



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF ADMINISTRATIVE DECISION

SPR 520-22

Alan Easling

DECISION DATE: August 18, 2023

APPLICANT: Alan Easling

PROPERTY OWNER: The Dalles Properties, LLC

REQUEST: Applicant is requesting approval to site and construct a triplex featuring three off-street parking spaces.

LOCATION: 504 E. 14th Street, further described as 1N 13E 3 CC tax lot 10300

COMPREHENSIVE PLAN AND ZONING DESIGNATIONS: RH – High Density Residential

AUTHORITY: City of The Dalles Municipal Code, Title 10 Land Use and Development

DECISION: Based on the findings of fact and conclusions in the staff report of **SPR 520-22**, the request by **Alan Easling** is hereby **approved** with the following conditions:

1. Conditions Requiring Resolution Prior to Final Plan Approval:

- a. Final plan submission must meet all requirements of The Dalles Municipal Code, Title 10 Land Use and Development, and all other applicable provisions of The Dalles Municipal Code.
- b. A detailed site plan, construction/design and landscape plan consistent with the conditions of approval included within this Staff Report must be approved by the Director and the City Engineer before a building permit is issued.
- c. If applicable, all construction/design plans for public infrastructure, improvements, or ROW shall be approved by the City Engineer.
- d. Lighting shall be included on the site plan and building elevations consistent with TMDC 10.4.030.040.

- e. The overall lot coverage of impervious surfaces shall be included on the site plan. If the paved surface exceeds 10,000 sq. ft., an oil/water separator shall be installed per TDMC 10.7.020.100.
- f. All pedestrian walkways connecting to and within the development meet the requirements of the Oregon Americans With Disabilities Act, the State of Oregon Structural Specialty Code, and the Oregon Revised Statutes.
- g. One ADA van accessible parking space shall be provided on site compliant with TDMC 10.7.030.050.
- h. One motorcycle parking space shall be shown on the site plan.
- i. A refuse collection area consistent with TDMC 10.7.030.110 shall be illustrated on the site plan.
- j. The shared driveway is required to be improved to a width of 15' to accommodate two-way traffic circulation in and out of the development. In addition, this driveway is required to be hardsurfaced to city standards from Jefferson Street to the development.
- k. Landscaping plans consistent with 10.3.030.030 (B) be submitted.
- l. The applicant is required to provide proof of access to the subject development.

2. Conditions Requiring Resolution Prior to Building Permit Approval:

- a. All construction/design plans for public infrastructure, improvements, or rights-of-way required with this development must be approved by the City Engineer.
- b. All System Development Charges shall be paid.
- c. Plans submitted with the building permit shall be consistent with the approved Site Plan Review.
- d. The Geological Investigation and Geologic Impact Statement Report from Earth Engineers, Inc. shall be reviewed for compliance by the City Engineer.

3. Conditions Required Prior to Construction:

- a. Prior to the installation of public facilities, a pre-construction meeting is required between the City and the applicant.

4. Conditions Required During Construction

- a. The applicant shall take effective action to prevent the escape of sediment from the site by installation of erosion and sediment control measures and practices prior to, and concurrent with, land disturbing activities.
- b. The applicant shall prevent the formation of any airborne dust nuisance and shall be responsible for any damage resulting from failure to do so.

5. Conditions Required Prior to Occupancy

- a. Landscaping shall be installed per the provisions of TDMC Article 6.010.

6. Ongoing Conditions

- a. All development must adhere to the approved site plan for this development.
- b. All proposed lighting shall not directly illuminate adjoining properties. Lighting sources in the parking area shall be shielded and arranged to prevent glare in any public ROW, with a maximum illumination at the property line not to exceed an average horizontal foot-candle of 0.3 for non-cut-off lights, and 1.0 for cut-off lights.

Signed this 18th day of August, 2023 by



Joshua Chandler
Director
Community Development Department

TIME LIMITS: The period of approval is valid for the time period specified for the particular application type in City of The Dalles Municipal Code, Title 10 Land Use and Development. All conditions of approval shall be fulfilled within the time limit set forth in the approval thereof, or, if no specific time has been set forth, within a reasonable time. Failure to fulfill any of the conditions of approval within the time limits imposed can be considered grounds for revocation of approval by the Director.

Please Note! No guarantee of extension or subsequent approval either expressed or implied can be made by the City of The Dalles Community Development Department. Please take care in implementing your approved proposal in a timely manner.

APPEAL PROCESS: The Director's approval, approval with conditions, or denial is the City's final decision, and may be appealed to the Planning Commission if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on the 10th day following the date of the mailing of the Notice of Administrative Decision, **August 28, 2023**. The following may file an appeal of administrative decisions:

1. Any party of record to the particular administrative action.
2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application for administrative action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. Notice of Appeal forms are also available at The Dalles Community Development Office. The fee to file a Notice of Appeal is \$500.00. **The**

appeal process is regulated by Section 10.3.020.080: Appeal Procedures of The Dalles Municipal Code, Title 10 Land Use and Development.