



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REVIEW REQUEST

#851-24-000173-PLNG:

Sea Q Fish LTD / ACZ Hospitality LLC – Temporary Mobile Food Unit

*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 6, 2024

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

#851-24-000173-PLNG: A Conditional Use request for the placement and operation of a Temporary Mobile Food Unit, on a property within Unincorporated Pacific City/Woods Tillamook County located at 33555 Ferry Street, a County Road, and designated as Tax Lot 1600 in Section 19AC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Pacific City/Woods Commercial One Zone (PCW-C1). The applicant is Sea Q Fish LTD. The property owner is ACZ Hospitality LLC.

Written comments received by the Department of Community Development prior to 4:00p.m. on May 20, 2024, 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, May 21, 2024.

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.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 call the Department of Community Development at 503-842-3408 x3123 or sheila.shoemaker@tillamookcounty.gov.

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

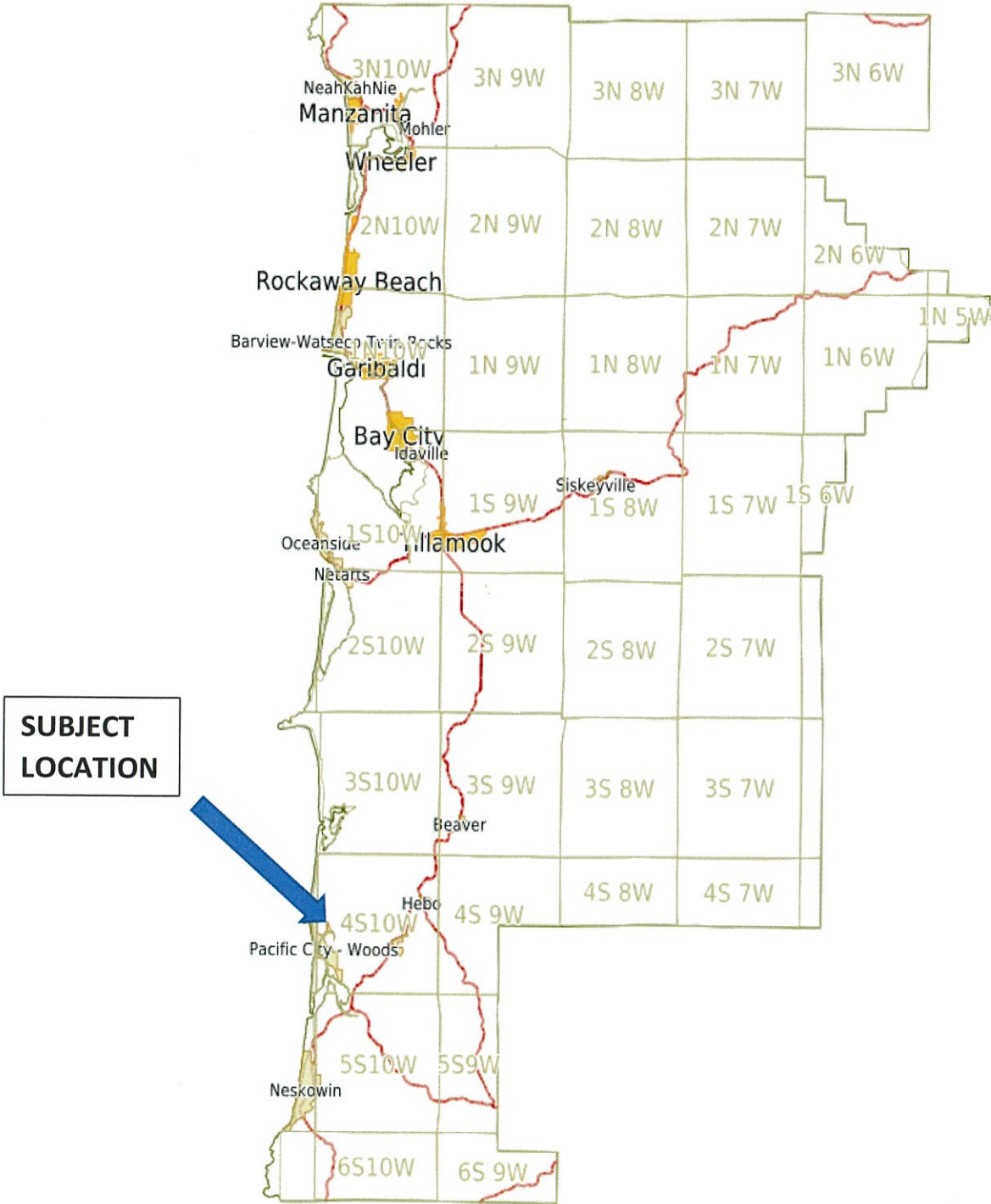
SECTION 6.040: REVIEW CRITERIA

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

EXHIBIT A

VICINITY MAP

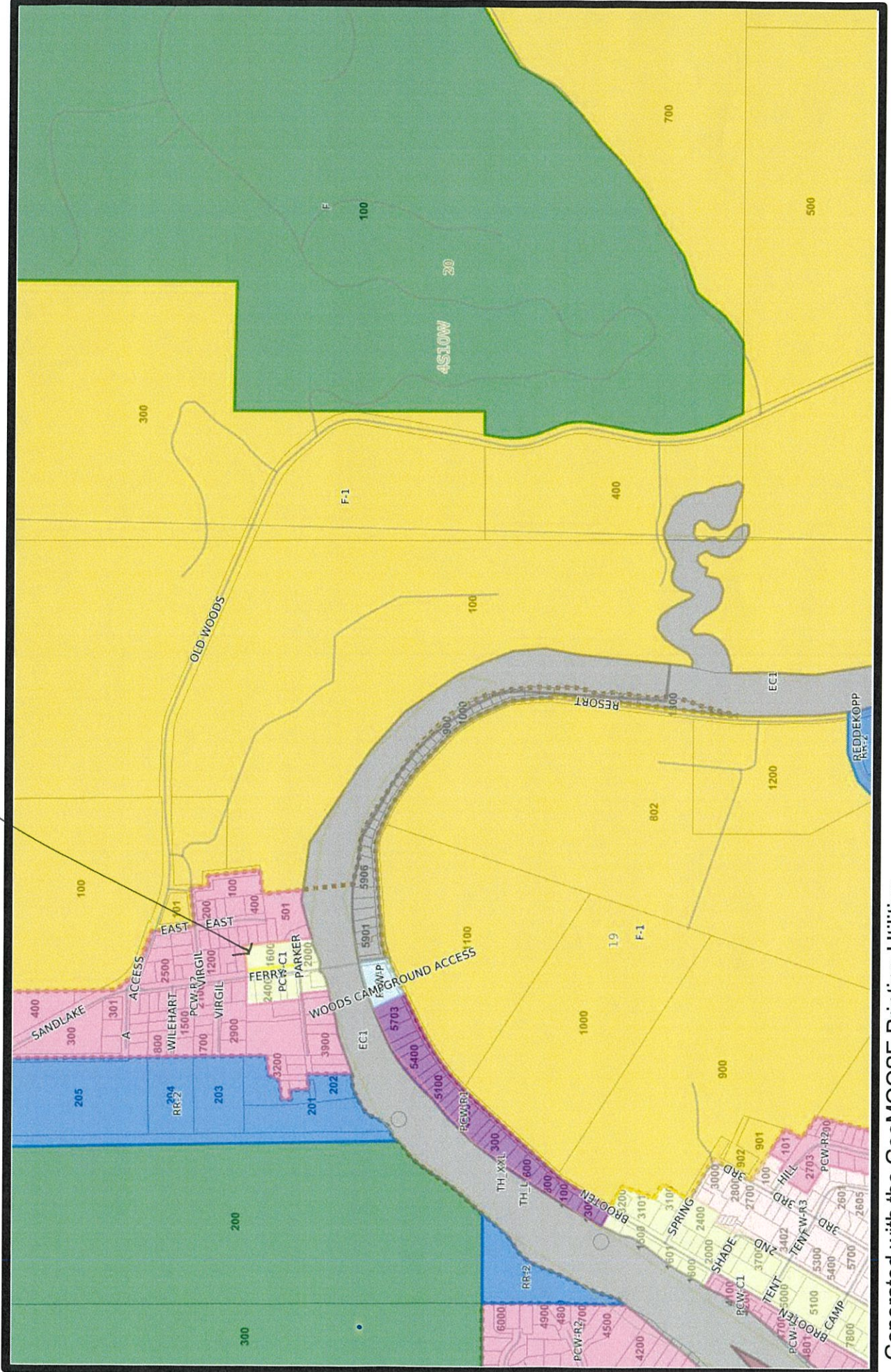


#851-24-000173-PLNG:
SEA Q Fish LTD/ACZ Hospitality LLC

Map



Subject location



Tillamook County
2023 Real Property Assessment Report
 Account 227677

Map 4S1019AC01600
 Code - Tax ID 2202 - 227677

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing ACZ HOSPITALITY LLC
 2170 DALKE RIDGE DR NW
 SALEM OR 97304

Deed Reference # 2022-2189
 Sales Date/Price 03-31-2022 / \$900,000
 Appraiser KARI FLEISHER

Property Class 807 MA SA NH
 RMV Class 201 07 01 300

Site	Situs Address	City
1	33555 FERRY ST	COUNTY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
2202	Land 265,570		Land	0	
	Impr 273,880		Impr	0	
Code Area Total	539,450	320,660	320,660	0	
Grand Total	539,450	320,660	320,660	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202	1	<input checked="" type="checkbox"/>		C-1	Commercial Site	105	0.79 AC		255,570
					OSD - AVERAGE	100			10,000
Code Area Total							0.79 AC		265,570

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2202	1	1943	511	RV Park/Campground	149	1,426			273,880
Code Area Total							1,426		273,880

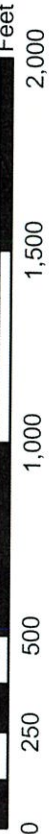
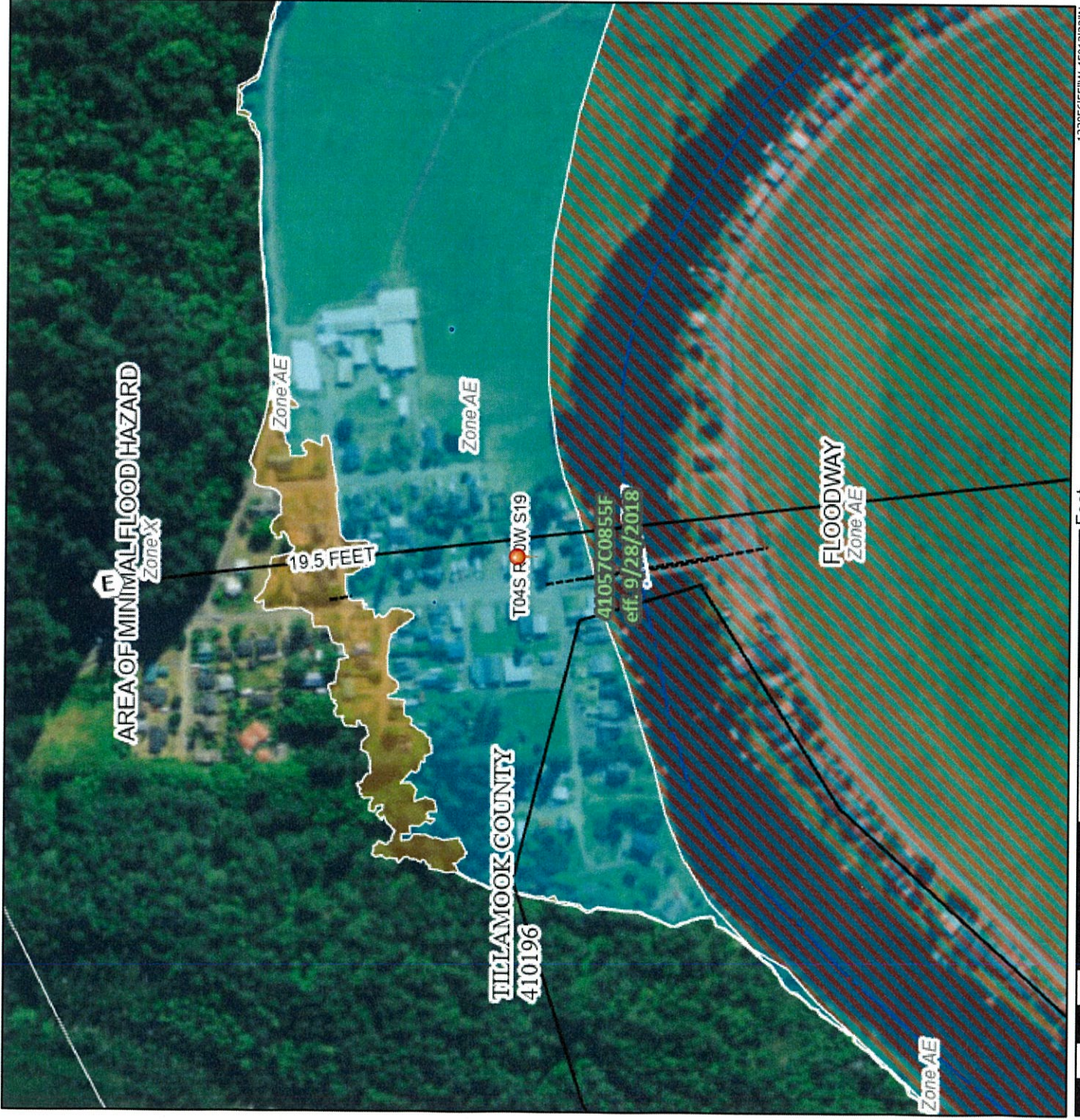
Exemptions / Special Assessments / Notations					
Code Area	2202	Special Assessments	Amount	Acres	Year Used
		■ SOLID WASTE	36.00	3.00	2023

PP Accounts 2202 - 595

Comments RMV reappraised for 2005. gbs 8/8/05 2/9/09 Changed PCA. RV Park. KF

National Flood Hazard Layer FIRMette

123°57'33"W 45°12'58"N



123°56'55"W 45°12'32"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, AB9
- With BFE or Depth Zone AE, AO, 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

- NO SCREEN
- 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 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 5/2/2024 at 2:05 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



USFWS National Wetland Inventory

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

Geologic Hazard Area

▼ Administrative Boundaries

☆ Tax lots

☆ County Boundaries



▶ Non-Regulatory Planning

▼ Physical

☆ Debris Flow fans


☆ Deep Landslide Susceptibility


☆ 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 

☆ 

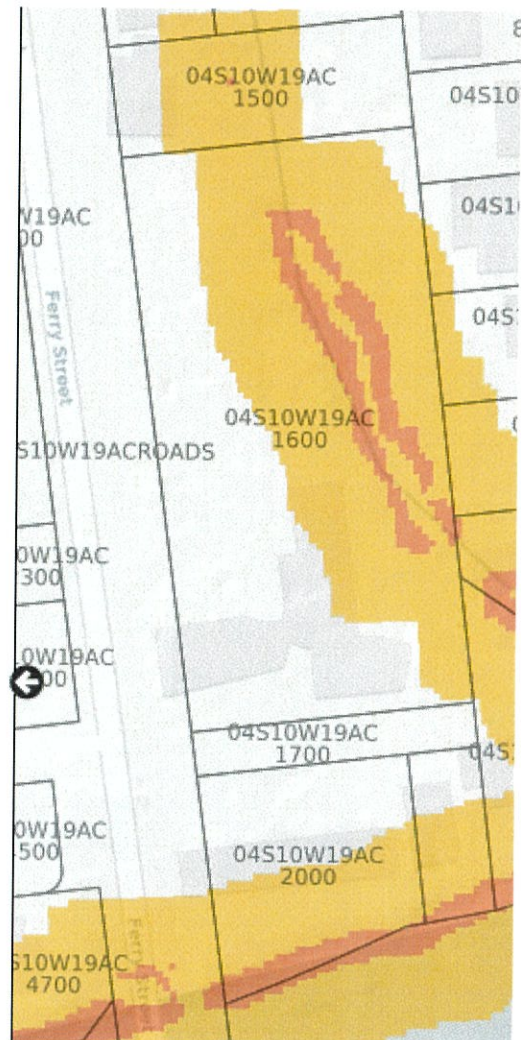


EXHIBIT B



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED APR 01 2024
BY:	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: 136879	
Fees: 1365.-	
Permit No: 851-24-000173-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: SEA Q FISH LTD Phone: 503-812-2083
 Address: P.O. Box 674
 City: PACIFIC CITY State: OR Zip: 97135
 Email: HELLO@SEAQFISH.COM

Property Owner

Name: ACZ HOSPITALITY, LLC Phone: 503-689-4802
 Address: 2170 DALKE RIDGE DR NW
 City: SALMON State: OR Zip: 97304
 Email: HONGZHUANG@GMAIL.COM

Request: CONDITIONAL USE PERMIT TO ALLOW MOBILE FOOD UNIT.

- | | | |
|--|---|---|
| Type II
<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"/> Foredune Grading Permit Review
<input type="checkbox"/> Neskowin Coastal Hazards Area | Type III
<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"/> Nonconforming Review (As deemed by Director)
<input type="checkbox"/> Variance (As deemed by Director) | Type IV
<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Plan and/or Code Text Amendment |
|--|---|---|

Location:

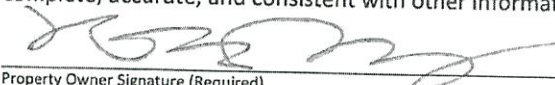

Site Address: RAINES RESORT 33555 FERRY ST, CLATSOP CO OR 97112
 Map Number: 4S10 19AC 01600

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 3/29/24

 Applicant Signature _____ Date 3/29/24

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

Raines Resort is applying for a Conditional Use in our underlying zone. We are submitting our application with the full and thoughtful belief that a Mobile Food Unit located at Raines Resort ("RR") will have a greatly appreciated beneficial impact on the immediate community with no adverse effects. RR has been at the heart of the Woods community for over 50 years. Pacific City and Woods is an ever-growing location for tourists and new residents alike. Woods also has limited commercial properties and no dining options. We are a hospitality destination without a food/dining option for our guests, visitors, and neighbors. Having the option for a food cart at Raines Resort will give the residents and visitors a close-by and on-site option for locally sourced food, and reduce the strain through the summer months on our local restaurants who operate above capacity. A Mobile Food Unit on a day-to-day basis specializing in fresh, local food will be an added value to the resort guests, visiting tourists, local residents, local businesses, and community, balancing out eating options throughout the year. We are proposing to use RV Slip 1 as a transitional space as the location for the Mobile Food Unit when it is unoccupied by RV guests. The Mobile Food Unit proposed will remain mobile on wheels, with propane and generator secured and on board the unit.

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

The operation of a Mobile Food Cart is consistent with the goals and policies of the Comprehensive Plan. Pacific City and Woods is an ever-growing community and tourist destination that is currently being adapted to reflect this. As the area grows and becomes more popular, it's important to be able to offer a food option for residents and guests in our area.

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

Yes. The Raines Resort parcel (RV Slot 1 on Tax lot 01600) is ideal for the proposed use. The parcel is large, open size and shape, made of compacted gravel, and is already designed for the gathering of people. The parcel is safe, level, and flat with thoughtful parking space and facilities/restrooms for people who will visit with the introduction of a cart. The proposed site also includes Mobile Cart operation facilities including: greywater disposal, garbage, sewer, and electricity. The location is on the outside edge of the community and surrounding commerce and is part of the route many take to adjoining towns like Cloverdale, Beaver, and Pacific City. The parcel is designed for efficient traffic in and out of the property for vehicles, emergency vehicles, and pedestrians. The parcel is located on the main road through Woods. The space has no water run-off issues and no land parcel changes will be needed.

Attached is "Raines Resort Property Map" detailing the Raines Resort property. The map shows the layout of Raines Resort with the proposed cart location (RV 01), traffic flow, facilities, hookups, and proximity to the road. This proposed layout and location allows for safe, contained, and protected access to the food cart site. RR has ample parking able to safely and appropriately accommodate one cart.

(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 use will not negatively impact the area. The proposed use will not create any traffic flow issues for neighbors or block any access for neighbor driveways or property access. We plan to positively impact and enhance the surrounding area. Currently, Woods does not have *any* food options for residents, guests of the Resort, visitors to the basketball and pickle ball court, river recreation enthusiasts (kayakers/paddleboarders/fishing), fishermen, and boat launch and dock guests. Having a locally sourced

food option available here will provide food plus enhance the community experience for locals and visitors. The cart will operate within reasonable business hours and will be thoughtfully set up, managed, and maintained by locals who know the area, appreciate the community and have been here in Woods for multiple generations. We believe the Woods community overall will embrace this much-needed addition.

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

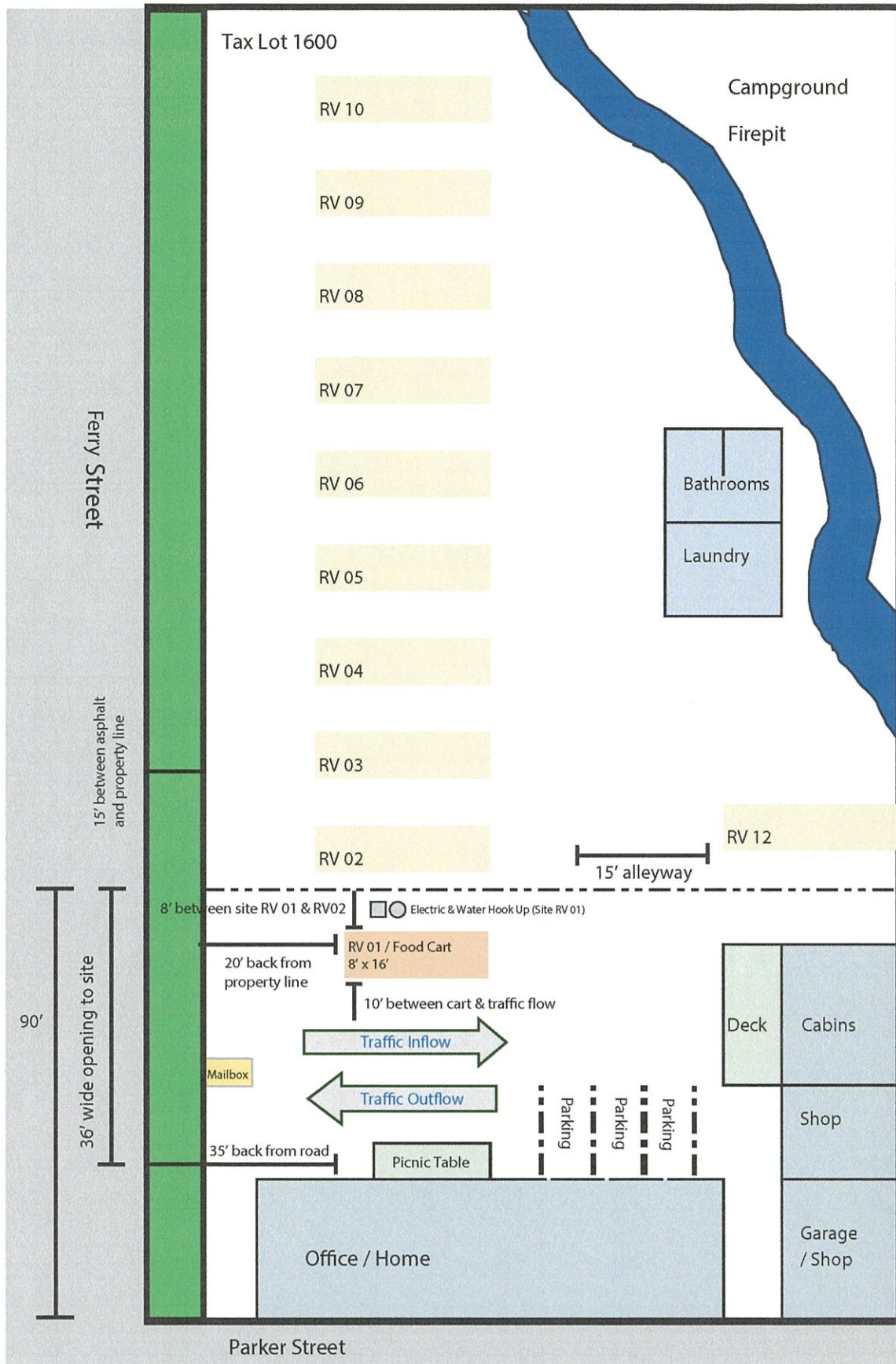
The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems, or windmills. Not applicable to the area.

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

Yes. The proposed use is timely. We are proposing to put the Mobile Food Unit in RV Slip one which already has the utilities to support the addition of a mobile food unit as the property/slip has water, sewer, and electrical utility hook-ups. It also has county road access and garbage service. RV Slip 1 is ready for a mobile unit to plug in. {X} I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.

1. Raines Resort Property Map & Proposed Cart Site
2. Raines Resort Survey Map (enlarged view)
3. Google Map location overview
4. Raines Resort Tax Lot Identification Map
5. Images of Cart in proposed location

Signed and Acknowledged (Applicant)



Raines Resort 33555 Ferry Street, Cloverdale OR 97112

PROPERTY MAP



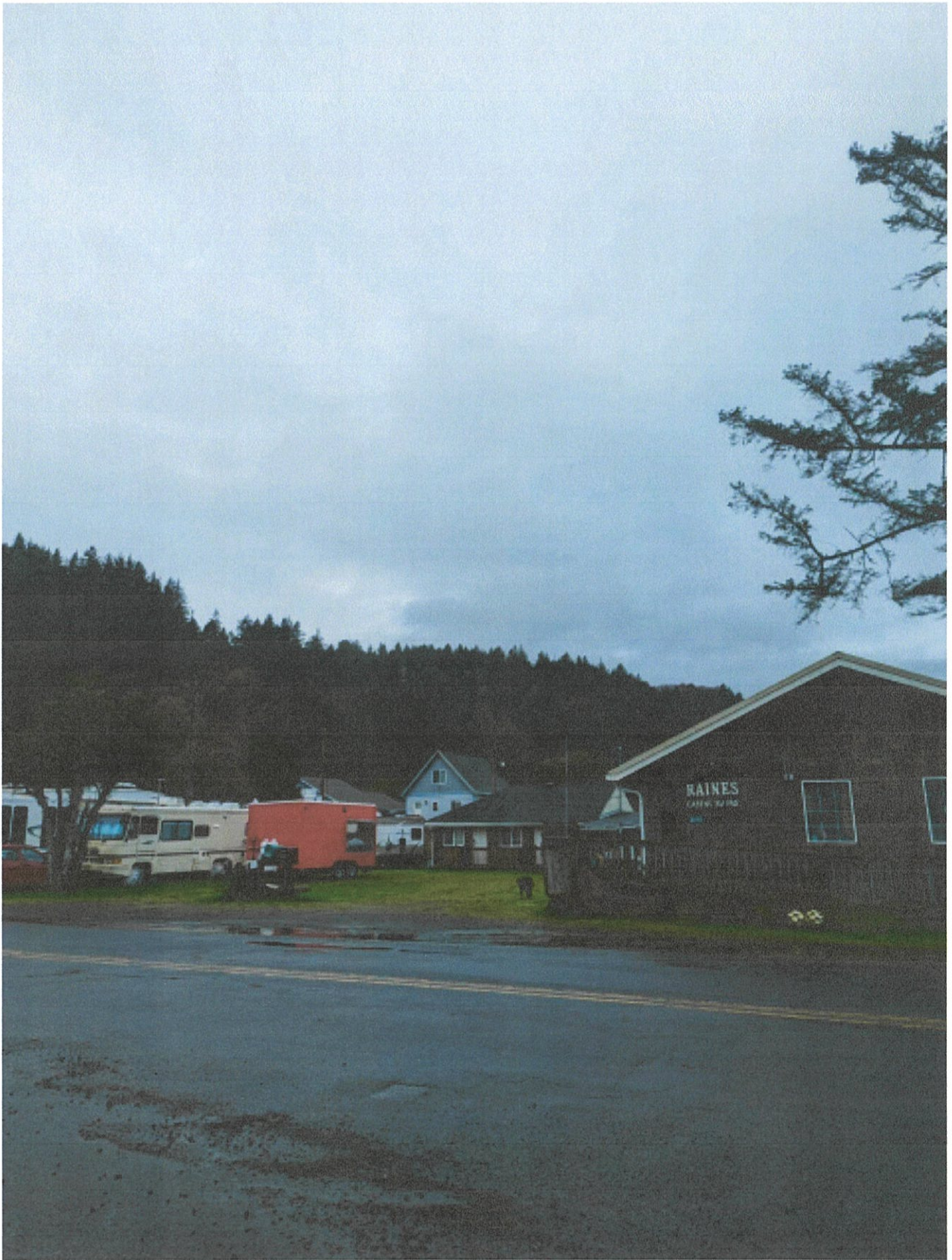
RAINES RESORT SURVEY MAP



Google Satellite Map showing the location of Raines Resort within Woods



Satellite Map showing the tax lot overview



Cart Image 4 - Street view 2



Cart Image 1 - Pick Up Window



Cart Image 2 - Order Window & Pick Up Window



Cart Image 3 - Street View 1