibits A & B).

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: Applicant states that adequate public facilities and services are in the area and are already serving the subject property (Exhibit B).

Applicant is proposing continued operation of the existing rural industry (business office) (Exhibit B). Staff finds services existing in the area will continue to exist in the area and continue to serve the subject property.

E. Article VIII: Variance Procedure and Criteria; including Section 4.005 Residential and Commercial Zone Standards

The purpose of a VARIANCE is to provide relief when a strict application of the dimensional requirements for lots or structures would cause an undue or unnecessary hardship by rendering the parcel incapable of reasonable economic use. No VARIANCE shall be granted to allow a use of property not authorized by this Ordinance.

Article VIII of the Tillamook County Land Use Ordinance governs the applications of Variances within the County. Section 4.005 lists the purposes of the land use standards in each of the residential and commercial zones.

1. **Section 8.020** requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be published in a newspaper of local distribution and mailed to landowners within 250 feet of the subject property.

Findings: Notice of public hearing for this request was mailed to property owners within 250-ft and affected agencies on August 27, 2026, and notice of public hearing was also published in the Headlight Herald in accordance with the procedures outlined in Article 10 of the TCLUO. Public comments received to date are included as "Exhibit C". Comments were received from the Tillamook County Public Works Department and Chris Chiola, Tillamook County Environmental Program Manager.

2. **Section 8.030** states that a Variance may be authorized if there is adequate demonstration that the proposed use, or in this case the continuation of a rural industry on a property that does not meet the minimum 10-acre size requirement satisfies all relevant requirements, including all four review criteria in Section 8.030. These criteria, including Section 4.005 Residential and Commercial Zone Standards, along with Staff's findings are outlined below:

- (1) *Circumstances attributable either to the dimensional, topographical, or hazardous characteristics of legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.*

Findings: Applicant states the subject property does not meet the required 10-acre minimum size requirement for operation of a rural industry and that without Variance approval, the existing business office is unable to operate in this location as intended when the business was established in 2014 (Exhibit B).

- (2) *A variance is necessary to accommodate a use or accessory use on the lot which can be reasonably expected to occur within the zone or vicinity.*

Findings: Applicant states that without Variance approval, the existing business office will have to relocate as the Applicant will be unable to purchase the property, and the bottom floor of the building will become vacant (Exhibit B).

Rural industries are defined in the TCLUO as a business conducted in non-urban zones that employs up to ten non-family members, and which is not necessarily conducted in conjunction with a dwelling and are listed as a use permitted conditionally in the Rural Residential 2-Acre (RR-2) zone, on properties or contiguous properties at least 10-acres in size. The definition of a rural industry is broad and a variety of business operations with varying levels of intensity of use can be considered under this definition. Staff

finds the 10-acre minimum property size requirement has been established to mitigate potential impacts to surrounding RR-2 zoned properties.

In review of County records, there are approximately 18 properties zoned RR-2 in the immediate vicinity along Brooten Road, spanning from the easterly boundary of the Unincorporated Community of Pacific City/Woods to the westerly boundary of Oregon State Highway 101 (Exhibit A). Staff finds none of the RR-2 zoned properties are 10-acres, and the majority are around 2-acres (Exhibit A).

As previously mentioned, uses in the vicinity include residential and non-residential development (Exhibit A). In addition to residential development, a Tillamook County transfer station known as the Pacific City Transfer Station, is located on the adjacent property to the northeast on Tax Lot 2400, a bed and breakfast enterprise is located on Tax Lot 1207 and medical clinic is located on Tax Lot 1200 (Exhibit A).

The bed and breakfast enterprise as well as the medical clinic are also located on properties zoned RR-2 (Exhibit A). Both uses were subject to conditional use review and approval, and a Goal Exception to Goal 14: Urbanization was also required for the medical clinic in 2000 due to the use not being listed as a use permitted outright or conditionally in the RR-2 zone. The medical clinic was also sited on a property less than 10-acres and in review of staff's findings for the Goal Exception (Ordinance Amendment Request OA-00-01), the only property size contemplated was the 2-acre minimum property size requirement. Even though the medical clinic considered of a similar use of business offices, there was no consideration of a 10-acre minimum property size requirement or contemplation of a larger property size needed to mitigate impacts of operation of a medical clinic and adjacent residential uses.

The Pacific City Transfer Station is located on a property zoned Small Farm and Woodlot 20-Acres (SFW-20), the property is less than half of the minimum lot size requirement of the zone, and an expansion was considered by the Tillamook County Planning Commission in 2023. While not located within the RR-2 zone, this use is a use that occurs within the vicinity, and the proposed transfer station expansion was also subject to Conditional Use review and approval.

Staff finds that non-residential uses are expected to occur and do occur within the zone and vicinity, and that conditional use review and the criteria contained within Article 6 has been consistently applied when considering non-residential uses in this area. The proposed request for continuation of a rural industry (business office), is also subject to conditional use review and approval, and the criteria contained in Article 6 of the TCLUO.

(3) The proposed variance will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

Section 4.005: Residential and Commercial Zone Standards of the Tillamook County Land Use Ordinance lists the purposes of the land use standards in each of the residential and commercial zones as follows:

- (1) To ensure the availability of private open spaces;*
- (2) To ensure that adequate light and air are available to residential and commercial structures;*
- (3) To adequately separate structures for emergency access;*
- (4) To enhance privacy for occupants or residences;*

Findings: Applicant is not proposing to expand or alter the building footprint of the structure or alter or expand the existing operation of the business office (Exhibit B). Staff finds that the proposed development will maintain privacy and adequate access to air, light and open space for the subject property and the

surrounding properties. Staff finds that the standards above can be met through compliance with Conditions of Approval, including requirements for an updated fire, water, sewer, and road approach letters.

- (5) *To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveway, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;*
- (6) *To ensure that driver visibility on adjacent roads will not be obstructed;*
- (7) *To ensure safe access to and from common roads;*

Findings: Applicant states that IconiPro has operated at the subject property since 2014 and that the business and property owner have always worked to be a beneficial neighbor on a common driveway utilized by eight additional property owners (Exhibit B).

Staff finds all private land uses will occur on the subject property including off-street parking (Exhibit B). Staff also finds the subject property is not a corner lot and that access to adjacent properties will not be impacted by continued operation of the existing business (Exhibit B).

Staff finds the standard in Section 4.005(5) can be met through compliance with the Conditions of Approval.

- (8) *To ensure that pleasing view are neither unreasonably obstructed nor obtained;*

Findings: Applicant is proposed continued use of the rural industry (business operation) within an existing structure and no expansions or alterations to the use or structure are proposed (Exhibit B).

Should the Planning Commission choose to approve this request, Staff finds the criterion in Section 4.005(8) can be met through compliance with the Conditions of Approval.

- (9) *To separate potentially incompatible land uses;*

Findings: The use is allowed conditionally in the Rural Residential 2-Acre (RR-2) zone. Residential uses are located in the vicinity as stated in the record for this request (Exhibit B).

The location of improvements on the subject property are located in the northern region (Exhibit A). The nearest adjacent dwelling is over 100-feet away to the north, separated by topography and vegetation that borders the common property line (Exhibit A). Similarly, staff finds the location of residential structures on the other surrounding properties over 200-feet and 300-feet south of the rural industry, respectively, and are also separated by topographical features and vegetation (Exhibit A).

Access to the subject property and surrounding properties, including the Pacific City Transfer Station, are depicted on Partition Plat 1993-56 (Exhibit A). Staff finds that continuation of the rural industry (existing business office) will continue to operate within the boundaries of the subject property, utilizing the access easement traversing in a northern direction along the westerly property line of the subject property, and will not impact access to the Pacific City Transfer Station or other properties served by the existing easements (Exhibit A).

- (10) *To ensure access to solar radiation for the purpose of alternative energy production.*

Findings: County records do not indicate any such facilities are in the vicinity of the subject property.

(4) There are no reasonable alternatives requiring either a lesser or no variance.

Findings: Applicant states that without relief to the 10-acre minimum requirement, the existing business office will be unable to continue operating on the subject property (Exhibit B). Applicant adds that the two levels of the structure are not connected internally and it will also be costly to utilize the building as a single unit (Exhibit B).

Given the size of the subject property (2.42 acres) and the sizes of contiguous properties zoned RR-2, Applicant would have to acquire 4 additional properties to meet the 10-acre minimum property size requirement for rural industries in the RR-2 zone.

IV. RECOMMENDED CONDITIONS OF APPROVAL:

Should the Planning Commission choose to approve these requests, Staff recommends the following Conditions of Approval:

1. Applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Applicant/property owner shall submit a to-scale site plan confirming property setbacks and depicting the parking plan. The parking plan shall adhere to the relevant standards of TCLUO Section 4.030: Off-Street Parking and Off-Street Loading Requirements.
3. Applicant/property owner shall submit an updated service provider letter from the Nestucca Rural Fire Protection District at the time of Zoning Permit application submittal.
4. Variance and Conditional Use approval is limited to operation of the existing business office as a rural industry. Expansion or alteration of the rural industry (business office) is subject to land use review and approval in accordance with the Type III procedures outlined in Article 10 of the TCLUO.
5. Future development of the subject property shall comply with applicable requirements outlined in TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
6. This approval shall be void on September 24, 2028, unless an approved Zoning Permit has been obtained for the rural industry or an extension is requested from, and approved by this Department.

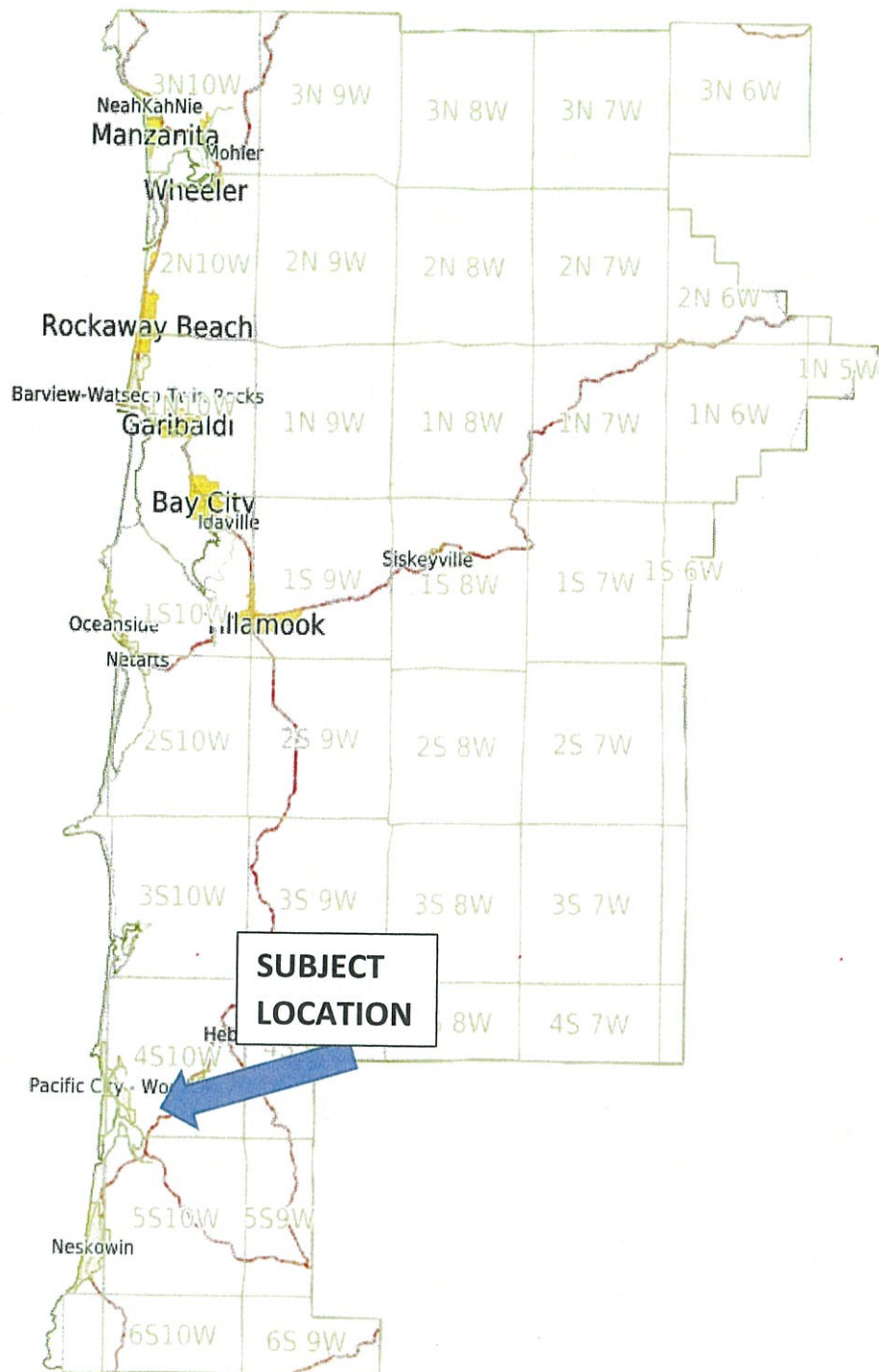
V. EXHIBITS

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

- A. Location map, Assessor map, Zoning map, Aerial Photograph, Assessor's Summary Report, DOGAMI Hazard Map, FEMA FIRM, Partition Plat 1993-56
- B. Applicant's submittal
- C. Public Comments

EXHIBIT A

VICINITY MAP



#851-26-000336-PLNG & #851-26-000337-PLNG
GILLAS CONDITIONAL USE & VARIANCE

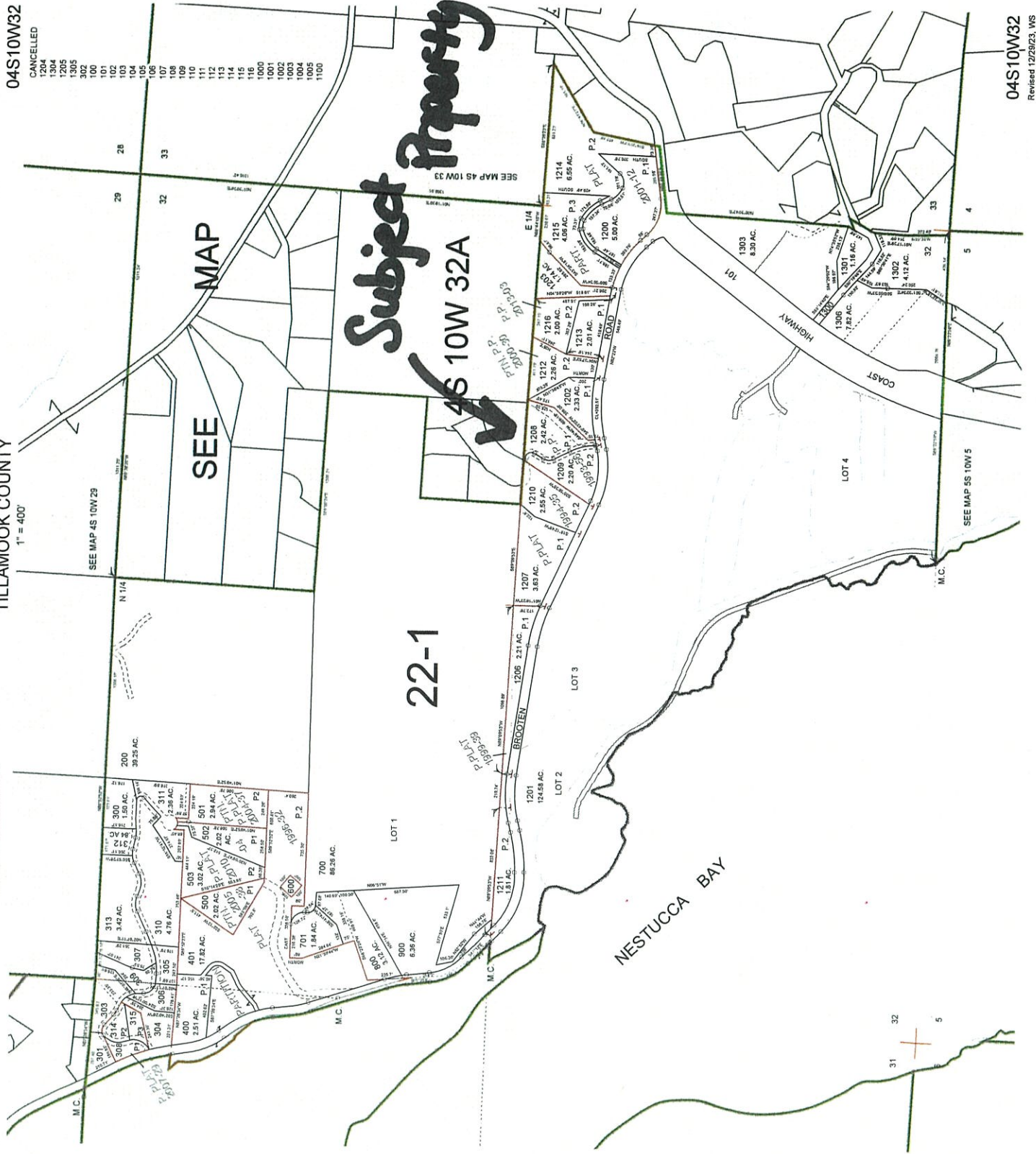
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 32 T.4S. R. 10W. W.M.

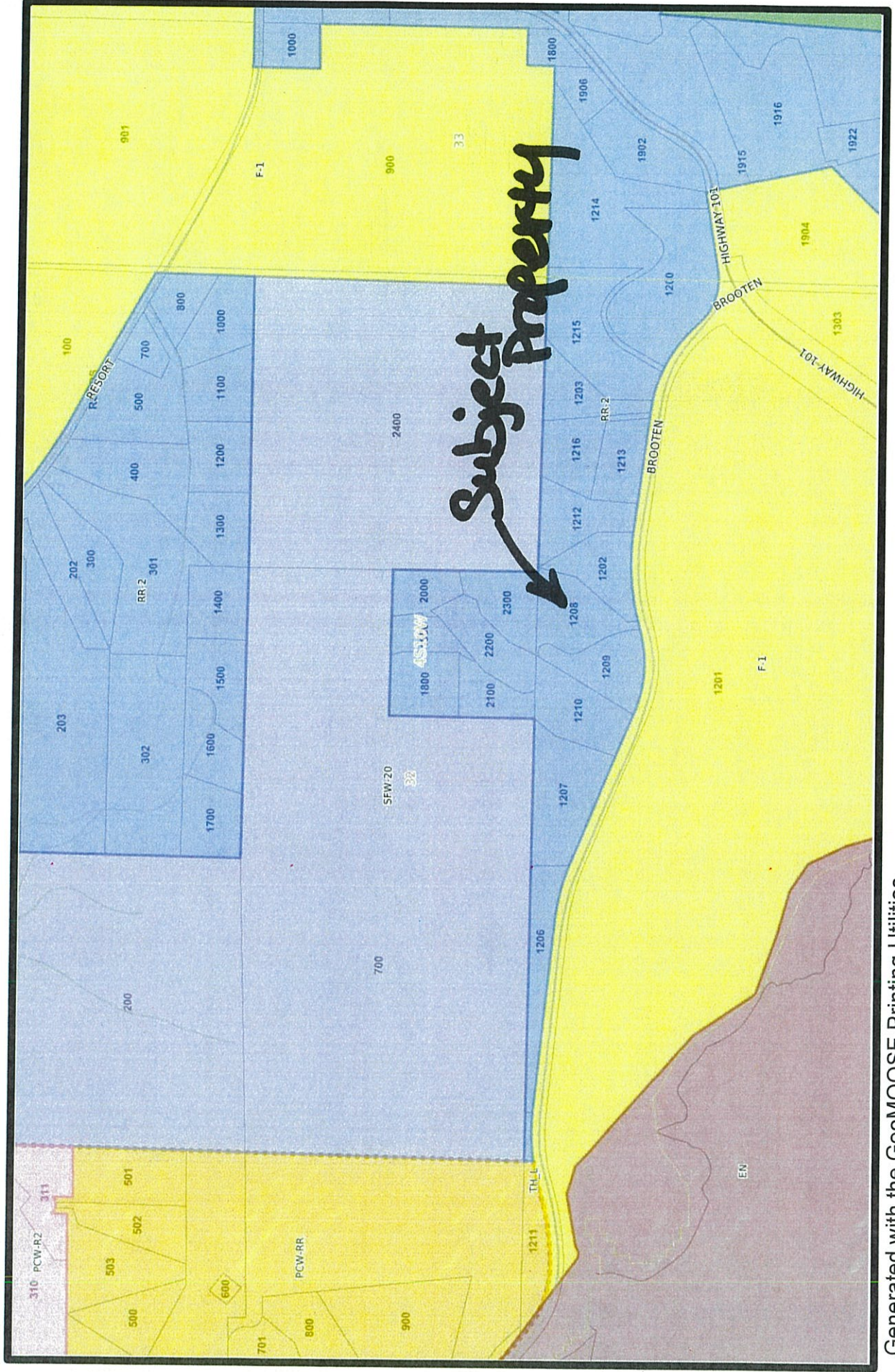
TILLAMOOK COUNTY

1" = 400'

0 210 420 630 840 Feet



Map





**VICINITY MAP FOR CONDITIONAL USE REQUEST #851-26-000336-PLNG
& VARIANCE REQUEST #851-26-000337-PLNG**

SUBJECT PROPERTY ADDRESS: 38209 BROOTEN ROAD

(Photo Courtesy of Google Earth)

Tillamook County
2025 Real Property Assessment Report
 Account 391803

Map 4S10320001208
Code - Tax ID 2201 - 391803

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PARTITION PLAT 1993-56

Lot - PARCEL 1

Mailing BROOTEN ROAD PROJECT LLC &
 HAY, JOSEPH E & WENDY A (C)
 PO BOX 670
 PACIFIC CITY OR 97135

Deed Reference # 2013-5084
Sales Date/Price 08-20-2013 / \$428,000
Appraiser

Property Class 401 MA SA NH

RMV Class 401 06 SV 604

Site	Situs Address	City
0	38209 BROOTEN RD	COUNTY

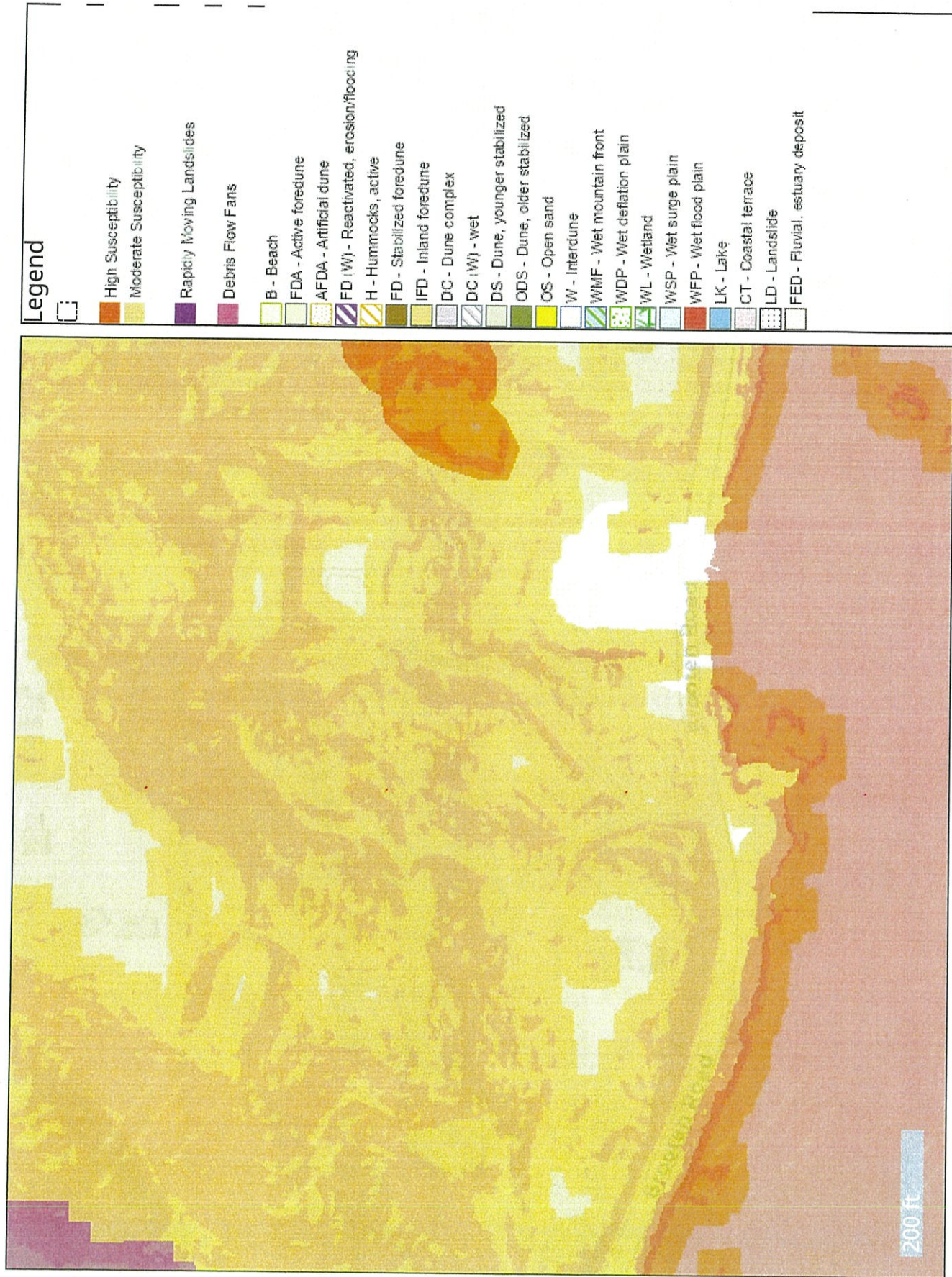
Code Area		RMV	Value Summary	AV	RMV Exception	CPR %
			MAV			
2201	Land	160,330		Land	0	
	Impr	409,000		Impr	0	
Code Area Total		569,330	255,950	255,950	0	
Grand Total		569,330	255,950	255,950	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2201					LANDSCAPE - FAIR	100			500
	0	☒		RR-2	Market	109	2.42 AC		141,830
					OSD - AVERAGE	100			18,000
Code Area Total							2.42 AC		160,330

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2201	1	2013	149	Basement First Floor	109	1,956			409,000
Code Area Total						1,956			409,000

Exemptions / Special Assessments / Notations				
Code Area 2201				
Special Assessments		Amount	Acres	Year Used
■ SOLID WASTE		12.00	0.00	2025
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL SURCHARGE		58.00		2025
■ FIRE PATROL NORTHWEST		20.00	2.42	2025

Comments 03/05/14 Added new residence at 49% complete/WH
 10/20/14 House is now 100% complete. Applied exception. WH
 3/7/17 Size change per GIS accepted prior to land reappraisal due to Property Appraisal conversion. LM
 6/2017 Reapp. of land w/ tabled values. RCW



National Flood Hazard Layer FIRMette



123°56'11"W 45°11'4"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, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES

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

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/23/2026 at 7:17 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.

SURVEYOR'S CERTIFICATE

ALAN E. DUNCAN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND PARTITIONED THE LAND SHOWN ON THIS PARTITION MAP, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:
 THERE ARE NO GEODETIC CONTROL MONUMENTS WITHIN 1/2 MILE.

NARRATIVE:

THIS SURVEY WAS CONDUCTED AS A RETRACED SURVEY OF PARCEL 1, PARTITION PLAT 1992-47 FOR THE PURPOSE OF PARTITIONING THE PARCEL INTO 2 PARCELS. RECORD VALUES FROM PARTITION PLAT 1992-47 WERE HELD. RECORD EASEMENT VALUES FROM 40' EASEMENT RECORDED IN BOOK 252 PAGE 493 & 494 WERE HELD. BASIS OF BEARINGS IS THE VALUE OF S89°03'37"E BETWEEN THE FOUND MONUMENTS AT THE C 1/4 AND THE T.C.S. WITNESS CORNER TO THE CE 1/16, THE VALUE SHOWN ON PARTITION PLAT 1992-47.

DECLARATION

Know all men by these presents:
 That we, GARY SEDE and LAURA SEDE, husband and wife, being the persons named in the foregoing Certificate hereon, have caused the same to be surveyed and partitioned into 2 parcels as shown hereon.
 There are no water rights appurtenant to said land.

Gary Sede *Laura Sede*
 GARY SEDE LAURA SEDE

ACKNOWLEDGEMENT:

STATE OF OREGON }
 COUNTY OF TILLAMOOK } ss:

On this 23rd day of December, 1993, before me, a notary public for the State of Oregon, personally appeared GARY SEDE and LAURA SEDE, husband and wife, who did say that they are the identical persons named in the foregoing instrument, and that their signatures are their own free act and deed.

Alan E. Duncan
 ALAN E. DUNCAN



CERTIFICATE OF COUNTY CLERK
 STATE OF OREGON }
 COUNTY OF TILLAMOOK } ss:

I, Josephine Velti, do hereby certify that I am, the qualified County Clerk for Tillamook County, Oregon and that this Partition Plat No. 1993-50, is a true and correct copy of the original plat of same, as recorded in plat cabinet B, 281-2, of the County of Tillamook County, Oregon, as instrument recorded on 12/23/93, at 1:02 A.M. Clock.

by: *Jos. Velti*
 J. Velti, County Clerk

I, Alan E. Duncan, hereby certify that this copy is a true and complete copy of the original.

Alan E. Duncan
 ALAN E. DUNCAN, P.L.S. 793

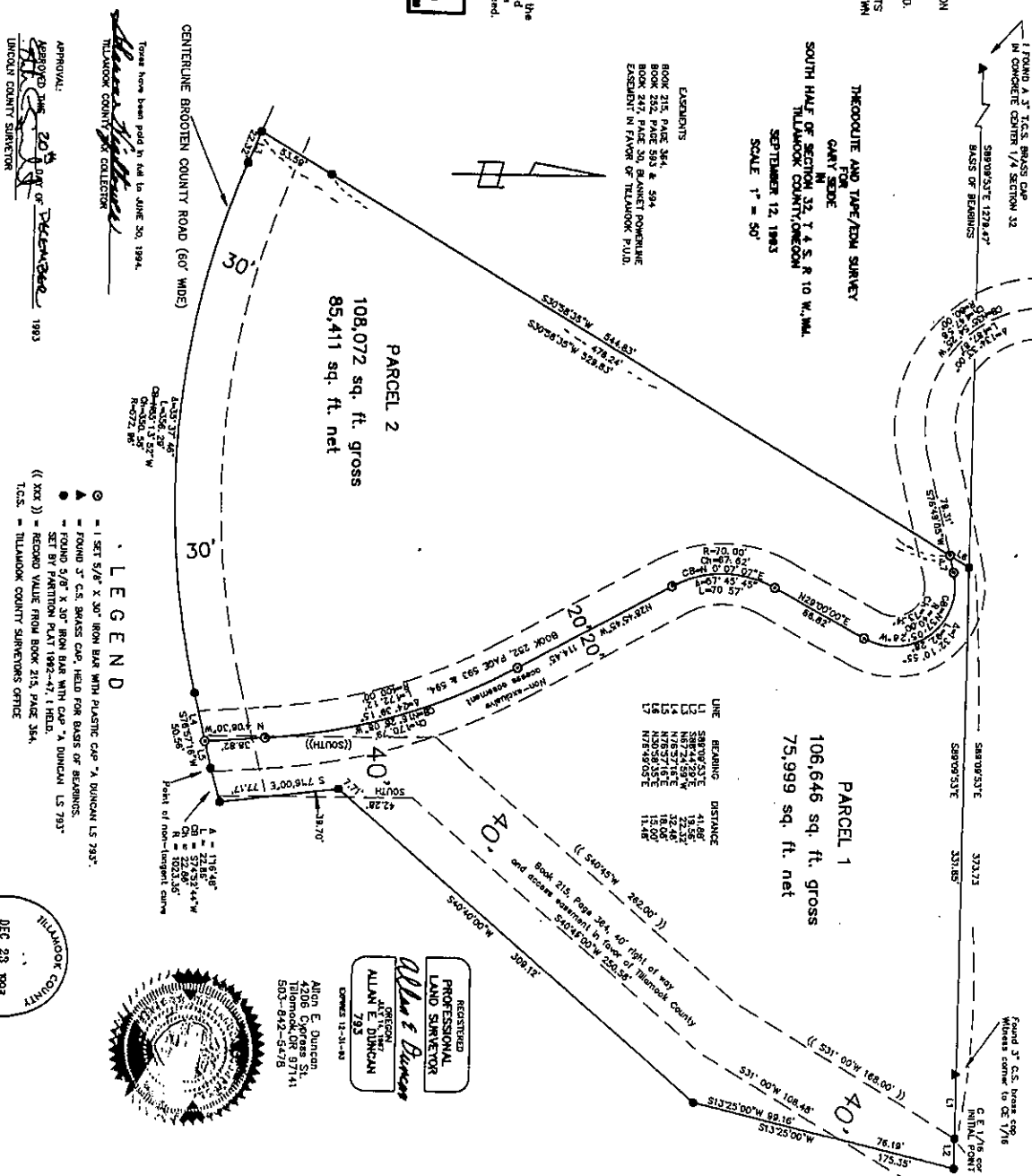
PARTITION PLAT 1993-50
(A REPLAT OF PARCEL 1 PARTITION PLAT 1992-47)

EXHIBIT B



PLANNING APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Oregon Coast Integrated Solutions; IconiPro
Address: 38209 Brooten Rd.
City: Claverdale State: OR Zip: 97112
Email: glenn@iconipro.com 503 965 7555

Property Owner

Name: Joseph Hay Phone: _____
Address: PO Box 670
City: Pacific City State: OR Zip: 97135
Email: _____

OFFICE USE ONLY

Date Stamp

JUN 30 2026

MM: drop

☐ Approved ☐ Denied

Received by:

Receipt #:

Fees:

Permit No:

851-26-100336 -PLNG

Details of Request: Conditional use approval of "rural industries" in RR2 zone with a variance for a lot size smaller than 10 acres.

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
- ☐ Foredune 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: 38209 Brooten Rd, Claverdale, OR 97112

Map Number: 45 10 32 1208
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)

Applicant Signature

6/17/26
Date

6/21/2025
Date

In 2013 property owners, Joseph and Wendy Hay began construction of a building on their property, tax lot 1208. The building was designed as a type of duplex with living space upstairs and a business office on the lower level. The building is built into the slope of the property, which allows the living space on the upper level to be accessed by a separate upper driveway. Upon completion in 2014 the property owner's business, IconiPro moved into the office space in the lower level and has operated in that space since then. The upper level has been rented as long term housing since completion in 2014. In July 2017, the applicant, Glenn Gillas purchased IconiPro from his employer after working for the business for 3 years. Gillas has continued to operate IconiPro from the same building space on tax lot 1208. This year Gillas began the process of purchasing tax lot 1208 from Hay, but has run into conflict with the zoning that no one seemed to be aware of previously.

IconiPro Security and Alarms is a low voltage electrical company that provides service all along the Oregon coast and has operated since 1995. They provide services to both residential and commercial clients. Their services include residential and commercial security alarms, commercial fire systems, video surveillance, access control, and 24/7 system monitoring. IconiPro currently runs service out of three company vehicles that all begin their day from the office on tax lot 1208 and serve customers from Astoria to Florence. The property allows for quick access to Highway 101 for all service vehicles.

IconiPro's office is quiet, because much of the daily operations take place outside of the building on location. The office currently employs two full-time office administration employees and one part-time accounting employee. The day-to-day operations of IconiPro do not interfere or negatively affect neighboring properties. Eight private properties and the Tillamook County Transfer Station share a common driveway off Brooten Road. IconiPro's driveway is the second driveway off the common driveway just after the transfer station's driveway. IconiPro's presence on tax lot 1208 does not create excess dust for any other properties. Twice a year all the property owners on the driveway pay for the entire driveway to be regraded. IconiPro pays as two property owners for the road grading because tax lot 1208 has two driveways off the main driveway. The northern driveway is used to access the living space on the upper level.

IconiPro employs six Tillamook County residents and the building on tax lot 1208 serves as one long term residential rental unit. The lower level of the existing building cannot be rented out as a residential unit, because it does not have a kitchen or shower. The two levels of the building are not connected internally in any way to allow it to operate as one larger residential unit. IconiPro wishes to continue to operate their business from tax lot 1208 and rent out the upper level residential unit as a long-term rental.

Conditional Use Review Criteria Responses from Applicant

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

Tax lot 1208 is zoned Rural Residential 2 acre (RR2) and is 2.42 acres in size. In Tillamook County land use planning code section 3.010 "rural industries" is listed as a conditional use in Rural Residential zones but does require it to be on a contiguous ownership of 10 or more acres, for this reason we are also asking for a variance on lot size.

Tillamook County Land Use Ordinance Section 3.030(2b) Rural Industrial Zone says, *"Commercial service activities requiring large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery, and marine craft; the storage of construction, plumbing, heating, paving, electrical and painting materials; and parking for trucks as part of a construction or shipping operation."*

IconiPro operates as a low voltage electrical company. They operate on tax lot 1208 in office space located in the lower level of an existing building on the property. We believe our operations fit into the definition found in the above listed ordinance in section 3.030. We are also requesting a variance for the lot size. In land use ordinance section 3.010(3q) Rural Residential 2 Acre under uses permitted conditionally, rural industries are permitted conditionally on a contiguous ownership of 10 or more acres. Our lot is only 2.42 acres.

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

Goal 5: Tax lot 1208 does not include any wetlands or fish habitat. The business operations of IconiPro Security and Alarms does not involve any employees working on the property outside the building. The business uses the office space inside and the parking areas. Technicians work in the field and not at the property itself.

Goal 9: IconiPro currently employs six full time employees and one part time employee. Six of those employees live in Tillamook County.

Goal 10: IconiPro has continued to use the living space upstairs as a long-term rental for those working in Tillamook County. The lower level of the current building on tax lot 1208 was not built to be lived in. The lower level does not connect to the upper level from the inside in any way. The lower level consists of two offices, a half bathroom, and a garage with a utility room at the back. There is not a kitchen, shower, or closets in the lower level of the building. The building was built to accommodate an office downstairs and a living space upstairs. Keeping IconiPro operating in the lower level on tax lot 1208 will not take away from available housing in the county.

Goal 11: Tax lot 1208 has a septic system and a well. Electric is already connected to the property by Tillamook PUD. Nestucca Rural Fire District services the area.

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

The property has a septic system and well operating on it. Electrical lines are also connected. The property is sloped with a downward slope towards Brooten Road. Nestucca Bay and farm pastures are located across Brooten Road from the property. The South Tillamook County transfer station is located to the southeast of the property with property lines abutting each other. Single family homes are located to the north and west of the property.

Tax lot 1208 was improved in 2014 with the construction of one building. The building consists of a 2 bedroom/2 bath living space on the upper level and an office space on the lower level. The property was designed with two driveways, the upper driveway located on the north and highest point of the sloped property is used to access the living space and the lower driveway is used to access the lower level/office space. Upon completion the property owner moved his low voltage electrical company operations to the lower level of the newly constructed building and has rented out the living space above to full time tenants up until this year, 2026.

Tax lot 1208 needs a variance to operate as rural industrial because it does not meet the lot size requirement of 10+ acres. It is 2.42 acres.

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.

IconiPro Security Alarms has operated on tax lot 1208 since 2014. Glenn Gillas, applicant, purchased the security business in 2017 from the property owner and has continued to operate the business on tax lot 1208 through a rental agreement with the property owner. The operation of IconiPro on tax lot 1208 does not affect allowed uses on surrounding properties and has encountered no problems since operations began in 2014. The applicant was not aware of the violations of permitted uses on the property until the property sale process began earlier this year.

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

There are no known solar energy systems, wind energy conversion systems or windmills in the surrounding area.

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

The applicant does not have plans to add or need any additional public services for the lot. The lot does not need water or sewer services. The lot currently receives power, garbage service, and fire service without problem.



PLANNING APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Oregon Coast Integrated Solutions; Iconipro
Address: 38209 Brooten Rd.

City: Cloverdale State: OR Zip: 97112
Email: glenn@iconipro.com 503 965 7555

Property Owner

Name: Joseph Hay Phone: 503 679 9029
Address: PO Box 670
City: Pacific City State: OR Zip: 97135
Email: _____

OFFICE USE ONLY	
Date Stamp	RECEIVED
	JUL 06 2026
BY:	SAT
☐ Approved	☐ Denied
Received by: _____	
Receipt #: _____	
Fees: _____	
Permit No: <u>851-26-000337-PLNG</u>	

Request: Variance request for use of a rural industrial in RR2 zone with only 2.42 acres instead of the required 10 acres under Conditional Use in RR2 zone.

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
- ☐ Foredune 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: 38209 Brooten Rd, Cloverdale, OR 97112

Map Number:	<u>4S</u>	<u>10</u>	<u>32</u>	<u>1208</u>
	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)

Applicant Signature

7/1/26

Date

7/1/26

Date

Variance Review Criteria

1. Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.

IconiPro operates on tax lot 1208 in office space located in the lower level of an existing building on the property. We believe our operations fit into the definition of Rural Industries, which is a conditional use in an RR2 zone. In land use ordinance section 3.010(3q) Rural Residential 2 Acre under uses permitted conditionally, rural industries are permitted conditionally on a contiguous ownership of 10 or more acres. Our lot is only 2.42 acres. We are requesting a variance for the lot size. Without a variance IconiPro will not be able to operate their business in a building that was built in 2014 for the very purpose of operating a business in the lower level and a residence in the upper level of the building.

2. A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

Without a variance for the lot size requirement for the conditional use of Rural Industries in an RR2 zone for lot 1208 IconiPro will have to move their offices, will not be able to purchase tax lot 1208 for the current owner, and the lower level of the existing building will remain vacant.

3. The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

IconiPro has operated on tax lot 1208 since 2014 when the existing building was completed. The continued operations of IconiPro on tax lot 1208 will not affect adjoining property owners. IconiPro and the property owner have always worked to be a beneficial neighbor on a common driveway used by eight additional property owners.

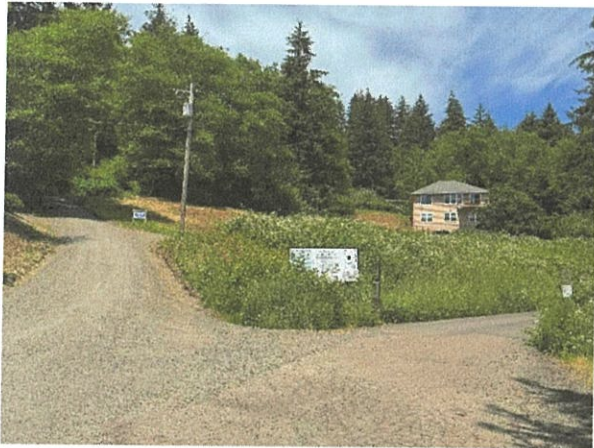
4. There are no reasonable alternatives requiring either a lesser or no VARIANCE.

Without the variance and approved conditional use of Rural Industries in the RR2 zone, IconiPro will not be able to continue operating on tax lot 1208 in a building that was designed and built for the purpose of operating a business in the lower level and a

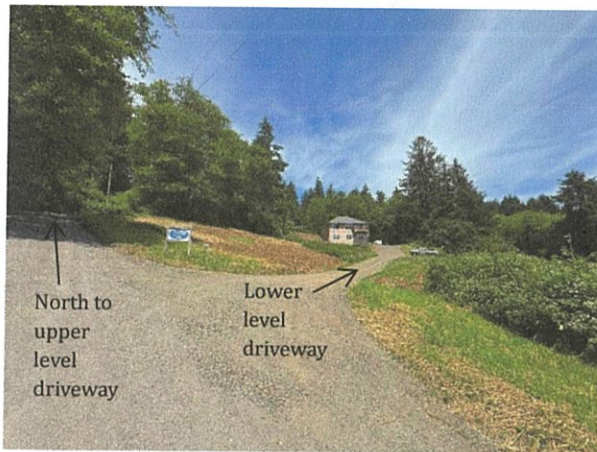
residence in the upper level. The lower level of the existing building on tax lot 1208 is not equipped with the necessities of a residential unit; i.e. shower, closets, kitchen. The two levels of the building are not connected internally in any way, and it would be costly to do so in order to utilize the whole building as a single unit.



View from Brooten Road looking north up the common driveway for 9 properties.
Building on lot 1208 can be seen from road.



View from common driveway off Brooten looking north at the driveway to the transfer station on the right and the building on lot 1208.



Driveway to IconiPro off common driveway.



At beginning of driveway to lower level/office entrance and parking.



Front of building from IconiPro driveway.
Showing both levels of building. Resident
driveway at top left.



Looking south back down towards Brooten Road
from office entrance.



Small parking area at the entrance to IconiPro.



Entrance view of lower level of building/office
space.



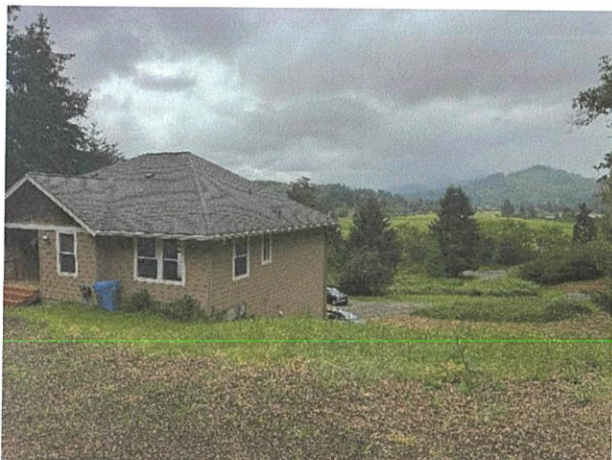
View of north/upper level driveway for lot 1208.



View of driveway for upper level/residence of building.



West side view of building, which shows the upper level entrance and lower level parking down the hill to the south.



View from north end of the property looking south to Brooten Road. Upper level/residential entrance can be seen in left of picture.



Parking area and front of upper level of building
for residential use.

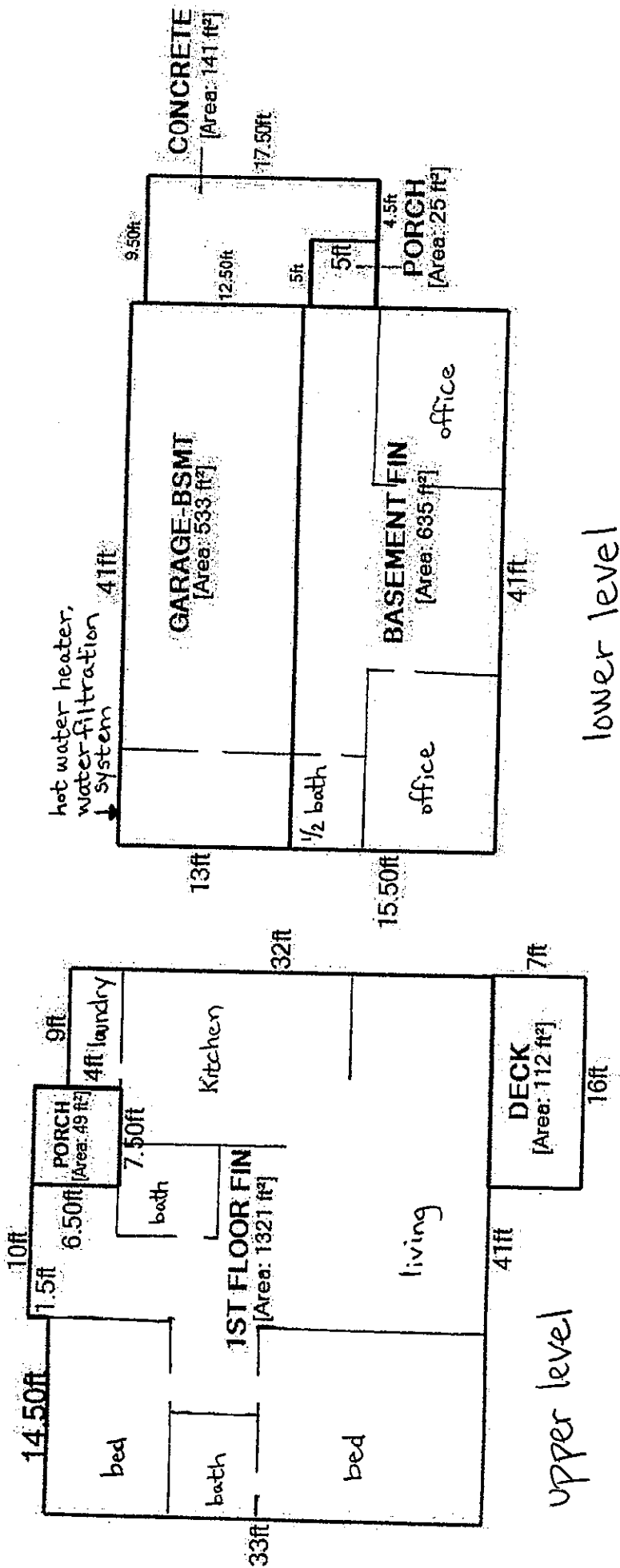
38209 BROOTEN RD, CLOVERDALE, OR 97112

REFERENCE # 2026-06-15-23097

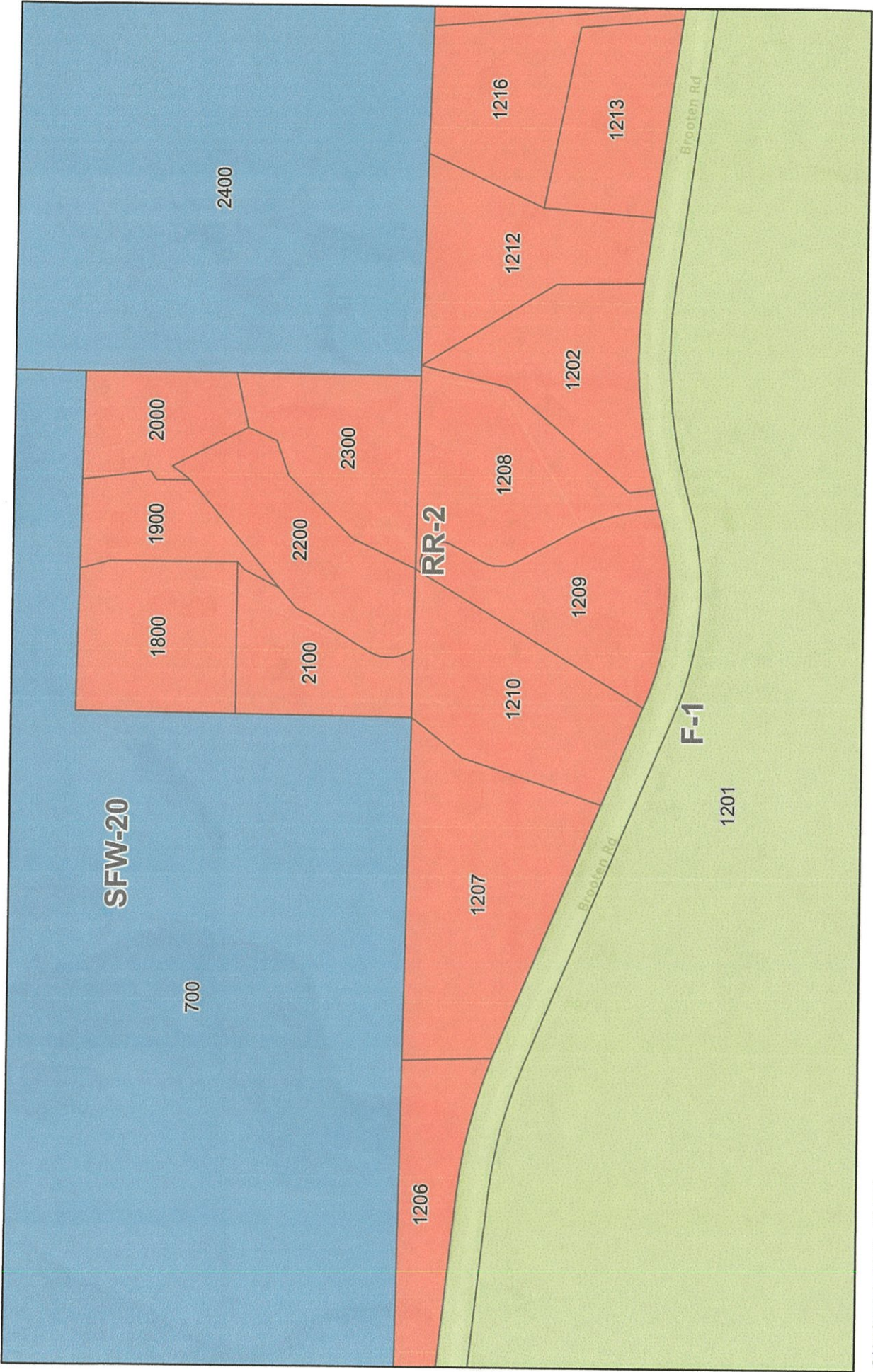
CONFIRM



MAP ID: 4S 10 32 1208
ACCT: 391803
SITUS: 38209 BROOTEN RD, COUNTY
BY: WH 03/05/14



Tillamook County Maps



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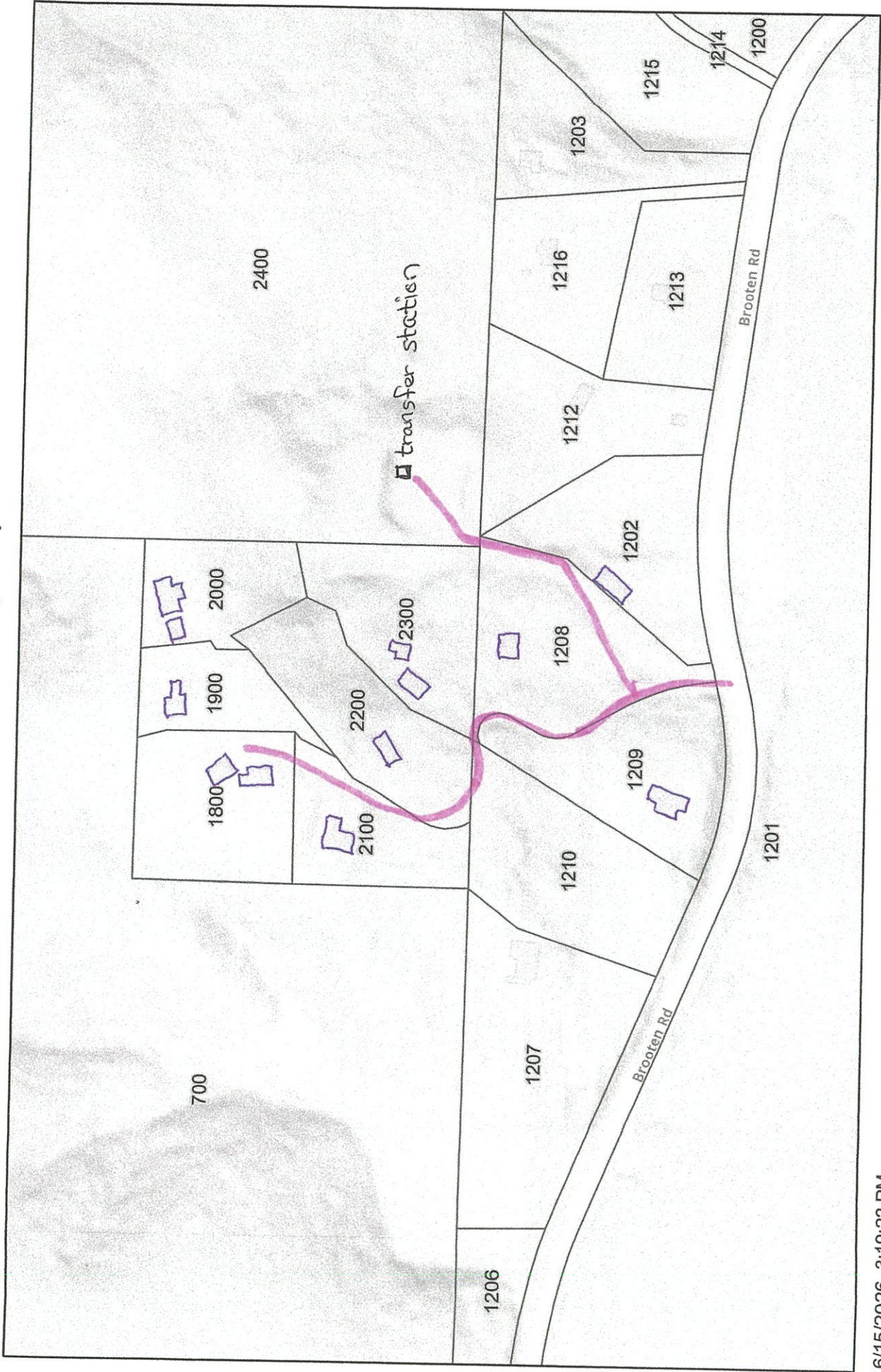
Taxlots City Limits

Highways World_Hillshade

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0 0.03 0.05 0.1 mi
0 0.04 0.09 0.17 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS,

Tillamook County Maps



6/15/2026, 3:19:22 PM



Taxlots

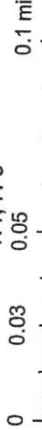


City Limits

Highways

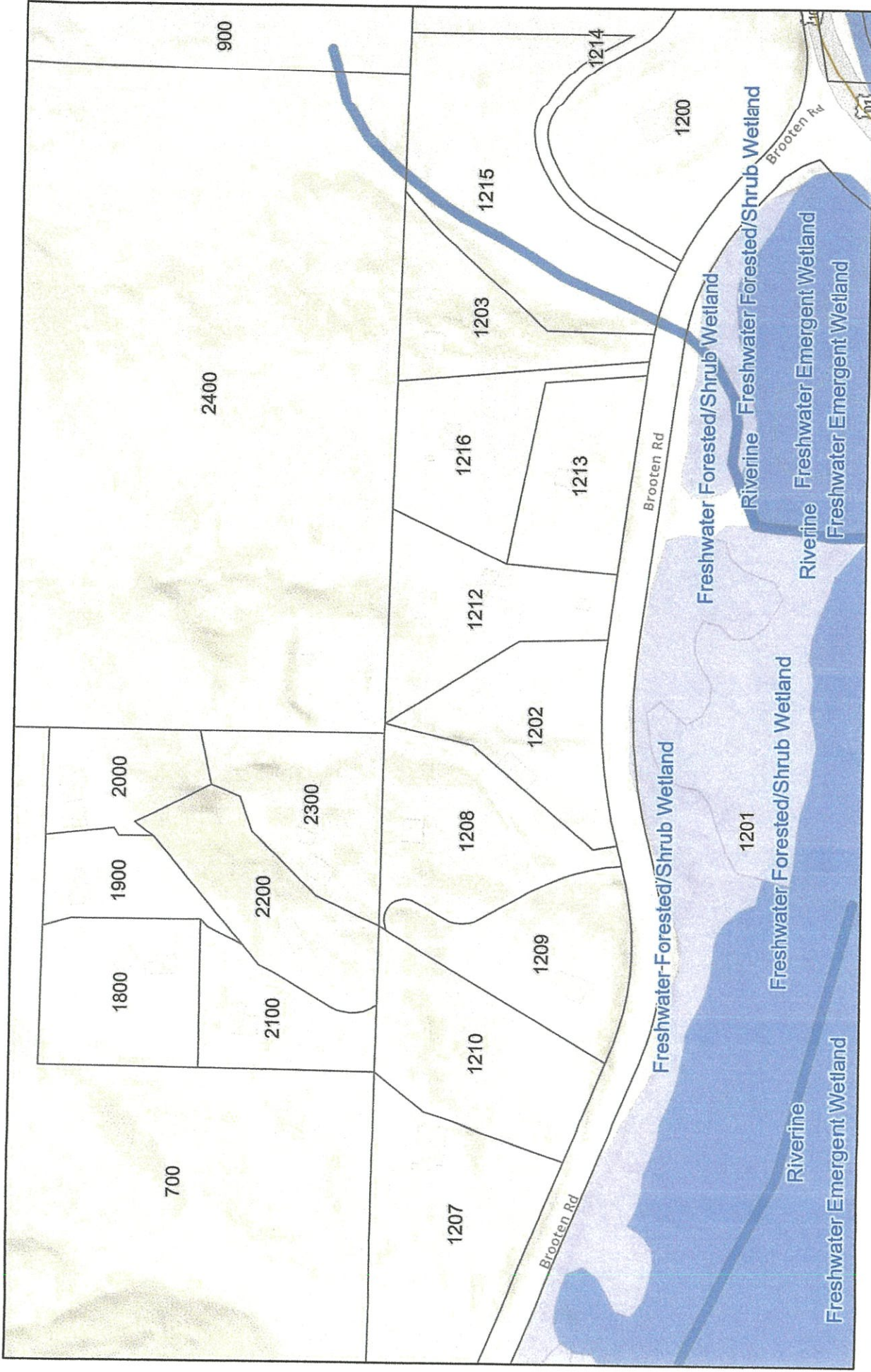
World_Hillshade

1:4,470



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Albus DS,

Tillamook County Maps



6/15/2026, 3:23:10 PM



EXHIBIT C

Lynn Tone

From: Sarah Absher
Sent: Wednesday, September 16, 2026 7:50 AM
To: Lynn Tone
Subject: FW: 851-26-000336-PLNG/851-26-000337-PLNG

From: Brian Olle <brian.olle@tillamookcounty.gov>
Sent: Monday, September 14, 2026 2:05 PM
To: Chris Laity <Chris.Laity@tillamookcounty.gov>; Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: RE: Gillas 851-26-000336-PLNG/851-26-000337-PLNG

This taxlot is directly connected to a Private road, so no road approach there, but the shared private drive connects to a Local Access Road. The entrance onto Brooten also adjoins with the PC Transfer station road, so that would trigger any intersection improvements before this current business use. There is likely reduced sight distance for the Local Access Road Connection to Brooten, but I do not see that preventing this application from approval.

Overall no concerns from Public Works on this one.

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

Lynn Tone

From: Sarah Absher
Sent: Wednesday, September 16, 2026 7:51 AM
To: Lynn Tone
Subject: FW: AN for 38209 Brooten Road

From: Chris Chiola <Chris.Chiola@tillamookcounty.gov>
Sent: Monday, September 14, 2026 8:10 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Subject: AN for 38209 Brooten Road

Sarah, this email is in regard to 38209 Brooten Road, 4S10 32 1208, having a home business. The existing onsite wastewater treatment system was installed in 2013 for a 4-bedroom home. The system was sized to handle 450 gallons per day. If the proposed business/home does not exceed this daily sewage flow, no authorization is required.



Christian Chiola | Environmental Program Manager
TILLAMOOK COUNTY | Department of Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3409
Chris.Chiola@TillamookCounty.gov

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.

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