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Tillamook, Oregon 97141
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Planning (503) 842-3408
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FAX (503) 842-1819
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Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST 851-23-000138-PLNG:
TILLAMOOK COUNTY CREAMERY ASSOCIATION – TWO (2) TEMPORARY MOBILE KITCHEN UNITS
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision Date: August 4, 2023

**Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)**

Report Prepared by: Sheila Shoemaker, Land Use Planner



I. GENERAL INFORMATION

- Request:** A Conditional Use Request for Two (2) Temporary Mobile Kitchen Units (Exhibit B).
- Location:** 4165 Highway 101 North, a State Highway, Tillamook, OR 97141 and designated as Tax Lot 600 of Section 18, Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).
- Zone:** General Industrial Zone (M-1) (Exhibit A).
- Project Applicant:** Kimberly Leuthold, 4185 Highway 101 North, Tillamook, OR 97141
- Property Owner:** Tillamook County Creamery Association, 4185 Highway 101 North, Tillamook, OR 97141

Property Description: The property is located at 4165 Highway 101 North, Tillamook, Oregon 97141 on Tax Lot 600 of Section 18, Township 1 South, Range 09 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A). The subject property is rectangular in shape, 40.38 acres in size and is relatively flat (Exhibit A). In review of FEMA Flood Insurance Rate Map #41057C0577F dated September 28, 2018 the subject property is outside the area of Special Flood Hazard. The subject property is also primary located outside of areas of Geologic Hazard (Exhibit A). The property is improved with existing industrial and commercial buildings, existing utility services, a paved parking area and a gravel parking area. A gravel overflow parking area is improved on the adjacent property across Latimer Road (Exhibit A & B). The property has legal access off Highway 101 North, a State Highway (Exhibit A & B) which is the primary entry for visitors. There is also legal access off Latimer Road, a County road. The neighboring properties are also located in the M-1 zone and Rural Commercial (RC) Zone (Exhibit A). Surrounding uses consist of commercial uses such as eating and drinking establishments, automotive services and mini storage (Exhibits A & B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS

- TCLUO SECTION 3.032: GENERAL INDUSTRIAL ZONE (M-1)
- TCLUO SECTION 4.030: OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS
- TCLUO SECTION 6.040: REVIEW CRITERIA FOR CONDITIONAL USE

III. ANALYSIS:

A. TCLUO SECTION 3.032: GENERAL INDUSTRIAL ZONE (M-1) *The purpose of the M-1 zone is to accommodate uses that cannot be accommodated in other zones due to off-site impacts that could, without sufficient buffers, interrupt the use or enjoyment of surrounding properties. Uses listed in Section 3.032 are permitted in the identified Port of Tillamook Bay Industrial Park "M-1 Zone" and the Tillamook Creamery "M-1 Zone" only.*

1. **TCLUO Section 3.032(3)(i)** lists a temporary mobile kitchen unit as a use which may be permitted conditionally subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in the TCLUO.

Findings: TCLUO Section 11.030: GENERALLY APPLIED DEFINITIONS defines a temporary mobile kitchen unit as 'A vehicle in which food is prepared, processed, or converted, or which is used in selling and dispensing of food to the ultimate consumer.' The Applicant is proposing to place two (2) temporary mobile kitchen units on the subject property for the purpose of selling take-away food to the end customer (Exhibit B). Staff finds that the proposed uses conform to the definition of a temporary mobile kitchen unit and that the use may be permitted conditionally within the zone.

2. **TCLUO Section 3.032(4)** provides standards for building height and off-street loading areas in the M-1 zone.

3.032(4)(b) *Building heights shall not exceed 75 feet.*

Findings: Staff finds that this requirement can be met through compliance with the Conditions of Approval.

3.032(4)(f) *Off-street parking and loading areas shall be provided as specified in Section 4.030.*

Findings: The Applicant is proposing that parking will be located in the existing parking lot and the overflow parking lot located south of the subject property, south of Latimer Road (Exhibit B). Parking standards are further discussed in this report.

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.

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

Findings: TCLUO Section 4.030 requires one 8 foot by 20 foot parking space for every 150 square feet of floor area. The preliminary site plan (Exhibit B) indicates the temporary mobile kitchen units are each proposed to occupy two 8 foot by 28.6 foot square feet areas. According to county records, the visitor center zoning permit dated April 3, 2017, (851-17-000156-PLNG) identifies the required number of parking for all purposes, requiring a total of 611 parking spaces. The site plan approved confirms a total of 712 parking spaces and that there are 101 additional parking spaces. Given the surplus of parking spaces, staff finds this criterion has been met and can be met through the Conditions of Approval.

E. TCLUO 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 and conclusions are indicated below.

Section 6.020 Procedure requires notification of the request to be mailed to landowners within 250-feet of the subject property and agencies, to allow 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice was mailed to property owners and agencies on May 30, 2023. Written comments were received by Jamie Craig, Environmental Health Program Manager. Comments conclude that the two (2) temporary mobile kitchen units must meet all the current code and regulations of the 2020 mobile food unit rules defined by the State, impervious surface requirements and a plan for freshwater and wastewater. Comment included as "Exhibit C" of this report. No other comments were received.

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

Findings: The Applicant is seeking approval to allow two (2) temporary mobile kitchen unit to be sited on a developed property in the M-1 zone. The proposed use is listed as a conditional use in the underlying zone (TCLUO 3.032(3)(i)). This criterion has been met.

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

Findings: Staff finds that the 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.

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

Findings:

- The subject property primarily rectangular in shape, 4.38 acres in size and is relatively flat (Exhibit A).
- The property is improved with multiple industrial and commercial buildings, grassy open area, a paved entry, paved walkways to the facility, a paved parking area and additional gravel parking lot (Exhibit B).
- Applicant states the addition of the temporary food trucks will not obstruct access or change the current flow to the parking lot or handicapped visitor parking spots (Exhibit B).
- Applicant states that the first proposed food truck location will be on the large cement entranceway to the Visitor Center. The location was chosen due to the topography of the area being flat (Exhibit B).

- Applicant states the second proposed food truck location will be on the northwest side of the outside seating area. The area was chosen due to already having a large cement pad where the food truck can safely operate away from the building and at least 12 feet away from any entrance/exit (see exhibit B).
- The property is accessed via Highway 101 North, a state highway (Exhibit A) with access for exiting traffic to the south of the property off Latimer Road, a County road (Exhibit B) .
- The applicant states the temporary food trucks will not obstruct access or change the current flow to the parking lot. Parking is proposed to be located in the existing designated parking lots shown on the preliminary site plan and depicts a one-way entry off of Highway 101 North with an exit off of Latimer Road (Exhibit B).
- The US Fish and Wildlife Service National Wetland Inventory Map indicate wetlands are not present on the subject property. No creeks, streams or other natural water features are present on the property (Exhibit A and Exhibit B).
- Staff finds that the subject property is suitable for placement of two temporary mobile kitchen units based on its size, shape, proposed locations, flat topography, existence of improvements and services, and lack of natural features. This criterion has been 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:

- Neighboring properties are also located in the M-1 zone and in the Rural Commercial (RC) Zone (Exhibit A). Surrounding uses consist of commercial uses such as eating and drinking establishments, automotive services, and mini storage (Exhibits A & B).
- Based upon the preliminary site plan submitted (Exhibit B) and findings from county records with permit #851-17-000156-PLNG, all activities and parking requirements can be accommodated on the subject property and adjoining property.
- Staff finds that the proposal for the siting of two (2) temporary mobile kitchen units can occur in a manner that does not limit, impair, or prevent use of nearby uses. The mobile kitchen units will be placed in improved areas that will not impede or alter pedestrian and vehicular travel patterns and are proposed to be sited adjacent to and between existing improvements (Exhibit B). Staff finds this criterion can be met through Conditions of Approval.

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

Findings: None such systems are known to exist in the area. Staff concludes this criterion has been 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:

- The property is accessed off of Highway 101 North, a State Highway. The existing road approach serves as access to the existing industrial and commercial buildings where off-street parking is proposed to be utilized for food truck operations (Exhibit A & B).
- The property is currently served by the City of Bay City water, Tillamook Rural Fire District, Tillamook Public Utility District ('TPUD') and the Tillamook County Sheriff's Office.
- Staff finds this criterion has been met and can be met through Condition of Approval to require updated service provider letters at the time of zoning permit application submittal.

III. DECISION AND CONCLUSION

Based on the findings shown above, Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves this request subject to the Conditions of Approval in section V of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on August 16, 2023.**

IV. 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. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

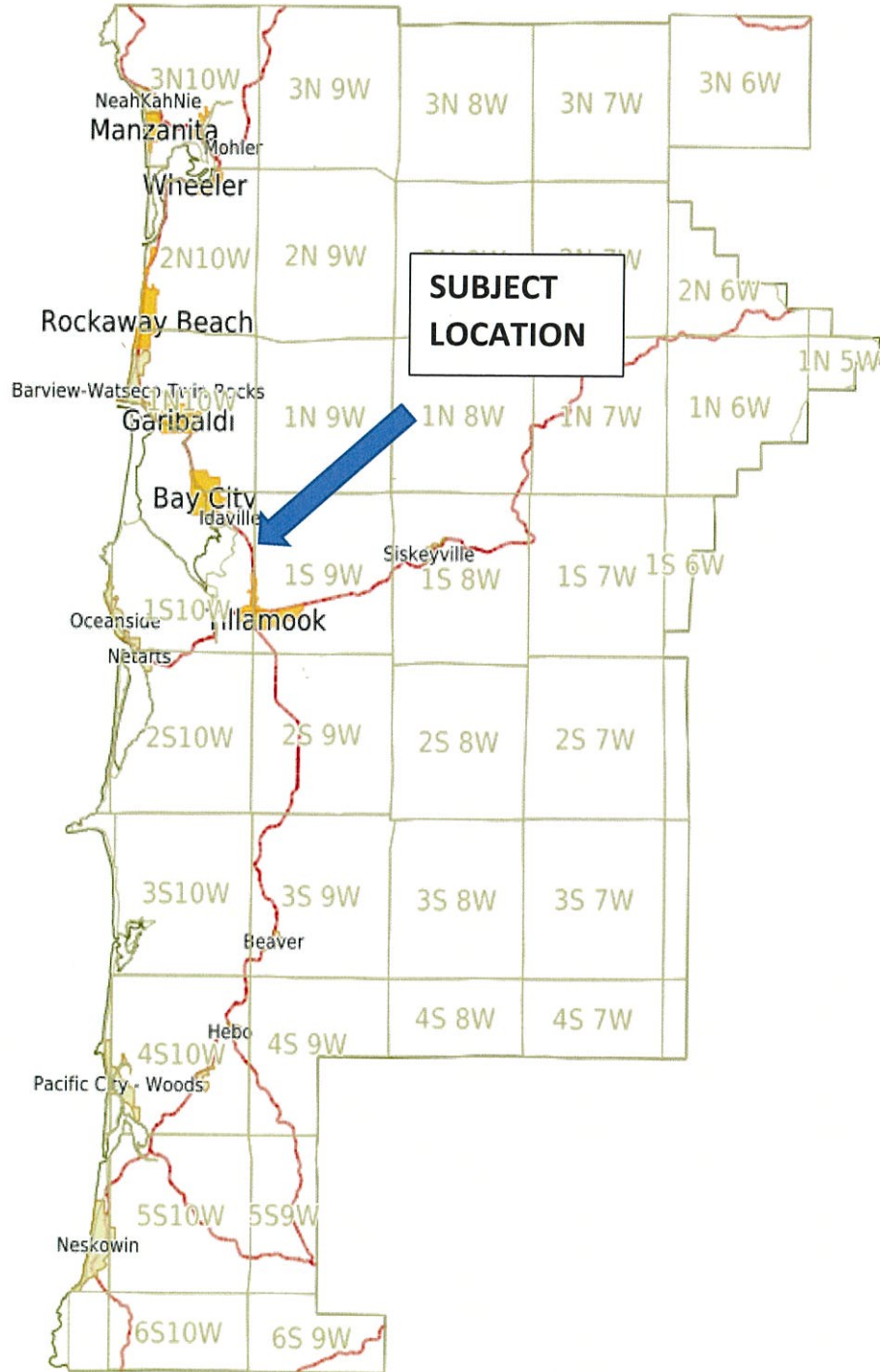
1. The applicant/property owner shall obtain all required permits from the Federal, State and local agencies prior to development, including obtaining any required building, placement, mechanical, plumbing or electrical permits for improvements needed for operation of the temporary mobile kitchen unit.
2. The applicant/property owner shall obtain all necessary permits and licenses from the Tillamook County Department of Environmental Health. Documentation of licensing and permitting shall be submitted to the Department prior to operation of the temporary mobile kitchen unit.
3. The applicant/property owner shall adhere to the applicable development standards outlined in TCLUO Section 4.030 Off-Street Parking and Off-Street Loading Requirements. A minimum of four (4) 8-foot by 20-foot parking spaces are required for operation of the two (2) temporary mobile kitchen units. Parking spaces located 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.
4. A site plan, drawn to scale, illustrating the proposed development and required setbacks, shall be provided at the time of Zoning Permit application submittal. The site plan shall accurately depict the location and dimensions of required parking spaces and shall demonstrate conformance with the applicable standards of TCLUO Section 4.030: Off-Street Parking and Off-Street Loading Requirements.
5. The applicant/property owner shall submit updated service provider letters from the City of Bay City for water and Tillamook Rural Fire District confirming service availability at time of Zoning Permit application submittal.
6. The applicant/property owner shall adhere to the development standards outlined in TCLUO Section 3.032: General Industrial Zone (M-1) Zone. Expansion of use requires land use review and approval.
7. Signage shall conform to the applicable standards of TCLUO Section 4.020: Signs.
8. This approval shall be null and void on **August 4, 2025**, unless all Conditions are met, or an 'Extension of Time' is requested from, and approved by, this Department.

IV. EXHIBITS

- A. Location Map, Assessor's Map, Zoning Map
- B. Applicant submittal
- C. Written commentary received

EXHIBIT A

VICINITY MAP



#851-23-000138-PLNG:
Tillamook County Creamery Assn

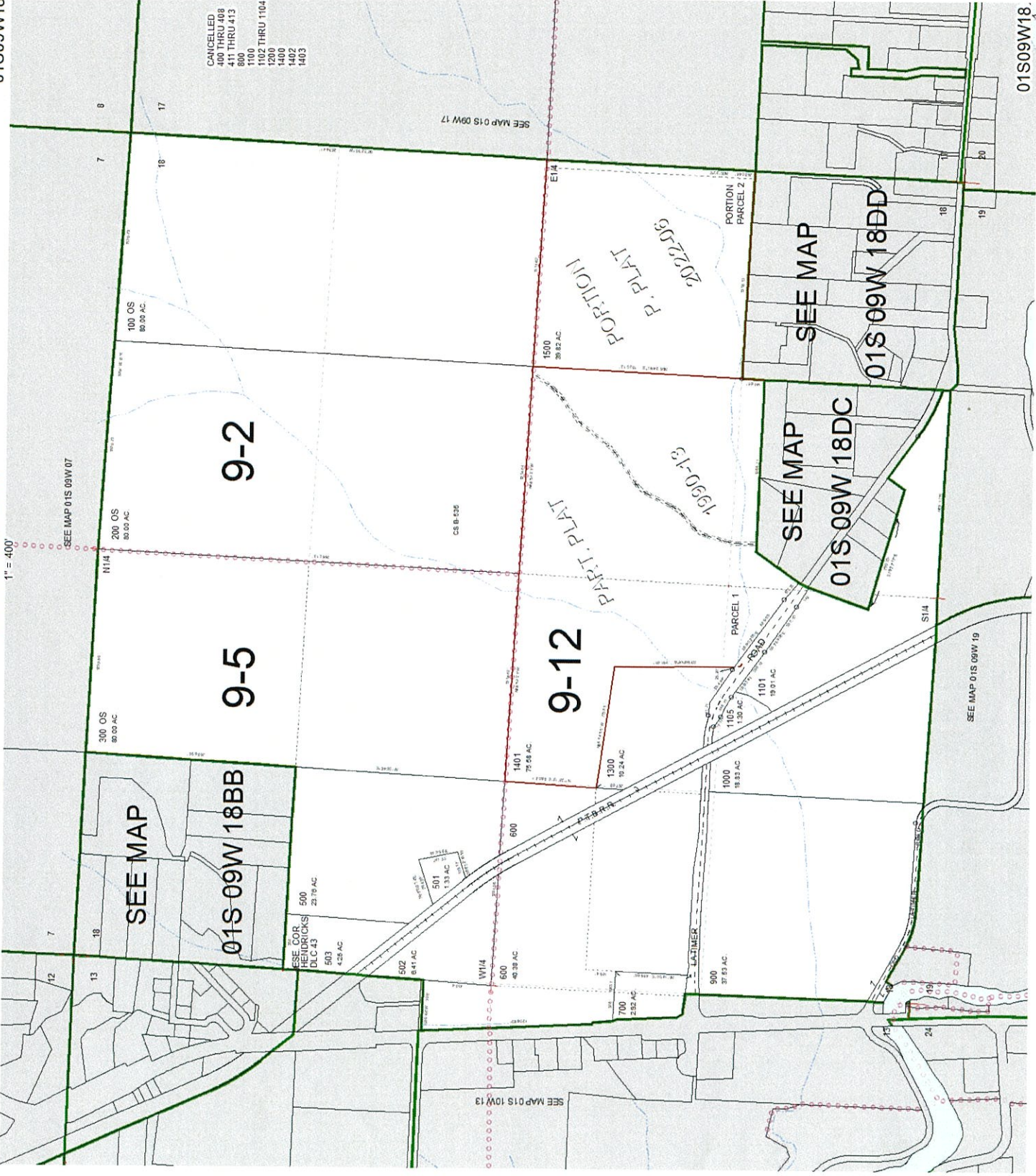
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 18 T.1S. R.9W. W.M.
TILLAMOOK COUNTY



1" = 400'

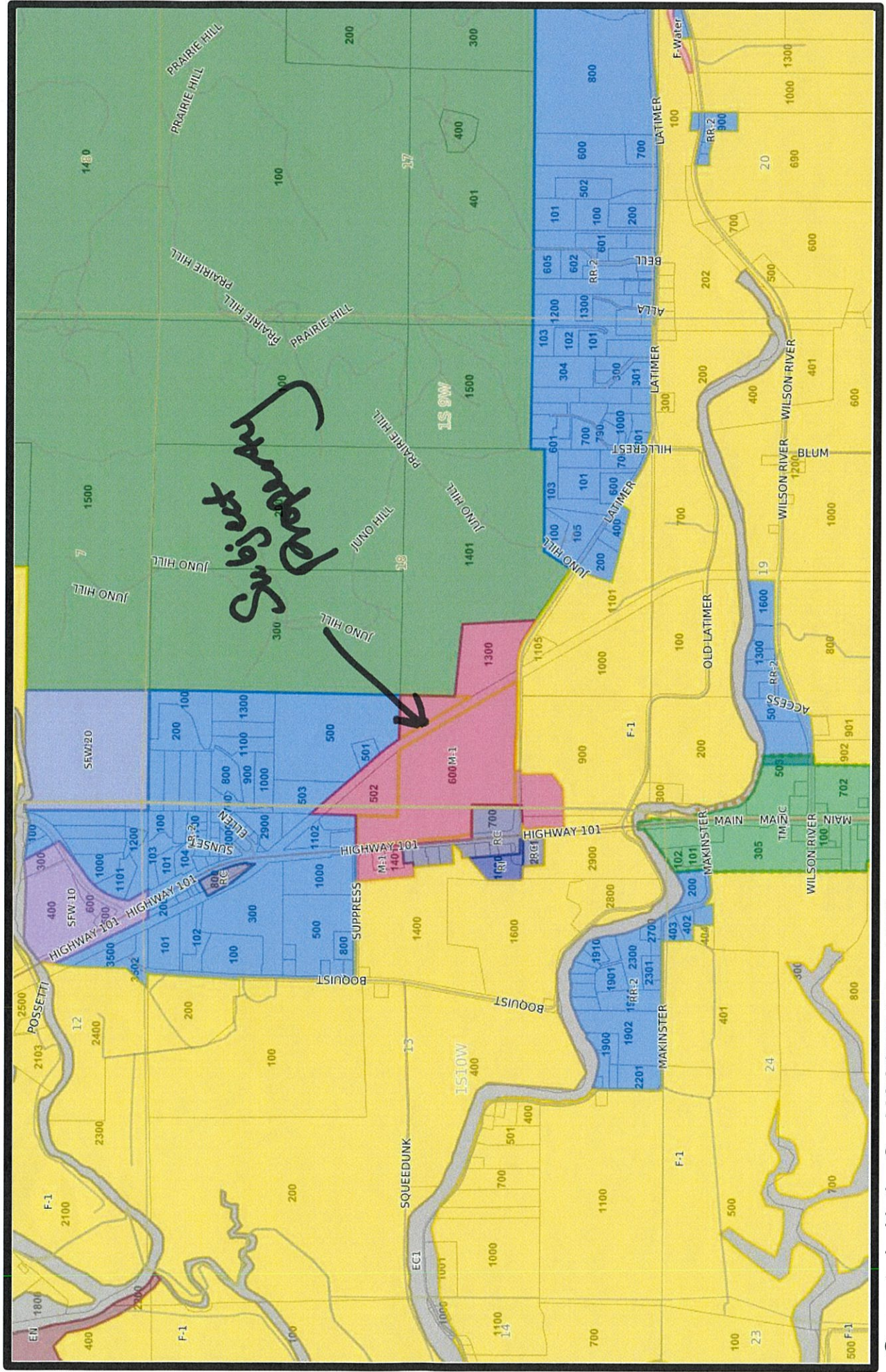
01S09W18



01S09W18

Revised 5/11/22, WS

Map





200 ft

Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.



U.S. Fish and Wildlife Service

National Wetlands Inventory

TCCA



U.S. Fish and Wildlife Service, National Standards of Stippling Team, wetlands_team@fws.gov

August 2, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette

123°50'59"W 45°29'16"N



123°50'22"W 45°28'51"N

1:6,000

Feet

2,000

1,500

1,000

500

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, A
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/24/2023 at 5:17 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.

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED
	APR 11 2023
	BY: ...email...
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MJ
Receipt #:	131005
Fees:	1,300
Permit No:	851-23-00138-PLNG

Applicant (Check Box if Same as Property Owner)
 Name: Kimberly Leuthold Phone: 503-815-6787
 Address: 4185 Hwy 101 N
 City: Tillamook State: OR Zip: 97141
 Email: Kleuthold@tillamook.com

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

Request: We are requesting a conditional use permit to allow a stationary mobile food cart on our property

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

Location:
 Site Address: 4165 Hwy 101 N Tillamook OR 97141
 Map Number: 159 18 100
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 4/27/23
 Applicant Signature _____ Date 4/27/23

CONDITIONAL USE REVIEW CRITERIA

Tillamook Creamery Condition Use Request

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

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

Tillamook Creamery is applying for Conditional Use. Tillamook County Creamery Association has made continuous industrial improvements to the proposed general industrial zone. The improvements and property are appropriate for this type of request and business.

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

Yes, after review of the Comprehensive Plan. The zoned area is approved for these types of requests since TCCA did industrial improvements to the property during the remodel of the Visitors Center. The proposed food truck will provide another option for the community and guests to enjoy Tillamook offerings.

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

Tillamook Creamery and the corporate campus sits on acres of property and has ample space suitable for the temporary food truck. The temporary food truck will stay stationary during the duration of the activation and will be moved into storage when not in use. There are two food trucks that Tillamook Creamery will have available to them. However, only one food truck will operate at a proposed location at a time. The food trucks have already been properly used and operated from during the Visitors Center remodel. Recently, on April 26, both food trucks were professionally cleaned and inspected by Servpro.

With the continuous improvements of the property, guests commonly enter on flat topography through the HWY 101 entrance and immediately

enter a safe parking area away from the main entrance of the Visitors Center and other buildings on the campus. Since this is flat land there is no potential for additional run-off and the parking lot is continually maintained for the safety of the guests and their property. The general industrial zone that the TCCA sits on was created specifically for this purpose and has an overflow parking area with a pedestrian walk signal installed across Latimer Road. This walk signal was installed to safely let guests cross the road to and from the overflow parking lot to the main Visitors Center area. The addition of the temporary food truck will not obstruct access or change the current flow to the parking lot or our Handicapped Visitor parking spots. There are two locations requested for the Condition Use.

The first proposed food truck location will be on the large cement entranceway to the Visitors Center. After consulting with Rueben, Tillamook Fire Chief, he confirmed that he would work with Tillamook Creamery to make sure that the food truck is positioned in a way that there is 26 feet for a fire truck and emergency vehicles to safely back up to the building. With the size and location of the food truck, part of the truck will have to sit off the cement pad for emergency vehicles to safely operate. The TCCA site team will take every effort to make sure the foundation of the food truck abides by the Mobile Food Unit Oregon Health Authority program. The location of the food truck does not impede or hinder the existing fire lane or the bus area that was part of the continuous improvements in the remodel.

The first location of the temporary food truck was chosen because the topography is flat, there is a secure foundation with the cement pad, and water, sewer, and electricity sources are already available in that location. No additional improvements are needed for operation. A volunteer firefighter recommended this location because of these resources in the initial exploration walkthrough.

To support guest queuing and their safety, the ordering window of the truck is going to be placed toward the grass area, so the queuing system is away from the Visitors Center entrance, more than 26 feet from the fire lane, and is safely away from the parking lot or other moving vehicles. Also, a queuing system will be put in place, similarly to the one that was deployed during the pandemic. The queuing system in the pandemic proved to be effective in controlling total head count and maneuvering

guest traffic. Stanchions and signs will be placed around the food truck to safely maneuver guests to the correct queuing line to not create congestion or any obstruction to the entrance/exit of the building. The pedestrian walkway has a width of 28 feet, ample room for guests of all accommodations to safely enter and leave the building. These additions to the operations in addition to the already existing bushes, fences, and employee support in the grass area will keep and maintain a safe area for the guests. Guests and the community can safely order from the food truck and enjoy other existing operations of the facility such as the outdoor ice cream window.

The second proposed location for the food truck is on the northwest side of the outside seating area. The second area was chosen because it sits on a large cement pad where the food truck can safely operate away from the building and at least 12 feet away from any entrance/exit. The area for the food truck is not covered for air flow and ventilation, but there is an adjacent covered area for guests and the community to sit and enjoy their food. The area already has water and electricity, so no additional improvements are needed for that area. The second location is close to Tillamook Creamery's café and prep area. This makes the transport of food from the restaurant area to the food truck safer and easier for the employees.

Guest and employee safety is important with the addition of the food truck. The second location was selected because the area is not in a high guest traffic area. There is plenty of room for guests to queue while ordering and waiting for food along the Morning Star II replica. To make sure that we are adequately supporting the flow and not having guest congestion around the entrance/exits, stanchions and wayfinder signs will be displayed during the operating hours of the food truck. The second location of the food truck is on the opposite side of the entrance, away from the fire lane and bus stop. This location was recommended by Rueben as an approved area for Conditional Use.

- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

The proposed temporary Food Truck will not alter the character of the surrounding area in a manner that substantially limits, impairs, or prevents the use of surrounding properties. As part of the continuous improvements that have been completed for the general industrial zone, there is a safe entrance for guests to enter from HWY 101, overflow parking, pedestrian cross walk, and a traffic light. All have been installed and proven effective to not cause traffic or hinderance to a surrounding area and business. The proposed food truck will not impact or change the existing traffic pattern. There currently is clear signage indicating the direction of traffic and vehicles are routed towards the exit on Latimer Road for a safer exit away from the main entrance. Guests have the option to turn left or right on Latimer, which is a safer and more efficient alternative to turning directly on the highway.

The activation period for the proposed food truck is part-time, seasonal, and dependent on the weather and is during a time when guests already visit Tillamook Creamery and the surrounding area. The proposed food truck goal is not to increase traffic to the Visitors Center but provide an additional food option for the guests that are already on property to help decrease lines and ticket times in the building. Which provides a better customer experience.

Café leads and managers will prep most of the product in the Visitors Center existing kitchen and transport to the Food Truck via a food safe cart. No additional delivery trucks or delivers will be needed for this activation. Marketing assets for the food truck will mostly be printed on the Food Truck wrap itself. Any additional signage will be out of the way of pedestrian traffic and will be put away when not in operation.

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

Not applicable to this request.

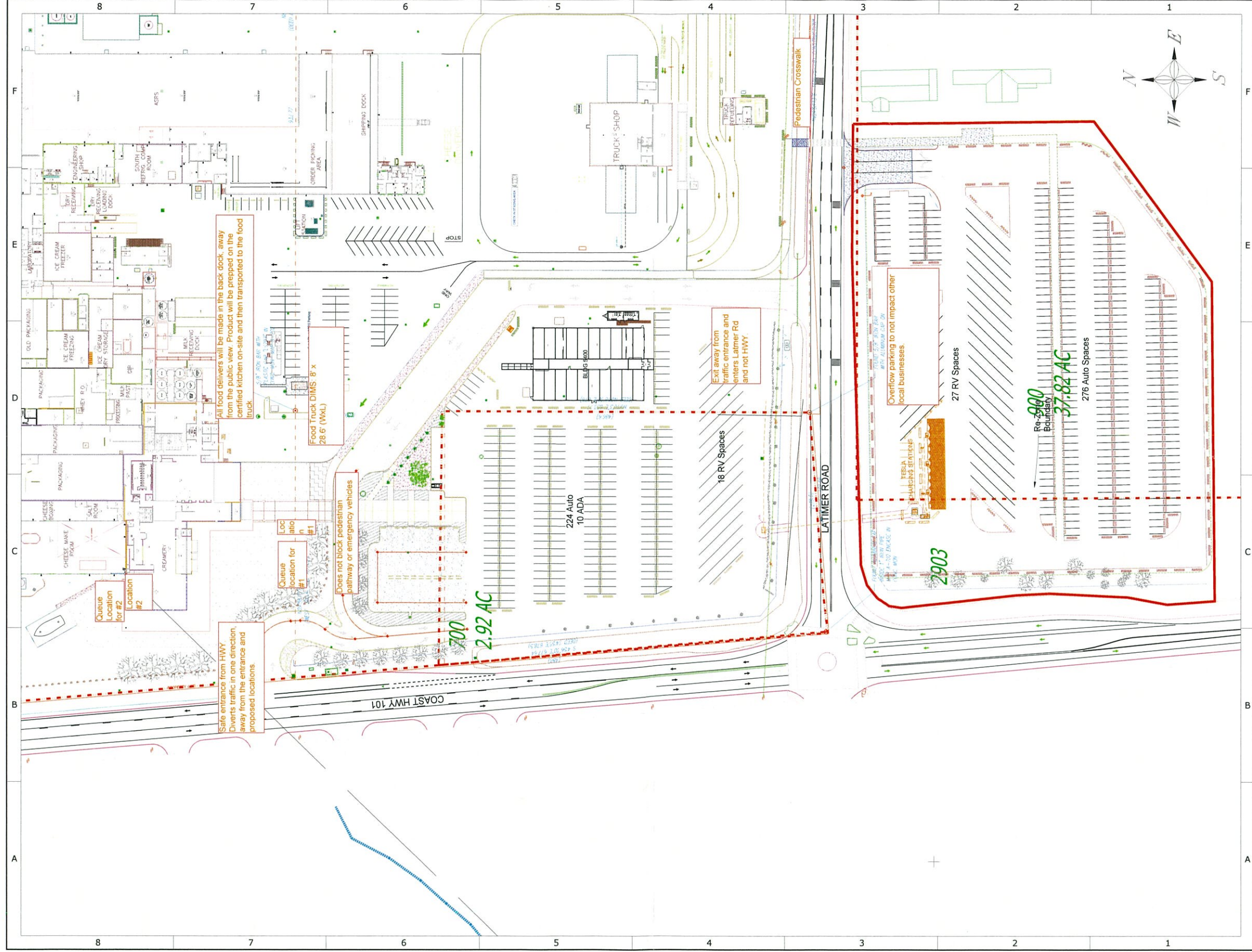
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

After consideration, Tillamook Creamery's Conditional Use is timely because the facility and campus already has access to water, electric, and sewer to the requested food truck area. No additional changes or

alterations to the property or facilities is needed. The food truck area does not impede, or hinder emergency response and Rueben has committed to working with the Tillamook Creamery team to make sure all requirements are met for the safety of the guests, employees, and community. The public facilities for this zone have already been met for this type of operation. Public facilities are located inside the Visitors Center, minutes away from the food truck. There are also facilities that are safely tucked behind the Red Barn in the guest parking lot and can be used during hours of operation. The food truck is also on property with a well-established restaurant that recently receive 100 on their Food Service Inspection Report from Tillamook County Environmental Health. This restaurant can support the prep and operations of the food truck to maintain the efficiency and health of the community and guests of the facility.

Eric Secher
Alt Channel Marketing Manager
ESecher@tillamook.com
C: (541) 231-1104

Site Map included, Food Trucks are approximately 8' x 28.6' (Width x Length)



TITLE: SITE PLAN TILLAMOOK CREAMERY AREA TILLAMOOK COUNTY CREAMERY ASSN.		NO. 7 DATE 06/12/18 BY J.S. REV. 1	
SCALE: 1"=60' DRAWN: J.S. CHECKED: APPROVED: DATE: 06/12/18 JOB NO:		REVISIONS: GENERAL UPDATE FOR VOB PROJECTS GENERAL UPDATE FOR PROJECTS	
DRAWING NO. C4.1		Tillamook County Creamery Assn. 1100 Highway 101 NW Tillamook, OR 97141 Tillamook CREAMERY ASSOCIATION	

EXHIBIT C

Sheila Shoemaker

From: Jaime Craig
Sent: Wednesday, May 31, 2023 7:25 AM
To: Lynn Tone; Sheila Shoemaker
Subject: RE: Conditional Use Request 851-23-000138-PLNG

Hi Shiela and Lynn,

- Them mobile carts will have to be to the new 2020 standard code since they have not been licensed in over 6 months. Applications will have to be filed out, paid for, a full plan review from our office and pre-opening inspection complied and completed before they are allowed to operate. This process could take up to a month depending on the time of year.
- The mobile will must be placed on an impervious surface. Concrete preferred, gravel OK. Not grass.
- I need a plan for freshwater for the carts and waste waster disposal from the carts.



Jaime Craig (she/her/hers) | REHS
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Although our office is open, staffing availability may limit when our office door is open. If you need to schedule time to speak with Environmental Health, please call 503-842-3909 to schedule an in-person appointment. Thank you. Our office hours are from 8:30 to 4:30 with a lunch from 12-1pm.

From: Lynn Tone <ltone@co.tillamook.or.us>
Sent: Tuesday, May 30, 2023 2:54 PM
To: Sheila Shoemaker <sshoemak@co.tillamook.or.us>
Subject: Conditional Use Request 851-23-000138-PLNG

Please see attached for Notice of Administrative Review.