



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-25-000014-PLNG:
RAMIREZ GILL - BED & BREAKFAST ENTERPRISE**

ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: April 14, 2025

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

Report Prepared by: Sheila Shoemaker, Land Use Planner

SS.

I. GENERAL INFORMATION:

Request: A Conditional Use request for a Bed and Breakfast enterprise consisting of one-bedroom within an existing single-family dwelling (Exhibit B).

Location: The subject property is located in the Unincorporated Community of Pacific City/Woods at 34200 Tidewater Lane, a County Road, and designated as Tax Lot 2400 in Section 19CB of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Pacific City/Woods Medium Density Residential Zone (PCW-R2)

**Applicant &
Property Owner:** Elsy Ghisleli Ramirez Gill, 34200 Tideland Lane, Cloverdale, OR 97112

Property Description: The subject property is an irregular rectangle in shape and encompasses .13-acres (Exhibit A). The subject property is accessed via Tidewater Lane, a County Road (Exhibit A). The subject property is in the Unincorporated Community of Pacific City/Woods within the Nestucca Ridge Subdivision and is surrounded by developed residential properties also zoned PCW-R2 to the north, south and west (Exhibit A). The property has a downward sloped driveway to the dwelling with a northwestern sloped backyard (Exhibit A). According to Tillamook County Assessor's records, the subject property is developed with an existing 1,574 square foot, single-family dwelling with basement built in 1999 (Exhibit A).

There are no mapped wetlands or riparian features on the subject property (Exhibit A). The subject property is not within a Special Flood Hazard Area (SFHA), as depicted on FEMA FIRM 41057C0855F dated September 28, 2018 (Exhibit A). The property is within a Beach and Dune Overlay Zone and in an area of geologic hazard with a downward slope to the dwelling and a downward slope away from the dwelling in the back of the dwelling (Exhibit A). No alterations to the existing single-family dwelling are proposed that would require review for development in a Beach and Dune Overlay Zone in accordance with TCLUO Section 3.530 or Geologic Hazard Areas in accordance with TCLUO Section 4.130.

The property is adjacent to similar residential uses within the Pacific City/Woods Medium Density Residential Zone (PCW-R2), improved with single-family residences (Exhibit A). Outdoor recreation management uses are also prevalent in the area such as State Beaches, County Parks, Surfing and Fishing.

Applicant is requesting Conditional Use Permit approval for a 1-bedroom Bed and Breakfast enterprise within an owner-occupied primary residence located in the existing single-family dwelling (Exhibit B).

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 3.333: Pacific City/Woods Medium Density Residential Zone (PCW-R2)
- B. Section 4.020 Signs
- C. Section 4.030 Off-Street Parking and Loading
- D. Article VI: Conditional Use Procedures and Criteria

III. ANALYSIS:

A. Section 3.333: Pacific City / Woods Medium Density Residential Zone (PCW-R2)

PURPOSE: The purpose of the PCW-R2 zone is to designate areas for medium density single-family and duplex residential development, and other, compatible, uses. Land that is suitable for the R-2 zone has public sewer service available, and has relatively few limitations to development.

(3) USES PERMITTED CONDITIONALLY: In the PCW-R2 zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this Ordinance.

...

(m) Bed and Breakfast enterprises within an owner-occupied primary residence.

...

Findings: TCLUO Article 11 defines a Bed and Breakfast enterprise as ‘A residential structure where not more than 15 persons, not including members of the family occupying such a structure, provide compensation for lodging’. The applicant is proposing to utilize one (1) bedroom within the existing single-family dwelling and is subject to Conditional Use Review subject to Article 6 of the TCLUO. Applicant provided documents labeled “Proof of Residence” that include an account statement from Pacific City Joint Water-Sanitary Authority, billing statement from Tillamook People’s Utility District and Student Information sheet. Staff finds these documents along with the County assessors’ records indicate the applicant resides on the subject property (Exhibit A & B). Conditional Use Review Criteria found in Article 6 are discussed below, and all other applicable standards.

B. Section 4.020 Signs

The purpose of these supplemental regulations governing signs is to promote scenic values; to prevent unsafe driver distraction; to provide orientation and directions to visitors; to facilitate emergency response; and in general to provide for the placement of necessary SIGNS in appropriate areas. These provisions shall not be construed to preclude the placement of street address SIGNS in locations that can be readily seen by operators of emergency vehicles, provided that such placement does not impair efforts to maintain roads, drainage ways, or brush-free road right-of-ways.

Findings: Applicant has not proposed specific signage in conjunction with the Bed and Breakfast enterprise (Exhibit B). Staff finds that any future proposal for signage is subject to the standards of TCLUO 4.140: Signs. Staff finds that these standards can be met through compliance with Conditions of Approval.

C. 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.

Findings: Boarding, lodging and rooming houses are required to provide one (1) 8-foot by 20-foot parking space per each guest accommodation and a residential dwelling unit requires two (2) 8-foot by 20-foot parking spaces as described in TCLUO Section 4.030(13): Parking Space Requirements. Applicant is proposing a Bed and Breakfast enterprise within an owner-occupied primary residence consisting of one guest bedroom within the existing single-family dwelling (Exhibit B). Staff finds that a minimum of two (2) off-street parking spaces are required for the residential dwelling unit and one (1) off-street parking space is required for the proposed Bed and Breakfast enterprise for a total of three (3) parking spaces.

The applicant has identified a total of three (3) 8-foot by 20-foot parking spaces, one located in the garage and two (2) located in the existing driveway. With the Bed and Breakfast enterprise space labeled located in the driveway as shown on the submitted site plan (Exhibit B). Given the size of the property and location of improvements, Staff finds that there is adequate area to create the required additional parking space to satisfy parking requirements outlined in TCLUO Section 4.030 for both the Bed and Breakfast enterprise as well as required parking for the existing dwelling. Staff also find that a condition of approval can be made to require a minimum of three (3) 8-feet by 20-feet off-street parking spaces be depicted on the site plan submitted for review and approval at time of consolidated zoning/building permit application.

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 March 25, 2025. Jasper Lind at Tillamook County Public Works commented that they would like to see a new Road Approach Permit processed for the property (Exhibit C). Jaime Craig, Environmental Health Program Manager, commented that if one room is rented no license would be required (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 above, Staff finds that the proposed Bed and Breakfast enterprise within an owner-occupied primary residence is a use allowed conditionally in the Pacific City/Woods Medium Density Residential Zone (PCW-R2). Staff concludes that this criterion has been met.

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

Findings: Staff finds that the proposed use is permitted conditionally in the Tillamook County Land Use Ordinance. The TCLUO is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan. Staff concludes that this criterion has been met.

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

Findings: The subject property is an irregular rectangle in shape and encompasses .13-acres (Exhibit A). The subject property is accessed via Tidewater Lane, a County Road (Exhibit A). The subject property is in the Unincorporated Community of Pacific City/Woods within the Nestucca Ridge Subdivision and is surrounded by developed residential properties also zoned PCW-R2 to the north, south and west (Exhibit A). The property has a downward sloped driveway to the dwelling with a northwestern sloped backyard (Exhibit A). According to Tillamook County Assessor's records, the subject property is developed with an existing 1,574 square foot, single-family dwelling with basement built in 1999 (Exhibit A). The subject property is located within the Pacific City Joint Water and Sanitary District, Nestucca Rural Fire District and is accessed off a county-maintained road. The applicant states *parking of one extra vehicle on the property is possible* (Exhibit B).

Staff finds a condition of approval can be made to require a new roach approach from Tillamook County Public Works.

Staff concludes that this criterion can be met through the Conditions of Approval.

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 area surrounding the subject property is also zoned Pacific City/Woods Medium Density Residential Zone (PCW-R2) and consists of properties of similar size and shape also improved residential development (Exhibit A).

Residential improvements are located within the northerly portion of the subject property and are surrounded by dense vegetation that also serves as a buffer to surrounding properties (Exhibit A). As mentioned above, outdoor recreation management uses are prevalent in this area such as State Beaches, County Parks, Surfing and Fishing.

Applicant states that recreational and residential uses exist, and the Bed and Breakfast will contribute a positive impact to the local community by bringing in tourist to Pacific City and the Oregon coast (Exhibit B).

No exterior alterations are proposed to the single-family dwelling for accommodation of the Bed and Breakfast enterprise that would substantially alter the appearance of the residential improvements. All uses

can and will continue to be accommodated within the boundaries of the subject property. The limited use of the single-family dwelling as a Bed and Breakfast enterprise does not substantially alter the residential character and function of the residential uses on the subject property.

Based upon the findings outlined above, Staff finds that the proposed use of utilizing one bedroom within the existing single-family dwelling as a Bed and Breakfast enterprise 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 residential, recreational and public utility uses on the surrounding properties or uses listed in the underlying zone. Staff concludes that this criterion has been met.

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

Findings: Staff has on record that the single-family dwelling maintains an existing solar panel on its roof. Staff do not have record that any adjacent properties maintain such facilities (Exhibit A). Applicant states to the best of their knowledge these do not exist (Exhibit B). 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: Staff finds the area is served by Tillamook County Sheriff's Department, Oregon Department of Transportation and Tillamook County Public Works, Tillamook People's Utility District and Nestucca Rural Fire District for fire protection services. The subject property is served by the Pacific City Joint Water and Sanitary District.

Staff finds these services have long been established in the area. Conditions of Approval have been made to require confirmation of adequacy of services at the time of consolidated zoning and building permit application submittal. Staff concludes this criterion has been met or can be met through the Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the 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 April 28, 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 licensing from Tillamook County Community Health.

2. This approval is for a Bed and Breakfast enterprises within an owner-occupied primary residence for use of one (1) bedroom. The Bed and Breakfast must remain owner occupied. Expansion in the number of bedrooms utilized for the Bed and Breakfast enterprise is subject to land use review and approval.
3. Applicant/property owner shall provide an updated Fire Letter from the Nestucca Rural Fire District for the Bed and Breakfast enterprise.
4. Applicant/property owner shall provide a new road approach from Tillamook County Public Works.
5. A copy of the approved site plan, illustrating the proposed development and required parking, shall be provided at the time of a Zoning Permit submittal. Applicant/property owner shall adhere to the requirements of TCLUO 4.030, "Off-Street Parking & Off-Street Loading Requirements".
6. Signage shall comply with the standards of Tillamook County Land Use Ordinance Section 4.020: Signs.
7. Applicant/Owner shall comply with relevant standards outlined in TCLUO Section 3.333: Pacific City/Woods Medium Density Residential Zone (PCW-R2).
8. This approval shall be void on April 14, 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, Assessor's Summary Report
- B. Applicant's submittal
- C. Public Comments

EXHIBIT A

Tillamook County
2024 Real Property Assessment Report
Account 391938

Map	4S1019CB02400	Tax Status	Assessable
Code - Tax ID	2202 - 391938	Account Status	Active
		Subtype	NORMAL
Legal Descr	NESTUCCA RIDGE		
	Lot - 35		
Mailing	RAMIREZ GILL, ELSY GHISLELI (TOD)		
	34200 TIDEWATER LN		
	CLOVERDALE OR 97112		
	Deed Reference #	2023-1311	
	Sales Date/Price	03-31-2023 / \$0	
	Appraiser	RANDY WILSON	

Property Class	101	MA	SA	NH
RMV Class	101	09	ST	909

Site	Situs Address	City
1	34200 TIDEWATER LN	COUNTY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2202	Land	217,700		Land	0
	Impr	517,740		Impr	0
Code Area Total		735,440	293,640	293,640	0
Grand Total		735,440	293,640	293,640	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		PCW-R2	Market	117	0.14 AC		187,200
					OSD - AVERAGE	100			30,000
Code Area Total							0.14 AC		217,700

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2202	1	1999	144	One and 1/2 story w/basement	122	1,574			517,740
Code Area Total						1,574			517,740

Exemptions / Special Assessments / Notations									
Code Area 2202									
Special Assessments						Amount		Year Used	
■ SOLID WASTE						12.00		2024	

Comments 10/10/03 LCM Study. Changed class to 4 and tabled values. dv. changed account to reflect proper neighborhood. (201 to 271) sm
1/2014 Reapp. of land/Tabled values. RCW

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

N.W. 1/4 S.W. 1/4 SEC. 19 T.4S. R. 10W. W.M.

TILLAMOOK COUNTY

04S10W19CB

0 50 100 150 200 Feet

1" = 100'

SEE MAP AS 10W 19

CANCELLED
202
4300
4301

SEE MAP AS 11W 24DA

SEE MAP AS 10W 19CA

SEE MAP AS 10W 19CD

SEE MAP AS 10W 19CC

04S10W19CB
Revised 03/08/21, WS

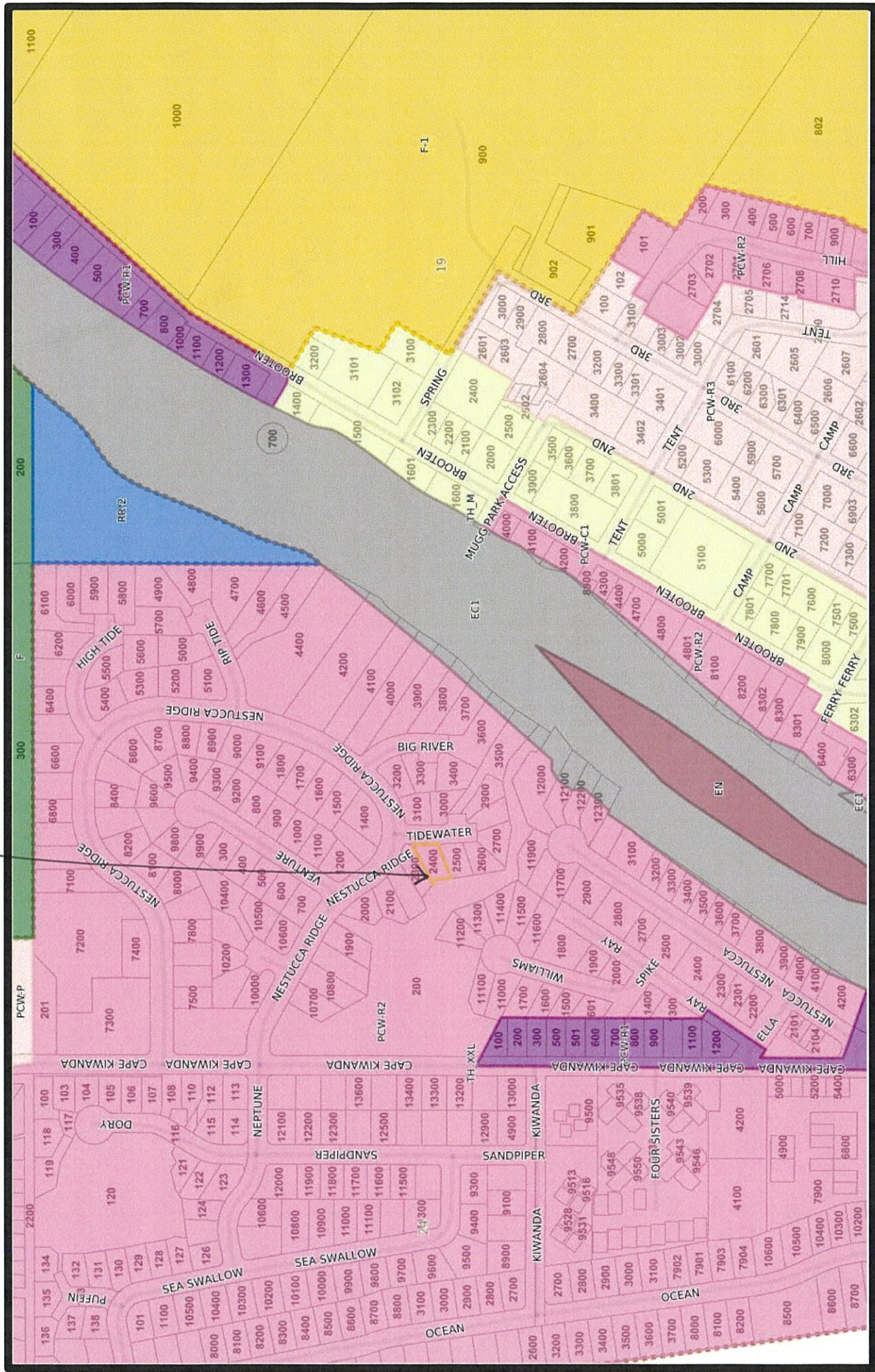
Subject
Location



Map

Subject Location

MOOSEMAPPING



Beach and Dune Overlay Zone

Zoom to Full Extent Measure Print Start Over

Catalog Favorites Visible Results

Search catalog

Map Extras

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

B - Beach

FDA - Active foredune

AFDA - Artificial dune

FD (W) - Reactivated, erosion/flooding

H - Hummocks, active

FD - Stabilized foredune

IFD - Inland foredune

DC - Dune complex

DC (W) - wet

DS - Dune, younger stabilized

ODS - Dune, older stabilized

OS - Open sand

W - Interdune

WMF - Wet mountain front

WDP - Wet deflation plain

WL - Wetland



Geologic Hazard Area

Zoom to Full Extent Measure Print Start Over

Catalog Favorites Visible Results

Search catalog

Map Extras

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

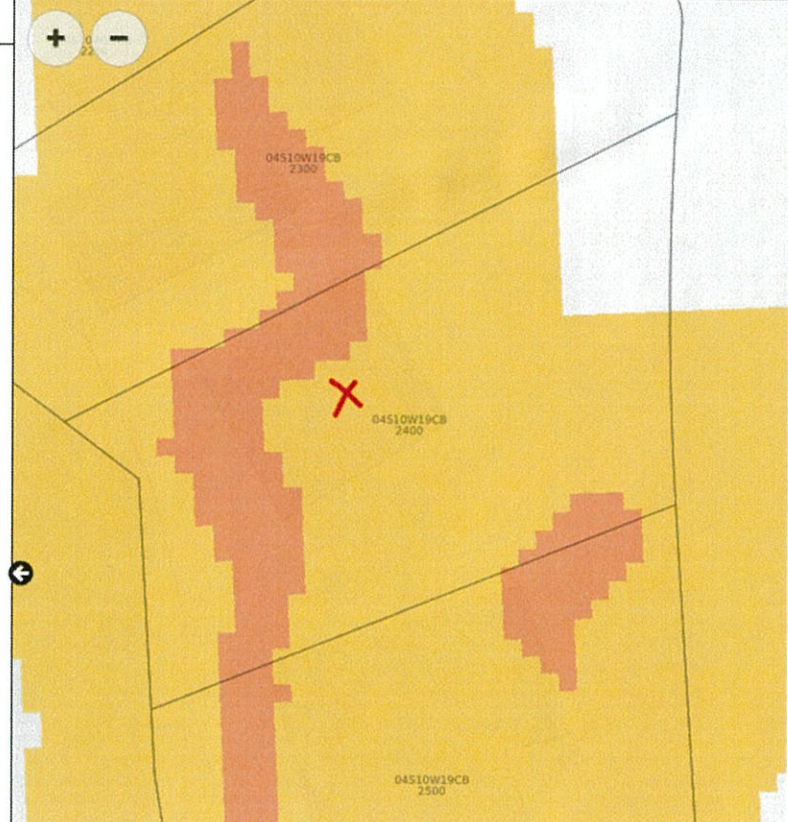
Basemaps

Carto

☒ Light

☐ Voyager

Esri



Statewide Wetlands Inventory

Oregon Scenic Waterway - Water Courses

Townships

LWI Study Area

BASEDAT.DBO.NHDIWaterbody

BASEDAT.DBO.NHDIArea

BASEDAT.DBO.NHDIFlowline

Perennial

Intermittent

Ephemeral

Unknown

Canal/Ditch

Canal/Ditch

Canal/Ditch

BASEDAT.DBO.NHDIPoint

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. Southern, Maxar, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, IBC, Department of State Lands, R. Southern 2018

123°58'9"W 45°12'38"N



SPECIAL FLOOD HAZARD AREAS

Zone X

410196

T045 R11W S24

Zone VE
(EL 25.2 Feet)



Zone AE

Zone VE
(EL 27.1 Feet)

41057C0855F
eff. 9/28/2018

LEFT

T04S R1

123°57'31"W 45°12'12"N

Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone I

NO SCREEN **Area of Minimal Flood Hazard** *Zone X*

Area of Undetermined Flood Hazard Zone

Levee, Dike, or Floodwall

20.2  **Cross Sections with 1% Annual Chance**

8 - - - Coastal Transect
~~~~~ Base Flood Elevation Line (BFE)

**Jurisdiction Boundary**

- Profile Baseline

 Digital Data Available



The pin displayed on the map is an approximate

..... property location:

perhaps if it is not void as described below.

rd information is derived directly from the

or amendments subsequent to this date and

proved by new data over time.

ar, map creation date, community identifiers,

...minimized the risk of use for  
...oses.



# 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](http://www.co.tillamook.or.us)

## PLANNING APPLICATION

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

Name: Elsy Ghisleli Ramirez Gill Phone: 530-845-0414

Address: 34200 Tidewater Ln

City: Cloverdale State: OR Zip: 97112

Email:

### Property Owner

Name: Elsy Ghisleli Ramirez Gill Phone: 530-845-0414

Address: 34200 Tidewater Ln

City: Cloverdale State: OR Zip: 97112

Email: ghisleli@hotmail.com

| OFFICE USE ONLY                   |                                 |
|-----------------------------------|---------------------------------|
| Date Stamp                        | <b>RECEIVED</b>                 |
|                                   | JAN 13 2025                     |
| BY:                               | Counter [Signature]             |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Received by:                      | SS                              |
| Receipt #:                        | 141140                          |
| Fees:                             | 1365.00                         |
| Permit No:                        | 851-25-00014 -PLNG              |

Request: One bedroom bed and breakfast.

### 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: 34200 Tidewater Ln, Pacific City, OR 97135

|                |       |         |            |
|----------------|-------|---------|------------|
| Map Number: 4S | 10W   | 19 CB   | 2400       |
| Township       | Range | Section | Tax Lot(s) |

Clerk's Instrument #: R 391938 2202

### 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.

*Elsy Ghisleli Ramirez Gill*  
Property Owner Signature (Required)

*Elsy Ghisleli Ramirez Gill*  
Applicant Signature

01-12-2025

Date

01-12-2025

Date



## CONDITIONAL USE CRITERIA

The purpose of this document is to apply for the right to establish a Bed and Breakfast in my home. Prior to this date, I held a Short Term Rental (STR) using permit number 851-11-1182. However, since I rent only one room, it became apparent it would serve the county better if I switched my rental to the category of Bed and Breakfast as this would allow the use of my permit for a more appropriate use.

- (1) The subject property is zoned PCW-R2. According to section 3.333, paragraph (3(m)), "Bed and Breakfast enterprises within an owner-occupied primary residence" is permitted.
- (2) Establishing a Bed and Breakfast at this location is consistent with the Comprehensive Plan of Tillamook County for the following reasons:
  - Due to the nature of the occupancy, one to two guests can stay at a time. This has minimal impact to the population density of the area.
  - One or two people on a temporary basis will not have an impact upon the environment as this has been taken into account with the zoning of the property.
  - Minimal impact to public infrastructure would be experienced as there is only one to two person increase to infrastructure load.
  - Urban growth would not be experienced as guests are of a temporary nature.
  - The housing impact falls within the use permit of the dwelling.
  - The economy of Tillamook County would benefit as the guests will spend money at local establishments pumping badly needed business into the local economy.
- (3) The parcel size is suitable for the use as it is a single family unit with an unused bedroom (two adults and one child currently inhabit the premises). Parking of one extra vehicle on the property is possible.
- (4) The nature of the surrounding area is a mixed use of recreational and residential. A majority of homes located at Nestucca Ridge are vacation homes. The population of Pacific City rises and falls proportional to the tourists season. A bed and breakfast will have minimal impact to the nature of the local area and falls within the nature of the community.
- (5) To the best of my knowledge, the area of Pacific City does not have solar energy systems, wind energy conversions systems or windmills.
- (6) The proposed use will allow the inflow of tourist dollars into the economy. For over a century, tourism has been the main economy of Pacific City. Tourism brings jobs, business and industry to the area. This Bed and Breakfast will contribute a positive impact to the local community by bringing in tourist to Pacific City and the Oregon Coast.

# NESTUCCA

# NESTUCCA

# LUCKY

# RIDGE

# RIDGE

# VENTURE

# BLVD

# ROAD

# RIP TIDE

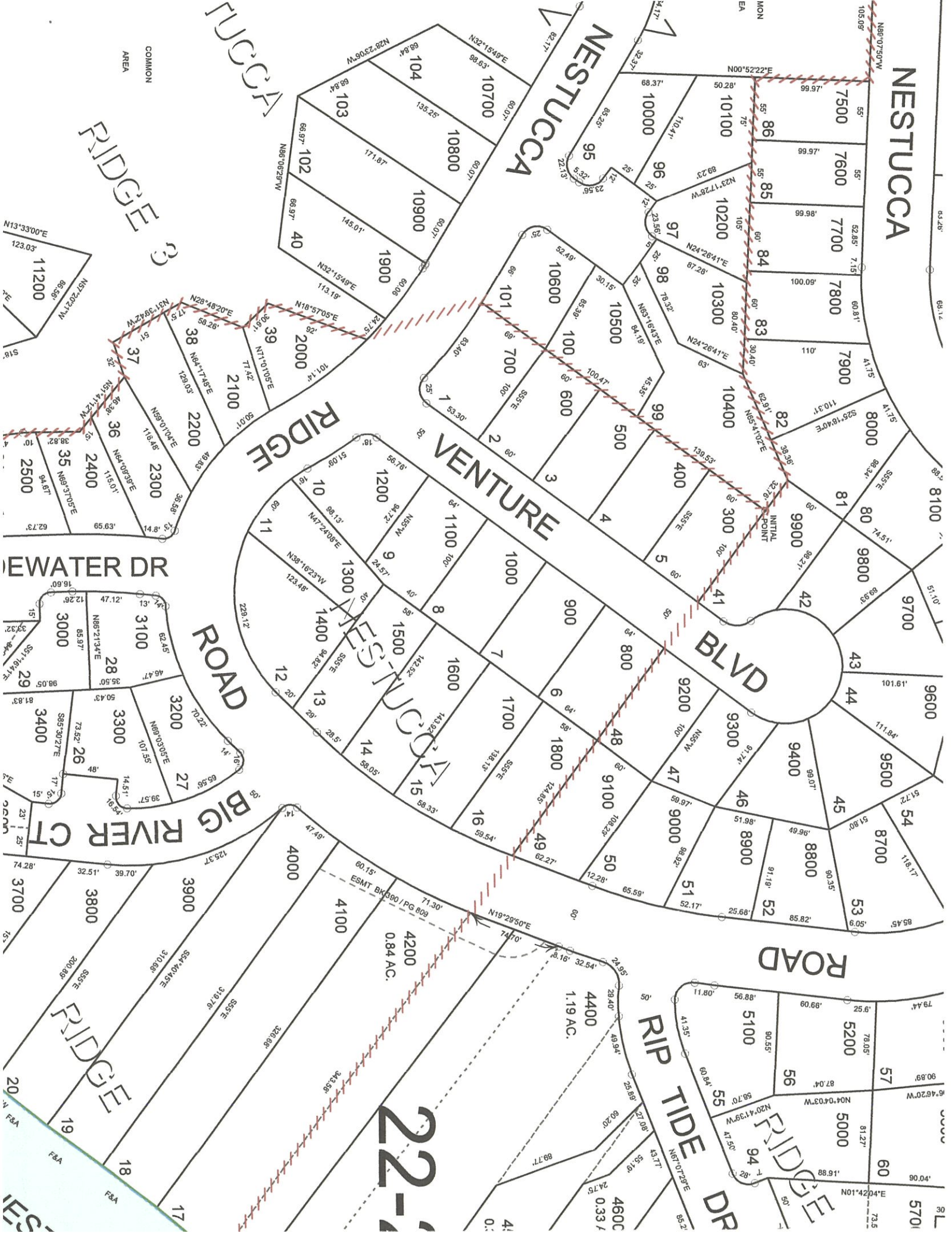
# RIDGE

SEWATER DR

BIG RIVER CT

RIDGE

ES





**Tillamook County**  
**2024 Real Property Assessment Report**  
Account 391938

**Map** 4S1019CB02400  
**Code - Tax ID** 2202 - 391938

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** NESTUCCA RIDGE  
Lot - 35

**Mailing** RAMIREZ GILL, ELSY GHISLELI (TOD)  
34200 TIDEWATER LN  
CLOVERDALE OR 97112

**Deed Reference #** 2023-1311  
**Sales Date/Price** 03-31-2023 / \$0  
**Appraiser** RANDY WILSON

**Property Class** 101 MA SA NH  
**RMV Class** 101 09 ST 909

| Site | Situs Address      | City   |
|------|--------------------|--------|
| 1    | 34200 TIDEWATER LN | COUNTY |

| Value Summary   |      |         |         |         |                     |
|-----------------|------|---------|---------|---------|---------------------|
| Code Area       |      | RMV     | MAV     | AV      | RMV Exception CPR % |
| 2202            | Land | 217,700 |         | Land    | 0                   |
|                 | Impr | 517,740 |         | Impr    | 0                   |
| Code Area Total |      | 735,440 | 293,640 | 293,640 | 0                   |
| Grand Total     |      | 735,440 | 293,640 | 293,640 | 0                   |

| Land Breakdown  |      |                                     |    |           |                  |         |         |                        |
|-----------------|------|-------------------------------------|----|-----------|------------------|---------|---------|------------------------|
| Code Area       | ID # | RFPD                                | Ex | Plan Zone | Value Source     | Trend % | Size    | Land Class Trended RMV |
| 2202            |      |                                     |    |           | LANDSCAPE - FAIR | 100     |         | 500                    |
|                 | 1    | <input checked="" type="checkbox"/> |    | PCW-R2    | Market           | 117     | 0.14 AC | 187,200                |
|                 |      |                                     |    |           | OSD - AVERAGE    | 100     |         | 30,000                 |
| Code Area Total |      |                                     |    |           |                  |         | 0.14 AC | 217,700                |

| Improvement Breakdown |      |            |            |                              |         |            |             |             |
|-----------------------|------|------------|------------|------------------------------|---------|------------|-------------|-------------|
| Code Area             | ID # | Year Built | Stat Class | Description                  | Trend % | Total Sqft | Ex% MS Acct | Trended RMV |
| 2202                  | 1    | 1999       | 144        | One and 1/2 story w/basement | 122     | 1,574      |             | 517,740     |
| Code Area Total       |      |            |            |                              |         | 1,574      |             | 517,740     |

| Exemptions / Special Assessments / Notations |        |           |
|----------------------------------------------|--------|-----------|
| Code Area                                    | 2202   |           |
| Special Assessments                          | Amount | Year Used |
| ■ SOLID WASTE                                | 12.00  | 2024      |

**Comments** 10/10/03 LCM Study. Changed class to 4 and tabled values. dv. changed account to reflect proper neighborhood.  
(201 to 271 ) sm  
1/2014 Reapp. of land/Tabled values. RCW

15

7

DECK 7

23

9

16

8

25

1ST FLOOR FIN

34

Closet

Hall

Bed

Bath

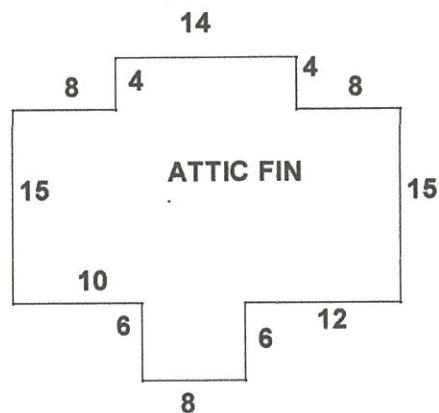
11

19

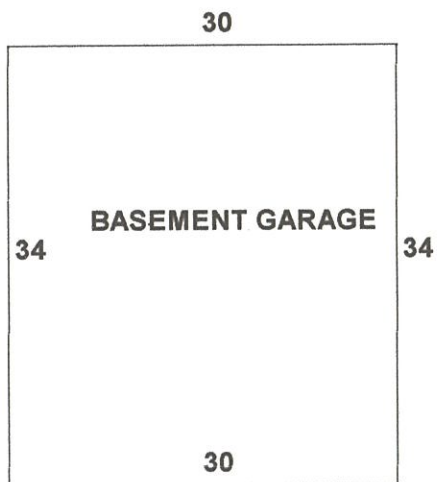
8

11

COV. DECK



**34200 TIDEWATER LANE**



| Appraiser | Date      | Bldg | Description     | SqFt | Dimension |
|-----------|-----------|------|-----------------|------|-----------|
| SM        | 3/17/2004 | 1    | 1ST FLOOR FIN   | 1020 |           |
|           |           | 1    | ATTIC FIN       | 554  |           |
|           |           | 1    | BASEMENT GARAGE | 1020 |           |
|           |           | 1    | COV. DECK       | 88   |           |
|           |           | 1    | DECK            | 177  |           |





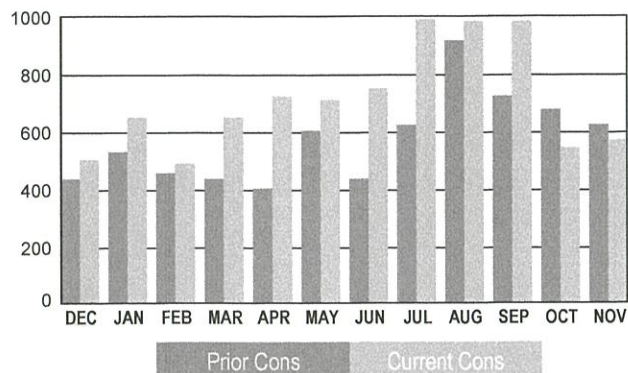
Proof of Residence

Pacific City Joint Water-Sanitary Authority  
PO Box 520  
Pacific City, OR 97135  
(503) 965-6636  
www.pcjwsa.com

GHISLELI RAMIREZ GILL  
C/O STEVE GILL  
34200 TIDEWATER LANE  
CLOVERDALE OR 97112-9004

#### SPECIAL MESSAGE

#### USAGE HISTORY



## Statement

#### ACCOUNT INFORMATION

ACCOUNT: 001531-000  
SERVICE ADDRESS: 34200 TIDEWATER LANE  
SERVICE PERIOD: 11/01/2024 to 11/30/2024  
BILLING DATE: 11/30/2024  
DUE DATE: 12/16/2024

#### BILLING DETAIL

#### METER READING

| Serial No | Previous Read Date | Previous Read | Current Read Date | Current Read | Cons |
|-----------|--------------------|---------------|-------------------|--------------|------|
| 000350    | 10/31/2024         | 24,648        | 11/26/2024        | 25,219       | 571  |

#### CURRENT CHARGES

|                                  |       |
|----------------------------------|-------|
| Water                            | 44.91 |
| Sewer                            | 53.64 |
| Streetlights                     | 0.43  |
| Water Capital Improvement Charge | 3.00  |
| Sewer Capital Improvement Charge | 5.00  |
| WWTP Capital Improvement Charge  | 51.00 |

**TOTAL CURRENT CHARGES 157.98**

#### BILL SUMMARY

|                    |        |
|--------------------|--------|
| PREVIOUS BALANCE   | 155.97 |
| PAYMENTS RECEIVED  | 155.97 |
| ADJUSTMENTS        | 0.00   |
| ADDITIONAL BILLING | 0.00   |
| CURRENT CHARGES    | 157.98 |

**AUTO PAY-DO NOT PAY 157.98**

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT. PLEASE MAKE CHECK PAYABLE TO: PCJWSA



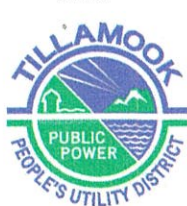
PCJWSA  
PO Box 520  
Pacific City, OR 97135  
(503) 965-6636

| ACCOUNT                            | DUE DATE   | TOTAL DUE        |
|------------------------------------|------------|------------------|
| 001531-000                         | 12/16/2024 | ** DO NOT PAY ** |
| Please Indicate Amount Enclosed \$ |            | AUTO PAY         |

10 1 AV 0.545 1/10 000011 0001:0001  
GHISLELI RAMIREZ GILL  
C/O STEVE GILL  
34200 TIDEWATER LANE  
CLOVERDALE OR 97112-9004



PCJWSA  
PO BOX 520  
PACIFIC CITY OR 97135-0520



# Proof of Residence

## Tillamook People's Utility District

PO Box 433  
Tillamook, OR 97141-0433

Office Address:  
1115 Pacific Ave, Tillamook, OR 97141

Hours: 7:00 AM-5:30 PM Monday-Thursday

Phone: (503) 842-2535 Fax: (503) 842-4161  
Toll Free: (800) 422-2535 Web: www.tpud.org

40 0 AV 0.507  
ELSY GHISLELI RAMIREZ  
34200 TIDEWATER LN  
CLOVERDALE OR 97112-9004

5 40  
C-1

|                |            |
|----------------|------------|
| Billing Date   | 07/09/2024 |
| Account Number | 106354     |
| Payment Due    | 08/05/2024 |

### Billing Summary

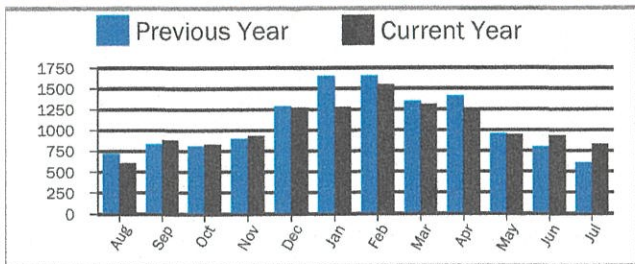
|                             |                       |
|-----------------------------|-----------------------|
| Previous Balance            | \$116.40              |
| Payment Received 06/25/2024 | Thank you! \$116.40CR |
| Balance Forward             | \$0.00                |
| Current Charges             | \$108.40              |
| <b>Total Balance</b>        | <b>\$108.40</b>       |

### \*\*\*NOTICE\*\*\*

AUTO PAY CREDIT CARD - DO NOT PAY



| Meter No. | Services |          | Days | Readings |         | Meter Multiplier | kWh Usage | Rate Number and Description | Service Address and Description |
|-----------|----------|----------|------|----------|---------|------------------|-----------|-----------------------------|---------------------------------|
|           | From     | To       |      | Previous | Present |                  |           |                             |                                 |
| 134092    | 06/04/24 | 07/04/24 | 30   | 64911    | 65741   | 1                | 830       | 12<br>RESIDENTIAL SEASONAL  | 34200 TIDEWATER LN              |



### Current Service Detail

|                                    |                        |
|------------------------------------|------------------------|
| Balance Forward                    | \$0.00                 |
| Basic Fee                          | \$42.00                |
| Energy Charge                      | 830 kWh @ 0.08 \$66.40 |
| <b>Total Electric Charges</b>      | <b>\$108.40</b>        |
| <b>Total Amount Due 08/05/2024</b> | <b>\$108.40</b>        |

### Message from Tillamook PUD

Check out the NEW SmartHub on Feb 22, 2024! Access your billing and usage data online at <https://tpud.smarthub.coop>

RETURN BOTTOM PORTION WITH YOUR PAYMENT. PLEASE DO NOT FOLD, STAPLE, TAPE, OR PAPERCLIP.

ELSY GHISLELI RAMIREZ  
34200 TIDEWATER LN  
CLOVERDALE OR 97112-0000

Home: (503) 895-6428  
Work: None on File  
Cell: (530) 845-0414

|                              |          |
|------------------------------|----------|
| Amount Due                   | \$108.40 |
| Customer Assistance Donation |          |
| Amount Enclosed              |          |

Current Charges Due 08/05/2024  
DO NOT PAY, AUTO-PAY SCHEDULED FOR THE 25th

Please notify us of any changes to your personal information below:

---



---



---

TILLAMOOK PEOPLE'S UTILITY DISTRICT 1  
PO BOX 433  
TILLAMOOK OR 97141-0433



Account Number 106354

00000106354000108402





# Proof of Residence

[< Go Back](#)

Neri ▾



Student Info ▾

[Edit Information](#)

## Student Information

### Student Information

|                                                                                                |                    |                                                                                   |                                   |                                            |       |                     |                 |
|------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------|-------|---------------------|-----------------|
| Student Name                                                                                   | Student ID         | Gender                                                                            | Grade                             | Home Address                               |       |                     |                 |
| Neri C. Tate Ramirez                                                                           | 337301             | Female                                                                            | 12                                | 34200 Tidewater Ln<br>Cloverdale, OR 97112 |       |                     |                 |
| Last Name Goes By                                                                              | First Name Goes By | Birth Date                                                                        | Student Email                     |                                            |       |                     |                 |
| Tate Ramirez                                                                                   | Neri               | 03/05/2007                                                                        | nerit@students.nestucca.k12.or.us |                                            |       |                     |                 |
| Phone                                                                                          | Language To        | Track                                                                             | School Name                       |                                            |       |                     |                 |
| 503-812-9503                                                                                   | Home English       |                                                                                   | Nestucca High School              |                                            |       |                     |                 |
| Homeroom Teacher                                                                               | Room Name          | Counselor Name                                                                    | SSID                              | Cohort                                     | House | Type of Instruction | Attendance Rate |
| Ronald Smith  |                    |  | 20234066                          |                                            |       |                     | 0.8170          |

### IN CASE OF EMERGENCY: Names of persons who can assume temporary responsibility

| Orderby | Name          | Release To | Email                    | Relationship | Home Phone   | Work Phone | Mobile Phone | Other Phone  |
|---------|---------------|------------|--------------------------|--------------|--------------|------------|--------------|--------------|
|         | Nancy Durrani | Y          | nancymarilyn@hotmail.com | Aunt         | 281-685-9034 |            |              | 281-685-9034 |
| Orderby | Name          | Release To | Email                    | Relationship | Home Phone   | Work Phone | Mobile Phone | Other Phone  |
|         | Scott Ward    | Y          |                          | Step-Brother | 541-799-5061 |            |              |              |

### Physician and Dentist Information

|                 |               |           |               |
|-----------------|---------------|-----------|---------------|
| Physician Name  | Phone         | Extension | Hospital      |
| Albert Thompson | 503-965-6555  |           |               |
| Dentist Name    | Dentist Phone | Extension | Dental Office |
|                 |               |           |               |

### Student Locker

|               |      |          |                   |             |
|---------------|------|----------|-------------------|-------------|
| Locker Number | Type | Location | Vertical Location | Combination |
|---------------|------|----------|-------------------|-------------|

No student locker information provided

### Transportation

|                       |                    |                         |
|-----------------------|--------------------|-------------------------|
| Bus Route To School   | Pick Up Bus Stop   | Pick Up Transport Time  |
| Blue                  | Kiwanda & Ella Int | 7:05 AM                 |
| Bus Route From School | Drop Off Bus Stop  | Drop Off Transport Time |
| Blue                  | Kiwanda & Ella Int |                         |







# National Flood Hazard Layer FIRMette



123°58'9"W 45°12'38"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Raceman Imagery Source: USGS National Map 2023

## Legend

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

Without Base Flood Elevation (BFE)  
Zone A, V, A99

With BFE or Depth  
Zone AE, AO, AH, VE, AR

Regulatory Floodway

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

NO SCREEN

Area of Minimal Flood Hazard  
Zone X

Effective LOMRS

Area of Undetermined Flood Hazard  
Zone I

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

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

Digital Data Available

No Digital Data Available

Unmapped

Special Flood Hazard Areas

Other Areas

General Structures

Other Features

Map Panels

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

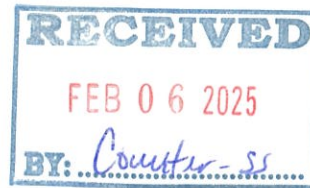
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/12/2025 at 5:33 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.



Date: January 28, 2025



RE: Incomplete application for Conditional Use Review request #851-25-000014-PLNG Bed and Breakfast Enterprise.

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be **incomplete**.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.


Tillamook County Department of Community Development  
Attn: Sheila Shoemaker – Land Use Planner  
1510 B Third Street  
Tillamook, OR 97141

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**January 13, 2025**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding the application will then be closed.

If you do not return this acknowledgment, by the above date, such action will be considered to be a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

#### ACKNOWLEDGMENT

- ☒ I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.
- ☐ I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.

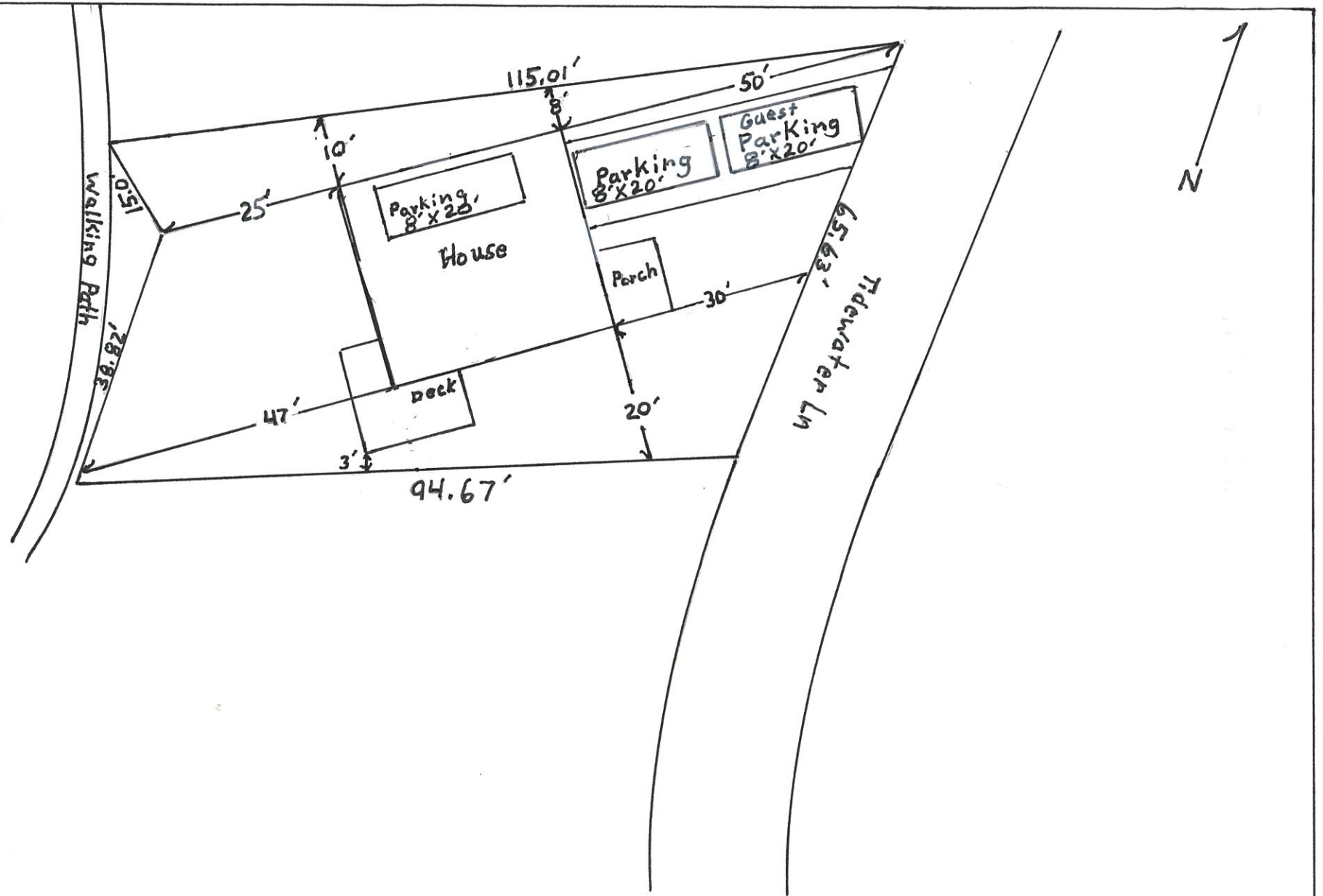
  
Signed and Acknowledged (Applicant)

01-02-2025  
Date





Wetland



Property Setbacks

Account #:

391938

Map #:

4510-19CB-02400

Page 1 of 2

Legal Description:

35 Nestucca Rdg, 19 04510

Address: 34200 Tidewater Ln.  
Pacific City, OR

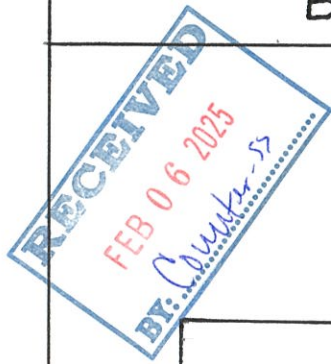
Owner:

Elsy G. Ramirez Gill

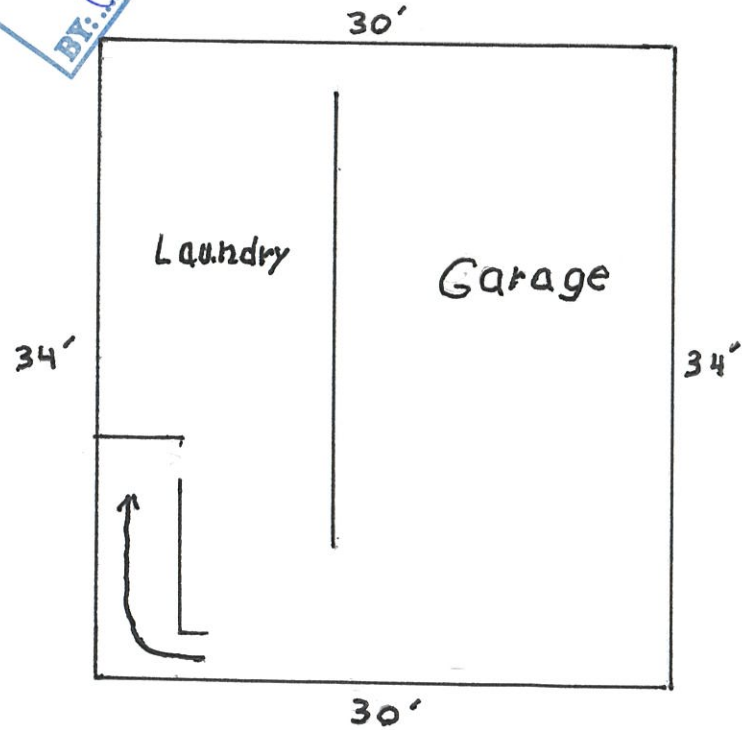
Scale: 10' = 1/2"

Telephone number:  
530-845-0414

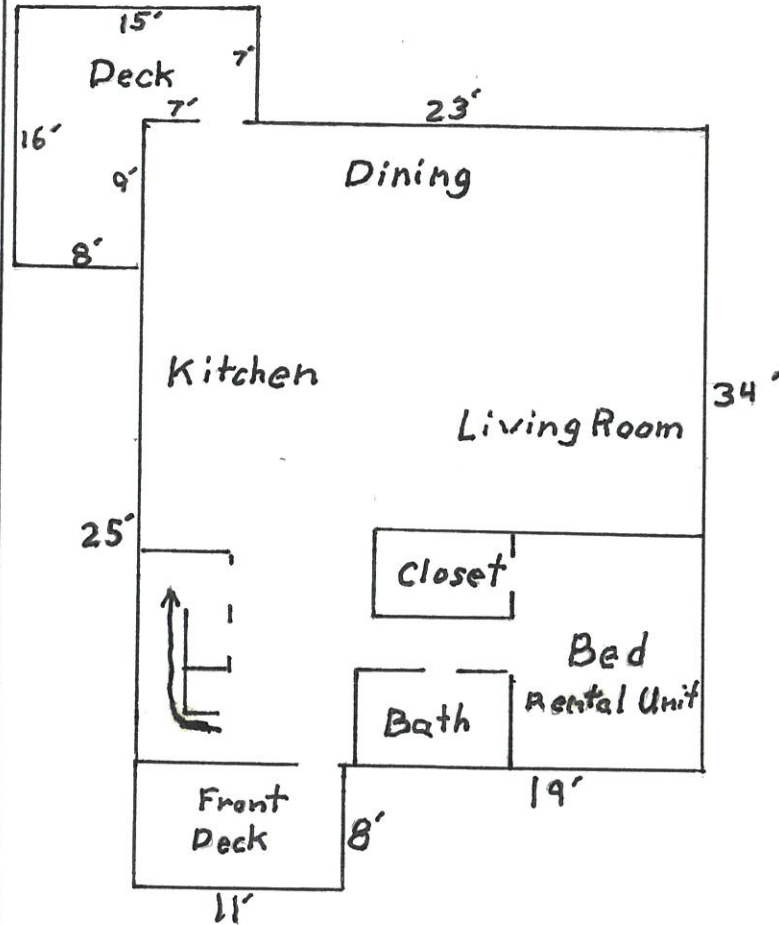
County Land Use Code  
41057



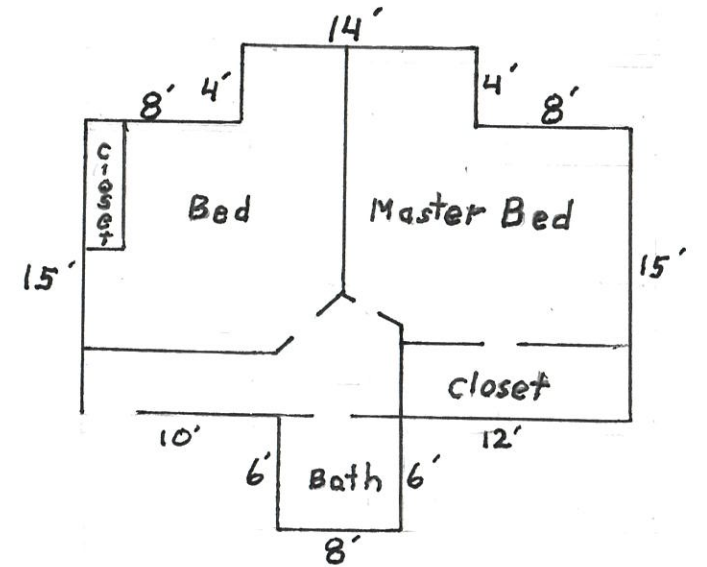
Basement/Garage



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



Building Diagram

Account #:

391938

Map #:

4510-19CB-02400

Page: 2 of 2

Address:

34200 Tidewater Ln., Pacific City, OR

Owner:

Elsy G. Ramirez Gill

Scale: 1" = 10'

Telephone number:  
530-845-0414



# EXHIBIT C

## Sheila Shoemaker

---

**From:** Jaime Craig  
**Sent:** Tuesday, March 11, 2025 10:01 AM  
**To:** Ghisleli Ramirez  
**Cc:** Sheila Shoemaker  
**Subject:** RE: EXTERNAL: Re: EXTERNAL: Fwd: B& B

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Ghisleli,

If you are renting one room you do not need a license.



**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](mailto:Jaime.Craig@tillamookcounty.gov)  
[www.tillamookchc.org](http://www.tillamookchc.org)

**\*NEW EMAIL effective immediately. Please update my  
contact within your systems to**  
[Jaime.Craig@tillamookcounty.gov](mailto: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 are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

*Although our office is open, staffing availability may limit when our office door is open. If you need to schedule time to speak with Environmental Health, please call 503-842-3909 to schedule an in-person appointment. Thank you. Our office hours are from 8:30 to 4:30 with a lunch from 12:15-1:15 pm.*



## Sheila Shoemaker

---

**From:** Jasper Lind  
**Sent:** Monday, March 31, 2025 7:41 AM  
**To:** Sarah Thompson; Sarah Absher  
**Cc:** Sheila Shoemaker  
**Subject:** RE: #851-25-000014-PLNG

Hello Sarah,

Public Works has no objection to this proposed for this location. However, given the change in character and volume of traffic that this would represent, we would like to see a new road approach permit processed for this property.

Thank you,



**Jasper Lind** | Engineering Technician  
**TILLAMOOK COUNTY** | Public Works  
503 Marolf Loop  
Tillamook, OR 97141  
Phone (503)842-2032 ext. 3104  
[Jasper.Lind@tillamookcounty.gov](mailto:Jasper.Lind@tillamookcounty.gov)

---

**From:** Sarah Thompson <sarah.thompson@tillamookcounty.gov>  
**Sent:** Tuesday, March 25, 2025 11:36 AM  
**To:** Sarah Absher <Sarah.Absher@tillamookcounty.gov>  
**Cc:** Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>  
**Subject:** #851-25-000014-PLNG

Good morning,

Please see the link below for the Administrative Review of #851-25-000014-PLNG for a Conditional Use request.

<https://www.tillamookcounty.gov/commdev/project/851-25-000014-plng>

Sincerely,



**Sarah Thompson** (she/her) | Office Specialist 2  
**TILLAMOOK COUNTY** | Surveyor Department  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3423  
[Sarah.thompson@tillamookcounty.gov](mailto:Sarah.thompson@tillamookcounty.gov)