

TILLAMOOK COUNTY PLANNING COMMISSION

LOCATION

Port of Tillamook Bay Conference Center
4000 Blimp Boulevard, Tillamook, OR 97141

HEARING DATE

June 12, 2025- Beginning at 7:00p.m.

VIRTUAL & TELECONFERENCE MEETING INFORMATION

*For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.tillamookcounty.gov/commdev>. Click on Virtual Teams Link. *Microsoft Teams Meeting Format.*

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS: NONE

IV. NEW BUSINESS:

#851-25-000184-PLNG: Conditional Use request for the expansion of an existing motel to add one additional unit by converting an existing dwelling to a motel 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 are Duane Bauley.

V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY

VI. ADMINISTRATIVE DECISIONS: Administrative Decisions are available for public review on the Tillamook County Department of Community Development website:
<https://www.tillamookcounty.gov/commdev/landuseapps>

VII. HOUSING COMMISSION UPDATE

VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

- a) Middle Housing Code- Legislative Text Amendment Updates
- b) Reappointment of Planning Commission Members

IX. ADJOURNMENT

The Port of Tillamook Bay Conference Center is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280x3423 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.



1510 – B Third Street
Tillamook, Oregon 97141
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Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST #851-25-000184-PLNG: THREE ARCH INN STAFF REPORT

Staff Report Date: June 5, 2025
Planning Commission Hearing Date: June 12, 2025

Report Prepared by: Sarah Absher, CFM, Director
Allison Chase, Planner

Handwritten signatures of Sarah Absher and Allison Chase. Sarah's signature is a cursive 'S' followed by 'Absher'. Allison's signature is 'A.C.' with a large, stylized flourish.

I. GENERAL INFORMATION:

Request: Conditional Use request for the expansion of an existing motel to add one additional unit for a total of six units with the conversion of an existing dwelling unit (Exhibit B).

Location: 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 (Exhibit A).

Zone: Commercial Oceanside (COS)

Applicant: Duane Bauley, 2970 War Eagle Drive, Lake Havasu City, AZ 86406

Property Owner: Duane Bauley, 2970 War Eagle Drive, Lake Havasu City, AZ 86406

Property Description: The subject property is approximately 0.05 acres in size per County Assessor records and is improved with a structure where established uses include an eating and drinking establishment, a five-unit motel and historically a residential dwelling unit (Exhibit A). The subject property is bordered by Pacific Avenue, an extension of Oregon State Highway 131, to the west and Tillamook Avenue, a County road, to the east. The subject property is located within the commercial area of the Unincorporated Community of Oceanside and is bordered by commercially zoned properties to the north, south and west across Pacific Avenue. Properties east of Tillamook Avenue are residentially zoned and are improved with residential structures (Exhibit A). Uses and development also established within

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

close proximity to the subject property include Oceanside Beach State Park facilities, the Netarts-Oceanside Fire District substation (emergency service and response), the community post office, motels and other eating and drinking establishments (Exhibit A).

The topography of the property slopes from east to west in a downward direction. The property contains a large cut supported by a retaining wall system where the three-story structure is sited. The majority of the property is improved with the existing structure (Exhibits A & B). There is some vegetation on the property, largely grass with some understory vegetation and shrubs (Exhibit A).

The subject property is located within an area of mapped geologic hazard as depicted on the map included in "Exhibit A". The subject property is also located on an Older Stabilized Dune as depicted on the Beach and Dune Overlay Zone map included in "Exhibit A".

The subject property is located outside mapped areas of Special Flood Hazard Area (SFHA) as depicted on FEMA Flood Insurance Rate Map (FIRM) #41057C0555F, dated September 28, 2018 (Exhibit A). The subject property is located in Zone X, an area of minimal flood hazard.

The subject property is located in the Tsunami Hazard Overlay Zone as depicted on the map included in "Exhibit A". The subject property is absent natural features such as creeks, streams or wetlands (Exhibit A).

The subject property has a long history of land use decisions and appeals and has changed ownership multiple times over the past 20 years. In relation to this most recent land use application, Conditional Use request #851-25-000184-PLNG, staff has included a summary of land use decisions and action previously taken by the Tillamook County Planning Commission relevant to this current request.

Conditional Use Request CU-04-09:

A Conditional Use application was submitted to the Tillamook County Department of Community Development in 2004 for development of 10 motel rooms in conjunction with an existing business known as The Anchor Tavern, Conditional Use request CU-04-09(1). To comply with the parking requirements outlined in TCLUO Section 4.030, parking was proposed on a separate lot within the Residential Oceanside (ROS) zone, identified as Conditional Use request CU-04-09(2).

Public hearings on these matters were held before the Tillamook County Planning Commission. At the October 14, 2004, hearing, the Planning Commission took action to deny the off-site parking proposal for operation of the 10-unit motel, CU-04-09(2), and approved with conditions as modified CU-04-09(1) that resulted in the development of 5 motel units and waived off-street parking and loading requirements contained in TCLUO Section 4.030.

The Tillamook County Planning Commission considered these requests on the basis of the Conditional Use criteria listed in Section 6.040 of the Tillamook County Land Use Ordinance (TCLUO), findings of fact and conclusions contained within the staff report, written and oral testimony received at the hearings, information presented, and the applicant's presentation. County records indicate that findings to justify waiving the off-street parking and loading requirements contained in TCLUO Section 4.030 were through TCLUO Section 6.070: Conditions of Approval. This section states,

In approving a CONDITIONAL USE or a modification of a CONDITIONAL USE, any conditions which are considered necessary to protect the area surrounding the proposed use, and to preserve the basic purpose and intent of the underlying zone, may be imposed. These may include, but are not limited to, the following:

...

(3) Modifying the location and number of required off-street parking and loading spaces.

...

In lieu of approval of CU-04-09(2) to allow parking on a nearby residentially zoned property, the Planning Commission found that waiving the location and number of required off-street parking and loading spaces was necessary to protect the area surrounding the proposed use, and to preserve the basic purpose and intent of the underlying zone. Minutes in the record indicate the Planning Commission worked with the applicant who owned the property at that time to reach a compromise that resulted in waiving the requirements in Section 4.030, provided the applicant/property owner was agreeable to the reduction of motel units, limiting the total number of motel units to 5 units.

Non-Conforming Minor Review (NCMN-06-02):

For purposes of this report and this section, “dwelling unit”, “manager quarters” and “residence” are synonymous. The dwelling unit was a lawfully established dwelling unit and was determined to be a non-conforming use because the dwelling unit did not meet the parking requirements outlined in TCLUO Section 4.030.

Continuation of use of the existing residence was not part of the aforementioned Conditional Use requests. Following approval of Conditional Use request CU-04-09(1) and subsequent building permit application submittal, it was made known to the Department that the owner/applicant intended on maintaining the existing residence. The Director determined that the residence could continue without additional land use reviews.

An appeal of the Director’s determination was filed with the Tillamook County Planning Commission where the Planning Commission upheld this determination, concluding that the Director did not err in not requiring a review.

Further challenge and appeal resulted in a remand to the Tillamook County Planning Commission to determine the type of Non-Conforming Use review to be required and determined that a Non-Conforming Minor Review was appropriate review path to address the off-street parking requirements for the residence. Non-Conforming Minor Review request, NCMN-06-02, was brought to the Tillamook County Planning Commission at a public hearing on July 6, 2006. This request was to allow the continuation of an existing residence that did not have the required off-street parking required under TCLUO Section 4.030.

The Non-Conforming Minor Review was approved with conditions, including a condition that if the use of the residence was discontinued for a period of one year, the use would be required to conform to all current standards in the Tillamook County Land Use Ordinance. This condition of approval is reflective of the provisions contained in Article 7: Non-Conforming Uses and Structures of the TCLUO. The condition added that if the property owner is unable to satisfy the current standards in the event the residential use has been discontinued for a year, the residence shall be either reconfigured into the existing rooms or converted into a storage area and/or laundry facility.

County records indicate the residence has since been utilized as a short-term rental and since 2018, as a sixth motel unit. Since 2018, Transient Lodging Tax receipts filed with the County have been filed for 6 motel units. Comments from Tillamook County Environmental Health indicate the residence has been licensed as part of the motel for “a few years now” (Exhibit C). Based upon this information, staff find the use of the unit as a residence has been discontinued for a period greater than a year. No evidence has been submitted to the contrary.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these requirements and criteria, is discussed in Sections III, IV and V of this report:

- A. Section 3.312: Commercial Oceanside (COS) Zone
- B. Section 4.030: Off-Street Parking & Off-Street Loading Requirements
- C. Article 10: Administrative Provisions
- D. Article VI: Conditional Use Procedures and Criteria
 - Section 3.530 Beach and Dune Overlay Zone
 - Section 3.580: Tsunami Hazard Overlay Zone
 - Section 4.130: Development Requirements for Geologic Hazard Areas

III. ANALYSIS OF STANDARDS:

A. TCLUO SECTION 3.312: COMMERCIAL OCEANSIDE (COS) ZONE

PURPOSE: The purpose of the COS zone is to permit a moderate level of commercial activities in the community. Commercial uses in the COS zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the COS zone because it: (a) is needed; (b) is physically capable of being developed; (c) can obtain access to a public road without causing traffic hazards or congestion; and (d) will not cause significant conflicts with nearby residential uses. The COS zone classification is intended to provide a variety of commercial uses which enhance a rural community and surrounding rural area.

...

(3) USES PERMITTED CONDITIONALLY: In the COS zone, the following uses and their accessory uses are permitted subject to the provisions in Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance:

...

(e) Motel or hotel containing not more than 35 units.

Findings: County records indicate the existing 5-unit motel use was approved by the Tillamook County Planning Commission as Conditional Use request CU-04-09. The initial request was for 10 units and approved as modified for 5 units as previously discussed in this report. The conditional use request included waiving the required parking for the proposed motel units, which was granted through the CU-04-09(1) by the Tillamook County Planning Commission.

The Applicant is proposing to convert the existing dwelling unit to an additional motel unit, for a total of six (6) motel units. This unit has been operating as a motel unit, prior to the Applicant purchasing the property in 2021.

The Applicant is also requesting action previously taken by the Tillamook County Planning Commission through CU-04-09(1) to waive the parking requirement for the additional motel unit.

Staff finds the request to convert the existing dwelling unit into an additional motel unit for a total of six (6) motel units is an expansion of use and is subject to the provisions of Article 6: Conditional Use Procedures and Criteria. Given that the motel was initially approved by the Tillamook County Planning Commission with a waiver to required parking for the motel units, the proposal to expand the conditional use to add one additional motel unit for a total of six

(6) units and waive parking requirements contained in TCLUO Section 4.030 is subject to review by the Tillamook County Planning Commission.

B. TCLUO SECTION 4.030: OFF-STREET PARKING & OFF-STREET LOADING REQUIREMENTS

PURPOSE: The purpose of requirements for off-street parking and loading areas is to relieve traffic congestion; to ensure customer convenience and safety; to provide safe access to parked vehicles; and to help ensure safe and timely response of emergency vehicles.

...

(2) PARKING SPACES: A single parking space shall be at least 8 feet by 20 feet in size.

(6) DRAINAGE: Areas used for standing and maneuvering of vehicles shall have a surface that is suitable for all-weather use, and shall be drained so as to avoid the flow of water across public sidewalks and streets

(7) BUFFERING NON-RESIDENTIAL PARKING AREAS: Non-residential parking and loading areas adjacent to a residential use shall be enclosed along the residential use by a sight-obscuring fence that is from five to six feet in height, except where vision clearance is required.

(8) CURBING: Parking spaces along the boundaries of a lot shall be contained by a curb or bumper rail that is at least four inches high and is set back at least four and one-half feet from the property line.

(9) LIGHTING: Artificial lighting shall not create or reflect substantial glare into any adjacent residential zone or use.

(10) PROXIMITY TO TRAFFIC: Parking areas for four or more vehicles shall be of sufficient size to allow the backing and maneuvering of vehicles entirely out of the flow of traffic.

(12) OFF-STREET LOADING AREAS: Activities that receive or distribute materials or merchandise by truck shall install and utilize loading docks in sufficient numbers and size to accommodate loading requirements without the disruption of nearby traffic. Parking areas required by this Ordinance may only be used for loading operations during periods of the day when not required for patron or customer parking.

(13) PARKING SPACE REQUIREMENTS: Requirements for types of building and uses not specifically listed herein shall be determined by the Department, based upon the requirements for comparable uses either listed below or active elsewhere in the county.

...

(c) MOTEL, HOTEL OR GROUP COTTAGES: One space for every unit.

...

Findings: One additional parking space is required for the proposed expansion of the motel operation to convert the existing dwelling unit to the sixth motel unit. As stated above, the Applicant is requesting this required parking space be waived, consistent with the action taken by the Tillamook County

Planning Commission in 2004 when Conditional Use request CU-04-09 was considered for the proposed motel operation.

Comments from Tillamook County Public Works Director Chris Laity in a letter dated June 3, 2025, are included in "Exhibit C". In his letter, Director Laity outlines site observations based upon existing conditions in relation to the standards outlined above. Director Laity states the following:

- Three Arch Inn is accessed from Tillamook Avenue, a County road with a 40-foot wide right of way.
- The west right of way line is located at the building face (approximately), and the existing sidewalk is located in Tillamook Avenue right of way.
- All parking is within Tillamook Avenue right of way. Tillamook County does not reserve public parking spaces for private use.
- No off-street parking is available for Three Arch Inn and is also not available for properties opposite the Inn, located on the east side of Tillamook Avenue.
- Tillamook Avenue is narrow in width and contains various encroachments, making it difficult to navigate when vehicles are parked in Tillamook Avenue right of way.
- Tillamook Avenue was converted to a one-way street with traffic flowing in a north to south direction.
- Striping improvements to create a fire lane along with removal of a corner of a concrete stairway were also previously done and have proved to be beneficial for traffic flow per Tillamook County Public Works.

Director Laity states that the conversion of the dwelling unit to a motel unit does not result in a net increase in parking. Director Laity also states that Tillamook County Public Works does not object to this request provided the Applicant meet requirements set forth by the Tillamook County Public Works Department that include the creation of a loading/unloading zone on Tillamook Avenue, installation of "no parking" signs and alterations to the existing sidewalk be completed at the direction of Tillamook County Public Works (Exhibit C).

IV. ADMINISTRATIVE PROVISIONS

SECTION 6.020: PROCEDURE

The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request:

- (1) A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.*
- (2) The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision.*
- (3) No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070*

SECTION 10.080 TYPE III PROCEDURES

(1) Notice for Type III Decisions.

(a) Notice of Review. The County shall provide notice of a public hearing on a Quasi-Judicial application at least 28 days prior to the first hearing date. If two or more hearings are allowed, then notice shall be provided at least 10 days prior to first hearing. The County Planning Director shall

prepare an affidavit of notice, which shall be made part of the file. This affidavit shall state the date that the notice was mailed. Notice of a public hearing shall be provided to the following parties:

...
ii. Property owners within 250 feet of subject property if the subject property is outside UGB and not in farm or forest zone.

...
v. Any affected government agency or public district, including affected city if subject site is inside a UGB.

vi. Any citizen's advisory committee or community organization whose boundaries include, or are adjacent to, the subject site.

...
(c) Newspaper notice. Notice of the public hearing shall be published in a newspaper of general circulation in the County at least ten (10) calendar days prior to the date of a quasi-judicial public hearing. An affidavit or other formal certification of publication shall be made part of the record.

Findings: In accordance with Section 6.020(2), Conditional Use request #851-25-000184-PLNG has been referred to the Tillamook County Planning Commission. Notice of Public Hearing was mailed on May 15, 2025, to all landowners within 250 feet of the subject property, and affected agencies, the Oceanside Neighborhood Association (ONA), special districts and other parties. Newspaper Notice of Public Hearing was published on May 27, 2025, in the Tillamook County Headlight Herald. Comments received to date are included in "Exhibit C".

V. TCLUO ARTICLE VI: CONDITIONAL USE PROCEDURES AND CRITERIA

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a conditional use request. These criteria, along with Staff's findings and conclusions are indicated below.

A. TCLUO SECTION 6.040: CONDITIONAL USE 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.

Findings: TCLUO Section 3.312(3)(e) states the use of a motel or hotel containing not more than 35 units is a use permitted conditionally in the Commercial Oceanside (COS) zone, subject to the provisions in Article 6 and the requirements of all applicable supplementary regulations contained in the TCLUO.

(2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

Findings: Applicant's response to this criterion is included in "Exhibit B". As confirmed in this report, the proposed use is permitted conditionally in the Commercial Oceanside (COS) zone. The TCLUO is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan. Relevant Comprehensive Plan Goal elements in relation to this conditional use request are further discussed below:

- Tillamook County Comprehensive Plan Goal 1 Element: The Planning Process
Summary: Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program

containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

- Tillamook County Comprehensive Plan Goal 2 Element: THE LAND USE PLAN
Summary: Goal 2 outlines the basic procedures of Oregon's statewide planning program and describes the development of Tillamook County's Comprehensive Plan including justification for identifying exception areas.
- Tillamook County Comprehensive Plan Goal 3 Element: AGRICULTURAL LANDS
Summary: Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.
- Tillamook County Comprehensive Plan Goal 4 Element: FOREST LANDS
Summary: This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."
- Tillamook County Comprehensive Plan Goal 5 Element: NATURAL RESOURCES
Summary: The purpose of Goal 5 is to protect natural resources, and conserve scenic and historic areas and open space. Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.

This conditional use request has been properly noticed according to the notification and public hearing procedures outlined in Article 10 of the TCLUO, consistent with the policies contained in the Goal 1 element of the Tillamook County Comprehensive Plan.

The subject property is located within the boundary of the Unincorporated Community of Oceanside and is not within or adjacent to resource lands (Exhibit A). The Unincorporated Community of Oceanside is bordered by Forest (F) zoned property to the east, bordering the easterly boundary of Cape Meares Loop, roughly one-quarter of a mile from the subject property (Exhibit A). Given the location of the subject property in relation to resource zoned lands, Staff finds the proposed use is not in conflict with the goals and policies contained within Comprehensive Plan elements 3 and 4.

While there are properties within close proximity to the subject property discussed and identified in the Goal 5 Element of the Tillamook County Comprehensive Plan, the subject property itself is not included in the natural resource inventories contained within this element.

- Tillamook County Comprehensive Plan Goal 7 Element: HAZARDS
Summary: Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there. In Tillamook County, the purpose of addressing hazards is not meant to restrict properties from development, but to institute policies concerning potential problems, so they can be considered before financial losses and possible injury which

may be avoided by the application of the policies formulated in the Comprehensive Plan.

The subject property is located within the Beach and Dune Overlay (BD) Zone, the Tsunami Hazard Overlay (TH) Zone and within an area of mapped geologic hazard in the Oregon Department of Geology and Mineral Industries (DOGAMI) *Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon*. Maps are included in “Exhibit A” of this report.

Development of the subject property is required to adhere applicable provisions outlined in TCLUO Section 3.530: Beach and Dune Overlay (BD) Zone and Section 3.580: Tsunami Hazard Overlay (TH) Zone, respectively, as well as Section 4.130: Development Requirements for Geologic Hazard Areas.

The Applicant is proposing to convert an existing dwelling unit to a sixth motel unit within the existing structure. While the Applicant is proposing to expand the motel use with conversion of the existing dwelling unit to a sixth motel unit, no expansions of the building footprint of the existing structure are proposed (Exhibit B). As a recommendation to the Tillamook County Planning Commission, a Condition of Approval has been included with this report to require future development of the subject property comply with the applicable provisions of TCLUO Section 3.530 and Section 4.130.

As mentioned earlier in this report, the subject property is located in the Tsunami Hazard Overlay Zone, within the XXL zone as depicted on the DOGAMI Tsunami Inundation Map (TIM) Series, published by the Oregon Department of Geology and Mineral Industries. TCLUO Section 3.580(4) of the Tsunami Hazard Overlay Zone, confirms that uses authorized in the underlying zone as outright or conditional uses are permitted in this overlay zone, provided the use is not listed as a prohibited use in Section 5. Prohibited uses listed in this section are critical and essential facilities as well as hazardous facilities, power generation facilities and structures for public assembly with a capacity greater than 300 persons. Motels are not a use listed in this section.

- Tillamook County Comprehensive Plan Goal 10 Element: HOUSING
Summary: This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types. This Goal element within the Tillamook County Comprehensive Plan focuses on the separation of housing needs and opportunities in both rural and urban areas. There is a strong tie to the Goal 11: Public Facilities and Goal 14: Urbanization elements of the Comprehensive Plan in this section.

The subject property is located within the Commercial Oceanside Zone (Exhibit A). The Applicant is proposing to convert an existing dwelling unit to a sixth motel unit, located within the existing structure. A dwelling unit accessory to an active commercial use, located above the first story, is listed as a use permitted outright in the Commercial Oceanside (COS) zone. The dwelling unit is also a non-conforming use and has been used as a motel unit for a period of greater than a year.

Given the commercial zoning designation of the subject property and primary established commercial uses of the property, it could be considered that the proposed conversion of the existing dwelling unit to a sixth motel unit is not in conflict with the policies contained within the Goal 10 element of the Tillamook County Comprehensive Plan, should the Planning Commission agree.

- **Tillamook County Comprehensive Plan Goal 11 Element: PUBLIC FACILITIES**
Summary: Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs. This Element of the Comprehensive Plan outlines types and levels of urban and rural facilities and services, with guidance to ensure timely, orderly and efficient arrangement of public facilities and services in Tillamook County.
- **Tillamook County Comprehensive Plan Goal 12 Element: TRANSPORTATION**
Summary: The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged." Policies outlined in this Goal element of the Tillamook County Comprehensive Plan require the County to protect the function, operation and safety of existing and planned roadways as identified in the County's Transportation Plan, consider land use impacts on existing or planned transportation facilities in all land use decisions, plan for multi-modal networks, and coordinate transportation planning efforts with other jurisdictions to assure adequate connections to streets and transportation systems between incorporated and unincorporated areas.
- **Tillamook County Comprehensive Plan Goal 14 Element: URBANIZATION**
Summary: This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses. This Goal element of the Tillamook County Comprehensive Plan focuses largely on development within unincorporated communities, public facility limitations to rural areas, and impacts of urban sprawl on resource lands.

The Goal 11 element of the Tillamook County Comprehensive Plan specifically states, "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for the needs and requirements of the urban, urbanizable and rural areas to be served."

Public services and facilities are already established in this area and serve the subject property and include emergency response, electricity, sewer, water and transportation (Exhibit B). No comments were received from the Netarts-Oceanside Sanitary District, Oceanside Water District, Netarts-Oceanside Fire District or Oregon Department of Transportation.

Comments received from the Director Chris Laity, Tillamook County Public Works Department, are included in "Exhibit C" of this report and are summarized in Section III.

- **Tillamook County Comprehensive Plan Goal 16 Element: ESTUARINE RESOURCES**
Summary: This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units."
- **Tillamook County Comprehensive Plan Goal 17 Element: COASTAL SHORELANDS**
Summary: The goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources

there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water related" uses.

- Tillamook County Comprehensive Plan Goal 18 Element: BEACHES AND DUNES
Summary: Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes. Several categories of dunes are described and discussed in this element of the Tillamook County Comprehensive Plan, and includes discussion about where residential, commercial and industrial uses are prohibited. Goal 18 Exception areas are also inventoried within this element which allow for residential, industrial and commercial uses in dune areas that would otherwise be prohibited.

The subject property is located within a beach and dune area as identified in the Goal 18 element of the Tillamook County Comprehensive Plan. The subject property is zoned commercial and is located within the Unincorporated Community of Oceanside, where an exception to Goal 18 development prohibition policies has been taken to allow for commercial and residential development because the community is a built and committed area.

There are no identified or mapped estuarine resources in this area. The closest estuarine resources are within the Unincorporated Community of Netarts and Netarts Bay.

The Goal 17 element of the Tillamook County Comprehensive Plan identifies lands west and north of the subject property, specifically Maxwell Point. While much of the western region of Tillamook County is recognized as shoreland in the Goal 17 element of the Tillamook County Comprehensive Plan, the subject property and surrounding area is not classified as significant shoreland and similar to the Tsunami Hazard Overlay Zone, uses permitted outright and conditionally in the underlying zone are also allowed in the Shoreland Overlay Zone.

Staff finds the proposed conversion of an existing dwelling unit to a sixth motel unit within an existing structure is not in conflict with the policies contained within the Tillamook County Comprehensive Plan Goal elements listed above.

- (3) *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

Findings: Applicant is proposing to convert an existing dwelling unit to a sixth motel unit, an expansion of use from five (5) motel units to six (6) motel units, within an existing structure (Exhibit B). Staff finds the following:

- The dwelling unit and five-unit motel is located within an existing structure that has operated as an eating and drinking establishment and motel for several years, with the dwelling unit also established many years ago. The five-unit motel and dwelling unit are located above the first story of the structure, and above the eating and drinking establishment located on the first story (Exhibit B).
- The Applicant is not proposing to alter or expand the existing building footprint to accommodate the conversion of use of the dwelling unit to a motel unit (Exhibit B).
- Topography of the property slopes in a downward direction from east to west. The property has been cut and the topography at the location of the structure is relatively flat (Exhibit A).

- Subject property fronts and abuts two public roadways for the entire width of the property. Vehicular access onto the property is limited to non-existent; however, parking requirements have been waived for operation of a motel on the property through CU-04-09(1).
- The subject property is within close proximity to state owned public parking facilities and vehicles routinely park along the shoulders of the road right-of-ways.
- Subject property is currently served by the Oceanside Water District and the Netarts-Oceanside Sanitary District. Infrastructure improvements are located underground and there is no proposal to expand services to the property.
- The subject property is absent of natural features such as creeks, springs and mapped wetlands as previously confirmed in this report.
- The subject property is located in an area of mapped natural hazards including geologic hazards and is part of an older stabilized dune; however, no development is proposed to expand the building footprint of the existing structure to accommodate the proposed use.

(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.

Findings: The subject property is located in an area generally developed with commercial and residential uses as well as recreational uses given its close proximity to the state beach, state park facilities and the Pacific Ocean.

The subject property has historically been utilized for commercial purposes and has a long history of commercial use. Mitigation of potentially conflicting uses with adjacent residential properties such as parking and traffic flow has been examined by the Tillamook County Public Works Department, resulting from multiple meetings with the Applicant on site.

Comments received from Tillamook County Public Works Director Chris Laity are included in "Exhibit C" of this report, along with recommended Conditions of Approval for Planning Commission consideration should the Planning Commission choose to approve this request. These conditions of approval are proposed to ensure the conversion of the dwelling unit to a sixth motel unit does not substantially limit, impair or prevent the use of surrounding properties for the permitted uses in the underlying zone.

Should the Planning Commission agree, staff finds that the request for expanded operation of the motel with the conversion of the existing dwelling unit to the sixth motel unit, within an existing structure, 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, provided the Conditions of Approval outlined in Section VI of this report are met.

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

Findings: Applicant states there is no existing such facilities in the area (Exhibit B). Staff did not locate records of such facilities and improvements on the subject properties or within the vicinity.

(6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Findings: The subject property is served by water, sewer, fire patrol, electricity, state and county roads, county sheriff patrol and other public facilities and services.

VI. RECOMMENDED CONDITIONS OF APPROVAL:

Should the Tillamook County Planning Commission choose to approve this request, the following conditions of approval are recommended.

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 these improvements 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.

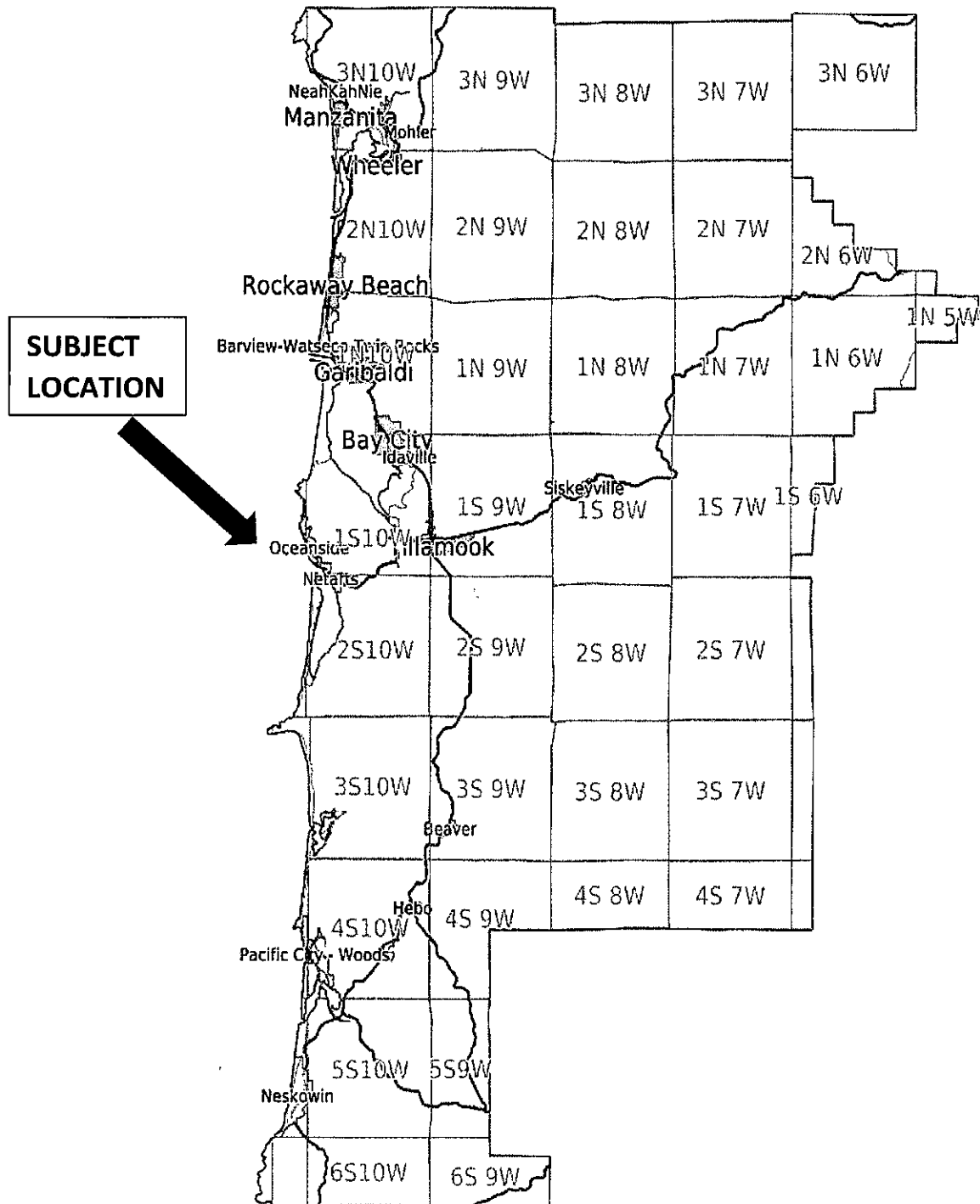
VIII. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Maps & Assessment Summary
- B. Applicant's Submittal
- C. Public/Agency Comment

EXHIBIT A

VICINITY MAP



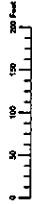
#851-25-000184-PLNG:
Three Arch Inn

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

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

TILLAMOOK COUNTY

01S10W30BC
OCEANSIDE



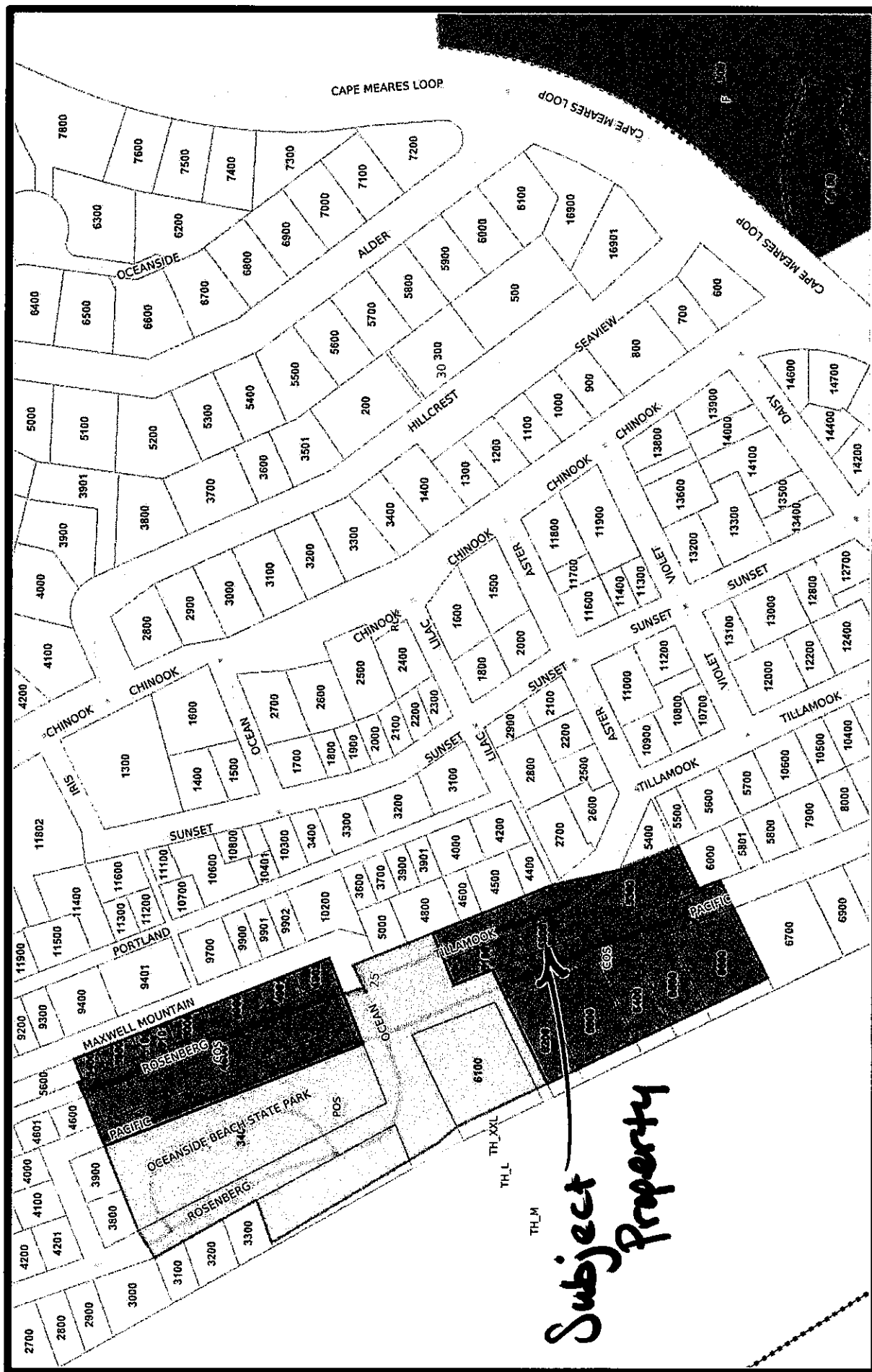
01S10W30BC
OCEANSIDE

Revised 4/01/24, WS

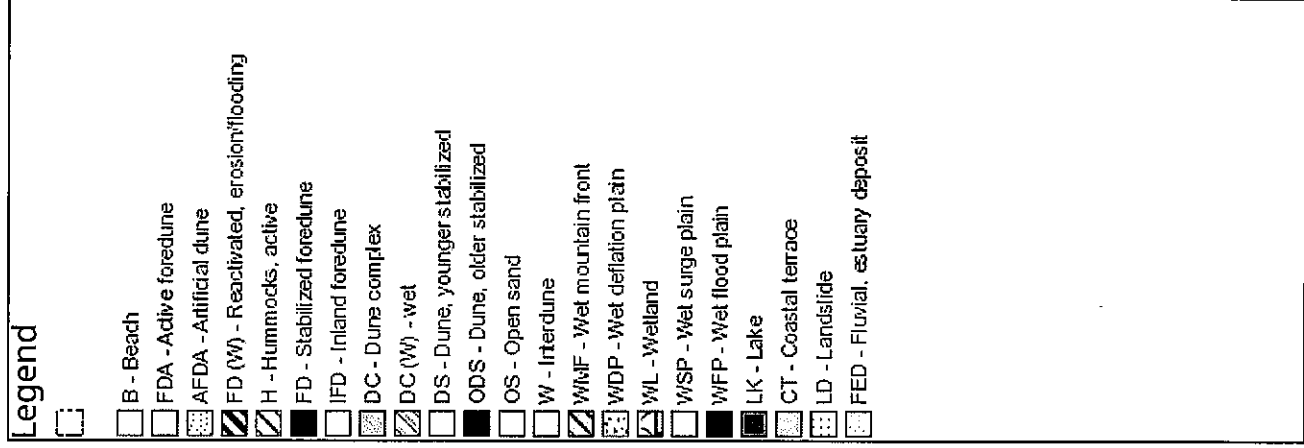
Map



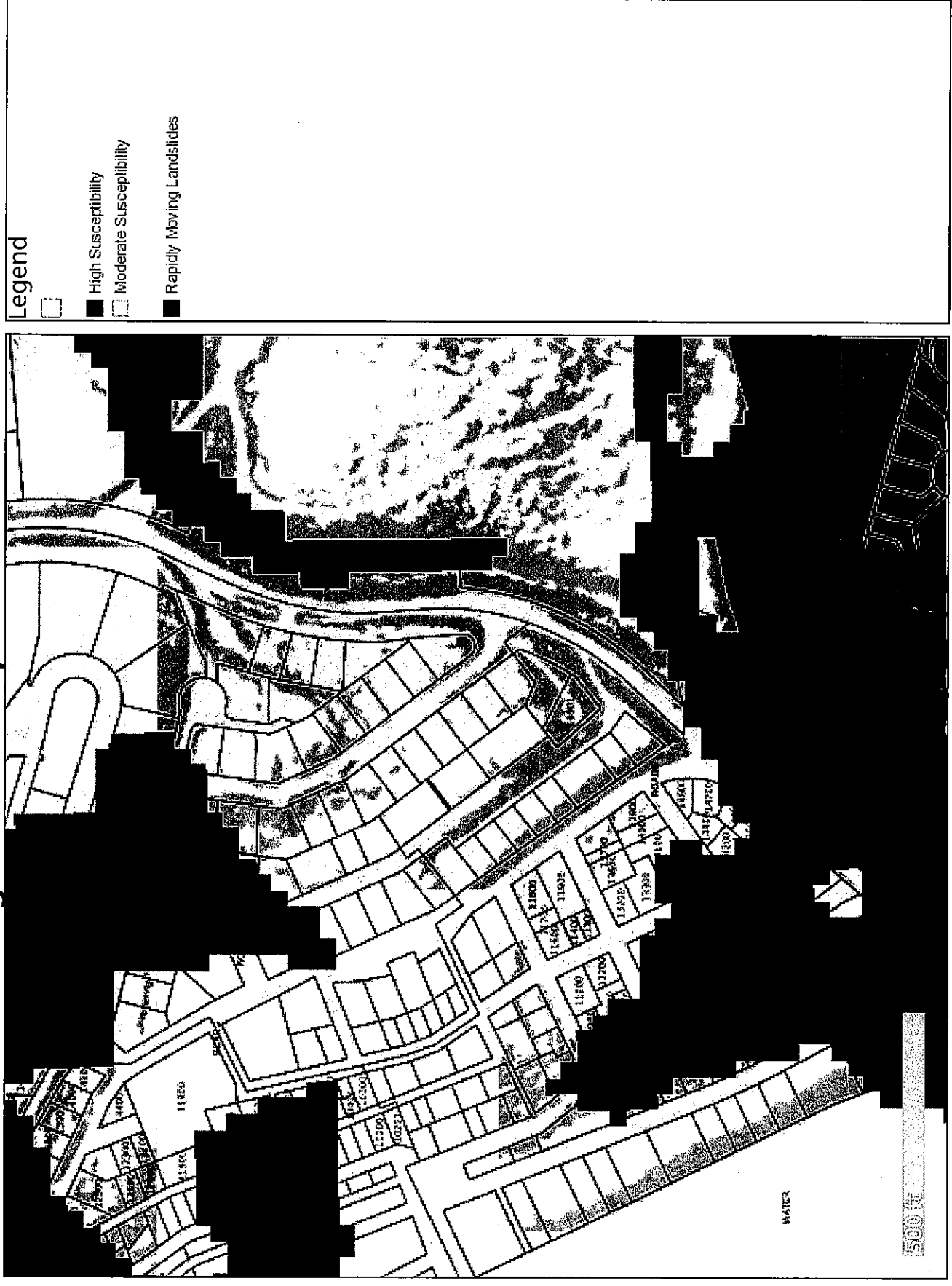
MAPPING



Three Arch Inn- Older Stabilized Dune



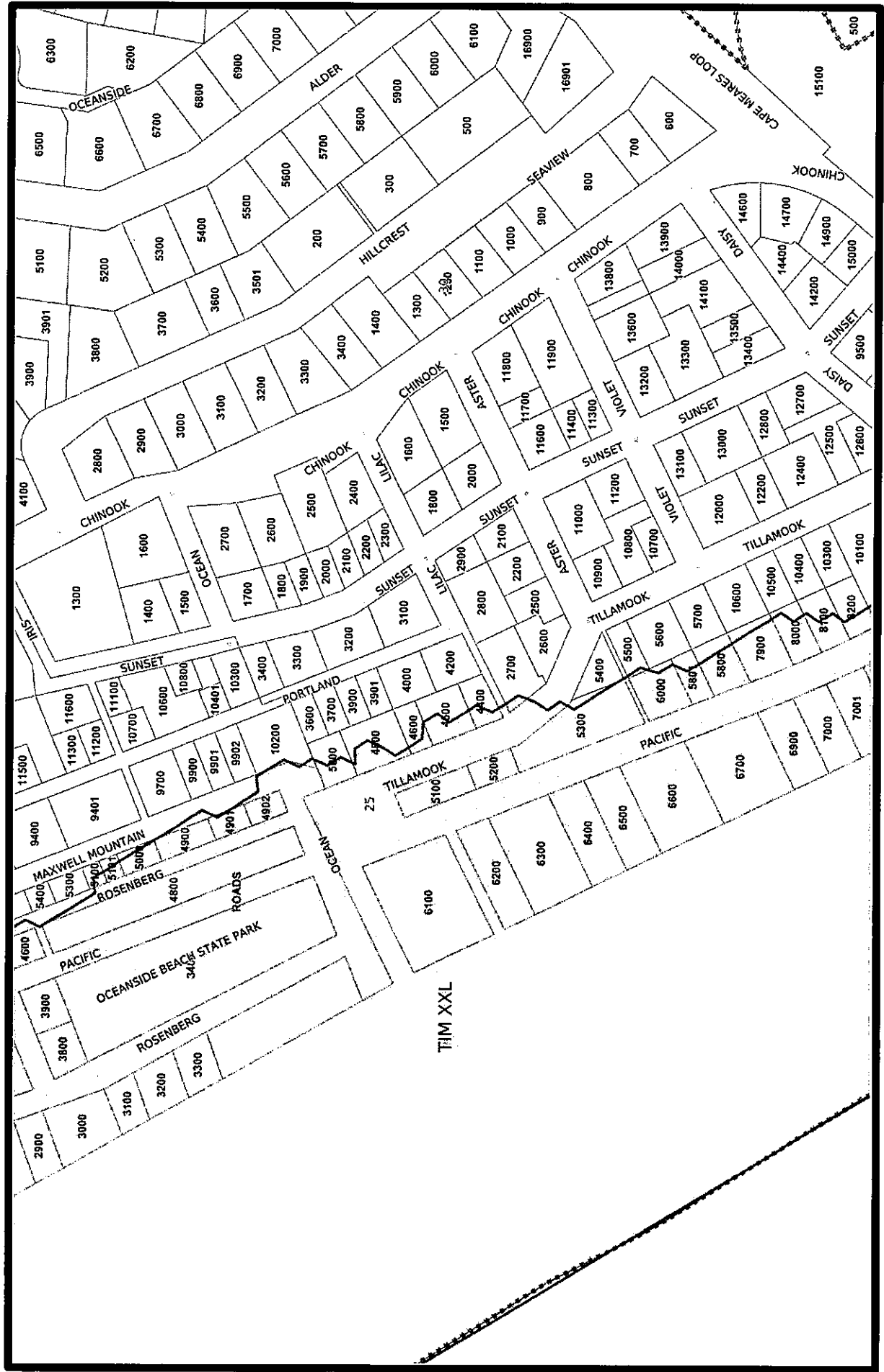
Three Arch Inn- Geologic Hazard Map



Map



MAPPING



National Flood Hazard Layer FIRMette

123°58'27"W 45°27'49"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

OTHER AREAS OF FLOOD HAZARD

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

Area of Minimal Flood Hazard Zone X
Effective LOMRS
Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

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

MAP PANELS

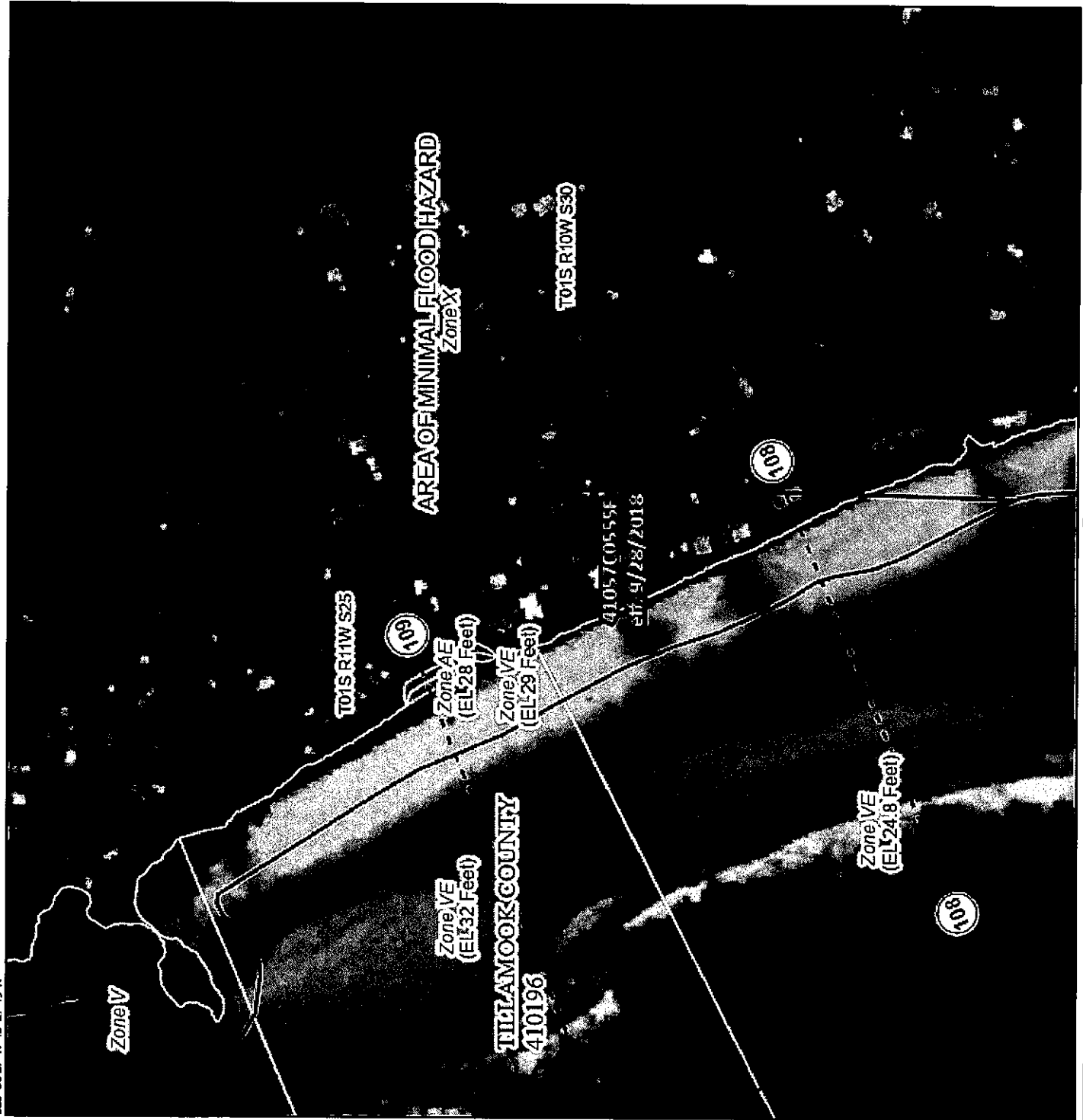
Digital Data Available
No Digital Data Available
Unmapped

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 6/3/2025 at 5:04 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°57'50"W 45°27'23"N



Tillamook County
2024 Real Property Assessment Report
 Account 193436

Map 1S1030BC05200
Code - Tax ID 0921 - 193436

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing BAULEY, DUANE
 2970 WAR EAGLE DR
 LAKE HAVASU CITY AZ 86406

Deed Reference # 2021-2948
Sales Date/Price 03-31-2021 / \$1,200,000
Appraiser KARI FLEISHER

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

Site	Situs Address	City
1	1505 PACIFIC AVE	COUNTY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
0921	Land	348,610		Land	0
	Impr	932,820		Impr	0
Code Area Total		1,281,430	1,237,180	1,237,180	0
Grand Total		1,281,430	1,237,180	1,237,180	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0921	1	<input checked="" type="checkbox"/>		C-1	Commercial Site	100	0.05 AC		338,610
					OSD - AVERAGE	100			10,000
Code Area Total							0.05 AC		348,610

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0921	1	2005	443	Retail Store - Multi-Use	110	4,592			932,820
Code Area Total						4,592			932,820

Exemptions / Special Assessments / Notations				
Code Area 0921				
Special Assessments		Amount	Acres	Year Used
■ SOLID WASTE		36.00	0.00	2024

PP Accounts 0921 - 3400, 3454

Comments New construction completed during 2005. gbs 9/14/06 // Reappraisal of RMV for 2007. gbs 9/7/07 8/24/10
 Revalued property after new lease w/purchase option. KF 5/3/13 Second floor was reconfigured, room count remains the same. New kitchen in guest suite. KF

EXHIBIT B



PLANNING APPLICATION

Applicant ☒ (Check Box if Same as Property Owner)

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

Property Owner

Name: _____ Phone: _____
Address: _____
City: _____ State: _____ Zip: _____
Email: _____

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
APR 09 2025	
BY: <u>SAI</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 manager's 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: TIS 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 a 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-----	(Noise) -----NONE-----	-----NONE-----
-----NONE-----	(Vibration) -----NONE-----	-----NONE-----
-----NONE-----	(Dust) -----NONE-----	-----NONE-----
-----NONE-----	(Odor) -----NONE-----	-----NONE-----
-----NONE-----	(Fumes) -----NONE-----	-----NONE-----
-----NONE-----	(Glare) NONE	-----NONE-----
-----NONE-----	(Smoke) -----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 SAMESAME.....
-----NONE-----	QUESTION i.4 NONE	-----NONE-----
.....SAME.....	QUESTION i.5 SAMESAME.....
-----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

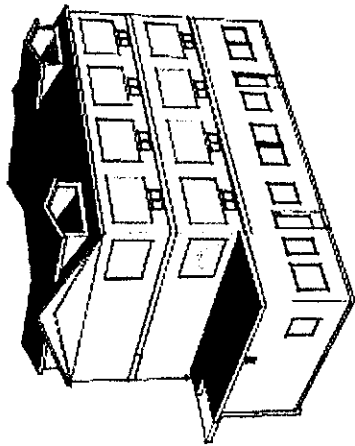
I was told that in the 1940's the building was a naval look out point for the Navy and was only one story high.

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.

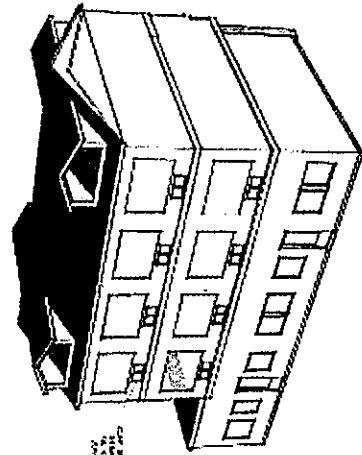
Duane Bauley.

Three Arch Inn owner.



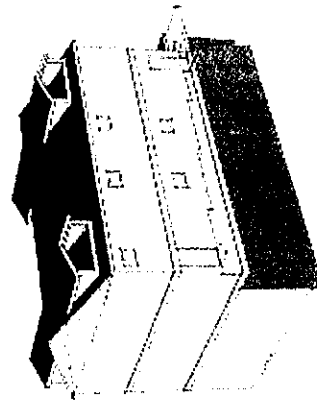
1 EXTERIOR PERSPECTIVE

N12



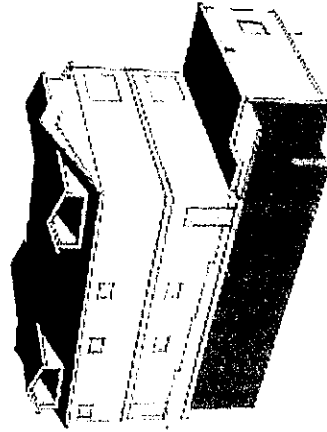
2 EXTERIOR PERSPECTIVE

N12



3 EXTERIOR PERSPECTIVE

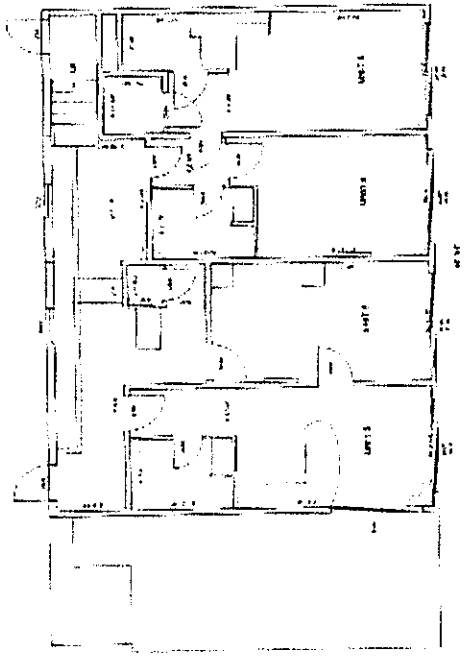
N12



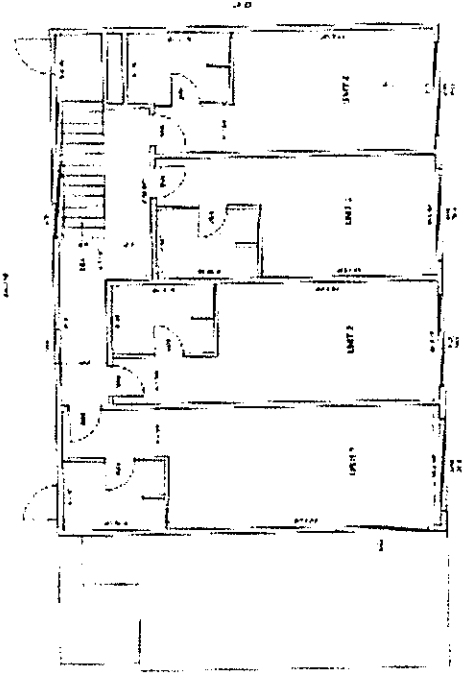
4 EXTERIOR PERSPECTIVE

N12

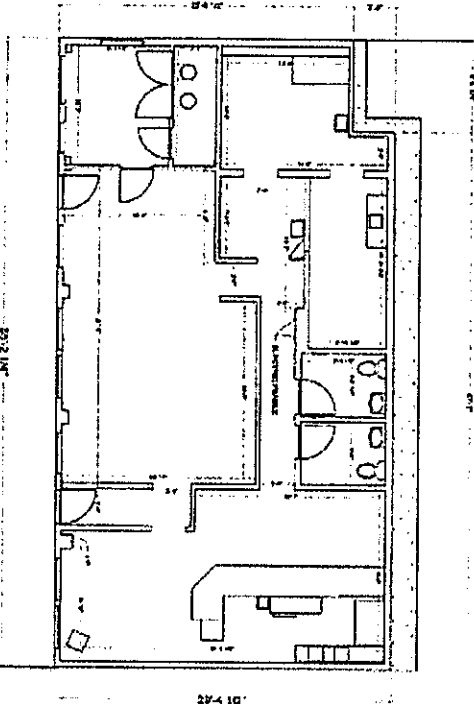
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1 SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



2 THIRD FLOOR PLAN SCALE 1/8" = 1'-0"

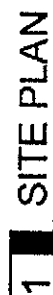


EXISTING FIRST FLOOR PLAN

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

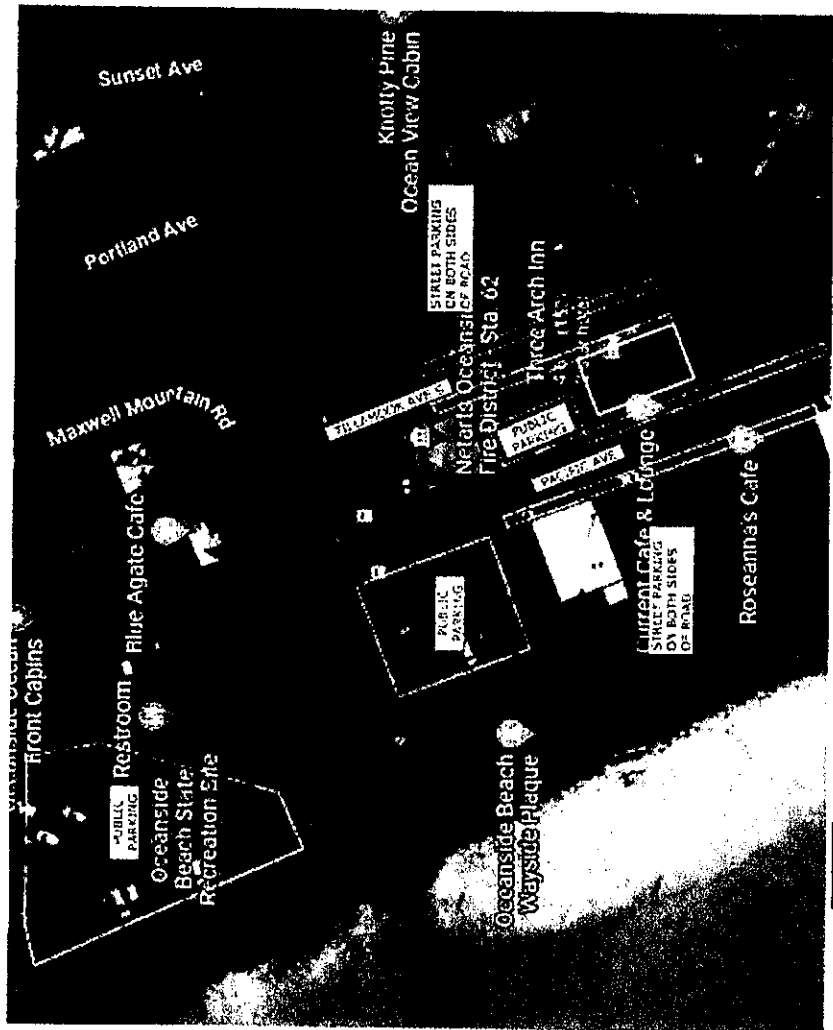
NOT TO SCALE
 DIMENSIONS ARE APPROXIMATE
 BASED ON FIELD MEASUREMENTS

SEAVANT
 CONSULTANT
 800.000.000



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

| | | | | |
|---|--|--------------------------------|---|----|
| PROJECT
100-1000
100-1000
100-1000 | OWNER/PROJECT
THREE ARCH INN
D1 BAUFIT | REVISION DATE
JUNE 19, 2023 | A | 02 |
| BUILDER | | | | |



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 Bailey / Three Arch Inn

Date

Jerry Keene, President
Oceanside Protection Society

Date

EXHIBIT C



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Chris Laity, P.E., Director

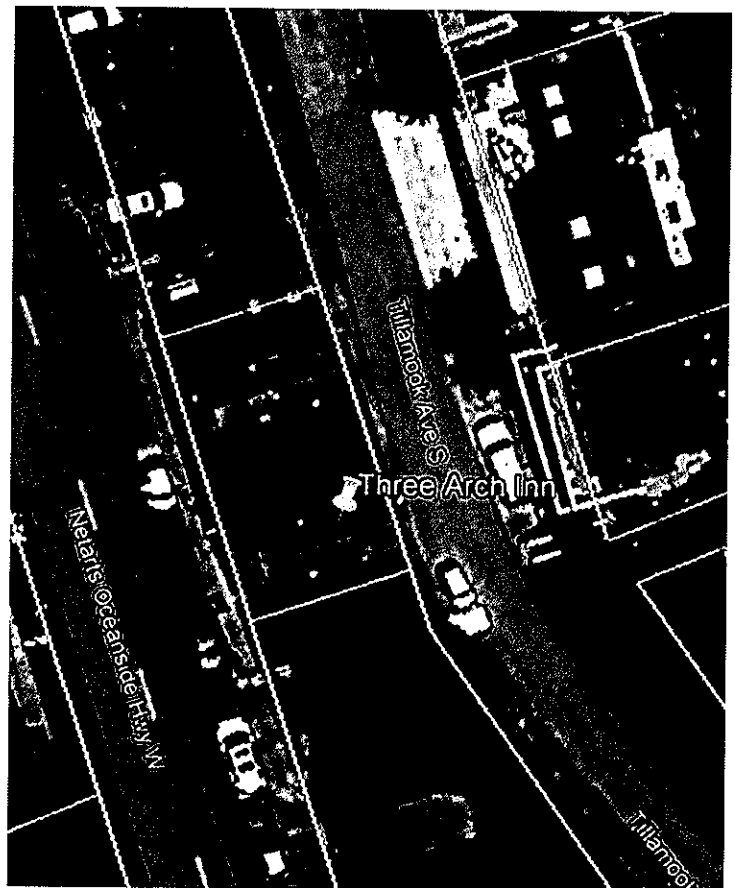
June 3, 2025

Sarah Absher, CBO, CFM, Director
Tillamook County Community Development

RE: Conditional Use Request
#851-25-000184-PLNG
Three Arch Inn, Oceanside

Tillamook County Public Works has reviewed the Conditional Use Request to allow for additional hotel room, in lieu of an existing manager's room, and waive off street parking requirements. We note the following:

- The building is accessed from Tillamook Avenue from the east and OR 131 from the west. The Inn is accessed from Tillamook Avenue.
- Tillamook Avenue has a 40-ft wide right-of-way.
- The west right-of-way line is located at approximately the building face. The sidewalk is located within the right-of-way.
- Building and retaining walls were constructed into the right-of-way on the east side of Tillamook Avenue.
- All parking within the county right-of-way is public parking.
- Tillamook County does not reserve public parking spaces for private use.
- No off-street parking is available for the Three Arch Inn or for the properties located opposite the Inn.
- Tillamook Avenue is narrow in width due to right of way encroachments and is difficult to navigate when cars are parked on the road.
- A full time manager's room could require a full time parking space demand.
- A hotel room would only generate a parking space demand when the room is rented.
- A parking space is needed regardless of occupation type.





Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

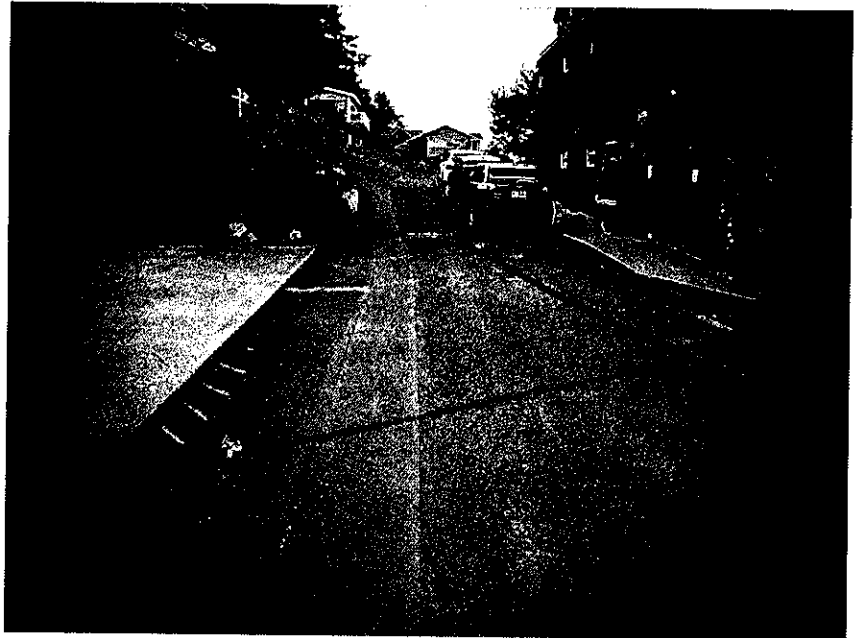
Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Chris Laity, P.E., Director

Recent work performed to reduce congestion in front of the Three Arch Inn.

- Public Works converted Tillamook Avenue to a one-way street with traffic flowing from north to south.
- Public Works also conducted a test to determine the effectiveness of striping a fire lane on Tillamook Avenue adjacent to the Three Arch Inn. Striping a fire lane was proven to be beneficial.



- The applicant removed a corner of a concrete step to further improve vehicular movement. Work was done under the authority of Public Works.





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TTY Oregon Relay Service

Chris Laity, P.E., Director

Tillamook County Public Works recognizes that this application results in no increases in parking space demand than was originally allowed or as it currently exists. Public Works does not object to the conditional use request provided that the following conditions are met to further improve traffic flow on Tillamook Avenue.

- Create a loading/unloading zone on Tillamook Avenue directly in front of the entrance. Sign to be placed on the building. Specific location of the zone and sign language to be approved by Public Works. This zone reduces the parking spaces on Tillamook Avenue by one and provides a space for emergency vehicles to maneuver when the opposite side of the road is congested.
- Install no parking signs on private property as directed by Public Works and consistent with the established No Parking zones designated by Board Orders
- Sawcut a neatline and remove a portion of the sidewalk in front of the Inn starting at 10-inches at the north end to zero in front of the Three Arch Inn's south door, or as otherwise directed by Public Works.

Tillamook County Public Works objects to the agreement attached to the end of the application between the Three Arch Inn and the Oceanside Protection Society as this private agreement impacts the public right-of-way as discussed below:

- "Will take prompt action... reduce the width of its sidewalk..." This private agreement attempts to set terms for work withing the right-of-way.
- "Promptly display materials in each hotel unit describing permitted parking on Tillamook Avenue... and a parking tag to be displayed..." Tillamook County does not limited public parking spaces and subsequently does not issue permits.
- "Implement measures to inform guests for parking restrictions adjacent to the structure..." This implies that more restrictions are present beyond what will be striped or signed in the right-of-way.

Other sections appear to blur the lines of private/public rights and responsibilities. Public Works does not support the inclusion of a private agreement with a conditional use when public rights-of-way are impacted.

Sincerely,

A handwritten signature in cursive script that reads "Chris Laity".

Chris Laity, PE

Public Works Director

Sarah Absher

From: Sarah Absher
Sent: Tuesday, June 3, 2025 5:01 PM
To: Jaime Craig
Cc: Allison Bonato-Garcia
Subject: RE: #851-25-000184-PLNG- Three Arch Inn

Thank You Jaime,

I will add your comments to the record.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Jaime Craig <Jaime.Craig@tillamookcounty.gov>
Sent: Tuesday, June 3, 2025 5:00 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Allison Bonato-Garcia <Allison.Garcia@tillamookcounty.gov>
Subject: RE: #851-25-000184-PLNG- Three Arch Inn

Hi Sarah,

Our office doesn't need anything currently if the owner of the hotel is not new or that have changed their contact information.



Jaime Craig REHS
TILLAMOOK COUNTY | Environmental Health Program Manager
(She/Her/Hers) ([Why pronouns matter](#))
2111 8th St. | PO Box 489
Tillamook, OR 97141
Phone (503) 842-3909
Fax (503) 842-3983
Jaime.Craig@tillamookcounty.gov
www.tillamookchc.org

***NEW EMAIL effective immediately. Please update my
contact within your systems to
Jaime.Craig@tillamookcounty.gov**

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

Although our office is open, staffing availability may limit when our office door is open. If you need to schedule time to speak with Environmental Health, please call 503-842-3909 to schedule an in-person appointment. Thank you. Our office hours are from 8:30 to 4:30 with a lunch from 12:15-1:15 pm.

From: Jaime Craig <Jaime.Craig@tillamookcounty.gov>
Sent: Tuesday, June 3, 2025 4:54 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Allison Bonato-Garcia <Allison.Garcia@tillamookcounty.gov>
Subject: RE: #851-25-000184-PLNG- Three Arch Inn

Hi Sarah,

We currently have 6 rooms licensed with them. I would need to see a drawing if they are proposing more, or maybe they never went through review with your office before opening up that 6th room, and we didn't know to check with your office? They have had 6 rooms for a few years now.



Jaime Craig REHS
TILLAMOOK COUNTY | Environmental Health Program Manager
(She/Her/Hers) ([Why pronouns matter](#))
2111 8th St. | PO Box 489
Tillamook, OR 97141
Phone (503) 842-3909
Fax (503) 842-3983
Jaime.Craig@tillamookcounty.gov
www.tillamookchc.org

***NEW EMAIL effective immediately. Please update my contact within your systems to Jaime.Craig@tillamookcounty.gov**

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Although our office is open, staffing availability may limit when our office door is open. If you need to schedule time to speak with Environmental Health, please call 503-842-3909 to schedule an in-person appointment. Thank you. Our office hours are from 8:30 to 4:30 with a lunch from 12:15-1:15 pm.

From: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Sent: Tuesday, June 3, 2025 4:15 PM
To: Jaime Craig <Jaime.Craig@tillamookcounty.gov>
Cc: Allison Bonato-Garcia <Allison.Garcia@tillamookcounty.gov>
Subject: FW: #851-25-000184-PLNG- Three Arch Inn
Importance: High

Hello Jaime,

I am finishing the staff report for this request now and have to get it published by Thursday.

Looking for any comments you may have. Applicant is proposing to convert the existing dwelling unit to a motel unit for a total of six (6) motel units at the Three Arch Inn.

Can you please confirm if anything is required? Can you also confirm the number of units you currently have under the motel/hotel license for this property?

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Sent: Thursday, May 15, 2025 3:07 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Allison Chase <Allison.Chase@tillamookcounty.gov>
Subject: #851-25-000184-PLNG

Good afternoon,

Please see the link below for the Notice of Public Hearing for #851-25-000184-PLNG for a Conditional Use Request.

<https://www.tillamookcounty.gov/commdev/project/851-25-000184-plng>

Thanks,



Sarah Thompson (she/her) | Office Specialist 2
TILLAMOOK COUNTY | Surveyor Department
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3423
Sarah.thompson@tillamookcounty.gov