



*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REVIEW REQUEST #851-25-000275-PLNG:  
URBAN PATTERNS/1985 BAYOCEAN, LLC**

*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: July 28, 2025**

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

**#851-25-000275-PLNG:** A Conditional Use request for the addition of a waterfront restaurant and shellfish retail use, on a property current improved with an existing oyster processing facility and residence. The subject property is located west of the City of Tillamook, located at 1985 Bayocean Road, a County road, and designated as Tax Lot 200 in Section 22DA of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Water Dependent Development (WDD) and Estuary Conservation One (EC1). The applicant is Urban Patterns. The property owner is 1985 Bayocean, LLC.

Written comments received by the Department of Community Development prior to 4:00p.m. on August 11, 2025, 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, August 12, 2025.

Notice of the application, a map of the subject area, and the applicable criteria have been 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.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.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 or email comments to Sarah Thompson, Office Specialist 2, at [Sarah.thompson@tillamookcounty.gov](mailto:Sarah.thompson@tillamookcounty.gov).

Sincerely,

Melissa Jenck, Senior Planner, CFM

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

## **REVIEW CRITERIA**

### **TCLUO ARTICLE VI:**

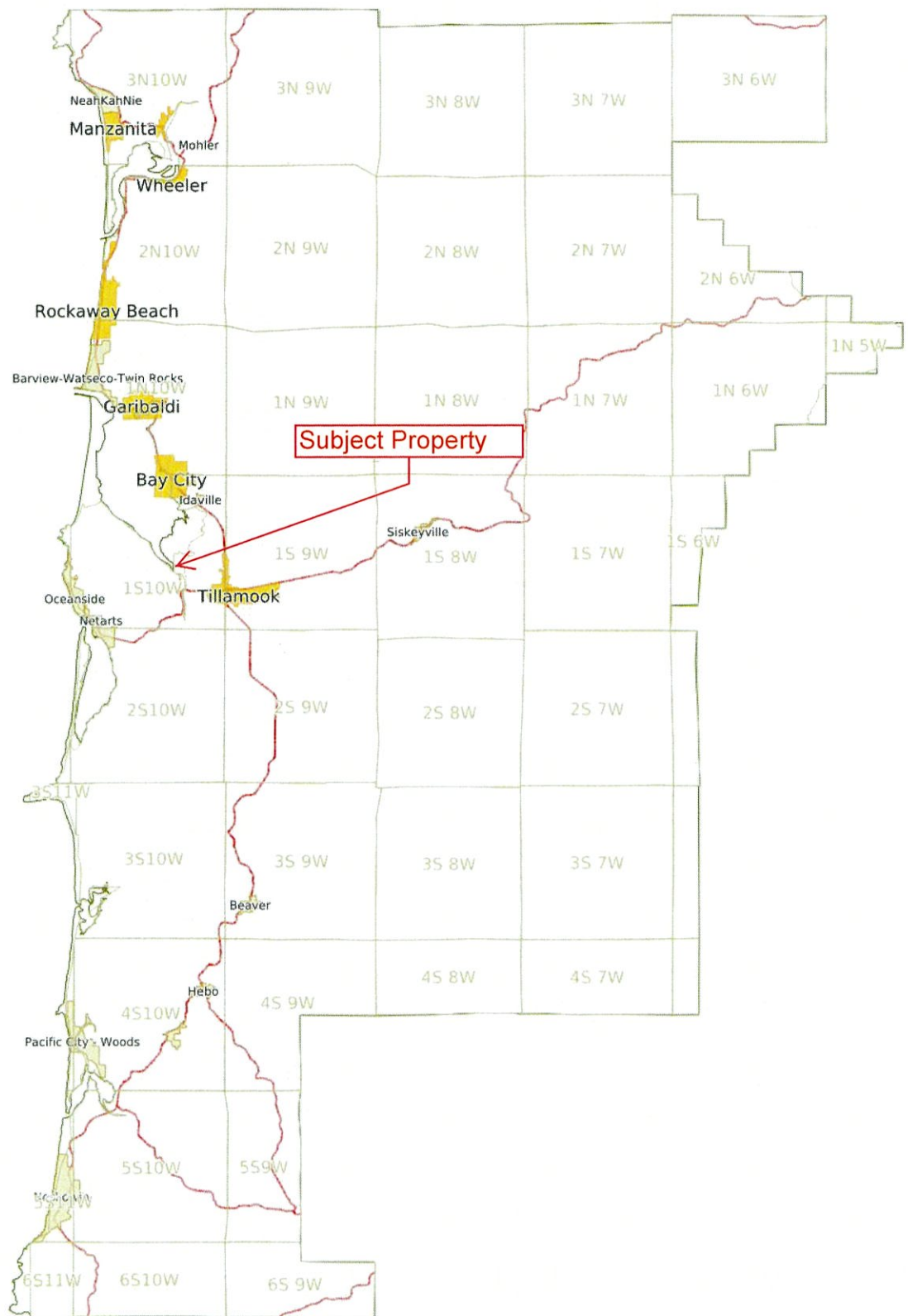
#### **SECTION 6.040: REVIEW CRITERIA**

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

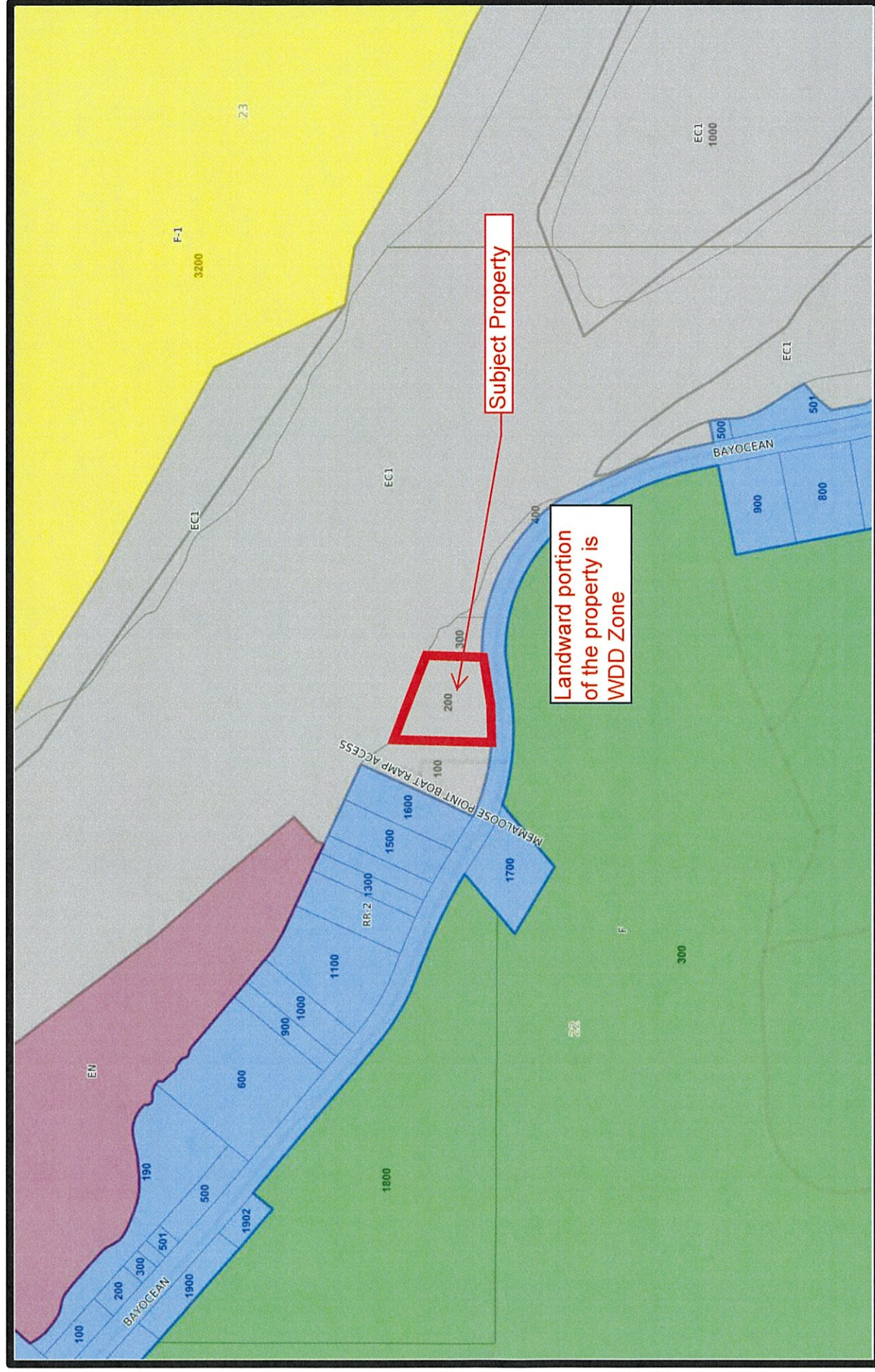
# EXHIBIT A

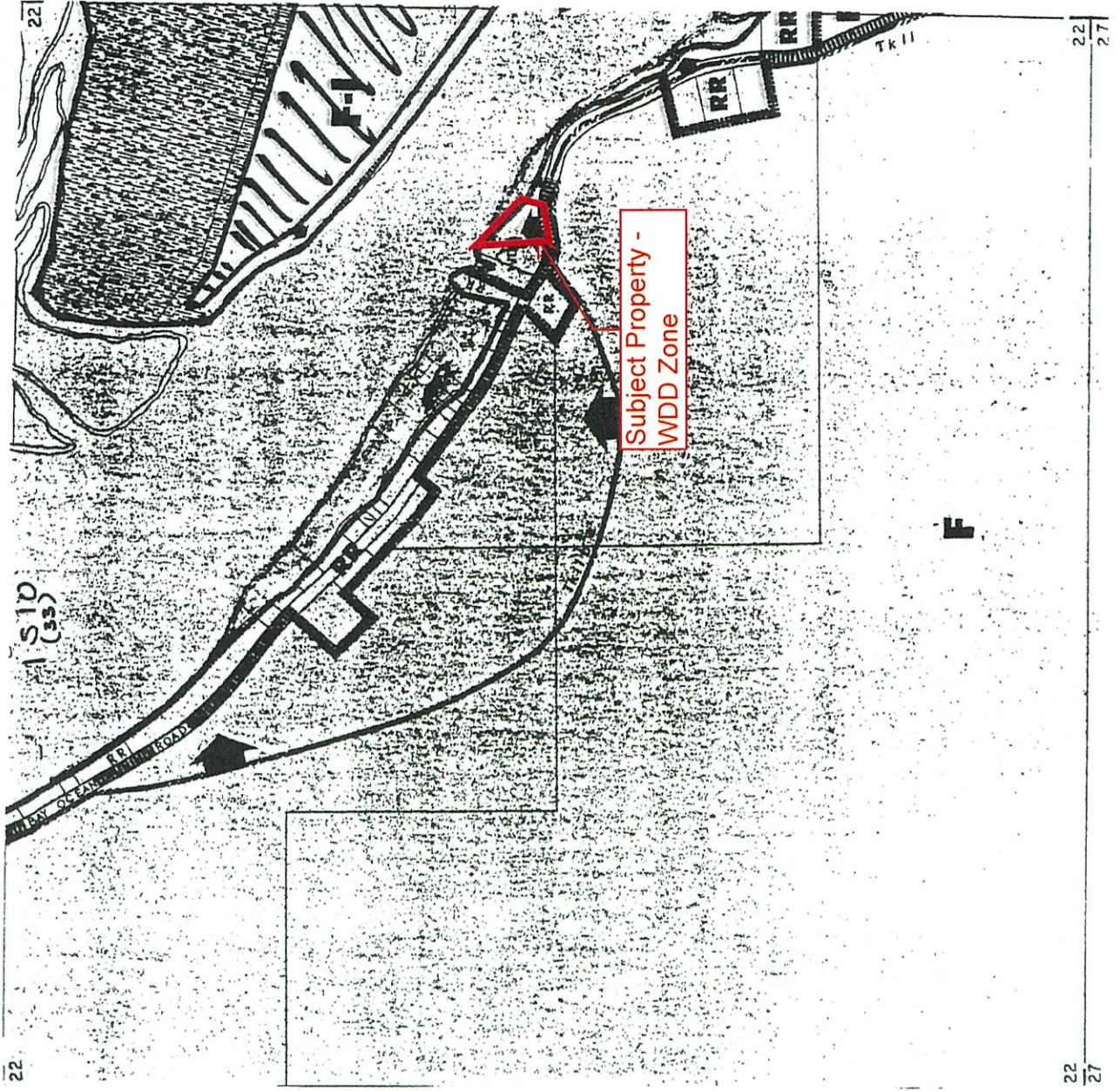
# Vicinity Map





**MOOSEMAPPING**





THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

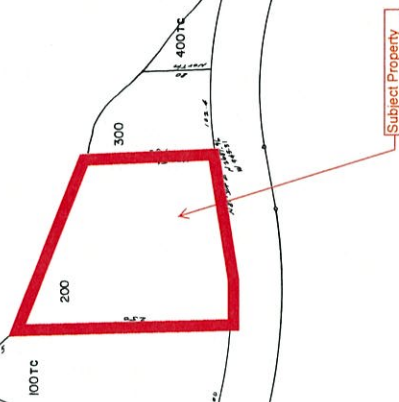
NE1/4 SEC.22 T.1S. R.10W.W.M.  
TILLAMOOK COUNTY

1" = 100'

IS 10 22DA

SEE MAP IS 10 22AC

SEE MAP IS 10 22



Subject Property

9-12

GOV'T. LOT 4

SEE MAP IS 10 22

TILLAMOOK

BAYOCEAN

BAY

COUNTY

ROAD

F&A

DIKE

600

3 1/2" 24' 6"

1/16

IS 10 22DA

REVISED 7-7-98, CC

SEE MAP IS 10 22

SEE MAP IS 10 22

**Tillamook County**  
**2024 Real Property Assessment Report**  
 Account 169873

**Map** 1S1022DA00200  
**Code - Tax ID** 0912 - 169873

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** 1985 BAYOCEAN, LLC  
 PO BOX 3228  
 PORTLAND OR 97208

**Deed Reference #** 2022-1260  
**Sales Date/Price** 02-07-2022 / \$0  
**Appraiser** KARI FLEISHER

**Property Class** 201 MA SA NH  
**RMV Class** 201 07 01 102

| Site | Situs Address    | City   |
|------|------------------|--------|
|      | 1985 BAYOCEAN RD | COUNTY |

| Value Summary          |      |         |         |         |                     |
|------------------------|------|---------|---------|---------|---------------------|
| Code Area              |      | RMV     | MAV     | AV      | RMV Exception CPR % |
| 0912                   | Land | 363,750 |         | Land    | 0                   |
|                        | Impr | 279,260 |         | Impr    | 0                   |
| <b>Code Area Total</b> |      | 643,010 | 194,050 | 194,050 | 0                   |
| <b>Grand Total</b>     |      | 643,010 | 194,050 | 194,050 | 0                   |

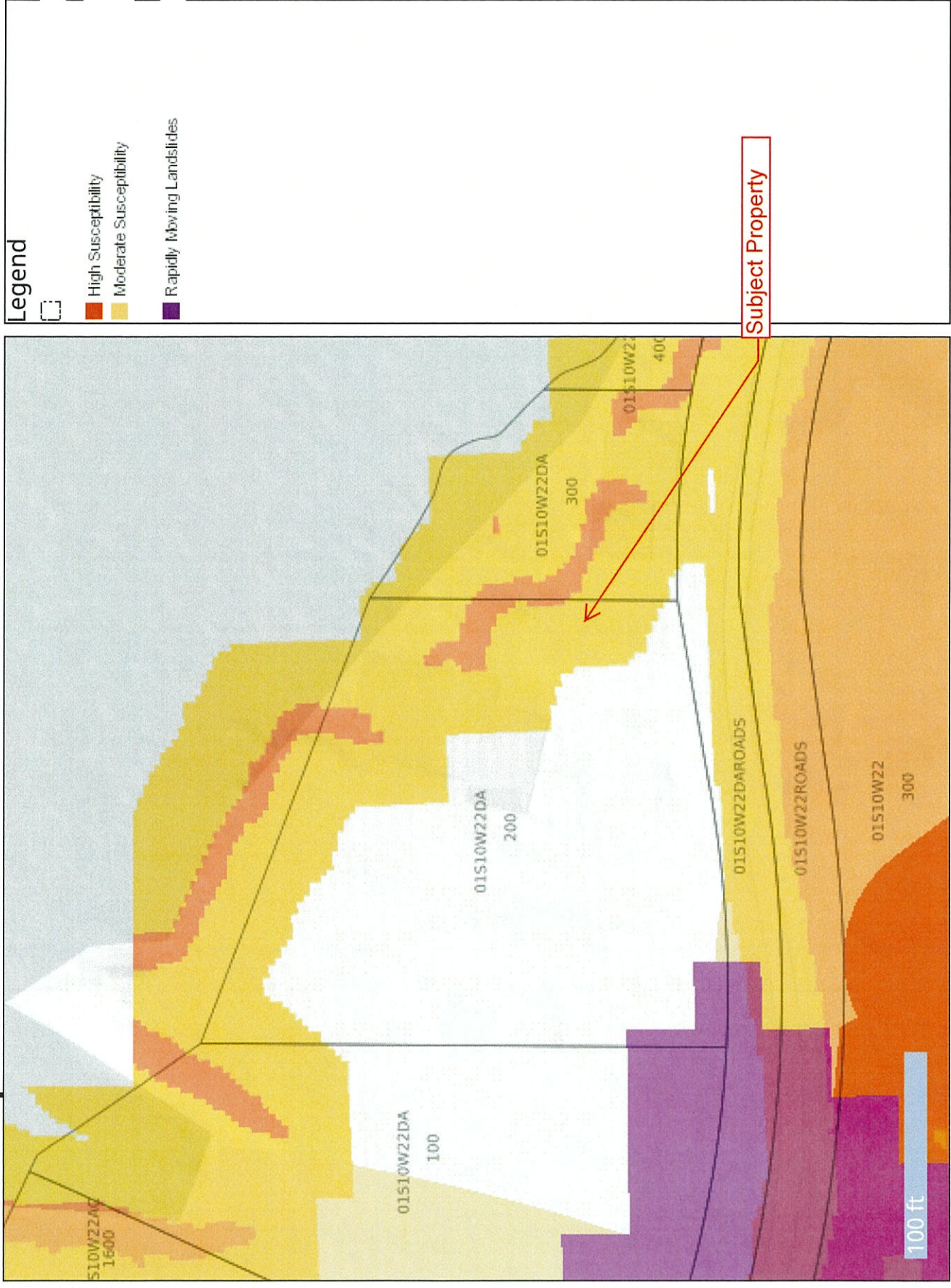
| Land Breakdown         |      |                                     |    |           |                 |         |         |            |             |
|------------------------|------|-------------------------------------|----|-----------|-----------------|---------|---------|------------|-------------|
| Code Area              | ID # | RFPD                                | Ex | Plan Zone | Value Source    | Trend % | Size    | Land Class | Trended RMV |
| 0912                   | 1    | <input checked="" type="checkbox"/> |    | WDD       | Commercial Site | 100     | 1.02 AC |            | 353,750     |
|                        |      |                                     |    |           | OSD - AVERAGE   | 100     |         |            | 10,000      |
| <b>Code Area Total</b> |      |                                     |    |           |                 |         | 1.02 AC |            | 363,750     |

| Improvement Breakdown  |      |            |            |                          |         |            |     |         |             |
|------------------------|------|------------|------------|--------------------------|---------|------------|-----|---------|-------------|
| Code Area              | ID # | Year Built | Stat Class | Description              | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |
| 0912                   | 1    | 1940       | 443        | Retail Store - Multi-Use | 110     | 6,984      |     |         | 279,260     |
| <b>Code Area Total</b> |      |            |            |                          |         | 6,984      |     |         | 279,260     |

| Exemptions / Special Assessments / Notations       |  |               |                  |
|----------------------------------------------------|--|---------------|------------------|
| <b>Code Area</b> 0912                              |  |               |                  |
| <b>Special Assessments</b>                         |  | <b>Amount</b> | <b>Year Used</b> |
| ■ SOLID WASTE                                      |  | 12.00         | 2024             |
| <b>Notations</b>                                   |  |               |                  |
| ■ ACT OF GOD RMV & MAV ADJUSTED 308.146 ADDED 2010 |  |               |                  |

**Comments** 9/7/07 Corrected acreage per cartographer. KF 9/11/07 Reappraised RMV for 2007. KF 4/15/10 Large machine sheds and garages were destroyed during windstorm of 2007. Adjusted RMV/MAV to reflect. KF 11/14/11 Commercial stat class conversion to 476. KF

# Hazard Map



# National Flood Hazard Layer FIRMette

123°53'43"W 45°28'29"N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

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 X

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

**OTHER AREAS OF FLOOD HAZARD**

NO SCREEN Area of Minimal Flood Hazard Zone X  
Effective LOMRs

Area of Undetermined Flood Hazard Zone X

**GENERAL STRUCTURES**  
Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

**OTHER FEATURES**

Digital Data Available  
No Digital Data Available  
Unmapped

**MAP PANELS**

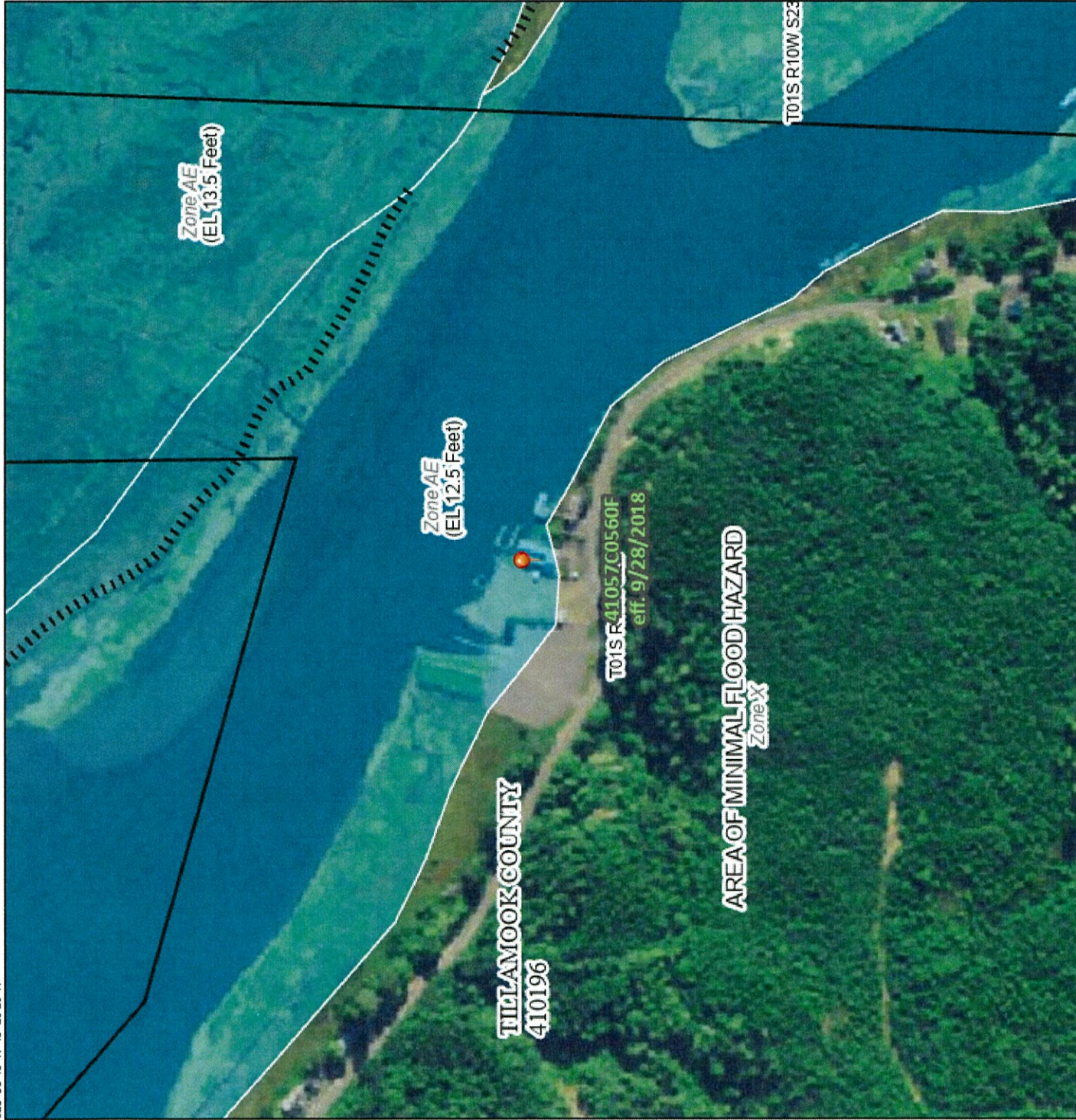


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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.

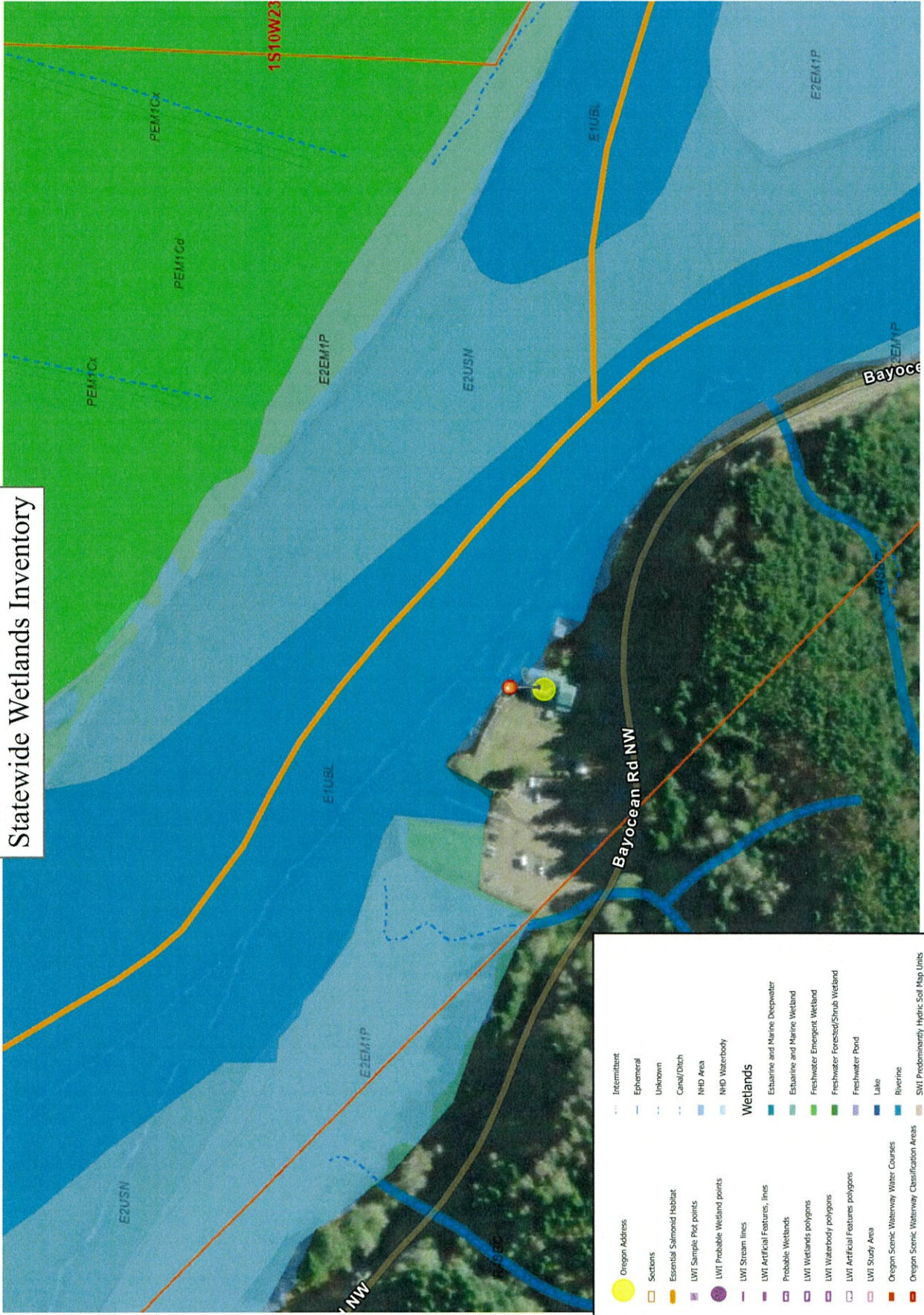
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/26/2025 at 11:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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.



123°53'6"W 45°28'4"N

# Statewide Wetlands Inventory



- Oregon Address
- Sections
- Essential Salmonid Habitat
- LWI Sample Plot points
- LWI Probable Wetland points
- LWI Stream lines
- LWI Artificial Features, lines
- Probable Wetlands
- LWI Wetlands polygons
- LWI Waterbody polygons
- LWI Artificial Features polygons
- LWI Study Area
- Oregon Scenic Waterway Water Courses
- Oregon Scenic Waterway Classification Areas
- NHD Springs/Scops
- NHD Streams and Rivers
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- NHD Area
- NHD Waterbody
- Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Predominantly Hydric Soil Map Units
- SWI Aquatic Wetlands

0 0.03 0.05 0.1 0.15 0.2  
1:4,090

This Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

# 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](http://www.co.tillamook.or.us)

## PLANNING APPLICATION

**Applicant** ☐ (Check Box if Same as Property Owner)

Name: Urban Patterns Phone: (503) 893-2031

Address: 1432 E Burnside St.

City: Portland State: OR Zip: 97214

Email: info@urbanpatterns.com

### Property Owner

Name: 1985 Bayocean, LLC Phone: (503) 236-1978

Address: PO BOX 3228

City: Portland State: OR Zip: 97208

Email: todd@ewcorp.net

### OFFICE USE ONLY

Date Stamp

**RECEIVED**

MAY 20 2025

BY: *Star Drop Off*

☐ Approved ☐ Denied

Received by:

Receipt #:

Fees:

Permit No:

851-25-000715-PLNG

**Request:** Alteration of (2) bathrooms for accessibility, structural upgrades, replacement of windows and doors, installation of equipment in commercial kitchen with bar and cold storage, alteration of retail space, alteration of second floor residence to include two kitchens, addition of outdoor seating on north patio and yard.

### 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

- ☐ Detailed Hazard Report
- ☐ Conditional Use (As deemed by Director)
- ☐ Ordinance Amendment
- ☐ Map Amendment
- ☐ Goal Exception
- ☐ Nonconforming Review (As deemed by Director)
- ☐ Variance (As deemed by Director)

### Type IV

- ☐ Ordinance Amendment
- ☐ Large-Scale Zoning Map Amendment
- ☐ Plan and/or Code Text Amendment

### Location:

Site Address: 1985 Bayocean Road

Map Number: 1 S

10 W

22DA

200

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.

DocuSigned by:  
  
 Benjamin Gates  
 3A48DD7EBEC44E...

5/20/2025

Date

5/20/2025

Date

1985 Bayocean Road

## Conditional Use – Project Narrative

*Updated: May 15<sup>th</sup>, 2025*

### Summary:

The purpose of this land use application is to request conditional use for a waterfront restaurant and shellfish retail outlet. As the site of the former Tillamook Oyster Company, the structure was designed for water-related uses such as shellfish processing, which was significant enough for the County to list it as one of the few Estuary and Water-Dependent Development Sites for which Goal 16 exceptions are included in the Tillamook County Comprehensive Plan Goal 9, (5.5). Today, the site has important potential to contribute to the local seafood economy as a waterfront restaurant and shellfish retail outlet.

- Site:
  - 1985 Bayocean NW
  - Next to Memaloose Boat Launch
  - 1.02 acres
- Existing use of the site:
  - Oyster processing, docks, residence
- Proposed use of the site:
  - **Waterfront restaurant, outdoor and indoor dining, shellfish retail, oyster processing, docks, residence**
- Proposed Project:
  - Site Plan & Scope:
    - All existing structures to remain. No additions or new buildings are proposed.
    - New parking area, accessible path to retail entry from parking, addition of small cover for grilling, outdoor seating (furniture)
    - First floor:
      - Existing residence entry, renovation to include retail (value-add products, fresh seafood, grab & go), commercial kitchen, cold and frozen storage, ADA restrooms, and dining room with bar and front kitchen.
      - Selective replacement of doors and windows.
      - (2) new door openings
    - Second floor:
      - Existing residence, adding a kitchen to this floor to maintain residence

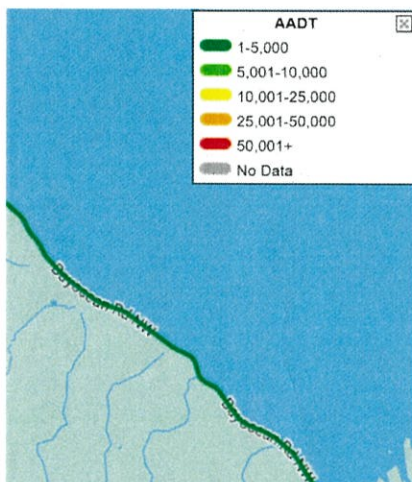
As the former Tillamook Oyster Company, the structure was designed to rely on water-related uses such as seafood processing. The proposed use as a waterfront restaurant is an active part of the local seafood supply network, continuing to encourage water-related uses and preserve the character and uses of the surrounding area. There would be no substantial limits or impairments of water-dependent development activities, as these activities would be a welcome and integral part of the character and identity of the restaurant. With around 75 visitors expected throughout the day, there would be minimal impact to the surrounding area.

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

No, there are no existing solar energy systems, wind energy systems, or windmills within the vicinity of the subject 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, there are adequate existing public facilities and services for the proposed use. Bayocean Rd and its only supplemental Highway (OR131) are both two-way roads classified as Major Collectors. Oregon Department of Transportation's most recent 2022 Annual Average Daily Traffic (AADT) counts for OR131 were taken in two locations, North and South of the Bayocean Rd intersection, measuring 4,701 and 3,995. Bayocean Road is a two-way road classified as a major collector, at 45 mph. In the pre-application meeting for this application, Director Laity commented that the traffic counts should be adequate.



Images from Oregon Department of Transportation – Oregon Traffic Monitoring System (OTMS) Interactive Map

Maloose Point  
Boat Launch



1985

1965

Rd NW Bayocean Rd NW

Bayocean Rd NW

Bayocean Rd NW

Bayocean Rd NW

Bayocean Rd NW

Rd

JURISDICTIONAL REQUIREMENTS

BUILDING USES

EXISTING USES INCLUDE A RESIDENCE, SEAFOOD PROCESSING, AND STORAGE  
PROPOSED NEW USES INCLUDE A WATERFRONT RESTAURANT AND RETAIL

VEHICLE PARKING - SECTION 4.030

| VEHICLE PARKING |          |          |
|-----------------|----------|----------|
| PARKING         | REQUIRED | PROPOSED |
| ACCESSIBLE      | 2        | 2        |
| VAN ACCESSIBLE  | 1        | 2        |
| STANDARD        | 31       | 31       |
| TOTAL           | 33       | 33       |

UP

urban patterns

1432 E BURNSIDE ST.  
PORTLAND, OR 97214

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS

BAYOCEAN

1985 BAYOCEAN RD  
NW

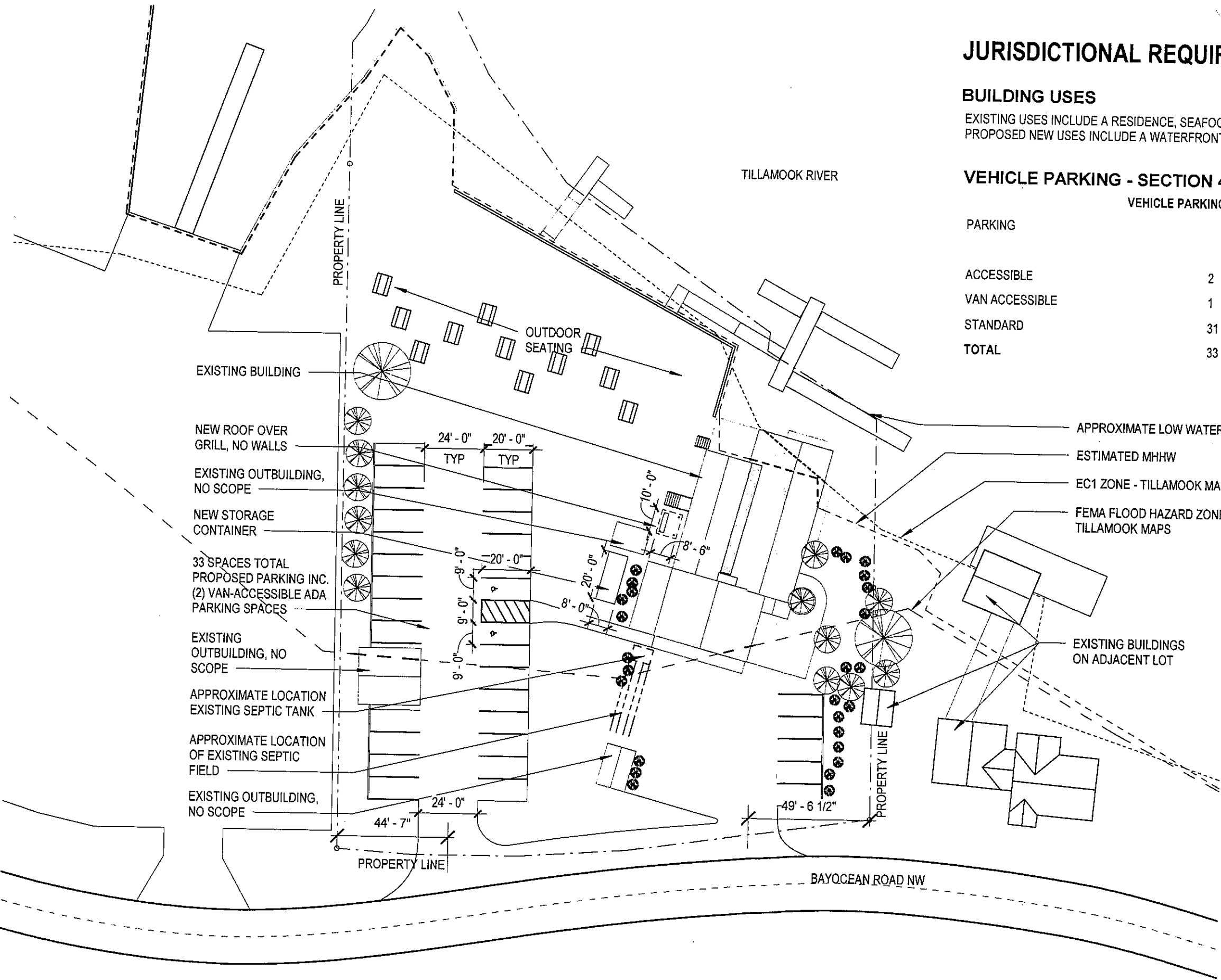
URBAN  
PATTERNS

5/16/2025

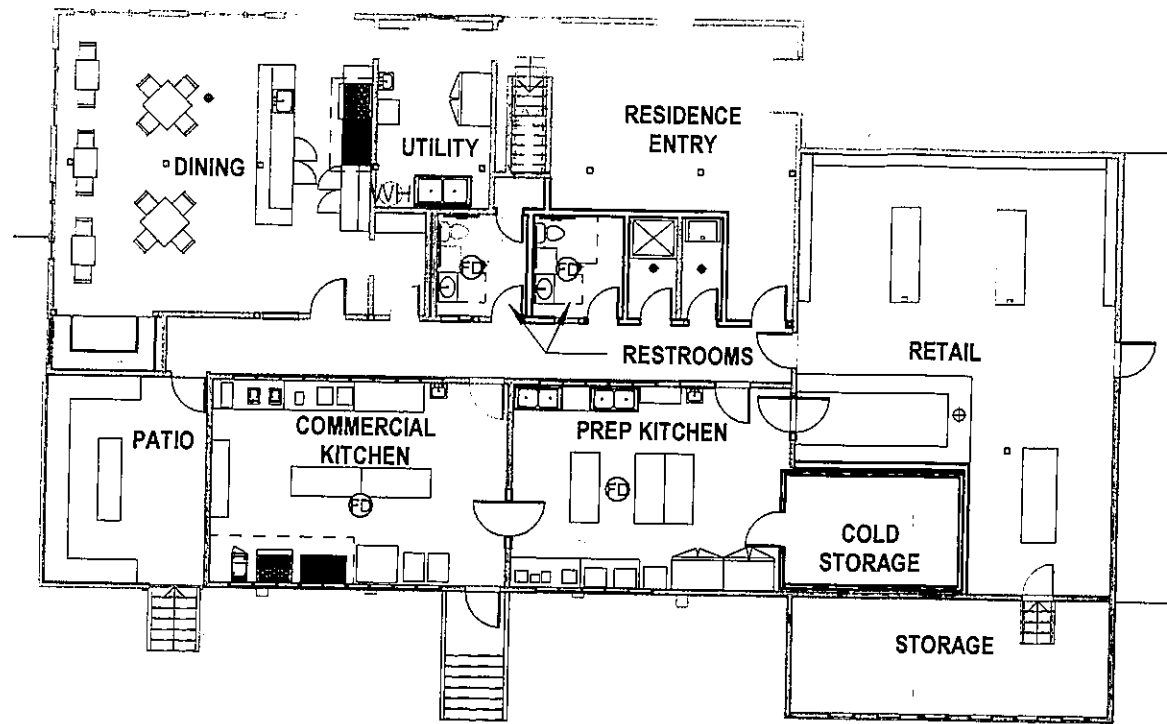
SITE PLAN -  
PLANNING

PL050

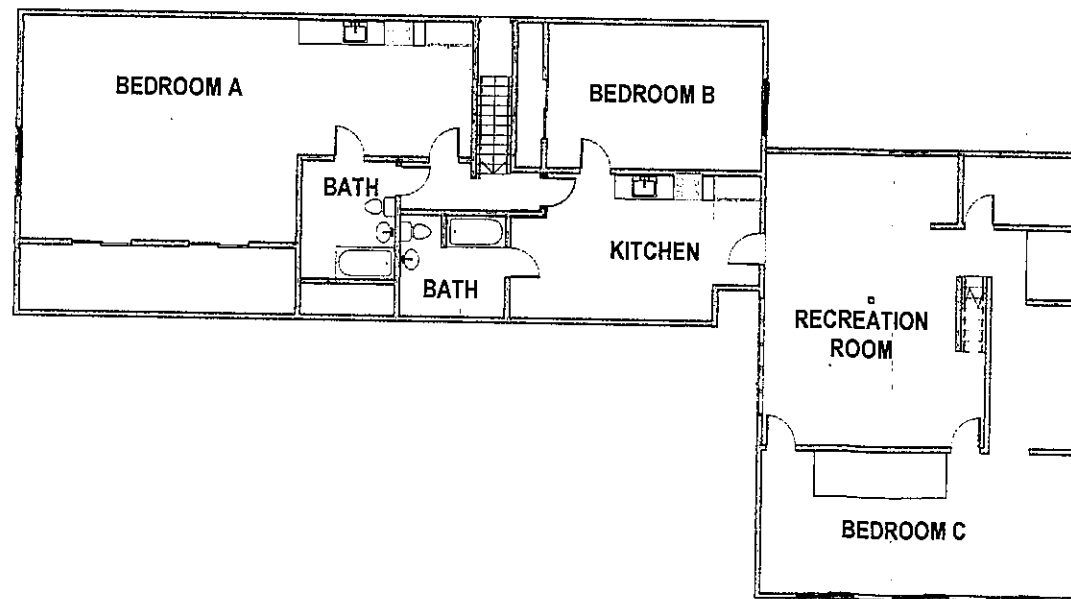
LAND USE



1 SITE PLAN  
1" = 40'-0"



**2 LEVEL 1 FLOOR PLAN**  
1/16" = 1'-0"



**1 LEVEL 2 FLOOR PLAN**  
1/16" = 1'-0"

**UP**  
urban patterns  
1432 E BURNSIDE ST.  
PORTLAND, OR 97214

PRELIMINARY  
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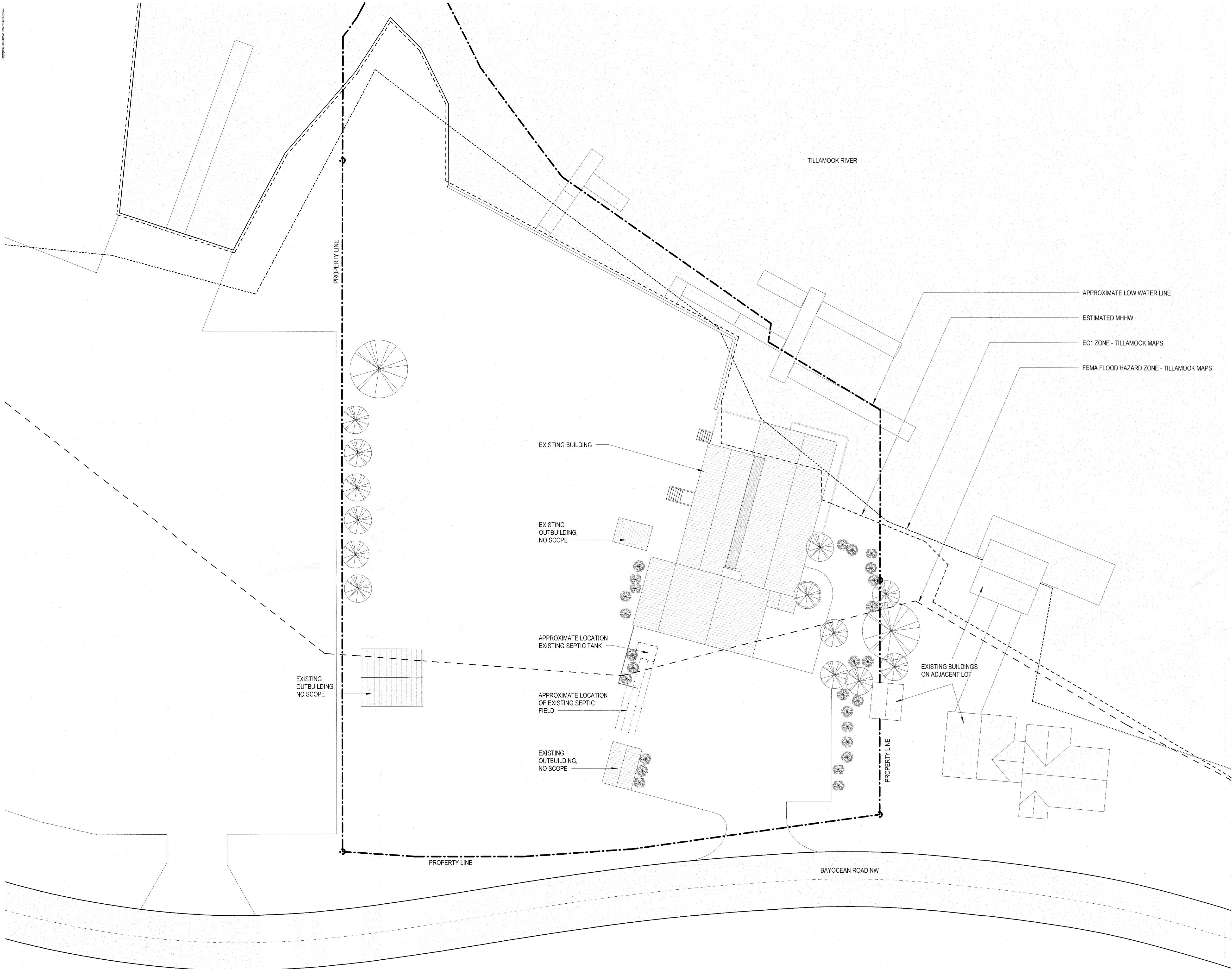
**BAYOCEAN**  
1985 BAYOCEAN RD  
NW  
**URBAN  
PATTERNS**

5/16/2025

FLOOR PLANS -  
PLANNING

**PL101**  
LAND USE

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**1 SITE PLAN - EXISTING**  
1" = 20'-0"

5/16/2025 2:10:17 PM

#### GENERAL NOTES - SITE PLAN

- A. SITE PLAN KEYNOTES APPLY TO SHEET A051.
- B. GRAVEL FILL TO BE CLEAN, 1/4" MINUS FROM MOHLER SAND AND GRAVEL OR EQUIVILANT.
- C. LOCATION OF UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO DEMOLITION AND/OR CONSTRUCTION.
- D. NORTH ARROW SHOWN ON SITE PLAN IS TRUE NORTH.

#### LEGEND - SITE PLAN

- EXISTING STRUCTURE TO BE DEMOLISHED, SEE DEMO PLAN
- EXISTING STRUCTURE TO REMAIN
- NEW STRUCTURE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND EFFLUENT LINE
- EC1 ZONE - TILLAMOOK MAPS
- ESTIMATED MHHW
- FEMA FLOOD HAZARD ZONE - TILLAMOOK MAPS

**UP**  
urban patterns  
1432 E BURNSIDE ST  
PORTLAND, OR 97214

**PRELIMINARY**  
NOT FOR CONSTRUCTION

#### REVISIONS

**BAYOCEAN**

1985 BAYOCEAN RD NW

**URBAN PATTERNS**  
5/16/2025

SITE PLAN - EXISTING

**A051A**  
LAND USE



**1 SITE PLAN**  
1" = 20'-0"

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**REVISIONS**

**BAYOCEAN**

1985 BAYOCEAN RD NW

**URBAN PATTERNS**

5/16/2025

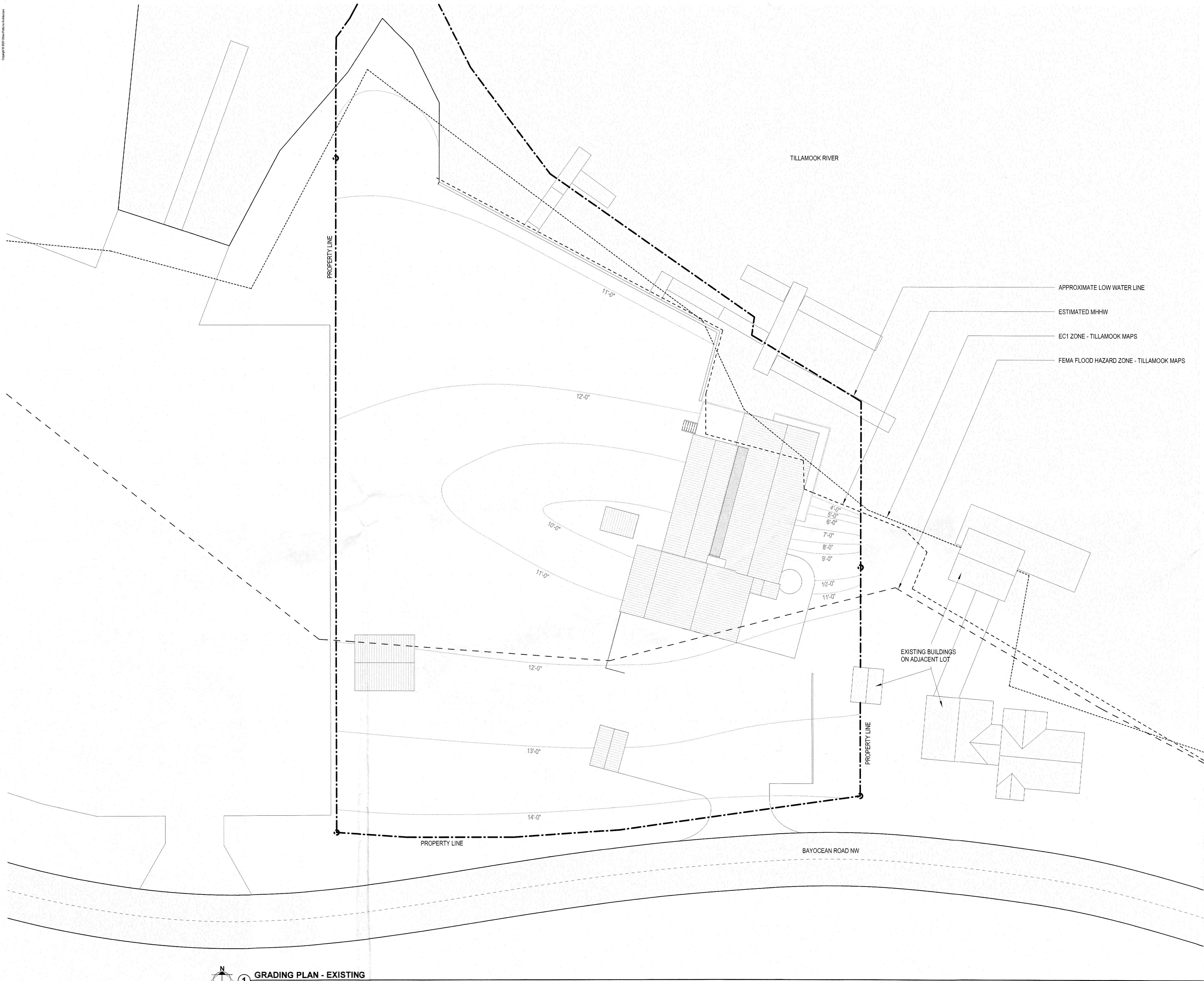
**SITE PLAN**

**A051B**

LAND USE

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5/16/2025 2:15 PM



#### GENERAL NOTES - SITE PLAN

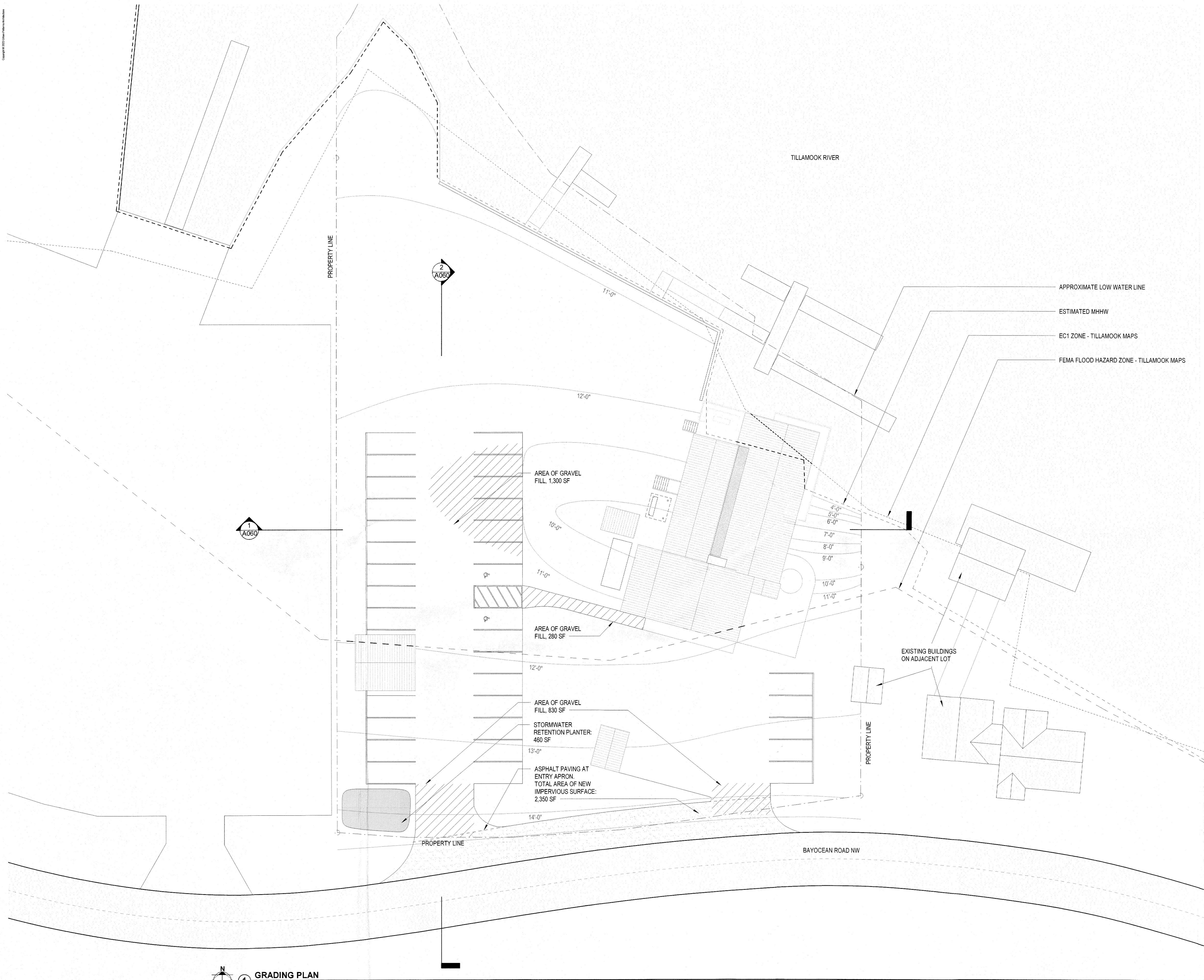
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- FEMA FLOOD HAZARD ZONE - TILLAMOOK MAPS

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5/16/2025 2:10 PM



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UP  
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PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS

BAYOCEAN

1985 BAYOCEAN RD NW

URBAN PATTERNS

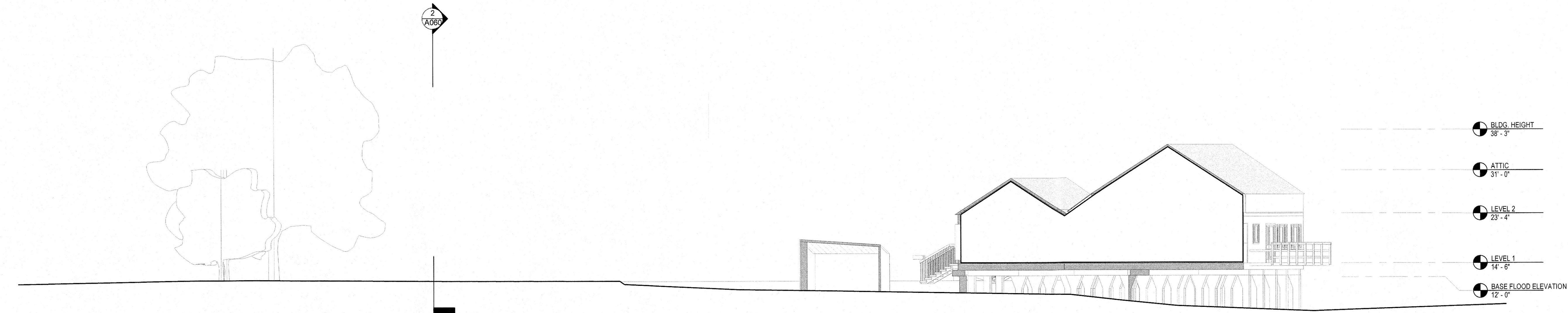
5/16/2025

GRADING PLAN

A052B

LAND USE

PRELIMINARY  
NOT FOR CONSTRUCTION



1 Section 3  
1" = 10'-0"



2 Section 4  
1" = 10'-0"

REVISIONS

BAYOCEAN

1985 BAYOCEAN RD NW

URBAN PATTERNS

5/16/2025

GRADING SECTIONS

A060

LAND USE