



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST #851-25-000069-PLNG: GEIL
COTTAGE INDUSTRY
FISH PROCESSING AND WHOLESALE COMPANY**

*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: April 23, 2025**

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

#851-25-000069-PLNG: A request to operate a fish processing and wholesale company within an existing accessory building located in the Cloverdale Unincorporated Community. The subject property is located at 13705 Mill Road, a county road, is zoned Community Low Density Urban Residential Zone (CR-1) and is designated as Tax Lot 300 in Section 27 of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The applicant is Heather Geil and the property owners are Heather & Jason Geil.

Written comments received by the Department of Community Development prior to 4:00p.m. on May 7, 2025, 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 May 8, 2025.

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.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please contact Sheila Shoemaker at 503-842-3408 Ext. 3123, Sheila.shoemaker@tillamookcounty.gov

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

#851-25-000069-PLNG: Geil

REVIEW CRITERIA

ARTICLE VI - CONDITIONAL USE PROCEDURES AND CRITERIA

SECTION 6.040: REVIEW CRITERIA:

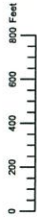
Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (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.

EXHIBIT A

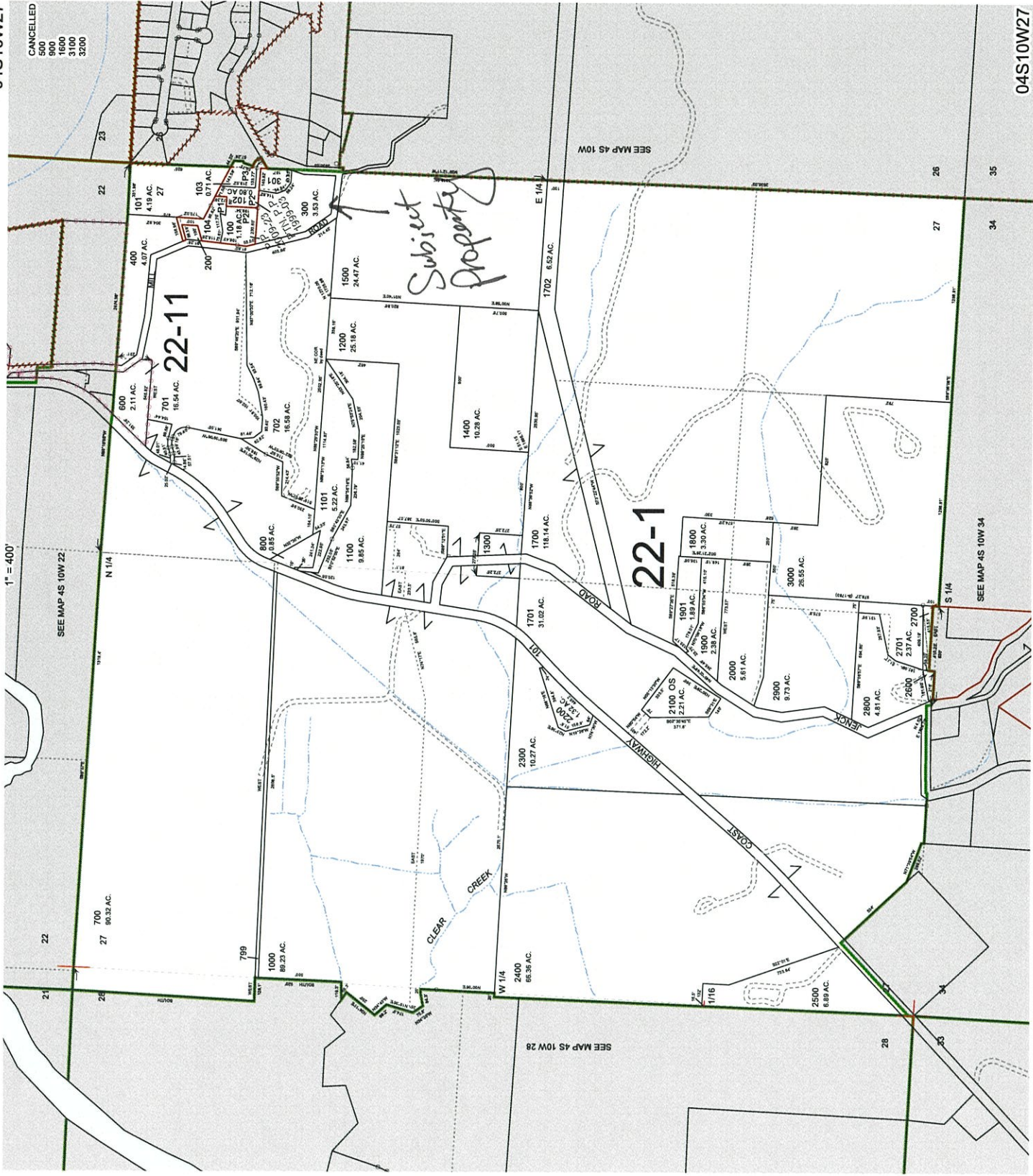
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 27 T.4S. R.10W. W.M.
TILLAMOOK COUNTY



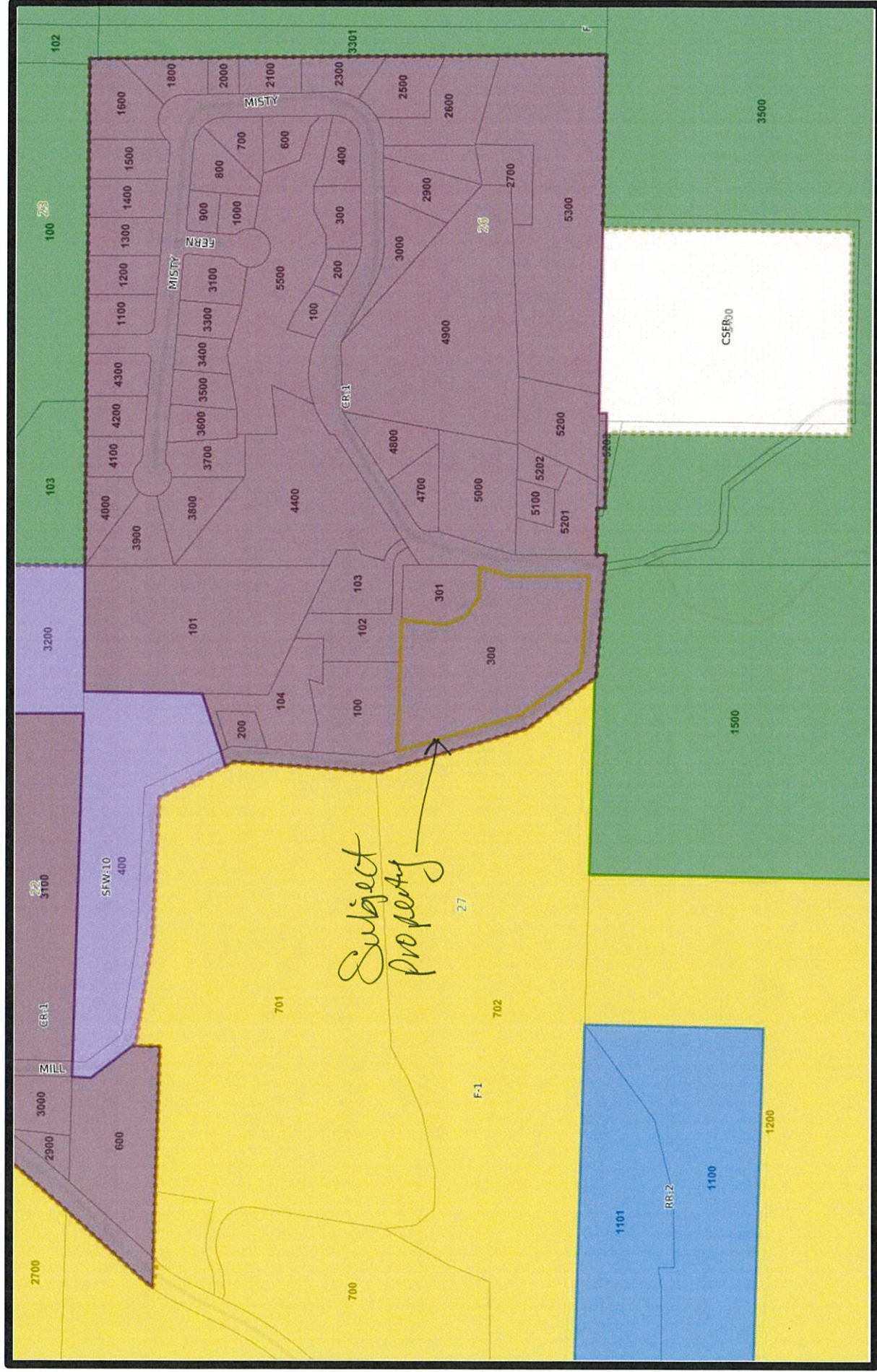
04S10W27

CANCELLED
500
900
1600
3100
3200



04S10W27
Revised 12/19/19, WS

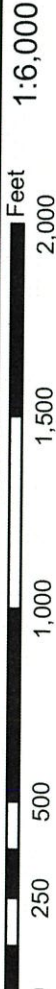
Map



National Flood Hazard Layer FIRMette



123°53'28"W 45°12'10"N



123°52'51"W 45°11'45"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, AD, 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
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee
Zone D

OTHER AREAS

- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard
Zone

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance
20.2
17.5
- 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



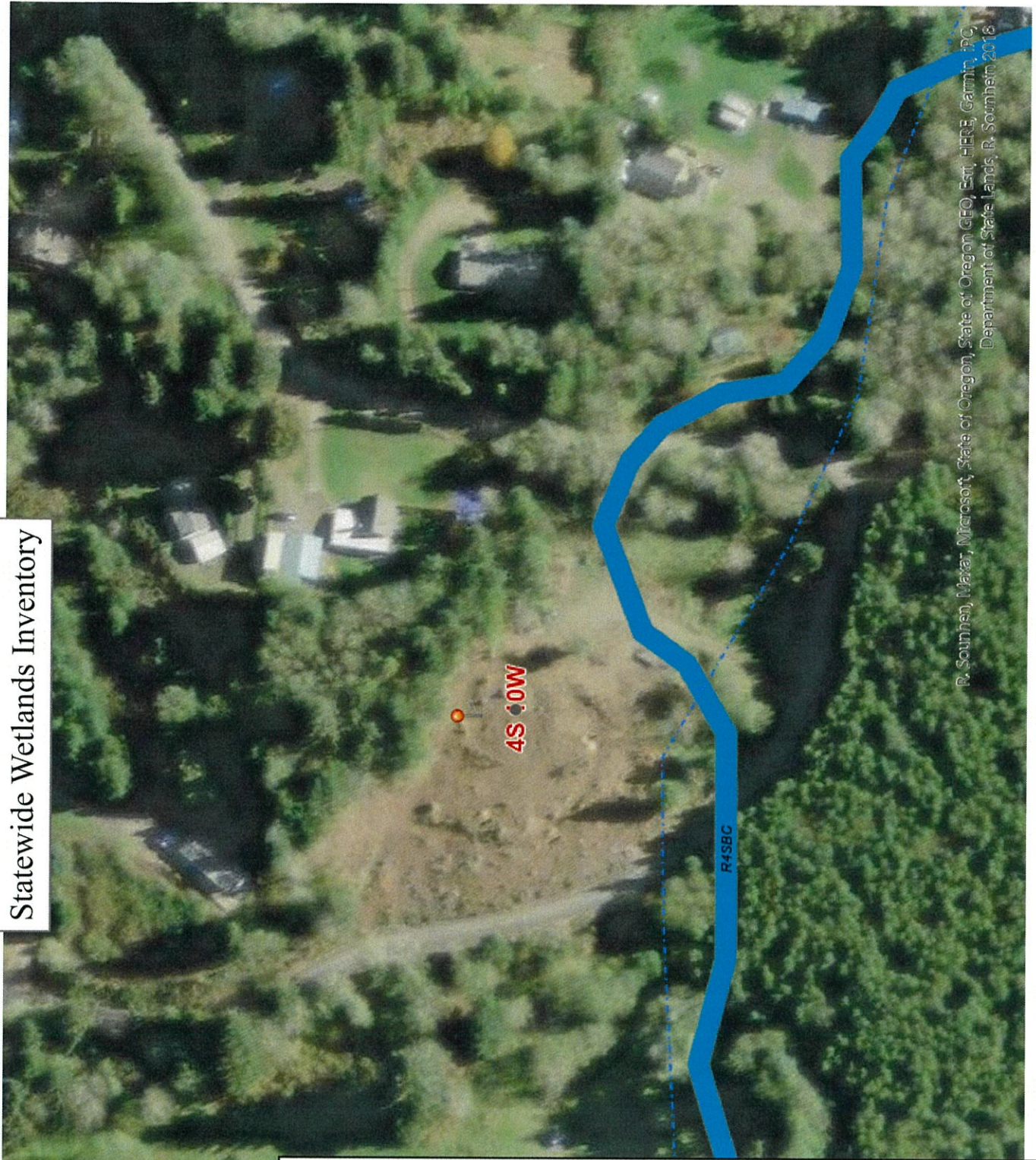
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **4/21/2025 at 3:50 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.

Statewide Wetlands Inventory



- Oregon Scenic Waterway - Water Courses
- Essential Salmonid Habitat
- Townships
- LWI Study Area
- BASEDAT.DBO.NHDIWaterbody
- BASEDAT.DBO.NHDIArea
- BASEDAT.DBO.NHDIFlowline
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- BASEDAT.DBO.NHDIPoint
- Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Agate-Winlo Soils

R. Souphen, Mazer, Microsoft, State of Oregon, State of Oregon GEO, Est. HERE, Garmin, PC, Department of State Lands R. Souphen 2018

Geologic Hazard Area

The screenshot shows a web-based map interface for landslide susceptibility data. The interface includes a top navigation bar with tabs for 'Catalog', 'Favorites', 'Visible', and 'Results'. A search bar is located below the navigation bar. The left sidebar contains a tree view with the following categories and sub-items:

- Map Extras**
- Administrative Boundaries**
 - ☒ Tax lots
 - ☒ County Boundaries
- Non-Regulatory Planning**
- Physical**
 - ☐ Debris Flow fans
 - ☒ **Deep Landslide Susceptibility**
 - High Susceptibility (Red)
 - Moderate Susceptibility (Orange)
 - ☒ **Shallow Landslide Susceptibility**
 - ☐ Rapidly Moving Landslides
 - ☐ Beaches and Dunes Overlay Zone
- Elevation**
 - ☐ Highest Hit, OLC, 2008-19
 - ☒ Bare Earth, OLC, 2008-19
- Aerial Photos**
 - State Imagery**
 - World Imagery**
- Basemaps**
 - Carto**
 - ☒ Light
 - ☐ Voyager
 - Esri**

The main map area displays a color-coded landslide susceptibility map. The map shows various land parcels, some labeled with IDs like '04510W21' and '04510W22'. The map includes a scale bar (0 to 1000 feet) and a north arrow. The map is overlaid with a grid of orange and red areas, representing different levels of landslide susceptibility. A legend on the left indicates that red represents 'High Susceptibility' and orange represents 'Moderate Susceptibility'.

EXHIBIT B



PLANNING APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Heather Geil Phone: 541-921-8125
Address: 13705 Mill Rd.
City: Cloverdale State: OR Zip: 97112
Email: heather.geil@yahoo.com

Property Owner

Name: Jason's Heather Geil Phone: 541-921-8125
Address: 13705 Mill Rd.
City: Cloverdale State: OR Zip: 97112
Email: heather.geil@yahoo.com

Request: Fish processing Company

OFFICE USE ONLY	
Date Stamp	RECEIVED
	FEB 14 2025
BY: <u>Jh Conners</u>	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: <u>1,365.00</u> <i>pld 2/14/25</i>	
Permit No:	
<u>851-25-000069</u> -PLNG	

Type II

- ☐ Farm/Forest Review
- ☒ Conditional Use Review
- ☐ Variance
- ☐ Exception to Resource or Riparian Setback
- ☐ Nonconforming Review (Major or Minor)
- ☐ Development Permit Review for Estuary Development
- ☐ Non-farm dwelling in Farm Zone
- ☐ Fore-dune Grading Permit Review
- ☐ Neskowin Coastal Hazards Area

Type III

- ☐ Detailed Hazard Report
- ☐ Conditional Use (As deemed by Director)
- ☐ Ordinance Amendment
- ☐ Map Amendment
- ☐ Goal Exception
- ☐ Nonconforming Review (As deemed by Director)
- ☐ Variance (As deemed by Director)

Type IV

- ☐ Ordinance Amendment
- ☐ Large-Scale Zoning Map Amendment
- ☐ Plan and/or Code Text Amendment

Location:

Site Address: 13705 Mill Rd. Cloverdale OR 97112

Map Number: 4S 10 2700 0300
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.

Heather Geil

Property Owner Signature (Required)

Heather Geil

Applicant Signature

2/12/2025

Date

2/12/2025

Date

Type II Conditional Use Application

Owner/Applicant: Jason & Heather Geil, and Kiwanda Reef Fish Company

Location: 13750 Mill Road, Cloverdale, Oregon 97112

Tax lot: T4S R10 Section 2700 Tax lot 0300

Request: Approval for Conditional Use Cottage Industry Permit to have a wholesale fish dealer and processing license.

Conditional use Criteria Responses

1. The conditional use in the underlying zone is expected in the CR-1 zone.
2. Yes, the use is consistent with the applicable goals and policies of the comprehensive plan.
3. The parcel is suitable for the proposed use considering that the property is irregularly shaped and over 3.5 acres. It is right off a paved county road, with a big driveway that is easy to access and is easy for trucks and cars to turn around in. There is plenty of room for parking with a level gravel area. There is a new house and a 40x60 shop that were just built in 2020 on the property. Most of the property is fenced and gated. There is a large grass area below the house and shop, as well as a creek that runs along the side of the property along the road.
4. The proposed use will not alter the character of the surrounding area and adjacent properties as the business will be primarily in the 40x 60 shop that is already established on the property. The property is big enough to not impact any other property boundaries. The storage shall all be contained to the property's 3.5 acres. We will not have to make any alteration to the property's natural surroundings to accommodate this business.

5. The proposed use will not have a detrimental effect on any existing solar energy systems and wind energy conversion systems or windmills as there are not any in the county so it will not have any impact.
6. The property is easily accessible by a county road and is in the Nestucca Valley Fire District. There is water to the property from Cloverdale Water District. There are not any hazards blocking the property and driveway. There is a nice big pull-off at the entrance to the property as well as a big gravel turnaround area next to the house and shop.

Cottage Industry

"A business or business-related activity that is carried on within either a dwelling or a building accessory to that dwelling, which employs no more than two non-family members, and which has limited impacts on the surrounding properties. Deliveries and customer visitations are limited to the hours between 8:00 a.m. and 6:00 p.m. Outdoor storage is allowed if it is similar to what legally occurs in the neighborhood, and accessory structures conform to the character of the neighborhood."

With Kiwanda Reef Fish Company I plan on catching fish and crab and buying fish to process and sell and deliver to local restaurants. There will not be a big influx in the traffic to and from the property as I will be the one taking the seafood to the buyers after it is processed and cooked. All of this will comply within the business hours listed above.

Corresponding Information

Site plan of property included.

Application for Wholesale Fish Dealer License has been sent off.

We have been in contact with Jim Moore from ODA. In the process of getting an ODA permit.

Fish Processing for Kiwanda Reef Fish Company

The process in which we will be processing the fish and crab that we catch and buy will be as follows.

Fish processing

1. We will have a scale to weigh out the fish and crab
2. Ice them down with the ice for the machine that will be in the shop
3. Clean and filet the fish in an ODA approved room
4. Weigh out fish fillets to be bag and vacuum sealed in 10lbs bag
5. Date and refrigerate until we take them to buyer, freeze any surplus for future sales
6. Store fish in freezer to take to cannery to have fish canned for future sale: We will not be canning here on the property for the company
7. We will smoke fish in a smoker occasionally as needed

Crab processing

1. Catch crab and weigh them, then put into live tank until time to process
2. Take crab out of the tank and put them into the cooker till cooked
3. Once cooked pull them out and bag them and refrigerate them until taken to buyer

Operation hours

Hours of operation will be 10am to 6pm daily when fish and crab are in season

Machinery for the Fish Company

1. Scales
2. Ice machine
3. Vacuum sealer
4. Live tank
5. Crab cooker
6. Refrigerator and Freezer
7. Small portable smoker

WHOLESALE FISH DEALER LICENSE APPLICATION



Oregon Department of Fish & Wildlife
4034 Fairview Industrial Drive SE
Salem, OR 97302-1142
Phone 503-947-6101 FAX 503-947-6117

For ODFW Use Only
Date/Initials
Approved _____
Lic/Rpts _____
Fish Tkts _____

NOTE: This application is *NOT* a license and does not authorize the buying/selling of fish. Once this application is approved, you will be issued a Wholesale Fish Dealer License and will receive it via mail or email. You are *not* able to buy/sell fish until this application has been approved and you have your dealer's license in hand.

<input checked="" type="checkbox"/> First Time Application	<input type="checkbox"/> Application for renewal
<input type="checkbox"/> Reporting Dealer	<input type="checkbox"/> Non-Reporting Dealer (No bond is required for a non-reporting dealer)
Dealer Number _____	Social Sec. No./Tax ID <u>33-2808867</u>

Business Name Kiwanda Reef Fish Company
Oregon Business (Licensed) Location 13705 Mill Rd.
City, State, Zip Code Cloverdale OR 97112
Business Phone Number 541-921-8821 Fax Phone Number Marcus@kiwanda-reef-fish-company.com
Plant Manager Marcus Geil Bookkeeper Heather Geil
Mailing Name: Kiwanda Reef Fish Company
Mailing Address: Po Box 144
City, State, Zip Code Cloverdale OR 97112
If your plant is not open year round, where may we contact you?
Address, City, State, Zip Same as above Phone Number 541-921-8821
Date of Birth: 6/29/2002 Driver's License: State OR No. A750507

CIRCLE TYPE OF LICENSE APPLIED FOR: (all license fees include \$2 agent fee)		
		Minimum First Year Bond
Wholesale Fish Dealer	\$502	\$1,000
Shellfish Canner	\$502	\$1,000
Fish Canner	\$502	\$1,000

Note: A bond is not required for a non-reporting dealer. Refer to Oregon Administrative Rules or call the ODFW Salem Headquarters office with questions regarding requirements and criteria.

A Fish Buyer License is required to purchase or receive fish or shellfish from commercial harvesters at locations other than the licensed premises of any licensed Wholesale Fish Dealer or Buying Station.

For information on obtaining fish tickets or registering for electronic tickets, contact Commercial Fisheries at (503) 947-6247.

Signature of Applicant _____ Date: _____

Payment Options: Visa/MasterCard/Discover Check or Money Order (Mail Order only)

CARD #: _____ EXP DATE: _____ (MM/YY) CVC# _____

SIGNATURE OF CARDHOLDER: _____

45 10 2700 0300
13705 Mill Rd Cloverdale

2/1/2025

