



Land of Cheese, Trees and Ocean Breeze

NOTICE OF DECISION

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

June 25, 2025

#851-25-000184-PLNG: Conditional Use request for the expansion of an existing five (5) unit motel to add one (1) additional unit for a total of six (6) units with the conversion of an existing dwelling unit. Located at 1505 Pacific Avenue, an extension of Oregon State Highway 131, within the Unincorporated Community of Oceanside, the subject property is designated as Tax Lot 5200 in Section 30BC of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Commercial Oceanside (COS). The applicant and property owner is Duane Bauley.

Dear Interested Parties:

A public hearing on the above-entitled matter was held before the Tillamook County Planning Commission on June 12, 2025, where a decision was made on this date.

The Tillamook County Planning Commission considered this request on the basis of the criteria listed in Section 6.040: Conditional Use Review Criteria of the Tillamook County Land Use Ordinance (TCLUO) and relevant development standards contained within the TCLUO and Tillamook County Comprehensive Plan. The Planning Commission also considered this request on the basis of the findings of fact and conclusions contained within the staff report, written testimony received during the public comment period, oral testimony taken at the June 12, 2025, hearing, and the Applicant's presentation.

After consideration of all available evidence described above, the Planning Commission then voted unanimously in favor to approve Conditional Use request #851-25-000184-PLNG, the vote carrying 5 to approve and 0 opposed, subject to the Conditions of Approval contained in "Exhibit A" of this order.

The Planning Commission Order and other documents associated with the request (#851-25-000184-PLNG) are available for review and inspection on the Tillamook County Land Use Application page here: <https://www.co.tillamook.or.us/commdev/landuseapps> and at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

Please contact the Department of Community Development at 503-842-3408 if you have any questions or would like to review the record for this Conditional Use request.

Any party with standing to appeal as described in TCLUO Section 10.110 may appeal the decision to the Board of County Commissioners, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fee of \$250 with the Tillamook County Board of Commissioners within twelve (12) days of the date of this Notice. The deadline for filing an appeal with the Board of County Commissioners is July 7, 2025, at 4:00pm.

If you have any questions about this notice, you may contact this office at (503) 842-3408.

Sincerely,
Tillamook County Department of Community Development

A handwritten signature in blue ink, reading "Sarah Absher". The signature is fluid and cursive, with the first name "Sarah" being larger and more prominent than the last name "Absher".

Sarah Absher, CFM, Director

Encl: Maps

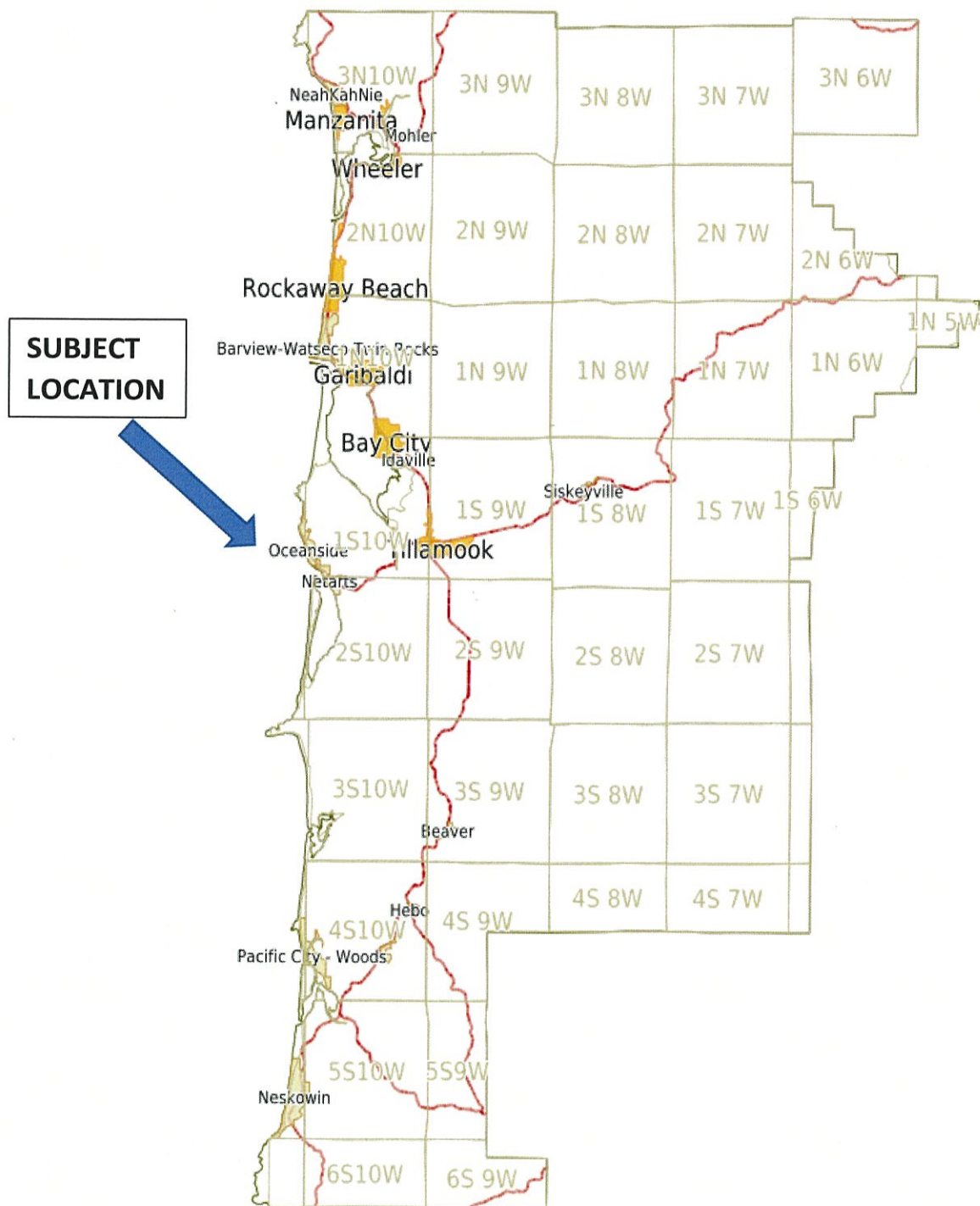
“EXHIBIT A”

ADOPTED 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. Approval is for the conversion of the existing dwelling unit to a motel unit, an expansion of approved Conditional Use request CU-04-09(1) for a total of six (6) motel units within the existing structure.
2. The applicant/property owner shall adhere to the conditions of approval of Conditional Use CU-04-09(1) as follows:
 - A. The applicant/owner shall obtain all Federal, State, and Local permits, as applicable, prior to construction/development.
 - B. All setback and height requirements shall be met.
 - C. All signs shall conform to Section 3.312(5).
3. The applicant/property owner shall obtain an approved zoning permit from the Tillamook County Department of Community Development, and as a result of the expansion of the approved use, shall adhere to any required licensing updates from Tillamook County Environmental Health, prior to operation of the motel unit formerly used as a dwelling unit.
4. An updated fire service provider letter from the Netarts-Oceanside Fire District shall be submitted to the Department at the time of zoning permit application submittal.
5. The applicant/property owner shall complete the required improvements within Tillamook Avenue right of way and the subject property as outlined in the June 3, 2025, letter from the Tillamook County Public Works Department. A copy of a letter from the Department shall be provided at the time of zoning permit application submittal confirming the required improvements have been completed to the satisfaction of the Tillamook County Public Works Department. Future maintenance of the sidewalk along Tillamook Avenue and all improvements located outside of the right-of-way shall be the responsibility of the property owner of the subject property.
6. This approval shall be void on June 12, 2027, unless all conditions are met, or an extension of time is requested from, and approved by, this Department.

VICINITY MAP



#851-25-000184-PLNG:
Three Arch Inn

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

S.W. 1/4 N.W. 1/4 SEC. 30 T.1S. R.10W. W.M.

01S10W30BC
OCEANSIDE

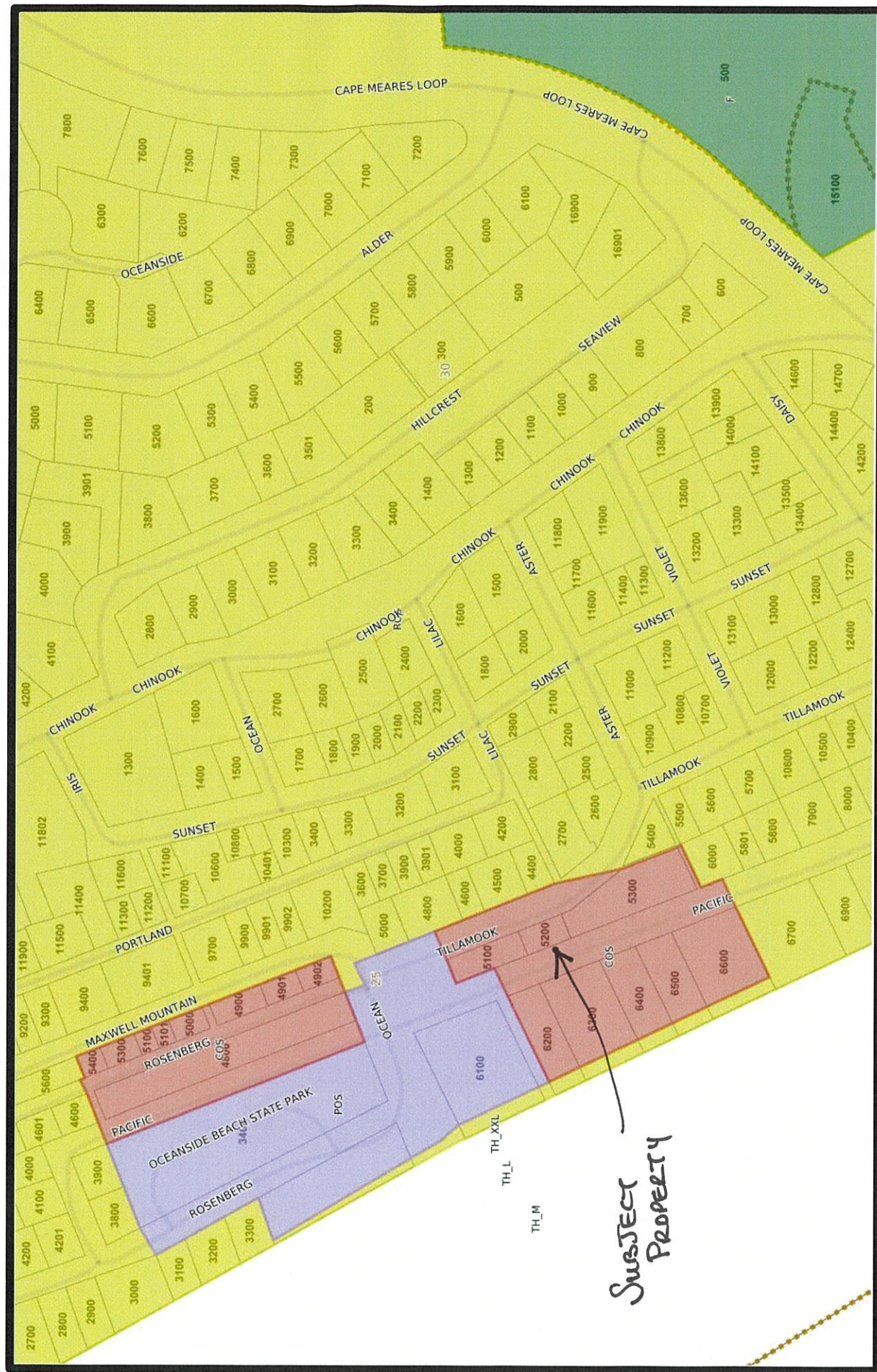
TILLAMOOK COUNTY

01S10W30BC
OCEANSIDE

Revised 06/12/14, WS



Map



IN THE MATTER OF A CONDITIONAL USE REQUEST FOR THE EXPANSION OF AN EXISTING MOTEL (THREE ARCH INN) TO ADD ONE ADDITIONAL MOTEL UNIT BY CONVERTING AN EXISTING DWELLING UNIT FOR A TOTAL OF SIX (6) MOTEL UNITS ON A PROPERTY LOCATED AT 1505 PACIFIC AVENUE IN THE UNINCORPORATED COMMUNITY OF OCEANSIDE AND DESIGNATED AS TAX LOT 5200 OF SECTION 30BC, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON.)))))))))	FINDINGS OF FACT, CONCLUSIONS AND ORDER #851-25-000184-PLNG
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PROPERTY OWNER: Duane Bauley, 2970 War Eagle Drive, Lake Havasu City, AZ 86406

Located within the Unincorporated Community of Oceanside at 1505 Pacific Avenue, an extension of Oregon State Highway 131, within the Unincorporated Community of Oceanside, the subject property is designated as Tax Lot 5200 in Section 30BC of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Commercial Oceanside (COS). A public hearing on the above-mentioned matter was held before the Tillamook County Planning Commission on June 12, 2025.

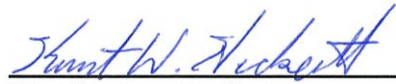
After consideration of all available evidence described above, the Planning Commission then voted unanimously in favor to approve Conditional Use request #851-25-000184-PLNG, the vote carrying 5

to approve and 0 opposed, subject to the Conditions of Approval contained in "Exhibit A" of this order.

This decision may be appealed to the Board of County Commissioners by an affected party, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners within twelve (12) days of the date of notice for this decision.

DATED this 24th day of June, 2025.

TILLAMOOK COUNTY PLANNING COMMISSION



Kurt Heckeroth, Chairperson

“EXHIBIT A”

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