



1510 – B Third Street  
Tillamook, Oregon 97141  
www.tillamook.or.us

Building (503) 842-3407  
Planning (503) 842-3408  
On-Site Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1 (800) 488-8280

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*Land of Cheese, Trees and Ocean Breeze*

## **NOTICE OF DECISION**

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

July 26, 2024

**#851-24-000228-PLNG:** Request for operation of a 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. 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.

Dear Interested Parties:

A public hearing on the above-entitled matter was held before the Tillamook County Planning Commission on July 11, 2024, where a decision was made on this date.

The Tillamook County Planning Commission considered this request on the basis of the criteria listed in Section 6.040: Conditional Use Review Criteria of the Tillamook County Land Use Ordinance (TCLUO) and relevant development standards contained within the TCLUO and Tillamook County Comprehensive Plan. The Planning Commission also considered this request on the basis of the findings of fact and conclusions contained within the staff report, written testimony received during the public comment period, oral testimony taken at the July 11, 2024, hearing, and the Applicant's presentation.

After consideration of all available evidence described above, the Planning Commission then voted unanimously in favor to approve Conditional Use request #851-24-000228-PLNG, the vote carrying 5 to approve and 1 opposed, subject to the Conditions of Approval contained in "Exhibit A" of the order.

The Planning Commission Order and other documents associated with the request (#851-24-000228-PLNG) are available for review and inspection on the Tillamook County Land Use Application page here: <https://www.co.tillamook.or.us/commdev/landuseapps> and at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

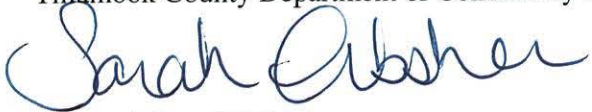
Please contact the Department of Community Development at 503-842-3408 if you have any questions or would like to review the record for this Conditional Use request.



Any party with standing to appeal as described in TCLUO Section 10.110 may appeal the decision to the Board of County Commissioners, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fee of \$250 with the Tillamook County Board of Commissioners within twelve (12) days of the date of this Notice. The deadline for filing an appeal with the Board of County Commissioners is August 7, 2024, at 4:00pm.

If you have any questions about this notice, you may contact this office at (503) 842-3408.

Sincerely,  
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Encl: Maps

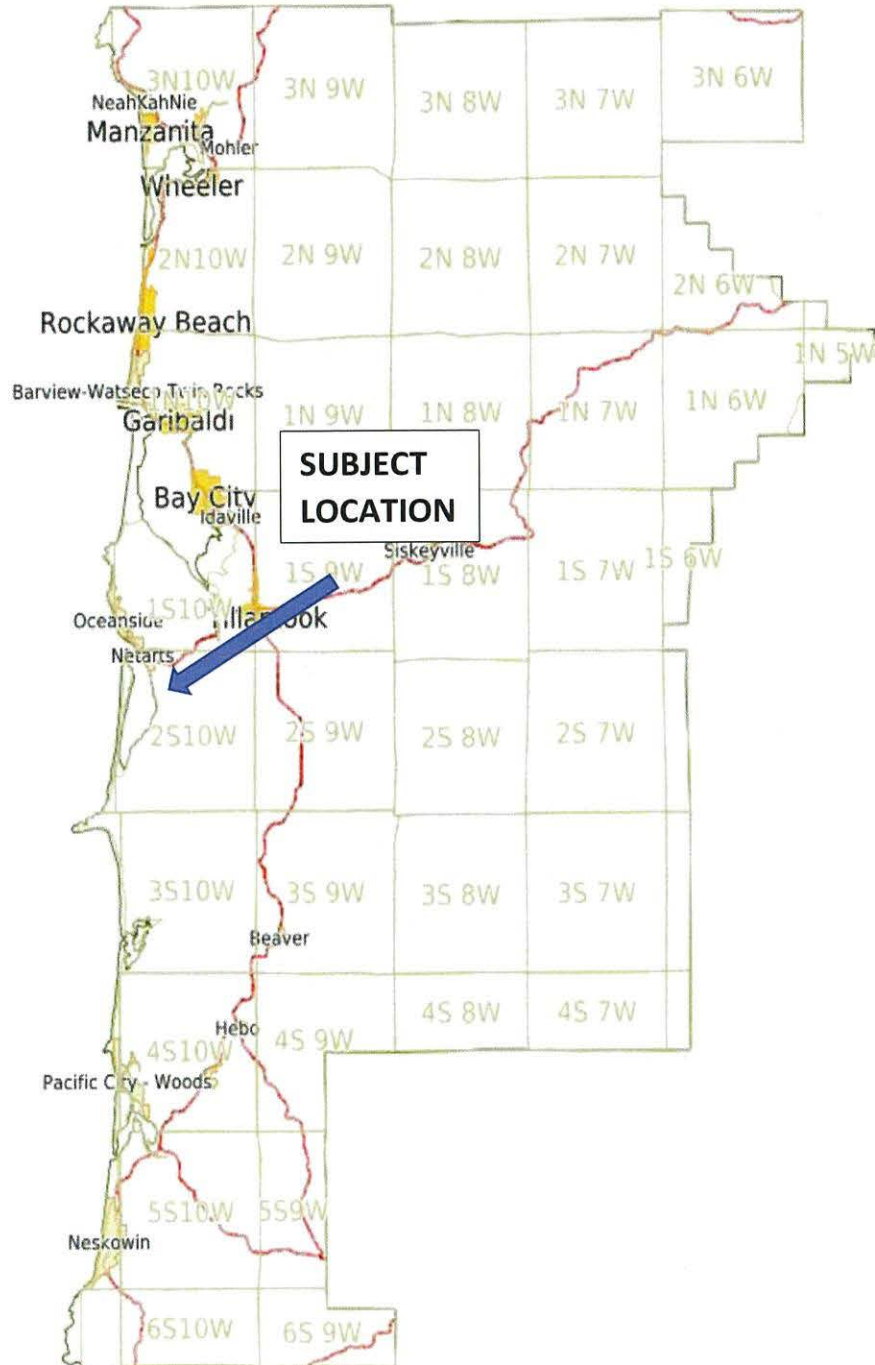
## ADOPTED CONDITIONS OF APPROVAL

TCLUO Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. Prior to operation of the early learning center/day care facility, the applicant/property owner shall obtain all Federal, State, and Local permits, including licensing from Tillamook County Community Health, and others as applicable.
2. Prior to operation of the early learning center/daycare facility, the applicant/property owner shall obtain an approved Zoning and Building Permit from the Tillamook County Department of Community Development.
3. Prior to operation of the early learning center/daycare facility, the applicant/property owner shall provide an updated water service letter and an updated fire service letter. The letters shall be submitted to the Department in conjunction with the consolidated Zoning and Building Permit.
4. Prior to operation of the early learning center/daycare facility, the applicant/property owner shall provide a copy of an approved Road Approach Permit and documentation from the Tillamook County Public Works Department confirming road approach and associated transportation requirements have been met. A copy of the documentation shall be submitted to the Department in conjunction with the consolidated Zoning and Building Permit.
5. A site plan, drawn to scale, illustrating compliance with the requirements of TCLUO 4.030: Off-Street Parking & Off-Street Loading Requirements shall be submitted to the Department in conjunction with the consolidated Zoning and Building Permit. The site plan shall incorporate any requirements set forth by the Tillamook County Public Works Department and shall clearly identify the location and number of parking spaces, areas for maneuvering of vehicles and the driveway/traffic flow for pick-up and drop-off of children.
6. Existing vegetative buffers shall be maintained along the boundary lines of the subject property to separate adjacent residential uses from the operation of the early learning center/daycare facility. These buffers shall be identified on the site plan submitted in conjunction with the consolidated Zoning and Building Permit.
7. Approval for the operation of the early learning center/daycare facility is based upon a maximum number of twenty-five (25) students in attendance at any one time. Expansion of operation resulting in an increase in the number of children and students at the facility is subject to review by the Tillamook County Planning Commission and the Tillamook County Public Works Department.
8. Early learning center/daycare facility operation hours shall be between the hours of 7:00am to 8:00pm.

9. Any exterior artificial lighting for the early learning center/daycare facility shall be installed in a manner that does not create or reflect substantial glare onto adjacent residential properties.
10. Signage shall comply with the standards of Tillamook County Land Use Ordinance Section 4.020: Signs.
11. This approval shall be void on July 11, 2026, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

# VICINITY MAP



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



# Map

