



**DEPARTMENT OF COMMUNITY DEVELOPMENT  
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS**

1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://www.tillamook.or.us)  
Building (503) 842-3407  
Planning (503) 842-3408  
Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1(800) 488-8280

*Land of Cheese, Trees and Ocean Breeze*

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

**NOTICE OF PUBLIC HEARING  
TILLAMOOK COUNTY PLANNING COMMISSION**

**Date of Notice:** August 16, 2023

A public hearing will be held by the Tillamook County Planning Commission at 6:30p.m. on Thursday, September 14, 2023, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

**#851-23-000162-PLNG:** Request for Non-Conforming Minor Review approval to expand the existing non-conforming use of a motel with an interior remodel of an existing structure to remove the eating and drinking and retail uses and add three (3) additional motel units for a total of nine (9) motel units. No exterior expansions of the structure are proposed. The subject property is accessed via Pacific Avenue (Highway 131), is located within the Unincorporated Community of Oceanside, is zoned Commercial Oceanside (COS) and is designated as Tax Lot 5200 in Section 30BC of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The applicant and the property owner are Duane J. Bauley.

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

Applicable criteria are contained within the Tillamook County Land Use Ordinance Section 7.020: Non-Conforming Uses and Structures. Only comments relevant to the approval criteria are considered relevant evidence. Relevant standards include and may not be limited to applicable standards contained within TCLUO Section 3.312: Commercial Oceanside (COS) Zone.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the September 14, 2023 hearing and hearing protocol, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/commdev> or email Lynn Tone, Office Specialist 2, at [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us). The virtual meeting link can be found on the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the September 14, 2023, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, September 5, 2023, will be included in the packet mailed to the Planning Commission the week prior to the September 14, 2023, hearing. Failure of an issue to be raised in a hearing, in person or

by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Office Specialist 2, Tillamook County Department of Community Development, [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us) as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

Documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact Lynn Tone for additional information [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us) or call 1-800-488-8280 x3423.

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

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearings, call 1-800-488-8280 ext. 3423 or email [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us) at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information regarding this application request, please contact Allison Chase, Land Use Planner, at 1-800-488-8280 ext. 3314 or email [achase@co.tillamook.or.us](mailto:achase@co.tillamook.or.us).

Tillamook County Department of Community Development

  
Allison Chase, Land Use Planner

Sarah Absher, CFM, Director

Enc. Maps

### **REVIEW CRITERIA**

#### **ARTICLE VII - NONCONFORMING USES AND STRUCTURES**

(11) MINOR REVIEW: Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:

- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:
  - i. A comparison of existing use or structure with the proposed change using the following factors:
    1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;
    2. Numbers and kinds of vehicular trips to the site;
    3. Amount and nature of outside storage, loading and parking;
    4. Visual impact;
    5. Hours of operation;
    6. Effect on existing vegetation;
    7. Effect on water drainage and water quality;
    8. Service or other benefit to the use or structure provides to the area; and
    9. Other factors relating to conflicts or incompatibility with the character or needs of the area.

- ii. The character and history of the use and of development in the surrounding area.
- (b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

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

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

#### **Know the Process**

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

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

#### **Understand the Issue**

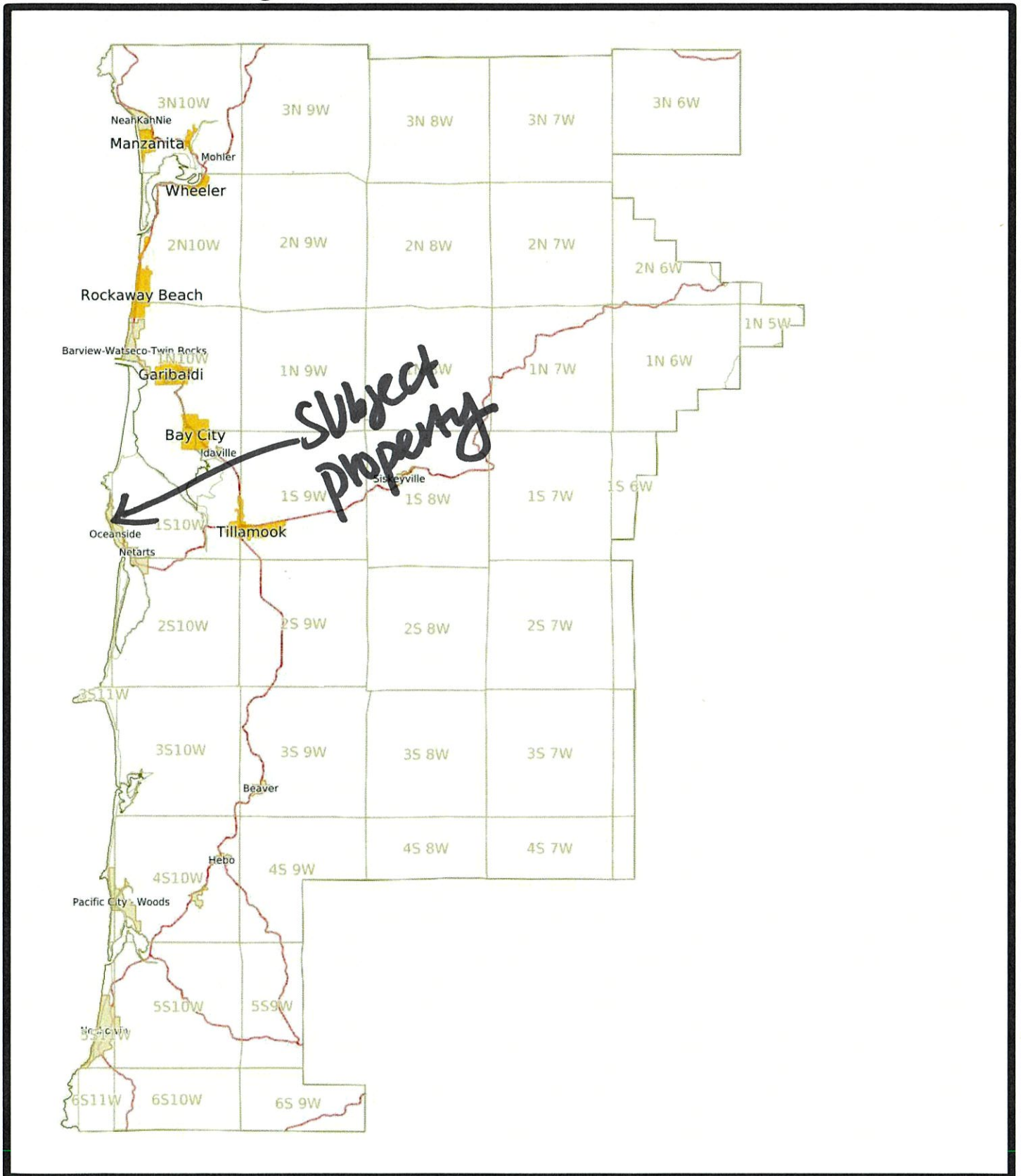
- Become familiar with the land use record (application, staff report and hearing materials) found on the Land Use Applications page under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).
- Prepare an outline of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

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

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

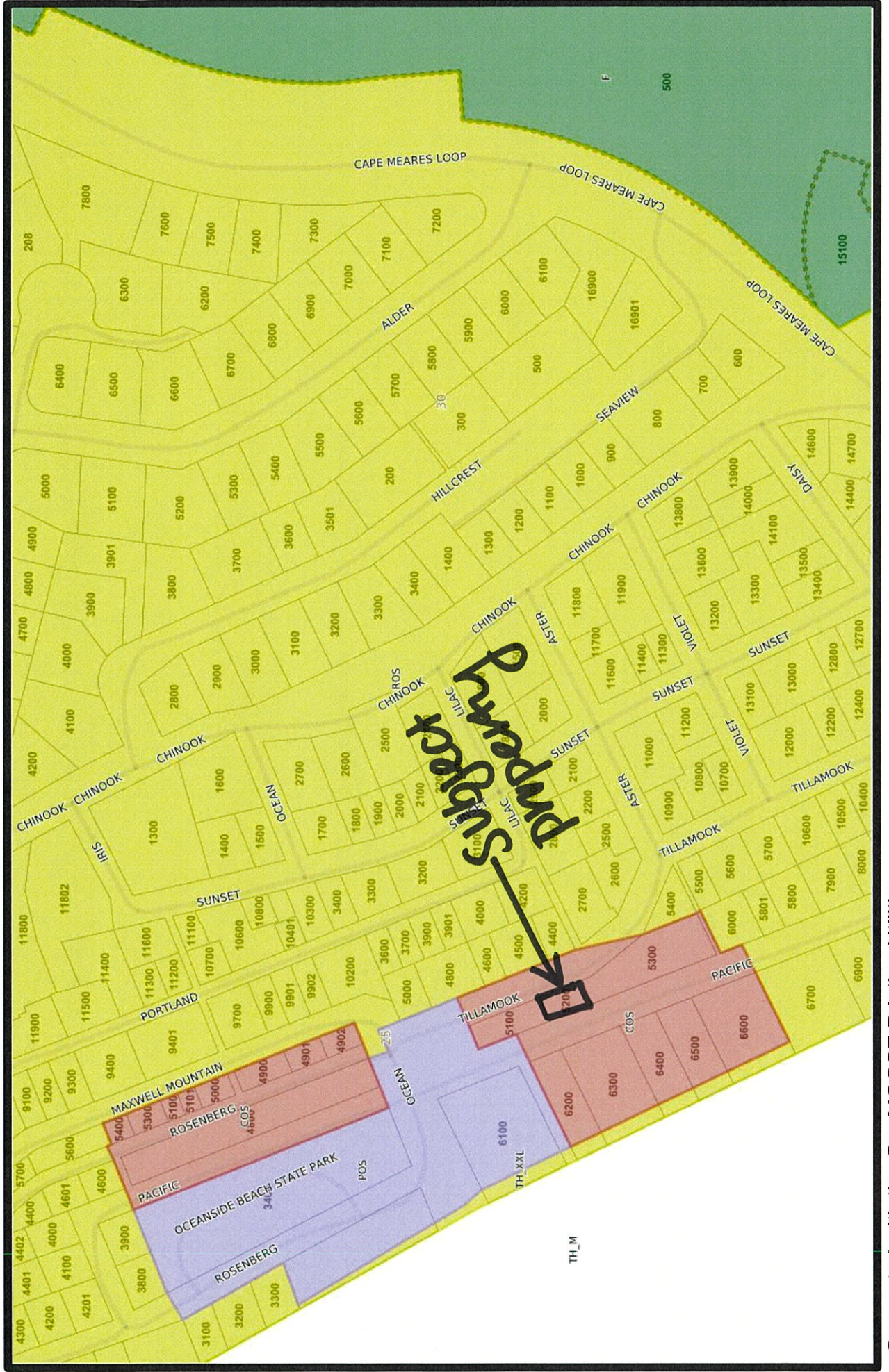
# EXHIBIT A

# Vicinity Map



# Zoning Map

MOOSEMAPPING



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

0 50 100 150 200 Feet



CANCELLED  
100  
400  
1700  
1900  
2000  
2400  
3000  
3500  
3800  
4100  
4300  
4700  
5000  
5800  
6800  
7200  
8300  
8800  
9301  
10000  
10500  
11500  
12100  
12300  
12701  
12900  
14300  
14500  
14800  
15000  
11100  
12401

01S10W30BC  
OCEANSIDE

Revised 12/15/21, WS

# Hazards Map

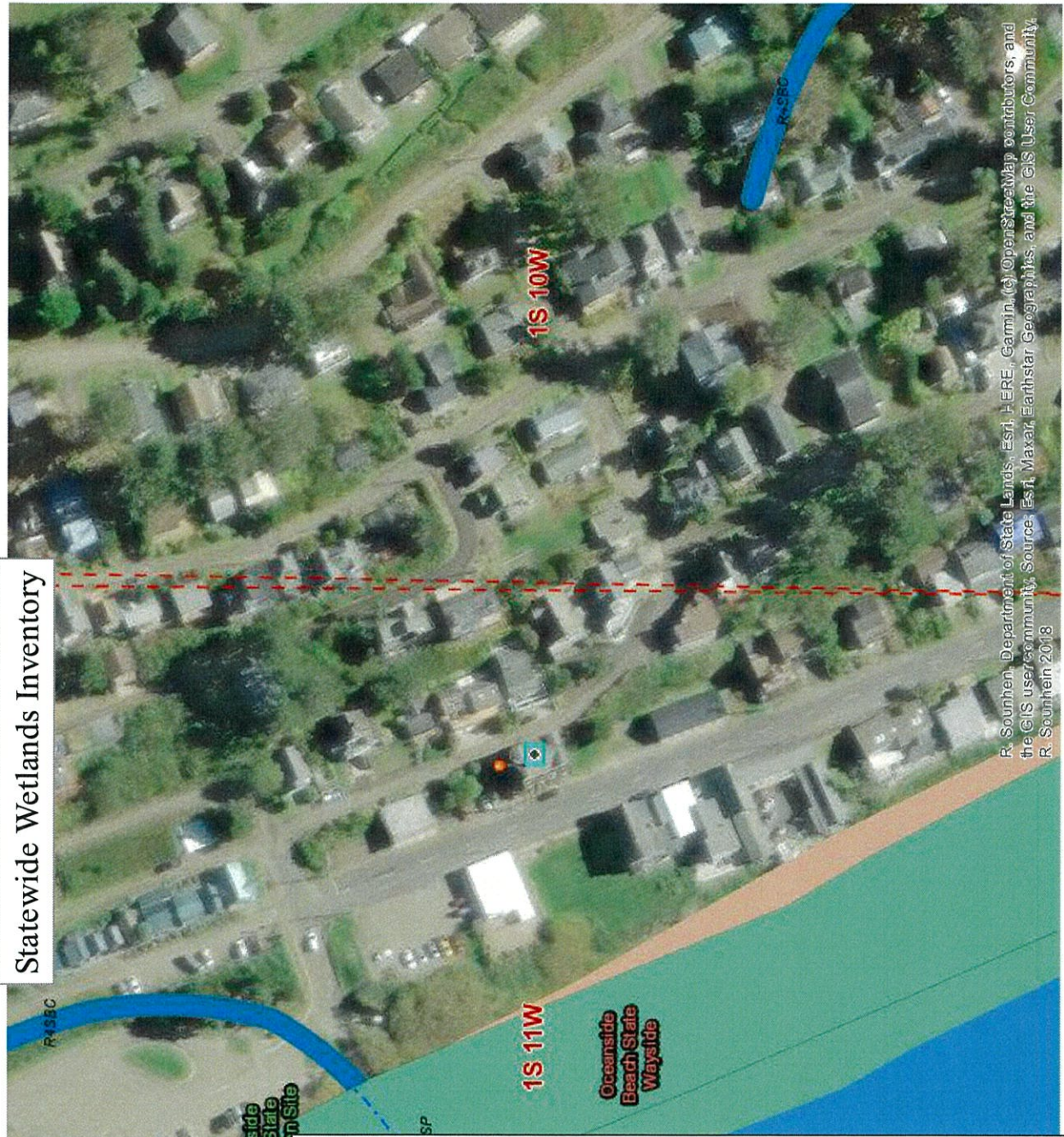


**Disclaimer:** The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

Printed 8 / 15 / 2023



# Statewide Wetlands Inventory



R. Sounhen, Department of State Lands, Esri, HERE, Garmin, (C) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounhein 2018

- Townships
- LWI Study Area
- NHD Springs/Seeps
- 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 Agate-Winlo Soils

1 inch = 0.04 miles  
 0 0.0125 0.025 0.05 0.075 0.1 mi

The 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.

# National Flood Hazard Layer FIRMette

123°58'28"W 45°27'48"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**

- NO SCREEN  
*Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard  
*Zone*

**GENERAL STRUCTURES**

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

**CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION**

- 20.2
- 17.5
- 8
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study

**OTHER FEATURES**

- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

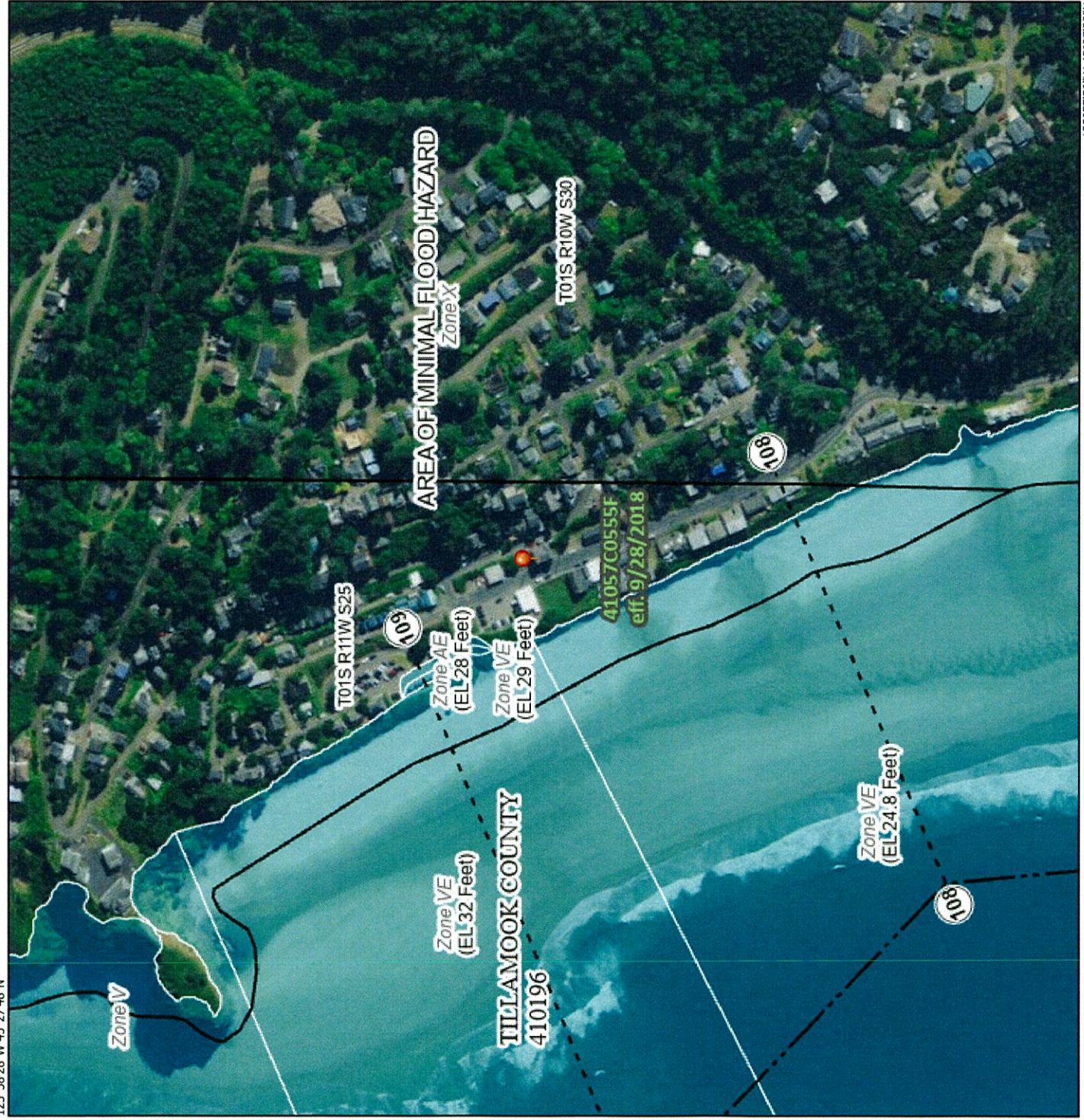
- Digital Data Available
- No Digital Data Available
- Unmapped

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 8/15/2023 at 6:08 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

1:6,000

Feet

2,000

1,500

1,000

500

250

0

# **EXHIBIT B**



## PLANNING APPLICATION

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

Name: Duane J. Bailey Phone: (503) 701-0562

Address: 2970 War Eagle Dr.

City: Lake Hamsu City State: AZ Zip: 86406

Email: zarchinn@gmail.com

**Property Owner**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b> JUN 01 2023 BY: _____
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: _____	
Receipt #: _____	
Fees: <u>15000</u>	
Permit No: <u>851-23-100002-PLNG</u>	

Request: "Expansion of A Non Conforming Use." We would like to remodel the lowest level (Pacific Ave.) commercial area into three more Hotel/Motel units. Making the whole three story building a 9 unit Hotel/Motel structure. All expansions/remodel are interior.

**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: T15 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 J. Bailey  
 Property Owner Signature (Required)

6-1-2023  
 Date

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

## **MINOR CRITERIA ANSWERS**

Expansion of a non-conforming use.

Three Arch Inn – Oceanside Pacific Trinity, LLC.

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 existing use Coffee-surf shop and restaurant, on the right side will be proposed 3 new hotel rooms.

I Duane Bauley owner-operator of the Three Arch Inn believe the main issue in Oceanside is parking and the change of use for the proposed expansion of 3 new hotel rooms will only improve the parking availability in Oceanside daily basis.

If you compare existing use with 2-3 employee parking spaces every day from 7:30 am to 6:30 pm and 5-30 parking spaces for coming and going customer from 8 am to 6 pm to proposed use with 0-3 parking spaces everyday and overnight with guest also checking out at noon and checking in at 3 pm will give at least 3-hour window for more mid-day parking.

Yes, the proposed has overnight parking but Oceanside has ample parking in the overnight hours so for daily parking it is obvious it will improve parking in Oceanside.

Also, I have spoken with Richard and a gentleman named Zee with ODOT, Kris Laity with Tillamook County Public Works and Chief Carpenter Tim with Netarts-Oceanside Fire District and all have no significant concerns for the change of proposed use.

**# 11.i.1.**

<b>EXISTING USE</b> <b>(Retail space, coffee shop and restaurant)</b>	<b>QUESTION i.1</b>	<b>PROPOSED CHANGE</b> <b>(3 New Hotel rooms)</b>
<ol style="list-style-type: none"> <li>1. Commercial kitchen exhaust fan.</li> <li>2. Weekly produce delivery (commercial trucks)</li> <li>3. Stop and Go customer's cars 5-30 (daily 8am to 6pm)</li> <li>4. Employee parking 2-3 cars daily.</li> </ol>	<b>(Noise)</b>	<ol style="list-style-type: none"> <li>1. No more commercial Kitchen exhaust fan.</li> <li>2. No weekly produce (commercial Trucks).</li> <li>3. 0-3 Customer's cars daily and overnight.</li> <li>4. No employee parking 2-3 cars daily</li> </ol>
<p>-----NONE-----</p>	<b>(Vibration)</b>	<p>-----NONE-----</p>
<p>Traffic dust 5-30 cars daily.</p>	<b>(Dust)</b>	<ol style="list-style-type: none"> <li>1. 0-3 cars daily and overnight.</li> </ol>
<ol style="list-style-type: none"> <li>1. Commercial Kitchen exhaust Fan.</li> </ol>	<b>(Odor)</b>	<ol style="list-style-type: none"> <li>1. No commercial kitchen exhaust fan.</li> </ol>
<ol style="list-style-type: none"> <li>2. Commercial Kitchen exhaust fan.</li> <li>3. 5-30 customers cars daily.</li> </ol>	<b>(Fumes)</b>	<ol style="list-style-type: none"> <li>1. No commercial Kitchen exhaust fan.</li> <li>2. No more 5-30 customers cars daily.</li> </ol>
<p>-----NONE-----</p>	<b>(Glare)</b>	<p>-----NONE-----</p>
<ol style="list-style-type: none"> <li>1. Commercial kitchen exhaust fan.</li> </ol>	<b>(Smoke)</b>	<ol style="list-style-type: none"> <li>1. No commercial Kitchen exhaust fan.</li> </ol>

<b>EXISTING USE</b> <b>(Retail space, coffee shop and restaurant)</b>	<b>QUESTION i.2</b>	<b>PROPOSED CHANGE</b> <b>(3 New Hotel rooms)</b>
1. 5-30 customer cars daily coming and going. 2. Commercial delivery trucks 2-3 times weekly. 3. 2-3 employee parking space daily.		1. 0-3 Guest cars daily and overnight. 2. Guest check out at noon and check in at 3 pm.
1. No outside storage.	<b>QUESTION i.3</b>	1. Remain the same
1. Outdoor dining.	<b>QUESTION i.4</b>	1. No outdoor dining.
1. 8am to 6 pm.	<b>QUESTION i.5</b>	1. 24/7
1. Commercial kitchen exhaust fan.	<b>QUESTION i.6</b>	1. No commercial kitchen exhaust fan.
1. No effect.	<b>QUESTION i.7</b>	1. No effect.
1. Retail space-coffee shop-restaurant.	<b>QUESTION i.8</b>	1. 3 brand hotel rooms.
1. No conflicts or incompatibility for area.	<b>QUESTION i.9</b>	1. No conflicts or incompatibility for area.

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

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

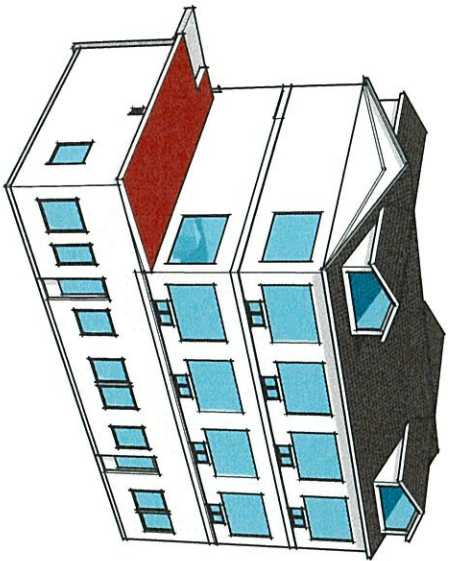
Somewhere in the 1960's or 1970's it became a bar called The Anchor. In 2005 it had a massive remodel adding 2 more stories for 6 hotel rooms with coffee shop and restaurant on first floor. Development in the surrounding area is virtually the same with hotel/motel, cabins and restaurants all within a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

*Thank you, sincerely.*

**Duane Bauley.**

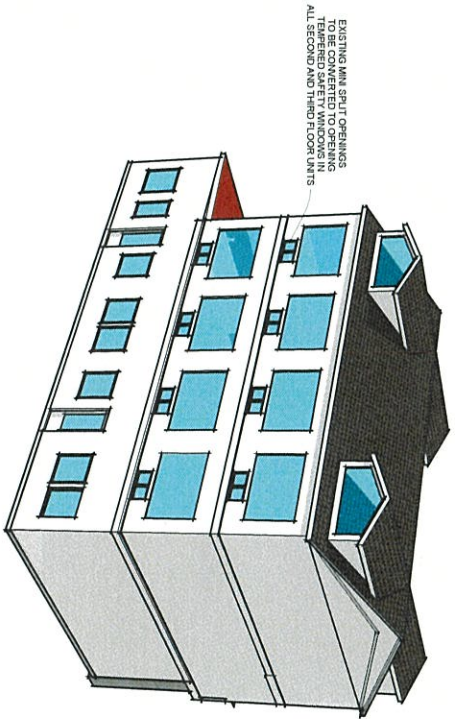
*Three Arch Inn owner.*





1 EXTERIOR PERSPECTIVE

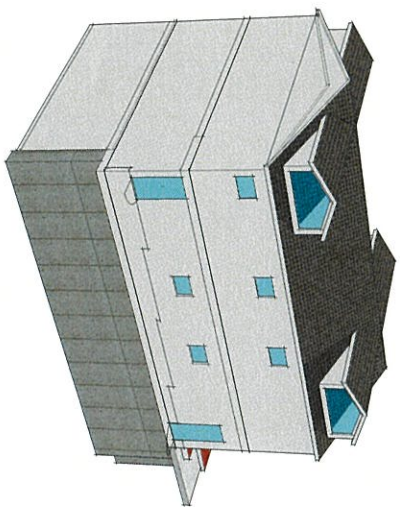
NTS



EXISTING MAIN STAIR OPENINGS  
TO BE CONVERTED TO OPENING  
TEMPERED SAFETY WINDOWS IN  
ALL SECOND AND THIRD FLOOR UNITS

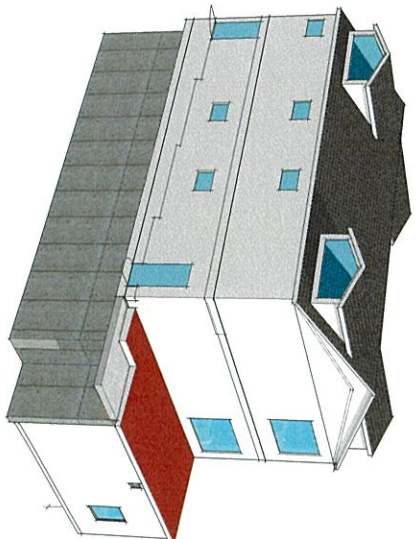
2 EXTERIOR PERSPECTIVE

NTS



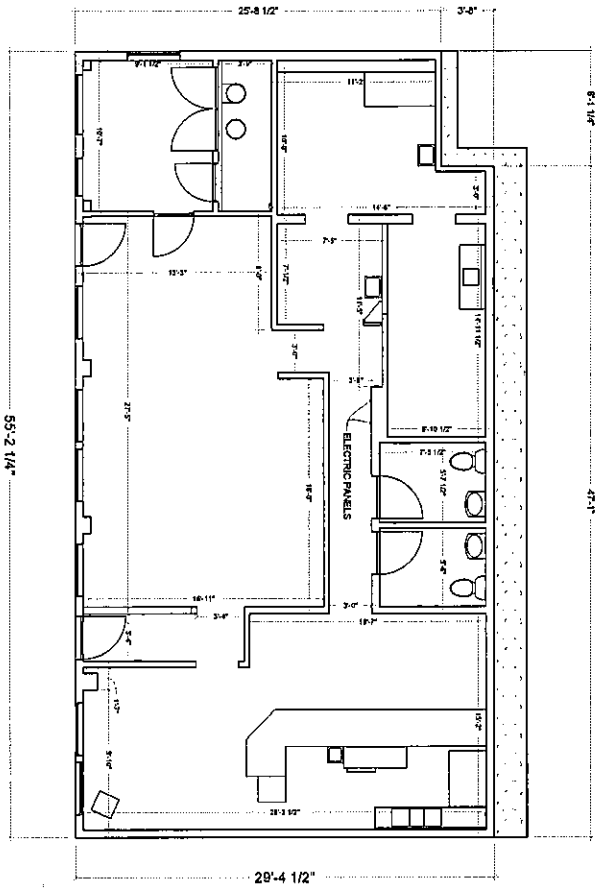
3 EXTERIOR PERSPECTIVE

NTS



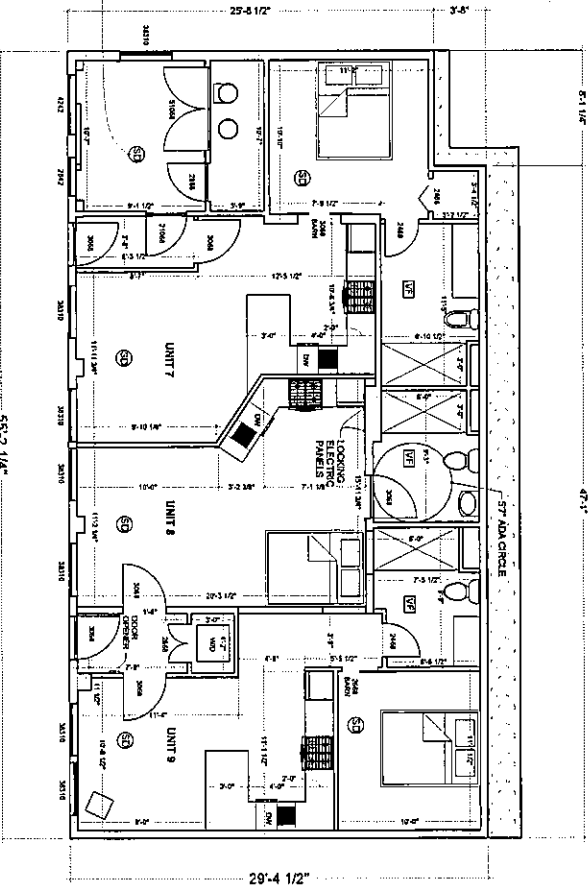
4 EXTERIOR PERSPECTIVE

NTS



1 EXISTING FIRST FLOOR PLAN

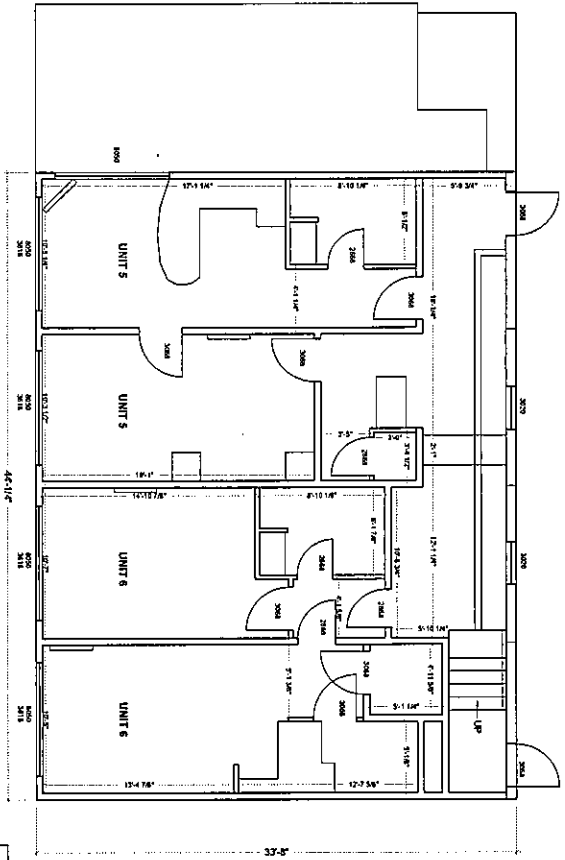
SCALE :: 1/4" = 1'-0"



1 NEW FIRST FLOOR PLAN

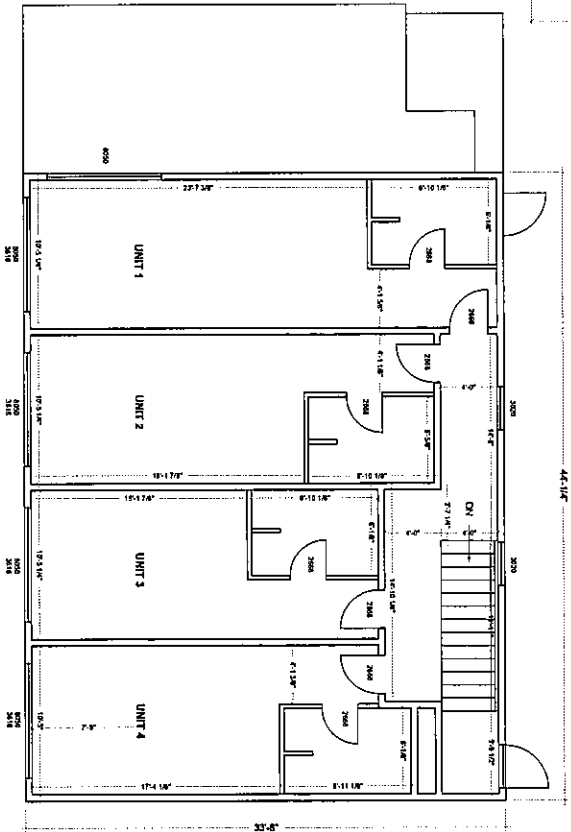
SCALE :: 1/4" = 1'-0"

SMOKE DETECTORS ARE TO BE INSTALLED IN EACH UNIT AND IN COMMON AREAS. DETECTORS WITH BATTERY BACKUP SHALL BE INSTALLED IN COMMON AREAS.



**1 SECOND FLOOR PLAN**

SCALE :: 1/4" = 1'-0"

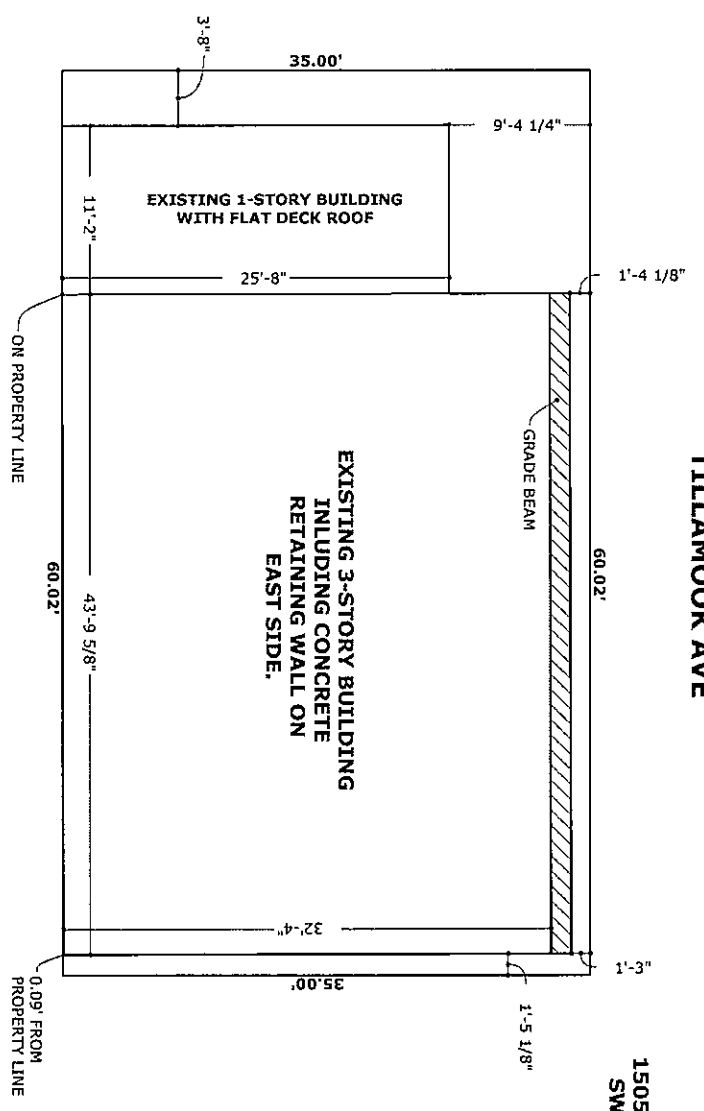


**2 THIRD FLOOR PLAN**

SCALE :: 1/4" = 1'-0"



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



# 1 SITE PLAN

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

<b>A</b>	REVISION DATE June 19, 2023	OWNER/PROJECT THREE ARCH INN DJ BAULEY	BUILDER	SCOVIEL DESIGN GROUP
	01			



# 1 PARKING PLAN

SCALE :: 1" = 60'-0"

<b>A</b>	REVISION DATE June 19, 2023	OWNER/PROJECT THREE ARCH INN DJ BAULEY	BUILDER	SCOWEL DESIGN GROUP
	02			

Tim Wolden, Structural Consultant  
34930 Hwy 53  
Nehalem, OR 97131

(541) 915-6389 cell  
(503) 368-7962 office  
(503) 368-7963 fax  
[tim@woldense.com](mailto:tim@woldense.com)

May 11, 2023

Duane Bailey  
[3archinn@gmail.com](mailto:3archinn@gmail.com)  
Three Arch Inn  
1505 Pacific Avenue  
Oceanside, OR

Re: Structural Review – Check Proposed Revised Framing for the Three Arch Inn Lower Floor of the Three Arch Inn in Oceanside, Oregon

Mark:

I have reviewed the remodeling plans that you sent to me earlier this week for the Three Arch Inn at 1505 Pacific Avenue in Oceanside, Oregon per your earlier request. The plans were prepared by the Scovel Design Group and they show the new floor plan for the lower floor of the three-story structure. This portion of the building is currently commercial space that you are converting into three new hotel rooms.



West Elevation of Three Arch Inn

In particular, you asked me to determine if there was anything structural about the proposed revision to the existing structure. The floor joist span left to right (north to south) and bear on two wall lines. The new wall layout for the three new room will actually add walls under the upper floor joists which will reinforce the upper floor framing. The only existing bearing wall that is being removed is at the bathroom to Unit #9. The wall will be moved a little under four feet to the south and the resulting joist span is not greater than any other existing joist spans.

In conclusion, there is no structural concern for the proposed revised wall layout for the remodeling of the first floor of the Three Arch Inn in Oceanside. I have appreciated the opportunity to assist you with this revised framing design. Call me if you have any questions or changes.

Sincerely,

Timothy Wolden

Tim Wolden, Structural Consultant  
34930 Hwy 53  
Nehalem, OR 97131

(541) 915-6389 cell  
(503) 368-7962 office  
(503) 368-7963 fax

[tim@woldense.com](mailto:tim@woldense.com)

## INVOICE

WSE Job # 23088.01

May 11, 2023

Duane Bailey  
[3archinn@gmail.com](mailto:3archinn@gmail.com)  
Three Arch Inn  
1505 Pacific Avenue  
Oceanside, OR

Re: Structural Review – Check Proposed Revised Framing for the Three Arch Inn  
Lower Floor of the Three Arch Inn in Oceanside, Oregon

Tasks: Structural Review Letter

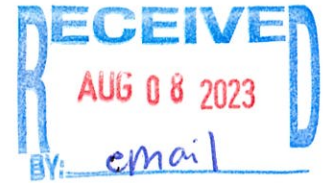
Minimum Fee for Review Letter                      \$ 125.00

**Total Balance Due:**    **\$ 125.00**

Balance due upon receipt.

Thank You, Duane

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



**11 (a)**

The request for 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 third hotel rooms and has no adverse impact on neighboring area neither shall this request to change existing retail space to 3 new hotel rooms. In fact, we believe this request will be less impactful to the neighboring area, because there will be less traffic and more parking available all day long on Pacific Avenue.

**Criteria (a) (i)**

2. We believe there will be a substantial change in available daytime parking with the proposed new use. The proposed use will require 0-3 cars overnight on Pacific Avenue, which is an increase for overnight parking but if you were to ever see Pacific Avenue overnight you would see only two cars on west side of Pacific Ave that belong to dwelling above Rosana's Restaurant leaving plenty of space for proposed 0-3 cars in front of the Three Arch Inn. The new parking will remain the same as the existing



parking since there is no dedicated parking on Pacific Ave. The existing use requires 2-3 employee parking places all day and 5-30 customers cars in and out all-day causing congestion at times on Pacific Ave. We know that proposed use will have 0-3 cars and not 5-30 customers cars in and out as existing use. The proposed 0-3 cars when checking out will leave before noon and check in after 3 pm leaving more daytime spots open, also keep in mind these same 0-3 cars will leave during the daytime for sightseeing, food, etc. and leave open parking. All these things considered the request definitely will not have greater impact than existing.

**3.** The proposed loading and unloading will have less impact than existing use if you consider the commercial delivery food trucks, 2- 3 employee cars and between 5-30 customers cars in and out from existing use to the proposed 0-3 hotel rooms guest cars that park and take out their personal language and load back in their cars, upon check in (3 pm) and check out (noon).

**4.** The proposed visual impact would be considerably less as you will not have the cars and traffic in front of the building also dining tables and chairs on sidewalk will not exist as well as pop up for shade with surf boards and wet suits on north side of the building and also two signs with two bicycles on the street on Pacific Avenue. New use would be a cleaner and less busy visual look on exterior. Overnight parking you would see 0-3 guest cars in front of the building, across the street or anywhere on Pacific ave. allowed. Daytime parking would also be the same as overnight parking.

**5.** The proposed hours of operation change will have little to no impact. The only change we can think of is maybe a hotel guest arrives late at night or early in the morning, even if that were to happen being where the building is in a commercial area it should have little or NO impact to the neighboring area.

**6.** The new use will have a positive impact on existing vegetation as there will be less traffic pollution, no commercial kitchen grease fan, and no washing surfboards on the north side of the building. Everything else will remain the same as existing use.

**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 amount of families who come to have a great experience here and put revenue in to Oceanside economy. Also these 3 rooms will increase County lodging tax by over 10 thousand dollars annually.

**9.** I Duane Bauley owner operator of the Three Arch Inn have experience of running the existing hotel on the second and third floor 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.