



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST
#851-24-000163-PLNG:
Reimer/Lorinczi Bed & Breakfast Enterprise

*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: August 30, 2024

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

#851-24-000163-PLNG: A Conditional Use request for operation of a Bed and Breakfast Enterprise within a single-family dwelling on a property, located at 15575 Farmer Creek Road, a County Road, and designated as Tax Lot 4900 in Index Section 2 of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Small Farm and Woodlot (SFW-20). The property owners are Nathan Reimer, Danielle Lombardi, Seth Lorinczi & Julianna Bright. Applicant is Seth Lorinczi and Nathan Reimer.

Written comments received by the Department of Community Development prior to 4:00p.m. on September 13, 2024, 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, September 16, 2024.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750 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.tillamookcounty.gov/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 x3123 or email Melissa Jenck, Senior Planner, at melissa.jenck@tillamookcounty.gov.

Sincerely,

Melissa Jenck, Senior Planner, CFM

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

TCLUO ARTICLE III:

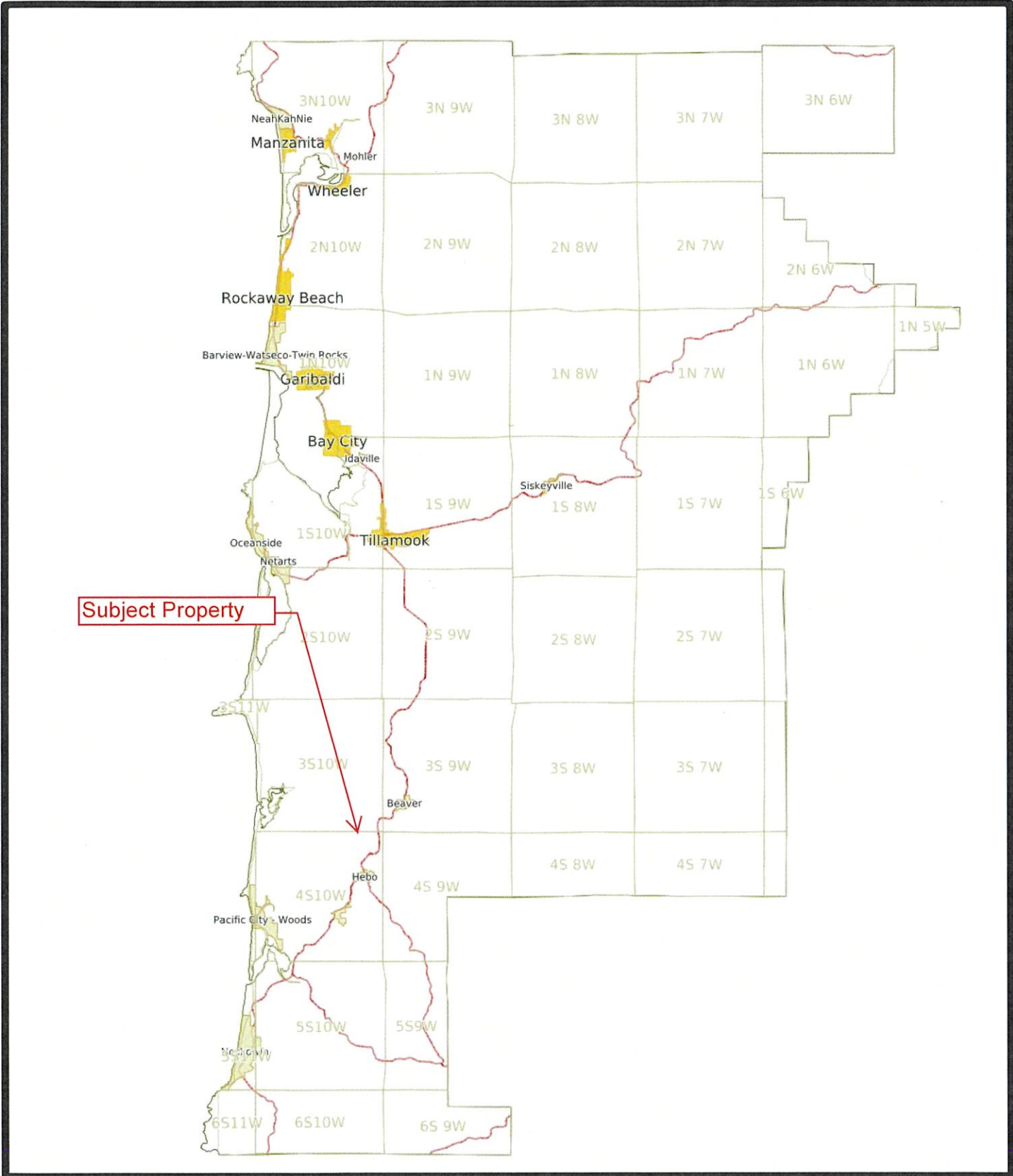
SECTION 3.004 FOREST ZONE (F)

(8) CONDITIONAL USE REVIEW CRITERIA: A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

EXHIBIT A

Vicinity Map



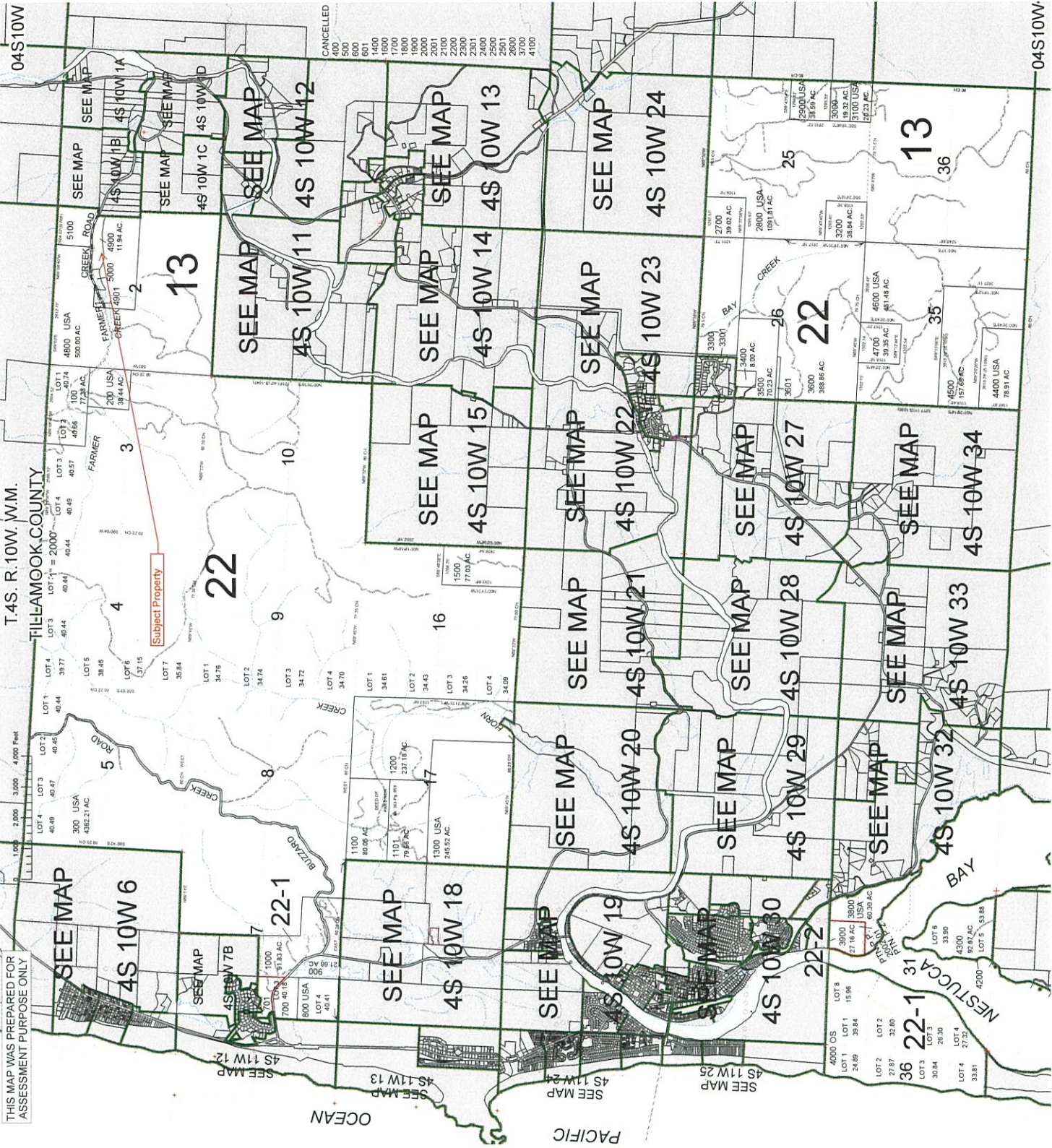
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.4S. R.10W. W.M.

TILLAMOOK COUNTY

04S10W

04S10W



Tillamook County
2023 Real Property Assessment Report
 Account 22745

Map 4S10000004900
 Code - Tax ID 1300 - 22745

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing REIMER, NATHAN &
 LOMBARDI, DANIELLE &
 3210 NE LIBERTY CT
 PORTLAND OR 97211

Deed Reference # 2022-967
 Sales Date/Price 02-08-2022 / \$437,500
 Appraiser ROBERT BUCKINGHAM

Property Class 401 MA SA NH
 RMV Class 401 06 WF 603

Site	Situs Address	City
1	15575 FARMER CREEK RD	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1300	Land	205,950		Land	0	51.4
	Impr	247,890		Impr	77,800	
	Code Area Total	453,840	223,890	223,890	77,800	
	Grand Total	453,840	223,890	223,890	77,800	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
1300					LANDSCAPE - FAIR	100			500
	1			SFW20	Market	113	6.94 AC		112,150
	2			SFW20	Market	113	5.00 AC		80,800
					OSD - AVERAGE	100			12,500
					Code Area Total		11.94 AC		205,950

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1300	1	1932	134	One and 1/2 story w/basement	110	1,192			242,710
	2	1900	345	GENERAL PURPOSE BUILDING	110	992			3,020
	3	1900	345	GENERAL PURPOSE BUILDING	110	356			2,160
				Code Area Total		2,540			247,890

Exemptions / Special Assessments / Notations						
Code Area						
1300	Special Assessments			Amount	Year Used	
	■	SOLID WASTE		12.00	2023	
	Fire Patrol			Amount	Acres	Year
	■	FIRE PATROL SURCHARGE		47.50		2023
	■	FIRE PATROL NORTHWEST		20.06	11.94	2023
	Notations					
	■	FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083				

Tillamook County
2023 Real Property Assessment Report
Account 22745

Comments

12/12/08 Entered inventory and tabled imps. dv.
01/18/11 Reappraisal. Updated inventory and tabled values. gb
03/01/17 Reappraised land, tabled values. Updated size per GIS calculations.ef
07/10/17 This property is not inside an RFD. LM
05/02/23 Size change per GIS calculations to correct boundary to follow creek as described; RMV changes only.
RBB
05/02/23 Increased EYB to 1985 due to GOMAR, updated sq ftg & GPB's; RMV changes only. Increased class to
3+, EYB to 2013 due to remodeling & attic not previously reflected on roll. Added wiring to GPB & inventory not
previously on roll. Applied the exception. RBB

National Flood Hazard Layer FIRMette



123°52'37"W 45°15'33"N



123°52'W 45°15'8"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, ASS
- 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*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- 20.2
- 17.5
- 8

OTHER FEATURES

- 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

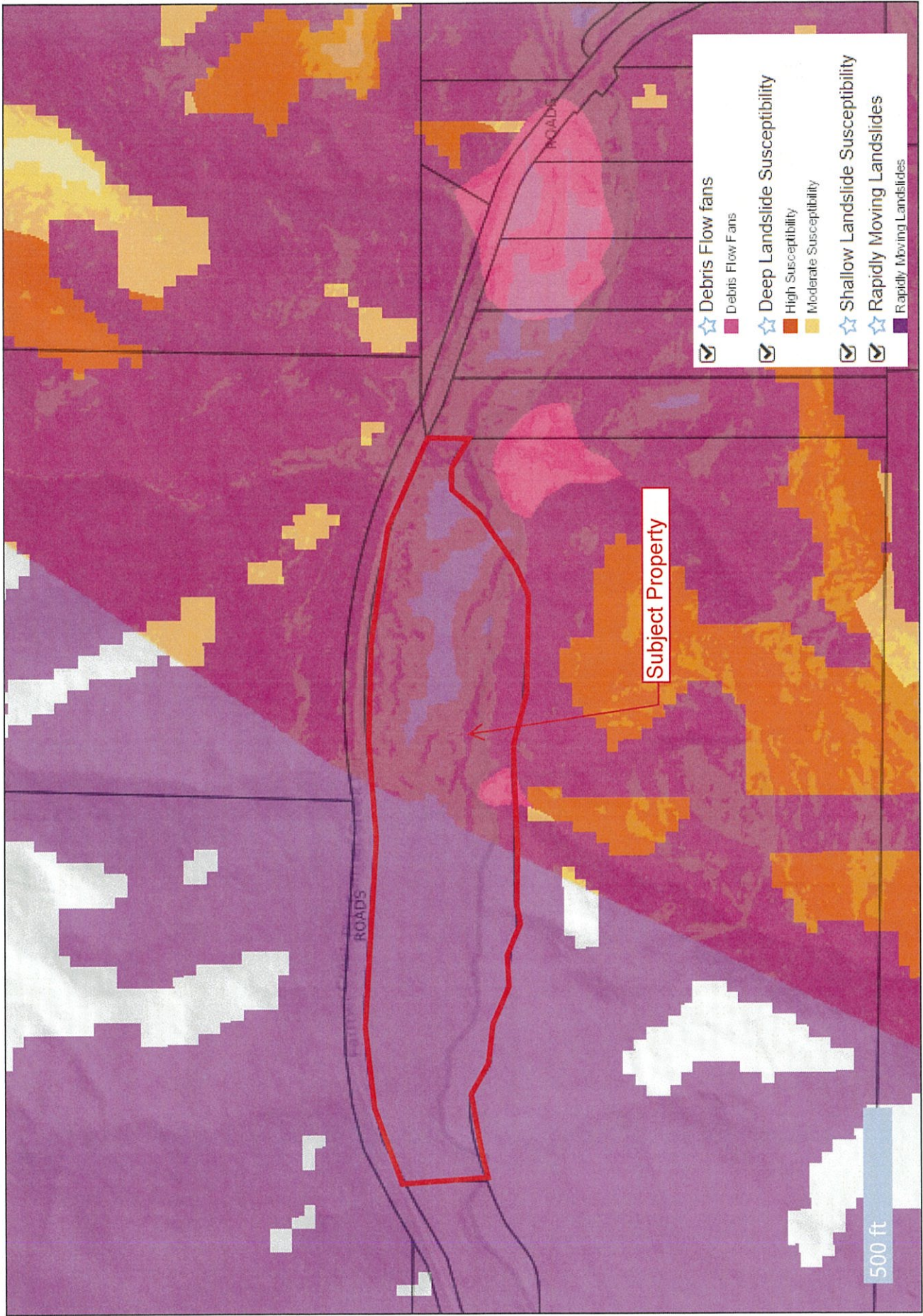
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 8/30/2024 at 4:46 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.

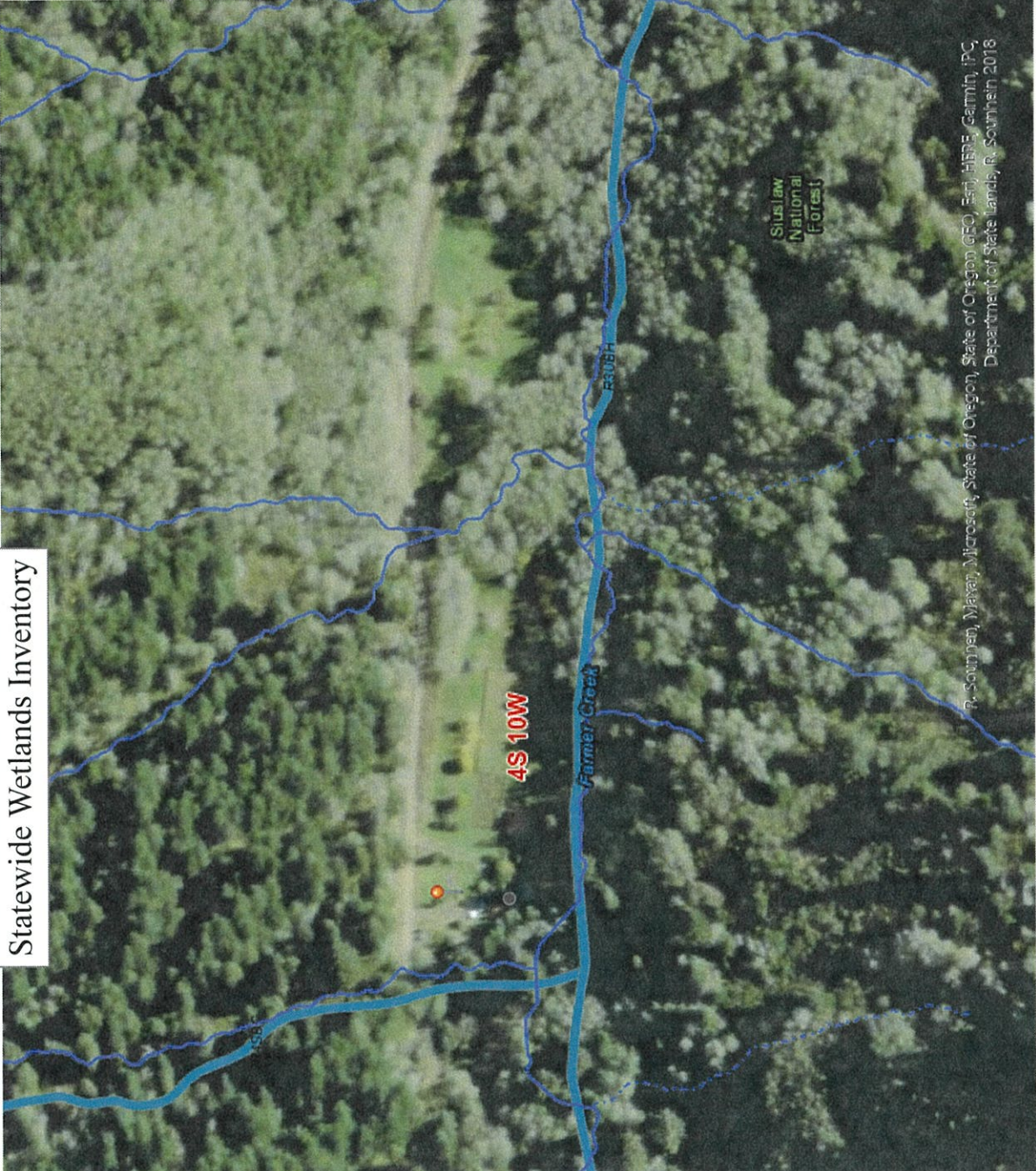
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Hazard Map



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.

Statewide Wetlands Inventory



© Southman, Mayan, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, IFC, Department of State Lands, Department of State Lands, R. Southman 2018

	Townships
	LWI Study Area
	BASEDAT.DBO.NHDWaterbody
	BASEDAT.DBO.NHDArea
	BASEDAT.DBO.NHDFlowline
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	Canal/Ditch
	Canal/Ditch
	BASEDAT.DBO.NHDPoint
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SWI Agate-Winkle Soils
	SWI Predominantly Hydric Soil Map Units

1:4,514
0 0.03 0.06 0.11 0.17 0.22 mi
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 8/30/2024



State of Oregon
Department of State Lands
775 Summer Street, NE, Ste. 100
Salem, OR 97301-1279

EXHIBIT B



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Nathan Reimer, Seth Lorinczi Phone: 503 754 1892

Address: 3210 NE Liberty Ct

City: Portland State: OR Zip: 97211

Email: nathanreimer11@gmail.com, seth@2-trackmind.com

Property Owner

Name: Nathan Reimer, Seth Lorinczi Phone: 5037541892

Address: 15575 Farmer Creek Rd

City: Cloverdale State: OR Zip: 97112

Email: nathanreimer11@gmail.com, seth@2-trackmind.com

OFFICE USE ONLY	
Date Stamp	RECEIVED MAR - 7 2024 BY: emailed
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No: 851-24 - 000143 PLNG	

Request: Seeking conditional use permit to let two bedrooms of existing cottage as B&B; eventually adding new structure to increase rooms to five total.

adding new structure to increase rooms to five total.

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

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

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

Location:

Site Address: 15575 Farmer Creek Rd. Cloverdale, OR 97112

Map Number:

4900

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.

Seth Lorinczi

Digitally signed by Seth Lorinczi
Date: 2024.03.07 15:01:03 -08'00'

3/6/24

Property Owner Signature (Required)

Nathan Reimer

Digitally signed by Nathan Reimer
Date: 2024.03.07 15:02:22 -08'00'

3/6/24

Applicant Signature

Date

Melissa Jenck

From: Seth Lorinczi <seth@2-trackmind.com>
Sent: Monday, April 8, 2024 10:10 AM
To: Melissa Jenck
Cc: nathan reimer
Subject: EXTERNAL: re: Conditional Use request #851-24-000163-PLNG

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Melissa,

Hoping this finds you well! Nathan and I received a notification that our application is incomplete.

The application fee was submitted as of last week. As for the responses: It appears we neglected to address three sections. I'll attach our responses below; please don't hesitate to let us know if there's a different process for submitting this information:

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

Our proposed use will not affect farming or forest practices in any way. There will be no impact on forest access, and no farming occurs in close (or even moderate) proximity to the property.

2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

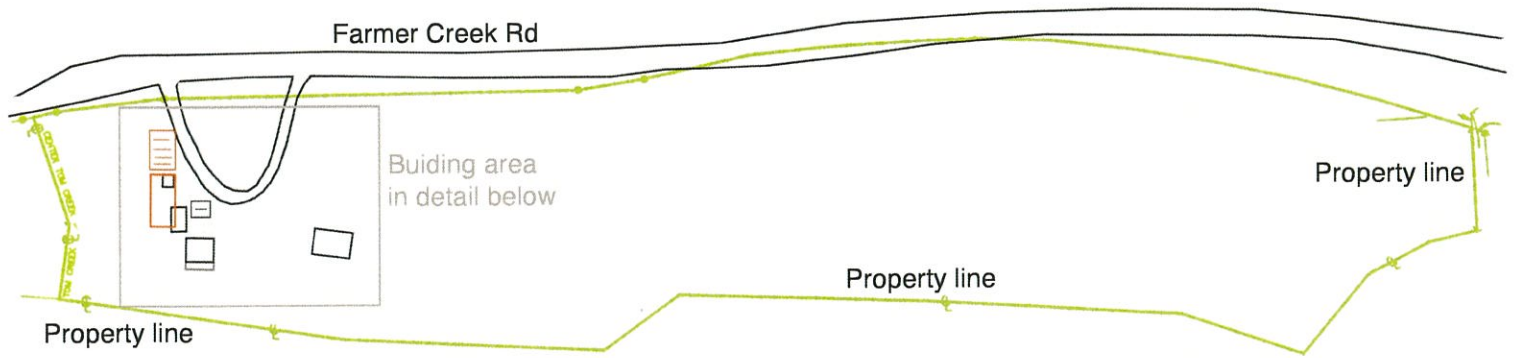
Our proposed use will not increase fire hazard or fire suppression costs or risks. There is no request or provision for fire burning or bonfires in our proposal, with the only potential impact being use of an interior (and recently inspected) wood-burning stove that is already in regular and safe use.

3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

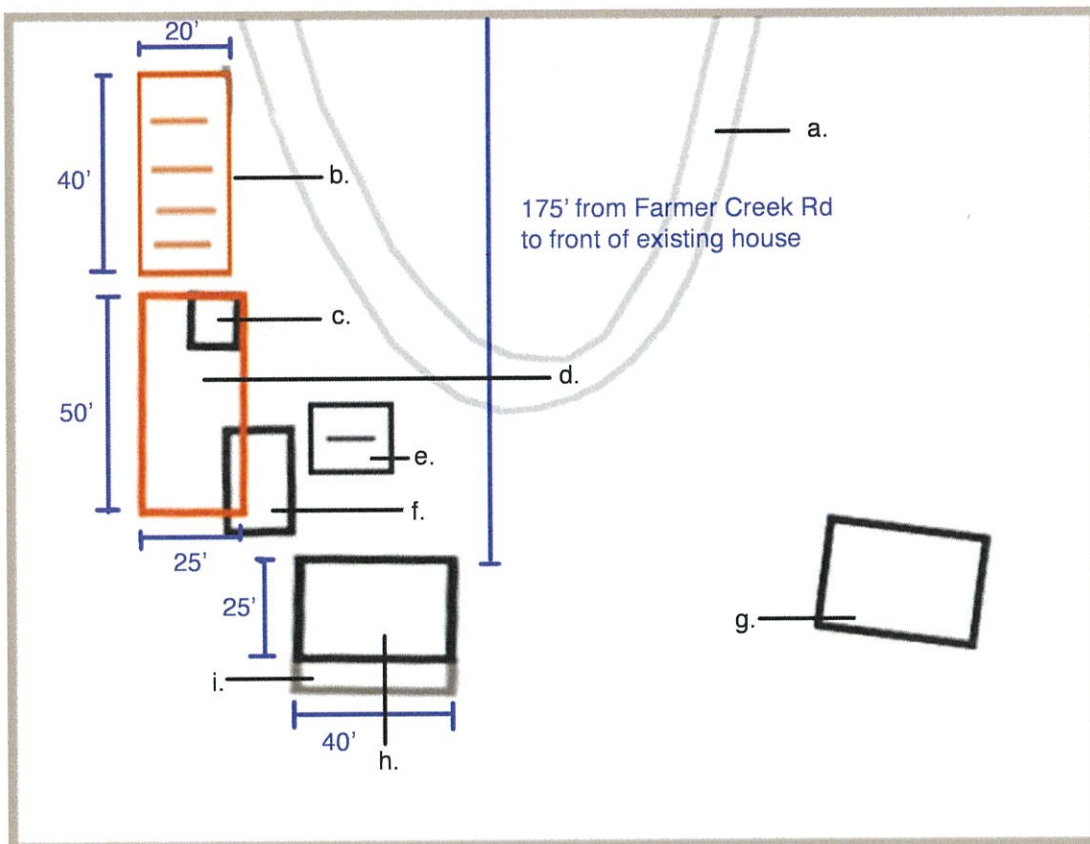
We, the co-owners of 15575 Farmer Creek Rd. in Cloverdale, OR, recognize without reservation the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

Melissa: If there is some other "standard" or boilerplate language we should use in this instance, please don't hesitate to let us know. Also if this statement is recorded with you (the Planning Dept.) or some other County entity. Thank you in advance for your guidance here.

Very best,
Seth



Building area detail (not to scale)



- a. existing driveway
- b. Phase 2 parking for guests
- c. Existing wood shed (not for guests) to be deleted for Phase 2
- d. New structure w 5 bedrooms and common space for BnB guests for Phase 2 (building permit to be submitted at a future date)
- e. Existing parking
- f. Existing out building (not for guests) to be deleted for Phase 2.
- g. Existing Barn. Not for guests
- h. Existing home. Used for Inn keeper and 2 beds for guests during phase 1. Used as kitchen and inn keeper lodging for phase 2. Two floors. Inn beds are upstairs. Inn keeper has bedroom downstairs.
- i. Existing deck

CONDITIONAL USE REVIEW CRITERIA (SFW-20 ZONE)

TCLUO Section 3.004(8): Conditional use Review Criteria

A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

TCLUO Section 3.004(8): Conditional use Review Criteria

A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

TCLUO 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.

Yes. We propose to rent the upstairs portion of our house, with the long-term plan of constructing a secondary building with up to five rooms for short-term rental as specified in the

County's Zoning and Land Use regulations. Guests will have access to common areas of the first floor of the house only.

This rental will provide access to tourists to stay and enjoy Cloverdale and Tillamook County. Our plan is to partner with and promote local businesses and make our land available as a quiet retreat space while preserving the natural beauty of the Farmer Creek and Nestucca River watersheds.

(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 ~12 acres, and the house is several hundred feet from Farmer Creek Road. As we co-own the parcel next door, guests coming and going would have very little effect on our 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 at most two bedrooms 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 homes along Farmer Creek Road are personal dwellings with 2-acre parcels. Especially during hunting season, there is some hunting and recreational traffic by the property, but as we're at the very end of the paved portion of the road, renting out the upstairs for short-term use will not disrupt our neighbors 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. There are no solar or wind systems on the property; the only solar system we're aware of is installed on an off-grid house substantially further up Farmer Creek Road.

(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 the proposed number of guests. We have a well, adequate septic system, electricity, internet service, and reasonable cellular reception on the property.

TCLUO SECTION 3.004(9): SITING STANDARDS FOR DWELLINGS AND STRUCTURES IN FOREST ZONES

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest zones. These criteria are designed to make such uses compatible with forest operations, to minimize wildfire hazards and risks and to conserve values found on forest lands. The County shall consider the criteria in this section together with the requirements of Section (10) to identify the building site:

(a) The minimum lot width and minimum lot depth shall be 100 feet.

(b) The minimum front, rear, and side yards shall all be 30 feet.

(c) The height of residential structures shall not exceed 35 feet.

(d) Dwellings and structures shall be sited on the parcel so that:

1. They have the least impact on nearby or adjoining forest or agricultural lands;

2. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;

3. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and

4. The risks associated with wildfire are minimized.

(e) Siting criteria satisfying Subsection (d) may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

(f) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:

1. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;

2. A water use permit issued by the Water Resources Department for the use described in the application; or

3. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

(g) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

(h) Approval of a dwelling shall be subject to the following requirements:

1. Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules;

2. The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;

3. If the lot or parcel is more than 10 acres the property owner shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;

4. Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If that department determines that the tract does not meet those requirements, that department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax; and

5. The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

TCLUO SECTION 3.004(10): FIRE-SITING STANDARDS FOR DWELLINGS AND STRUCTURES:

The following fire-siting standards or their equivalent shall apply to all new dwelling or structures in a forest zone:

(a) The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards that shall comply with the following:

1. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;

2. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;

3. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and

4. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

(b) Road access to the dwelling shall meet road design standards described in OAR 660-006-0040.

(c) The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry and shall demonstrate compliance with Table (10)(c)1

Table (1)(c)1 Minimum Primary Safety Zone

(d) The dwelling shall have a fire retardant roof.

(e) The dwelling shall not be sited on a slope of greater than 40 percent.

(f) If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

Dear Tillamook County Planners (and neighbors),

We're applying with the Tillamook County Planning Department for a Conditional Use permit to operate a bed and breakfast at 15575 Farmer Creek Road. Our plan is to operate on a small scale—using the two upstairs rooms in the existing cottage—with the goal of raising money towards a new, purpose-built structure that could include as many as five small bedrooms (the current limit as outlined in County statutes).

As stewards of the property, we appreciate its unique and pristine nature. It's very much our goal to balance our desire for the space to serve as a refuge for guests while preserving the character, the quiet, and the integrity of the land.

To that end, we've partnered with the Natural Resources Conservation Service and the Tillamook Resource Area Riparian Restoration Partnership to advise us on reforestation and preservation strategies.

Attached you'll find our Conditional Use application, including a Type II application, responses to a Conditional Use request, responses to Home Occupation Standards, and a Site Plan. Hopefully, our responses to the queries are adequate and clear.

Thank you for your consideration, and please don't hesitate to reach out for clarification on any of the points or questions.

Very best,
Seth

TCLUO Section 3.002(4)(h): Farm Zone Home Occupation

(h) A home occupation.

1. A home occupation shall:

- a. Be operated by a resident or employee of a resident of the property on which the business is located;*
- b. Employ on the site no more than five full-time or part-time persons at any given time;*
- c. Shall be operated substantially in:*
 - i. The dwelling; or*
 - ii. Other buildings normally associated with uses permitted in the zone in which the property is located, except that such other buildings may not be utilized as bed and breakfast facilities or rental units unless they are legal residences;*
- d. Not unreasonably interfere with other uses permitted in the zone in which the property is located.*

Understood. There is a separate bedroom in the facility for resident/employee use only.

2. *When a bed and breakfast facility is sited as a home occupation on the same tract as a winery and is operated in association with the winery:*

a. The bed and breakfast facility may prepare and serve two meals per day to the registered guests of the bed and breakfast facility; and

b. The meals may be served at the bed and breakfast facility or at the winery.

Understood. Not colocated with a winery.

3. *The home occupation shall be accessory to an existing, permanent dwelling on the same parcel.*

Understood. There is at present a single permanent dwelling on the property.

4. *No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors.*

Understood. There is a tractor on site occasionally used for mowing, but not in conjunction with any proposed guest occupation.

5. *All off-street parking provided pursuant to Section 4.030 must be provided on the subject parcel where the home occupation is operated.*

a. Employees must use an approved off-street parking area.

b. Customers visiting the home occupation must use an approved offstreet parking area. No more than three vehicles from customers/visitors of the home occupation can be present at any given time on the subject parcel.

There is ample off-street parking at the top of the driveway and also nearer the dwelling adjacent to the driveway.

6. *Signage is subject to the provisions of Section 4.020.*

No signage proposed.

7. *Retail sales shall be limited or accessory to a service.*

No retail sales planned at this stage.

8. *Home occupations shall be subject to a conditional use permit process, pursuant to Subsection (5), unless all of the requirements of Subsection (9) can be met.*

Understood.

9. *An in-home commercial activity is not considered a home occupation and does not require a land use permit where all of the following criteria can be met. The in-home activity:*

a. Meets the criteria under paragraphs 1.c and d; 3 and 4.

b. Is conducted within a dwelling only by residents of the dwelling.

c. Does not occupy more than 25 percent of the combined floor area of the dwelling including attached garage and one accessory structure.

d. Does not serve clients or customers on-site.

e. Does not include the on-site advertisement, display or sale of stock in trade, other than vehicle or trailer signage.

f. Does not include the outside storage of materials, equipment or products.

Understood.