



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF PUBLIC HEARING DECISION APL 035-23 of APL 033-23 J. R. Zukin Corp., dba Meadow Outdoor Advertising

DECISION DATE: November 27, 2023

APPEALING PARTY: J. R. Zukin Corp., dba Meadow Outdoor Advertising

APPLICANT: J. R. Zukin Corp., dba Meadow Outdoor Advertising

REQUEST: Appeal of Planning Commission Resolution No. P.C. 618A-23, denying Appeal #033-23 of the Community Development Director's decision dated February 27, 2023, denying Sign Permit No. 2589-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard.

LOCATION: 747 West 2nd Street, 1N 13E 4 AA Tax Lot 200

PROPERTY OWNER: Wayne L. and Jana L. Webb

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

DECISION: Based on the City Council's review and interpretation of the applicable criteria, the evidence in the record, and the findings, interpretations, and conclusions either set forth in the Staff Report or decided following the conclusion of the November 27, 2023, public hearing (as reflected in the minutes, as applicable), **Appeal Application 035-23** is hereby GRANTED, the decision of the Planning Commission is REVERSED, and the application for **Sign Permit 2589-23** is APPROVED.

Signed this 27th day of November, 2023 by

Joshua Chandler
Director, Community Development Department

TIME LIMITS: The approval is valid for the time period specified for the particular application type in 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: Final decisions on legislative actions, final decisions on quasi-judicial planning actions made by the Council, and appeal decisions made by the Council may all be appealed to the State Land Use Board of Appeals (LUBA), subject to ORS 197.830, “Review procedures; standing; deadlines; issues subject to review; attorney fees and costs; publication of orders; mediation.”

A complete record of the application 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.