



Land of Cheese, Trees and Ocean Breeze

1510 - B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

CONDITIONAL USE REQUEST #851-22-000282-PLNG: ZAKRASEK
*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

January 25, 2023

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited request on January 25, 2023. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141 and can be found on the Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before 4:00pm on **February 6, 2023**. This decision will become final on February 6, 2023, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.


- Request:** A Conditional Use request for a Bed and Breakfast enterprise consisting of one-bedroom within an existing single-family dwelling.
- Location:** The subject property is located at 1980 Skyline Drive, a County road, and designated as Tax Lot 3400 in Section 35B of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Rural Residential 2-Acre (RR-2)
- Applicant & Property Owner:** Rachel Zakrasek, 1980 Skyline Drive, Tillamook, OR 97141

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. Applicant/property owner shall obtain any necessary onsite wastewater (sanitation) permits for operation of the bed and breakfast enterprise. If no additional permits are required, confirmation from the Tillamook County Onsite Wastewater Treatment Program Manager shall be submitted with the consolidated zoning/building permit application.
3. Applicant/property owner shall provide an updated Fire Letter from the Tillamook Fire District for the bed and breakfast enterprise.
4. A copy of the approved site plan, illustrating the proposed development and required parking, shall be provided at the time of Zoning Permit submittal. Applicant/property owner shall adhere to the requirements of TCLUO 4.030, 'Off-Street Parking & Off-Street Loading Requirements'.
5. This approval is for a bed and breakfast enterprise for use of one (1) bedroom. Expansion in the number of bedrooms utilized for the bed and breakfast enterprise is subject to land use review and approval.
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 3.010: Rural Residential 2-Acre (RR-2) Zone.
8. This approval shall be void on January 25, 2025, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,
Tillamook County Department of Community Development


Melissa Jenck, CFM, Senior Planner


Sarah Absher, CFM, Director

Enclosed: Vicinity & Zoning Maps



**Conditional Use Request #851-22-000282-PLNG: ZAKRASEK
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision Date: January 25, 2023

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

Report Prepared by: Melissa Jenck, CFM, Senior Planner

I. GENERAL INFORMATION:

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

Location: The subject property is located at 1980 Skyline Drive, a County road, and designated as Tax Lot 3400 in Section 35B of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Rural Residential 2-Acre (RR-2)

Applicant & Property Owner: Rachel Zakrasek, 1980 Skyline Drive, Tillamook, OR 97141

Property Description: The subject property is an irregular rectangle in shape and encompasses 1.30-acres (Exhibit A). The subject property is accessed via Skyline Drive, a County road (Exhibit A). The subject property is bordered by the Skyline Drive to the east and is surrounded by developed residential properties also zoned RR-2 to the north, south and west (Exhibit A). The property has variable slope, inclining to the dwelling near the northly end of the property (Exhibit A). According to Tillamook County Assessor’s records, the subject property is developed with an existing 1,680 square foot, single-family dwelling built in 2001 as well as numerous accessory structures (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 41057C0584F dated September 28, 2018 (Exhibit A). The property is also within an area of geologic hazard with varying terrain and slope throughout the subject property (Exhibit A). No alterations to the existing single-family dwelling are proposed that would require review for development in geologic hazard areas in accordance with TCLUO Section 4.130.

The property is adjacent to similar residential uses within the Rural Residential 2-Acre (RR-2) zone, improved with single-family residences and accessory structures (Exhibit A). Other uses in the area consist of agricultural and forest resource management practices.

Applicant is requesting Conditional Use Permit approval for a 1-bedroom bed and breakfast enterprise 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 3.010: Rural Residential 2-Acre (RR-2) Zone
- 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 3.010: Rural Residential 2-Acre (RR-2) Zone

PURPOSE: The purpose of the RR zone is to provide for the creation and use of small acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes....

(3) USES PERMITTED CONDITIONALLY: In the RR-2 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this Ordinance.

...
(s) Bed and breakfast enterprise.

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’. 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. 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.

D. 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 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.

Applicant has identified (2) 8-foot by 20-foot parking spaces for the bed and breakfast enterprise consisting of one (1) guest bedroom 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 finds that as a condition of approval can be made to require a minimum of three (3) off-street parking spaces be depicted on the site plan submitted for review and approval at time of consolidated zoning/building permit application.

E. 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 October 19, 2022. One comment was received for this request, which stated they had no opposition to establish the bed and breakfast enterprise (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 is a use allowed conditionally in the Rural Residential 2-Acre (RR-2) zone. 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 shape, approximately 1.3 acres, and is improved with a single-family dwelling and accessory structures (Exhibits A & B). The subject property is accessed via Skyline Drive, a County road (Exhibit A). The subject property is bordered by the Skyline Drive to the east and is surrounded by developed residential properties also zoned RR-2 to the north, south and west (Exhibit A). The property has variable slope, inclining to the dwelling near the northerly end of the property (Exhibit A). According to Tillamook County Assessor's records, the subject property is developed with an existing 1,680 square foot, single-family dwelling built in 2001 as well as an numerous accessory structures (Exhibit A). Subject property is also improved with an on-site sanitation system and is located within a water district.

Staff finds a condition of approval can be made to confirm there is adequate sanitation for the operation of the bed and breakfast enterprise, and that prior to operation of the bed and breakfast enterprise, documentation from the Tillamook County Onsite Wastewater Treatment Manager is submitted to the Department confirming adequacy of the existing onsite sanitation system treatment improvements to support the bed and breakfast enterprise.

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 Rural Residential 2-Acre (RR-2) 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). Recreation, agricultural and forest resource management uses are also prevalent in the area.

Applicant states that there is an existing fair amount of traffic in the vicinity due to existing residential homes, farmland operations and a nearby excavation business. Applicant details that the bed and breakfast enterprise will not disrupt uses on other properties (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

that the proposed bed and breakfast enterprise will not impact such facilities (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 Tillamook Fire District for fire protection services. The subject property is served by an existing onsite wastewater treatment system (sanitation) and water from a special 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 February 6, 2023.**

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. Applicant/property owner shall obtain any necessary onsite wastewater (sanitation) permits for operation of the bed and breakfast enterprise. If no additional permits are required, confirmation from the Tillamook County Onsite Wastewater Treatment Program Manager shall be submitted with the consolidated zoning/building permit application.
3. Applicant/property owner shall provide an updated Fire Letter from the Tillamook Fire District for the bed and breakfast enterprise.
4. A copy of the approved site plan, illustrating the proposed development and required parking, shall be provided at the time of Zoning Permit submittal. Applicant/property owner shall adhere to the requirements of TCLUO 4.030, 'Off-Street Parking & Off-Street Loading Requirements'.
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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 3.010: Rural Residential 2-Acre (RR-2) Zone.
8. This approval shall be void on January 25, 2025, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

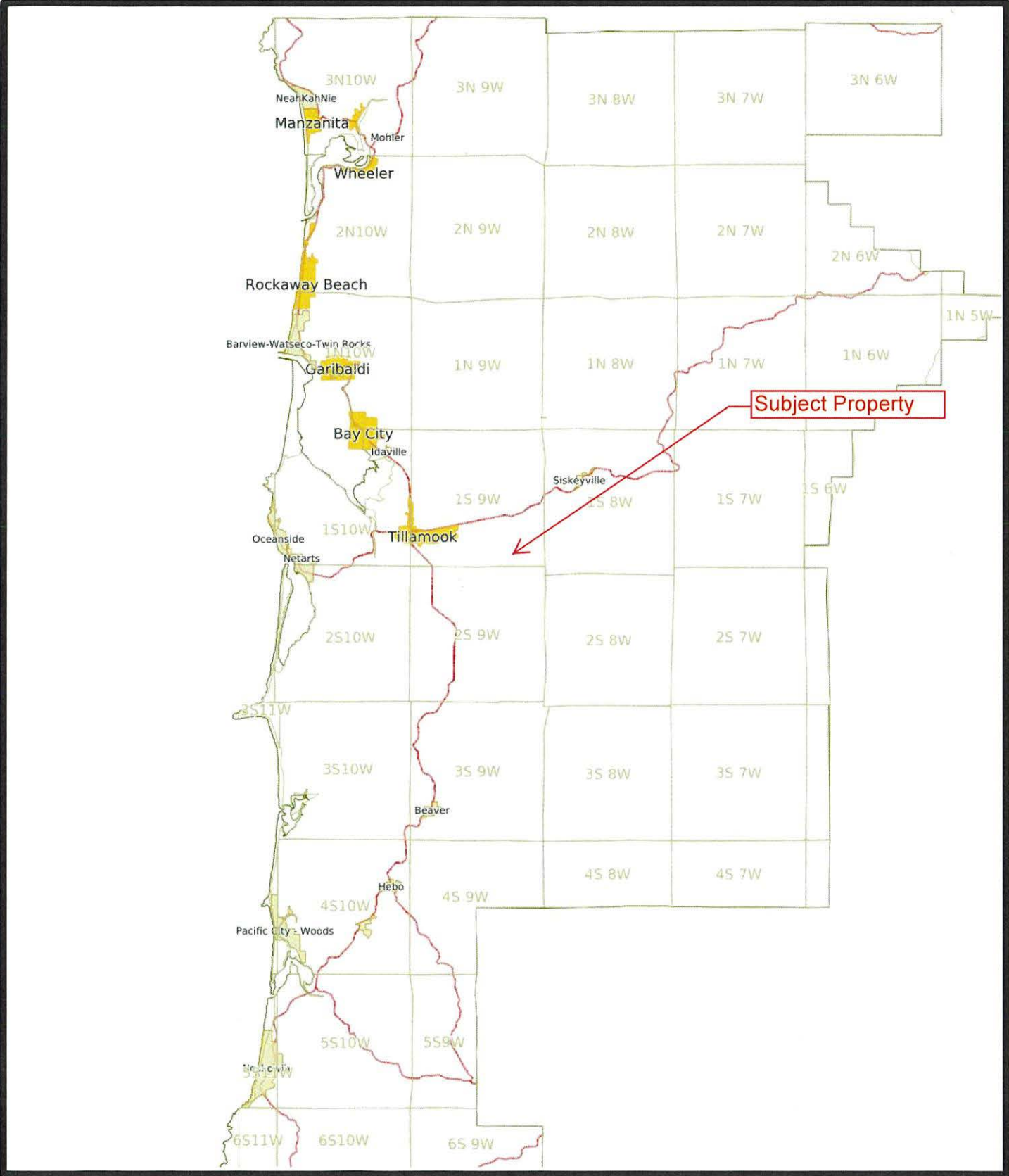
VI. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

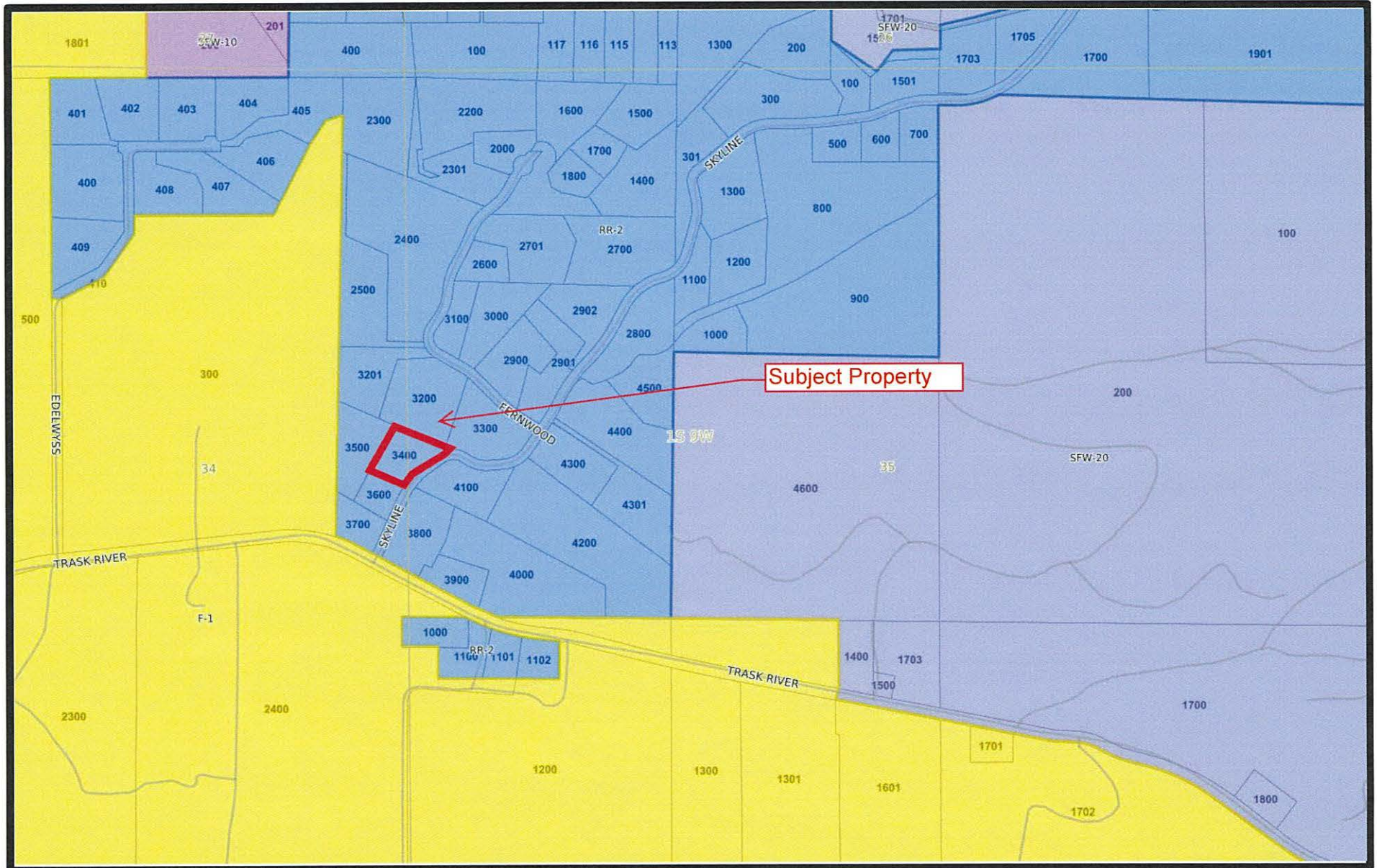
- A. Location map, Assessor map, Zoning map, Assessor's Summary Report
- B. Applicant's submittal
- C. Public Comments

EXHIBIT A

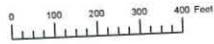
Vicinity Map



Zoning



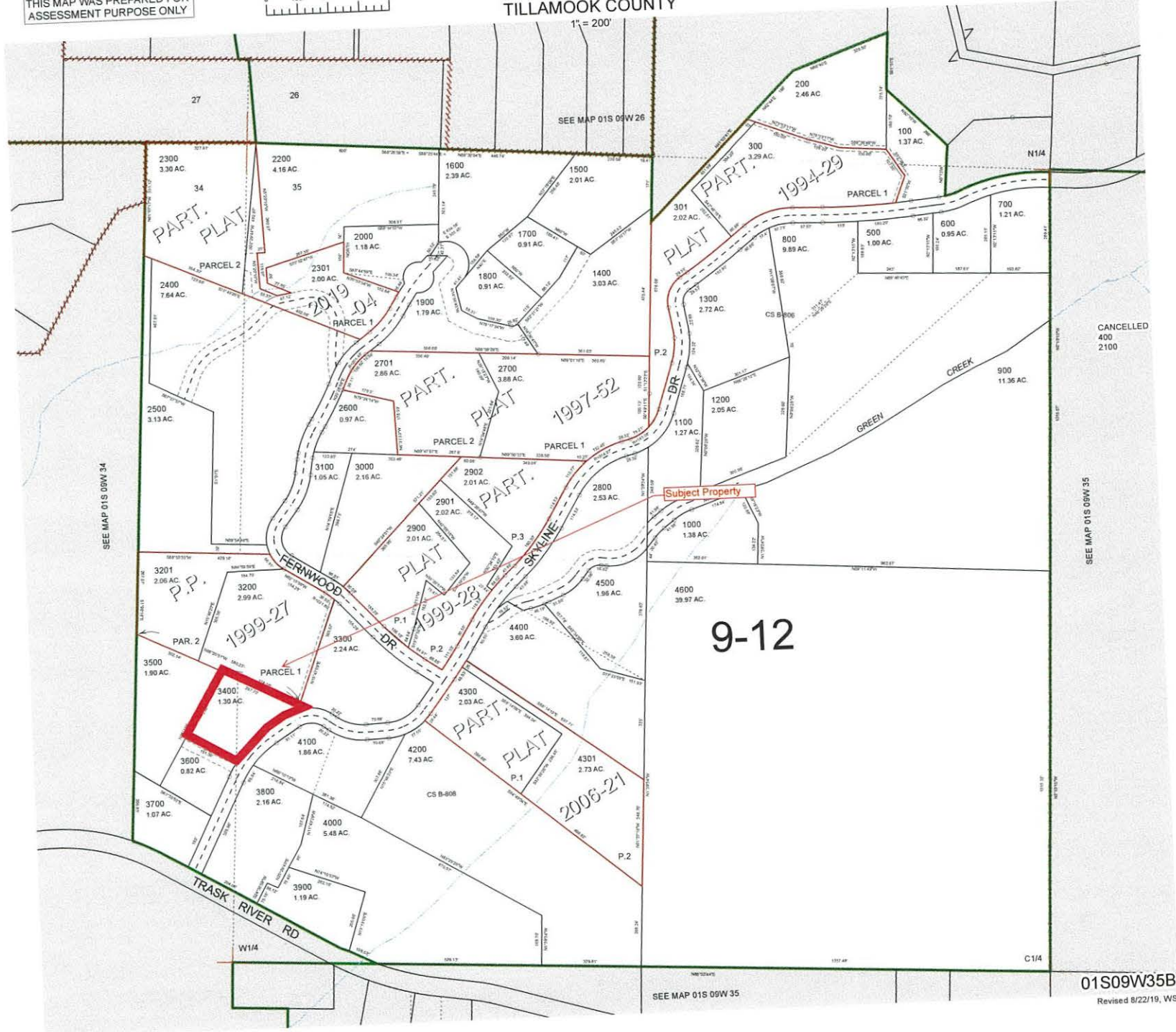
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W. 1/4 SEC. 35 T.1S. R.9W. W.M.
TILLAMOOK COUNTY

01S09W35B

1" = 200'



SEE MAP 01S 09W 34

SEE MAP 01S 09W 26

CANCELLED
400
2100

SEE MAP 01S 09W 35

9-12

SEE MAP 01S 09W 35

01S09W35B

Revised 8/22/19, WS

Tillamook County
2022 Real Property Assessment Report
 Account 160051

Map 1S0935B003400
 Code - Tax ID 0912 - 160051

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing ZAKRASEK, RACHEL
 1980 SKYLINE DR
 TILLAMOOK OR 97141

Deed Reference # 2020-9385
 Sales Date/Price 12-03-2020 / \$380,000
 Appraiser ELIZABETH LOFTIS

Property Class 401 MA SA NH
 RMV Class 401 01 AC 102

Site	Situs Address	City
1	1980 SKYLINE DR	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0912	Land	90,540		Land	0	
	Impr	358,430		Impr	0	
Code Area Total		448,970	220,360	220,360	0	
Grand Total		448,970	220,360	220,360	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0912					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		RR-2	Market	110	1.30 AC		77,540
					OSD - AVERAGE	100			12,500
Code Area Total							1.30		90,540

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0912	1	2001	133	One and 1/2 story	158	1,680			317,830
	3	2002	382	MULTI-PURPOSE SHED	158	112			2,700
	4	2002	382	MULTI-PURPOSE SHED	158	112			2,700
	5	2008	382	MULTI-PURPOSE SHED	158	288			5,840
	6	2000	382	MULTI-PURPOSE SHED	158	192			3,800
	7	2007	382	MULTI-PURPOSE SHED	158	48			4,390
	8	2002	346	GPB IN RESIDENTIAL USE	158	336			21,170
Code Area Total						2,768			358,430

Exemptions / Special Assessments / Notations				
Code Area 0912				
Exemptions (AV)			Amount	
■ ALTERNATIVE ENGERGY SYSTEMS 307.175			0	
Special Assessments			Amount	Acres Year Used
■ SOLID WASTE			12.00	0.00 2022

Tillamook County
2022 Real Property Assessment Report
Account 160051

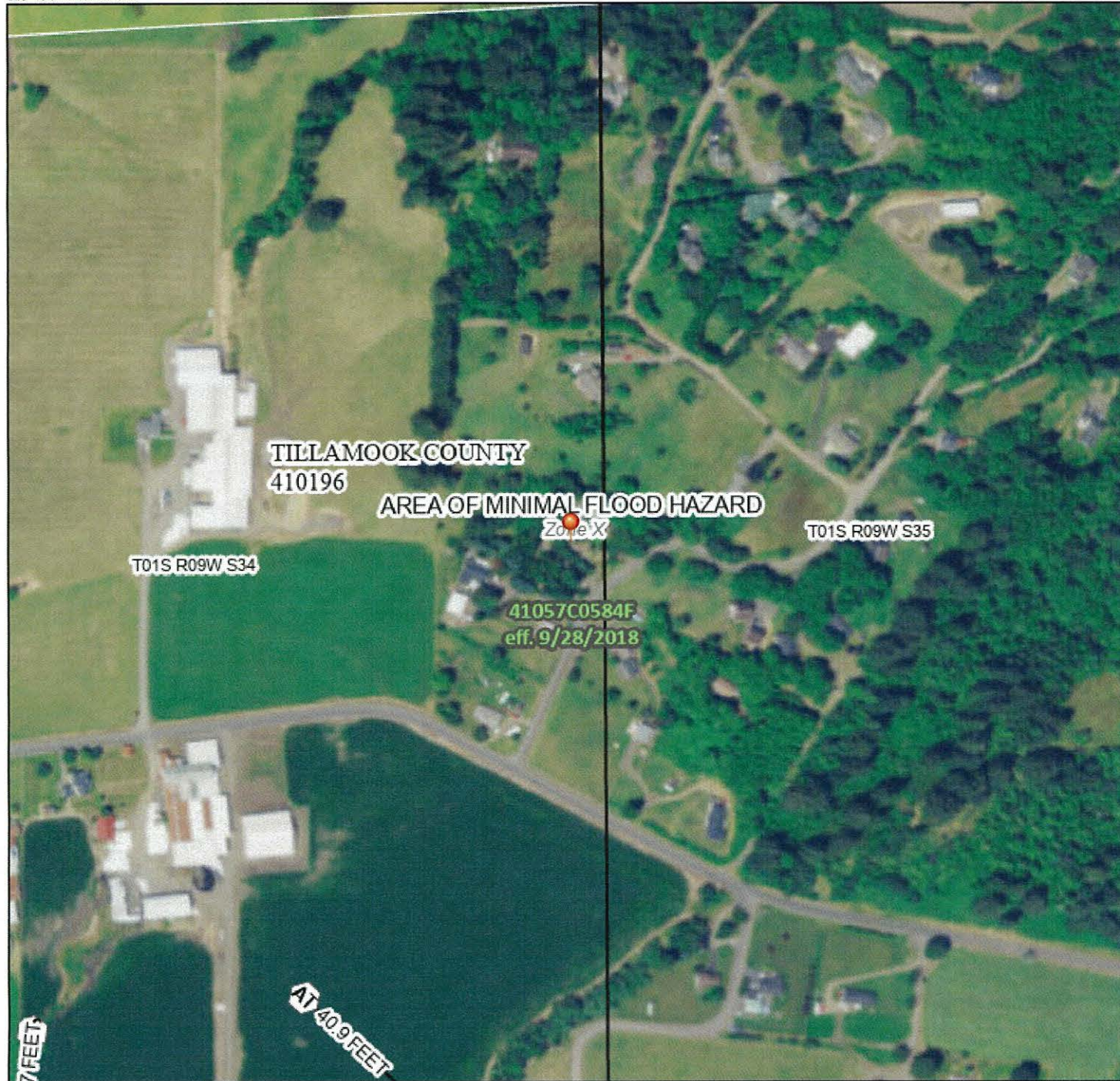
Comments

06/24/03 - Home is 100% complete. GPB at 25% complete 01/01/03. Added accessories & MPS sheds. KL
05/20/04 - GPB is complete. KL
03/01/12 Added new enclosed porch; applied the minor exception. Updated inventory & tabled OSD; RMV changes only. Added exemption notation for alternative energy system; no change to RMV. RBB
12/12/12 - Reviewed per owner request. Changed NH from 135 to 131; RMV changes only. RBB
02/20/16 - Reapp. of land w/tabled values. RCW
3/8/21 - Sales review. Updated inventory and increased effective year built on MPS's, and moved GPB to residential - RMV changes only. EJ

National Flood Hazard Layer FIRMette



123°46'3"W 45°26'49"N



Legend

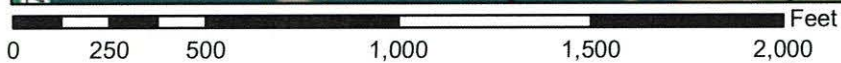
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | | |
|------------------------------------|--|--|--|
| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)
Zone A, V, A99 | With BFE or Depth Zone AE, AO, AH, VE, AR | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Area 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 | | |
| OTHER AREAS | NO SCREEN Area of Minimal Flood Hazard Zone X | Effective LOMRs | Area of Undetermined Flood Hazard Zone X |
| GENERAL STRUCTURES | Channel, Culvert, or Storm Sewer | Levee, Dike, or Floodwall | |
| OTHER FEATURES | 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 | |
| MAP PANELS | Digital Data Available | No Digital Data Available | Unmapped |
- 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 **1/25/2023 at 6:04 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.

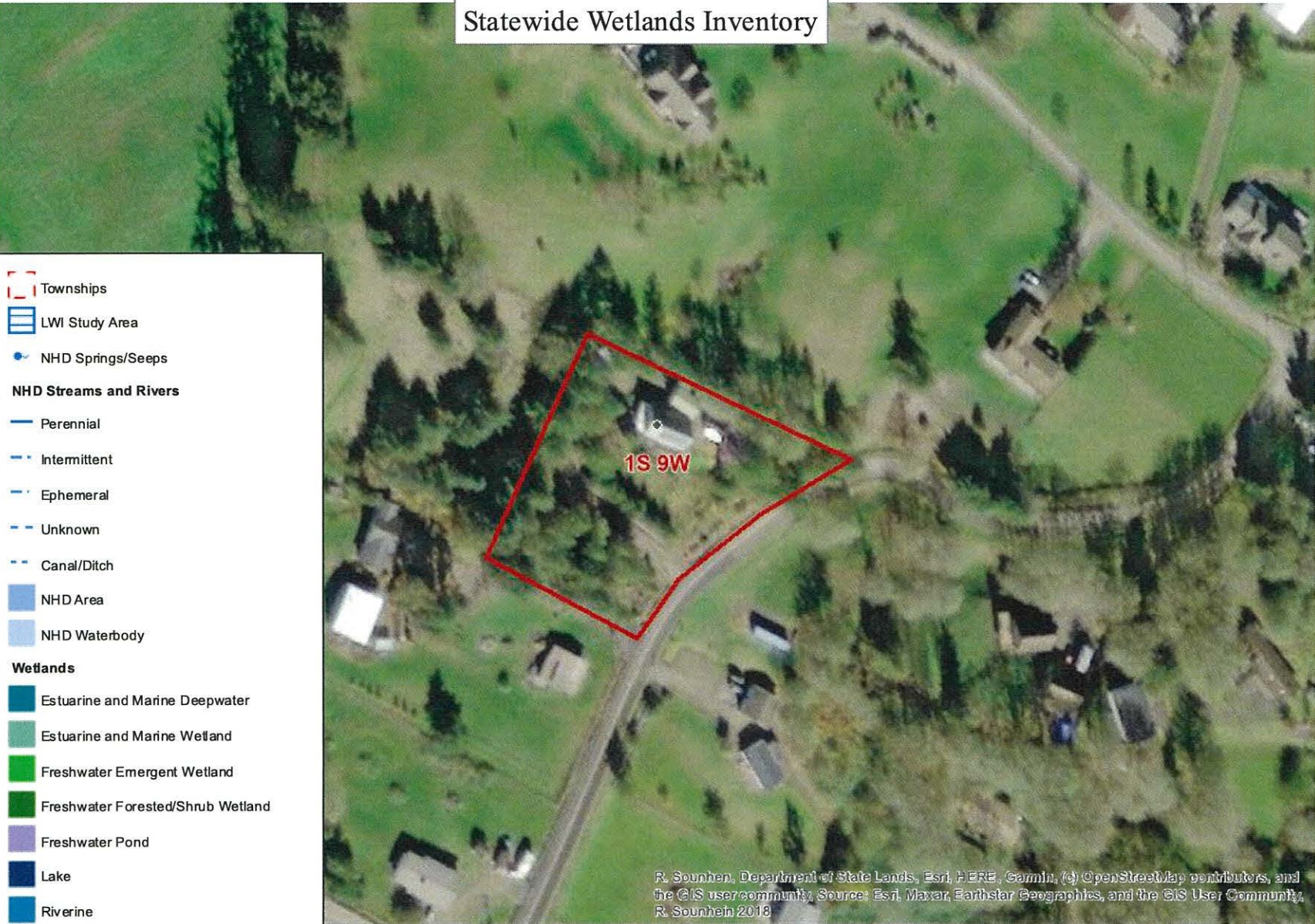
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


















1:6,000

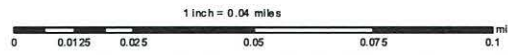
123°45'26"W 45°26'23"N

Statewide Wetlands Inventory



-  Townships
-  LWI Study Area
-  NHD Springs/Seeps
- NHD Streams and Rivers**
-  Perennial
-  Intermittent
-  Ephemeral
-  Unknown
-  Canal/Ditch
-  NHD Area
-  NHD Waterbody
- Wetlands**
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
-  SWI Predominantly Hydric Soil Map Units
-  SWI Agate-Winlo Soils

R. Sounhein, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounhein 2018



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 1/25/2023



Geologic Hazard Areas



Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: 983-	
Permit No: 851-22-000282-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Rachel Zakrasek Phone: 319-640-8532
 Address: 1980 Skyline Dr
 City: TILLAMOOK State: OR Zip: 97141
 Email: rachel.zakrasek@gmail.com

Property Owner

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

Request:

Request to establish a one (1) bedroom Bed & Breakfast Enterprise on a property located within the Unincorporated Tillamook County.

- | 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"/> Fore-dune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address: 1980 Skyline Dr, Tillamook, OR 97141
 Map Number: 01S09W35B 3400
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.

Rachel Zakrasek 6/29/2022
Property Owner Signature (Required) Date

Applicant Signature Date

Rachel Zakrasek
1980 Skyline Dr, Tillamook, OR, 97141

Wednesday, June 29, 2022

Tillamook County Department of Community Development
Planning Division
1510-B Third Street
Tillamook, OR 97141

Regarding Section 6.040: Review Criteria
As applies to Application for Conditional Use: Bed and Breakfast Enterprise

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, Bed and Breakfast Enterprise is listed as a conditional use for Rural Residential 2-acre (RR-2).

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

Yes, I will be establishing an LLC to rent one room in my house. I plan to rent the room through AirBnB. Guests will have a private entrance and private use of a bedroom, bathroom, and enclosed porch. They may have access to common areas of the first floor of my house only. This rental provides additional access to tourists to stay and enjoy Tillamook. I plan to promote local businesses to guests and set an example of good stewardship to our natural resources.

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

Yes, the parcel is 1.3 acres, and the house is set up and shielded from the road and neighbors. No changes to the existing property are required. There is ample space for an additional party of guests to enjoy the property on short-term stays. As I am only renting one room at a time, there will be minimal change to the use of the property.

(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.

No, the surrounding area is our neighborhood of personal homes with 2-acre parcels, farmland, and an excavating business. There is a fair amount of logging traffic and recreational traffic down from the property on Trask River Rd. Renting out one private room for short-term 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 windmills.

No. We have private solar panels on our home and this use will have no effect on the system. There are no other solar or wind systems on the 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.

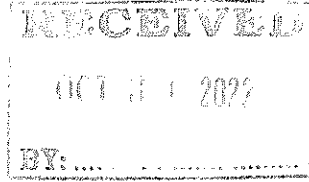
Yes, we have adequate facilities to accommodate an additional party of guests. We have a well, adequate septic system, electricity, internet service and cellular reception on the property.



Rental unit

Common areas

EXHIBIT C



October 29, 2022

Department of Community Development
Planning Division
1510-B Third Street
Tillamook, OR 97141

Re: Conditional Use 851-22-000282-PLNG (Bed & Breakfast)
Conditional Use 851-22-000281-PLG (Animal Day Care/Boarding)

To Whom It May Concern:

I own property located on Fernwood Drive, north of the subject property. I have no opposition to the establishment of a Bed & Breakfast at this site.

I have no objection to a grooming facility on this site. However, if the boarding of 10 dogs is allowed, my concern is with the barking, which may well carry uphill and disturb the residents to the north of the subject property. This is a quiet neighborhood and I think everyone wants it to stay that way. If the conditional use is allowed, I believe there should be some reasonable restrictions:

1. No outdoor use of the dog runs from 8 p.m. to 7 a.m.
2. The actual garage which is being utilized for the dog kennel should be required to be insulated, and possibly to have additional sound-proofing installed, to reduce the barking noise.
3. Perhaps a lesser number of animals could be permitted to be boarded overnight, to be re-evaluated and increased to 10 if the noise is satisfactory.
4. The driveway should be assessed by Public Works to see if it needs any safety features, as it currently is on the steep part of Skyline Drive, right after a curve, as vehicles are descending. I am concerned that increased traffic at this location could create safety concerns.

Sincerely,

A handwritten signature in black ink, appearing to be "Lois A. Albright".

Lois A. Albright
1S0935B003100