



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF ADMINISTRATIVE DECISION HBP 120-24

DECISION DATE: June 5, 2024

APPLICANT: Bryon Parke doing business as Sandman Coatings, LLC

REQUEST: To operate a home business offering firearm coatings and repair.

LOCATION: Property is located at 2120 E. 16th Street, The Dalles, Oregon, and is further described as 1N 13E 11 BA Tax Lot 901.

COMPREHENSIVE PLAN AND ZONING DESIGNATIONS: RL – Low Density Residential Zone

PROPERTY OWNER: Bryon Parke

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

DECISION: Based on the findings of fact and conclusions in **HBP 120-24**, the request by Bryon Parke, to operate a firearm coatings and repair business out of their residence at 2120 E. 16th Street, located in the “RL” Low Density Residential Zone is hereby **approved** with the following conditions:

1. The home business must be subordinate to a dwelling’s residential use.
2. The home business, or portion of the home business conducted at home, must be conducted entirely within the dwelling, garage(s), or accessory structure(s) of the person conducting the home business. Incidental loading and unloading is exempt from this requirement.
3. The home business shall not result in any structural alterations or additions to the dwelling or accessory structure(s) that will change the primary residential use of the property.
4. There shall be no display, other than the allowed sign and allowed business vehicles, of products or equipment, visible from outside any buildings or structures.
5. There shall be no outside storage of home business materials or equipment visible from the public right-of-way or adjacent properties.

6. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible, or flammable materials) beyond that normally incidental to residential use is prohibited.
7. Storage of inventory or products and all other equipment, fixtures, and activities associated with the home business shall be allowed in the dwelling, garage, or accessory structure.
8. At least one adult resident of the home shall be employed in the home business, other than dwelling residents. There shall be a maximum of two (2) workers per home business; additional individuals may be employed by or associated with the home business, so long as they do not report to work at the home.
9. The home occupation site (the lot on which the home business is conducted) shall not be routinely used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch to other locations.
10. There shall be no separate home business street address.
11. Clients or customers are permitted at the home business site Monday through Sunday, between the hours of 7:00 a.m. and 7:00 p.m.
12. There shall be a limit of two (2) business vehicles per home business. The business vehicle shall be of a size that shall not overhang into the public right-of-way when parked in a driveway or other location on the home business site.
13. Between the hours of 7:00 a.m. and 7:00 p.m. there shall be no more than three (3) commercial pickup and/or deliveries at the home business site, and no commercial pickup and/or deliveries between the hours of 7:00 p.m. and 7:00 a.m.
14. In addition to the off-street parking required for the residential use, there shall be sufficient parking to accommodate all employee and business vehicles.
15. Any activity that produces radio or television interference, noise, glare, dust or particulate matter, vibration, smoke or odor beyond the home business site, or beyond allowable levels as determined by local, state, and federal standards shall not be allowed.
16. No on-site retail sales non-incidental to the business will be permitted.
17. The issuance of a Home Business Permit shall not relieve the applicant from the duty and responsibility to comply with all other rules, regulations, ordinances or other laws governing the use of premises and structures including, but not limited to, building and fire codes. The Applicant will be required to provide a copy of all other applicable permits (State, Federal, etc.) for the commercial storage and repair of firearms.

Signed this 5th day of June, 2024, by

A handwritten signature in black ink, appearing to read "Joshua Chandler". The signature is written in a cursive, flowing style.

Joshua Chandler, Director
Community Development Department
City of The Dalles, Oregon

TIME LIMITS: The period of 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: 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 **June 10, 2024**, the 10th day following the date of the mailing of the Notice of Administrative Decision. 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.**