



1510 – B Third Street
Tillamook, Oregon 97141
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

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ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

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

Date of Notice: June 13, 2024

Date of Planning Commission Hearing: July 11, 2024

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, July 11, 2024, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

#851-24-000228-PLNG: Request for operation of an early learning center/daycare facility within an existing structure on a property located at 6060 Whiskey Creek Road, a County road, south of the Unincorporated Community of Netarts. This request includes an authorization request by the Director for a similar use determination for the early learning center/daycare facility to be considered similar in use to a school. The subject property is designated as Tax Lot 300 in Section 17A of Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Rural Commercial (RC). The applicant and property owner is Shelli Dial.

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 6.040: Conditional Use Review Criteria and the Tillamook County Comprehensive Plan. Only comments relevant to the approval criteria are considered relevant evidence. Relevant standards include and may not be limited to applicable standards contained within TCLUO Section 3.020: Rural Commercial (RC) Zone. The Director determination for request of authorization of similar use is contained in TCLUO Section 1.060 and Section 2.040.

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 July 11, 2024 hearing and hearing protocol, please visit the Tillamook County Community Development Planning Commission page at <https://www.tillamookcounty.gov/bc-pc> or email Lynn Tone, Permit Technician, at lynn.tone@tillamookcounty.gov. The virtual meeting link can be found at the bottom of the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the July 11, 2024, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, July 2, 2024, will be included in the packet mailed to the Planning Commission the week prior to the July 11, 2024, 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, Permit Technician, Tillamook County Department of Community Development, lynn.tone@tillamookcounty.gov as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

Documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.tillamookcounty.gov/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon, 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact Lynn Tone for additional information lynn.tone@tillamookcounty.gov 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 lynn.tone@tillamookcounty.gov at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email lynn.tone@tillamookcounty.gov.

Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Enc. Maps & Testimony Tips

SECTION 6.040: REVIEW CRITERIA:

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

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

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

Know the Process

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

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

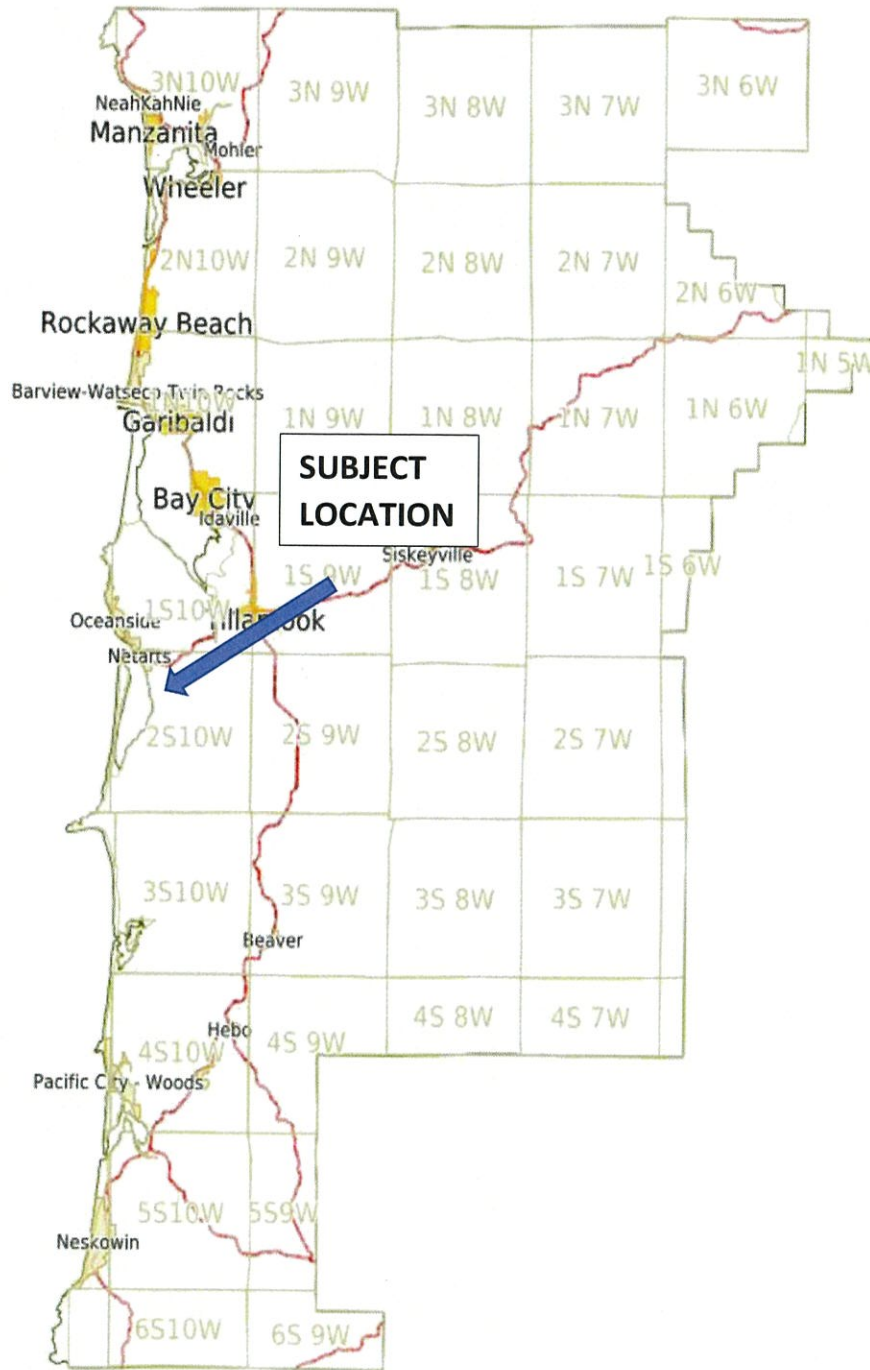
Understand the Issue

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

Check Department Website for Updates

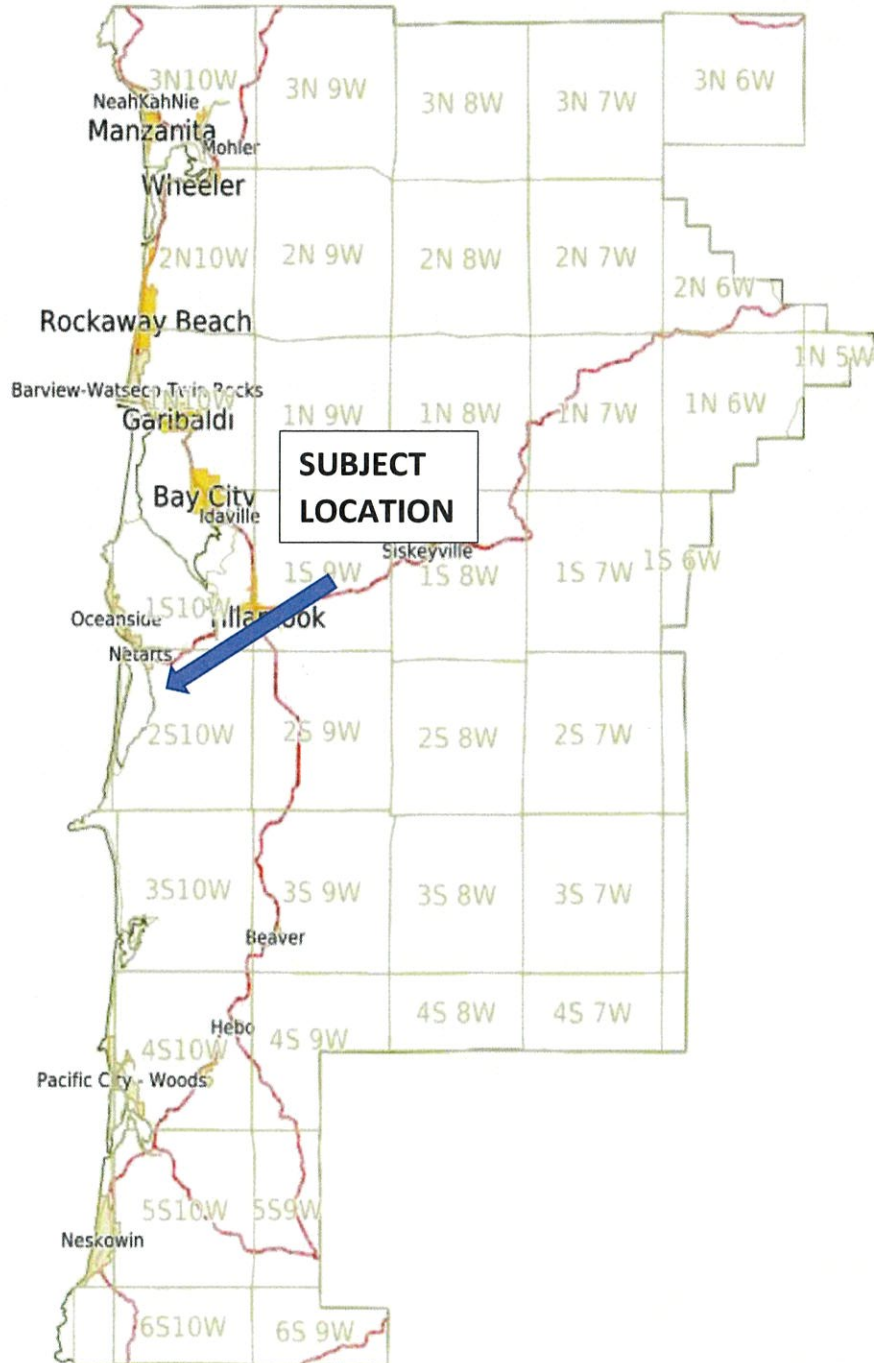
- Visit the Land Use Applications page.
- Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
- Review additional written testimony received during the open comment periods.
- Review hearing packets and agendas if hearing process is ongoing.
- Review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

VICINITY MAP



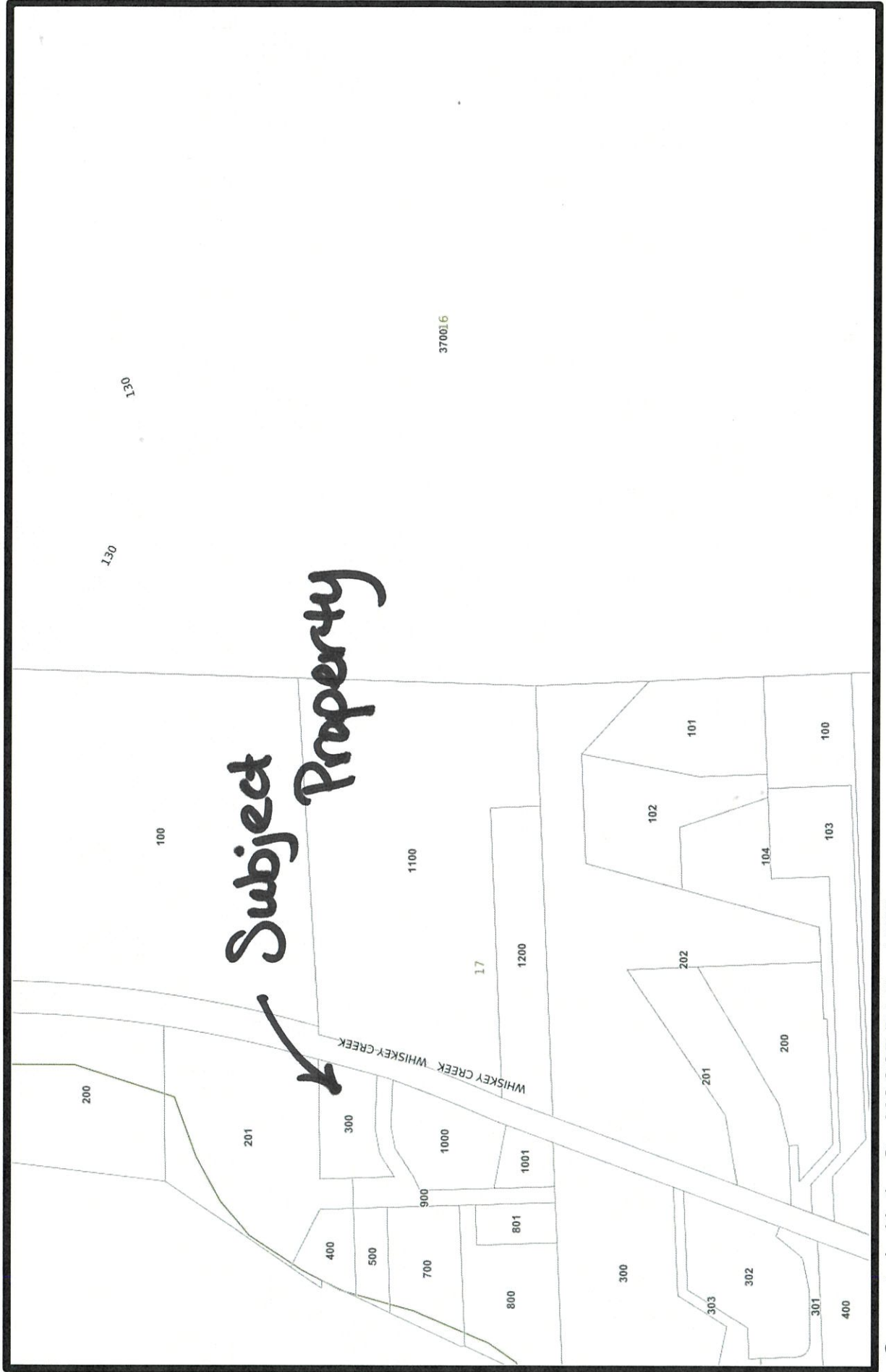
#851-24-000228-PLNG: DIALS DAYCARE FACILITY

VICINITY MAP



#851-24-000228-PLNG: DIALS DAYCARE FACILITY

Map



Map





PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Shelli Dial Phone: 503 801 7681

Address: 6060 Whiskey Creek Rd

City: Tillamook State: Oregon Zip: 97141

Email: shellidialolmedo@gmail.com

Property Owner

Name: Shelli M Dial Phone: 503 801 7681

Address: 1675 Ocean Highlands Parkway

City: Tillamook State: Oregon Zip: 97141

Email: shellidialolmedo@gmail.com

OFFICE USE ONLY	
RECEIVED	
APR 26 2024	
BY: Counter	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: MJ	
Receipt #:	
Fees: 2,205	
Permit No: 851-24-000228-PLNG	

Request: Conditional Use Review as a daycare center facility (j) Churches and Schools

Type II	Type III	Type IV
<input type="checkbox"/> Farm/Forest Review	<input type="checkbox"/> Detailed Hazard Report	<input type="checkbox"/> Ordinance Amendment
<input checked="" type="checkbox"/> Conditional Use Review	<input type="checkbox"/> Conditional Use (As deemed by Director)	<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Plan and/or Code Text Amendment
<input type="checkbox"/> Exception to Resource or Riparian Setback	<input type="checkbox"/> Map Amendment	
<input type="checkbox"/> Nonconforming Review (Major or Minor)	<input type="checkbox"/> Goal Exception	
<input type="checkbox"/> Development Permit Review for Estuary Development	<input type="checkbox"/> Nonconforming Review (As deemed by Director)	
<input type="checkbox"/> Non-farm dwelling in Farm Zone	<input type="checkbox"/> Variance (As deemed by Director)	
<input type="checkbox"/> Fore-dune Grading Permit Review		
<input type="checkbox"/> Neskowin Coastal Hazards Area		

Location:

Site Address: 6060 Whiskey Creek Rd Tillamook Oregon 97141

Map Number: 2S1017A000300

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.

Shelli M Dial
 Property Owner Signature (Required)

4/21/24

Date

Applicant Signature

Date

Conditional Use Review Criteria

1. **The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.**
 - Based on Section 3.020: Rural Commercial Zone Number (3) Uses Permitted Conditionally (j), a Daycare facility would be included under Churches and schools.
2. **The Use is consistent with the applicable goals and policies of the Comprehensive plan.**

Introduction

The purpose of this project report is to document a comprehensive approach and procedure that can be utilized by County Planning & Development staff to review specific land use at 6060 Whiskey Creek Rd. The property is zoned as Section 3.020 Rural Commercial, necessitating a thorough review of the three conditionally permitted uses under; the zone. This review comprises an evaluation of the accessory uses that are allowed for the existing building, in addition to the conditionally authorized uses in the RC zone. Pursuant to Article Section 3.020 Rural Commercial Zone Section 3 uses permitted conditionally Letter (J), churches and schools are permitted to use the building for daycare facilities and their accessory uses. Consequently, the existing building can be repurposed for this specific use.

The project report aims to provide a detailed account of the procedure that will be followed by the County Planning & Development staff to ensure that the review process is conducted accurately and efficiently. In doing so, the report will highlight the key steps that need to be taken, the relevant regulations and guidelines that must be considered, and the potential challenges that may arise during the review process.

By documenting this approach and procedure, the County Planning & Development staff can ensure they have a clear and comprehensive roadmap to follow when conducting land use reviews.

Community comprehensive plan serves the following functions:

- The request pertains to the preservation of the current structure located at 6060 Whiskey Creek Road. The purpose of this request is to transform the building into a safe and welcoming daycare facility that can accommodate approximately 25 to 30 students. The plan is to divide the building into three separate classrooms, each catering to a distinct age group to ensure that the children receive age-appropriate care.

- The first classroom will be designated for children aged 2 to 3 years old. This classroom will be outfitted with age-appropriate toys, furniture, and educational materials to foster their learning and development. The second classroom will be reserved for pre-kindergarten children aged 3 to 6 years old. The room will be designed to encourage creativity, socialization, and learning through play. The final classroom will be dedicated to infants aged between 12 and 23 months. This room will be equipped with cribs, changing tables, and age-appropriate toys to ensure the infants receive the best possible care. Overall, the goal of this request is to provide a safe and nurturing environment for children to learn and grow.
- Childcare businesses are an essential service that allows parents to pursue their professional careers while providing their children with a safe and nurturing environment. These establishments serve the practical needs of working parents and foster a sense of community among families, encouraging social connections and interactions.
- Moreover, daycare centers offer a multitude of developmental benefits that help children reach their full potential. These benefits include cognitive and social-emotional development, as well as improvements in language and physical skills. With these advantages, children can progress and grow in various areas, making their overall experience at daycare centers a fulfilling and enriching one.
- All in all, childcare businesses play a vital role in supporting families and promoting the well-being and development of young children.

3. The parcel is suitable for the proposed use, considering its size, shape, location, topography, improvements, and natural features.

- The current building is 1728 square feet, making it ideal for a preschool or daycare center. It consists of three spacious classrooms, a breakroom for staff to relax and unwind, and a fully equipped kitchen to prepare and serve healthy meals to the children.
- The preschool classroom is the largest of the three and has a comfortable area of 450 square feet. It can easily accommodate up to 10 students, providing plenty of room for them to play, learn, and interact with each other. The classroom will be equipped with all the necessary learning materials, toys, and furniture to create a conducive learning environment.
- Room 2 is another classroom found within the building, with a surface area of 388 square feet. It can also comfortably accommodate up to 10 students and has all the necessary furniture and learning materials to support their education.
- Lastly, the infant room, with an area of 247 square feet, will be specifically designed to cater to the needs of the youngest children in the center. It can house up to six students, providing a secure and comfortable environment for them to play and learn.
- It's worth noting that the center follows the recommended guidelines for space per child, providing a minimum of 35 square feet of space for each student. This ensures that the

children have enough space to move around freely and engage in various activities without feeling cramped.

Yard Area

The outdoor area is a spacious and appealing place for children to play and enjoy themselves. To enhance the experience, a proposal has been made to create a play area that would be partitioned into two sections, which would cater to the different age groups of children.

The larger play area would be designed to accommodate children of all ages. It would feature a range of play equipment, such as swings, slides, and climbing frames, which would provide ample opportunities for children to engage in physical activity and play games.

The smaller section of the play area would be specifically designed for younger children aged between 12 to 23 months. This section would include specially designed equipment that would be safe, age-appropriate, and would encourage the development of their motor skills and coordination.

To ensure the safety of the children while they play, a fence would be installed around the play area. The fence would be designed to be sturdy, safe, and with no sharp edges or protrusions that could harm children. The gate would be lockable to prevent the children from wandering away.

In addition to the fence, another fence would be erected around the smaller section of the play area to ensure that the younger children are safe while playing. The fence would be designed to provide a secure and safe enclosure, and it would be of the appropriate height to prevent children from climbing over it.

Finally, the proposed plan involves the acquisition of new play equipment that is safe and enjoyable for children. The equipment shall be chosen based on its appropriateness for children and designed to offer engaging and age-appropriate activities.

Overall, these proposed improvements would create a safe and engaging play area for children of different ages to enjoy and have fun. The children would have the opportunity to play, learn, and develop their skills in a safe and secure environment.

Parking

Please find below the more detailed version of the text you provided:

It is crucial to note that the requirements for clear vision area are based on the corner of Whiskey Creek Rd and Wee Willie Lane, which is a critical intersection. This corner should not have any parking or objects that obstruct the view, as it can lead to accidents and endanger the safety of pedestrians, drivers, and passengers.

However, there is ample parking in front of the building, which can accommodate at least 15 vehicles. This parking area has proper drainage, which ensures that rainwater does not accumulate and cause any inconvenience to the users. Moreover, the parking area has been designed to accommodate more vehicles than the minimum requirement of one space for every six students, as per section 4.030: off-street parking and off-street loading requirements. This ensures that there is enough parking space for all the students, faculty, staff, and visitors to the building.

Additionally, a sight-obscuring fence, five or six feet in height, will be installed to buffer the residential parking area. This fence will provide privacy and security to the residents, as well as prevent any unauthorized access to the parking area. The height of the fence has been carefully chosen to ensure that it does not obstruct the view of the drivers while entering or exiting the parking area.

For more information on the traffic flow and parking design, please refer to the traffic flow report.

Location

The location of the building is highly suitable for a daycare facility, owing to its expansive lot and ample space available for outdoor playground activities. Moreover, the area surrounding the building is free of any bars or dispensaries, thereby ensuring a safe and secure environment for children. Additionally, the building boasts a spacious outdoor area, perfectly suited for parking and outdoor playtime.

The daycare is situated at a convenient location, only 8 miles away from the center of Tillamook. It is also easily accessible from Garibaldi, which is only 16 miles away, and Bay City, which is only 13 miles away. In addition, Oceanside is only 5 miles away, Pacific City is 18 miles away, and Cloverdale is 23 miles away, making it a great option for families living in these areas as well. This location is strategically positioned to cater to the surrounding cities and towns that would attend the daycare, making it a convenient option for families who are looking for quality childcare services.

Improvements

A fenced area in the back and some repairs, including paint, drywall, and siding, are needed for the building. The improvement of the premises requires the addition of a fenced area at the back and repairs to the building's paint, drywall, and siding. The necessary refurbishments will be carried out with great attention to detail, ensuring that the work is of the highest quality.

It is imperative that the work is carried out promptly to ensure the safety and security of the premises. Once completed, the fenced area will provide an extra layer of security and privacy to the building, while the repairs to the paint, drywall, and siding will enhance the aesthetic appeal of the property.

We will ensure that our team of highly skilled professionals will carry out the necessary work with the utmost care and precision, using the finest materials and techniques to guarantee the durability and longevity of the improvements.

The building boasts an array of natural features that can significantly contribute to the calmness and well-being of children. The surroundings of the building are breathtaking, with lush greenery, vibrant flowers, and stunning landscapes that can help children connect with nature and feel more relaxed. The sound of water flowing nearby can also have a soothing effect on children, reducing anxiety and promoting a sense of peace and tranquility. These natural features can provide a much-needed escape from the stresses of modern life and help children develop a greater appreciation for the beauty of the natural world.

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.

According to the proposed plan, the commercial activity related to parking and traffic on Whiskery Creek Rd will have a meager impact on the surrounding area. The proposed daycare center will operate for ten hours a day, from 7:30 am to 6 pm, and will remain closed on weekends, resulting in fewer operational hours than the previous commercial functions. This, in turn, will have a negligible effect on traffic flow or parking. The designated drop-off times for children are between 7:30 to 8:00 am and 4:30 to 6:00 pm. These designated times for drop-off and pick-up will prevent any significant traffic congestion during peak hours. Moreover, the traffic flow will remain the same since the building is already in the zone for rural commercial use. The conversion of the building to a daycare center would not affect Whiskey Creek Rd traffic, and parking spaces will be available in front of the building.

All improvement will be in the properties boundaries.

The proposed change from rural commercial zone to daycare center use would have no significant impact on the surrounding area. The change would not alter the area's character or limit any of its functions, and it is worth noting that the building was previously zoned as rural commercial. Therefore, the proposed conversion aligns with the original zoning and is unlikely to result in any significant impact on the surrounding area. The proposed daycare center's operation is expected to be safe and secure, and the safety of the children and the staff is of utmost priority. The daycare center will follow all safety protocols and regulations, including fire safety, health, and sanitation guidelines.

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

After conducting a thorough investigation of the area, I can confirm that no solar energy systems, wind energy conversion systems, or windmills are currently in operation. Therefore, if such systems were to be implemented in the future, there would be no adverse impact on the area.

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

Please take note of the following information:

- Trash service will be provided by City Sanitary Services located at 2303 11th Street, Tillamook, Oregon 97141. *- Currently Provided*

- Electric utility service will be provided by Tillamook People's Utility District located at 1115 Pacific Avenue, Tillamook, Oregon 97141. *Currently provided*

- Water service will be provided by Netarts Water District located at 4970 Crab Avenue W, Tillamook, Oregon 97141. *Currently Provided*

- The annual report and maintenance of the septic tank will be provided by A & B Septic Service, P.O. Box Albany, Oregon 97321. 844-571-2836 *currently provided*

- Internet and phone service will be provided by Verizon, P.O. Box 660108, Dallas, Texas 75266. *Currently Provided*

- The septic system was installed in 2012 using Delta Whitewater Treatment Units DF50-ff 500gpd. *Currently provided*

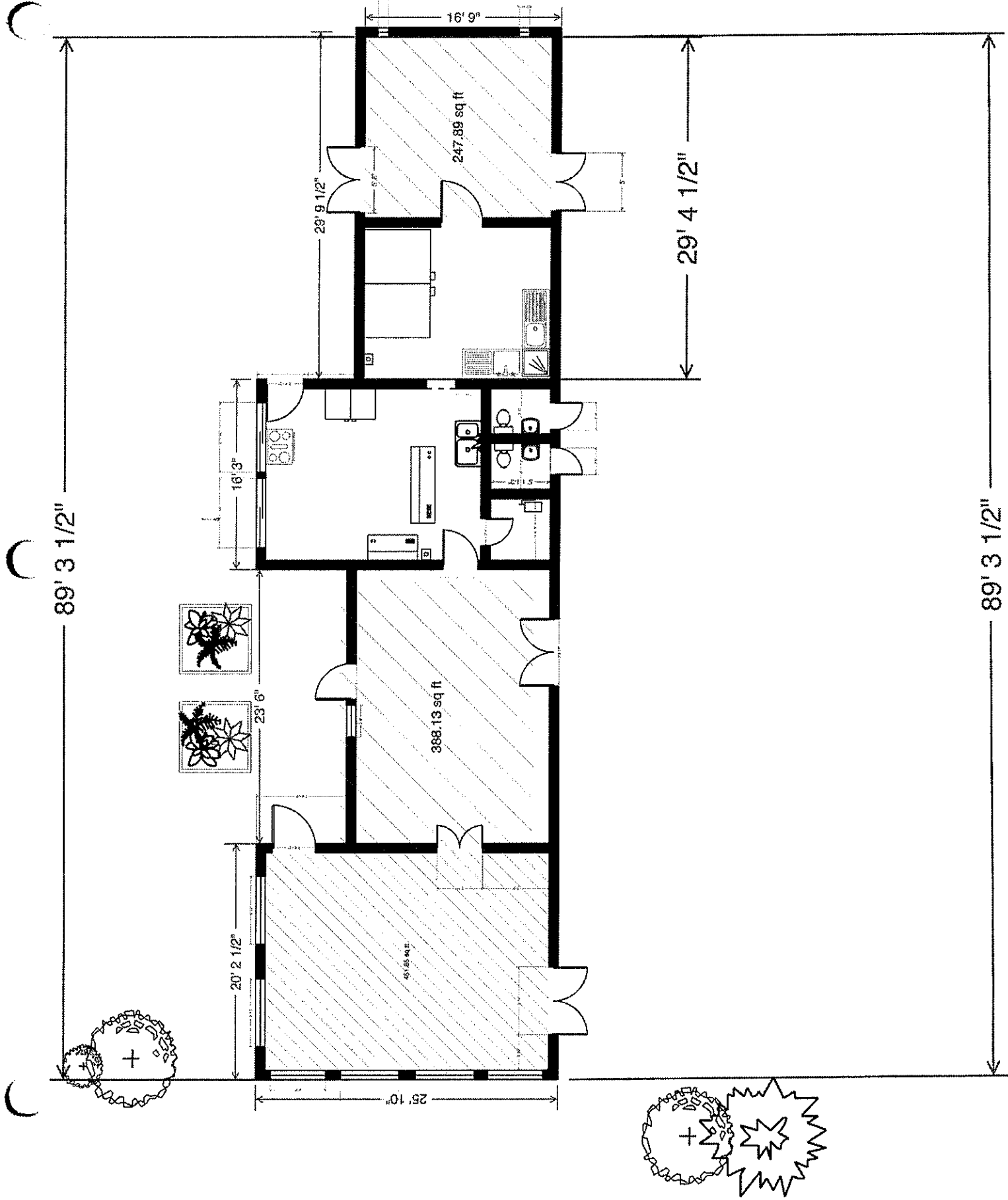
Manufacturer information

Delta Environmental Products, INC

PO Box 969

Denham Springs, LA 70727

800-219-9183



RE: EXTERNAL: Daycare 6060 whiskey Creek

2 messages

Chris Chiola <Chris.Chiola@tillamookcounty.gov>

Mon, Apr 8, 2024 at 3:30 PM

To: Shelli Dial <shellidialolmedo@gmail.com>

Cc: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>, Jaime Craig <Jaime.Craig@tillamookcounty.gov>

Hi Shelli - sorry for the delay, but here are the answers to your questions.

The new system has a daily load limit of 300 gallons per day. If you used single service and disposable plates/cups or sent everything off site for washing and have low flow toilets and sinks, the system could probably accommodate 30 people total on a daily basis.

And A&B (or another O & M provider) will need to do your routine maintenance. At first sign of any problems, then we would have to revisit the limit.

Christian Chiola | Environmental Program Manager
TILLAMOOK COUNTY | Department of Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3409
Chris.Chiola@TillamookCounty.gov

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*** Please note that the Tillamook County domain has changed, and my email address is now Chris.Chiola@tillamookcounty.gov so please update your contact information as needed. Thank you. ***

-----Original Message-----

From: Shelli Dial <shellidialolmedo@gmail.com>

Sent: Tuesday, April 2, 2024 2:51 PM

To: Chris Chiola <Chris.Chiola@tillamookcounty.gov>

Subject: EXTERNAL: Daycare 6060 whiskey Creek

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Chris,

I hope this message finds you in good health. I am reaching out to follow up on the status of the 6060 Whiskey Creek property with respect to the Delta Whitewater septic system. As Melissa Jenck has requested, I am writing to confirm if the septic system can support a daycare operation with a maximum of 30 students, operating during the hours of 7:30 AM to 6 PM on weekdays and closed on weekends. Our plan is to use paper plates to minimize dishwashing, similar to our previous restaurant operations.

Based on my assessment, I do not anticipate any issues with the septic system, as the usage will be significantly lower than that of a restaurant. Could you please confirm or address any concerns or questions you may have? Your response will enable me to proceed with the conditional use permit.

Thank you for your attention to this matter.

Best regards,
Shelli Dial Olmedo

Shelli Dial <shellidialolmedo@gmail.com>

Mon, Apr 8, 2024 at 5:51 PM

To: Chris Chiola <Chris.Chiola@tillamookcounty.gov>

Cc: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>, Jaime Craig <Jaime.Craig@tillamookcounty.gov>

Certainly, I understand that I utilize the services of A & B for the maintenance of the septic tank. Thank you for bringing this to my attention. Thanks Shelli

Sent from my iPhone

> On Apr 8, 2024, at 3:30 PM, Chris Chiola <Chris.Chiola@tillamookcounty.gov> wrote:

>

> Hi Shelli - sorry for the delay, but here are the answers to your questions.

[Quoted text hidden]

844-571-2836
att.oandm@gmail.com



P.O. Box 444
Albany, OR 97321

A&B SEPTIC SERVICE
Operations and Maintenance Dept.

Shelli DialoImedo
6060 Whiskey Creek Rd.
Tillamook, OR 97141

April 4, 2024

RE: Transfer of 3- year Service Contract for Delta White Water Wastewater Treatment System.

A & B Septic Service is the current O&M service Provider for your Delta White Water Wastewater Treatment System. To keep in compliance with DEQ and County rules, you need to have a continuous O&M Service contract on your system at all times. The current contract was with **Nevor Shellfish Farm** and is good from **10/31/2022** through **10/30/2025**.

As the new owners we can transfer that contract to you. Please fill out and return the enclosed transfer letter.

Thank you,

Cassie Rhodaback

ATT Administrator
A & B Septic Service

844-571-2836

844-571-2836
att.oandm@gmail.com



P.O. Box 444
Albany, OR 97321

A&B SEPTIC SERVICE
Operations and Maintenance Dept.

Shelli Dialolmedo
6060 Whiskey Creek Rd.
Tillamook, OR 97141

April 4, 2024

RE: Transfer of 2- year Service Contract for Delta White Water Wastewater Treatment System.

A & B Septic Service, as the Certified Orenco Service Provider for the Delta White Water Wastewater Treatment System, acknowledges the Extended Service Contract for:

NEVOR SHELLFISH FARM

Will be transferred to the new homeowner:

Shelli Dialolmedo

The current annual cost of the contract is \$330.00 The Service Contract will be in effect from the move in date. If you have questions, or if you would like a copy of this contract please call us at **844-571-2836**.

By: **Cassie Rhodaback**
ATT Administrator
A & B Septic Service

04/07/2024

New Homeowner:

Shelli M Dial-Olmedo

Signature

Date
04/07/2024

Shelli M Dial-Olmedo

Print Name

Move In Date

1675 Ocean Highlands Parkway Tillamook Oregon 97141

Mailing Address (If different from site address)
503-801-7681

Phone Number
Shellidialolmedo@gmail.com

Email Address

DigiSigner Document ID: 5f815143-b9f8-40ff-9cb1-f9daf100eedc

SignerEmail: shellidialolmedo@gmail.com
IP Address: 75.142.22.26**Signature***Shelli M Dial-Olmedo*

Event	User	Time	IP Address
Upload document	att.oandm@gmail.com	04/04/2024 10:53:28 AM PDT	2603:3004:102:4300:a04b:62 c3:677d:1dd2
Open document	att.oandm@gmail.com	04/04/2024 10:53:30 AM PDT	2603:3004:102:4300:a04b:62 c3:677d:1dd2
Close document	att.oandm@gmail.com	04/04/2024 10:54:17 AM PDT	2603:3004:102:4300:a04b:62 c3:677d:1dd2
Send for signing	att.oandm@gmail.com	04/04/2024 11:04:57 AM PDT	2603:3004:102:4300:a04b:62 c3:677d:1dd2
Resend for signing	att.oandm@gmail.com	04/07/2024 11:05:06 AM PDT	
Open document	shellidialolmedo@gmail.com	04/07/2024 11:34:18 AM PDT	75.142.22.26
Sign document	shellidialolmedo@gmail.com	04/07/2024 11:39:46 AM PDT	75.142.22.26
Close document	shellidialolmedo@gmail.com	04/07/2024 11:39:46 AM PDT	75.142.22.26

A&B SEPTIC SERVICE
 PO BOX 444
 ALBANY, OR 97321

Invoice

Invoice # A33274
 Date: 11/4/22
 Terms: NET 10
 Due Date: 11/14/22

NEVOR SHELLFISH FARM
 TRAVIS OJA.
 6060 WHISKEY CREEK RD.
 TILLAMOOK, OR 97141

Current End Date:
10/30/2025

Service Address: 6060 WHISKEY CREEK RD., TILLAMOOK			
Units	Description	Rate	Amount
1	2022 TILLAMOOK COUNTY ANNUAL REPORT FEE ***THE FEE IS DUE TO US BY DECEMBER 31, 2022. WE WILL FORWARD THE FEE WITH THE ANNUAL REPORT TO THE COUNTY*** IF PAYMENT IS NOT MADE BY DECEMBER 31ST 2022 WE WILL NOT SEND THE REPORT TO THE COUNTY AND YOU WILL BE MADE OUT OF COMPLIANCE***ANY PAYMENTS MADE AFTER DECEMBER 31ST 2022 WILL INCUT A \$25 LATE FEE.	80.00	80.00
		Invoice Total	\$80.00
		<p><i>Thank you for choosing us, we appreciate your business.</i></p> <p><i>If paying by Credit Card please call our office at: 844-571-2836</i></p> <p><i>You can also pay online by going to our website: aandbseptic.com</i></p>	
REMITTANCE ADVICE - PLEASE RETURN WITH YOUR PAYMENT			

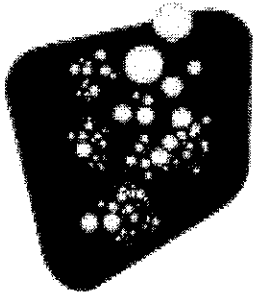
A & B Septic Service-ATT
 PO BOX 444
 ALBANY, OR 97321

Service Address: 6060 WHISKEY CREEK RD., TILLAMOOK
 Invoice # A33274
 Date: 11/4/22
 Terms: NET 10

844-571-2836

Total: \$80.00

Amount Enclosed:



Aerobic Septic Systems

2-Year Delta Environmental Products DF Series Service Contract

For the State of Oregon

Parties: (Authorized Delta Service Provider)

Name : Aerobic Septic Systems
Address: PO Box 1002
City, State, Zip Code: Sutherlin, Oregon 97479
Telephone: 541-580-4100, 541-580-4102 or 541-643-0651
Fax: 866-283-2928
Email: aerobicsepticssystems@charter.net

And: (Customer)

Name : Shelli Olmedo
Address: 1675 Ocean Highland Parkway
City, State, Zip Code: Tillamook, OR 97141
Telephone: 951-445-0863
Email:

System Location:

Address: 6060 Whiskey Creek Rd.
City, State, Zip Code: Tillamook, OR 97141
Legal Description: T2s R10 S17 TL300
GPS Coordinates: N° W°

Installed by: KW Sweitz

Serial #:

Agency Contact Information -

Agency: _____
Address: _____
City, State, Zip Code: _____
Telephone: _____
Email: _____

Date: 4-24-2012

Notes -

NOW, THEREFORE, in consideration of the terms, provision, covenants and conditions herein, the Parties hereto agree as follows:

1.0 Performance of Basic Services

1.1 Initial Service Policy

The Authorized Delta Service Provider shall perform the System Inspection/Service Visits during the 24-month period after installation, as marked:

Inspection/Service Visits ¹	6 th month	<u>1</u>
	12 th month	<u>1</u>
	18 th month	<u>1</u>
	24 th month	<u>1</u>

¹As required by NSF, these services will be included as part of the initial purchase of the system.

These services shall be performed during normal business hours Monday through Friday (excluding national holidays) on a pre-scheduled basis and as the Authorized Delta Service Provider deems necessary or advisable.

At each service visit the System shall be inspected and serviced in accordance with the instructions in the Systems O & M Manual. Additionally, as effluent quality inspection consisting of a visual assessment of color, turbidity, and scum overflow and an olfactory assessment for odor shall be performed.

The Service Provider will affix a "For Service, Call" label near the control panel's alarm signal and fill in his or her phone number.

Performance of the 2-year Inspection/Service visits shall include notification of needed repair, replacement or addition of parts used in the system.

The Service Provider shall be responsible for submitting the annual report and annual evaluation fee to the appropriate regulatory agency as required in OAR-071-0345.

The Service Provider shall notify the owner in writing if any improper system operation cannot be remedied at the time of servicing. The written notification shall include an estimated date of correction.

1.2 Extended Service Policy

The Delta Authorized Service Provider shall make available for purchase by owner an extended service policy with terms comparable to those in the initial service policy.

1.3 Stand By Parts

In the event that a mechanical or electrical component must undergo off site repairs the local authorized representative should maintain a stock of mechanical and electrical components that may be temporarily installed until repairs are completed.

1.4 Availability of Service

The service provider shall provide emergency service within 48 hours of service request.

2.0 Term of Agreement

The agreement shall be for the period 24 months from the date of the system start up unless otherwise terminated or cancelled by either party as provided herein

3.0 Definitions

For purposes of the agreement the following definitions shall apply:

3.1 System shall mean a Delta ANS/NSF 40 certified wastewater treatment system.

3.2 "System Start-Up Date" shall mean the date the System begins operating for its intended purpose.

4.0 Charges

The basic services including service, inspection, effluent quality evaluation, and service, shall be included with the purchase of the System, Optional, additional services shall be provided at the agreed upon contract price and terms. The annual report and annual evaluation fee required by DEQ is not optional, and may or may not be included in the cost of basic services. Refer to Service Providers fee schedule for an outline of the cost of basic services and optional services to be provided under this contract.

5.0 Warranty

The Delta Service provider warrants that all services shall be performed in a good and workmanlike manner and that service provider will correct any system errors, malfunctions, defects directly caused by service provider's failure to perform the services and additional services in such manner.

6.0 Limitation of Liability

The sole liability of the Service Provider under this agreement shall be to correct any errors, malfunctions, or defects in the system directly caused by the Delta Service Providers failure to perform any services in good and workmanlike manner pursuant to section 4 above. In no event should the Service provider's liability to the customer hereunder exceed the total of the amounts paid to the service provider hereunder by the customer. In no event shall the Delta Service Provider be liable to the customer or any other third party claimant for any indirect, special, punitive, consequential or incidental damages or lost profits arising out of or related to this agreement or the performance or breach thereof, whether based upon a claim or action of contract, warranty, negligence, or strict liability or other tort. Breach of any statutory duty, indemnity or contribution or otherwise, even if the service provider has been advised of the possibility of such damage.

7.0 Termination/Cancellation

This agreement may be terminated or cancelled only upon:

- Written notice by one Party effective as of the effective date thereof if the other Party is in default of any provision of this Agreement and such default is not cured by the defaulting Party within fifteen (15) days after the effective date of said notice from the non-defaulting party, or by the mutual agreement of both Parties.
- Copy of such written notice shall be forwarded to the regulatory agency.

8.0 Miscellaneous Provisions

This agreement is personal in nature and may not be delegated, assigned or transferred by either Party without the prior written consent of the other Party.

The laws of the State of Oregon shall govern the Agreement.

The homeowner shall be responsible for complying with the Delta DF Series Installation, Operation & Maintenance Manual provided to them with the purchase of the system.

Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be mailed by certified mail, return receipt requested, postage prepaid, addressed to the Parties at the addresses shown on the first page of the Agreement. Any notice or other communication shall be deemed given at the expiration of the second day after the date of deposit in the United States mail. The addresses to which notices or other communications shall be mailed may be changed from time to time by giving written notice to the other Party as provided in this Section.

Extension of maintenance contract is currently \$225.00* per year, State/County fees* included in this price. Inspection and maintenance of the pump basin and pump apparatus following the Whitewater Treatment System included in this contract. We will observe and record conditions of drain field as per State requirements.

**DEQ fees can vary and subsequently change this cost.*

This two year maintenance contract only valid when system is purchased thru Aerobic Septic Systems.

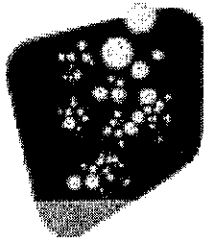
Delta Service Provider

Customer(s)

Name: Mel Arts # M032

Signature: *Mel Arts*

Title: Oregon Certified Service Provider
541-643-0651



Aerobic Septic Systems

DF Series Mandatory inspection sheet Service contract

Customers

Configuration - 1, 2 or 3

A. Maintain Septic tank

Frequency

Gravity System

Pump Out

- | | | | | |
|----|---------------------------------------|-------------|--|--|
| 1) | Visual inspect for infiltration | Semi-Annual | | |
| 2) | Measure sludge and scum | Annual | | |
| 3) | Recommend tank pumping when necessary | Semi-Annual | | |

B. Maintain Delta Product

- | | | | | |
|----|-------------------------------------|-------------|--|--|
| 1) | Inspect for ponding | Semi-Annual | | |
| 2) | Air Vent (intact and clear) | Semi-Annual | | |
| 3) | Air unit Operation and clean filter | Semi-Annual | | |
| 4) | Check for odor (sniff) | Semi-Annual | | |
| 5) | Check for film (visual inside tank) | Semi-Annual | | |
| 6) | Check for foam (visual inside tank) | Semi-Annual | | |

C. Maintain Disposal Field Pump Basin

Inspect Disposal Field

- | | | | | |
|----|--|-------------|--|--|
| 1) | Check pump intake | Semi-Annual | | |
| 2) | Check float for proper operation | Semi-Annual | | |
| 3) | Visually inspect surface for ponding | Semi-Annual | | |
| 4) | Check monitoring wells liquid level | Semi-Annual | | |
| 5) | Visually Inspect Basin Infiltration | Semi-Annual | | |
| 6) | Check Basin still Level | Semi-Annual | | |
| 7) | Visually Inspect drain field for ponding | Semi-Annual | | |



Water Quality



- About DEQ
- Regulations
- News & Info
- Programs
- Contact Us

Features

Search Onsite

- Public Notices
- WQ Assessment
- \$401 Certs
- Drinking Water
- Fact Sheets
- Groundwater
- Internal Management Directives
- Links
- Loans/Grants
- Nonpoint
- Septic Systems (Onsite)
- Permits
- Rules
- Standards
- Stormwater
- TMDLs
- UIC
- Willamette

Home > Water Quality > Onsite Program > Approved Alternative Treatment Technologies

Approved Alternative Treatment Technologies (ATTs)

Treatment Standard 1
(list current as of April 2006)

AdvanTex® Treatment Systems

Oregon DEQ Letter of Approval for the following AdvanTex® Treatment Systems:

Model:

- AX20-N.....500 gpd*
- AX20-2N.....1000 gpd
- AX20-3N.....1500 gpd

Manufacturer Information:

Orenco Systems, Inc.
814 Airway Avenue
Sutherlin, OR 97479

Telephone: (800) 348-9843
Fax: (541) 459-2884
E-mail:

Approved Drawings:

- [AX20N Mode 1A w/ Fiberglass Tank](#)
- [AX20N Mode 3A w/ Fiberglass Tank](#)
- [AX20N Mode 3B w/ Fiberglass Tank](#)
- [AX20N Mode 1/Mode 3 w/ Fiberglass Tank](#)
- [AX20N with Discharge Tank](#)

Web: <http://www.orenco.com>

*Commercial
restaurant*

Operation and
Maintenance Manual
Installation Manual

Delta Whitewater® Treatment Units

Oregon DEQ Letter of Approval for the following Delta Whitewater® Units:

Model:

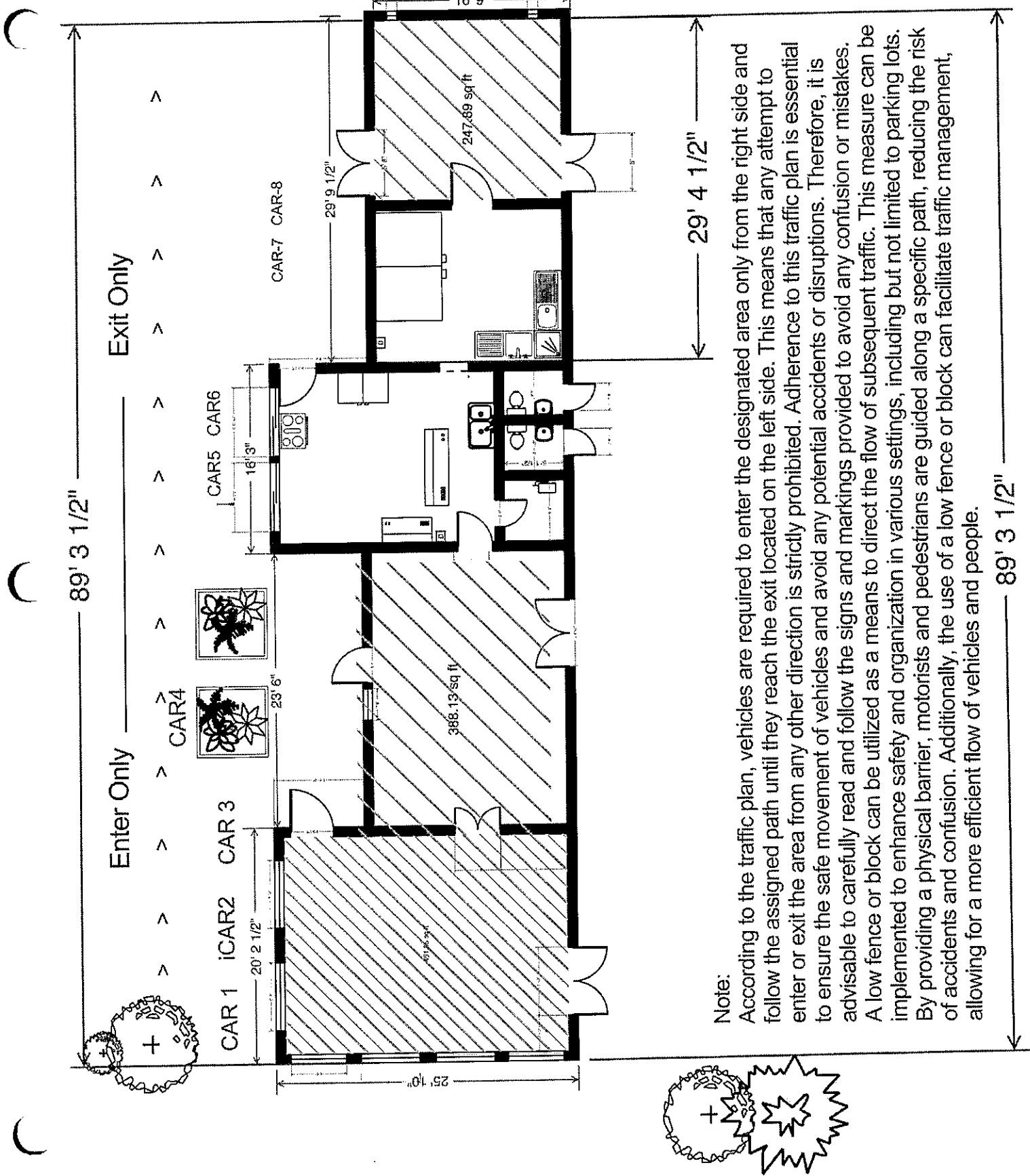
- DF50-
FF.....500gpd*

Manufacturer Information:

Delta Environmental Products, Inc.
P.O. Box 969,
Denham Springs, LA 70727

Approved Drawings:

Telephone: (800) 219-9183
Fax: (225) 664-9467



Enter Only

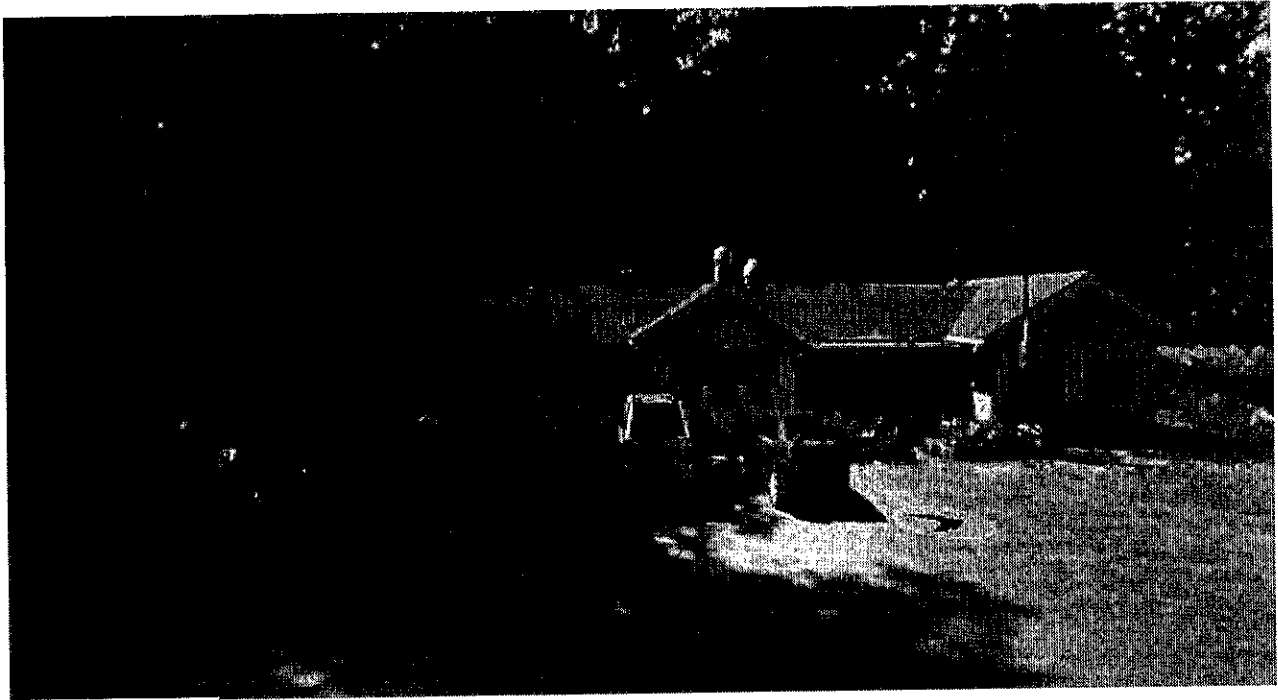
Exit Only

Note:

According to the traffic plan, vehicles are required to enter the designated area only from the right side and follow the assigned path until they reach the exit located on the left side. This means that any attempt to enter or exit the area from any other direction is strictly prohibited. Adherence to this traffic plan is essential to ensure the safe movement of vehicles and avoid any potential accidents or disruptions. Therefore, it is advisable to carefully read and follow the signs and markings provided to avoid any confusion or mistakes. A low fence or block can be utilized as a means to direct the flow of subsequent traffic. This measure can be implemented to enhance safety and organization in various settings, including but not limited to parking lots. By providing a physical barrier, motorists and pedestrians are guided along a specific path, reducing the risk of accidents and confusion. Additionally, the use of a low fence or block can facilitate traffic management, allowing for a more efficient flow of vehicles and people.

Traffic Flow

whiskey Creek Rd Tillamook Oregon 97141



The parking lot has a capacity of holding an average of 15 or more cars at a time.

Note:

- **Our business hours are Monday through Friday, from 7:30 a.m. to 6:00 p.m." During these hours, there will be a 15-to-20-minute window for cars to be parked for pick up and drop off. This will occur between 7:30 a.m. and 9:00 a.m. and 3:30 p.m. and 6:00 p.m., respectively. About 3-4 car parking spots will be available for employees during business hours. However, there will be no traffic flow during the weekends as we will be closed on Saturdays and Sundays.**

Verification of City/County Approval

Planning and Zoning, Occupancy, and Building Codes

Prior to licensing, you must provide the Child Care Licensing Division with verification that your facility meets local planning and zoning, occupancy, and building requirements*.



To be Filled Out by the Child Care Program:

Type of License Applying for: <input type="radio"/> Registered Family Child Care Home (RF) <input type="radio"/> Certified Family Child Care Home (CF) <input checked="" type="radio"/> Certified Child Care Center (CC) <input type="radio"/> Certified School-age only Center (SC)	Ages of Children Being Served: <input checked="" type="checkbox"/> Infants <input checked="" type="checkbox"/> Toddlers <input checked="" type="checkbox"/> Preschool <input type="checkbox"/> School Age		
Site Address: 6060 Whiskey Creek Rd Tillamook, Oregon 97141			
(street address)	(city)	(zip)	(county)
Verification of Compliance with city/county ordinances needed because: <input type="checkbox"/> RF/CF Not living in the home where care will be provided (only planning and zoning approval required) <input type="checkbox"/> RF/CF Home is converted or additional space, not part of the original living quarters, is being used for child care (only occupancy and building codes required) <input type="checkbox"/> CF Home is not located in a commercial or residential zone. <input checked="" type="checkbox"/> CC Building may/may not be zoned to operate a child care business. <input type="checkbox"/> SC School-age center that is not in a public school must meet building code and zonings requirements.			

To be Filled Out by the Appropriate Local Authority:

Planning and Zoning Approval The proposed child care facility/home is in an approved zone <input type="radio"/> Yes <input type="radio"/> No _____ Signature of authorized representative of Planning and Zoning Date

Occupancy and Building Codes Approval The proposed child care facility/home meets occupancy and building codes <input type="radio"/> Yes <input type="radio"/> No _____ Signature of authorized representative of Occupancy and Building Date

*Registered Family: OAR 414-205-0150(3) In instances where care that is subject to registration, as defined in subsection (2) of rule 414-205-0000, will not be provided in the provider's own residence, the applicant/provider must request and receive approval for an exception prior to providing care at that location. In all respects, the location must appear and be arranged as a residence.
Certified Family: OAR 414-350-0130(2) A home that is not the residence of the provider or a home located in a zone other than residential or commercial shall meet all state and local planning and zoning, occupancy, and building code requirements for a child care facility.
Certified Center: OAR 414-305-0130(6)(a) Evidence that the certified child care center meets all applicable building codes and zoning requirements.
Certified School-age Center: OAR 414-310-0130(5)(a) Evidence that the school-age center meets all applicable building codes and zoning requirements unless the center is in a public-school building.

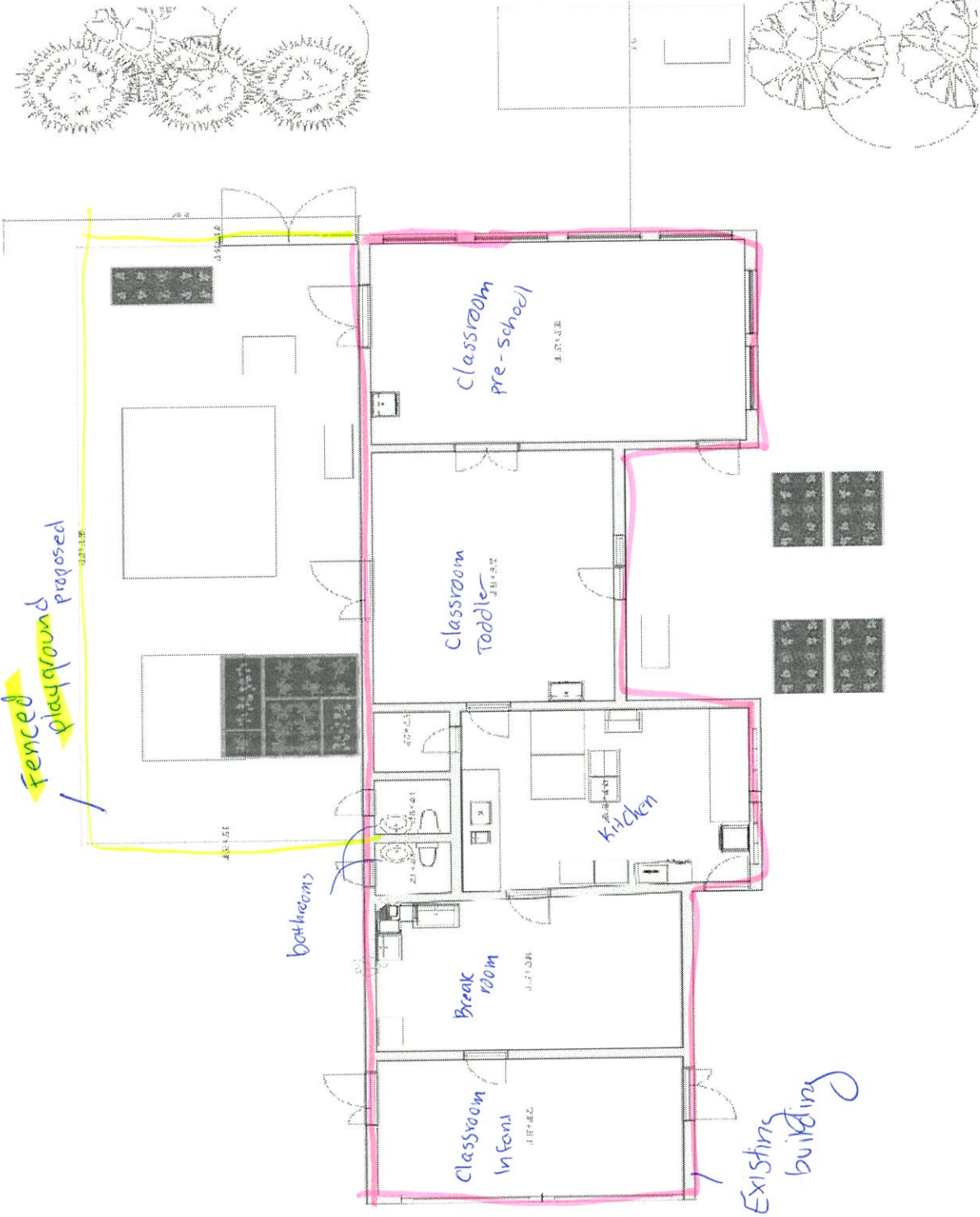
Shell. Official Chene do

Signature of Provider/Operator of Facility

Date 04/21/24

You are entitled to language assistance services and other accommodations at no cost. If you need help in your language or other accommodations, please contact the Child Care Licensing Division at 503-947-1400.

clear form



Whiskey Creek Road

Child Care Licensing Division

Pre-Certification Visit

Visit ID #(s):



Please retain this copy for your records.

CCLD Field Staff Information

CCLD Field Staff: Karen Santesson

CCLD Field Staff Phone Number: 971-209-6636

Visit Information

Conducted: In-Person Visit Date: 04/09/2024

Type: Announced Visit Time: 2:30pm

Program Contact Information

Program Name: Imagination Education Creation Daycare

CCLD Number: _____

Program Address: 6060 Whiskey Creek Rd, Tillamook, OR, 97141

Phone Number: 503-801-7681

Email Address: shellidialolmedo@gmail.com

Program Details

Visit conducted with: Shelli Dial-Olmedo

Position (if applicable): provider

Pre Certification Details

Issue #: _____ Visit #: _____

Building Information

Capacity is defined as the total number of children allowed in the facility at any one time, based on the available indoor and outdoor square footage, the number of toilets available to children and the number of qualified staff.

Room	Planned Use	Sq. Ft.	Age Range	Availability	Potential Capacity
1st room	Preschool	447.448	4-5 year olds	Yes, available at all times	12
Middle room	Toddlers	361.713	2-3 year olds	Yes, available at all times	10
Far end room	Infants	239.897	12 months- 23 months	Yes, available at all times	6
TOTAL SQUARE FEET:		1,049.058	TOTAL POTENTIAL CAPACITY:		

Number of Toilets: <u>2</u>	Handwashing Sinks: _____	Outdoor square footage: _____
CF: 1:15 children	1:2 toilets	75 square feet per child
CC: 1:10 older toddler; 1:15 (36 mo. +)		

CF: Minimum square footage needed for the first 12 children at 35 sq. ft. per child = 420 sq. ft.

For each additional child over the capacity of 12, there is to be 50 sq. ft. per child.

13 children = min. of 470 sq. ft.

14 children = min. of 520 sq. ft.

15 children = min. of 570 sq. ft.

16 children = min. 620 sq. ft.

Discussion Topics:

- Central Background Registry (CBR) enrollment
- Building codes, planning and zoning
- Sanitation Inspection: annual approval by an Environmental Health Specialist (EHS)

- CC/SC Only: Fire safety inspection approval by a state or local fire code official within the last 48 months

- Lead testing of water or alternative water declaration

- Floor plan

Notes:
Once the provider gets estimates the provider will send a detailed floor plan of the center which will include sinks, toilets, changing tables, bathroom walk way, outside area and furniture.

- Emergency plan requirements

- Written policies required

- Space and equipment requirements for outdoor activity area

- Staff qualifications

- Staff training requirements (including specific infant/toddler training, if applicable)

- Caregiver-to-child ratios and group size

- Application: required documents and fee

- CCLD's health and safety inspection with a CCLD licensing specialist

Visit Summary

Comments

On 04/08/2024 the Licensing Specialist (LS) JL accompanied the LS KS.
 The LS KS met with the provider SDO
 Items discussed:
 -Occupancy and zoning approvals needed.
 -Fire and sanitation approvals needed.
 -The bathrooms are currently outside access only.
 -Observed large outdoor area available. Outside area was not measured as it had not been fenced. Reviewed requirement for 75 sq. ft. for outdoor play area when fencing outdoor space in.
 -The lighting requirements for the program in each classroom. Shatter proof light bulbs or covered lights need to be added to child spaces.
 -Items needing to be addressed for facility to be used as a center include fencing, diaper changing tables, hand washing and food prep sinks, walkway to the toilets through the 2-3 year old room, sinks for the classrooms, ratios to consider when taking children to the bathroom, plans for flooding, natural disasters and emergency evacuation plan.
 -Provider will send a detailed floor plan to the LS with furniture, toilets, sinks, walking pathway to the bathroom for the preschoolers, outside area and changing tables.
 -Send provider child enrollment forms.
 -Gave provider new policies for the Certified Center (CC) Rule book and CC program policies and summary of

revisions for the CC program.

Photos, Documents & Technical Assistance Materials

No photos were taken at this visit.

No documents were collected at this visit.

No technical assistance materials were provided at this visit.

Email and Signature

A copy of this report will be emailed after this visit to the email address(es):

Primary: shellidialmedo@gmail.com

Secondary: _____

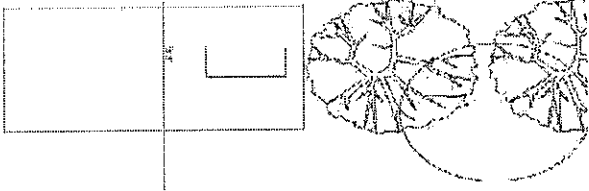
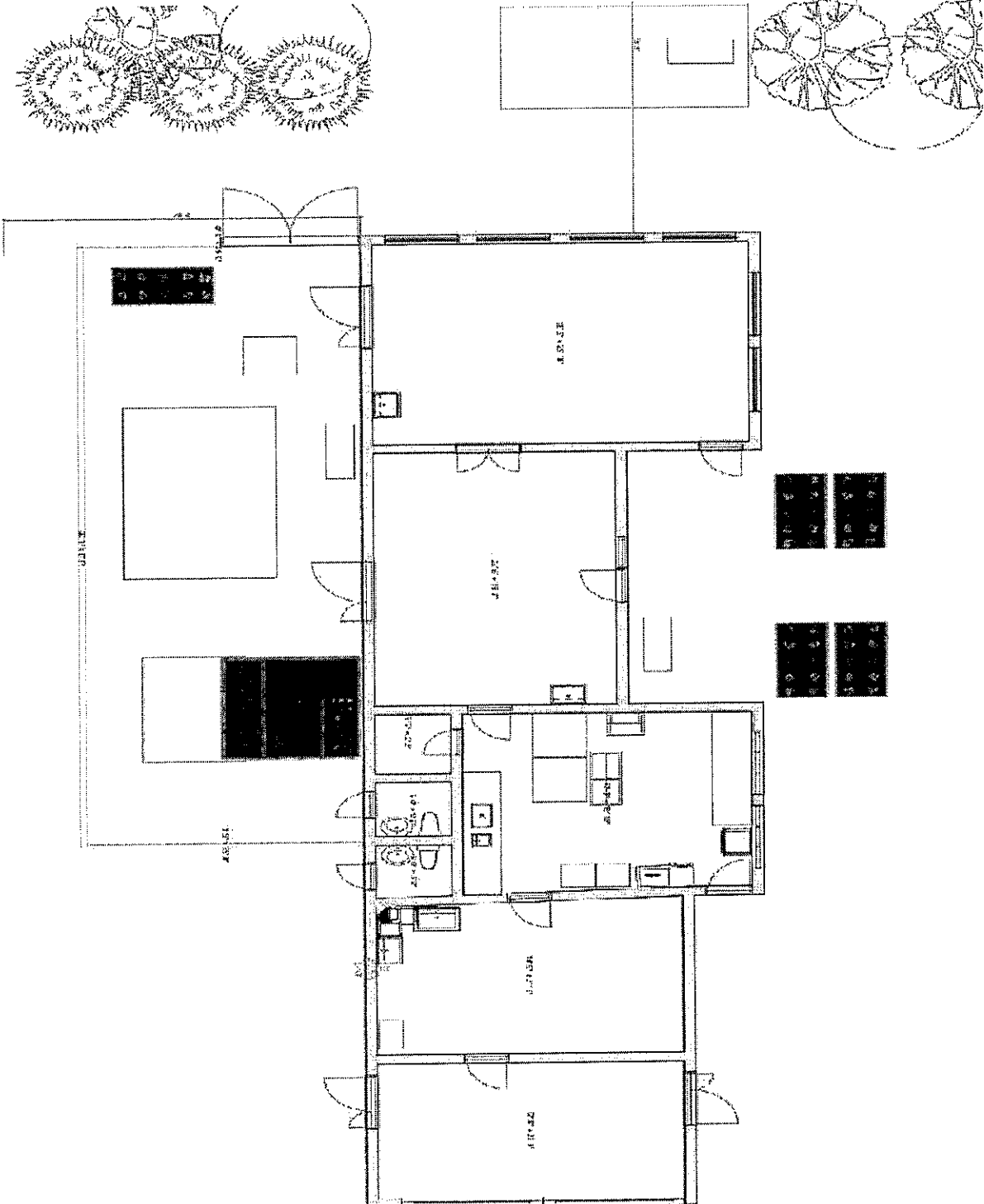
Karen Santesson

Digitally signed by Karen Santesson
Date: 2024.04.09 15:32:53 -0700

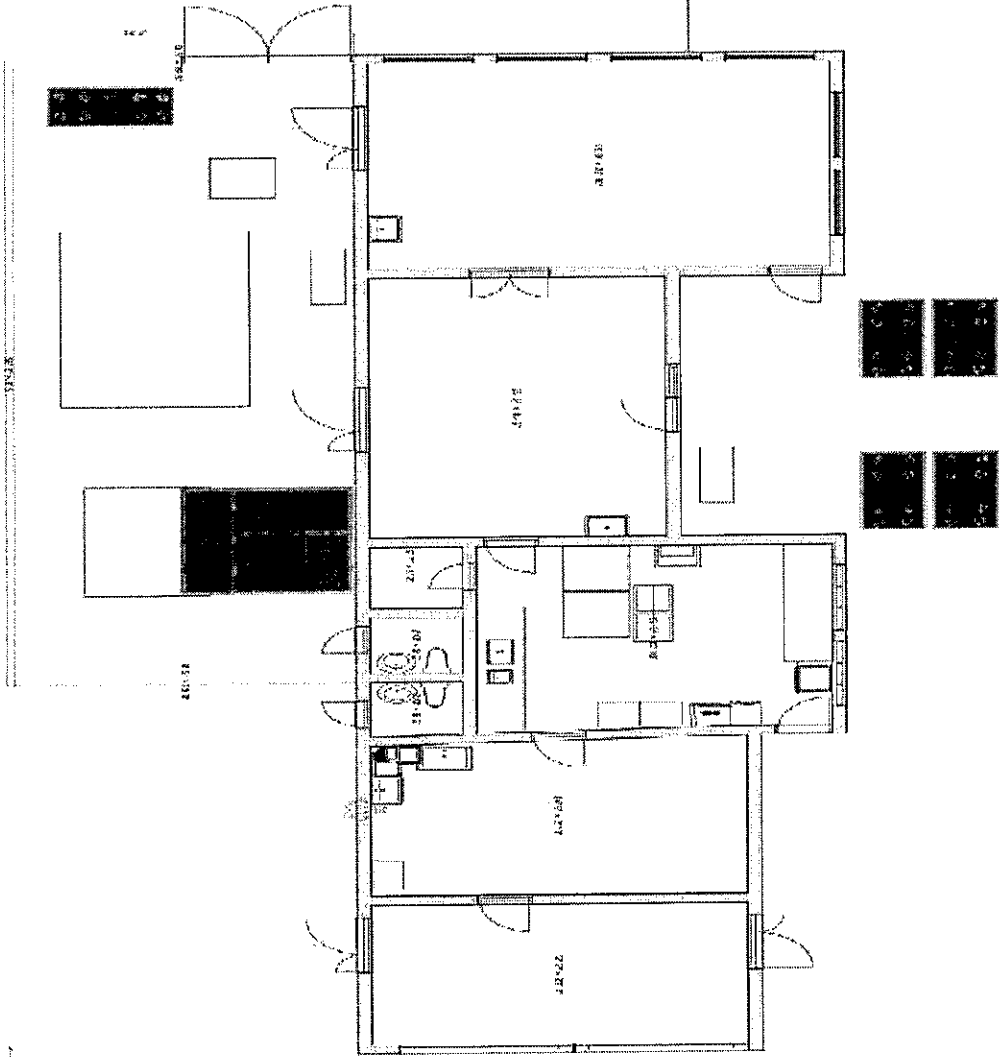
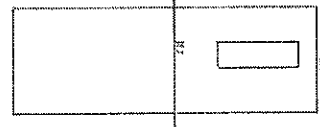
CCLD Field Staff Signature and Date

NOTICE: Repeated or serious non-compliance may result in a civil penalty as discussed (if applicable). Under the law, a child care license may be suspended or revoked if the Child Care Licensing Division (CCLD) finds that the facility or its operation does not comply with state statutes, or with applicable rules, or with any terms or condition imposed under the license. If you fail to comply or if you repeat the noncompliance indicated above, your license may be revoked. You must comply with CCLD rules and the law at all times. The CCLD retains information about noncompliance. If you disagree with the findings, you may respond in writing to the CCLD.

This form contains dynamic elements and may not show some items that are not relevant to your program. To view a full sample, visit the Department of Early Learning and Care website, www.oregon.gov/DEL/C, or request a copy from the CCLD field staff. You are entitled to language assistance services and other accommodations at no cost. If you need help in your language or other accommodations, please contact the Child Care Licensing Division (CCLD) at 503-947-1400. Please notify the CCLD field staff listed above if you would like to receive a mailed copy of this report.



T 7048



15



6060 Whiskey
Creek Rd

