



City of Bay City

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AGENDA BAY CITY PLANNING COMMISSION MEETING November 16, 2022 6:00 P.M.

1. CALL TO ORDER – 6:00 P.M
2. MINUTES
 - a. Planning Commission Meeting 10/19/2022 – **not available at this time.**
3. VISITORS PRESENTATION
 - a. None.
4. UNFINISHED BUSINESS
 - a. None.
5. NEW BUSINESS/ PUBLIC HEARINGS
 - a. Palmer/Imholt – request for Conditional Use Permit #CU-2022-04 for a higher density Multi-Family development (12 units) and Density Variance #V-2022-05.
6. OTHER
 - a. None
7. PLANNING COMMISSION, CITY COUNCIL AND CITY PLANNER CONCERNS
 - a. Planner Monthly Report
8. ADJOURNMENT

To attend by phone: (518) 992-1125 Access 389573#

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City of Bay City

Conditional Use Permit CU-2022-04 and Lot Size/Density Variance Request V-2022-05 Staff Report

To: City of Bay City Planning Commission
From: David Mattison, Planning Tech
Applicant: Nathaniel Palmer and Scott Imholt
Title: Request for Multi-Unit Residential with a Lot Size (Density) Variance on the subject property.
Case File #CU-2022-04 and #V-2022-05

Nature of the Application:

The applicant is requesting to place higher density residential with 12 2-bedroom units (6 duplexes) onsite, at property located at the southeast corner of 4th Street and A Street, Bay City, OR 97107, legally described as 1N1034DD Tax Lot 2100, in the North High Intensity (NHI) Zone.

Relevant Facts:

The following is a summary of the facts and testimony found to be relevant to this decision.

- 1) PROPERTY LOCATION: The property is located at the southwest corner of 4th Street and A Street, and is further identified on Tillamook County Assessor's Map #1N10W34DD Tax Lot 2100.
- 2) LOT SIZE: approximately 0.58 acres
- 3) ZONING DESIGNATION: North High Intensity Zone (NHI)
- 4) SURROUNDING LAND USE: The subject property is adjacent to Bay City Arts Center and a single-family Dwelling to the north; multi-family and single-family homes to the east and west; and commercial (the Landing Restaurant, to the south. The adjacent lots to the north are zoned Moderate Intensity (MI); the adjacent lots to the east, west and south are in the North High Intensity Zone (NHI).
- 5) EXISTING STRUCTURES: There is no structure on the subject property.
- 6) DEVELOPMENT CONSTRAINTS: The lot is generally level (under 12% slope).

Relevant Criteria:

- a. The Bay City Comprehensive Plan: Land Use Category – North High Intensity Zone (NHI);
Land Use Categories:

1. High Intensity:

The High Intensity category is where most intensive uses are carried out, such as commercial retail, wholesale, service, governmental, commercial recreation, high intensity residential, and light manufacturing. Standards for these uses shall be provided in the Development Ordinance. Residential density in the High Intensity Zone shall range from 8 to 12 dwellings per net acre.

A. The Town Center:

This area is the central commercial portion of the City. The uses here are intended to be those which are important to the daily life of the City grocery stores, the post office, cafes, a tavern, shops, the City Hall, the park, church, and meeting halls. This is considered a good location for apartments, especially for elderly persons who could walk to the activities mentioned above.

Standards of community design in this area should promote compact, land intensive uses, such that people can

park their cars in one place and walk to several shops or locations. As the community grows, a well designed and located parking lot could be necessary to maintain this town center concept.

Types of uses which would not be permitted in this area are those which require large land areas, such as service stations, fast food carryout places or drive-ins or car lots. Warehousing or light industrial uses should also be located elsewhere.

An important consideration in downtown Bay City is architectural control. The community is central to its being a desirable place to live and shop and important in attracting new business. The old church, parsonage, and Masonic Hall are architectural and historic assets to the community and deserve to be protected from garish or incompatible uses. As new construction occurs in this area, whether it be a tavern, laundromat, or apartment house, the City should have the opportunity to control the appearance of the buildings and its location on the site. Through a site design and architectural control ordinance, the City could have a choice in prescribing how the community should look.

Goal III: To Maintain The Quiet Residential Nature Of Bay City.

Policy 1 stat that, 'There shall be a wide variety of housing types in the City, including apartments and mobile homes, to accommodate a wide range of incomes, tastes, and other desires.'

Policy 2 stat that, 'Higher density residential development should occur where the streets, public facilities, and services are capable of handling it.'

Goal VIII: To Provide A Wide Variety Of Housing Opportunities In Bay City.

Policy 4, states that, 'The Development Ordinance shall provide for varying density levels and housing types in support of this goal.'

Policy 5, states that, 'Density incentives or bonuses shall be provided to encourage high quality housing development.'

b. Bay City Development Ordinance. Article 1. Introductory Provisions and Intensity Zones.

Section 1.4 High Intensity Zone (HI)

Section 1.401 Purpose: The purpose of the high intensity area is to provide areas of land in which intensive types of activities can take place. These include, but are not limited to, commercial, industrial, higher density residential, intensive commercial recreation, and similar types of activities with heavier impacts. These uses are also allowed in the moderate intensity area, but with more restrictive standards.

Section 1.403 North High Intensity Area (The Town Center): It is the intent of this section to encourage an identifiable town center, in which a variety of primary retail, service, and governmental activities are carried out. It is the area encompassing the post office, City Hall, the Church, grocery stores, cafes and taverns, the main city park, and various shops. Uses allowed and encouraged here are those which are land intensive and do not have large parking needs such as drive-in restaurants. Uses surrounding the historic structures must be architecturally compatible.

Section 1.406 High Intensity Zone Standards

Section 1.407 Maximum Lot Coverage

a. Mixed Commercial – Residential / Residential Uses 50%

Section 1.408 Minimum Open Area

a. Mixed Commercial – Residential / Residential Uses 50%

Section 1.409 Minimum Landscaped Open Area

A minimum of 5% of the total lot area of a commercial, industrial, or other non-residential use shall be maintained in landscaped open area, located on the street side or in front of the use.

c. Bay City Development Ordinance. Article 2, Conditional Uses,

Section 2.103 Conditional Use Considerations. In permitting a new conditional use or the alteration or extension of an existing conditional use, the Planning Commission shall use the following considerations in review of applications:

- a. Conformance with the Goals and Policies of the Comprehensive Plan and the Standards and Policies of the Zone; and
- b. Compatibility of the use with the surrounding area or neighborhood in terms of lot size, building height or bulk, traffic circulation, parking, provision of signs, buffering, screening, landscaping, open space, control of smoke, glare, noise, and hours of operation.

Section 2.104 Construction of a Conditional Use

- a. Work shall commence within six months of the granting of a conditional use permit. Upon application, the Planning Commission may grant one six-month extension.

As per the Conditional Use Application Form (for those not listed in these other sections);

- a. Demonstrate that a demand exists for the use at the proposed location. The factors which should be considered in describing whether or not a demand exists include: accessibility for users (such as customers and employees); the availability of similar existing uses, and any other appropriately zoned sites – particularly those not requiring conditional use approval are not appropriate.
- b. Demonstrate that the site has an adequate amount of for any required yards building, drives, parking, loading and unloading area, storage facilities, utilities or other facilities which are required by the development code or are desired by the applicant.
- c. Demonstrate that the topography, soils and other physical characteristics of the site are appropriate for the use.

Section 2.2 Conditional Use Standards

Section 2.201 Multifamily, Cluster, or Apartment Dwellings

- a. Structures shall meet the lot coverage, open area, and where applicable, common open space requirements of the zone in which they are located.
- b. Structures shall be placed to retain existing trees, wherever possible. Buffers and screens, as described in Section 3, may be required by the Planning Commission.
- c. At least 50% of the required open area is usable by the residents of the development. This can be in the form of lawns, outdoor play areas, swimming pools, patios or decks, or natural area.
- d. Parking areas are located in an unobtrusive location, are landscaped and separated into no more than 8 spaces per bay, and are buffered from surrounding residential uses or other low intensity uses.
- e. Traffic is routed onto an existing or planned arterial or collector street, and safety of ingress and egress is considered.

Section 2.215, General Conditional Use Standards.

The following conditional use standards shall apply to all activities listed in the Use Matrix as a conditional use:

a. Traffic Generation Standards

- 1) Uses with high traffic generation, as determined by the Planning Commission using acceptable traffic generation documents, shall be located in the high intensity areas of the City or within 100 feet of the intersection of two arterial streets.
- 2) Uses which would generate moderately greater traffic volumes than residential uses occupying the same land area at allowable densities shall be located on arterial streets.

- 3) Uses which would generate no more traffic than a residential use occupying the same land area at allowable density levels (calculated without bonus density) may be located on residential or collector streets.
- 4) Uses locating in the vicinity of U.S. Highway 101 shall have their access onto public streets other than U.S. Highway 101 in order to limit access points along the main highway. New access points may be allowed onto U.S. Highway 101 only where no alternative exists, as determined by the Planning Commission, and with the prior approval of the State Highway Division.

b. Public Facility and Services

- 1) Public facilities and services, including sewer, water, storm drainage, fire protection, electrical service, and schools shall have adequate capacity to serve projected needs of the proposed conditional use.
- 2) The person(s) requesting the conditional use permit shall be responsible for all costs associated with the extension of public facilities or services, including system improvement charges.

c. General Environmental Standards

- 1) No noise, smoke, heat, odor, fumes, dust, glare, vibration, or water pollution shall be detectable beyond the property line of the proposed use, except for occasional maintenance such as lawn care or for normal emissions such as from wood burning stoves or fireplaces. Glare from street lights or floodlights shall be shielded from adjacent uses and shall be the minimum necessary to illuminate the property.
- 2) Variances from the above standards shall be granted only with the demonstration that: (a) the discharge would be within current state and federal standards; (b) there is a demonstrated hardship or public need which the variance would satisfy; and (c) adjacent properties or wildlife habitat would not be adversely affected.

Goals and Policies of the Comprehensive Plan and other Standards of this Ordinance shall be adhered to in the granting of Conditional Uses.

d. Bay City Development Ordinance. Article 3. Supplementary Provisions.

Section 3.3. Setback requirements

Section 3.302. Without Planning Commission Review

Setbacks from lot lines shall be:

- 20 feet in a front yard,
- 10 feet in a rear yard and
- 5 feet in a side yard.
- In the case of a yard abutting a street, with the exception of the front yard, the street yard setback shall be 15 feet and the rear yard setback, with the exception of a rear yard abutting a street, may be reduced to 5 feet.

Section 3.306 Definition of Setback

The minimum allowable horizontal distance to the adjacent property line measured from the farthest projection of a structure, including eaves, decks, chimneys, and other projections.

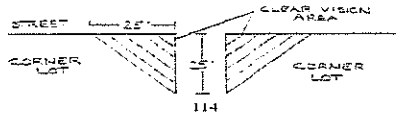
Section 3.5 Parking Standards

Multifamily Dwelling = 1 per unit

Section 3.704 Clear Vision Areas

A clear vision area shall be maintained on the corners of all property at the intersection of two streets. A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding

36 inches in height, except for trees with branches and foliage removed to a height of 8 feet above the ground, and opened wire fencing that does not obscure sight more than 10%.



Section 3.9 Street Lights or Security Lights

- a. Street lights shall be the minimum necessary wattage to illuminate a specific area, such as an intersection, and shall be at least 200 feet apart.
- b. Street lights, security lights, flood lights or spot lights shall be shielded so as not to cast glare on adjacent property.

e. Bay City Development Ordinance. Article 6. Variances.

1. Section 6.010 Purpose

The purpose of a variance is to provide relief when a strict application of the zoning requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

2. Section 6.030 Criteria for Granting Variances

Variances to requirements of this ordinance, with respect to lot area and dimensions, yard area, lot coverage, height of structure, vision clearance, decks and walls, and other quantitative requirements, may be granted only if, on the basis of the application investigation and evidence submitted by the applicant, all four expressly written findings are made:

- a. That a strict or literal interpretation and enforcement of the specified requirements would result in practical difficulty or unnecessary hardship.
- b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone.
- c. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.
- d. That the granting of the variance would support goals and policies contained with the Comprehensive Plan.

Findings:

The Planning Staff Finds:

1. The property is adjacent to commercial, the Bay City Arts Center, existing single-family and multi-family dwellings in the North High Intensity Zone (NHI). There will be no adverse impact to these properties.

2. An interpretation of the City Comprehensive Plan and Zoning Ordinance #341 allows the applicant to construct multi-family housing, in the NHI zone district, allowed as a conditional use.
3. Public facilities, for the space proposed to be used, include sewer, water, storm drainage, fire protection, and electrical service and have adequate capacity to serve projected needs of the proposed conditional use.
4. The increase in traffic is low volume with intermittent frequency. This is not a significant amount of additional traffic.
5. The proposed height is 24 feet and meets the required height.
6. The applicant provided the following information for the requirements listed in Section 1.406 – 1.409:
 - a. Development is shown to occupy less than 50% of the subject property (approximately 48%).
 - b. Open space is proposed to exceed 50% of the property (approximately 52%).
 - c. Landscaped Area exceeds 5% of the total lot area.
 - d. Density of Dwelling Units is less than 5,000 sq feet per dwelling unit.
Therefore a density variance has been requested.
 - e. Common Open Space is proposed to exceed the 15% minimum with 19%.
7. The following responses to the criteria listed in Section 2 for a Conditional Use Permit have been provided:

Section 2.103

- a. Conformance with the Goals and Policies of the Comprehensive Plan and the Standards and Policies of the Zone;

According to the City Comprehensive Plan, Land Use Category – North High Intensity Zone (NHI);
Land Use Categories:

1. High Intensity:

The High Intensity category is where most intensive uses are carried out, such as commercial retail, wholesale, service, governmental, commercial recreation, high intensity residential, and light manufacturing. Standards for these uses shall be provided in the Development Ordinance. Residential density in the High Intensity Zone shall range from 8 to 12 dwellings per net acre.

Goal III, To Maintain The Quiet Residential Nature Of Bay City. Policies 1 and 2 state that:

1. 'There shall be a wide variety of housing types in the City, including apartments and mobile homes, to accommodate a wide range of incomes, tastes, and other desires.'
2. 'Higher density residential development should occur where the streets, public facilities, and services are capable of handling it.'

Goal VIII, To Provide A Wide Variety Of Housing Opportunities In Bay City,

Policy 4, states that, 'The Development Ordinance shall provide for varying density levels and housing types in support of this goal.'

Policy 5, states that, 'Density incentives or bonuses shall be provided to encourage high quality housing development.'

The proposed high-density housing will provide a variety of housing types in the City accommodating a wide range of incomes, tastes and other desires. The streets – 4th, 5th and A Streets – and City facilities are capable of supporting this type of development.

This criterion has been met.

- b. Compatibility of the use with the surrounding area or neighborhood in terms of lot size, building height or bulk, traffic circulation, parking, provision of signs, buffering, screening, landscaping, open space, control of smoke, glare, noise, and hours of operation.

As identified with multi-family structures on adjacent properties, the proposed multi-family development is compatible with the surrounding area and will have an impact on the existing neighborhood. The density is less than the adjacent multi-family structure (at approximately 2,033 sq ft

per unit) but a small percentage greater than the surrounding single-family homes (at approximately 7,400 sq ft per unit). In the NHI Zone a higher density is supported in the City Comprehensive Pland Ordinance 374, and a higher density is supported in this area.

This criterion has been met.

As per the Conditional Use Application Form (for those not listed in these other sections);

1. Demonstrate that a demand exists for the use at the proposed location. The factors which should be considered in describing whether or not a demand exists include: accessibility for users (such as customers and employees); the availability of similar existing uses, and any other appropriately zoned sites – particularly those not requiring conditional use approval are not appropriate. According to the applicant, Tillamook County's Housing Needs Analysis, there is a demand for housing in Bay City, and the subject property is an adequate size to provide a variety of housing for the workforce. According to the Oregon State Housing Needs Assessment, the City Housing Needs Analysis, there is a need for additional housing in the City.

This criterion has been met.

2. The site has an adequate amount of space for any required yards building, drives, parking, loading and unloading area, storage facilities, utilities or other facilities which are required by the development code or are desired by the applicant.

As shown on the site plan and identified above, there is an adequate amount of space onsite for the yard requirements, building placement, driveway and parking. This arrangement meets all required setbacks onsite. The impervious surface and lot coverage is less than 50% (at 48%).

This criterion has been met.

3. The topography, soils and other physical characteristics of the site are appropriate for the use.

According to the applicant, there are no existing hazards, and the site is well-suited for this style of development.

The subject property is under 10% slope and will allow full use.

This criterion has been met.

Section 2.201 Multifamily, Cluster, or Apartment Dwellings

- a. Structures shall meet the lot coverage, open area, and where applicable, common open space requirements of the zone in which they are located. As identified by the applicant, development is shown to occupy less than 50% of the subject property (48%), open space is proposed to exceed 50% of the property (52%), and the landscaped area exceeds 5% of the total lot area.
- b. Structures shall be placed to retain existing trees, wherever possible. Buffers and screens, as described in Section 3, may be required by the Planning Commission. As shown on the site plan, a fence is provided on the south side of the subject property to screen the adjacent property.
- c. At least 50% of the required open area is usable by the residents of the development. This can be in the form of lawns, outdoor play areas, swimming pools, patios or decks, or natural area. As identified by the applicant, open space is proposed to exceed 50% of the property (52%), and the landscaped area exceeds 5% of the total lot area.
- d. Parking areas are located in an unobtrusive location, are landscaped and separated into no more than 8 spaces per bay, and are buffered from surrounding residential uses or other low intensity uses. As identified on the site plan, parking spaces are separated for every two (2) attached dwellings and therefore meet parking area requirements.
- e. Traffic is routed onto an existing or planned arterial or collector street, and safety of ingress and egress is considered. Traffic will be routed onto the adjacent streets – 4th Street, 5th Street and A

Street. Sidewalks will be constructed to separate the pedestrian traffic from the vehicular traffic. Each driveway will provide safe ingress and egress to/from the subject property.

These criteria have been met.

Section 2.215 General Conditional Use Standards

a. Traffic Generation Standards:

There are no traffic generation standards for multi-family housing at this capacity.

1) Uses with high traffic generation, as determined by the Planning Commission using acceptable traffic generation documents, shall be located in the high intensity area of the City.

Residential development for 12 houses is a low impact producer with little traffic impact or any other major impact on the limited resources of Bay City.

b. Public Facilities and Services:

1) Public facilities and services including sewer, water, storm drainage, fire protection, electrical service, and schools shall have adequate capacity to serve projected needs of the proposed conditional use.

Public services are available for the subject property from 4th and 5th Streets.

2) The persons requesting the conditional use permit shall be responsible for all costs associated with the extension of public facilities or services including system improvement charges.

The property owner/applicant is responsible for all costs associated with the extension of public facilities and services and any improvements.

c. General Environmental Standards:

1) No noise, smoke, heat, odor, fumes, dust, glare, vibration, or water pollution shall be detectable beyond the property line of the proposed use, except for occasional maintenance such as lawn care or for normal emissions such as from wood burning stoves or fireplaces. Glare from street lights of flood lights shall be shielded from adjacent uses and shall be the minimum necessary to illuminate the property. According to the applicant, no noise, smoke, heat, odor fumes, dust, glare, vibration, or water pollution shall be detectable beyond the property line except occasional maintenance such as lawn care or for normal emissions such as from wood burning stoves or fireplaces. Glare from street lights or security lights shall be shielded from adjacent uses and shall be the minimum necessary to illuminate the property, with little impact or any other major impact on the limited resources of Bay City.

These criteria have been met.

8. The applicant provided the following information for the standards listed in Article 3, Supplementary Provisions.

Section 3.5 Parking Requirements and Standards

The applicant has shown 2 off-street parking spaces per dwelling (a total of 24 off-street spaces – one (1) in garage, one (1) out) onsite.

This required standard has been met and exceeded.

9. Street Lighting/security lighting shall be the minimum necessary wattage to illuminate a specific area, such as an intersection, and shall be at least 200 feet apart. The street lights, security lights, flood lights or spot lights shall be shielded so as not to cast glare on adjacent property as described in Section 3.9.

10. The applicant provided the following responses to the criteria listed in Section 6 for a Variance:

Section 6.030 Criteria for Granting Variances

a. That a strict or literal interpretation and enforcement of the specified requirements would result in practical difficulty or unnecessary hardship. According to the applicant, not factoring in Goal VIII (5) of the Comprehensive plan, a strict interpretation of density would be 5 units. Given the dire need for

workforce housing in bay City a proposal of 12 'high quality' units is an alleviation to the unnecessary hardship.

The Comprehensive Plan and Ordinance #374 state that apartments and high intensity residential development is desirable in the High Intensity Zone. A limit of 5 units on the subject property in the NHI zone is not feasible to meet the intent of the Downtown Town Center, and creates a practical difficulty in supporting development.

This criterion has been met.

- b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone. According to the applicant, most of the land within the NHI Zone has been developed. The subject property is quite unique and warrants exceptional circumstances. It should be noted that the city park is directly across the street from this parcel. The residents of this high intensity development will likely use the park frequently due to its proximity. This is a unique attribute of this parcel of land. The proposed use of the property, more than a single-family development or an existing single-family development, or five homes on the property, will provide a greater intensity of uses in the Town Center which will provide an exceptional opportunity and extraordinary circumstance for further development and strengthening of the City's Town Center, creating an exceptional condition applicable to this property in the case.

This criterion has been met.

- c. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity. According to the applicant, the proposed development is not detrimental to public health, safety or welfare, and is in fact a benefit to public health and welfare. It is well known that the state of workforce housing on the Oregon Coast and Bay City is in dire need of additional housing. The welfare of workforce housing households in Bay City is benefitted with this additional density.

The granting of this variance will strengthen the health of the Bay City Town Center. Both 4th Street, 5th Street and A Street have the capacity to handle the additional impact of the development of the subject property.

This criterion has been met.

- d. That the granting of the variance would support goals and policies contained with the Comprehensive Plan. According to the applicant, this variance supports the goals and policies contained in the City Comprehensive Plan. By providing high intensity housing close to public parks, the Arts Center, restaurants and other commercial uses, residents are likely to walk to/from these commercial places and live an active and healthy lifestyle. This zone is specifically identified as an area where apartments should be located. A traditional apartment building would have an even higher density than what is proposed, and the Comprehensive plan specifically calls out apartment buildings as desirable within this zone. Therefore, a higher density residential development promotes the livability aspects of the Bay City Comprehensive Plan.

The Bay City Comprehensive Plan, Land Use Category for the North High Intensity Zone (NHI), Goal III, Policies 1 and 2, and Goal VIII, Policies 4 and 5, all support the higher density development and granting of the variance.

This criterion has been met.

11. Notice was sent to adjacent property owners and published on October 26, 2022.

12. No comments have been received.

Conclusion:

The findings of Planning Staff support the conclusion that the requested conditional use permit (CU-2022-4) and variance (V-2022-05) meets the criteria of the Bay City Development Ordinance Section 2.103 (a-b), Section 2.201 (a-e), Section 2.215 (a-c), and Section 6.030 (a-d), and the standards set in Section 3.3, Section 3.5 and Section 3.704, the proposed development of the multi-family units onsite, may be developed with the following conditions:

1. Submittal and approval by the City Staff of a Zoning permit application and other required permit applications, that includes specifics that meet Section 3.9 of Ordinance 374.
2. Submittal and approval by the County Community Development Department of a Building Permit for construction of the proposed structures on the subject property.

In making a decision, Planning Commission may:

1. Grant the conditional use permit and variance request.
2. Grant the conditional use permit and variance request, with conditions, as shown above.
3. Deny the conditional use permit and variance request.

Tax lot map: Subject property

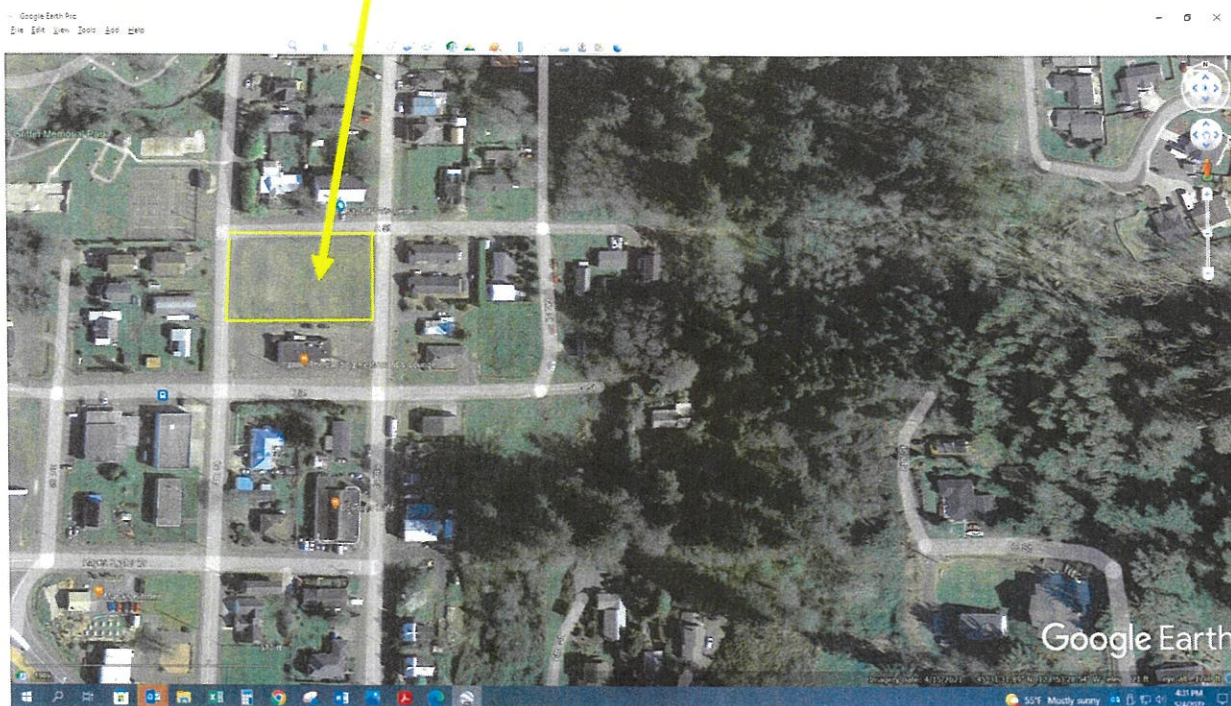


Photo of Subject Property – looking west



Photo of Subject Property – looking east



Architectural design detail elements incorporated from the Bay
City Arts Center



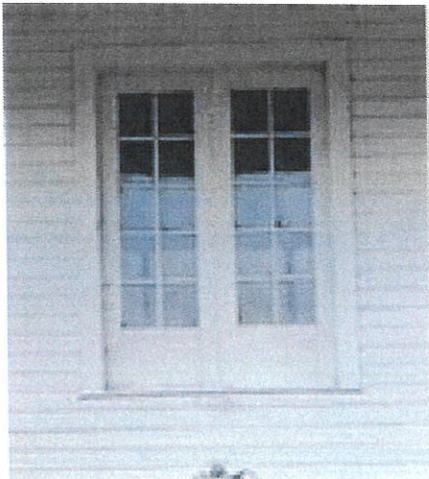
Building Facing A St. - view from the proposed development site.

View from 5th Street

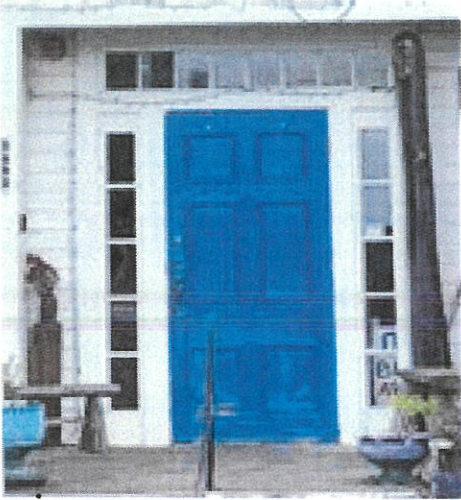


Design elements 1-5 included. Refer to Site Plan sheet A.05

Window Grid Style



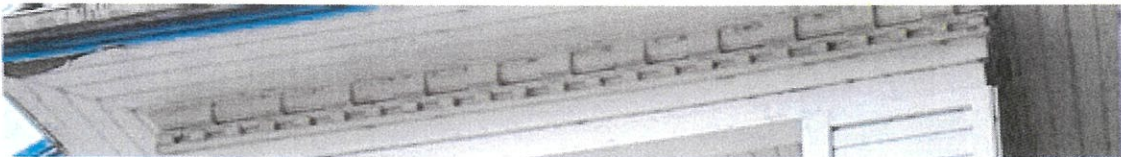
6 panel front door



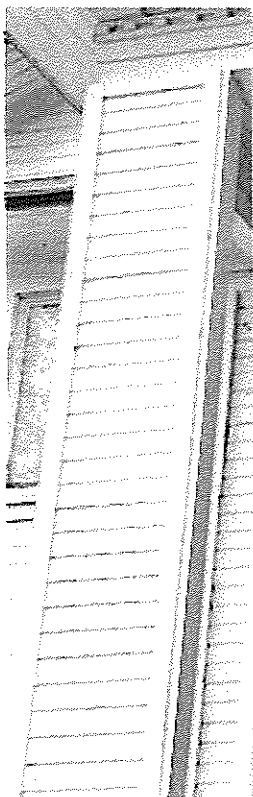
Eyebrow Eave in Gables



Crown Molding



Entry columns



Seagulls Rest – One Page Executive Summary

12 Unit Multifamily Workforce Housing Development - Bay City, Oregon

Housing Overview

- Six duplex-style buildings, for a total of twelve units. All units are 2 Bedroom with 1.5 Baths.
- Workforce housing commitment. A median income household in Tillamook can afford these units.
- Each unit provides a garage parking space as well as an additional driveway parking space.
- All units are well-sized at 800 sqft, with in-unit laundry and private patios
- Provides a communal large backyard area - increasing the community-centered aspect of the development, while still providing individual separated living spaces with very few common walls.
- Across from the city park - with basketball and tennis courts, skate park, and playground equipment
- A high intensity residential development is well-suited on this parcel as it is in the North High Intensity zone in Bay City.

Partnership Background

- Scott Imholt is a general contractor and developer, living in Nehalem Oregon for 25 years, as well as an investor in Seagulls Rest. He has completed 7 multi-unit housing ground up construction projects between 2-8 units. Scott has a 30+ year career as general contractor, with the majority of construction in Tillamook County.
- Nate Palmer is developer and investor in Seagulls Rest. Nate has 14 years of experience in housing development from multifamily, commercial, and single-family rental investment experience in New Jersey and Manzanita. Nate has a 20-year career in banking and is a residential and commercial lender for First Republic Bank. Scott and Nate are currently working on a 26-unit single family home development in Manzanita, and they have maintained a business a partnership for the past 8 years.

Development Philosophy and Goals

- Promote an environment for long-term tenancy
 - Our first and foremost goal is to provide a high-quality workforce housing development where residents want to stay long-term. If the residents are happy, they will want to stay. So how do we promote happiness? The remaining goals support this greater and overarching goal. People want their own private space, but still be a part of a vibrant community. We strive for long-term happy residents
- Build a vibrant community
 - A large common area open space encourages community building, while still providing residents of the units many privacy features of a single-family style home, such as separated entrances, individuals garages, and outdoor patios
- Pride in their home
 - Each building appears more like a traditional single-family home with a 2-car garage. This again is to provide residents with a sense of pride in their residence
- Affordable to the average citizen
 - Workforce housing is workforce priced. This is greatly needed on the Oregon Coast. Our goal is to design a financially feasible development but not compromise on the livability of the development. Again, we want long-term renters
- Design housing for a wide variety of applicants
 - By providing more parking than what is required and by providing well-sized 2-bedroom units, we believe we expand the potential rental pool of future Bay City workforce housing citizens.