



*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 PUBLIC HEARING TILLAMOOK COUNTY PLANNING COMMISSION

**Date of Notice:** May 15, 2025

**Date of Planning Commission Hearing:** June 12, 2025

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, June 12, 2025, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

**#851-25-000184-PLNG:** Conditional Use request for the expansion of an existing motel to add one additional unit for a total of six units on a property located at 1505 Pacific Avenue in 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 Oceanside Commercial (COS). The applicant and property owner is Duane Bauley.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing have been mailed to all property owners within 250-feet of the exterior boundary of the subject properties for which application has been made at least 28 days prior to the date of the hearing.

Applicable criteria are contained within the Tillamook County Land Use Ordinance Section 6.040: Conditional Use Review Criteria and the Tillamook County Comprehensive Plan. Only comments relevant to the approval criteria are considered relevant evidence. Relevant standards include and may not be limited to applicable standards contained within TCLUO Section 3.312: Commercial Oceanside (COS) Zone.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the June 12, 2025, hearing and hearing protocol, please visit the Tillamook County Community Development Planning Commission page at <https://www.tillamookcounty.gov/bc-pc> or email Sarah Thompson, Office Specialist 2, at [Sarah.thompson@tillamookcounty.gov](mailto:Sarah.thompson@tillamookcounty.gov). The virtual meeting link can be found at the bottom of the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the June 12, 2025, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, June 3, 2025, will be included in the packet mailed to the Planning Commission the week prior to the June 12, 2025, hearing. Failure of an issue to be raised in a hearing, in person or by letter,

or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact the Department of Community Development at 503-842-3408 as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

Documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.tillamookcounty.gov/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon, 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact the Department at 503-842-3408 for additional information.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearings, call 503-842-3408 or email [Sarah.thompson@tillamookcounty.gov](mailto:Sarah.thompson@tillamookcounty.gov) at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information, please contact the Department of Community Development at 503-842-3408.

Sincerely,



Allison Chase, Planner  
Sarah Absher, CFM, Director

Enc. Maps

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.



## **Citizen Tips for Providing Testimony at a Planning Commission/Board of County Commissioner Hearing**

Goal 1 of Oregon's Statewide Planning Goals recognizes the importance of citizen involvement "in all phases of the planning process." One of the principal ways for citizens to be involved is by testifying at local land use hearings. These citizen tips are designed to help citizens prepare and deliver testimony during Tillamook County land use hearing processes.

### **Know the Process**

The Chair of the decision-making body will always read aloud the order of presentation and the process. Presentation is generally as follows:

- Planning Staff Presentation (generally 15 minutes)
  - Questions to Staff by the Decision-Maker
- Applicant's Presentation (generally 15 minutes)
  - Questions to Applicant by the Decision-Maker
- Public Comment Period
  - Generally limited to 3 minutes per person.
- Applicant Rebuttal & Final Statements
- Staff Final Statements
- Public Hearing Closed for Decision-Maker Deliberation
  - No further public testimony accepted.
- Decision-Maker may ask questions of staff.
- Decision-Makers vote on issue.
- Notice of Decision mailed to all parties.

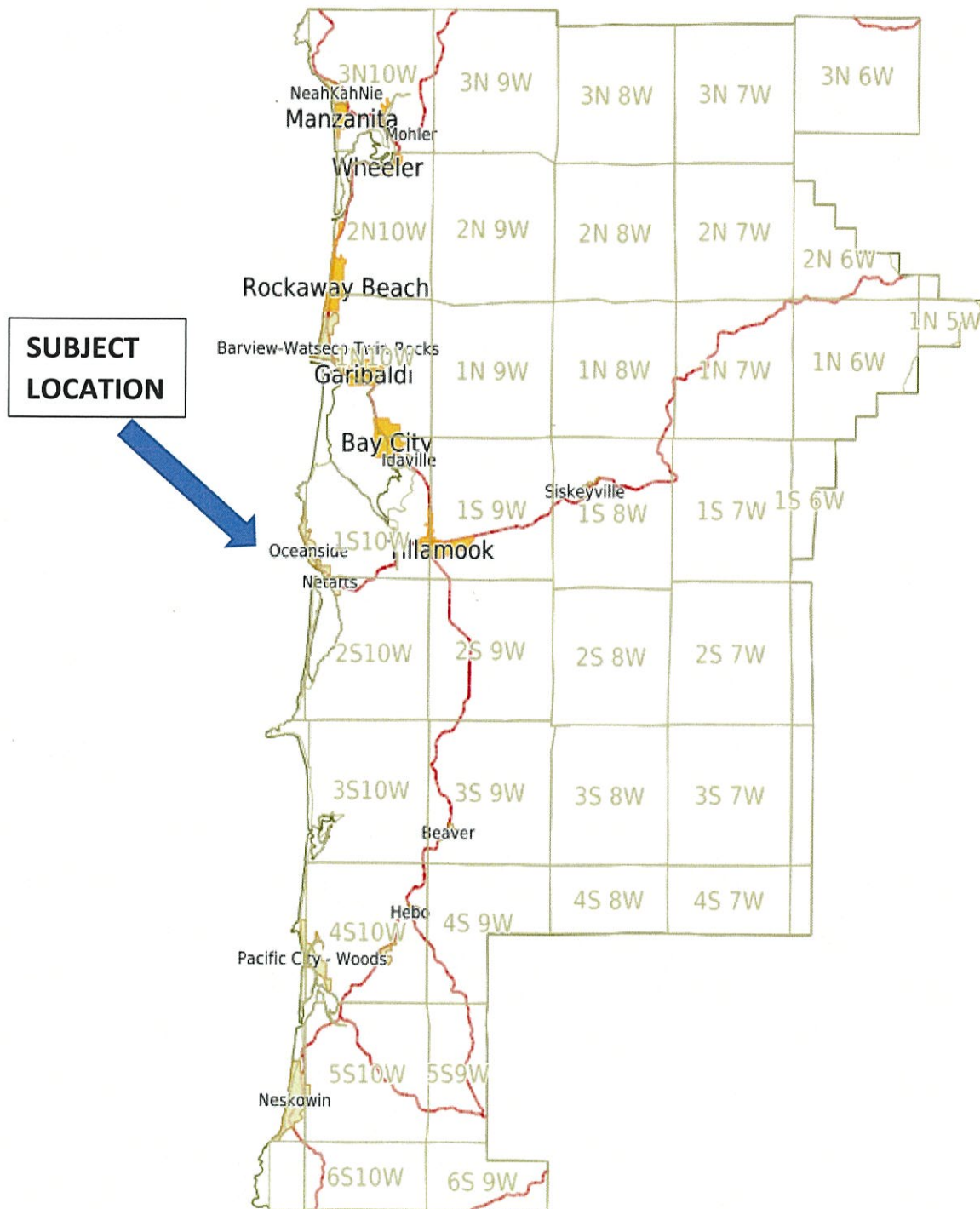
### **Understand the Issue**

- Become familiar with the land use record (application, staff report and hearing materials) found on the Land Use Applications page under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).
- Prepare an outline of your testimony to use while testifying and focus testimony to the relevant criteria
- Decisions to approve or deny a request are based on the relevant criteria.
- Know when, where and who you are speaking to.
  - Tillamook County Planning Commission or Board of County Commissioners- depending on nature of request, application review process, and current phase of hearing process.
- Public testimony is generally limited to 3 minutes per person.
- Be sure to state your name and address for the record at the beginning of your testimony to ensure you receive notice of decision after hearing process has ended.

### **Check Department Website for Updates**

- Visit the Land Use Applications page.
- Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
- Review additional written testimony received during the open comment periods.
- Review hearing packets and agendas if hearing process is ongoing.
- Review Notice of Decision and remain informed on appeal dates.

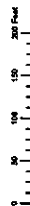
# VICINITY MAP



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

01S10W30BC  
OCEANSIDE

TILLAMOOK COUNTY

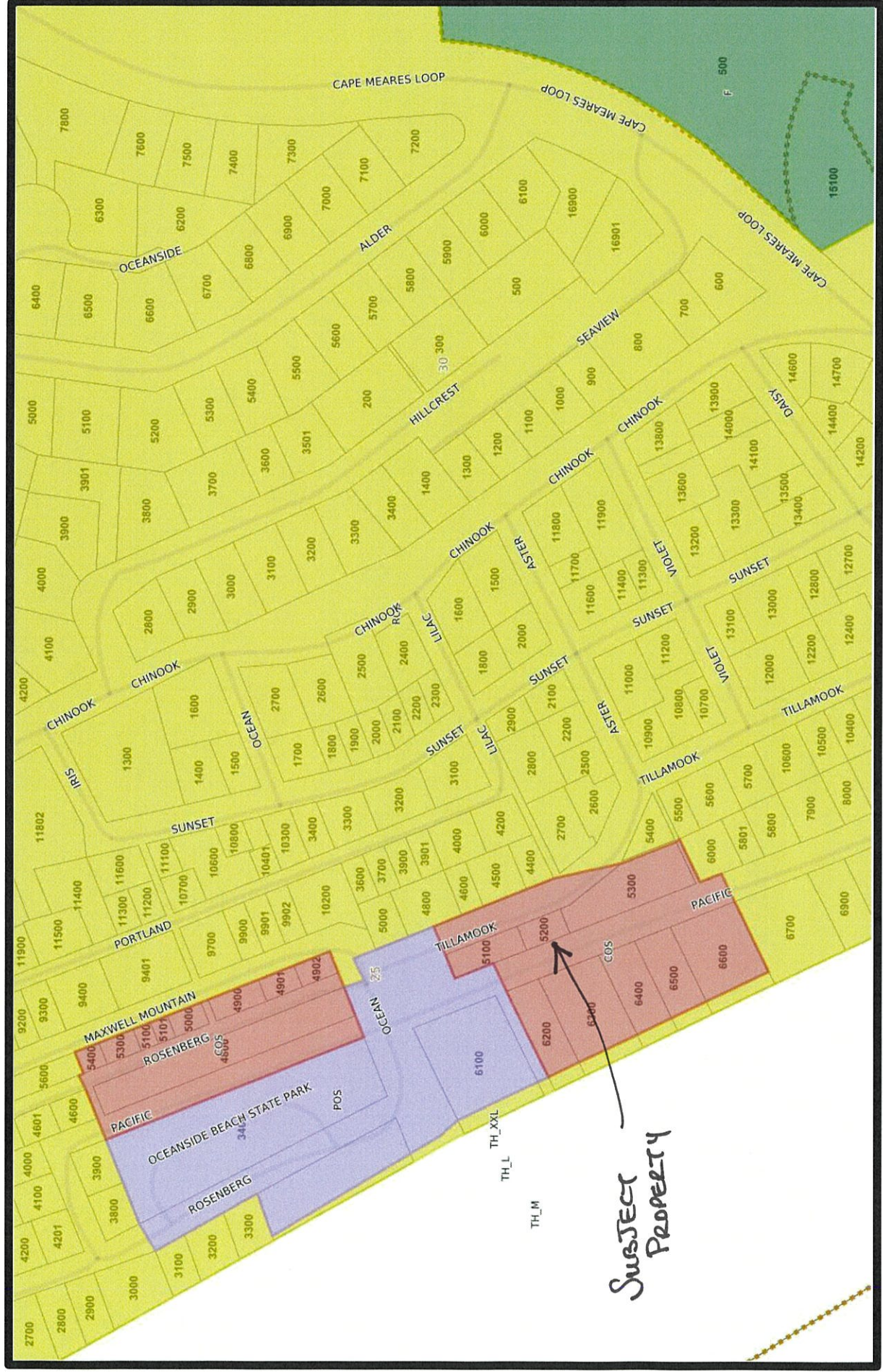


01S10W30BC  
OCEANSIDE

SEE LAB 45 4PM 40124 WS



# Map







## PLANNING APPLICATION

### Applicant ☒ (Check Box if Same as Property Owner)

Name: Duane Bailey Phone: (503) 701-0562  
Address: 2970 War Eagle Dr  
City: Lake Havasu City State: AZ Zip: 86406  
Email: 3archinn@gmail.com

### Property Owner

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

OFFICE USE ONLY	
Date Stamp	
<b>RECEIVED</b>	
APR 09 2025	
BY: <u>SA</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No:	
851- <u>25-00084</u> -PLNG	

Request: Expansion of a Conditional Use - In light of the previous owner's  
renting the managers quarters as a hotel room and not having the approval of the County we would  
like to apply to change the use of that room to be an additional hotel room and waive off  
street parking. Please note, change will free up one full time managers parking spot.

#### 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: 1505 Pacific Ave Oceanside OR 97134  
Map Number: T1S R10 30 BC 5200  
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.

Duane Bailey  
Property Owner Signature (Required) \_\_\_\_\_ Date \_\_\_\_\_  
Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

## Expansion of Conditional Use

### Three Arch Inn – Oceanside Pacific Trinity, LLC.

#### Opening Statement

I Duane Bauley owner operator of the Three Arch Inn Hotel am applying for the change of the manager living quarters into one additional hotel room. When I bought the hotel in 2021, I had no idea the previous owners had begun renting the manager quarters as an additional hotel room in approximately 2017. Last year I found out that they had done this without County approval and they also had shown me their PNL's as a 6 units hotel thus putting me in a precarious place now. Since the change of the manager's room to a hotel room in 2017 there have been no ill effects on homes or businesses in the area in fact it went unnoticed. I personally believe that is because the parking space for a hotel room is less than that of a full-time living manager. A manager would have their car parked at the hotel everyday were as a hotel room is vacant 35 % of the year.

Thank you for everyone's consideration. If for some reason I cannot do the additional hotel room change, please consider allowing me to have the original conditional use as a manager's living quarters.

#### **CONDITIONAL USE REVIEW CRITERIA.doc (ANSWERS)**

1. Yes, the hotel is already approved and being currently used as a conditional use. Originally the six room was a manager's living quarters but has been used as a hotel room for the last 7 years.
2. Yes, the building is consistent with goals and policies to change manager's quarters into additional hotel room should not affect the comprehensive plan.



3. Yes, the parcel is suitable because the building and businesses in the building have been approved and running for almost 20 years.
4. The proposed change will not alter the character of the surrounding area in any way as it has been operating this way for many years.
5. The change will not have any detrimental effects at all.
6. The proposed change will not affect any public facilities as all utilities are in place (existing) no future changes as well. We are working with Chris Laity in public works to improve the parking and flow of Tillamook Ave. Adding new no parking signs, pavement striping and loading zone. This will help parking matters substantially while improving existing issues.

## MINOR CRITERIA (ANSWERS)

Below are the answers for the minor criteria type 2 administrative review starting at (article VII section 7.010 # 11.i.1.) graph below you will find on the left side will be Manager living quarters, and on the right side will be proposed 1 new additional hotel room.

### # 11.i.1.

MANAGERS LIVING QUARTERS	QUESTION i.1	ADDITIONAL HOTEL ROOM
-----NONE-----	<b>(Noise)</b> -----NONE-----	-----NONE-----
-----NONE-----	<b>(Vibration)</b> -----NONE-----	-----NONE-----
-----NONE-----	<b>(Dust)</b> -----NONE-----	-----NONE-----
-----NONE-----	<b>(Odor)</b> -----NONE-----	-----NONE-----
-----NONE-----	<b>(Fumes)</b> -----NONE-----	-----NONE-----
-----NONE-----	<b>(Glare)</b> <b>NONE</b>	-----NONE-----
-----NONE-----	<b>(Smoke)</b> -----NONE-----	-----NONE-----

MANAGERS LIVING QUARTERS	QUESTION i.2	ADDITIONAL HOTEL ROOM
One vehicle daily 365 days of the year	LESS	One vehicle 65 % occupancy rate annually
.....SAME.....	QUESTION i.3  SAME	.....SAME.....
-----NONE-----	QUESTION i.4  NONE	-----NONE-----
.....SAME.....	QUESTION i.5  SAME	.....SAME.....
-----NONE-----	QUESTION i.6  NONE	-----NONE-----
-----NONE-----	QUESTION i.7  NONE	-----NONE-----
Housing for hotel manager	QUESTION i.8  Benefits	One more room for family logging
-----NONE-----	QUESTION i.9  NONE	-----NONE-----



## **MORE RESPONDS FOR CRITERIA QUESTIONS, EXPLANATIONS, INFO AND CONCLUSIONS.**

### **11 (a)**

The request for Expansion of Conditional Use and change of use will not have a greater adverse impact on neighboring areas than existing use. The commercial north end of Pacific Ave in Oceanside is composed of 3 hotels-Cabins, 3 restaurants and Post office all these businesses are benefits to the neighboring area and since the Three Arch Inn is already two thirds hotel rooms and has no adverse impact on neighboring area neither shall this request to change existing managers living quarters to hotel room.

### **Criteria (a) (i)**

- 2.** There will be approximately 35% more available daytime and overnight parking with the proposed new use (within this one hotel room.)
- 3.** The proposed loading and unloading will remain the same. After new striping for Fire line and Loading Zone are done by public works it will be a great improvement for Tillamook Ave. Making it more practical and functional
- 4.** The visual impact will not be changed.
- 5.** The hours of operation will not change.
- 6.** No effect on existing vegetation.
- 7.** The new use will have zero impact on water drainage and water quality. The structure and footprint of the building, existing curbs, sidewalks, street catch basins, hose bibs, inside city water and sewer all to remain the same and will have no impact.
- 8.** The new use will be a great benefit to the community and families who come and stay, and site see in Oceanside. There is a large increasing demand for lodging in Oceanside. In Spring, Summer and Fall we need more rooms to accommodate the demand. The Three Arch Inn has a high guest review rating

and wants to increase the number of families who come to have a great experience here and put revenue in to Oceanside economy.

9. I Duane Bauley, owner operator of the Three Arch Inn have experience of running the existing hotel and have seen no conflicts or incompatibilities for the area in doing so. I am expecting the same result when the new use is converted. The north end of Pacific Ave is mostly hotel, cabins, and restaurants which all benefit the area. The new use will bare no conflicts or incompatibility to the area because the area and the building are already composed of the same type of use and is proven to be beneficial to the area.

### **Criteria (b)**

The request will not change the footprint or structure of the building, so we do not believe the question of maintaining the minimum separation of 6 feet between structures is applicable in this case.

### **11.i.i. CHARACTER HISTORY**

I was told that in the 1940's the building was a naval look out point for the Navy and was only one story high.

Somewhere in the 1960's or 1970's it became a bar called The Anchor. In 2005 it had a massive remodel adding 2 more stories for 6 hotel rooms with coffee shop and restaurant on first floor. Development in the surrounding area is virtually the same with hotel/motel, cabins and restaurants all within a couple of blocks of each other on Pacific Avenue.

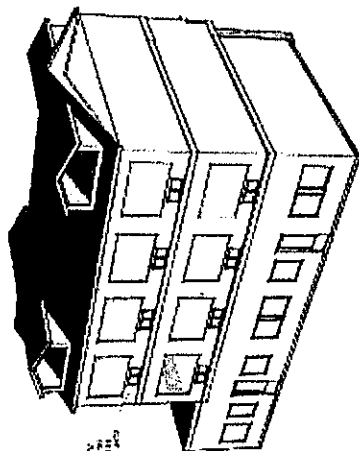
***Thank you, sincerely.***

**Duane Bauley.**

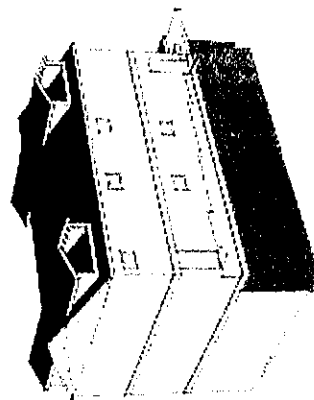
*Three Arch Inn owner.*



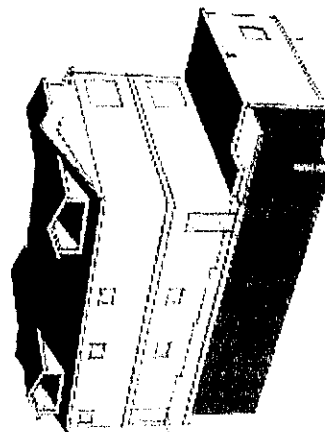
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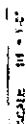
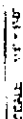


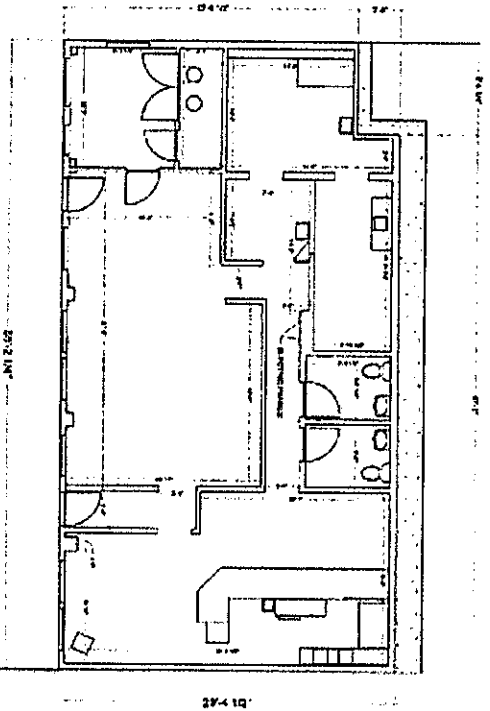
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# 1 EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.  
3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.  
4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.

DESIGNED BY  
DATE  
BY

SOCIAL  
ROCK  
GROUP

BUILDER

OWNER/PROJECT  
THREE ARCH INN  
DJ BAULEY

REVISION DATE  
JUN 19, 2023

A

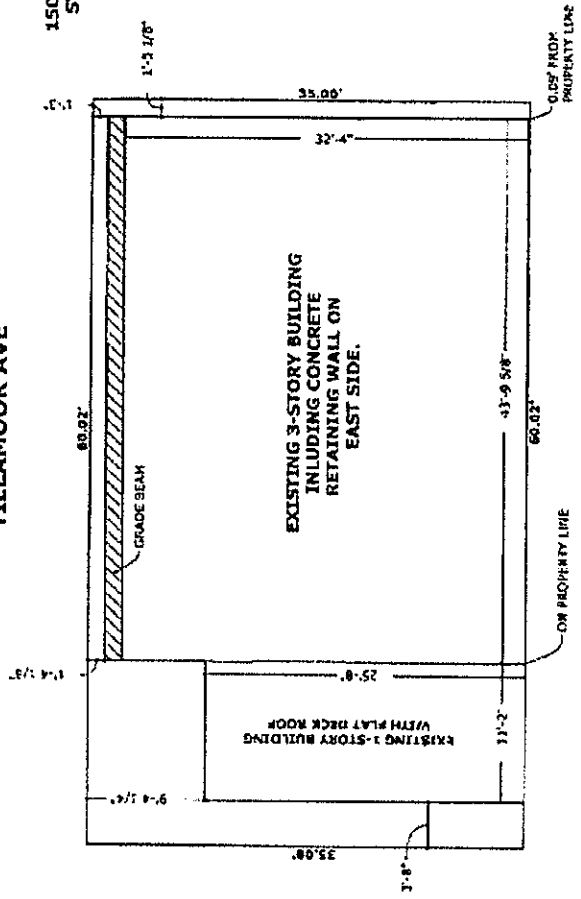
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1505 PACIFIC AVE., TILLAMOOK, OR 97141  
SW 1/4, NW 1/4, SEC 30, T. 1S, R. 10W  
TILLAMOOK COUNTY, OREGON

TILLAMOOK AVE

PACIFIC AVE

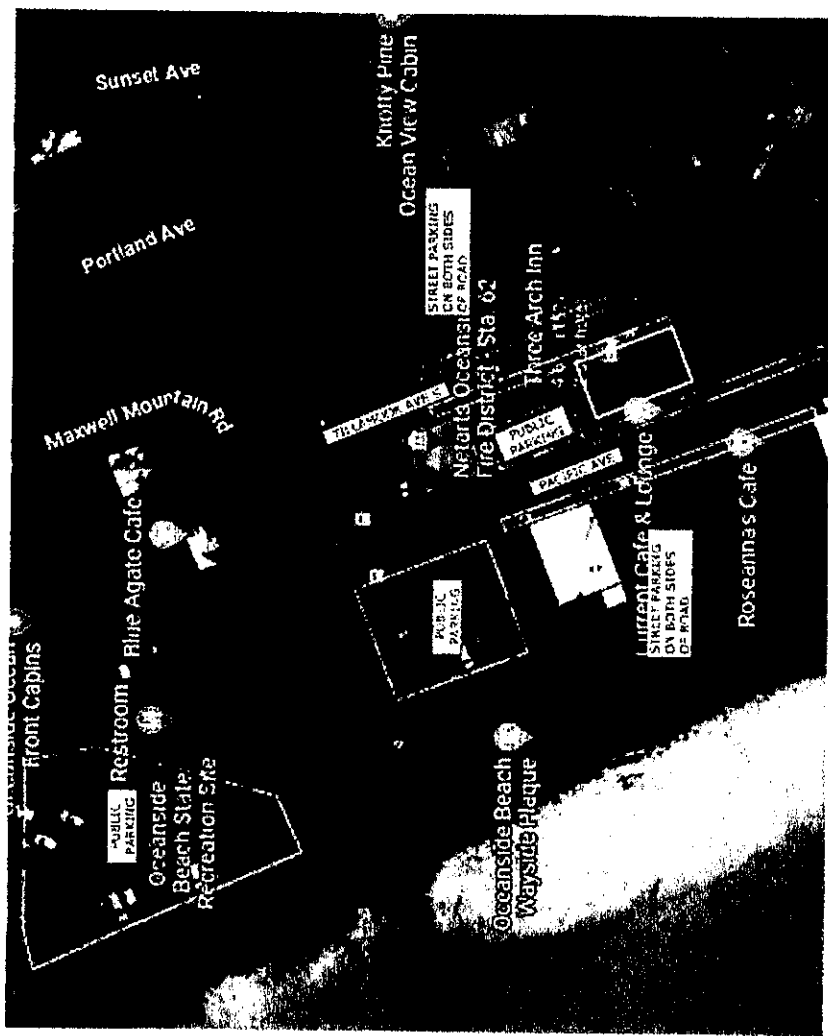


# 1 SITE PLAN

SCALE :: 1/8" = 1'-0"



REVISION DATE 06/18/2023	OWNER/PROJECT THREE ARCH INN	BUILDER D1 QUALITY	02
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# 1 PARKING PLAN

SCALE 1" = 60'-0"

## AGREEMENT

The Three Arch Inn, through its owner Duane Bauley, and the Oceanside Protection Society community foundation agree as follows.

The Oceanside Protection Society (“OPS”) will support Three Arch Inn’s application to Tillamook County for conditional use of the Inn property to include a sixth unit without providing off-street parking. In exchange for this support, Three Arch Inn agrees to structure its operations and staff responsibilities to effectuate prompt, timely and consistent compliance with the following conditions.

Three Arch Inn agrees to:

- a. Limit its rental operations to hotel or residential use to the existing six units.
- b. Devote the ground floor of the structure to use as a retail business or businesses open to the public, except for the existing office space on the northwest corner.
- c. Will take prompt action at its own expense to reduce the width of its sidewalk on Tillamook Avenue by removing a section that starts at 10” at the north end and tapers in a straight line to 0” at the section adjacent to the Three Arch Inn’s south door.
- d. Add painted lettering on the entrance door that emphasizes compliance with signs and painted parking boundaries on Tillamook Avenue.
- e. Prominently display materials in each hotel unit describing permitted parking on Tillamook Avenue near the hotel, including a map and a parking tag to be displayed in guest vehicles that identifies them as a hotel guest.
- f. Install and monitor camera(s) to observe parked cars on Tillamook Avenue within 60 feet of the hotel in both directions.
- g. Implement measures to notify hotel guests of county parking restrictions on the section of Tillamook Avenue adjacent to the structure and extending 60 feet in both directions.
- h. Ensure that at least one employee/manager or contracted agent will be on call between 9 a.m. and 9 p.m. to respond within one hour after a member of the public reports a parking violation by a guest or hotel vendor on the section of Tillamook Avenue specified in section (c) above. Within the specified hour, the assigned employee or agent shall:
  - (1) confirm whether the offending vehicle is a registered guest or vendor of the hotel and, if so, whether it is complying posted parking signs or painted parking boundaries, and

- (2) promptly contact noncompliant guests with instructions to bring their vehicle into compliance.
- i. Document and retain records of its guests' refusals or failures to heed such instructions and notify them in writing that reservations will not be accepted from them in the future. Such records and communications shall be retained for no less than 3 years for review upon demand by any officer of the Oceanside Protection Society or owners of property abutting Tillamook Avenue within 60 feet of the structure.

In consideration of this agreement, the Oceanside Protection Society agrees to publicly support Three Arch Inn's application and to appear at any public hearing and submit written testimony in support of Three Arch Inn's application. It is understood that this signed Agreement will accompany such written testimony as evidence of the agreement. The parties further note that they jointly requested Tillamook County to incorporate the conditions recited in this Agreement as conditions of any conditional use order that allows the application, and that the county officials declined to do so.

The parties also understand and agree that either party may approach the other to propose modifications of these specific measures, and that such modifications shall be considered and negotiated in good faith.

In the event Three Arch Inn does not comply with any of the aforementioned conditions, the parties agree that the Oceanside Protection Society will notify Tillamook County and take whatever actions it deems necessary to either secure compliance or to require that Three Arch Inn discontinue use of the sixth room as a rental unit and return it to use as a Manager's Apartment.

\_\_\_\_\_  
Duane Bauley / Three Arch Inn

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jerry Keene, President  
Oceanside Protection Society

\_\_\_\_\_  
Date