



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
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Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-22-000282-PLNG:
ZAKRASEK 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: October 19, 2022

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

#851-22-000282-PLNG: A Conditional Use request for the operation of a one (1) bedroom bed and breakfast enterprise within an existing single-family dwelling on a property within Unincorporated Tillamook County 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. The property is zoned Rural Residential 2-Acre (RR-2). The applicant and property owner is Rachel Zakrasek. *Conditional Use request #851-22-000281-PLNG to establish the operation of an animal daycare and boarding service on the subject property is being reviewed concurrently with this request.*

Written comments received by the Department of Community Development prior to 4:00p.m. on November 2, 2022, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, November 3, 2022.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3412 or ltone@co.tillamook.or.us.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive.

Sarah Absher, Director, CFM

REVIEW CRITERIA

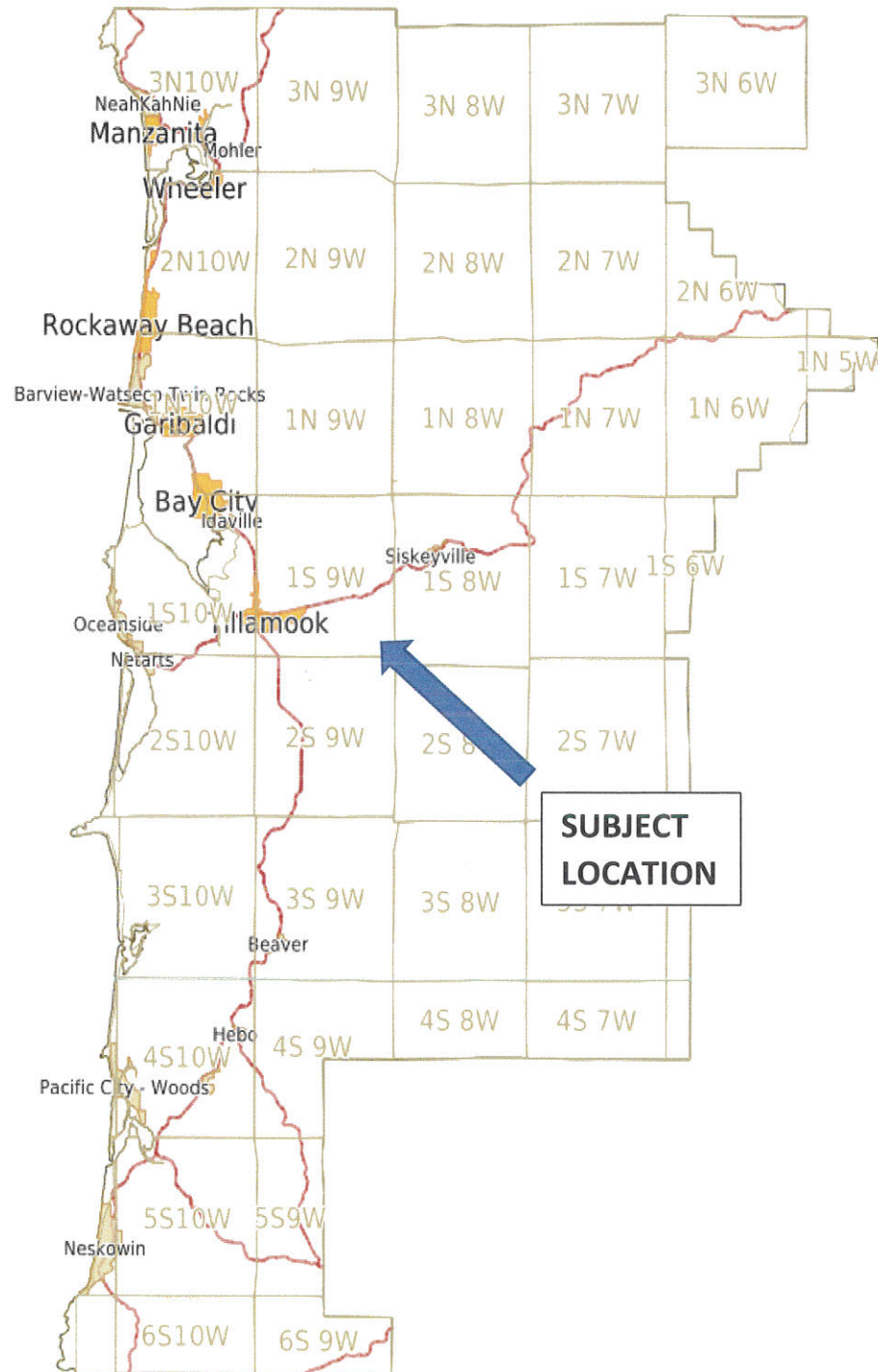
TCLUO ARTICLE VI:

SECTION 6.040: REVIEW CRITERIA

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

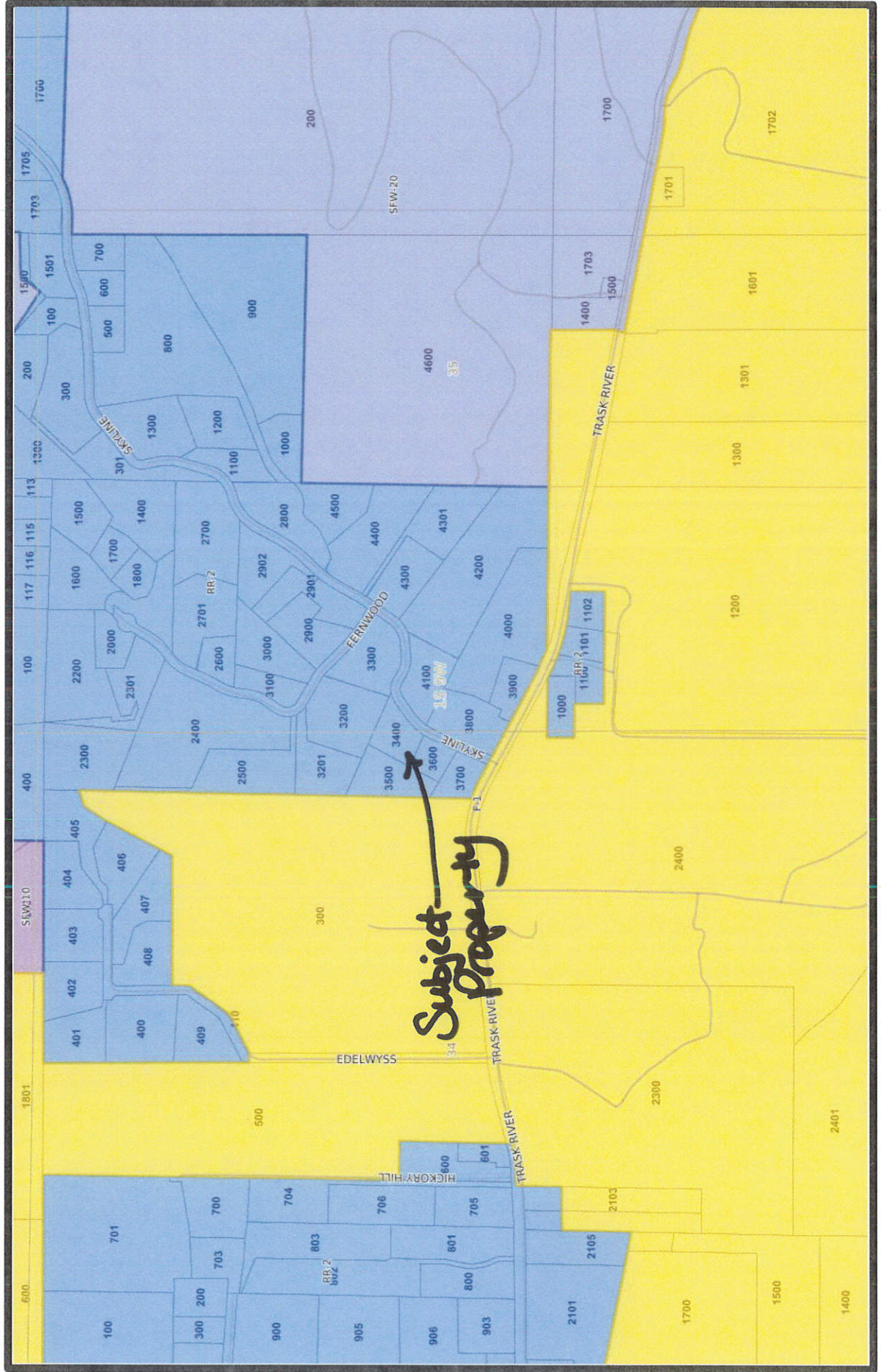
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

VICINITY MAP



#851-22-000282-PLNG:
ZAKRASEK BED & BREAKFAST ENTERPRISE

Map





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

PLANNING APPLICATION

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

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

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

Type IV

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

Location:

Site Address: 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
 Property Owner Signature (Required)

6/29/2022
 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.

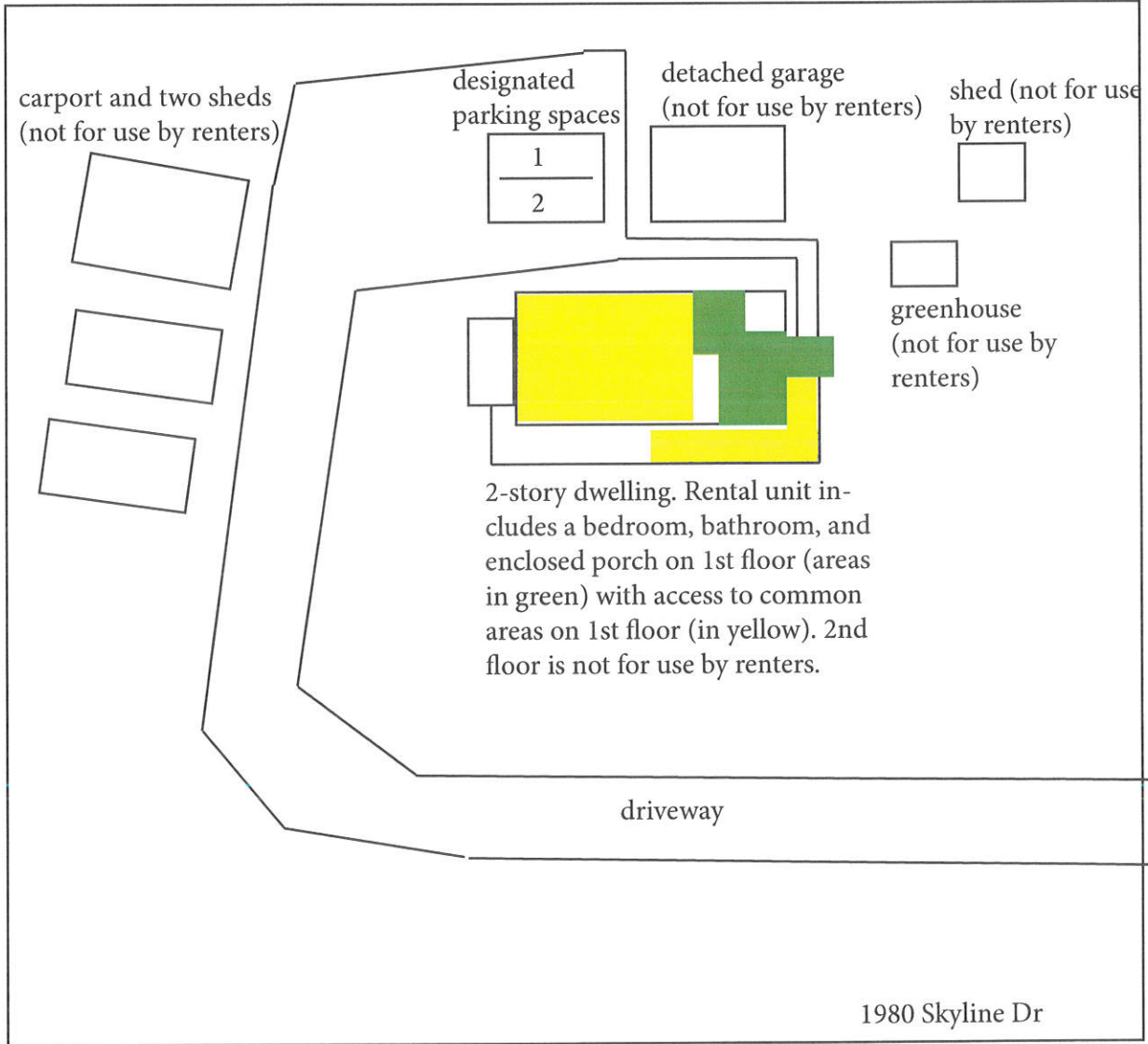
No, the surrounding area is our neighborhood of personal homes with 2-acre parcels, farmland, and an excavating business. There is a fair amount of logging traffic and recreational traffic down from the property on Trask River Rd. Renting out one private room for short-term use will not disrupt others 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.



Skyline Dr

- Rental unit
- Common areas