



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REVIEW REQUEST #851-21-000371-PLNG: HENDRICKS

*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: December 15, 2021

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

#851-21-000371-PLNG: A Conditional Use Request to establish a one (1) bedroom Bed & Breakfast enterprise on a property located within the Unincorporated Netarts Community of Tillamook County. The subject property is located at 4845 John R St, a local access road, and is designated as Tax Lot 7105 in Section 05BA of Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

The applicant and Property Owner is Nichole Hendricks.

Written comments received by the Department of Community Development prior to 4:00p.m. on December 29, 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, December 30, 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


Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

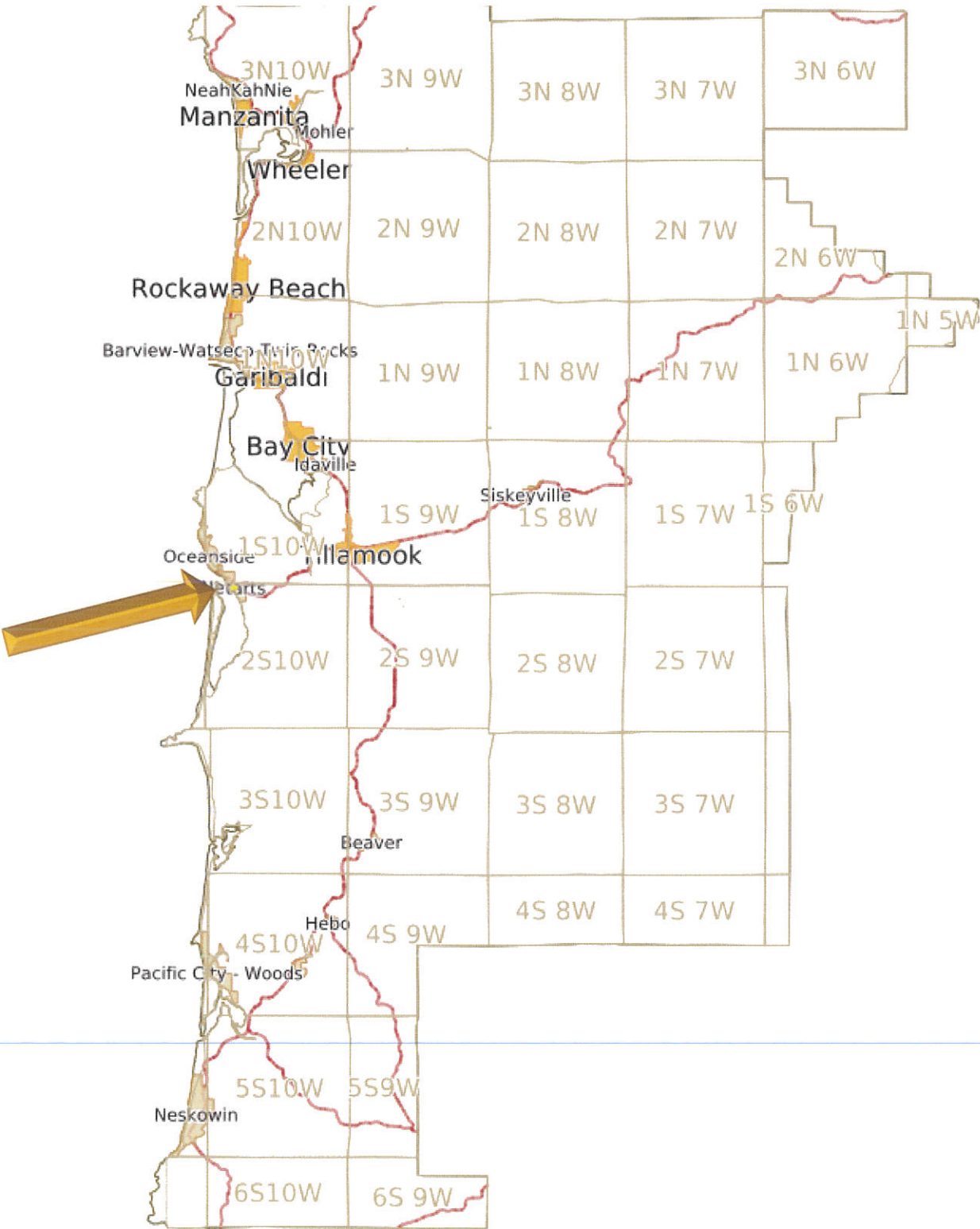
SECTION 6.040: REVIEW CRITERIA

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

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

EXHIBIT A

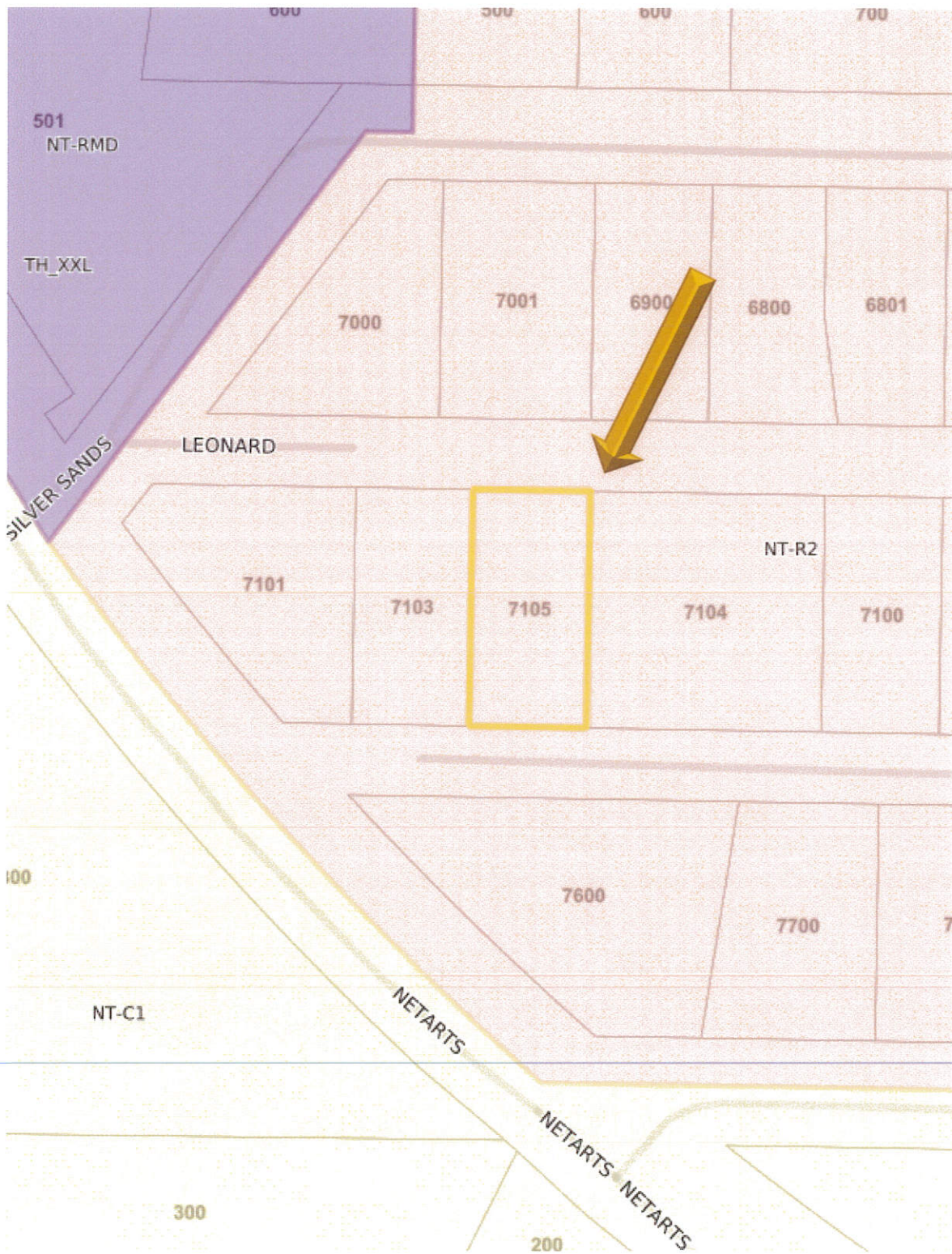
VICINITY MAP



851-21-000371-PLNG

HENDRICKS

ZONE MAP



851-21-000371-PLNG

HENDRICKS

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
SEP 27 2021	
BY: <u>mail</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>AAA</u>	
Receipt #:	
Fees: <u>1089</u>	
Permit No:	
851- <u>21</u> - <u>000311</u> -PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Nichole Hendricks Phone: 503-871-0037
 Address: PO Box 1022
 City: Pacific City State: OR Zip: 97135
 Email: hendrini1@gmail.com

Property Owner

Name: Nichole Hendricks Phone: 503-871-0037
 Address: PO Box 1022
 City: Pacific City State: OR Zip: 97135
 Email: hendrini1@gmail.com

Request: Rent out my downstairs bed/bath in my primary residence.

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
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

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

Location:

Site Address: 4845 John R St Tillamook, OR 97141 (Netarts)
 Map Number: 2s 10w 5 ba 7105
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.

Nichole Hendricks
 Property Owner Signature (Required)

9-23-2021
 Date

Applicant Signature

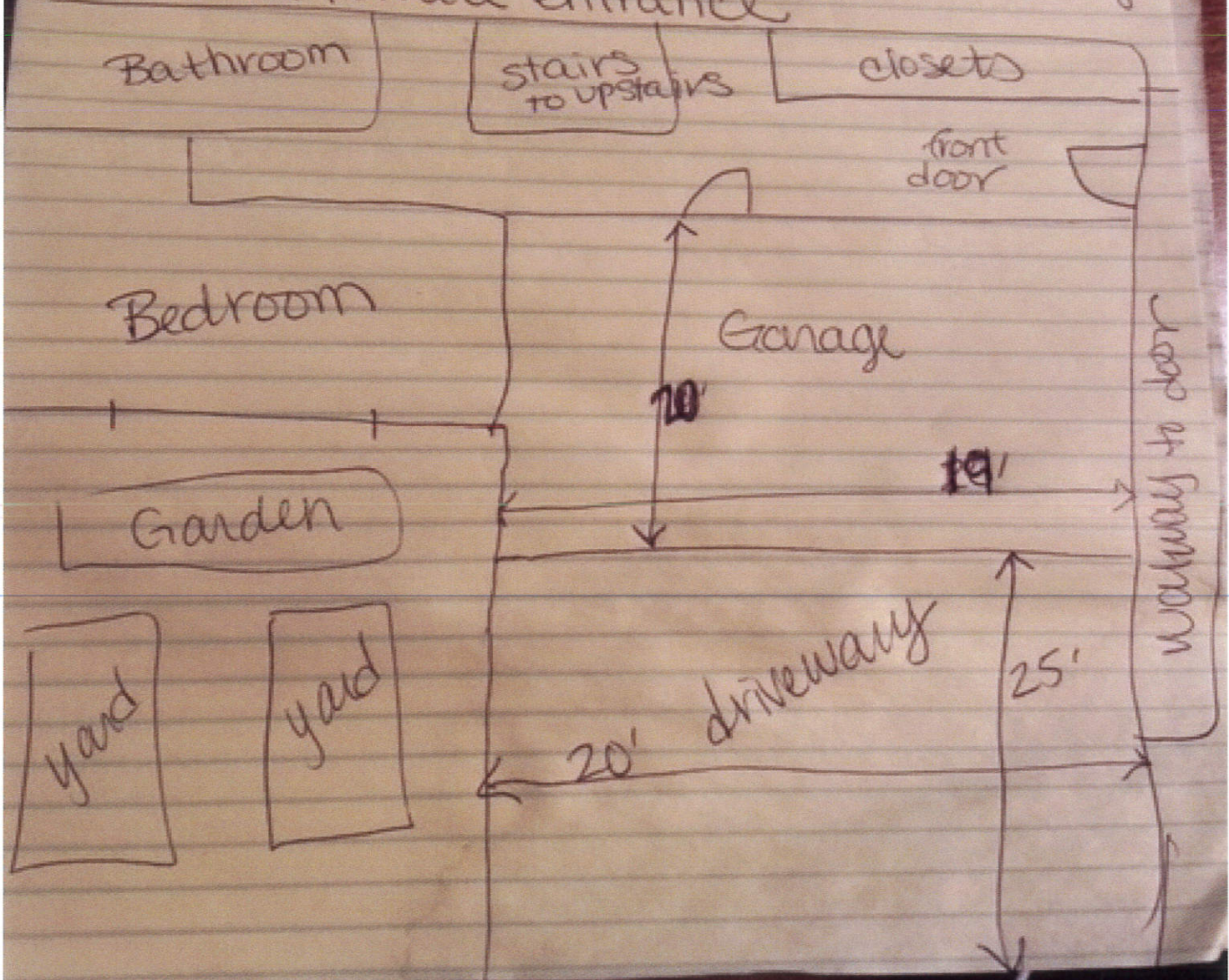
Date

4845 John R St W Tillamook, OR

12-9-21

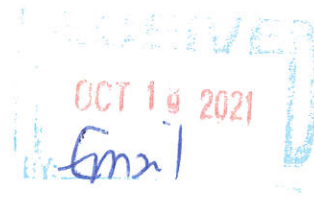
Rental Space & parking

One bedroom and bathroom space in downstairs of my home will be rented on occasion to 2 people for vacation purposes. 1-2 parking spots in driveway and private entrance



DEC 14 2021

BY: *[Signature]*



CONDITIONAL USE REVIEW CRITERIA

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, zoned NT-R2**
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan. **Yes, I live in the home full time and will be renting the downstairs area, room and bath. The houses on my street are primarily second homes so rarely occupied. My occasional guests (2 people hopefully one car) shouldn't be a nuisance to the neighborhood, if even noticeable. Not sure what the comprehensive plan is or how to learn about it.**
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features. **Yes, there is parking for one to two vehicles on a dead end street. I am at the end so no traffic will be impeded. Guests will park in driveway, have private ground level entrance.**
- (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. **Yes, I believe I covered this in #2.**
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills. **Yes, no impact will happen as I am not altering any of the structural features of my property.**
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use. **Yes, I am on city water, sewer, garbage and recycling. I don't foresee this increasing my use much as it will be very limited rental occurrences and for only two people.**



CONDITIONAL USE REVIEW CRITERIA

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. **Yes**
- (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. **Yes**
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills. **Yes**
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use. **Yes**

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 3, 2021 2:47:26 pm

Account # 178925
Map # 2S1005BA07105
Code - Tax # 0914-178925

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name HENDRICKS, NICHOLE M

Deed Reference # 2015-5691

Agent

Sales Date/Price 09-11-2015 / \$205,000.00

In Care Of

Appraiser ELIZABETH JEFFRIES

Mailing Address PO BOX 622
 PACIFIC CITY, OR 97135

Prop Class 101 **MA** **SA** **NH** **Unit**
RMV Class 101 08 ST 811 21483-1

Situs Address(s)	Situs City
ID# 1 4845 JOHN R ST	COUNTY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0914	Land	75,540		Land	0
	Impr.	263,220		Impr.	0
Code Area Total		338,760	223,100		0
Grand Total		338,760	223,100		0

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0914					LANDSCAPE - AVERAGE	100				1,500
0914	1	<input checked="" type="checkbox"/>		NT-R2	Market	110	A	0.24		54,340
0914					OSD - AVERAGE	100				19,700
Grand Total								0.24		75,540

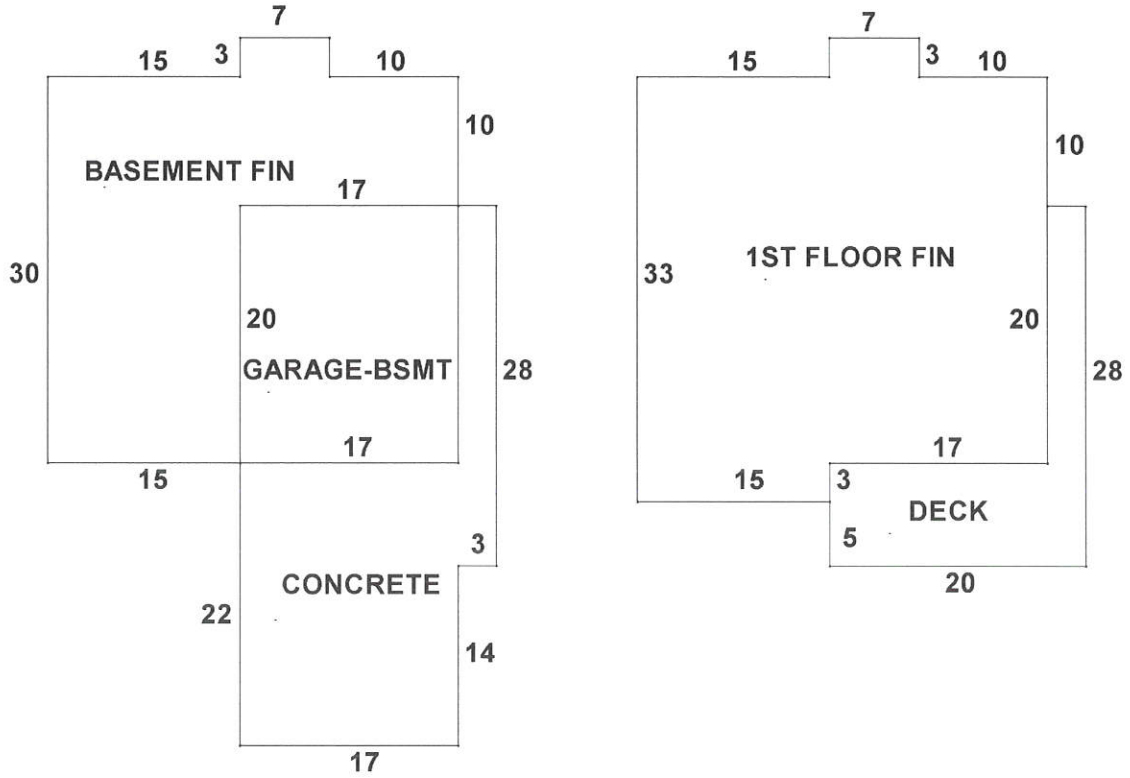
Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
0914	1	1992	149	Basement First Floor	121	1,667			263,220
Grand Total						1,667			263,220

Exemptions/Special Assessments/Potential Liability									
Code Area	Type								
0914	SPECIAL ASSESSMENT:								
	■ SOLID WASTE	Amount	12.00	Acres	0	Year	2021		

PP Account(s): 0914-2716

Comments: 01/28/09 Updated inventory after phase one mapping.ef
 1/21/11 Land Reappraisal, tabled land.LM

BUILDING DIAGRAM AND OUTBUILDINGS



4845 JOHN R ST.

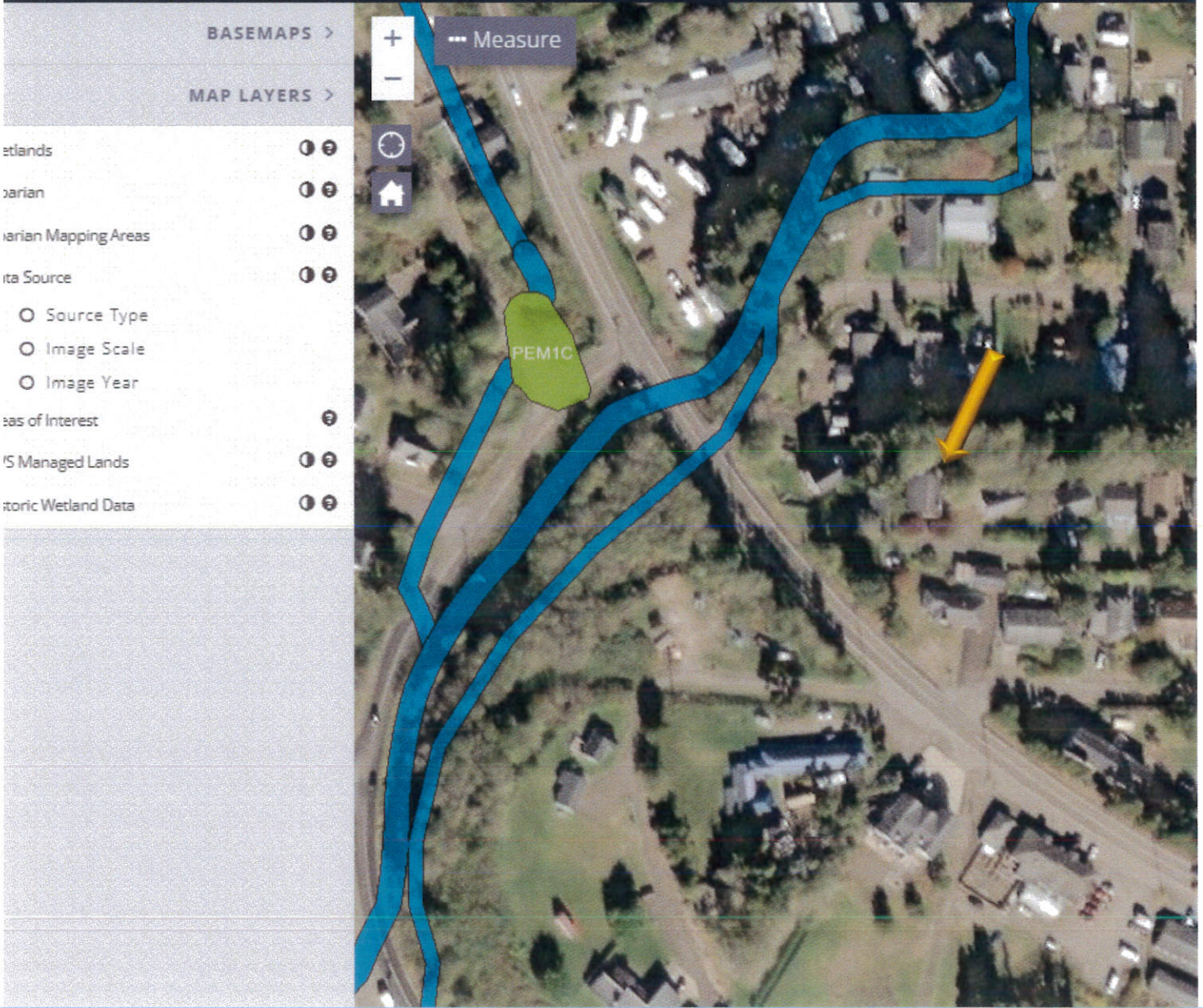
Appraiser
CB

Date
4/9/2009

Bldg	Description	SqFt	Dimension
1	1ST FLOOR FIN	1026	
1	BASEMENT FIN	641	
1	GARAGE-BSMT	340	
1	DECK	220	
1	CONCRETE	458	

NATIONAL WETLANDS INVENTORY MAP

National Wetlands Inventory
surface waters and wetlands



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HENDRICKS

FEMA NFHL MAP

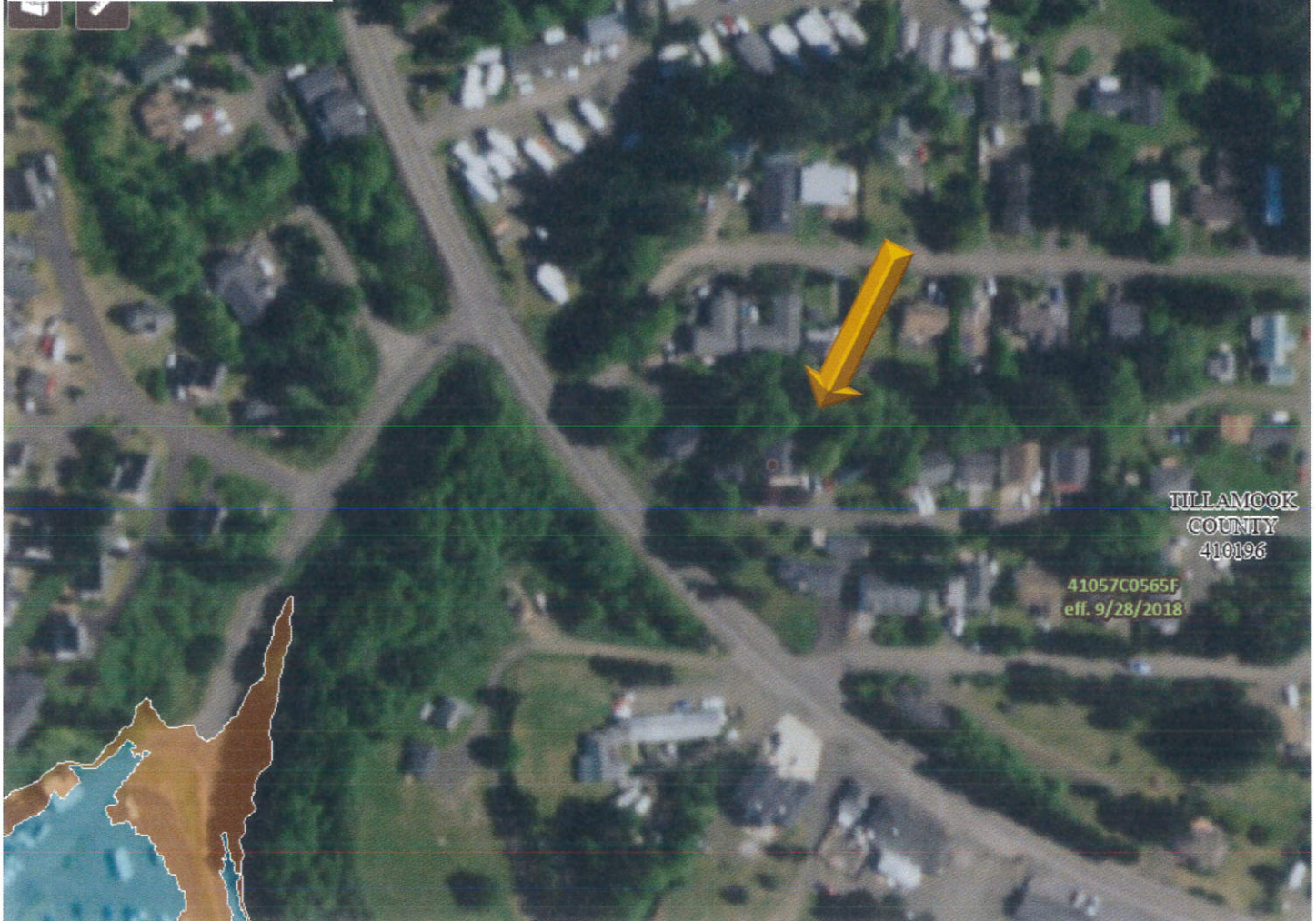
FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web AppBuilder for ArcGIS

4845 John R St W, Tillamook, OR X



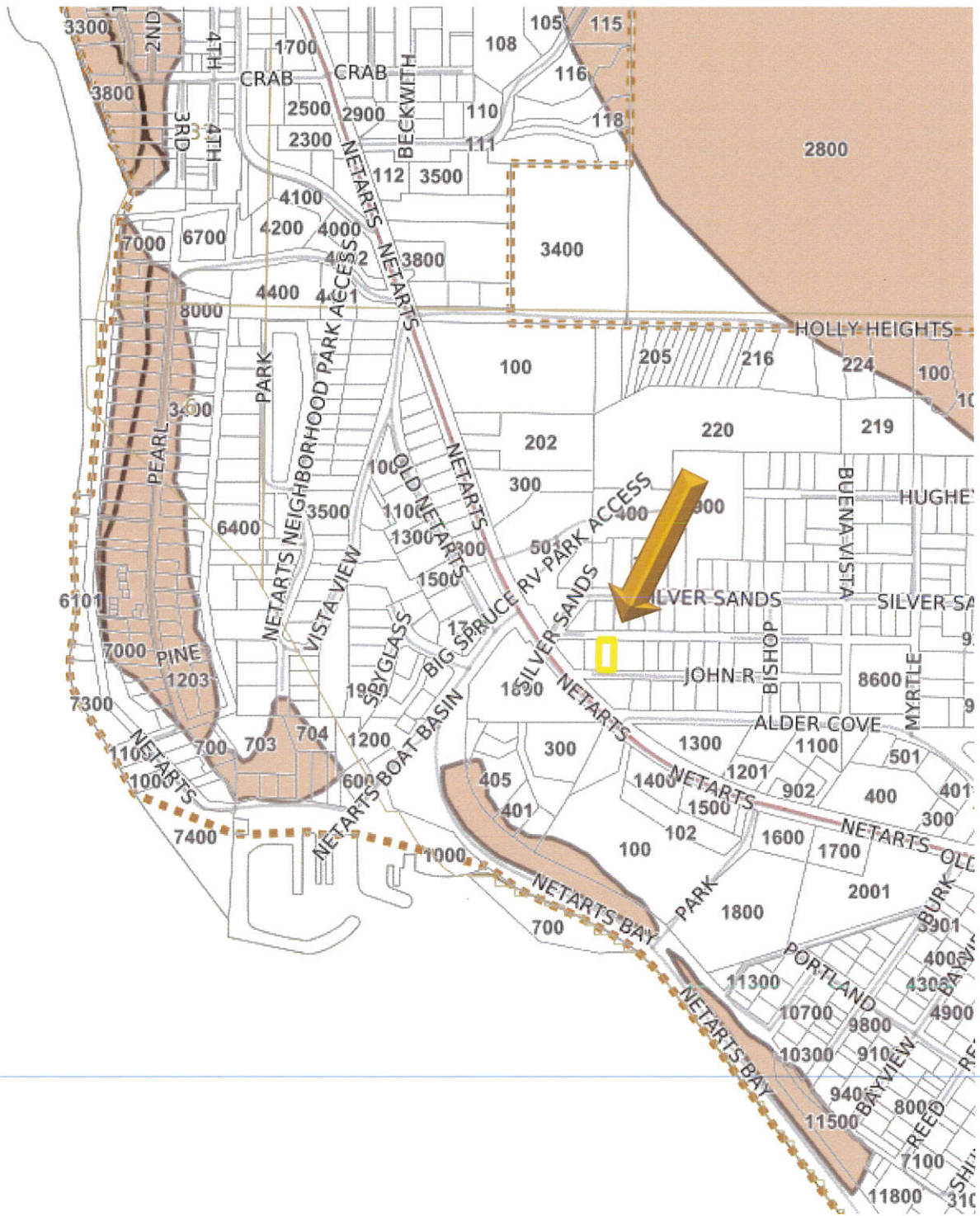
Show search results for 4845 John R ...



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GeoHaz MAP



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