



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://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

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*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REVIEW REQUEST #851-23-000138-PLNG:  
TILLAMOOK CREAMERY TEMPORARY MOBILE KITCHEN UNITS**

*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: May 30, 2023**

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

**#851-23-000138-PLNG:** A Conditional Use request for the placement and operation of a Temporary Mobile Food Units, on a property within Unincorporated Tillamook County located at, located north of Tillamook city, accessed off of Highway 101 N, a state highway and designated as Tax Lot 600 in Section 18 of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned General Industrial Zone (M-1). The applicant is Kimberly Leuthold and the property owner is Tillamook County Creamery Assn.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 13, 2023, 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 the next business day, June 14, 2023.

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 an 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 call the Department of Community Development at 503-842-3408 x3412 or [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Sheila Shoemaker". The signature is fluid and cursive.

Sheila Shoemaker, Land use planner

Sarah Absher, Director, CFM

**REVIEW CRITERIA**

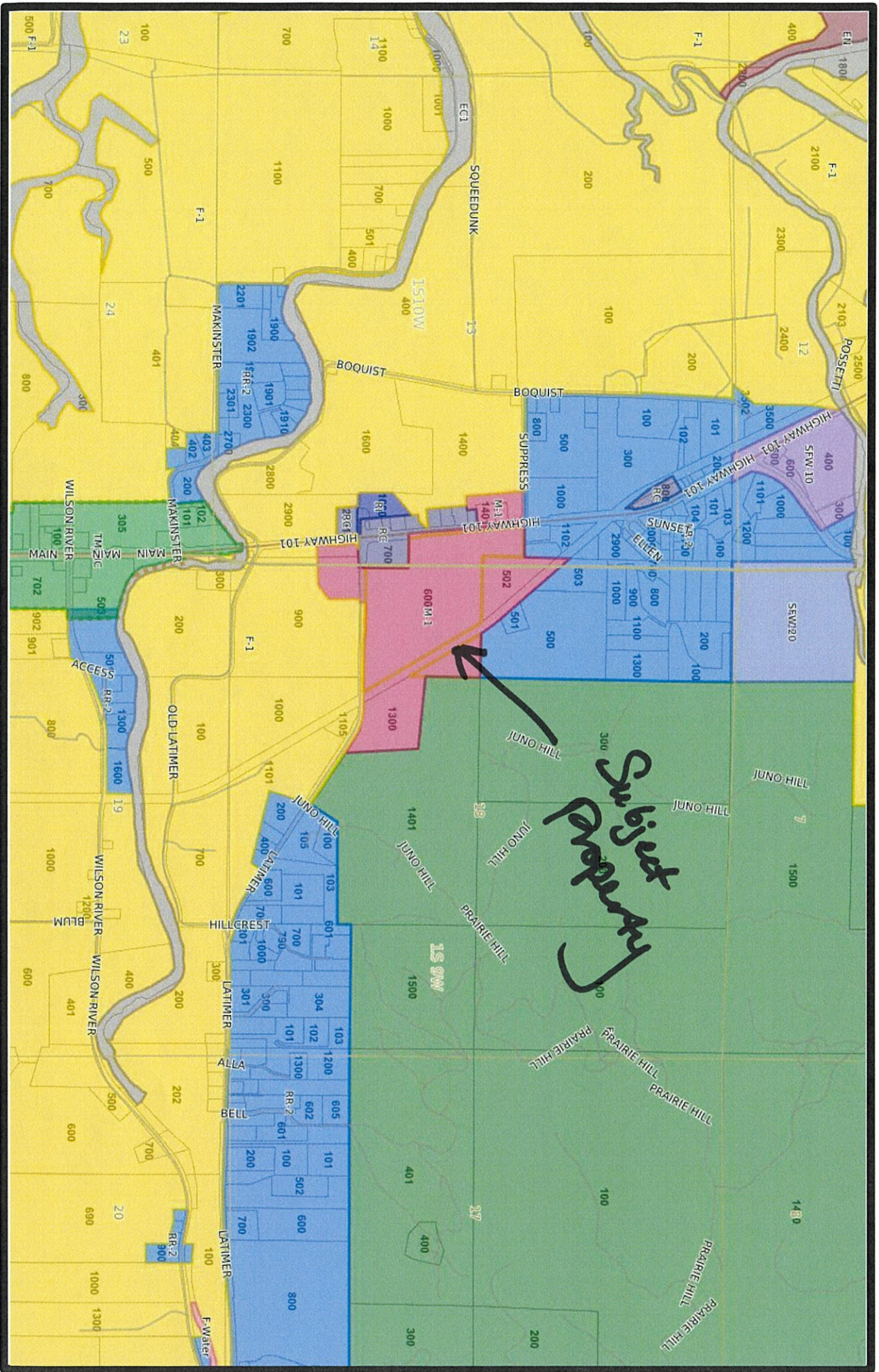
**TCLUO ARTICLE VI:**

**SECTION 6.040: REVIEW CRITERIA**

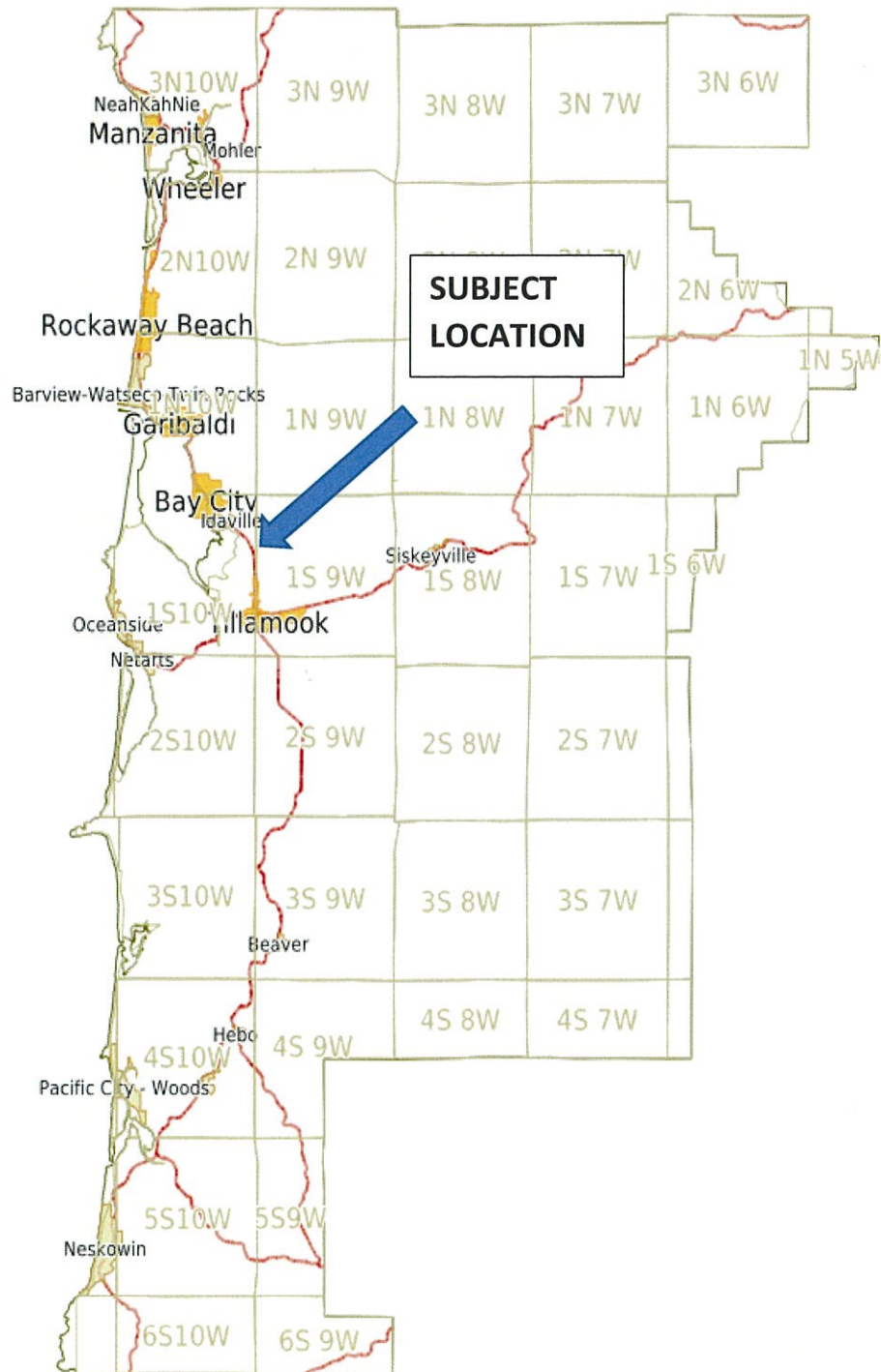
Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (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



# VICINITY MAP



#851-23-000138-PLNG:  
Tillamook Creamery



## PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b>
	APR 27 2013
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 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: 4165 Hwy 101 N Tillamook OR 97141  
 Map Number: 15 01 18 400  
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.

[Signature]  
 Property Owner Signature (Required)  
[Signature]  
 Applicant Signature

4/27/23  
 Date  
4/27/23  
 Date

## **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.

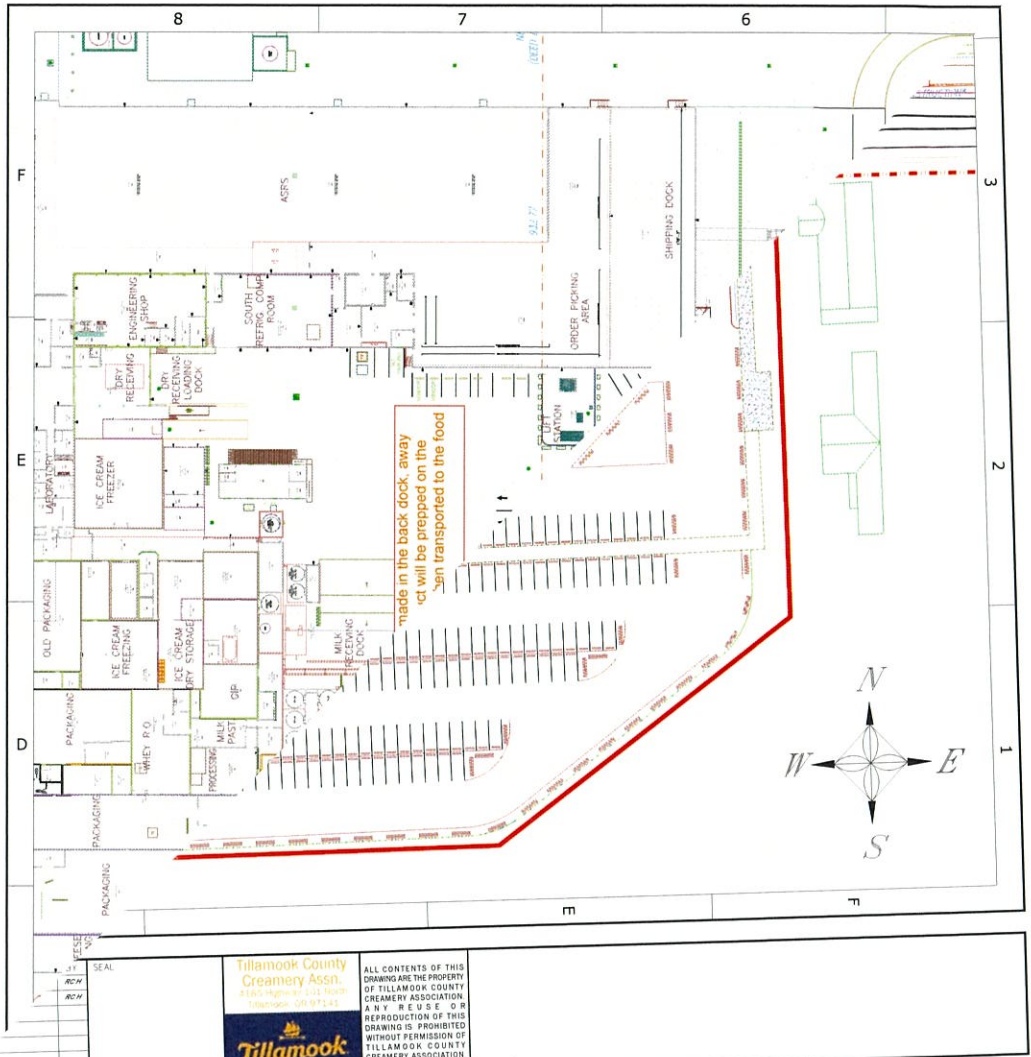
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

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](mailto:ESecher@tillamook.com)  
C: (541) 231-1104

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



Tillamook County  
 Creamery Assn.  
 2200 Highway 101, Tillamook  
 Oregon, OR 97141



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