



DEPARTMENT OF COMMUNITY DEVELOPMENT  
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street  
Tillamook, Oregon 97141  
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*Land of Cheese, Trees and Ocean Breeze*

*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 PUBLIC HEARING  
TILLAMOOK COUNTY PLANNING COMMISSION**

**Date of Notice:** April 11, 2024

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, May 9, 2024, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

**#851-24-000126-PLNG:** Request for expansion of an established emergency crisis and outreach center (Helping Hands) approved as Conditional Use request #851-15-000379-PLNG. Located at 6505 Headquarters Street, in the Port of Tillamook Bay Industrial Park, the subject property is located south of the City of Tillamook 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 General Industrial (M-1). The applicant and owner are Helping Hands Re-Entry Outreach Centers.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250-feet of the exterior boundary of the subject properties for which application has been made at least 28 days prior to the date of the hearing.

Applicable criteria are contained within the Tillamook County Land Use Ordinance Section 6.040: Conditional Use Review Criteria and the Tillamook County Comprehensive Plan. Only comments relevant to the approval criteria are considered relevant evidence. Relevant standards include and may not be limited to applicable standards contained within TCLUO Section 3.032: General Industrial (M-1) Zone.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the May 9, 2024 hearing and hearing protocol, please visit the Tillamook County Community Development Planning Commission page at <https://www.tillamookcounty.gov/bc-pc> or email Lynn Tone, Permit Technician, at [lynn.tone@tillamookcounty.gov](mailto:lynn.tone@tillamookcounty.gov). The virtual meeting link can be found at the bottom of the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the May 9, 2024, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, April 30, 2024, will be included in the packet mailed to the Planning Commission the week prior to the May 9, 2024, hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes



appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Permit Technician, Tillamook County Department of Community Development, [lynn.tone@tillamookcounty.gov](mailto:lynn.tone@tillamookcounty.gov) as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

Documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.tillamookcounty.gov/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon, 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact Lynn Tone for additional information [lynn.tone@tillamookcounty.gov](mailto:lynn.tone@tillamookcounty.gov) or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearings, call 1-800-488-8280 ext. 3423 or email [lynn.tone@tillamookcounty.gov](mailto:lynn.tone@tillamookcounty.gov) at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email [lynn.tone@tillamookcounty.gov](mailto:lynn.tone@tillamookcounty.gov).

Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Enc. Maps

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.

## **Citizen Tips for Providing Testimony at a Planning Commission/Board of County Commissioner Hearing**

Goal 1 of Oregon's Statewide Planning Goals recognizes the importance of citizen involvement "in all phases of the planning process." One of the principal ways for citizens to be involved is by testifying at local land use hearings. These citizen tips are designed to help citizens prepare and deliver testimony during Tillamook County land use hearing processes.

### **Know the Process**

The Chair of the decision-making body will always read aloud the order of presentation and the process. Presentation is generally as follows:

- Planning Staff Presentation (generally 15 minutes)
  - Questions to Staff by the Decision-Maker
- Applicant's Presentation (generally 15 minutes)
  - Questions to Applicant by the Decision-Maker
- Public Comment Period
  - Generally limited to 3 minutes per person.
- Applicant Rebuttal & Final Statements
- Staff Final Statements
- Public Hearing Closed for Decision-Maker Deliberation
  - No further public testimony accepted.
- Decision-Maker may ask questions of staff.
- Decision-Makers vote on issue.
- Notice of Decision mailed to all parties.

### **Understand the Issue**

- Become familiar with the land use record (application, staff report and hearing materials) found on the Land Use Applications page under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).
- Prepare an outline of your testimony to use while testifying and focus testimony to the relevant criteria
- Decisions to approve or deny a request are based on the relevant criteria.
- Know when, where and who you are speaking to.
  - Tillamook County Planning Commission or Board of County Commissioners- depending on nature of request, application review process, and current phase of hearing process.
- Public testimony is generally limited to 3 minutes per person.
- Be sure to state your name and address for the record at the beginning of your testimony to ensure you receive notice of decision after hearing process has ended.

### **Check Department Website for Updates**

- Visit the Land Use Applications page.
- Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
- Review additional written testimony received during the open comment periods.
- Review hearing packets and agendas if hearing process is ongoing.
- Review Notice of Decision and remain informed on appeal dates.

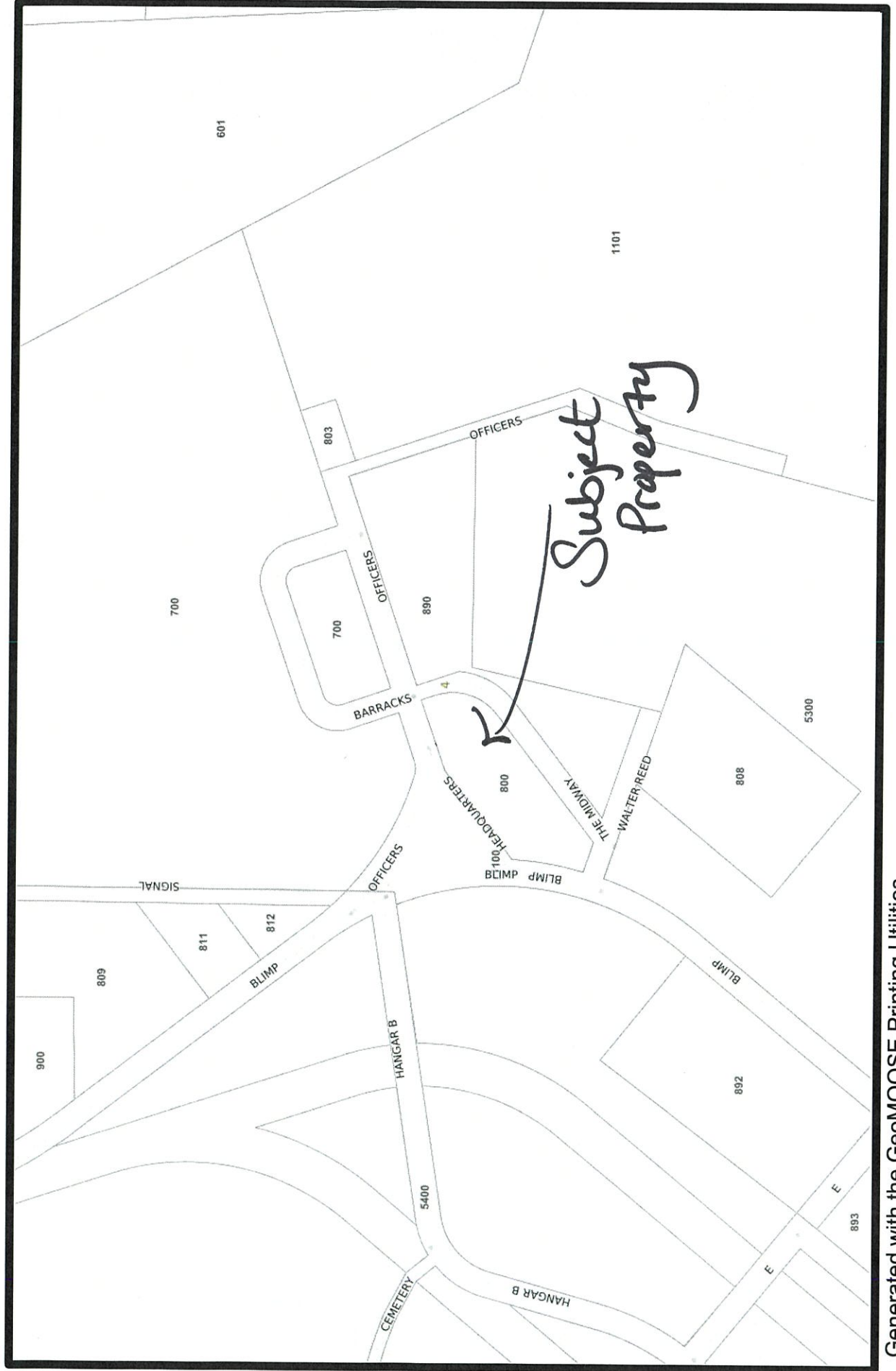


# Map





# Map





## PLANNING APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Property Owner**

Name: Helping Hands Phone: 503-440-9357  
 Address: 6505 Headquarter St  
 City: Tillamook State: OR Zip: 97141  
 Email: a.evans@helpinghandscentry.org

OFFICE USE ONLY	
Date Stamp	
<b>RECEIVED</b> MAR 12 2024	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees: <u>1995.-</u>	
Permit No: 851- <u>21-000124</u> PLNG	

Request: Expansion of an established emergency crisis and outreach center - approved Conditional Use request # 851-15-000379-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**

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

**Type IV**

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

**Location:**

Site Address: 6505 Headquarters Street  
 Map Number: 28 9 4 800  
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)

3-5-24  
 Date

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_



# Helping Hands Reentry Outreach Centers HOPE

P.O. Box 413 Seaside, Oregon 97138  
503.738.4321 | [contact\\_us@helpinghandsreentry.org](mailto:contact_us@helpinghandsreentry.org)  
501(c)3 Nonprofit Tax ID: 27-1158468

## Narrative

Helping Hands Reentry Outreach Centers provides Trauma-Informed, Data-Driven, Person-Centered care for individuals and families experiencing homelessness in Oregon; our facility in Tillamook that provides these services is the Tillamook Hope Center. Helping Hands requested conditional use approval in 2015 to use the building located at 6506 Headquarters Street at the Port of Tillamook Bay in designated Tax Lot 800 of Section 4, Township 2 South, Range 9 West of the Willamette Meridian to use as an emergency crisis and outreach center. That request applied to the first floor of the building, which has been used to provide navigation, low-barrier emergency shelter, and transitional housing through a long-term Reentry Program since 2016.

Since 2020, the number of people experiencing homelessness in Oregon has increased year over year, and rural communities like Tillamook County have felt the increased need to provide services, without the funding to increase services. In order to better support the community and increase the capacity to provide services at the Tillamook Hope Center, Helping Hands has begun making improvements to the second story of the building. Once the renovations are complete, Helping Hands will be able to open up an additional 40 beds to the Hope Center. This increase in beds will increase the number of services provided.

The services provided include navigation – connection people to services and resources they need – low-barrier emergency shelter where someone can stay for up to 30 days, and transitional housing through the long-term Reentry Program. When someone comes to the Hope Center, they receive navigation services while they are in the low-barrier emergency shelter. During their time there they receive a bed, meals, access to snacks, access to laundry, can register on the Oregon Health Plan, and decompress from the trauma of going unhoused. People can be referred into the Tillamook Hope Center whether they have been chronically without housing or only for a day. If the Reentry Program is the best fit for someone staying in the Hope Center to pursue sustainable housing, they continue to receive what they did in the emergency shelter, in addition they receive Case Management and an Individual Reentry Plan (IRP). The IRP is a series of goals, and tasks to complete those goals to empower people to pursue sustainable housing. The goals are built by the participant based on their needs, traumas, obstacles, and goals. Requirements of the IRP include volunteer hours, and classes that build skills and provide opportunities.

## **Section 6.040 Review Criteria**

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

The extension of the emergency crisis and outreach center will provide an additional # beds that will increase the ability to provide local services, health insurance, housing vouchers, counseling, community service, and job search assistance; Individual Reentry Plan (IRP) evaluations to identify individual needs and possible placement at other facilities in Oregon; educational life skills classes; short-term emergency relief for individuals and families in crisis; and kitchen facilities.

When the original conditional use permissions were given, it was acknowledged the Tillamook County Land Use ordinance does not list a specific use that encompasses the entire scope of this project – the Tillamook Hope Center. This request to extend the conditional use of the building to include the second floor falls under those same unique circumstances. The second floor would provide multiple uses permitted in the M-1 Zone:

Section 3.02(3)(d): *Business, government, or professional offices*: Case management assistance and IRP evaluations will occur in spaces on the second floor

Section 3.032(3)(g) *Schools*: Life skills classes contain an educational component similar to schools

Section 3.032(3)(1): *Correctional facility*: The proposed expansion into the second floor will provide beds on a transitional basis similar to a correctional facility

In addition, the first floor which already has been given conditional use approval is used in a manner that falls under Section 3.032(2)(d) *Warehousing, including...storage facilities*.

When the original use request was submitted for consideration in 2015, it was found the emergency crisis and outreach center, now called the Tillamook Hope Center, can be reviewed as a conditional use for the M-1 Zone; “staff concludes this criterion has been met.”

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

The original conditional use request found the proposed use of the building in the M-1 Zone applied to multiple Comprehensive Plan Goals including:

*Goal 1 Element: The Planning Process*

*Goal 2 Element: The Land Use Plan*

*Goal 5 Element: Natural Resources*

*Goal 7 Element: Hazards*

*Goal 9 Element: Population and Economy*

*Goal 10 Element: Housing*

*Goal 11 Element: Public Facilities*

*Goal 12 Element: Transportation*

*Goal 14 Element: Urbanization*



This request is an extension of the previously approved request for conditional use and applies to the same goals of Tillamook County's Comprehensive Plan.

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

The request for the extension of the conditional use approved for the property now known as the Tillamook Hope Center is the same property granted in 2015. It is the same existing building; it has been renovated extensively including a new roof, replacing all the windows on the first floor, new siding and flooring, painted the walls, put in showers and new doors. If the extension of the conditional use request is granted, renovations will be completed, which are approximately 70% complete. Otherwise, the same conditions that existed when the original conditional use request was granted remain.

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 use listed in the underlying zone.*

The emergency crisis and outreach center located in the existing building, now known as the Tillamook Hope Center, has undergone repairs and remodeling on the first floor. This request would allow those repairs to be done on the second floor of the building. This extension of use, though not of the physical building beyond its current parameters, would enable more people to be brought to the facility for the purposes of providing members of the community in need of housing, education opportunities, navigation services, and other vital services for pursuing sustainable housing. The proposed request will not make any changes to the property outside the necessary renovations to the second floor.

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

The existing emergency crisis and outreach center, known as the Tillamook Hope Center, does not sit on property found to have any solar energy systems, wind energy conversion systems, or windmills.

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

When the initial conditional request use was approved, it was found the emergency crisis and outreach center, now known as the Tillamook Hope Center, was accessible by Headquarter Street and Blimp Boulevard. These roads are maintained by the Port of Tillamook Bay, which also has its own sewage disposal system. Water service is still provided by the City of Portland; fire protection continues to be provided by the Tillamook Fire District; police protection is still provided by the Tillamook County Sheriff's Office, who also serve as referral partners for people experiencing homelessness in Tillamook County. Nothing in this request for an extension of the conditional use approved last time has changed.