



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://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 #851-21-000378-PLNG: Hessick/DeFusco**  
*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: January 31, 2022**

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

**#851-21-000378-PLNG:** A Conditional Use Request to establish a one (1) bedroom Bed & Breakfast enterprise on a property located within Unincorporated Tillamook County. The subject property is located at 720 Wolf Creek Rd, a local access road, and is designated as Tax Lot 103 in Section 25 of Township 1 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Tax Lot is Zoned Rural Residential 2 Acre. The applicant is Crystal DeFusco and property owner is Steven Hessick.

Written comments received by the Department of Community Development prior to 4:00p.m. on February 14, 2022, 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, February 15, 2022.

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: <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3314 or [claws@co.tillamook.or.us](mailto:claws@co.tillamook.or.us)

Sincerely,

  
Christopher S. Laws, Planner II

  
Sarah Absher, Director, CFM

**REVIEW CRITERIA**

**TCLUO ARTICLE VI:**

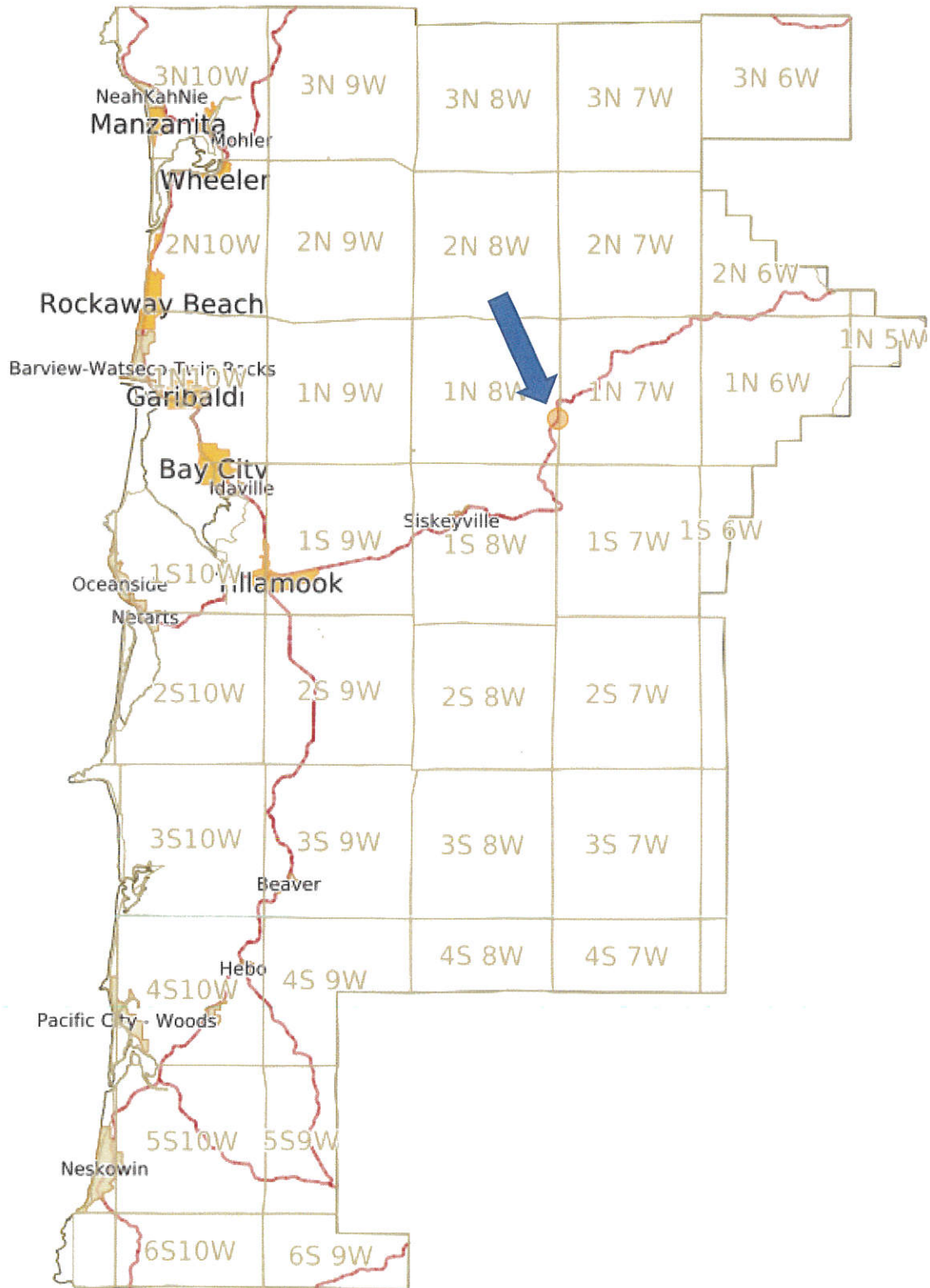
**SECTION 6.040: REVIEW CRITERIA**

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

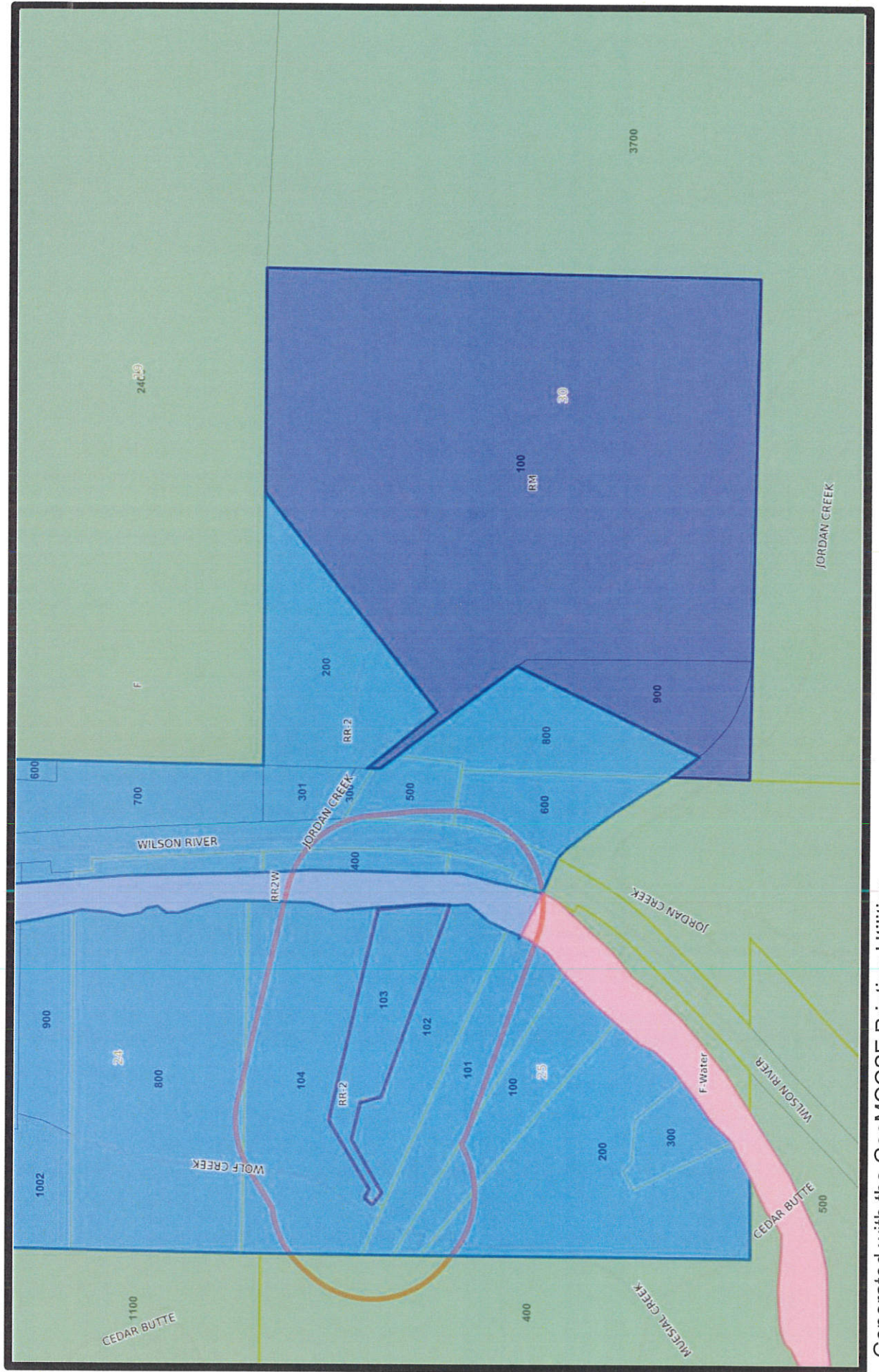
# EXHIBIT A

AREA MAP



# Map

MOOSEMAPPING



# EXHIBIT B



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

## PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b> OCT 05 2021 BY: <i>mailed</i>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<i>SS</i>
Receipt #:	
Fees:	<i>1089</i>
Permit No:	<i>851-21-000378</i> -PLNG

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

Name: *Crystal DeFusco* Phone: *503 270-1467*

Address: *720 Wolf Creek Rd*

City: *Tillamook* State: *OR* Zip: *97141*

Email: *cdefusconikyo@gmail.com*

### Property Owner

Name: *Crystal DeFusco* Phone:

Address:

City: State: Zip:

Email:

Request:

*1 bedroom bed and breakfast enterprise*

### 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

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

### Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

### Location:

Site Address: *720 Wolf Creek Rd Tillamook, OR 97147*

Map Number:

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. *Crystal DeFusco 26 Aug 2021*

*Crystal DeFusco*  
 Property Owner Signature (Required)

*100220*  
 Date

Applicant Signature

Date

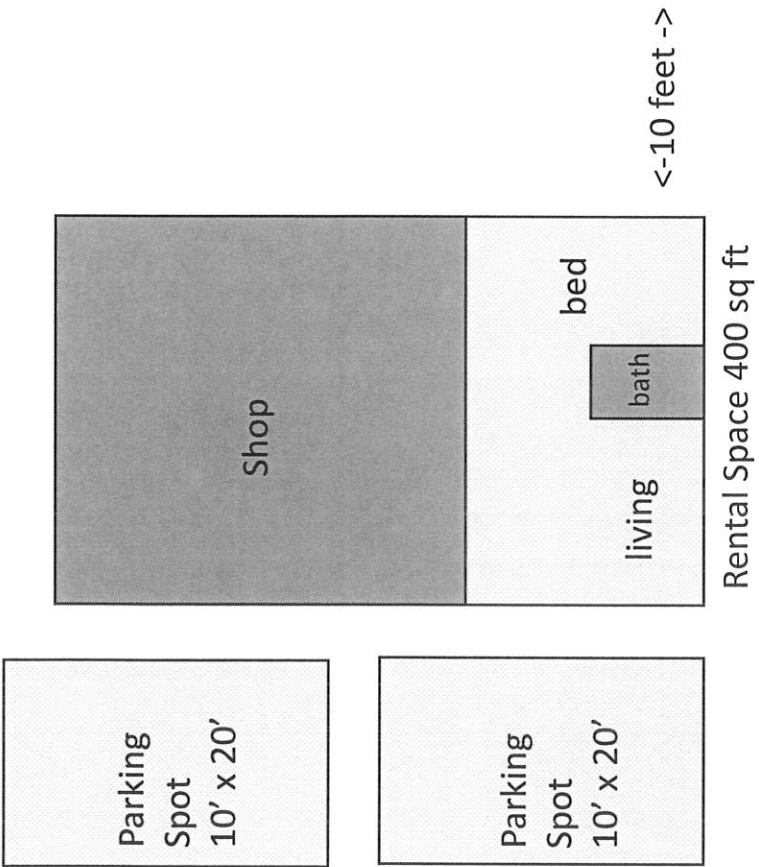
A little info about the one bedroom, one bath bed and breakfast. This was an original living space framed into the shop, where the owners had lived while the main house was constructed. It has since been decommissioned per the zoning requirements. Eventually, I would like to use this space for my father when he starts needing more help. But in the meantime, I would like to rent it as a bed and breakfast.

I have prepared responses to the conditional use criteria for your review:

- (1) The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.
  - a. This property is zoned rural residential. Bed and breakfast enterprise is listed as one of the conditionally permitted uses according to the land use ordinance for this zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
  - a. Use of this space as a bed and breakfast does not go against any of the goals outlined in the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
  - a. The parcel is suitable for the proposed use. The space is large enough for two people. There are two parking spaces. And there have been no other improvements as the space was existing and there are no plans for expansion.
- (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.
  - a. It will not alter the character of the surrounding area. Most tenants just want a place to sleep and then they explore the beach, hiking trails or OHV space. The surrounding properties are residential but this apartment is far enough from their homes that the additional activity will not impact them.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.
  - a. There aren't any solar energy systems or wind energy systems nearby.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.
  - a. Since this was the original living space, these considerations were taken when permitting this space and the main house. The septic system was built to support three bedrooms, this bed and breakfast being the third.



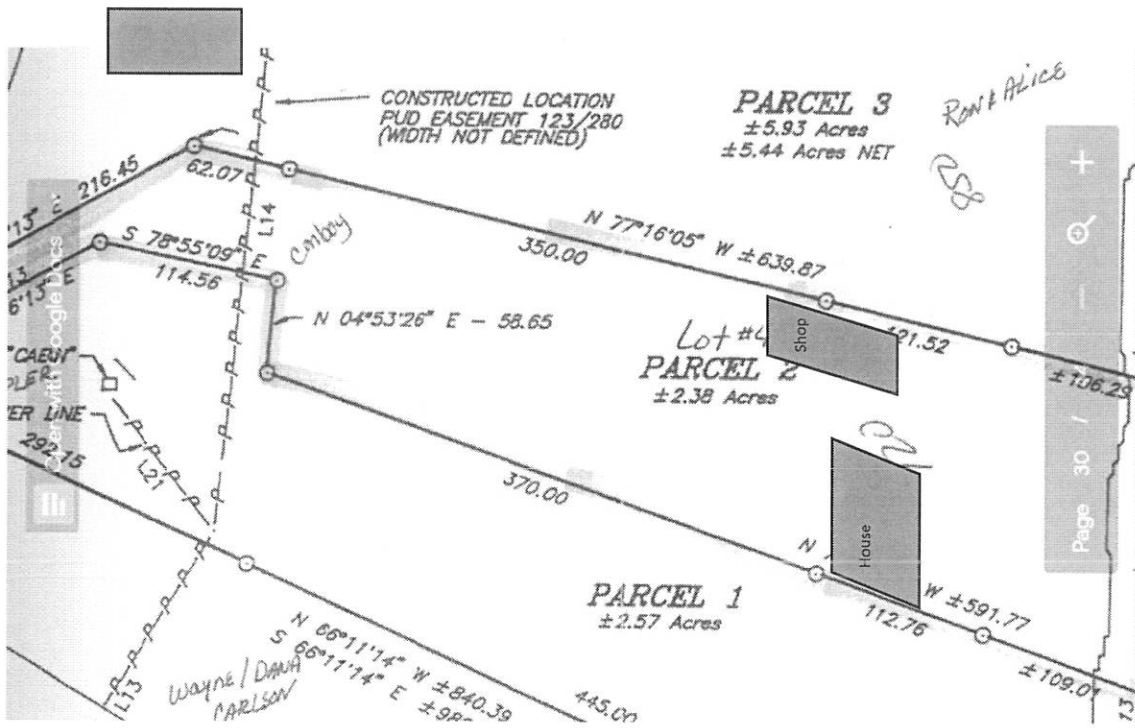
P r o p e r t y   B o u n d a r y



Zoomed in view

Property Site Plan:

The south-facing part of the shop houses the shop apartment which would be used as a bed and breakfast.



**National Wetlands Inventory**  
surface waters and wetlands

BASEMAPS >  
+ -

MAP LAYERS >

- Wetlands 1 2
- Riparian 1 2
- Riparian Mapping Areas 1 2
- Data Source 1 2
- Source Type ?
- Image Scale ?
- Image Year ?
- Areas of Interest ?
- FWS Managed Lands 1 2
- Historic Wetland Data 1 2

Measure



ZONING MAP

- 
- 
- 
- 
- 
- 
- 
- 
- 

Tillamook County  
Oregon

Jump To:

Catalog  Identify

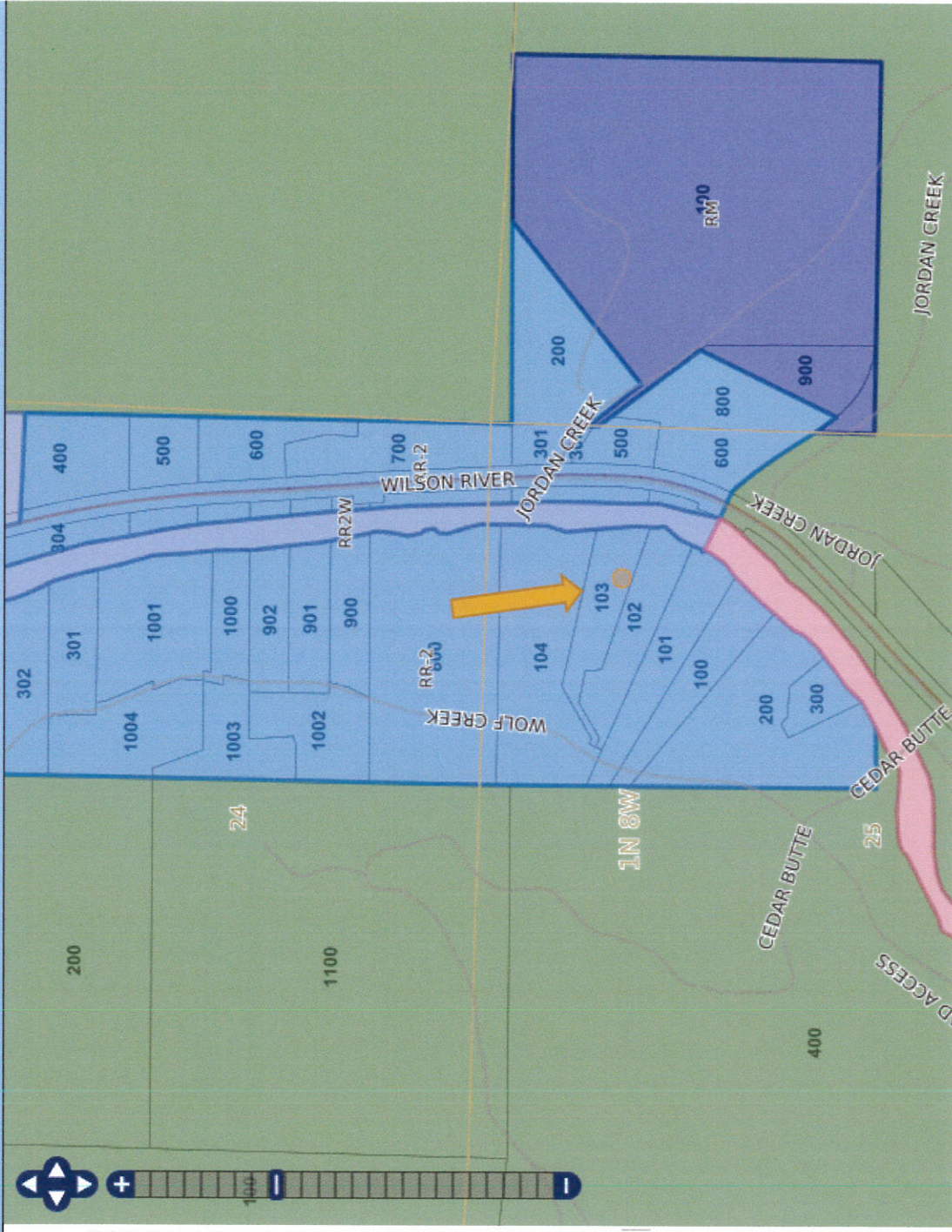
Drawing and Markup

- 
- 
- 
- 
- 
- 

Overlays

- Land / Cultural
- Marine / Estuary
- Emergency Management
- Community Development
- Zoning

- Tsunami Hazard Overlay Zone
- Active Land Use Decisions
- Floodway
- National Wetlands Inventory
- Neskowin Coastal Hazard Overlay Zone
- Slido Landslide Deposits
- Slido Historic Landslide Points
- FEMA FIRM Panel Index
- All\_CAV\_Sites
- 100yr Nestucca Special Flood Hazard Area
- Nehalem Cross Section
- 2015 Nehalem BFES



# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

October 2, 2020 9:47:03 am

<b>Account #</b> 400701 <b>Map #</b> 1N08250000103 <b>Code - Tax #</b> 0902-400701	<b>Tax Status</b> ASSESSABLE <b>Acct Status</b> ACTIVE <b>Subtype</b> NORMAL
<b>Legal Descr</b> PARTITION PLAT 1997-16 Lot - PARCEL 2	
<b>Mailing Name</b> HESSICK, STEVEN P & <b>Agent</b> <b>In Care Of</b> DEFUSCO, CRYSTAL A <b>Mailing Address</b> 720 WOLF CREEK RD TILLAMOOK, OR 97141	<b>Deed Reference #</b> 2020-2491 <b>Sales Date/Price</b> 03-24-2020 / \$410,000.00 <b>Appraiser</b> ROBERT BUCKINGHAM
<b>Prop Class</b> 401      MA   SA   NH   Unit <b>RMV Class</b> 401      01   WF   103   1092-1	

Situs Address(s)	Situs City
ID# 1 720 WOLF CREEK RD	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0902	Land	135,380		Land	0
	Impr.	368,310		Impr.	0
<b>Code Area Total</b>		503,690	390,320		0
<b>Grand Total</b>		503,690	390,320		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0902					LANDSCAPE - AVERAGE	100			1,500
0902	1	<input type="checkbox"/>		RR-2	Market	109	A	2.38	121,380
0902					OSD - AVERAGE	100			12,500
<b>Grand Total</b>								2.38	135,380

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
0902	2	2003	121	One story	124	408	50,480	
0902	1	2003	141	One story	124	2,052	317,830	
<b>Grand Total</b>						2,460	368,310	

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
0902		<b>SPECIAL ASSESSMENT:</b>					
		■ SOLID WASTE	Amount	12.00	Acres	0	Year 2019
		<b>FIRE PATROL:</b>					
		■ FIRE PATROL SURCHARGE	Amount	47.50			Year 2019
		■ FIRE PATROL NORTHWEST	Amount	18.75	Acres	2.38	Year 2019

**Comments:** 01/28/04 New home and GPB on property. GPB has living area, valued as a class 2- residence with attached garage, KL.  
 06/23/04 Prop. disq. from Designated Forestland Program/Under minimum standards/Letter on file/Add. tax noted on Misc. screen. RCW  
 03/15/05 Residence is 100% complete. Raised class from 3+ to a 4 and added deck, KL.  
 05/27/05 Removed PAT. Additional taxes collected. KM  
 08/29/08 New accessory cover complete - minimum exception. PF.  
 02/16/16 Reappraised land; tabled values. RBB