



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

Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST #851-21-000231-PLNG: BEAUJEU
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER

December 3, 2021

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited request on December 3, 2021. 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 December 15, 2021. This decision will become final on December 15, 2021 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 guest bedrooms located in an existing dwelling (Exhibit B).

Location: The subject property is located at 5050 Hilltop Lane, a local access road, and is designated as Tax Lot 2100 in Section 36AB of Township 5 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

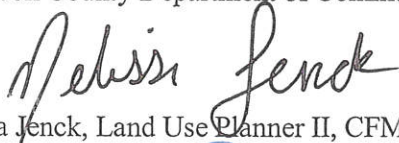
Zone: Neskowin Low Density Residential (NeskR-1)

**Applicant/
Property
Owner:** Brandon Giovanni and Gabrielle Beaujeu, 5050 Hilltop Ln, Neskowin, OR 97149

CONDITIONS OF APPROVAL:

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved consolidated zoning/building permit from the Tillamook County Department of Community Development.
3. A site plan, drawn to scale, illustrating the proposed development, and required setbacks shall be provided at the time of Zoning Permit submittal. The site plan shall include the location of the two 8-foot by 20-foot parking spaces required for the residential use and the one 8-foot by 20-foot parking spaces required for the proposed guest accommodations. Applicant/property owner shall adhere to the requirements of TCLUO 4.030, 'Off-Street Parking & Off-Street Loading Requirements'.
4. This approval is for a bed and breakfast enterprise for use of one bedroom. Expansion in the number of bedrooms utilized for the bed and breakfast enterprise is subject to land use review and approval.
5. Signage shall comply with the standards of Tillamook County Land Use Ordinance Section 4.020: Signs.
6. Applicant/Owner shall comply with the standards contained within TCLUO 3.322, 'Neskowin Low Density Residential (NeskR-1) Zone'.
7. This approval shall be void on December 3, 2023, 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, Land Use Planner II, CFM



Sarah Absher, CFM, Director

Enclosed: Vicinity & Zoning Maps



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Land of Cheese, Trees and Ocean Breeze

**Conditional Use Request, 851-21-000231-PLNG: BEAUJEU
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision Date: December 3, 2021

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

Report Prepared by: Melissa Jenck, CFM, Land Use Planner II

I. GENERAL INFORMATION:

- Request:** A Conditional Use request for a Bed and Breakfast enterprise consisting of one guest bedrooms located in an existing dwelling (Exhibit B).
- Location:** The subject property is located at 5050 Hilltop Lane, a local access road, and is designated as Tax Lot 2100 in Section 36AB of Township 5 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Neskowin Low Density Residential (NeskR-1)
- Applicant/
Property Owner:** Brandon Giovanni and Gabrielle Beaujeu, 5050 Hilltop Ln, Neskowin, OR 97149

Property Description: The subject property encompasses 0.23 acres of vegetated terrain (Exhibit A). The subject property is accessed from the south on Hilltop Lane, a local access road, and abuts South Fairway Road, a local access road, to the north (Exhibit A). According to Tillamook County Assessor's records, the subject property is developed with an existing 2,058 square foot, single-family dwelling built in 2006 and no 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) and is located in Flood Zone X, as depicted on FEMA

FIRM 41057C1005F dated September 28, 2018 (Exhibit A). The property is within an area of geologic hazard with varying terrain and slope throughout the subject property (Exhibit A).

The subject property is zoned Neskowin Low Density Residential Zone (NeskR-1) and is situated in the Hawk Creek Hills subdivision (Exhibit A). The property is adjacent to all similar residential uses within the NeskR-1 zone, improved with single-family residences (Exhibit A).

Applicant is requesting Conditional Use Permit approval for a 1-bedroom bed and breakfast operation located in the existing 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 3.322: Neskowin Low Density Residential (NeskR-1) 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 3.322, 'Neskowin Low Density Residential (NeskR-1) Zone'

(1) *PURPOSE: The purpose of the NeskR-1 zone is to designate areas for low density single-family residential development and other, compatible, uses. Suitability of land for low-density uses is determined by the availability of public sewer service, and such limitations to density such as geologic and flood hazards, shoreline erosion, and the aesthetic or resource values of nearby natural features.*

...

(3) *USES PERMITTED CONDITIONALLY: In the PCW-R2 zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this Ordinance.*

...

(p) *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 use one room in the existing dwelling as lodging accommodations for guests (Exhibit B). Staff finds that the proposed use meets the definition of a bed and breakfast enterprise and is allowed in the Neskowin Low Density Residential (NeskR-1) Zone subject to satisfaction of the Conditional Use Review Criteria which 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 operation (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. 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 8-foot by 20-foot parking space per each guest accommodation and a residential dwelling unit requires two 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 located in an existing dwelling (Exhibit B). Staff finds that a minimum of two off-street parking spaces are required for the residential dwelling unit and one off-street parking space is required for the proposed one-bedroom bed and breakfast operation. Applicant has identified (3) 8-foot by 20-foot parking spaces on their submitted site plan (Exhibit B). Staff finds parking spaces are to occur off-street and the site plan indicates portions of the parking being located within Hilltop Lane (Exhibit B). Staff finds that a condition of approval to confirm parking space availability outside of the right-of-way will be required at time of consolidated zoning/building permit application. Staff find these standards can be met through compliance with conditions of approval.

D. 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 November 1, 2021. One comment was received from a property owner within the vicinity and is included here in 'Exhibit C'. The comment was in support of the proposal (Exhibit C). No other comments were received.

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 operation is a use allowed conditionally in the Neskowin Low Density Residential (NeskR-1) 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 encompasses 0.23 acres of vegetated terrain (Exhibit A). The subject property is accessed from the south on Hilltop Lane, a local access road, and abuts South Fairway Road, a local access road, to the north (Exhibit A). According to Tillamook County Assessor's records, the subject property is developed with an existing 2,058 square foot, single-family dwelling built in 2006 and no accessory structures (Exhibit A). Applicant states that the existing house is suitable for the proposed use given it abuts a right-of-way for effective access (Exhibit B).

Staff finds that the subject property is suitable for the proposed bed and breakfast operation given the existing dwelling and access, existing services, and adequate parking. Staff concludes that this criterion has been met.

- 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 subject property is zoned Neskowin Low Density Residential (NeskR-1) zone and is situated in the Hawk Creek Hills subdivision (Exhibit A). The area surrounding the subject property is zoned Neskowin Low Density Residential (NeskR-1) and consists of residential development (Exhibit A). A property directly adjacent to the north is developed with a single-family dwelling (Exhibit A). The property is bordered to the north by South Fairway Road, to the south by Hilltop Lane, and vacant land to the east and west of the subject property (Exhibit A).

The subject dwelling is located within the southern portion of the subject property (Exhibit A). Applicant states adequate parking is provided on the parcel and that adjacent uses will not be impacted by the proposal (Exhibit B).

No alterations are proposed to the existing dwelling that would substantially alter the appearance of the residential structure. All uses can and will continue to be accommodated within the boundaries of the subject property. The limited use of one bedroom dedicated to a bed and breakfast enterprise does not substantially alter the residential character and function of the single-family dwelling.

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 does not find any record of such facilities in the area. Applicant states that the proposed bed and breakfast operation 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: The application was noticed to Neskowin Regional Sanitary Authority, Neskowin Regional

Water District, Tillamook County Public Works, and Tillamook County Environmental Health and no comments were received. Applicant states that all existing utilities including water, electricity, and sewer are sufficient to accommodate the existing number of bedrooms and that no new utilities or alterations will be required for the proposed bed and breakfast operation (Exhibit B). Staff concludes that this criterion has been met.

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 December 15, 2021.**

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.
2. The applicant/property owner shall obtain an approved consolidated zoning/building permit from the Tillamook County Department of Community Development.
3. A site plan, drawn to scale, illustrating the proposed development, and required setbacks shall be provided at the time of Zoning Permit submittal. The site plan shall include the location of the two 8-foot by 20-foot parking spaces required for the residential use and the one 8-foot by 20-foot parking spaces required for the proposed guest accommodations. Applicant/property owner shall adhere to the requirements of TCLUO 4.030, 'Off-Street Parking & Off-Street Loading Requirements'.
4. This approval is for a bed and breakfast enterprise for use of one bedroom. Expansion in the number of bedrooms utilized for the bed and breakfast enterprise is subject to land use review and approval.
5. Signage shall comply with the standards of Tillamook County Land Use Ordinance Section 4.020: Signs.
6. Applicant/Owner shall comply with the standards contained within TCLUO 3.322, 'Neskowin Low Density Residential (NeskR-1) Zone'.
7. This approval shall be void on December 3, 2023, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

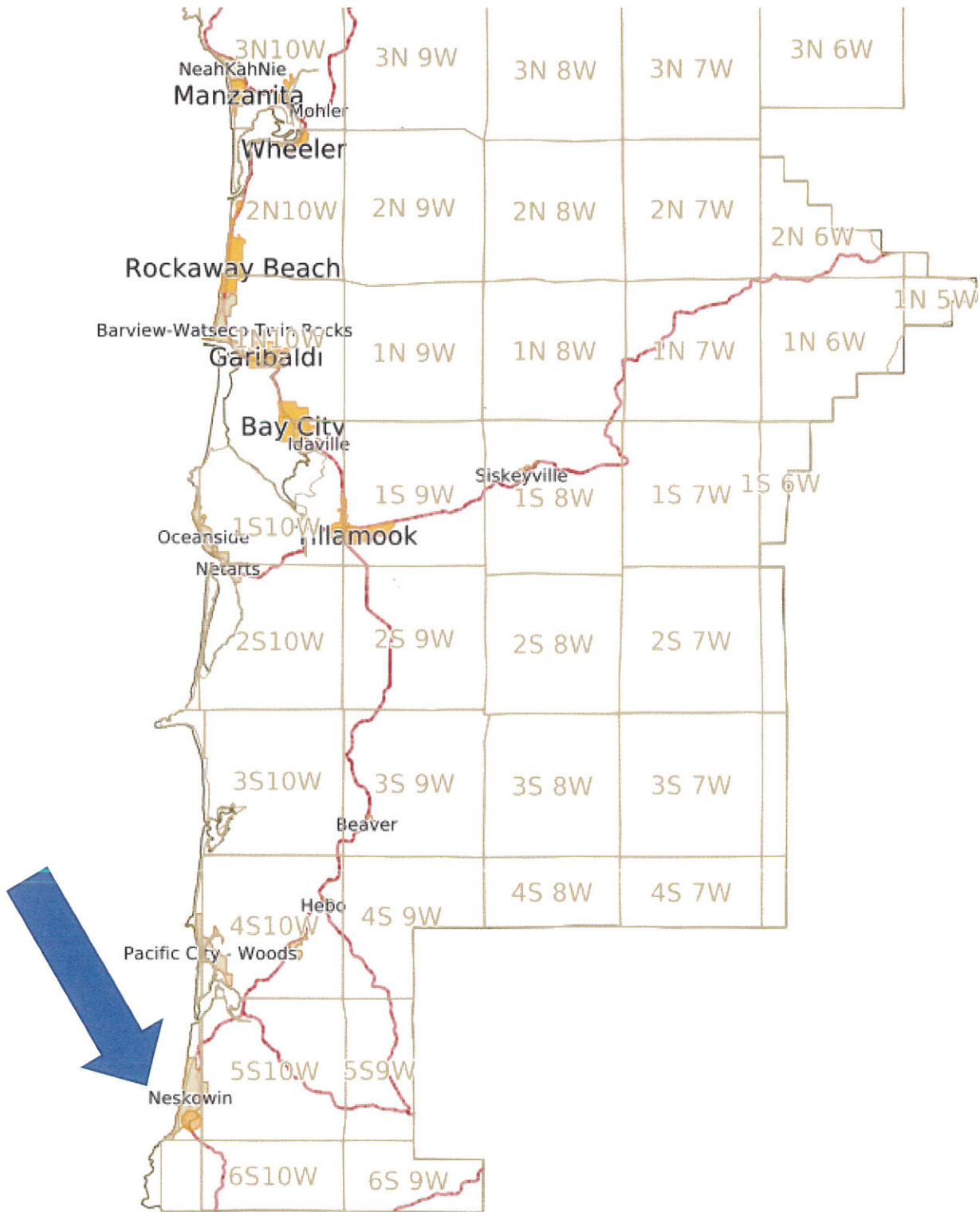
VI. EXHIBITS

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





THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

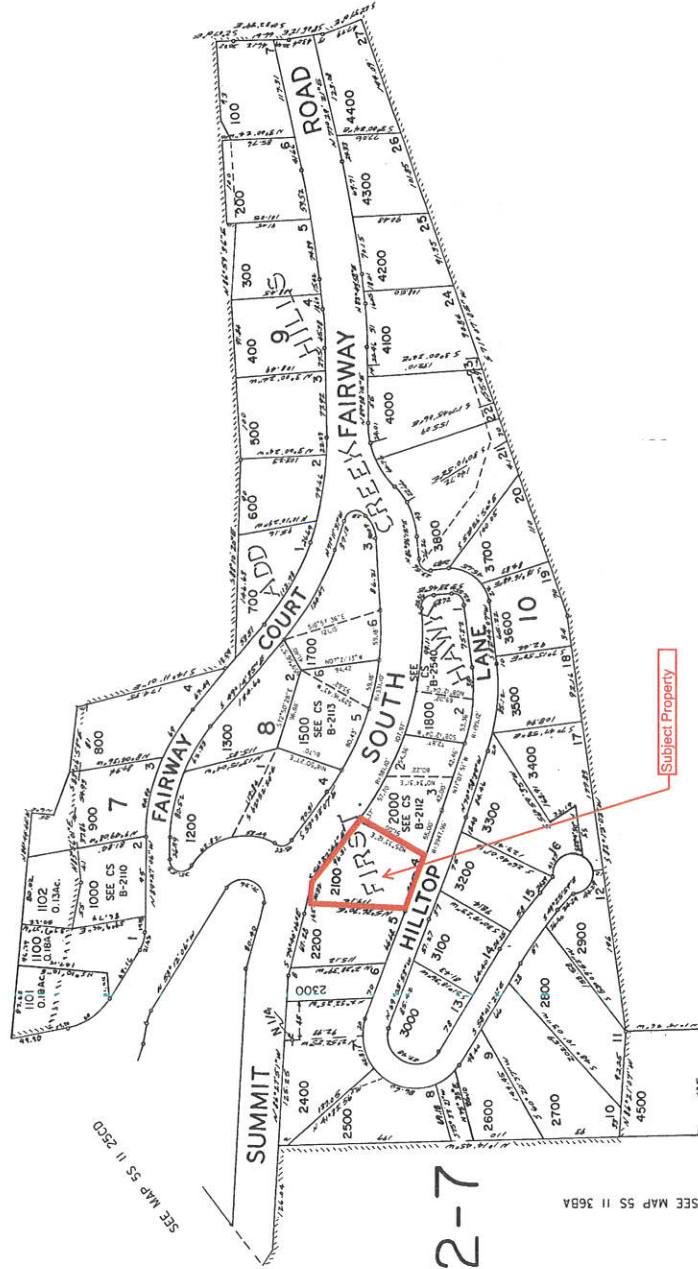
NW1/4 NE1/4 SEC. 36 T.5S. R.11W. W.M.
TILLAMOOK COUNTY

1" = 100'

5S 11 36AB
HAWK CREEK
HILLS

CANCELLED NO.
1400
1600
1900
3900

SEE MAP 55 11 25



SEE MAP 55 11 36

SEE MAP 55 11 36BA

SEE MAP 55 11 36

5S 11 36AB
HAWK CREEK
HILLS

REVISED 01/06/05, KA

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

November 18, 2021 2:00:25 pm

| | |
|---|---|
| Account # 254548 Map # 5S1136AB02100 Code - Tax # 2207-254548 Legal Descr HAWK CREEK HILLS 1ST ADD Block - 10 Lot - 4 Mailing Name BEAUJEU, BRANDON GIOVANNI & GABRIELLE JE Agent In Care Of Mailing Address 5050 HILLTOP LN NESKOWIN, OR 97149 Prop Class 101 MA SA NH Unit RMV Class 101 09 OV 975 6809-1 | Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2020-3072 Sales Date/Price 05-16-2020 / \$430,000.00 Appraiser ELIZABETH JEFFRIES |
|---|---|

| | |
|-------------------------|-------------------|
| Situs Address(s) | Situs City |
| ID# 1 5050 HILLTOP LN | COUNTY |

| Code Area | RMV | MAV | Value Summary AV | RMV Exception | CPR % |
|------------------------|------------------------------|----------------|---------------------|------------------------|-------|
| 2207 | Land 95,090 Impr. 517,300 | | | Land 0 Impr. 12,020 | 67.4 |
| Code Area Total | 612,390 | 437,810 | 437,810 | 12,020 | |
| Grand Total | 612,390 | 437,810 | 437,810 | 12,020 | |

| Code Area | ID# | RFPD | Ex | Plan Zone | Value Source | Land Breakdown | | | Trended RMV |
|--------------------|-----|-------------------------------------|----|-----------|------------------|----------------|----|-------------|---------------|
| | | | | | | TD% | LS | Size | |
| 2207 | | | | | LANDSCAPE - FAIR | 100 | | | 500 |
| 2207 | 1 | <input checked="" type="checkbox"/> | | NESKR -1 | Market | 104 | A | 0.22 | 71,390 |
| 2207 | | | | | OSD - AVERAGE | 100 | | | 23,200 |
| Grand Total | | | | | | | | 0.22 | 95,090 |

| Code Area | ID# | Yr Built | Stat Class | Description | Improvement Breakdown | | | Total Sq. Ft. | Ex% MS Acct # | Trended RMV |
|--------------------|-----|----------|------------|----------------------|-----------------------|--|--------------|---------------|----------------|-------------|
| | | | | | TD% | | | | | |
| 2207 | 1 | 2006 | 159 | Basement First Floor | 123 | | 2,058 | | 517,300 | |
| Grand Total | | | | | | | 2,058 | | 517,300 | |

| Code Area | Type | Exemptions/Special Assessments/Potential Liability | | | | | |
|-----------|-------------------------|--|-------|-------|------|------|------|
| 2207 | | SPECIAL ASSESSMENT: | | | | | |
| | ■ SOLID WASTE | Amount | 12.00 | Acres | 0 | Year | 2021 |
| | FIRE PATROL: | | | | | | |
| | ■ FIRE PATROL SURCHARGE | Amount | 47.50 | | | Year | 2021 |
| | ■ FIRE PATROL NORTHWEST | Amount | 18.75 | Acres | 0.22 | Year | 2021 |

Comments: 3/9/07 New home 100% complete. Added OSD and Solid Waste. dv. 4/12 Owner finished off (Unfin. bsmnt. area) into living area. RCW 12/12 Adj. bdms. and bths. to reflect interior layout of residence. RCW 4/8/14 Reappraised land, tabled values. GB 6/2019 Size change (Cartographer checked) Updated account to reflect. RCW 3/30/21 - Sales review. Updated inventory, increased effective year built to 2009 for GOMAR work - RMV changes only. Added inventory not previously on roll, applied exception. EJ

National Flood Hazard Layer FIRMette



123°58'52"W 45°6'14"N



Legend

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

| | |
|--|--|
| | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | Regulatory Floodway |

| | |
|--|--|
| | 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 J) |
| | 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) |

| | |
|--|--|
| | Area of Minimal Flood Hazard (Zone X) |
| | Effective LOMRs |
| | Area of Undetermined Flood Hazard (Zone X) |

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

| | |
|--|--------------------------------------|
| | Cross Sections with 1% Annual Chance |
| | Water Surface Elevation |
| | Coastal Transsect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transsect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |

| | |
|--|---------------------------|
| | 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.

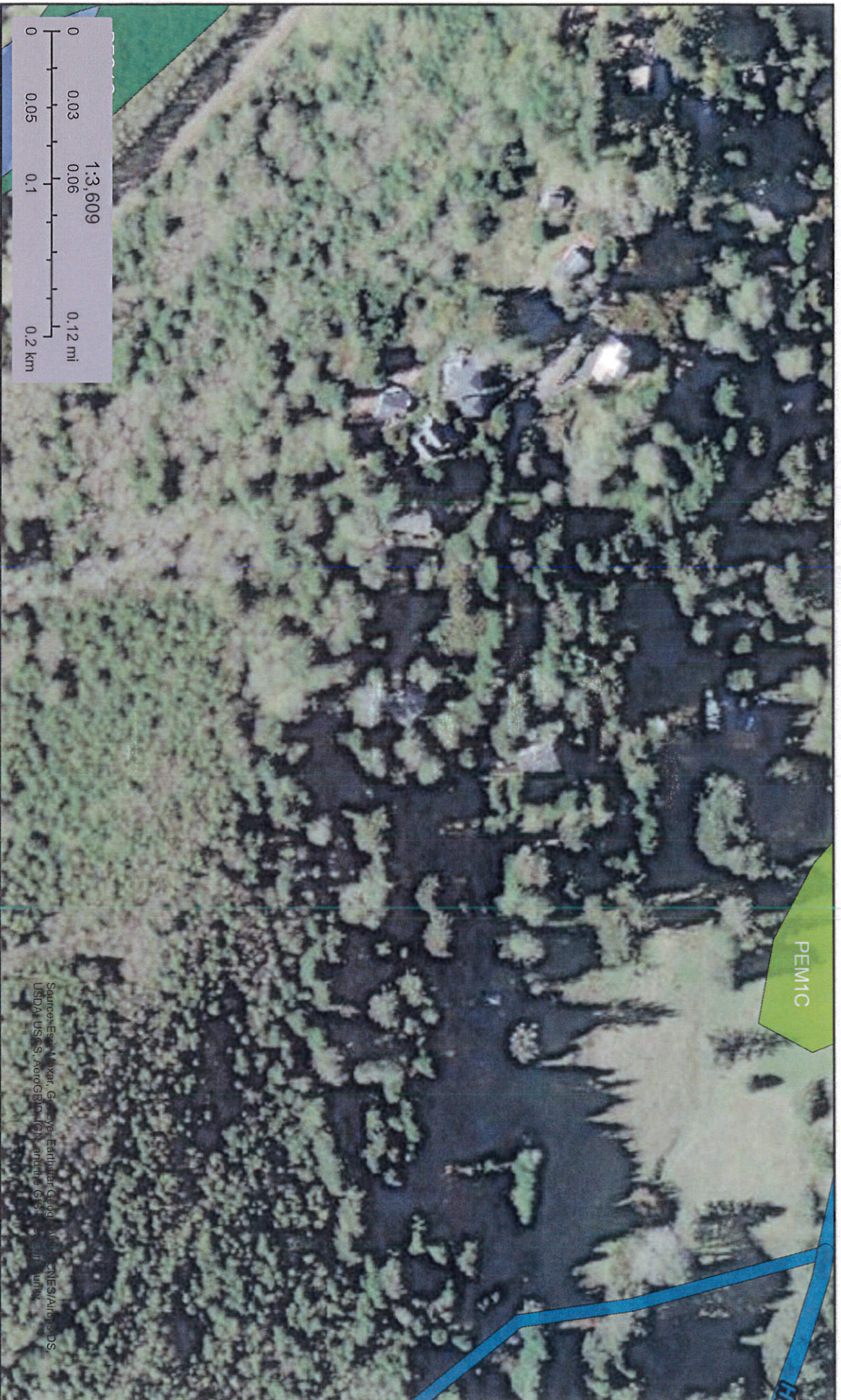
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/18/2021 at 4:52 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded 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.



U.S. Fish and Wildlife Service National Wetlands Inventory

Beaujue



November 18, 2021

Wetlands

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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 | |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied | |
| Received by: <u>SS</u> | |
| Receipt #: | |
| Fees: <u>1089.00</u> | |
| Permit No: 851- <u>21-000231</u> -PLNG | |

Applicant (Check Box if Same as Property Owner)
 Name: Gabrielle Beaujeu Phone: 971-340-3761
 Address: 5050 Hilltop Lane
 City: Neskowin State: OR Zip: 97149
 Email: gaby.jensen18@gmail.com
Property Owner(s)
 Name: Brandon & Gabrielle Beaujeu Phone: 206-678-7563
 Address: (Same)
 City: (Same) State: _____ Zip: _____
 Email: brandon.beaujeu@gmail.com

Request: Conditional Use review for Bed & Breakfast

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

Location:
 Site Address: 5050 Hilltop Lane Neskowin, OR 97149
 Map Number: 5511-36AB-02100

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.

Gabrielle Beaujeu 6.17.21
 Property Owner Signature (Required) Date
Gabrielle Beaujeu 6.17.21
 Applicant Signature Date

CONDITIONAL USE REVIEW CRITERIA

We are requesting conditional Bed & Breakfast use of our existing one-bedroom guest house.

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.

Our single room rental is suitable as it abuts a county road with suitable access to our parcel, which fits within and meets requirements of our respective zone. Existing improvements for the rental have already been completed. The parcel size at 74'x116' feet gives ample space for the unit and permanent residence. The southern slope of the property uniquely allows the unit to be built at a lower vertical height than the permanent residence to prevent blockage of another parcel's existing view or access.

- (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 proposed use will not alter surrounding properties. Adjacent parcels may continue, uninterrupted, in their allowed uses including residential and logging usage without impact. Adequate parking is contained within the boundaries of our parcel to minimize access issues to any surrounding properties. Two parking spaces exist on the south side of our property on a purpose-built shoulder along a county road. One additional parking space is available in a driveway off the same south facing access point along the county road. These designated parking locations are regularly used and do not currently impede traffic now.

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

We would have no impact as no existing solar or wind systems surround the parcel.

- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Public electricity, water, and sewer services are established and in working order at the property. The planned rental space would not negatively impact or impede these services for ourselves or our neighbors. The parcel is serviced within the Nestucca Rural Fire Protection District for fire suppression and emergency response, with additional fire suppression support from the US Forest Service.

Site Plan Drawing
5050 Hilltop Ln

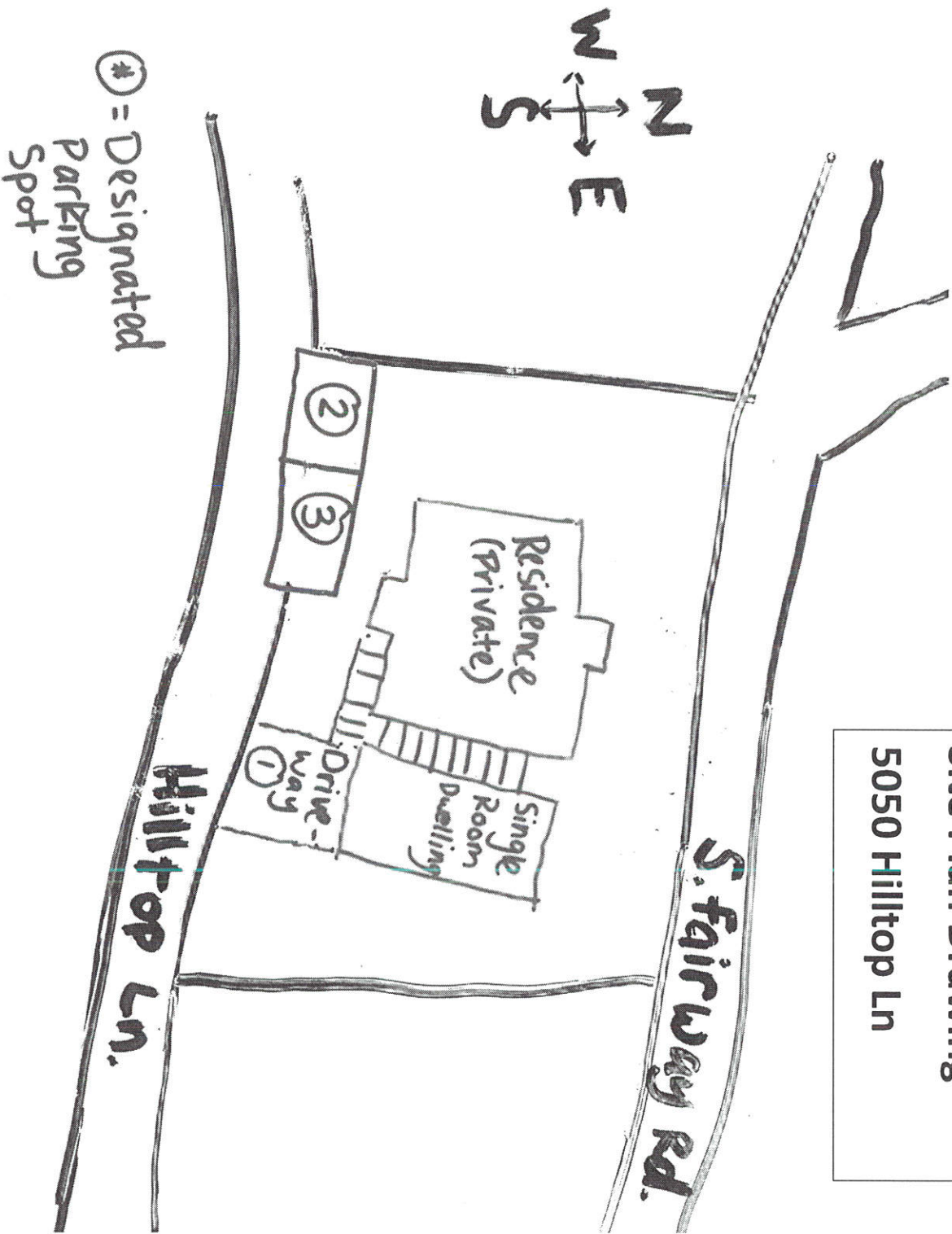


EXHIBIT C

Melissa Jenck

From: Christopher Laws
Sent: Thursday, November 18, 2021 1:24 PM
To: Melissa Jenck
Subject: FW: EXTERNAL: Review Request #851-21-000378-PLNG: Beaujue

Christopher S. Laws | Planner II
TILLAMOOK COUNTY | Community Development
201 Laurel Avenue
Tillamook, OR 97141
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From: scpetersen@centurylink.net <scpetersen@centurylink.net>
Sent: Saturday, November 6, 2021 4:29 PM
To: Christopher Laws <claws@co.tillamook.or.us>
Subject: EXTERNAL: Review Request #851-21-000378-PLNG: Beaujue

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Christopher,

Regarding Conditional Use Review Request #851-21-000378-PLNG for Brandon Giovanni and Gabriene Beaujue, we approve of the request. Brandon and his wife have been great neighbors and we support their endeavor. My wife and I own the property at 4920 Hilltop Lane in Neskowin. We believe that such request meets the review criteria and see no reason not to grant it by the review board.

Scott Petersen, C.P.A., J.D., LL. M.
Scott Petersen, PLLC
(206) 992-2281

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