



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*

May 30, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited request on May 30, 2025. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141 and can be found on the Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps>

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before 4:00pm on June 11, 2025. This decision will become final on May 30, 2025 after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

Request: A Conditional Use request to operate a fish processing and wholesale company (cottage industry) within an existing accessory building located in the Cloverdale Unincorporated Community (Exhibit B).

Location: The subject property is located at 13705 Mill Road, a county road, is designated as Tax Lot 300 in Section 27 of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Community Low Density Urban Residential Zone (CR-1)

Applicant: Heather Geil, 13705 Mill Road, Cloverdale, OR 97112

Property Owner: Jason and Heather Geil, 13705 Mill Road, Cloverdale, OR 97112

CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval, Oregon Administrative Rules, and Land Use Ordinance provisions could result in nullification of this approval or citations.

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable, including any permit approvals required for use of the existing onsite wastewater treatment system for the cottage industry.
2. The applicant/property owner shall obtain a Consolidated Building/Zoning Permit from the Tillamook County Department of Community Development.
3. The site plan shall accurately depict the location and dimensions of the required parking space and shall demonstrate conformance with the applicable standards of TCLUO Section 4.030: Off-Street Parking and Off-Street Loading Requirements.
4. At the time of consolidated Building/Zoning Permit application submittal, Owner/Applicant shall provide documentation demonstrating compliance with the applicable requirements of TCLUO including TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements and TCLUO Section 4.020: Signs, as well as any other applicable ordinance provisions. Compliance shall be depicted on a to-scale site plan to be submitted in conjunction with the Consolidated Building/Zoning Permit.
5. The applicant/property owner shall submit updated letters from Cloverdale Water District and Nestucca Rural Fire District confirming service availability at time of Consolidated Building/Zoning Permit application submittal.
6. The applicant/property owner shall submit a copy of an updated road approach permit from the Tillamook County Public Works Department at time of Consolidated Building/Zoning Permit application submittal, or a statement from the Department that confirms the existing road approach is adequate for the change in use of the property and operation of the cottage industry.
7. Artificial lighting shall not create or reflect substantial glare onto any adjacent residential properties including artificial lighting along the access roads.
8. The applicant/property owner shall employ no more than two (2) non-family members for the cottage industry use.
9. The applicant/property owner is limited to allowing visitors and deliveries for the cottage industry use of a fish processing and wholesale company between 8:00 am to 6:00 pm.
10. Any future development shall conform to the applicable requirements of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
11. The applicant/property owner shall adhere to the development standards outlined in TCLUO Section 3.012: Community Low Density Urban Residential Zone (CR-1).

12. This approval shall be void on May 30, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,
Tillamook County Department of Community Development



Sheila Shoemaker, Land Use Planner



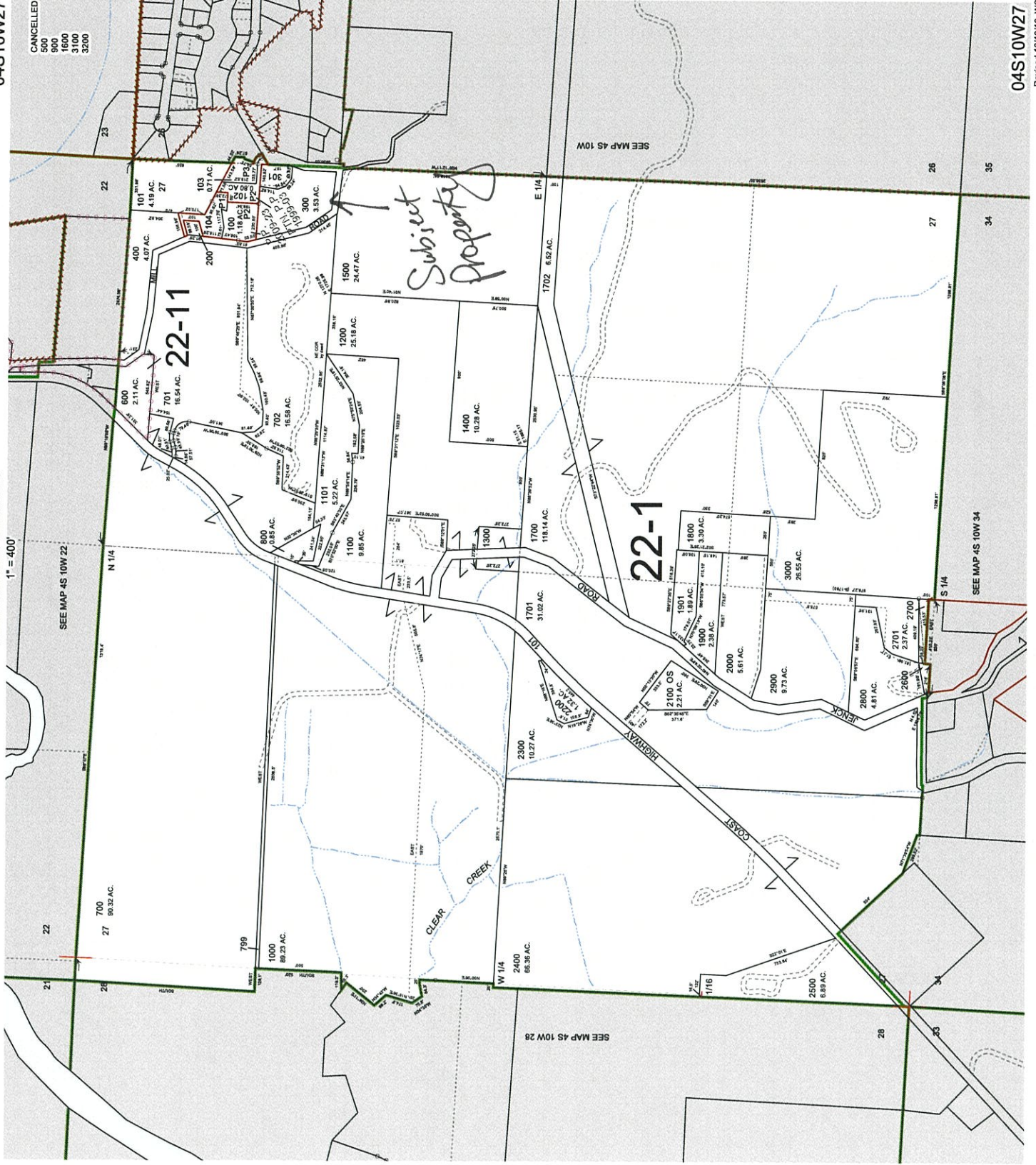
Sarah Absher, CFM, Director

Enclosed: Vicinity & Zoning Maps

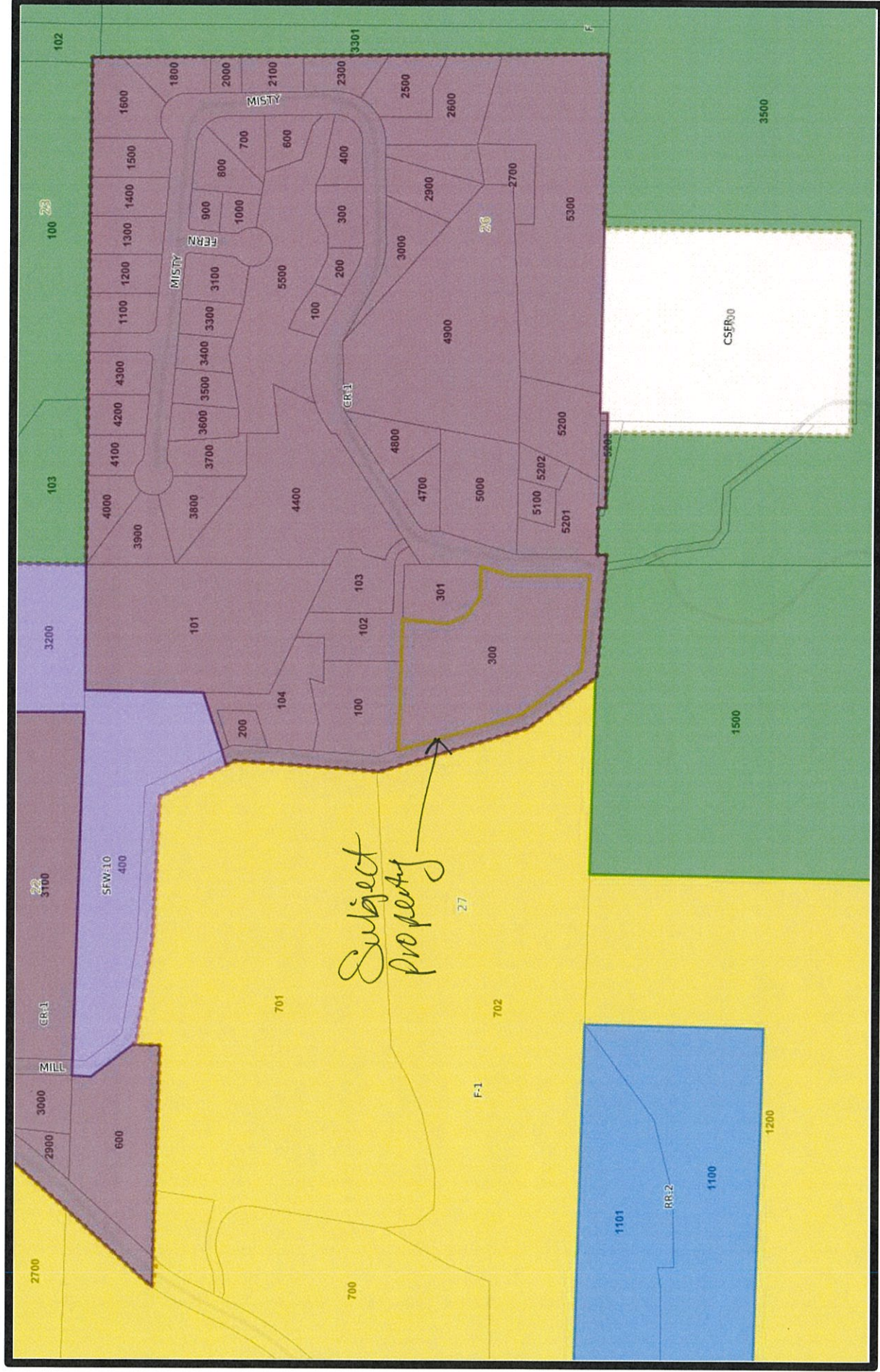
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

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

0 200 400 600 800 Feet



Map





Land of Cheese, Trees and Ocean Breeze

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

Decision Date: May 30, 2025

Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)

Report Prepared By: Sheila Shoemaker, Land Use Planner 

I. GENERAL INFORMATION:

Request: A Conditional Use request to operate a fish processing and wholesale company (cottage industry) within an existing accessory building located in the Cloverdale Unincorporated Community (Exhibit B).

Location: The subject property is located at 13705 Mill Road, a county road, is designated as Tax Lot 300 in Section 27 of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Community Low Density Urban Residential Zone (CR-1)

Applicant: Heather Geil, 13705 Mill Road, Cloverdale, OR 97112

Property Owner: Jason and Heather Geil, 13705 Mill Road, Cloverdale, OR 97112

Property and Vicinity Description: The subject property is located in the Cloverdale Unincorporated Community, is 3.53 acres, is irregular in shape and accessed off of Mill Road, a county road (Exhibit A). The subject property is improved with a single-family dwelling and an accessory structure. Topography of the subject property is gradually sloped, with a large driveway and relatively flat parking area.

There is a mapped creek that flows through the southern property line (Exhibit A). The entire subject property is located outside an Area of Special Flood Hazard as depicted on FEMA FIRM 41057C0860F – Zone X (Exhibit A). The subject property is located within an area of high susceptibility to deep

landslides and shallow landslide susceptibility as identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79 (Exhibit A).

Properties located to the north and east are zoned the same CR-1 and are generally developed with single family dwellings and accessory structures (Exhibit A). Properties to the south are zoned Forest (F) and are undeveloped with a high density of tree coverage. Properties located to the west are zoned Farm (F-1) and are developed with general purpose buildings. (Exhibit A).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Section 3.012: Community Low Density Urban Residential Zone (CR-1)
- B. Section 4.030 Off-Street Parking and Loading
- C. Section 4.130: Development Requirements for Geologic Hazard Areas
- D. Article VI: Conditional Use Procedures and Criteria

III. ANALYSIS:

A. Section 3.012: Community Low Density Urban Residential Zone (CR-1)

(1) *PURPOSE: The purpose of the NT-C1 Zone is to permit a moderate level of commercial activities to serve the commercial needs of neighborhoods, rural areas, and tourist areas. Commercial uses in the NT-C1 zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the NT-C1 zone because it: (a) Is needed; (b) Is physically capable of being developed; (c) Can obtain access to a public road without causing traffic hazards or congestion; (d) Will not cause significant conflicts with nearby residential uses; and (e) Has sufficient land area to accommodate off-street parking.*

...

(3) *USES PERMITTED CONDITIONALLY: In the CR-1 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.*

...

(m) *Cottage industries.*

...

Findings: TCLUO Article 11 defines ‘Cottage industries’ as ‘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.’

Owner/applicant is proposing to site a fish processing and wholesale company to process caught or bought fish and crab to sell and deliver to local restaurants. Applicant states the proposed use will not alter the character of the surrounding area and adjacent properties as the business will be primarily in the 40 x 60 shop that is already established on the property. The proposed hours of operation are 10 am to 6 pm daily when fish and crab are in season. Owner/applicant states that the proposed fish processing and wholesale company will not have a big influx in the traffic to and from the property as they will be the ones taking the seafood to the buyers after it is processed and cooked (Exhibit B).

Conditional Use approval is required for the proposed cottage industry.

B. Section 4.030: Off-Street Parking & Off-Street Loading Requirements

The purpose of requirements for off-street parking and loading areas is to relieve traffic congestion; to ensure customer convenience and safety; to provide safe access to parked vehicles; and to help ensure safe and timely response of emergency vehicles.

...

(2) PARKING SPACES: A single parking space shall be at least 8 feet by 20 feet in size.

...

(9) LIGHTING: Artificial lighting shall not create or reflect substantial glare into any adjacent residential zone or use.

...

(12) OFF-STREET LOADING AREAS: Activities that receive or distribute materials or merchandise by truck shall install and utilize loading docks in sufficient numbers and size to accommodate loading requirements without the disruption of nearby traffic. Parking areas required by this Ordinance may only be used for loading operations during periods of the day when not required for patron or customer parking.

...

(13) PARKING SPACE REQUIREMENTS: Requirements for types of building and uses not specifically listed herein shall be determined by the Department, based upon the requirements for comparable uses either listed below or active elsewhere in the county.

...

(m) WAREHOUSE, STORAGE AND WHOLESALE BUSINESS: One space for each 2,000 square feet of floor or storage area.

Findings: Wholesale business requires one space for each 2,000 square feet of floor area. County records indicate that the existing single-family dwelling has an 816 square feet garage, which is sufficient for the existing dwelling parking requirements (Exhibit A and Exhibit B). One additional 8-feet by 20-feet parking space is required for the fish processing and wholesale business.

Owner/applicant states the property is accessed 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 with plenty of room for parking with a level gravel area (Exhibit B). Staff finds the big gravel driveway is sufficient for off street loading areas.

To confirm the parking requirements outlined above can be met, a Condition of Approval can be made to require a to-scale site plan confirming the additional 8-feet by 20-feet parking space and a condition of approval can be made for lighting requirements to conform to the standards of TCLUO 4.030.

C. Section 4.130: Development Requirements for Geologic Hazard Areas

4.130(1) Purpose The purpose of these Development Requirements for Geologic Hazard Areas is to protect people, lands and development in areas that have been identified as being subject to geologic hazards. The provisions and requirements of this section are intended to provide for identification and assessment of risk from geologic hazards, and to establish standards that limit overall risk to the community from identified hazards to a level acceptable to the community. Development in identified hazard areas is subject to increased levels of risk, and these risks must be acknowledged and accepted by present and future property owners who proceed with development in these areas

...

(f) Lots or parcels where the average existing slopes are equal to or greater than 19 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel less than or equal to 20,000 square feet or lots or parcels where the average existing slopes are equal to or greater than 29 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel greater than 20,000 square feet.

...

- *The average existing slope of the building footprint or area to be disturbed measured from the highest to lowest point within the footprint or area to be disturbed is 29 percent or greater for properties 20,000 square feet or larger.*

Findings: The subject property is 3.53 acres in size, approximately 153,767 square feet and located within an area of known geologic hazard (Exhibit A). Staff finds given the applicant is proposing the fish processing and wholesale company will take place primarily within an existing accessory structure with parking and deliveries proposed within an existing gravel driveway, a Geologic Hazard Assessment is not required as per the provisions outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been made to ensure any future development adheres to the applicable standards of TCLUO Section 4.130.

D. Article VI Conditional Use Procedures and Criteria

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a Conditional Use request. These criteria, along with Staff's findings and conclusions, are indicated below.

Section 6.020 Procedure requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be mailed to landowners within 250 feet of the subject property, to allow at least 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice of the request was mailed to property owners and agencies on April 23, 2025. Comments were received from the Tillamook County Environmental Health Manager stating fish processing is under the Oregon Department of Agriculture (ODA) (Exhibit C). An email was also received by the Oregon Department of State Lands, stating that a Wetland Land Use Notification (WLUN) is not required for a change in use of existing structures (Exhibit C).

Section 6.040 Review Criteria

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

Findings: As discussed previously, TCLUO Section 3.012(3)(m) lists 'Cottage industries' as a use permitted conditionally in the CR-1 zone. TCLUO Article 11 defines 'Cottage Industry' as '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.'

Conclusion: Staff concludes that this criterion has been met.

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

Findings: The TCLUO is an implementing document of the Tillamook County Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance can be presumed to be consistent with the Tillamook County Comprehensive Plan.

Conclusion: Staff concludes this criterion is met.

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

Findings: The owner/applicant states the property is over 3.5 acres, is off a paved county road, has a big driveway for easy access, turnaround and parking with most of the property being fenced and gated. The property has a large grass area below the existing house and shop with a creek that runs along the roadside of the property (Exhibit B). Staff finds the property is 3.53 acres, it is improved with a dwelling, shop, and a large gravel driveway with access off a county road (Exhibit A).

Conclusion: Staff concludes that the subject property is suitable for the proposed use given its size, shape and existing improvements.

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.*

Findings: The owner/applicant is proposing to use an existing shop for a fish processing and wholesale company (Exhibit B). The proposed use will be primarily in the 40 x 60 shop that is already established on the property and contained within the property's boundaries. As confirmed previously in this report, there is adequate area on the subject property to accommodate parking requirements as well as adequate area for vehicular maneuvering.

Use of properties and zoning varies in the vicinity (Exhibit A). Uses in the area consist of residential and natural resource uses. Properties located to the north and east are zoned CR-1 and are developed with residential structures (Exhibit A). Properties to the south are zoned Forest (F) and are undeveloped with a high density of tree coverage (Exhibit A). Properties to the west are zoned Farm (F-1) and are developed with general purpose buildings.

The subject property borders two county roads, Mill Street and Misty Drive on three sides as shown on the maps in "Exhibit A". Right of way widths are roughly 40-foot and separate the subject property from adjacent properties utilized for residential and natural resource use. The subject property sits on a bench where properties to the north/northeast are located on the upward slope and bench, and properties to the south/southwest slope in a downward direction (Exhibit A).

Tax Lot 301, adjacent to and the northeast of the subject property, is also zoned CR-1 and is improved with residential structures. In review of the aerial photography included in "Exhibit A", there is a dense border of trees and vegetation that, along with the topographical change of the sloped bench, create a vegetative buffer between the two properties.

In review of the Applicant's narrative for cottage industry operation, Applicant states that operation hours will be between 10:00am and 6:00pm, consisting of both customers coming to the property to purchase products and deliveries made to vendor sites. Applicant's operation narrative also confirms that most of the operation and machinery for the industry activities will take place in the existing building on the property proposed to be used for the cottage industry (Exhibit B).

Given the size of the property, hours of operation and information contained in the cottage industry operation plan, the location of the property, nature and type of surrounding uses, as well as man-made buffers, topographical differences in properties and existence of vegetative buffers, staff finds that the proposed use of the cottage industry 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 in the underlying zones.

Conclusion: Staff concludes this criterion has been met and can be met through the Conditions of Approval.

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

Findings: The owner/applicant states the proposed use will not have detrimental effects 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 impacts (Exhibit B). There is no evidence indicating these types of facilities are present in the immediate vicinity of the subject property.

Conclusion: Staff concludes that this criterion has been met.

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

Findings: Applicant states the property is easily accessible by a county road and that there is a big gravel turnaround area next to the house and shop (Exhibit B). Staff finds long-established existing services such as Cloverdale Water District, Nestucca Rural Fire District, Tillamook County Sheriffs and Tillamook People's Utility District (PUD).

The subject property is accessed via Mill Road, a County Road, and is under the jurisdiction of the Tillamook County Public Works Department. Staff finds that addition and operation of a cottage industry to this residential property is a change in use and may require additional road approach review by the Tillamook County Public Works Department. A Condition of Approval has been made to require the Applicant to notify the Tillamook County Public Works Department of this change in use, and that a copy of an updated Road Approach Permit be submitted at the time of consolidated zoning/building permit application submittal, or documentation from the Tillamook County Public Works Department confirming the existing road approach permit is sufficient for the change in use of the property.

The subject property is served by an existing onsite wastewater treatment system. Staff finds that a Condition of Approval can be made to require that the Applicant obtain any onsite wastewater system approvals as needed for operation of the proposed cottage industry, should the existing system be utilized for cottage industry operation.

Staff also finds that updated service provider letters from the Cloverdale Water District and Nestucca Rural Fire District be provided at the time of consolidated zoning/building permit application submittal for the proposed cottage industry.

Conclusion: Staff concludes this criterion has been met and can be met through the Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the owner/applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves this request subject to the Conditions of Approval in section V of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on June 11, 2025.**

V. CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable, including any permit approvals required for use of the existing onsite wastewater treatment system for the cottage industry.
2. The applicant/property owner shall obtain a Consolidated Building/Zoning Permit from the Tillamook County Department of Community Development.
3. The site plan shall accurately depict the location and dimensions of the required parking space and shall demonstrate conformance with the applicable standards of TCLUO Section 4.030: Off-Street Parking and Off-Street Loading Requirements.
4. At the time of consolidated Building/Zoning Permit application submittal, Owner/Applicant shall provide documentation demonstrating compliance with the applicable requirements of TCLUO including TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements and TCLUO Section 4.020: Signs, as well as any other applicable ordinance provisions. Compliance shall be depicted on a to-scale site plan to be submitted in conjunction with the Consolidated Building/Zoning Permit.
5. The applicant/property owner shall submit updated letters from Cloverdale Water District and Nestucca Rural Fire District confirming service availability at time of Consolidated Building/Zoning Permit application submittal.
6. The applicant/property owner shall submit a copy of an updated road approach permit from the Tillamook County Public Works Department at time of Consolidated Building/Zoning Permit application submittal, or a statement from the Department that confirms the existing road approach is adequate for the change in use of the property and operation of the cottage industry.
7. Artificial lighting shall not create or reflect substantial glare onto any adjacent residential properties including artificial lighting along the access roads.
8. The applicant/property owner shall employ no more than two (2) non-family members for the cottage industry use.

9. The applicant/property owner is limited to allowing visitors and deliveries for the cottage industry use of a fish processing and wholesale company between 8:00 am to 6:00 pm.
10. Any future development shall conform to the applicable requirements of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
11. The applicant/property owner shall adhere to the development standards outlined in TCLUO Section 3.012: Community Low Density Urban Residential Zone (CR-1).
12. This approval shall be void on May 30, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

VI. EXHIBITS

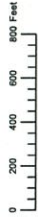
All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, FEMA FIRM, Assessor's Summary Report
- B. Applicant's Submittal
- C. Public Comments

EXHIBIT A

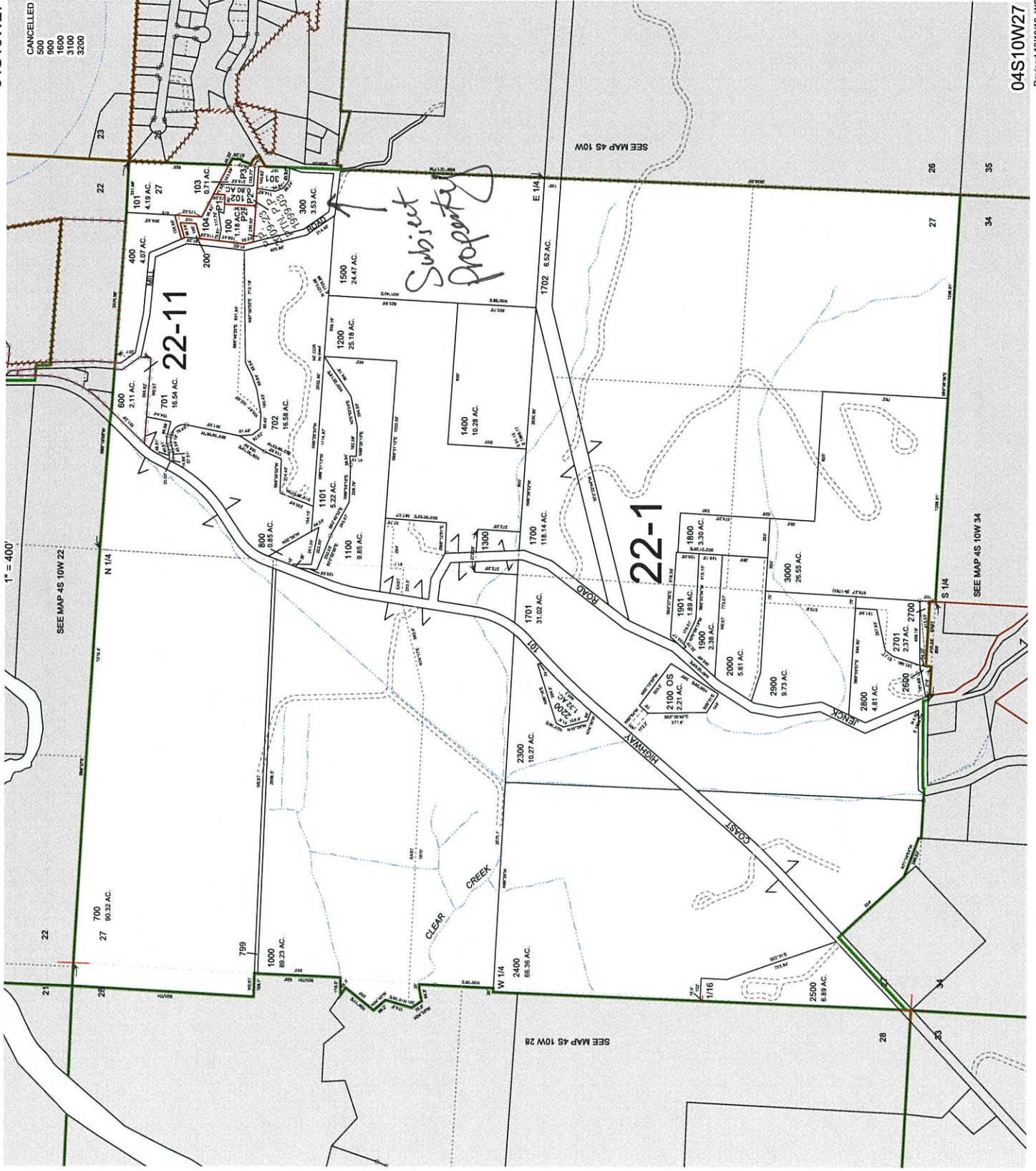
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

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



04S10W27

CANCELLED
500
900
1600
3100
3200



04S10W27
Revised 12/19/19, WS

Tillamook County
2024 Real Property Assessment Report
Account 227025

Map	4S10270000300	Tax Status	Assessable
Code - Tax ID	2201 - 227025	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	GEIL, JASON R CO-TRUSTEE & GEIL, HEATHER D CO-TRUSTEE 13705 MILL RD CLOVERDALE OR 97112	Deed Reference #	2023-3094
		Sales Date/Price	07-11-2023 / \$0
		Appraiser	RANDY WILSON
Property Class	401 MA SA NH		
RMV Class	401 06 AC 602		

Site	Situs Address	City
1	13705 MILL RD	COUNTY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2201	Land	151,510		Land	0
	Impr	552,710		Impr	0
Code Area Total		704,220	435,320	435,320	0
Grand Total		704,220	435,320	435,320	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2201					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		CR-1	Market	96	3.53 AC		133,010
					OSD - AVERAGE	100			18,000
Code Area Total							3.53 AC		151,510

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2201	1	2020	132	One story with basement	102	1,776			469,860
	2	2020	346	GPB IN RESIDENTIAL USE	102	2,400			82,850
Code Area Total						4,176			552,710

Exemptions / Special Assessments / Notations				
Code Area 2201				
Special Assessments		Amount	Year Used	
■ SOLID WASTE		12.00	2024	
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL SURCHARGE		47.50		2024
■ FIRE PATROL NORTHWEST		18.75	3.53	2024
Notations				
■ DESTROYED OR DAMAGED PROPERTY, JULY 1 ASMT DATE 308.146(6) ADDED 2011				

Tillamook County
2024 Real Property Assessment Report
Account 227025

Comments

12/01/04 MS in very poor condition. Removed hay cover and reduced MS room. Corrected acreage. KM

08/01/11 MS and IMPS removed from property. Property is vacant. GB

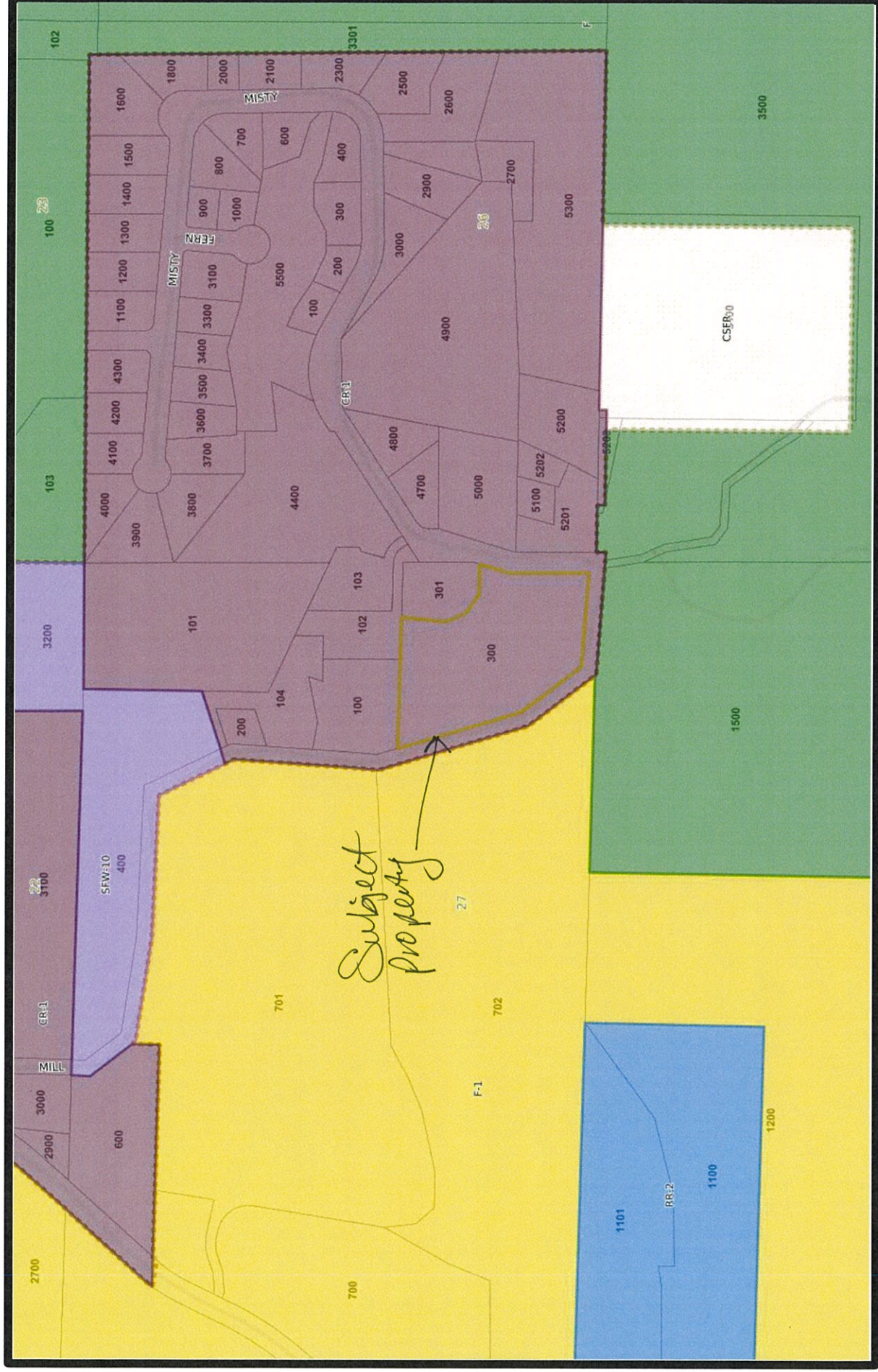
06/26/17 Reappraised land; tabled values. Updated size per GIS calculations. RBB

8/23/19 Due to a lot line adjustment, a portion of tax lot 4S10 27 300 will now be carried in tax lot 301, MAV balance. JB

10/28/20 Changed code prior to improvement placement.ef

3/2021 New SFD and shop constructed on subject property/Updating the account inventory items, floorplan and photos. RCW

Map



National Flood Hazard Layer FIRMette

123°53'28"W 45°12'10"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, 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.

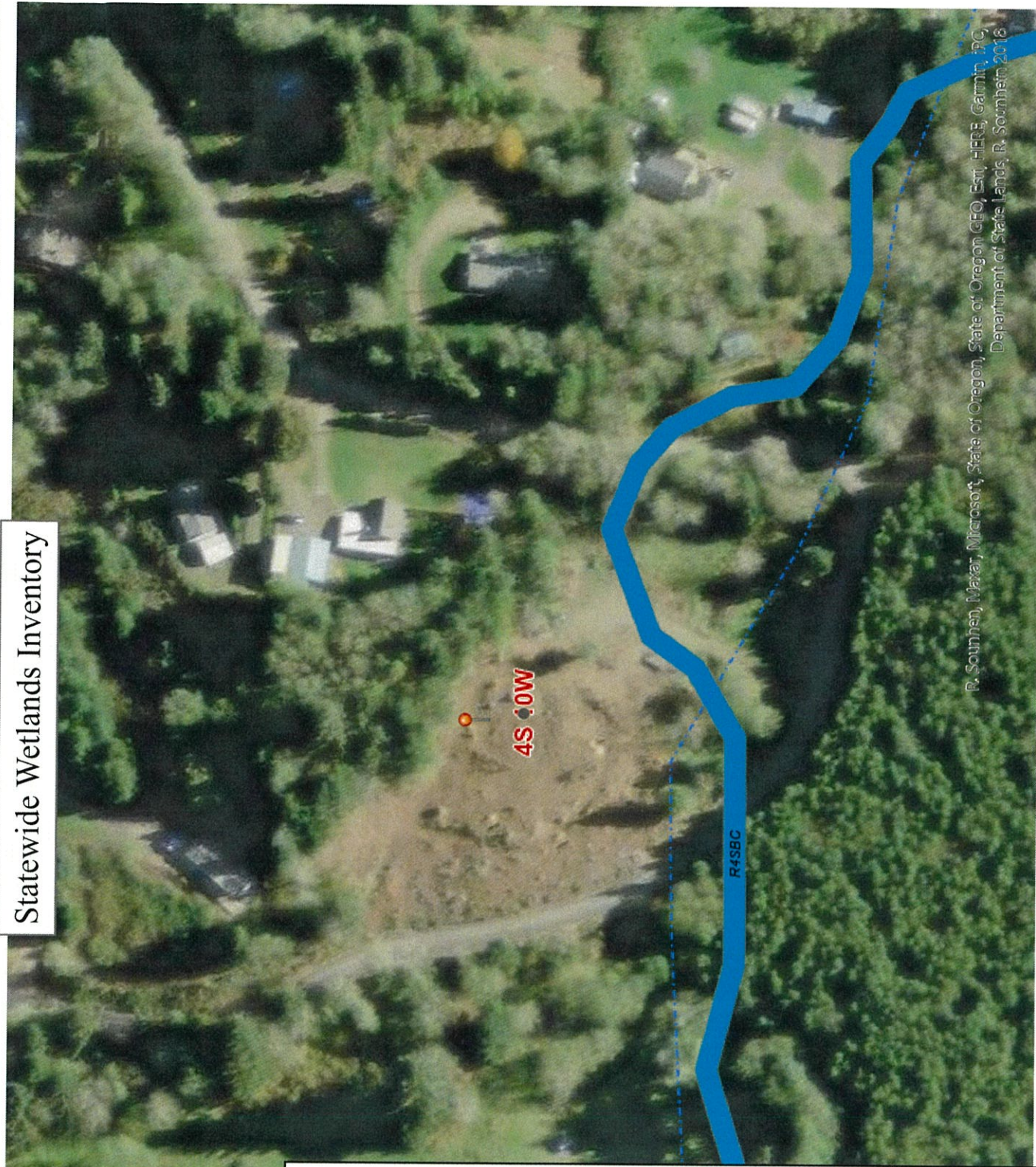
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 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.



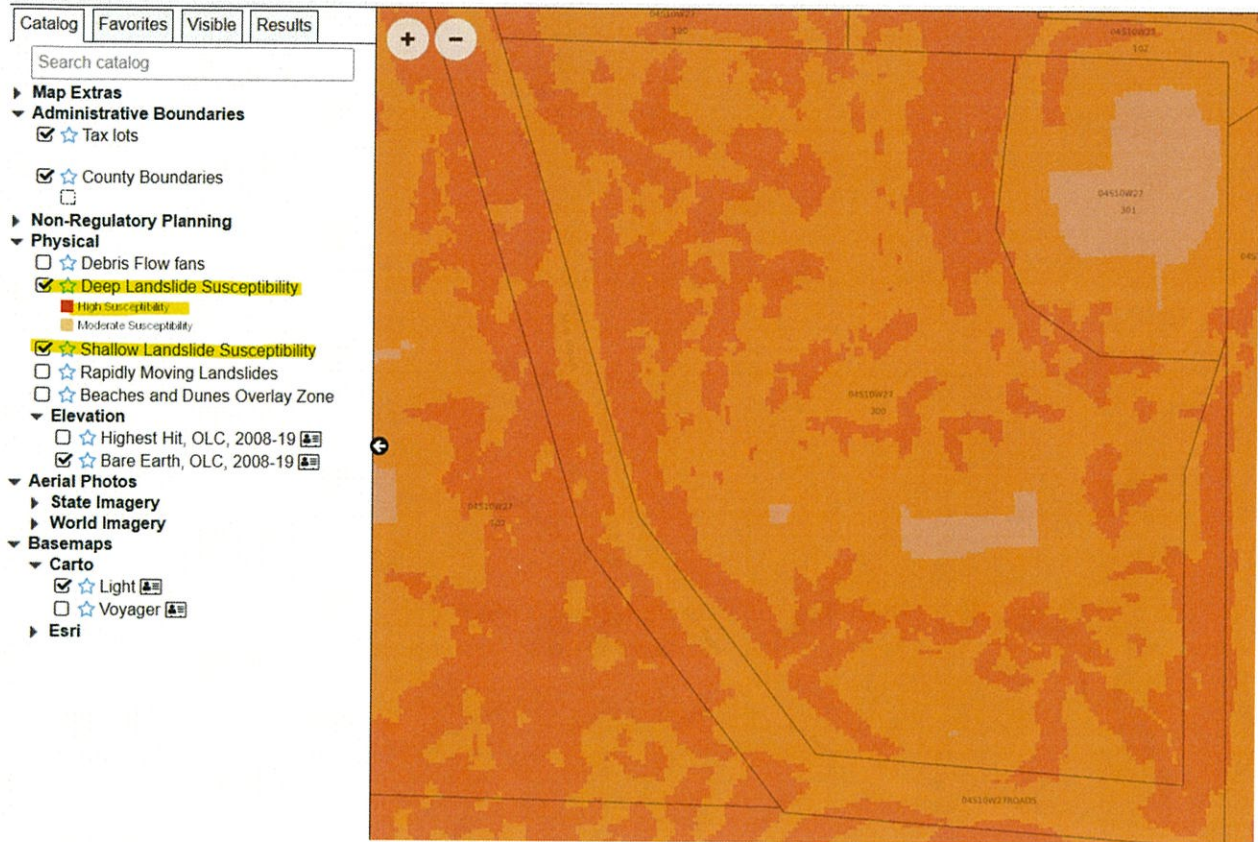
Statewide Wetlands Inventory

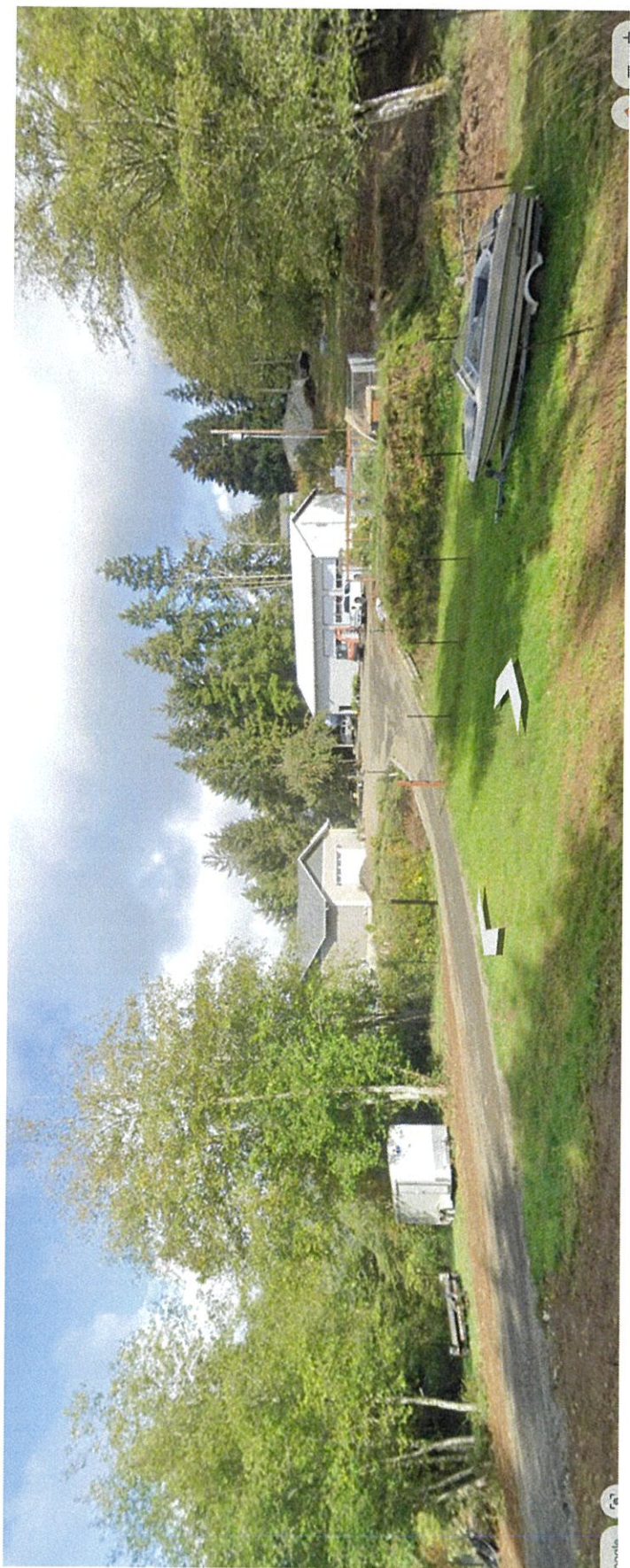


- Oregon Scenic Waterway - Water Courses
- Essential Salmonid Habitat
- Townships
- LWI Study Area
- BASEDAT.DBO.NHDWaterbody
- BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDFlowline
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- BASEDAT.DBO.NHDPoint
- Wetlands
-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

R. Sounthien, M.A., Microsoft, State of Oregon, State of Oregon GEO, Est. HERE, Garmin, PC, Department of State Lands, R. Sounthien 2018

Geologic Hazard Area





13705 Mill Road



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 & 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 Conner</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
- ☐ 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: 13705 Mill Rd. Cloverdale OR 97112
Map Number: 45 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.

☒ First Time Application ☐ Application for renewal
☐ Reporting Dealer ☐ Non-Reporting Dealer (No bond is required for a non-reporting dealer)
Dealer Number _____ Social Sec. No./Tax ID 33-2508867

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: _____

4S 10 2700 0300
13705 Mill Rd Cloverdale

2/1/2025

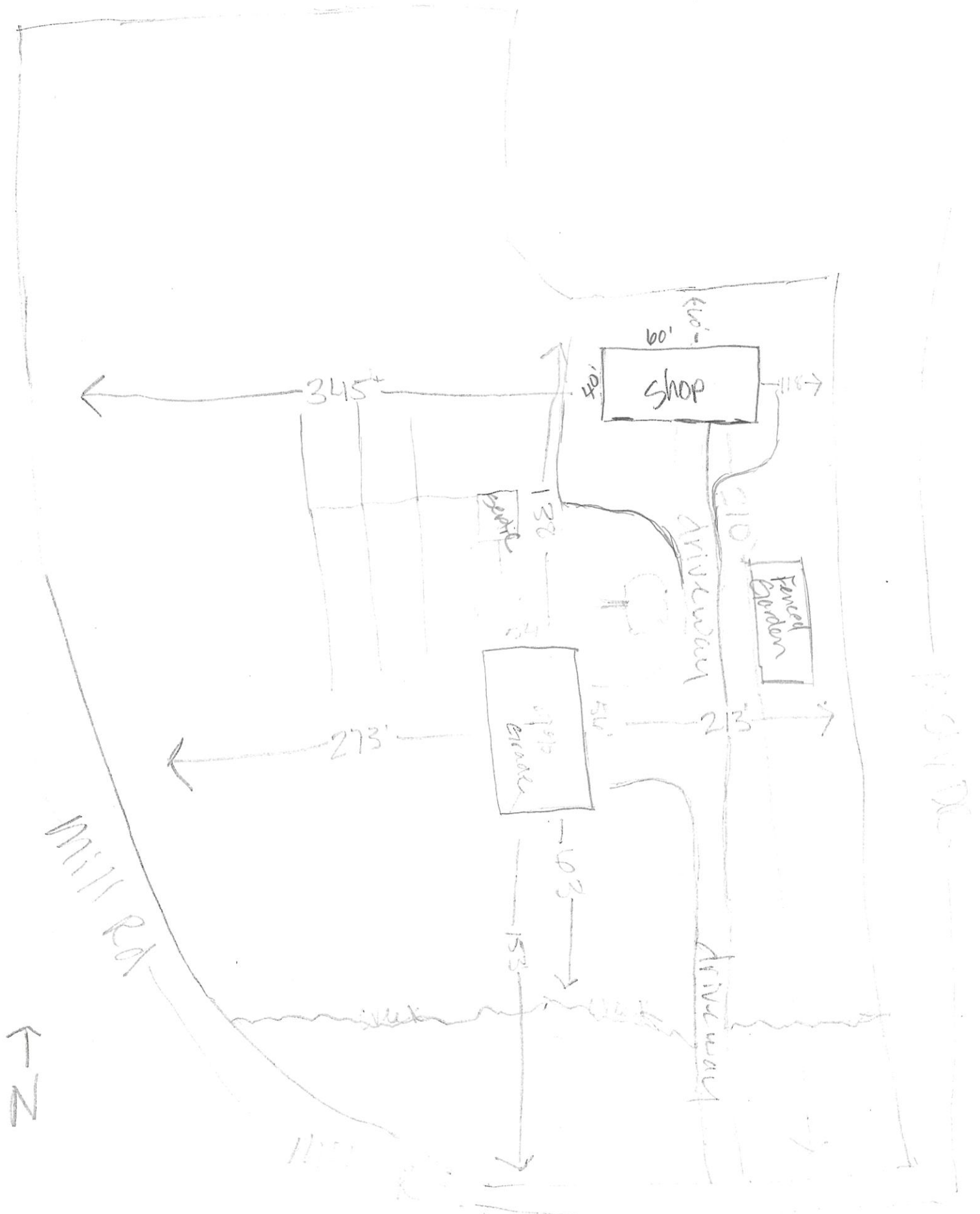


EXHIBIT C

Sheila Shoemaker

From: Jaime Craig
Sent: Friday, April 25, 2025 7:19 PM
To: Sheila Shoemaker
Cc: Melissa Jenck
Subject: RE: Conditional Use - Cottage Industry - 851-25-000069-PLNG

Hi Sheila,

I don't know if I have any formal comments on this, but I believe these are the people that took over Dane and Emily Warrick's operations when they moved out of State. They had Sea mobile unit, and I don't see anything about the mobile unit, but were not sure if they are now going to try to license the mobile unit and use this facility to do something with the unit.

They have not reached out to me. As far as the fish processing, that is under Jim Moore and ODA which they say they have reached out to under corresponding information.

Let me know if you have questions.

Thanks!



Jaime Craig REHS
TILLAMOOK COUNTY | Environmental Health Program Manager
(She/Her/Hers) ([Why pronouns matter](#))
2111 8th St. | PO Box 489
Tillamook, OR 97141
Phone (503) 842-3909
Fax (503) 842-3983
Jaime.Craig@tillamookcounty.gov
www.tillamookchc.org

***NEW EMAIL effective immediately. Please update my
contact within your systems to**
Jaime.Craig@tillamookcounty.gov

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you

Sheila Shoemaker

From: Laserfiche_Forms@dsl.oregon.gov
Sent: Monday, May 19, 2025 4:46 PM
To: Sheila Shoemaker; Support.Services@dsl.oregon.gov
Cc: Support.Services@dsl.oregon.gov
Subject: EXTERNAL: WN2025-0318 - Wetland Land Use Notice Rejection

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello,

Your Wetland Land Use Notification submission (WN2025-0318) has been removed from the Department's review queue for the following reason(s):

A WLUN is not required for a change in use of existing structures.

Thank you,
Oregon Department of State Lands
Josh Goldsmith