



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST #851-21-000225-PLNG: STELZIG

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

NOTICE OF ADMINISTRATIVE REVIEW

Date of Notice: August 10, 2021

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

#851-21-000225-PLNG: Conditional Use request for a Cottage Industry for the operation of a commercial kitchen to support an off-site food cart on a property located in the South Prairie area of unincorporated Tillamook County, south of the City of Tillamook. Located at 4740 Brickyard Road, a County, the subject property is zoned Rural Residential 2-Acre (RR-2) and is designated as Tax Lot 408 in Section 10B of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The applicant and property owner is Steven Stelzig.

Written comments received by the Department of Community Development prior to 4:00p.m. on August 24, 2021 will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than August 25, 2021.

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

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website:

<https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please contact Sarah Absher, Director, at 503-842-3408 Ext. 3317, sabsher@co.tillamook.or.us.

Sincerely,

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

ARTICLE VI - CONDITIONAL USE PROCEDURES AND CRITERIA

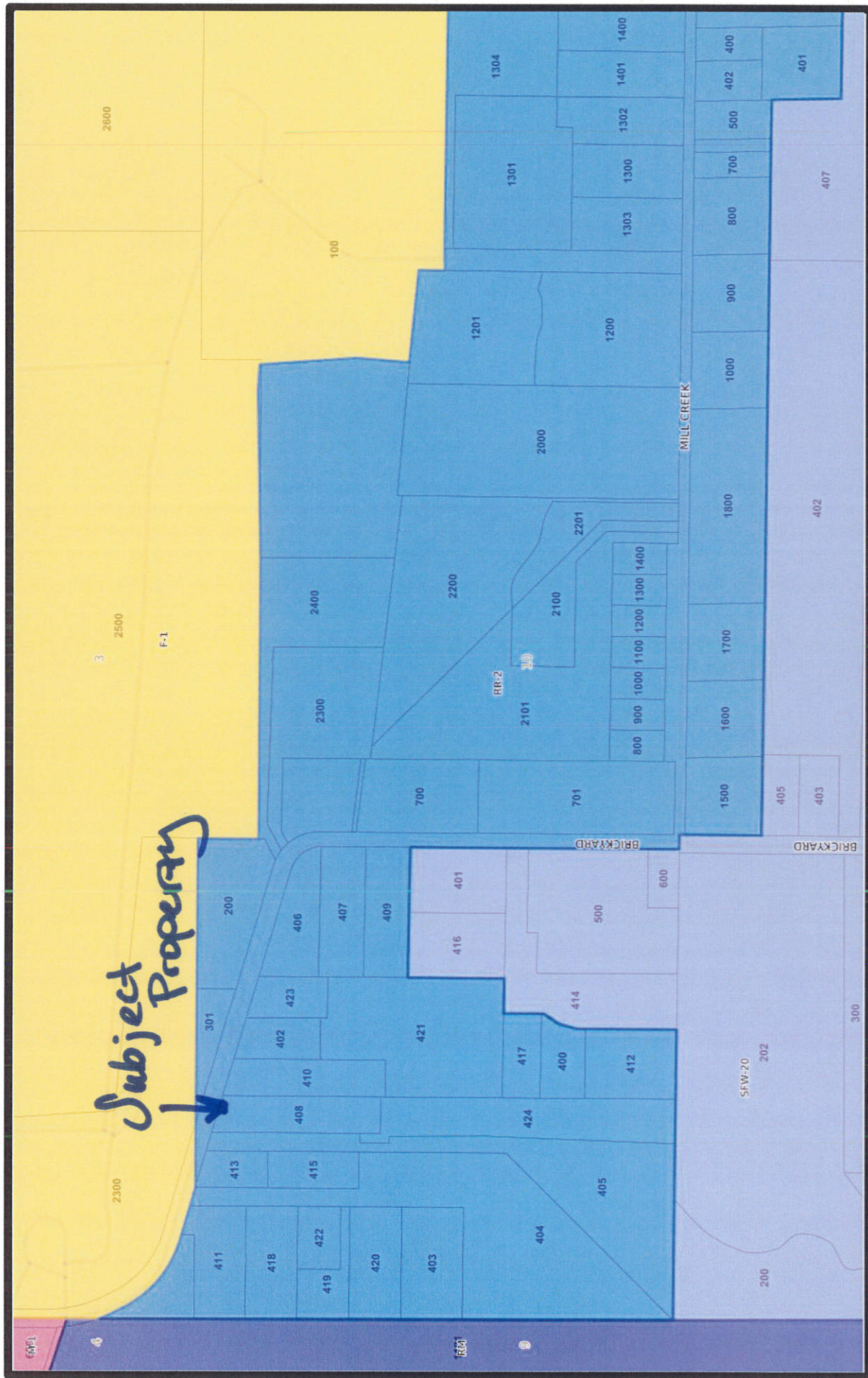
SECTION 6.040: REVIEW CRITERIA:

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

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



Map





PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Steven Stelzig Phone: 503-812-6376
 Address: 4740 Brickyard Rd
 City: Tillamook State: OR Zip: 97141
 Email: srstelzig@gmail.com

Property Owner

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

OFFICE USE ONLY	
Date Stamp	RECEIVED JUN 10 2021 BY: <u>drop off</u>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<u>SS</u>
Receipt #:	<u>120828</u>
Fees:	<u>\$1,089.</u>
Permit No:	<u>851-21-00025</u> -PLNG

Request: _____

- | Type II | Type III | Type IV |
|--|--|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Appeal of Director's Decision | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input checked="" type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance Amendment | |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Goal Exception | |
| <input type="checkbox"/> Fore-dune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address: 4740 Brickyard Rd, Tillamook, OR
 Map Number: 25 09 10B 408
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

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

Property Owner Signature (Required) _____ Date 6-14-2021
 Applicant Signature _____ Date 6-14-2021

CONDITIONAL USE REVIEW CRITERIA

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

Yes, this is a Cottage Industry. TCLUO SECTION 3.010 (3) (C)

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

Yes, it is allowed and consistent, based on the zoning of the property

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

Yes, if you look at the site plan you can see that the proposed location of the building is off the property line at least 10' and is 80' from the residence on the property. There is an existing septic tank, water, electricity, ample parking for the residence and the kitchen. There are also two exiting driveways, one for the residence and one for the kitchen. There are also vegetation barriers, that make a physical barrier from the other properties.

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.**

No, I will be using an existing driveway on my property to reach the kitchen. I will not be adding any extra traffic to the area, because I will be bringing in my own supplies, with my own vehicle. Water, septic and electricity is already located on the property. This will be used to provide food to my existing business in town and will not be having customers on the property.

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

No, there is no existing solar systems, wind energy conversion systems or windmills, on or near the property.

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, we have existing water, septic, fire patrol, electricity, and county sheriff patrol and none of the services will not be compromised by the proposed use.

463.47'



435'



166304 Tax Status ASSESSABLE
 2509108000408 Account Status ACTIVE
 0911-166304 Subtype NORMAL
 STELZIG, STEVE R & JOANNA B

4740 BRICKYARD RD
 TILLAMOOK, OR 97141

PH: 503-812-6376

Site Plan

Date: 09/26/2020

Shop/Garage for Steven & Joanna Stelzig

Address: 4740 Brickyard RD Tillamook, OR 97141