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*Land of Cheese, Trees and Ocean Breeze*

## **NOTICE OF DECISION**

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

May 16, 2024

**#851-24-000126-PLNG:** Request for expansion of an established emergency crisis and outreach center (Tillamook Hope Center) approved as Conditional Use request #851-15-000379-PLNG to the second floor of the existing building with 40 additional beds and office space as described in “Exhibit B” of the staff report dated May 1, 2024, on file with the Department of Community Development for #851-24-000126-PLNG. The subject property is accessed via Headquarters Street, a private street, is located south of the City of Tillamook in the Port of Tillamook Bay Industrial Park and designated as Tax Lot 800 in Section 4 of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). The applicant and property owner are Helping Hands Re-Entry Outreach Centers.

Dear Interested Parties:

A public hearing on the above-entitled matter was held before the Tillamook County Planning Commission on May 8, 2024, where a decision was made on this date.

The Tillamook County Planning Commission considered this request on the basis of the criteria listed in Section 6.040: Conditional Use Review Criteria of the Tillamook County Land Use Ordinance (TCLUO) and relevant development standards contained within the TCLUO and Tillamook County Comprehensive Plan. The Planning Commission also considered this request on the basis of the findings of fact and conclusions contained within the staff report, written testimony received during the public comment period, oral testimony taken at the May 8, 2024, hearing, and the Applicant’s presentation.

After consideration of all available evidence described above, the Planning Commission then voted unanimously in favor to approve Conditional Use request #851-24-000126-PLNG, the vote carrying 5 to approve and 0 opposed, subject to the Conditions of Approval contained in “Exhibit A” of this order.

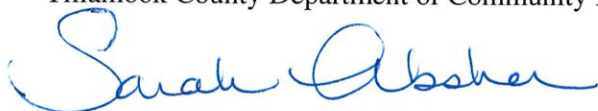
The Planning Commission Order and other documents associated with the request (#851-24-000126-PLNG) are available for review and inspection on the Tillamook County Land Use Application page here: <https://www.co.tillamook.or.us/commdev/landuseapps> and at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

Please contact the Department of Community Development at 503-842-3408 if you have any questions or would like to review the record for this Conditional Use request.

Any party with standing to appeal as described in TCLUO Section 10.110 may appeal the decision to the Board of County Commissioners, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fee of \$250 with the Tillamook County Board of Commissioners within twelve (12) days of the date of this Notice. The deadline for filing an appeal with the Board of County Commissioners is May 28, 2024, at 4:00pm.

If you have any questions about this notice, you may contact this office at (503) 842-3408.

Sincerely,  
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Encl: Maps

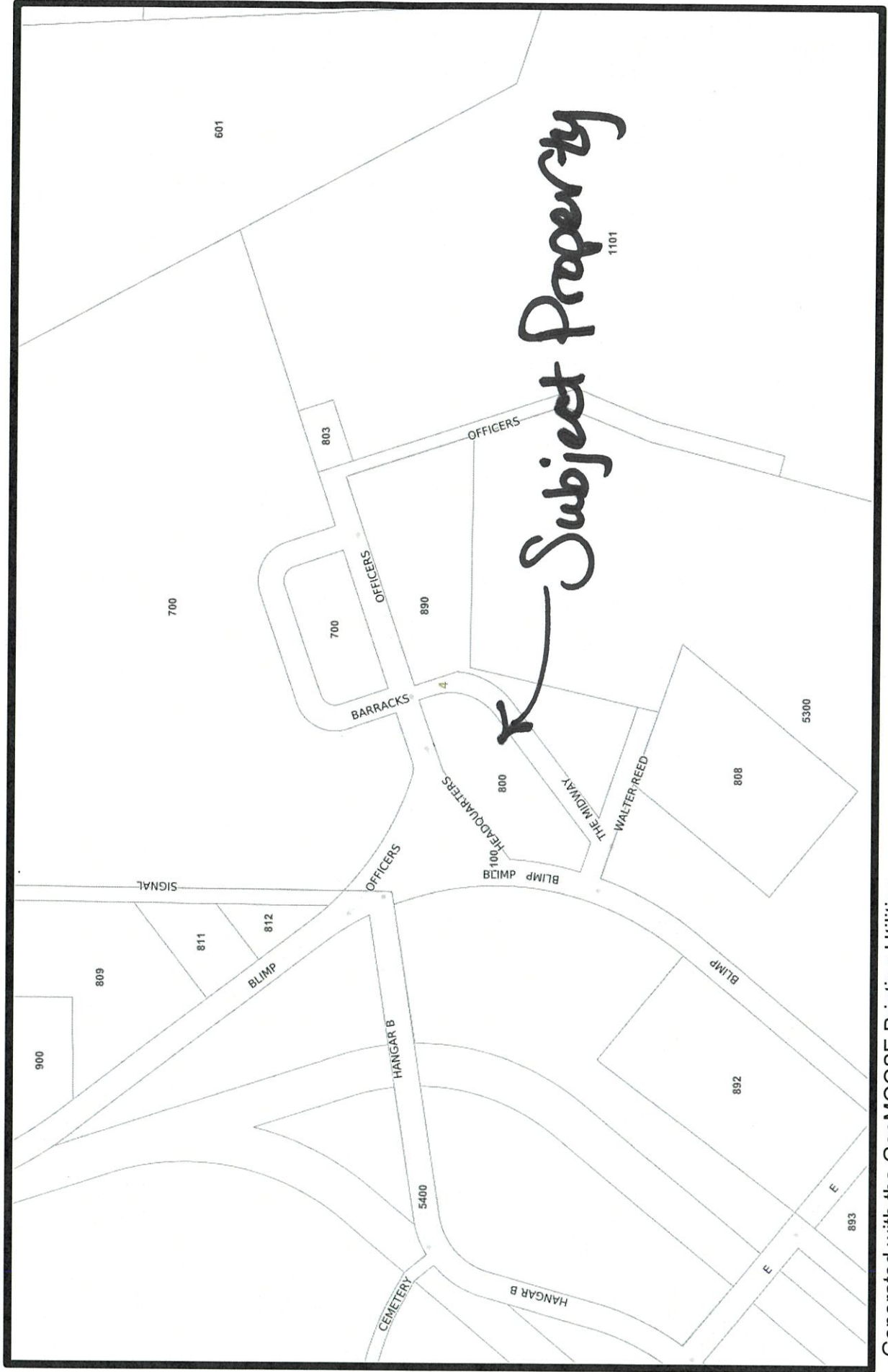
# *“EXHIBIT A”*

## **ADOPTED CONDITIONS OF APPROVAL**

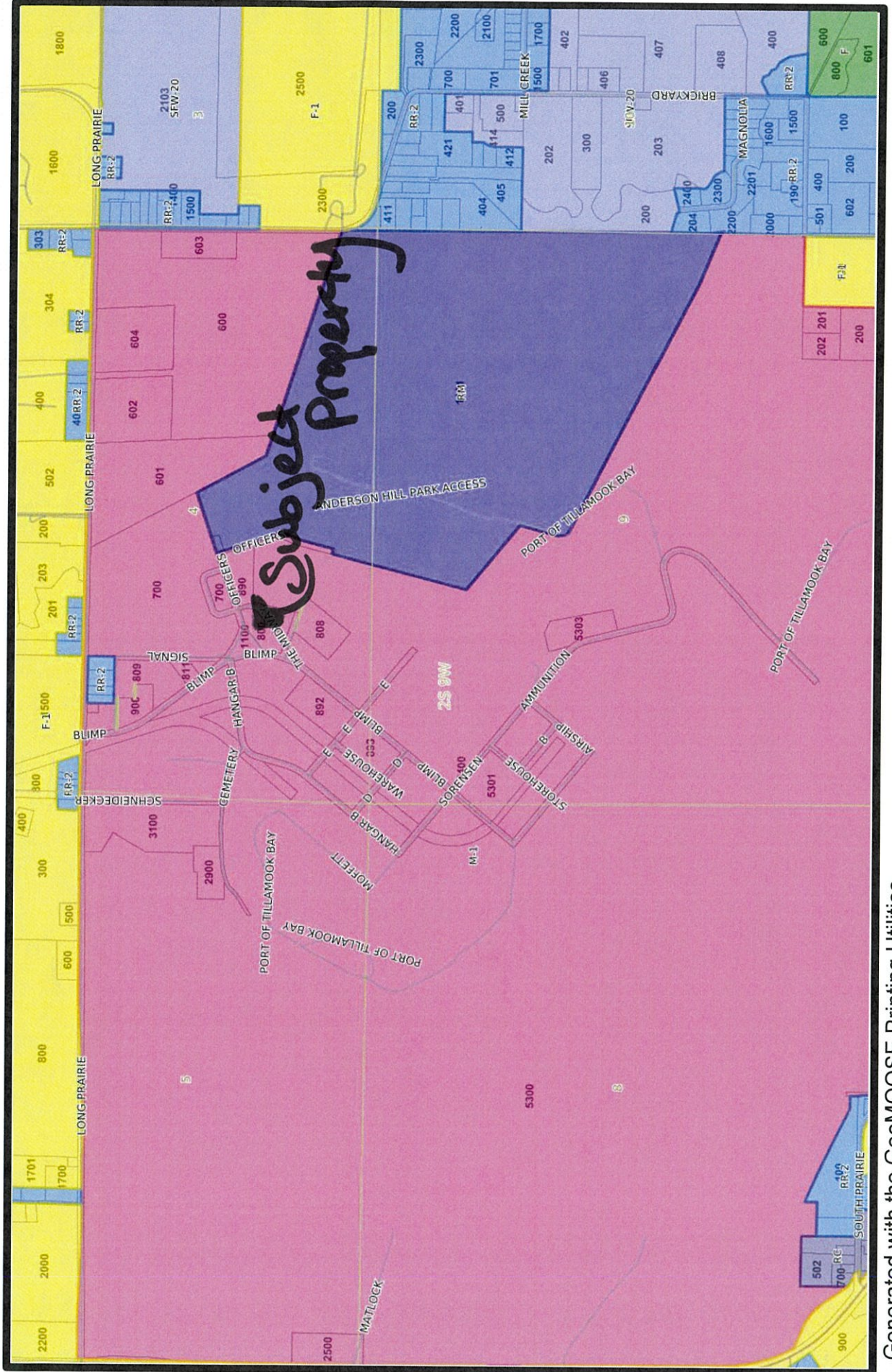
Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Operations and monitoring of the emergency crisis and outreach center shall be consistent with the applicant's submittal (Exhibit B in Staff Report).
3. Expansions or alterations of the emergency crisis and outreach center shall be subject to review under Tillamook County Land Use Ordinance Section 6.030(2).
4. The applicant or property owner shall obtain an approved Zoning Permit from Tillamook County Department of Community Development prior to commencement of use of the second floor for the emergency crisis and outreach center.
5. The applicant or property owner shall provide a letter from the Port of Tillamook Bay confirming sewage disposal capacity at the time of Zoning Permit Application submittal.
6. The applicant or property owner shall provide a letter from the City of Tillamook confirming water service at the time of Zoning Permit Application submittal.
7. The applicant or property owner shall provide a letter from the Tillamook Fire District confirming the structure meets fire protection standards at the time of Zoning Permit Application submittal.
8. The applicant shall obtain all necessary permits from the Tillamook County Health Department.
9. The property owner shall maintain a total of 29 off-street parking spaces as required per TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements. Each parking space shall be a minimum of 8 feet by 20 feet. Parking spaces shall be shown on the site plan submitted with the Zoning Permit to the Department of Community Development.
10. Signage shall comply with the requirements of TCLUO Section 4.020: Signs.
11. This approval shall be void two years from the date of approval unless construction of approved plans has begun, or an extension is requested from, and approved by the Department of Community Development.
12. Downward shields shall be used on all external lights so as to not interfere with aircraft or airport operations.

# Map



# Map



BEFORE THE PLANNING COMMISSION  
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF A CONDITIONAL USE REQUEST ) TO EXPAND AN ESTABLISHED EMERGENCY CRISIS ) AND OUTREACH CENTER (TILLAMOOK HOPE ) CENTER) APPROVED AS CONDITIONAL USE ) REQUEST #851-15-00379-PLNG ZONED GENERAL ) INDUSTRIAL (M-1), LOCATED AT 6505 ) HEADQUARTERS STREET AND DESIGNATED AS ) TAX LOT 800 OF SECTION 4, TOWNSHIP 2 SOUTH, ) RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, ) TILLAMOOK COUNTY, OREGON. )	FINDINGS OF FACT, CONCLUSIONS AND ORDER  #851-24-000126-PLNG
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APPLICANT: Helping Hands Re-Entry Outreach Centers, 6505 Headquarters Street, Tillamook, OR 97141

PROPERTY OWNER: Helping Hands Re-Entry Outreach Centers, 6505 Headquarters Street, Tillamook, OR 97141

The above-named applicant/property owner applied to the Tillamook County Department of Community Development requesting conditional use approval to expand the Tillamook Hope Center, an established emergency crisis and outreach center, to the second floor of the existing building with 40 additional beds and office space as described in "Exhibit B" of the staff report dated May 1, 2024, on file with the Department of Community Development for #851-24-000126-PLNG.

The subject property is accessed via Headquarters Street, a private street, is located south of the City of Tillamook in the Port of Tillamook Bay Industrial Park and designated as Tax Lot 800 in Section 4 of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). A public hearing on the above-mentioned matter was held before the Tillamook County Planning Commission on May 8, 2024.


The Tillamook County Planning Commission considered this request on the basis of the criteria listed in Section 6.040: Conditional Use Review Criteria of the Tillamook County Land Use Ordinance (TCLUO) and relevant development standards contained within the TCLUO and Tillamook County Comprehensive Plan. The Planning Commission also considered this request on the basis of the findings of fact and conclusions contained within the staff report, written testimony received during the public comment period, oral testimony taken at the May 8, 2024, hearing, and the Applicant's presentation.

After consideration of all available evidence described above, the Planning Commission then voted unanimously in favor to approve Conditional Use request #851-24-000126-PLNG, the vote carrying 5 to approve and 0 opposed, subject to the Conditions of Approval contained in "Exhibit A" of this order.

This decision may be appealed to the Board of County Commissioners by an affected party, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners within twelve (12) days of the date of notice for this decision.

DATED this 14<sup>th</sup> of May, 2024.

TILLAMOOK COUNTY PLANNING COMMISSION



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Kurt Heckerth, Chairperson

**“EXHIBIT A”**

**ADOPTED CONDITIONS OF APPROVAL**

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