



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
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Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REVIEW REQUEST #851-21-000378-PLNG: BEAUJUE
*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: November 1, 2021

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

#851-21-000231-PLNG: A Conditional Use Request to establish a one (1) bedroom guesthouse Bed & Breakfast enterprise on a property located within Unincorporated Neskowin Community of Tillamook County. The subject property is located at 5050 Hilltop Lane, a local access road, and is designated as Tax Lot 2100 in Section 36AB of Township 5 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Tax Lot is Zoned Neskowin Low Density Residential (NeskR-1). The applicant and Property Owner is Brandon Giovanni & Gabriene Beaujue.

Written comments received by the Department of Community Development prior to 4:00p.m. on November 14, 2021 will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, November 15, 2021.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website:
<http://www.co.tillamook.or.us/gov/ComDev/planning/default.htm> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3317 or claws@co.tillamook.or.us

Sincerely,

Christopher S. Laws, Planner II

Sarah Absher, Director, CFM

REVIEW CRITERIA

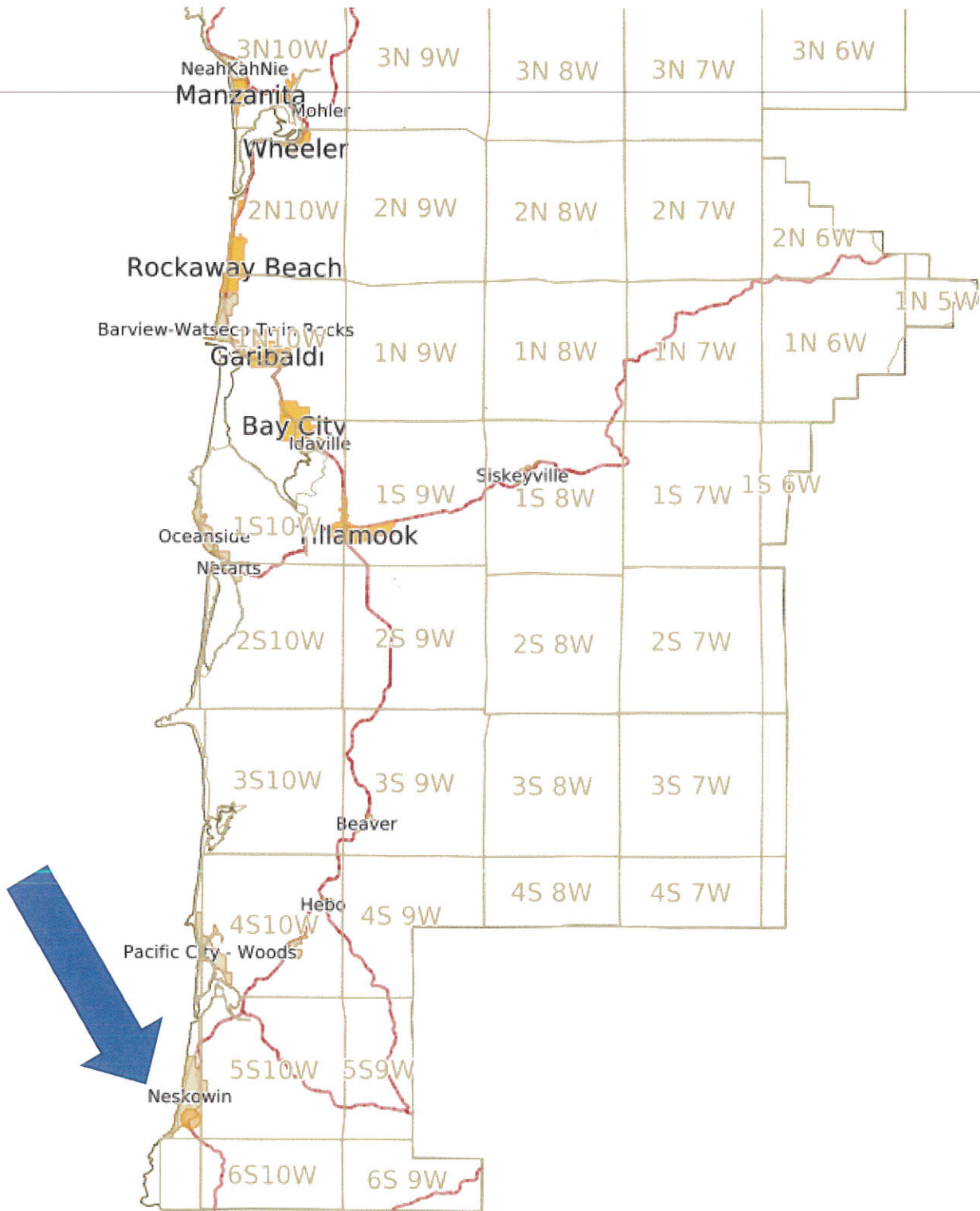
TCLUO ARTICLE VI:

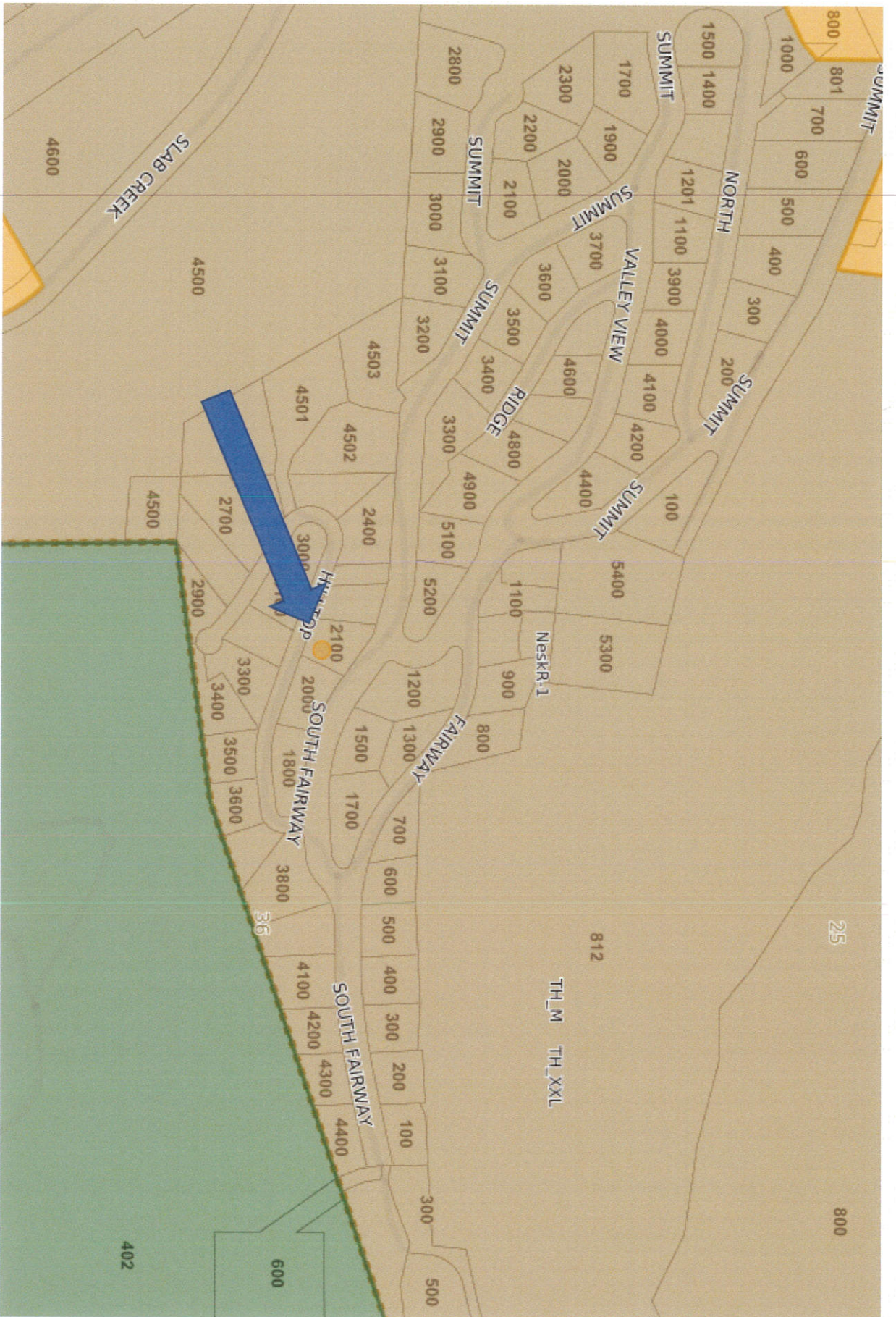
SECTION 6.040: REVIEW CRITERIA

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

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

VICINITY MAP







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

PLANNING APPLICATION

| OFFICE USE ONLY | |
|---|--|
| Date Stamp | |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied | |
| Received by: <u>SS</u> | |
| Receipt #: | |
| Fees: <u>1089.00</u> | |
| Permit No: 851- <u>21-000231</u> -PLNG | |

Applicant (Check Box if Same as Property Owner)
 Name: Gabrielle Beaujeu Phone: 971-340-3761
 Address: 5050 Hilltop Lane
 City: Neskowin State: OR Zip: 97149
 Email: gaby.jensen18@gmail.com
Property Owner(s)
 Name: Brandon B Gabrielle Beaujeu Phone: 206-678-7563
 Address: (Same)
 City: (Same) State: _____ Zip: _____
 Email: brandon.beaujeu@gmail.com

Request: Conditional Use review for Bed & Breakfast

- | Type II | Type III | Type IV |
|--|--|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Appeal of Director's Decision | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input checked="" type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance Amendment | |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Goal Exception | |
| <input type="checkbox"/> Foredune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:
 Site Address: 5050 Hilltop Lane Neskowin, OR 97149
 Map Number: 5S11-36AB-02100
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.

Gabrielle Beaujeu 6.17.21
Property Owner Signature (Required) Date
Gabrielle Beaujeu 6.17.21
Applicant Signature Date

CONDITIONAL USE REVIEW CRITERIA

We are requesting conditional Bed & Breakfast use of our existing one-bedroom guest house.

A Conditional Use shall be granted if the applicant demonstrates that all of the following applicable criteria are satisfied.

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

Yes.

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

Yes.

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

Our single room rental is suitable as it abuts a county road with suitable access to our parcel, which fits within and meets requirements of our respective zone. Existing improvements for the rental have already been completed. The parcel size at 74'x116' feet gives ample space for the unit and permanent residence. The southern slope of the property uniquely allows the unit to be built at a lower vertical height than the permanent residence to prevent blockage of another parcel's existing view or access.

- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

The proposed use will not alter surrounding properties. Adjacent parcels may continue, uninterrupted, in their allowed uses including residential and logging usage without impact. Adequate parking is contained within the boundaries of our parcel to minimize access issues to any surrounding properties. Two parking spaces exist on the south side of our property on a purpose-built shoulder along a county road. One additional parking space is available in a driveway off the same south facing access point along the county road. These designated parking locations are regularly used and do not currently impede traffic now.

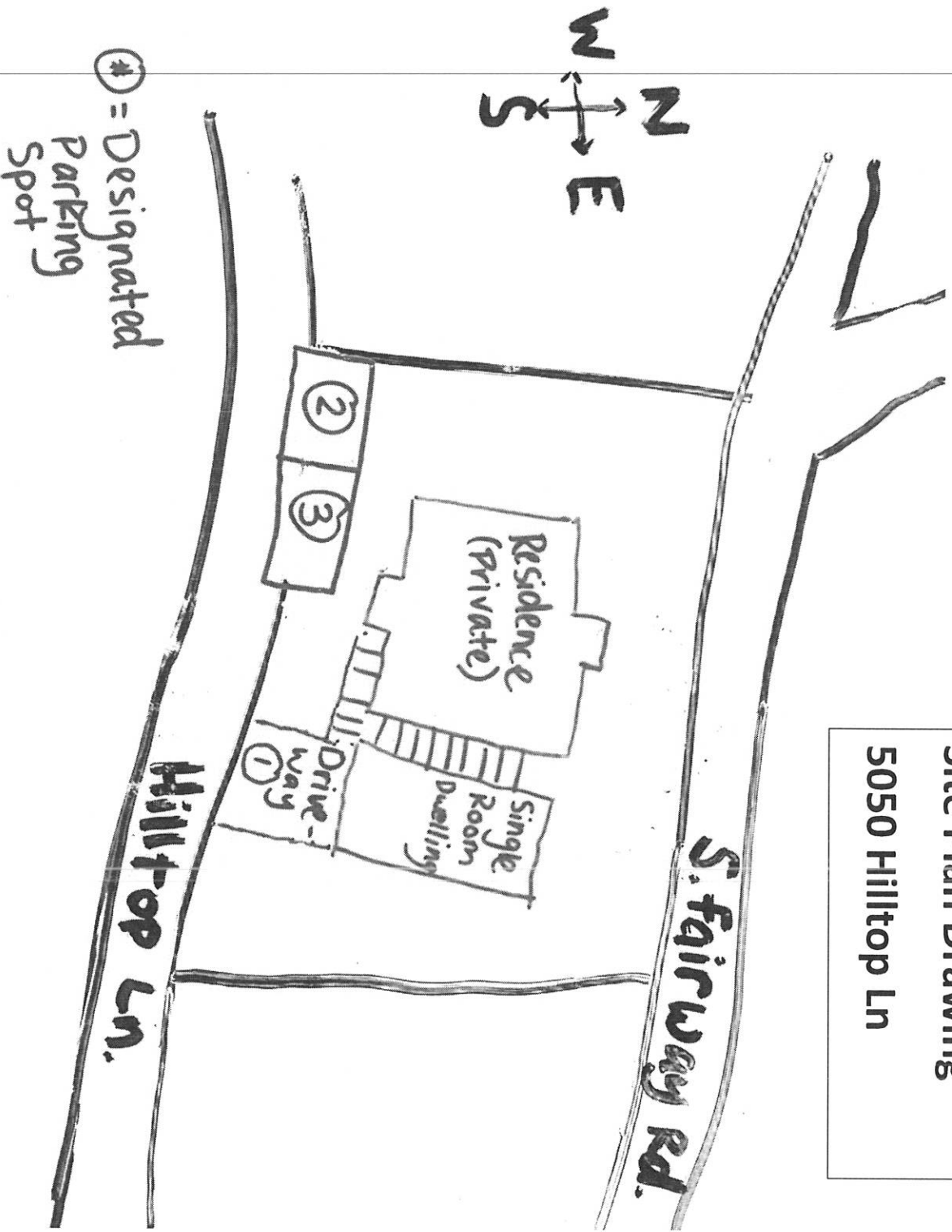
- (5) The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.

We would have no impact as no existing solar or wind systems surround the parcel.

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

Public electricity, water, and sewer services are established and in working order at the property. The planned rental space would not negatively impact or impede these services for ourselves or our neighbors. The parcel is serviced within the Nestucca Rural Fire Protection District for fire suppression and emergency response, with additional fire suppression support from the US Forest Service.

Site Plan Drawing
5050 Hilltop Ln



Map

