



1510 - B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov

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 #851-23-000549-PLNG: GESIK
ADMINISTRATIVE DECISION & STAFF REPORT**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

April 10, 2024

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Conditional Use Request on April 10, 2024.

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.

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 in accordance with Article 10 of the TCLUO before **4:00 PM on April 22, 2024**. Unless appealed, the effective date of this decision shall be April 10, 2024.

Request: Conditional Use request for the construction of an accessory structure without a primary use (dwelling) (Exhibit B).

Location: The subject property is located in the Unincorporated Community of Neskowin, accessed off of Scherzinger Road, a County Road and designated as Tax Lot 200 in Section 24AA of Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Neskowin Rural Residential (NeskRR)

**Applicant
& Property**


Owner: Scott W Gesik, 5870 Scherzinger RD, Neskowin, OR 97149

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 adhere to applicable development standards in TCLUO Section 3.320: Neskowin Rural Residential Zone (NeskRR).
3. Shall obtain all of the applicable sanitation permits from the Tillamook County On-site Sanitation Department prior to consolidated Building/Zoning Permit.
4. Development of the property shall adhere to the applicable development standards outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. Development where the average existing slope of the building footprint or area to be disturbed measured from the highest to lowest point within the footprint or area to be disturbed is 29 percent or greater is subject to a Geologic Hazard Assessment as per TCLUO Section 4.130.
5. The applicant shall submit a fire letter from the Nestucca Rural Fire District to the Department at the time of consolidated zoning/building permit submittal.
6. This approval shall be void on April 10, 2026, unless implementation of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,
Tillamook County Department of Community Development

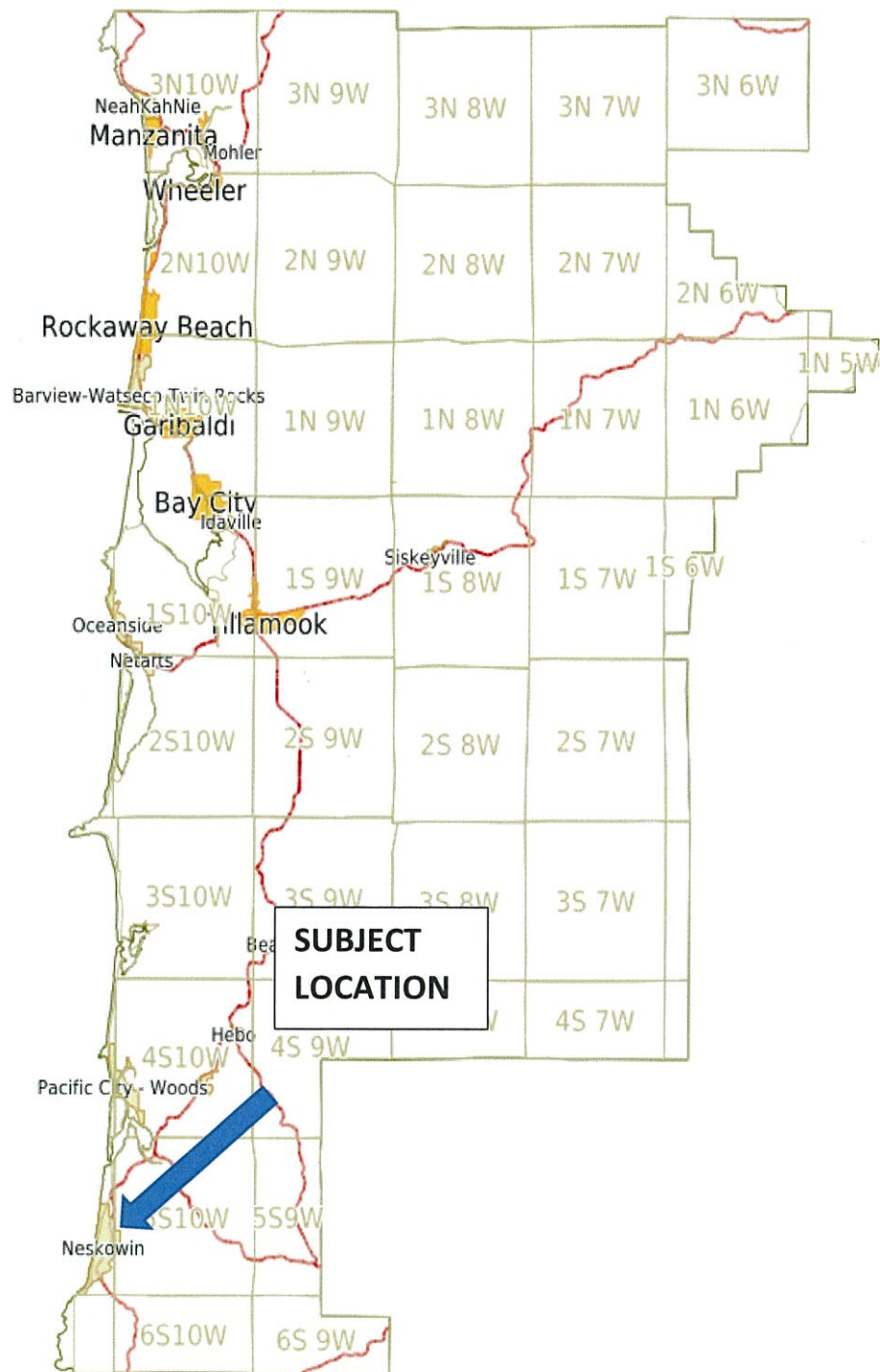

Sheila Shoemaker, Land Use Planner


Sarah Absher, CFM, Director

Enc.: Vicinity & Assessor/Zoning Map

EXHIBIT A

VICINITY MAP



#851-23-000549-PLNG:
Gesik

Tillamook County
2023 Real Property Assessment Report
Account 390498

Map 5S1124AA00200
Code - Tax ID 2207 - 390498

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PARTITION PLAT 2021-04
Lot - PARCEL 2

Mailing GESIK, SCOTT W TRUSTEE
5870 SCHERZINGER RD
NESKOWIN OR 97149

Deed Reference # 2022-2669
Sales Date/Price 04-07-2022 / \$0
Appraiser RANDY WILSON

Property Class 401 **MA** **SA** **NH**
RMV Class 401 09 AC 972

Site	Situs Address	City
	5870 SCHERZINGER RD	COUNTY

		Value Summary			
Code Area	RMV	MAV	AV	RMV Exception	CPR %
2207 Land	185,630		Land	0	
Impr	722,380		Impr	0	
Code Area Total	908,010	496,570	496,570	0	
Grand Total	908,010	496,570	496,570	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2207	1	<input checked="" type="checkbox"/>		RR-2	Market	114	2.68 AC		164,730
					OSD TYPE B - AVERAGE	100			20,900
Code Area Total							2.68 AC		185,630

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2207	3	2001	345	GENERAL PURPOSE BUILDING	127	1,080			25,810
	4	2005	345	GENERAL PURPOSE BUILDING	127	4,104			102,020
	5	2021	131	One story	127	1,308			594,550
Code Area Total						6,492			722,380

Exemptions / Special Assessments / Notations				
Code Area 2207				
Special Assessments		Amount	Acres	Year Used
■ SOLID WASTE		12.00	0.00	2023
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL SURCHARGE		47.50		2023
■ FIRE PATROL NORTHWEST		18.75	2.68	2023

Tillamook County
2023 Real Property Assessment Report
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Comments

12/17/04 New home 52% complete. Remapped from 5S11 24 104 dv. 08-02-05 Added picture. dv 6/8/06 Land to market after lot line adjustment from TL 100. Detached garage and existing GPB6 now on this lot. dv. 8/15/06 Home and new Pole Bldg 100% complete. dv. 07/25/07 Added Basement SM 2/6/08 Combined values after Tax Lot 101 was cancelled and combined into this lot. dv. 3/20/08 Acreage change only after Lot Line Adjustment from Tax Lot 400. dv. 6/3/08 Apportioned value after Partition Plat 2008-10 to Tax Lot 201. Detached garage and two GPB's remain on this lot. House now on Tax lot 201. dv. 06/09/09 Brought to market as I standard site and I view site. SM 03/31/14 Reappraised land; tabled values. RMV changes only. Applied exception for OSD that was added in 2008/09 for shop. Added solid waste. RBB 4/2021 Subject property was partitioned into two parcels (PP-2021-04) after 1/1/21. Adjusting size and values to reflect. RCW
8/2/2021 New SFD in construction phase with remaining completion rolled forward/Updating inventory items, floorplan with photo. RCW
3/8/22 Brought new home to 100% complete and land to market after P. Plat 2021-04 created TL 202 from this TL.
KF

Map

