



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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Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REVIEW REQUEST #851-22-000143-PLNG: STEARNS

*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: May 23, 2022

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

#851-22-000143-PLNG: A Conditional Use Request to establish a two (2) bedroom Bed & Breakfast enterprise on a property located within Unincorporated Tillamook County. The subject property is located at 13475 Trask River Road, a County road, and is designated as Tax Lot 1600 in Section 36D of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is Zoned Rural Residential 2-Acre (RR-2). The applicant and property owners are Royal and LaDonna Stearn.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 6, 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, June 7, 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 x3412 or ltone@co.tillamook.or.us.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Absher".

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

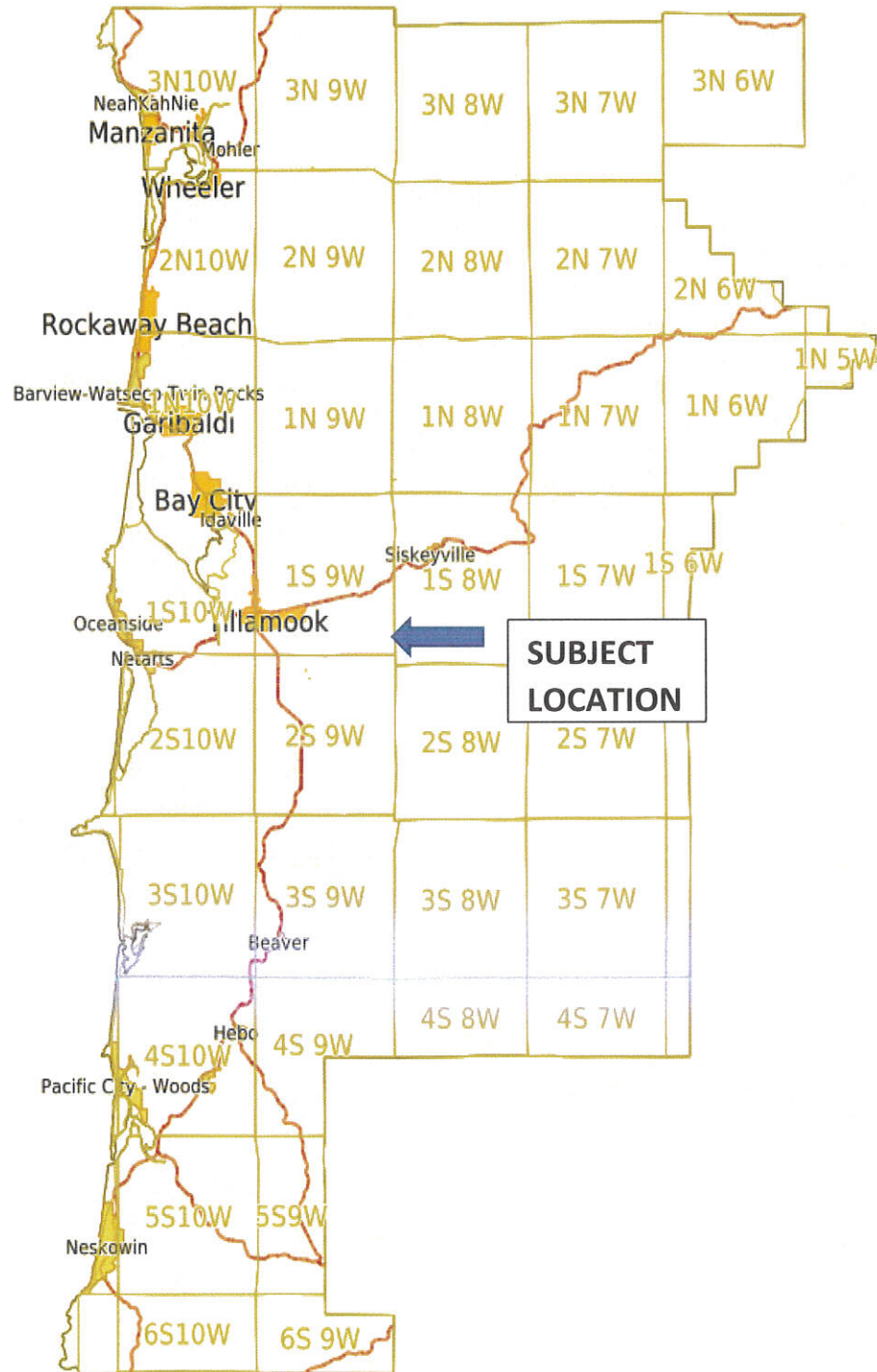
TCLUO ARTICLE VI:

SECTION 6.040: REVIEW CRITERIA

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

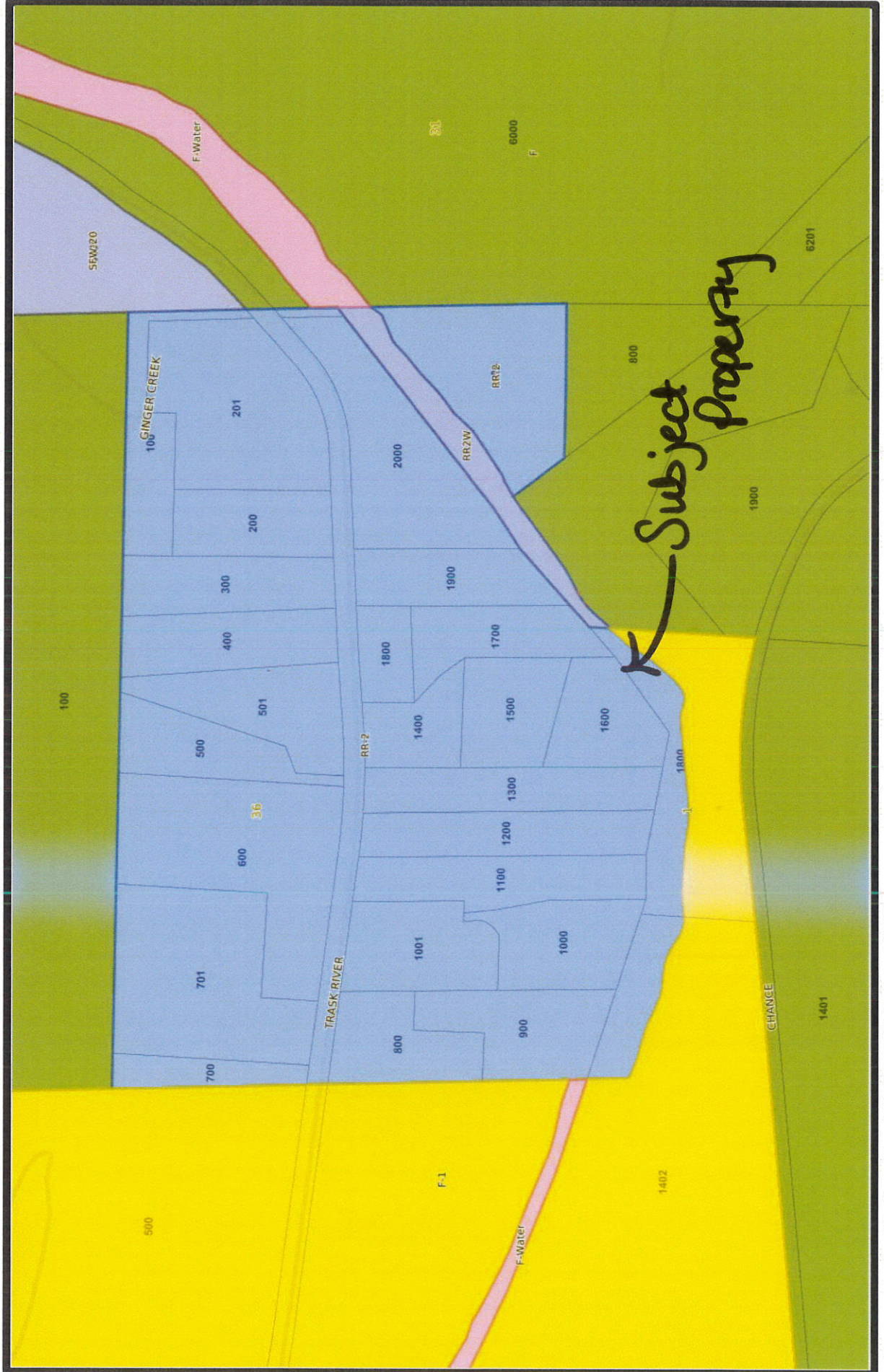
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence 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

VICINITY MAP



**#851-22-000143-PLNG: STEARNS
BED & BREAKFAST ENTERPRISE**

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

Applicant (Check Box if Same as Property Owner)

Name: Royal Gladonna Stearns Phone: 503-953-8399 (cell)
 Address: 13475 Trask River Rd
 City: Tillamook State: OR Zip: 97141
 Email: royal@freedom-electric.net

*Let Downing
503-310-2156*

OFFICE USE ONLY	
Date Stamp	RECEIVED APR 07 2022
BY:	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: <u>\$1,089.</u>	
Permit No:	
	<u>851-22-000143-PLNG</u>

Property Owner

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Request: _____

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

- 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: 13475 Trask River Rd, Tillamook, OR 97141
 Map Number: 159 36 N 1600
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.

Property Owner Signature (Required)

3/28/2022

Date

Applicant Signature

Date



Thursday, April 07, 2022

Tillamook County Department of Community Development
Attn: Sarah Absher – sabsher@co.tillamook.or.us
1510-B Third Street
Tillamook, OR 97141

Re. SECTION 6.040: REVIEW CRITERIA

(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 – We will be placing an Ad on Airbnb to rent two bedrooms of the down stair of our home. Our personal items are upstairs and will not be available to rent.

(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.

The home is already existing and will in no way alter the character of the surrounding area which is mixed use. Our immediate neighbors have their personal homes, there are farmers and an excavating business down the road. Having an Airbnb with occasional use will not disrupt others or their property use.

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

No. NA – No solar, windmills or wind energy conservation systems.

(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. We have a well, adequate septic, utilities, phone service, cable, internet and cellular service.

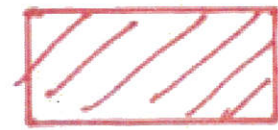
If you require anything in addition to what I have provided, or if you have any questions, please do not hesitate to contact me at 503-310-2156.


Thank you,

LaDonna Stearns



SITE PLAN
14375 TRASK RIVER ROAD
TILLAMOOK, OR. 97141

 = NOT FOR USE

 = FOR USE

