



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST, 851-24-000165-PLNG: Josi
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 23, 2024

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

851-24-000165-PLNG: A Conditional Use request for a processing facility and farm stand in conjunction with an existing farm operation on the farm tract. The subject property is located at 735 Wilson River Loop in Tillamook, OR and includes Tax Lots 1400 and 1600 of Section 20A, Township 1 South, Range 9 West, W.M., Tillamook County, Oregon. The subject property is zoned Farm (F-1). The applicant and owners are Donald and Jaimie Josi.

Written comments received by the Department of Community Development prior to 4:00 p.m. on June 7, 2024 will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750-feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 10 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 x 3123, lynn.tone@tillamookcounty.gov.

Sincerely,

Melissa Jenck, Senior Planner, CFM

Sarah Absher, Director, CFM

Enc. Maps
Applicable Ordinance Criteria

REVIEW CRITERIA

SECTION 3.002: FARM ZONE (F-1)

(5) CONDITIONAL USE REVIEW CRITERIA

An applicant for a use permitted in Table 1 must demonstrate compliance with the following criteria and with the Conditional Use Criteria in Article 6 Subsection 040.

- (a) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
- (b) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

ARTICLE VI CONDITIONAL USE PROCEDURES AND CRITERIA

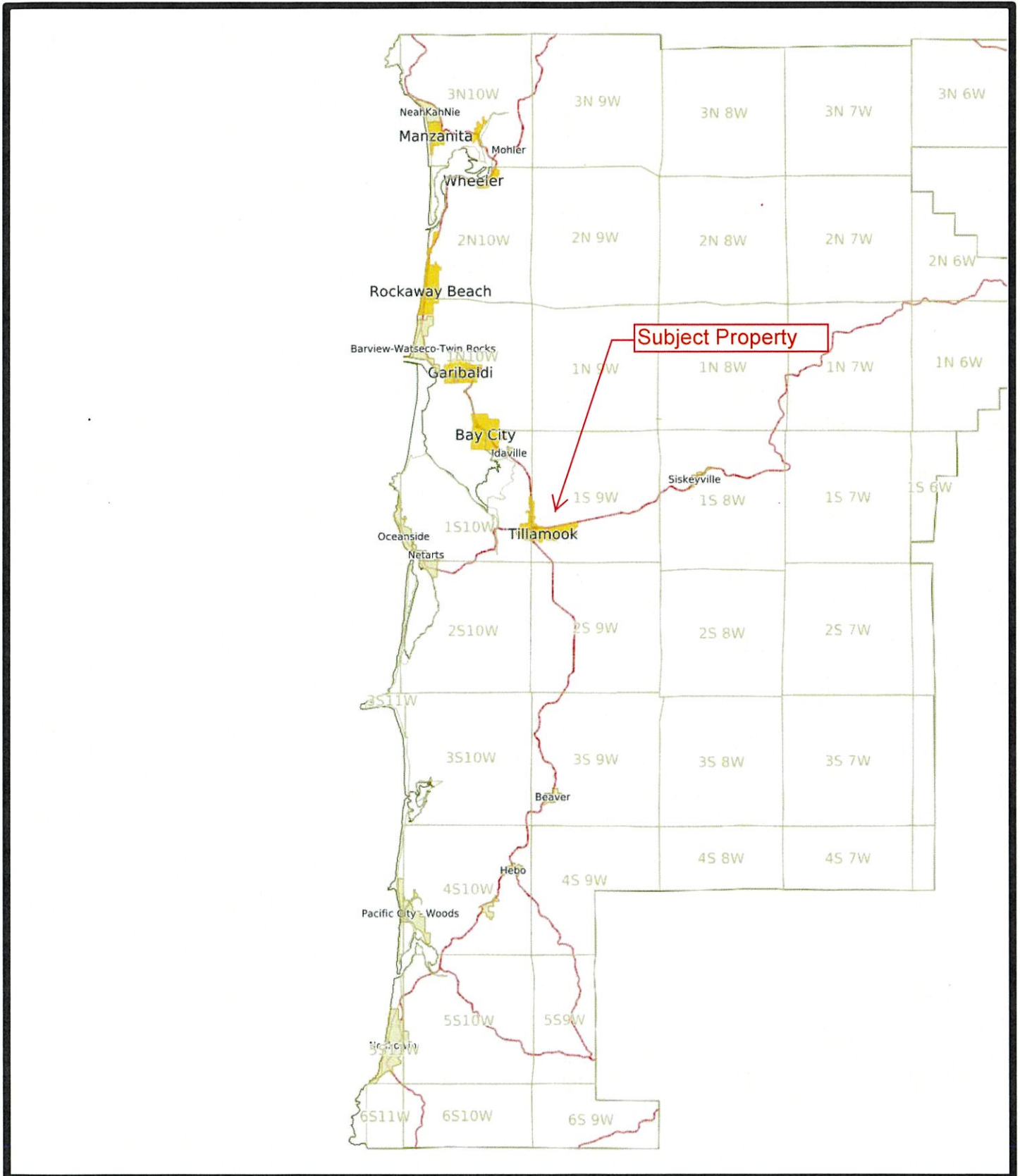
SECTION 6.040: REVIEW CRITERIA

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

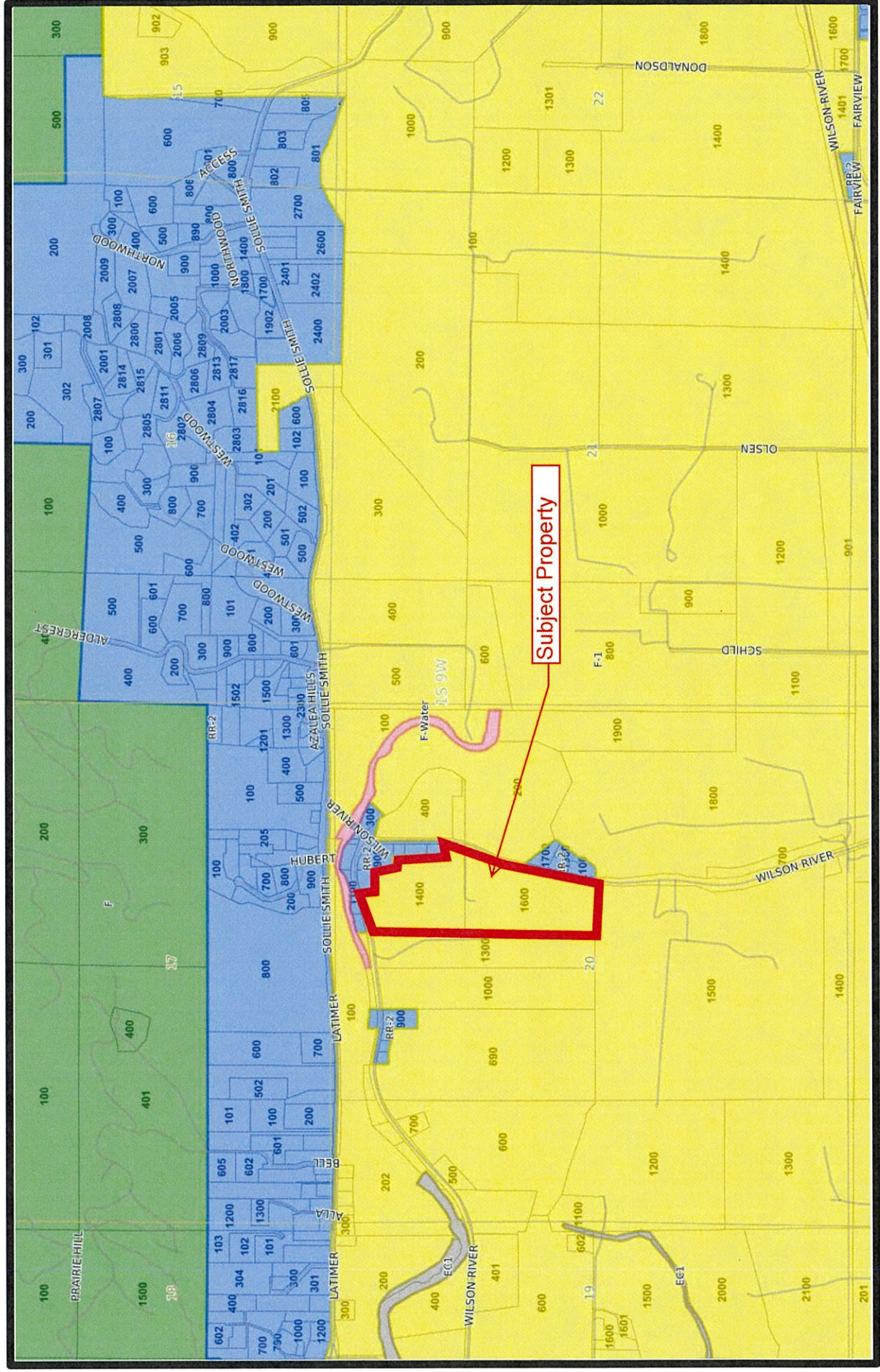
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence 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

Vicinity Map



Zoning Map

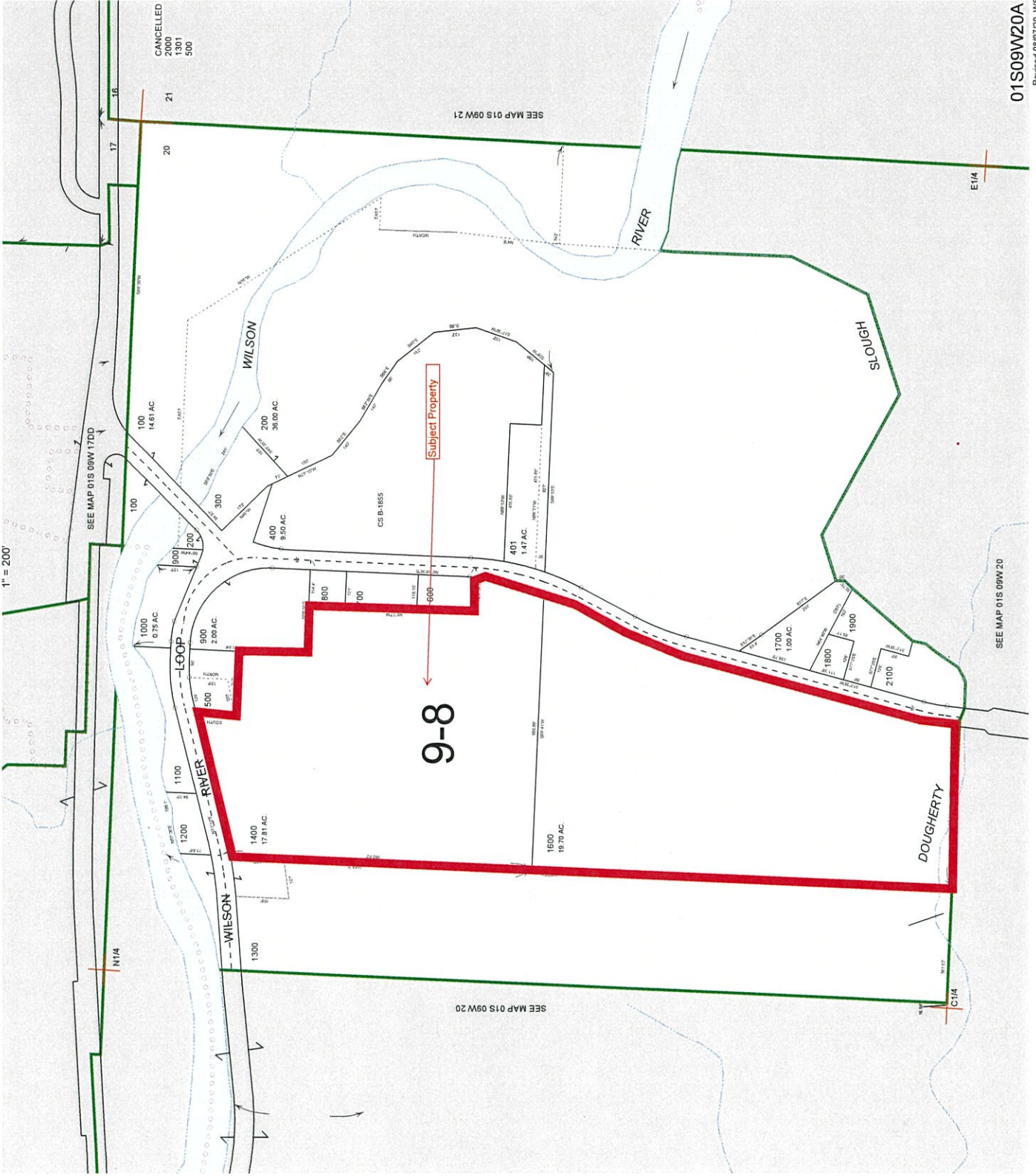


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.E. 1/4 SEC. 20 T. 1S. R. 9W. W.M.
TILLAMOOK COUNTY

01S09W20A



01S09W20A
Revised 08/07/20, WS

Tillamook County
2023 Real Property Assessment Report
 Account 147193

Map 1S0920A001400
 Code - Tax ID 0912 - 147193

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing DENOBLE, THOMAS & PATREECE
 JOSI, DONALD & JAIMIE (C)
 735 WILSON RIVER LP
 TILLAMOOK OR 97141

Deed Reference # 2020-9432
 Sales Date/Price 12-22-2020 / \$0
 Appraiser UNKNOWN

Property Class 550 MA SA NH
 RMV Class 500 01 01 500

Site Situs Address	City
--------------------	------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0912 Land	124,670		Land		0
Impr	0		Impr		0
Code Area Total	124,670	31,630	23,254		0
Grand Total	124,670	31,630	23,254		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0912	0	<input checked="" type="checkbox"/>		F-1	Farm Use Zoned	100	17.81 AC	SP2	124,670
Code Area Total							17.81 AC		124,670

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations
<p>Notations</p> <ul style="list-style-type: none"> ■ FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083

Comments 6/14/16 Size change per GIS, updated soil classes.LM

Tillamook County
2023 Real Property Assessment Report
 Account 147246

Map 1S0920A001600
 Code - Tax ID 0908 - 417417
 0912 - 147246

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing DENOBLE, THOMAS & PATREECE
 JOSI, DONALD & JAIMIE (C)
 735 WILSON RIVER LP
 TILLAMOOK OR 97141

Deed Reference # 2020-9432
 Sales Date/Price 12-22-2020 / \$0
 Appraiser LORRIE MCKIBBIN

Property Class 559 MA SA NH
 RMV Class 509 01 01 500

Site	Situs Address	City
0	640 WILSON RIVER LOOP	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0908	Land	19,500		Land	0	
	Impr	2,420		Impr	0	
Code Area Total		21,920	9,490	9,950	0	
0912	Land	134,050		Land	0	
	Impr	0		Impr	0	
Code Area Total		134,050	61,480	25,004	0	
Grand Total		155,970	70,970	34,954	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0908	0	<input checked="" type="checkbox"/>		F-1	Farm Site	100	1.00 AC	SFM	7,000
					SA OSD	100			12,500
Code Area Total							1.00 AC		19,500
0912	0	<input checked="" type="checkbox"/>		F-1	Farm Use Zoned	100	19.15 AC	SP2	134,050
Code Area Total							19.15 AC		134,050
Grand Total							20.15 AC		153,550

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0908	1	1979	910	M S Other Improvements	106	0			2,420
Code Area Total						0			2,420

Exemptions / Special Assessments / Notations				
Code Area	Special Assessments	Amount	Acres	Year Used
0908	SOLID WASTE	12.00	0.00	2023
Notations				
■ FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083				
■ FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083				

MS Accounts 0908 - P-371519

Tillamook County
2023 Real Property Assessment Report
Account 147246

Comments

10/22/07 Added RMV/MAV to account .KF
12/16/16 Combined S1 into parent acct and cancelled, moved improvements.LM
12/20/16 MS moved to this acct.LM4/2/19
4/2/19 MS changed from real to personal. JB

National Flood Hazard Layer FIRMette



123°48'54"W 45°28'40"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

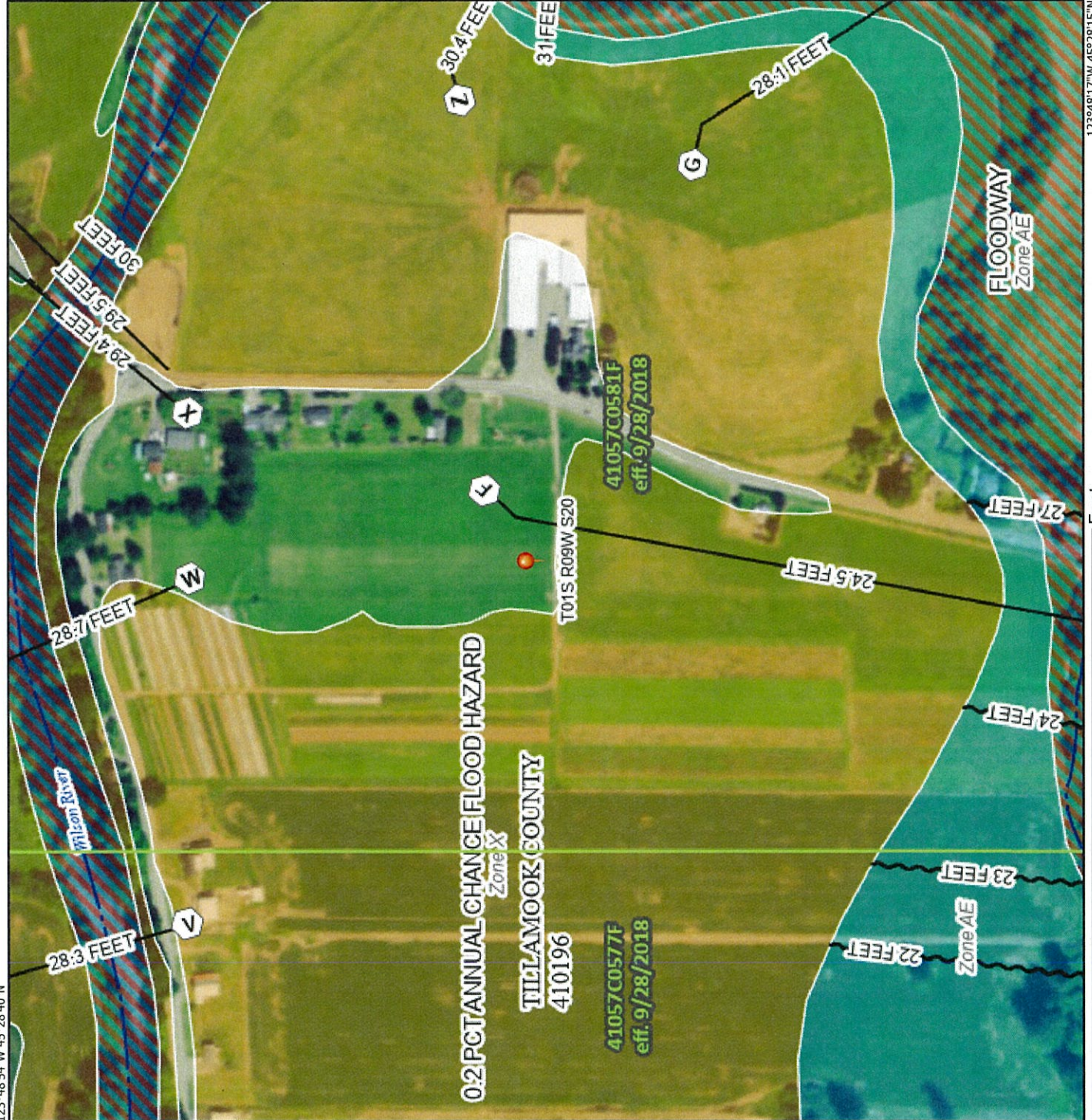
<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) <small>Zone A1, V, A99</small> With BFE or Depth <small>Zone AE, AO, AH, VE, AR</small> Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance 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 <small>Zone X</small> Future Conditions 1% Annual Chance Flood Hazard <small>Zone X</small> Area with Reduced Flood Risk due to Levee. See Notes, <small>Zone X</small> Area with Flood Risk due to Levee <small>Zone D</small> 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard <small>Zone X</small> Effective LOMIRs Area of Undetermined Flood Hazard <small>Zone</small> 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 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 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped
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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 5/23/2024 at 7:54 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.



123°48'17"W 45°28'15"N

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

Applicant (Check Box if Same as Property Owner)

Name: Donald M&Jaimie Josi Phone: 503.457.8874

Address: 735 Wilson River Loop

City: Tillamook State: OR Zip: 97141

Email: rjaimie@hotmail.com

Property Owner

Name: Same as Above

Phone:

Address:

City: State: Zip:

Email:

OFFICE USE ONLY

Date Stamp

Approved Denied

Received by:

Receipt #:

Fees: 1365.00

Permit No: 851 24-000165 PLANNING

Request:

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
- Foredune 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:

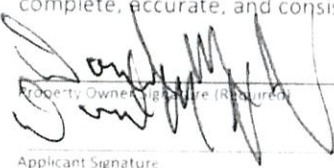
Site Address: 735 Wilson River Loop, Tillamook, OR 97141

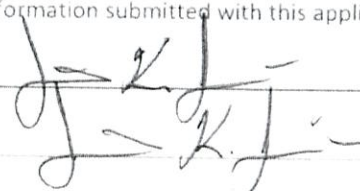
Map Number: 1 South 9 West NE 1/4 of Sect. 20 1400, 1600
Township Range Section Tax Lot(s)

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)


 Applicant Signature

3/12/24

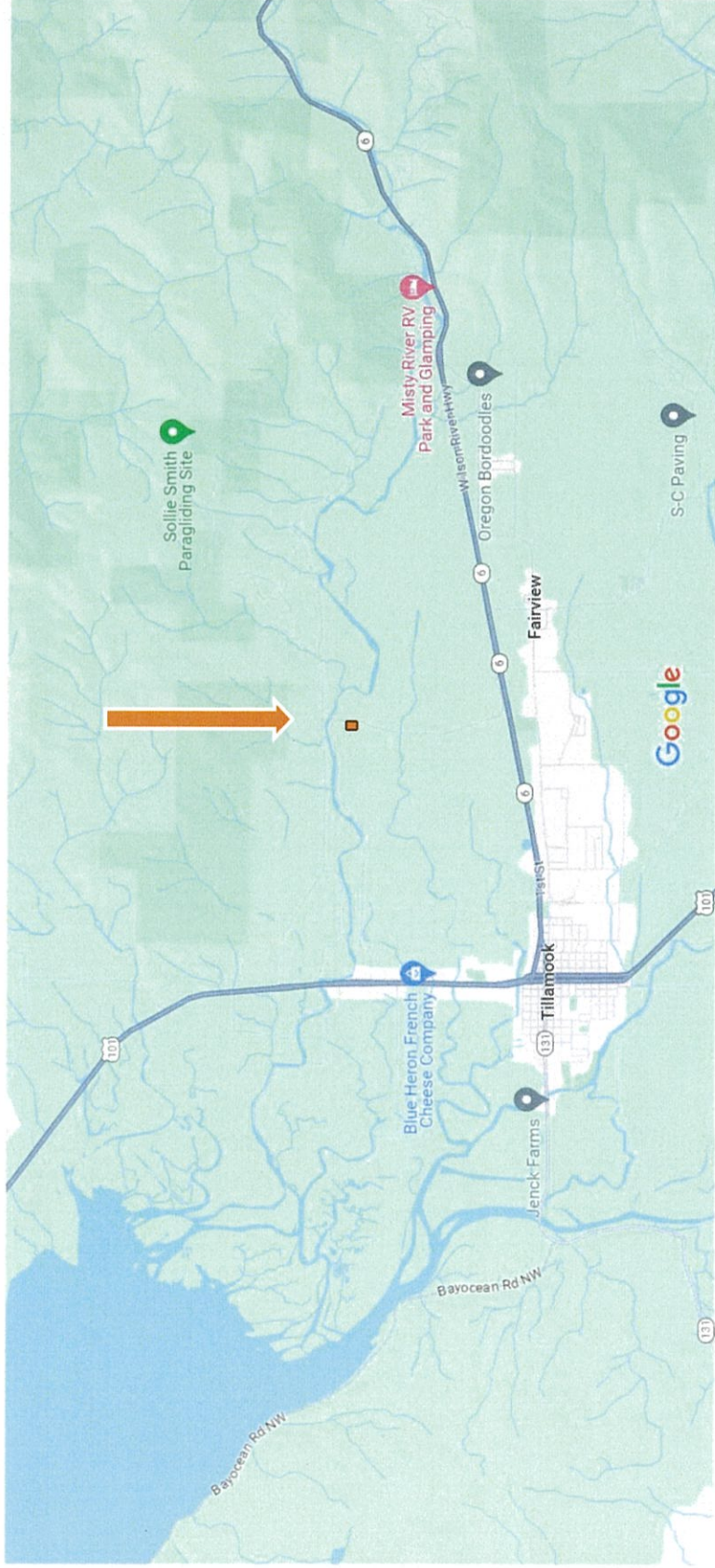
Date

3/12/24

Date

Exhibit A

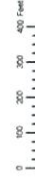
4



Map data ©2024 5000 ft

Tax Lot Map with Subject Parcels

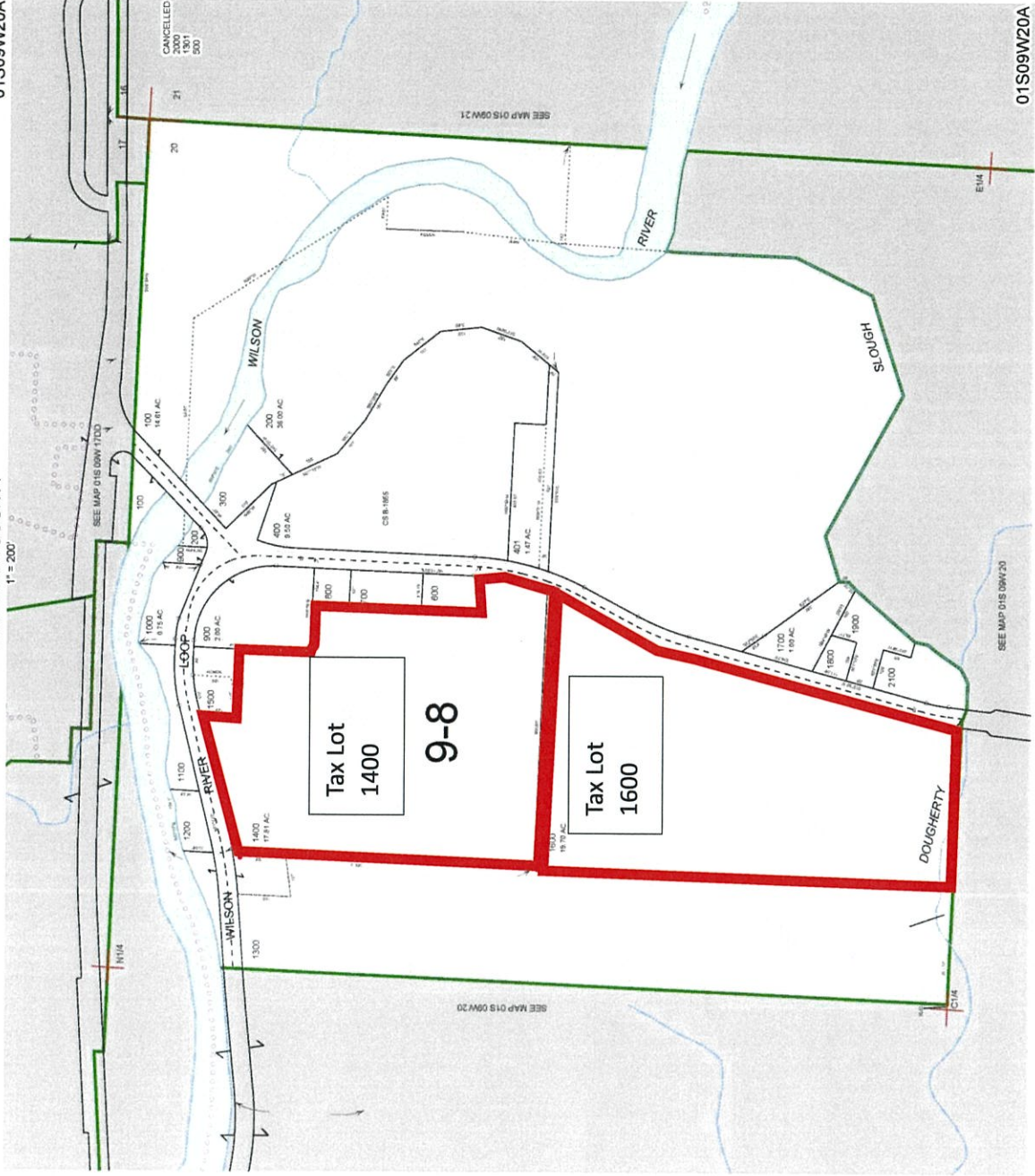
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.E. 1/4 SEC.20 T.1S. R.9W. W.M.
TILLAMOOK COUNTY

1" = 200'

01S09W20A



01S09W20A

Revised 06/07/20 MS

Exhibit B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees:	
Permit No: 851-__-____-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Donald M&Jaimie Josi Phone: 503.457.8874

Address: 735 Wilson River Loop

City: Tillamook State: OR Zip: 97141

Email: rjaimie@hotmail.com

Property Owner

Name: Same as Above Phone:

Address:

City: State: Zip:

Email:

Request:

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
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- Variance (As deemed by Director)

Type IV

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

Location:

Site Address: 735 Wilson River Loop, Tillamook, OR 97141

Map Number: 1 South 9 West NE 1/4 of Sect. 20 1400, 1600
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.

[Handwritten Signature]
 Property Owner Signature (Required)

[Handwritten Signature]
 Applicant Signature

3/12/24

Date

3/12/24

Date

Project Description:

The applicant proposes to construct a single multi-use structure on property Zoned F-1. The structure's intended uses are (1) approximately 1,500 square feet of agricultural product processing space and (2) approximately 1,000 square feet of interior farm stand space for showcasing and selling both fresh and prepared agricultural products for takeaway and on-site consumption. The facility is intended to process and showcase the agricultural products produced on the same and adjoining properties and from the local vicinity and region (Tillamook County, and other locales in Oregon). The structure's development would be accompanied by parking areas and appropriate driveway or access road improvements sufficient to meet County standards. The structure would be constructed on Tillamook County Tax parcel Tax Lot 1400 (Township 1 South, Range 9 West, NE ¼ of Section 20, with access road improvement and parking infrastructure located on both Tax Lot 1400 and on tax lot 1600 (Same Tax Lot Map).

**TCLUO SECTION 6.040
CONDITIONAL USE REVIEW CRITERIA**

A Conditional Use shall be granted if the applicant demonstrates that all of the following applicable criteria are satisfied. ***Applicant response is in bold italics following each criteria.***

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

The location of the proposed development would occur on two tax lots zoned F-1. Agricultural processing facilities and farm stands are allowed as a conditional use in this zoning designation.

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

Tillamook County's Comprehensive Plan – Section 5.1 states: "The purpose of the F-1 zone is "to protect farmland and farm practices and to promote agricultural

enterprise on land that qualifies for farm use according to state and county requirements.”

The Tillamook County Land Use Ordinance – Section 3.002 further states: “The purpose of the Farm Zone (F-1) is to protect and maintain agricultural lands for farm use, consistent with existing and future needs for agricultural products. The Farm Zone is also intended to allow other uses that are compatible with agricultural activities, to protect forests, scenic resources and fish and wildlife habitat, and to maintain and improve the quality of air, water and land resources of the county. It is also the purpose of the Farm Zone to qualify farms for farm use valuation under the provisions of ORS Chapter 308.”

The proposed conditional use is consistent with the stated intentions of both the Comprehensive Plan and the Ordinance Standards. The proposed use is directly related to the benefit and promotion of agricultural production. The facility will serve to showcase local agricultural products and will also provide as a location to process such products for both fresh, prepared and shelf-stable sale. The facility will have a limited footprint to reduce impacts to farmland and will be directly abutting active agricultural production areas to limit transportation impacts and speed to delivery of produce from the field to the facility.

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

The parcel(s) are suitable for the proposed use. The proposed location of the facility is on a topographically flat portion of Tax Lot 1400 and outside of mapped flood hazard areas. The provision of potable water and electricity and the suitability of site sanitary disposal is expected without concern to the parcel(s) proposed. The parcel is readily accessible without significant development for both employees and customers from developed roadways. No wetlands, waterways, or significant natural geologic features occur within the proposed sphere of development or immediately adjacent to the proposed use. There is ample space to build the facility and the ancillary improvements without conflict or impact to natural resources, residences, or utility infrastructure.

- (3) 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 alter the character or limit the permitted uses of surrounding properties. Adjoining properties are zoned F1 (west) and RR2 (north and east). The proposed use will not limit or impair access to or continued residential use of residential properties and will only enhance the agricultural profitability of F1 properties adjoining the subject parcels.

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

The proposed use will not impact existing solar energy systems, wind energy conversion systems or windmills as none are in the vicinity or planned within the general 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.

All services that may be provided to the site by emergency services, the Fairview Water District, and Tillamook PUD are expected to be adequate to meet the needs of the facility at their current state. No significant changes in local need of services or facilities are expected as a result of the proposed use.

TCLUO Section 3.002(5):

(a) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

(b) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

The development and use of the proposed facility will not result in significant change of local farm or forest practices. The facility footprint will be minimally sized to meet the business need and to limit direct impacts to farmland. The facility will ultimately benefit farm viability by providing a place to process

agricultural products as well as a marketplace to showcase regionally grown agricultural products in a retail setting.

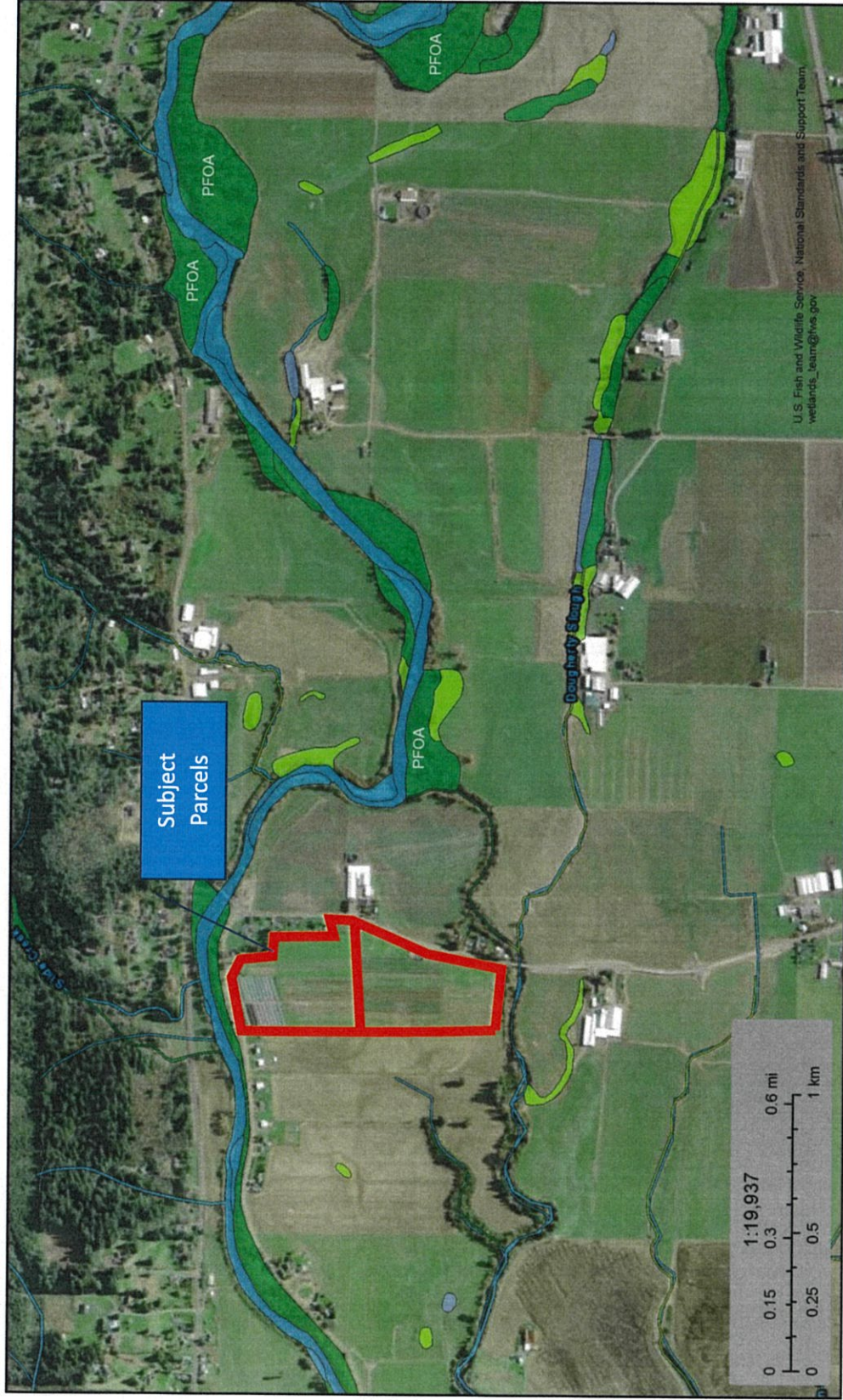
The proposed development will not change the cost of farm or forest practices on surrounding lands. Existing uses of farm or forest practices will continue as currently practiced. The owners of the proposed development areas own, manage and maintain much of the farmland surrounding the proposed development area – their use of these lands will not change, but will become more profitable and therefore more viable as a thriving enterprise because of the proposed development.



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands and Waters



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

March 13, 2024

Wetlands

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette

123°48'55"W 45°28'45"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, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas 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 I

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

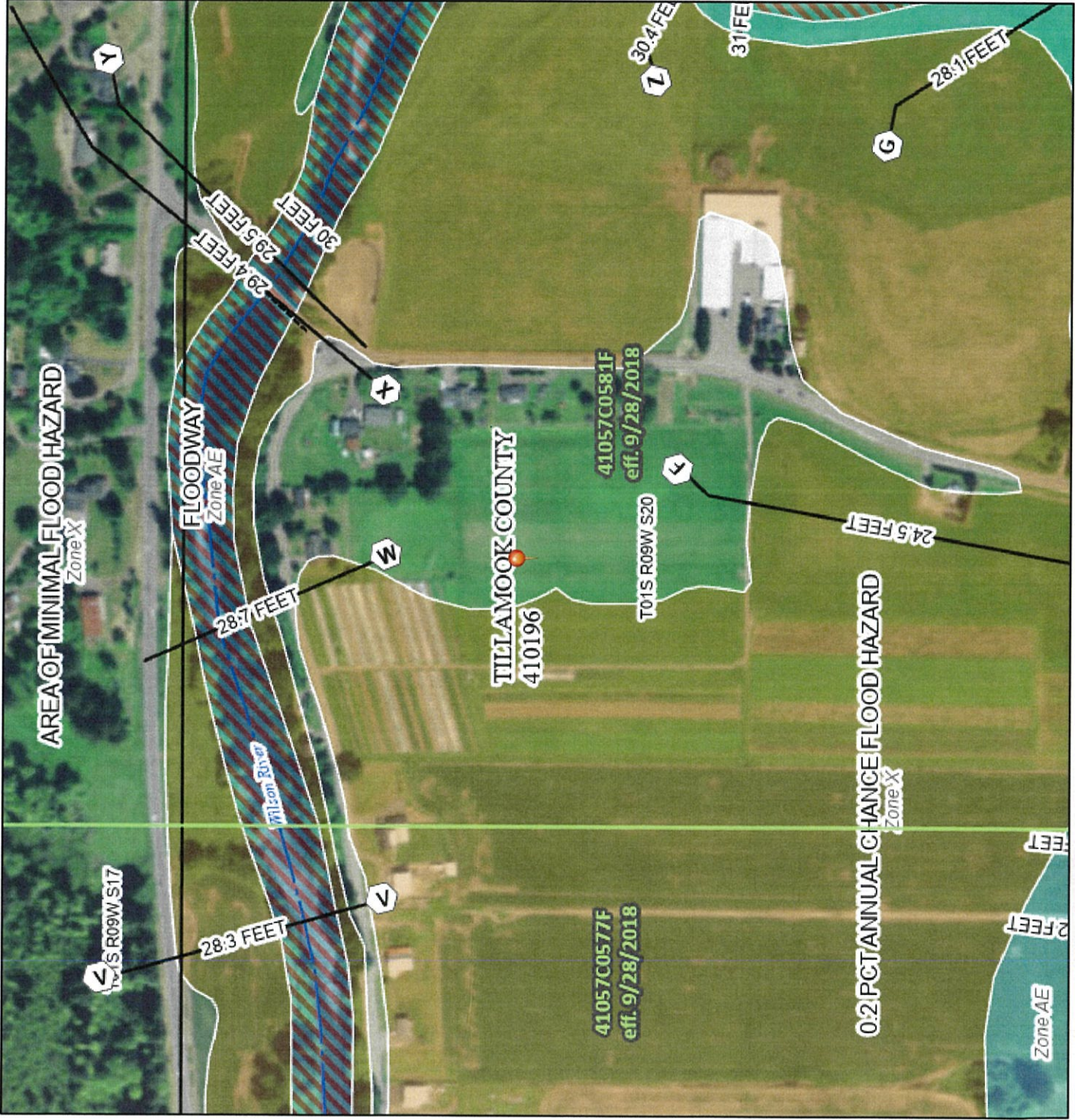
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- No Digital Data Available
- Unmapped

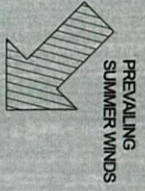
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This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





LIVERMORE
ARCHITECTURE &
ENGINEERING, INC.

1500 SW First Ave. Suite 240
Portland, Oregon 97201
Phone: 503-392-3002
www.livermoreae.com

THE SHED AT JOSI FARMS
735 WILSON RIVER LOOP
TILLAMOOK, OR 97141

JOB: 224012.00
DATE: 02/14/2024
SCALE: 1"=50'-0"

CONCEPT SITE PLAN

ST-01

