



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF ADMINSTRATIVE DECISION
MIP 438-24

Chris Hodney, Hacker Architects

DECISION DATE: June 18, 2024

APPLICANT: Chris Hodney, Hacker Architects

REQUEST: Approval to consolidate three lots into one for the purposes of constructing a new five-story multifamily, mixed-use development.

LOCATION: The subject property is located at 523 E. Third Street and further described as 1N 13E 3 BD tax lots 6700, 6800 and 6900.

PROPERTY OWNERS: TD 3RD LLC

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 MIP 438-24, the request by **Chris Hodney, Hacker Architects**, is hereby **approved** with the following conditions:

Prior to the recording and filing of a Final Plat with the Wasco County Assessor’s office, the following conditions shall be met:

1. Conditions Requiring Resolution Prior to Final Plat Approval:

- a. Final plat submission must meet all the requirements of The Dalles Municipal Code, Title 10 Land Use and Development, and all other applicable provisions of The Dalles Municipal Code.
- b. All construction/design plans for public infrastructure, improvements, or rights-of-way shall be approved by the City Engineer.
- c. All utility easements shall be recorded and included on the final plat.
- d. The access points to Parcel 1 shall be established on the final plat.
- e. All existing buildings lines may be established on the final plat, or included in covenants recorded as part of the plat.

2. Ongoing Conditions

- a. Applicant shall record the plat and any required covenants with the Wasco County Clerk. A copy of the recorded plat and any covenants must be submitted to the Community Development Department upon recording.
- b. Partition application approval is valid for a period of one (1) year from the date of the Notice of Decision.
- c. All development shall be in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.

Signed this 18th day of June, 2024, 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 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 tenth day following the date of the mailing of the Notice of Administrative Decision, **June 28, 2024**. 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.

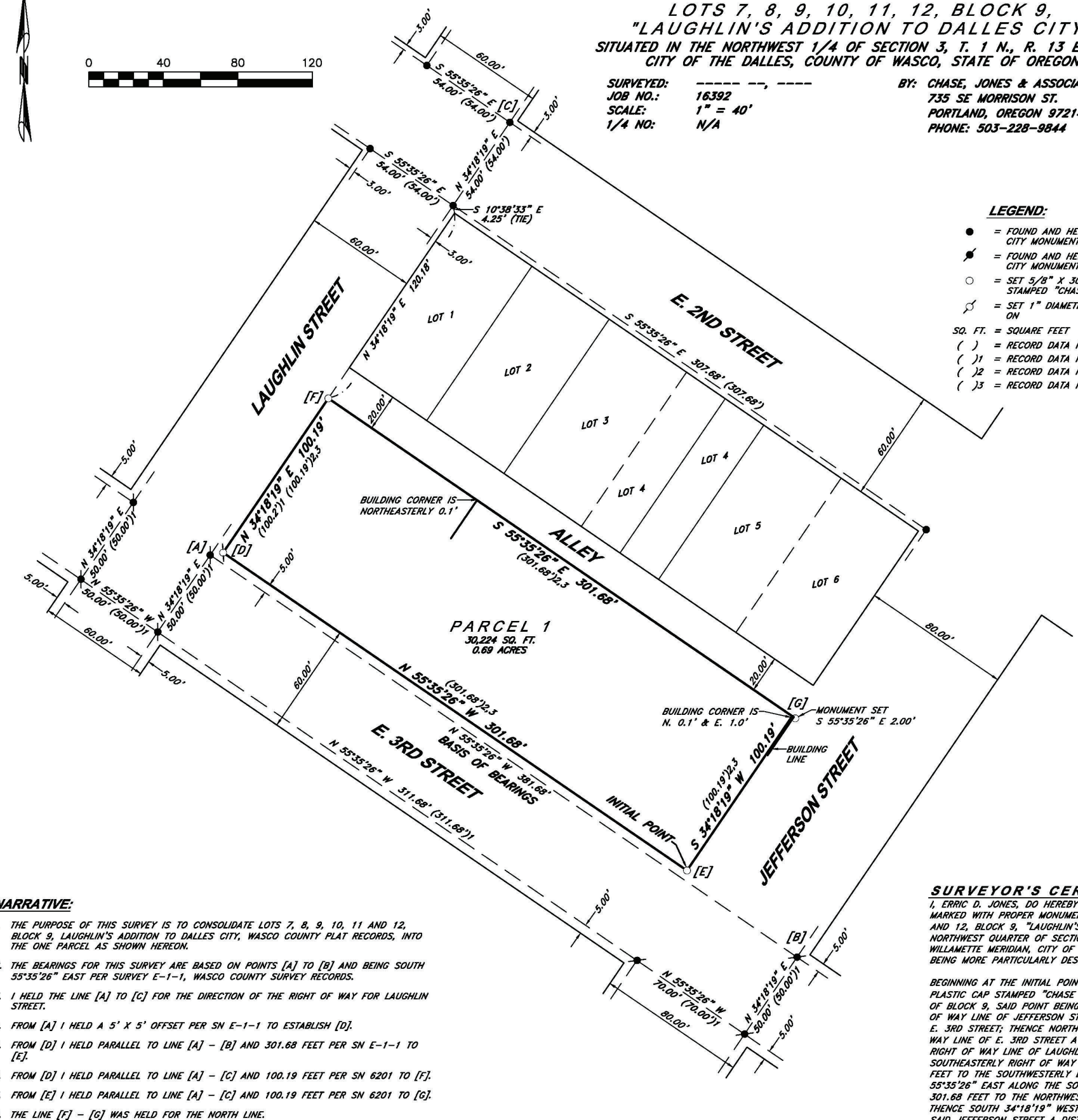
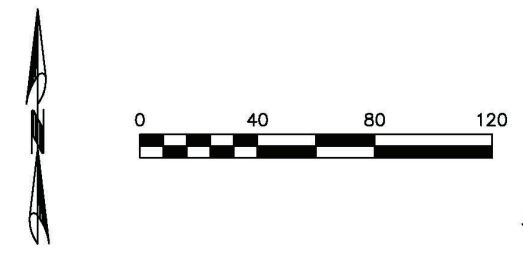
A complete record of application for public hearing action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. Notice of Appeal forms is also available at The Dalles Community Development Office. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures of The Dalles Municipal Code, Title 10 Land Use and Development.**

PARTITION PLAT

LOTS 7, 8, 9, 10, 11, 12, BLOCK 9,
"LAUGHLIN'S ADDITION TO DALLES CITY"
SITUATED IN THE NORTHWEST 1/4 OF SECTION 3, T. 1 N., R. 13 E., W.M.,
CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON

SURVEYED: _____
JOB NO.: 16392
SCALE: 1" = 40'
1/4 NO.: N/A

BY: CHASE, JONES & ASSOCIATES, INC.
 735 SE MORRISON ST.
 PORTLAND, OREGON 97214
 PHONE: 503-228-9844



- LEGEND:**
- = FOUND AND HELD A 2-1/2" ALUMINUM CAP STAMPED "DALLES CITY MONUMENT" PER SURVEY 12-61
 - ⦿ = FOUND AND HELD A 2-1/2" ALUMINUM CAP STAMPED "DALLES CITY MONUMENT" PER SURVEY E-1-1
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CHASE JONES & ASSOCIATES" ON
 - ⊙ = SET 1" DIAMETER COPPER DISC STAMPED "CHASE JONES" ON
 - SQ. FT. = SQUARE FEET
 - () = RECORD DATA PER SURVEY 12-61 (HUFFMON)
 - ()1 = RECORD DATA PER SURVEY E-1-1 (HUFFMON)
 - ()2 = RECORD DATA PER SURVEY 6201 (BRANTON)
 - ()3 = RECORD DATA PER BOOK 4, PAGE 132 (BRANTON)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
**REVIEW COPY NOT
FOR DISTRIBUTION**
OREGON
JULY 16, 1982
ERRIC D. JONES
1996
RENEWS: 6-30-23

NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 9, LAUGHLIN'S ADDITION TO DALLES CITY, WASCO COUNTY PLAT RECORDS, INTO THE ONE PARCEL AS SHOWN HEREON.
2. THE BEARINGS FOR THIS SURVEY ARE BASED ON POINTS [A] TO [B] AND BEING SOUTH 55°35'26" EAST PER SURVEY E-1-1, WASCO COUNTY SURVEY RECORDS.
3. I HELD THE LINE [A] TO [C] FOR THE DIRECTION OF THE RIGHT OF WAY FOR LAUGHLIN STREET.
4. FROM [A] I HELD A 5' X 5' OFFSET PER SN E-1-1 TO ESTABLISH [D].
5. FROM [D] I HELD PARALLEL TO LINE [A] - [B] AND 301.68 FEET PER SN E-1-1 TO [E].
6. FROM [D] I HELD PARALLEL TO LINE [A] - [C] AND 100.19 FEET PER SN 6201 TO [F].
7. FROM [E] I HELD PARALLEL TO LINE [A] - [C] AND 100.19 FEET PER SN 6201 TO [G].
8. THE LINE [F] - [G] WAS HELD FOR THE NORTH LINE.

SURVEYOR'S CERTIFICATE:

I, ERRIC D. JONES, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A TRACT OF LAND BEING LOTS 7, 8, 9, 10, 11, AND 12, BLOCK 9, "LAUGHLIN'S ADDITION TO THE DALLES CITY", SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CHASE JONES & ASSOC." SET AT THE SOUTHEASTERLY CORNER OF BLOCK 9, SAID POINT BEING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF JEFFERSON STREET AND THE NORTHEASTERLY RIGHT OF WAY LINE OF E. 3RD STREET; THENCE NORTH 55°35'26" WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF E. 3RD STREET A DISTANCE OF 301.68 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID LAUGHLIN STREET; THENCE NORTH 34°18'19" EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID LAUGHLIN STREET A DISTANCE OF 100.19 FEET TO THE SOUTHWESTERLY LINE OF SAID ALLEY IN SAID BLOCK 9; THENCE SOUTH 55°35'26" EAST ALONG THE SOUTHWESTERLY LINE OF SAID ALLEY A DISTANCE OF 301.68 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF JEFFERSON STREET; THENCE SOUTH 34°18'19" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID JEFFERSON STREET A DISTANCE OF 100.19 FEET TO THE INITIAL POINT. CONTAINING 30,224 SQUARE FEET OR 0.69 ACRES, MORE OR LESS.

WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NUMBER _____

PLAT NUMBER _____

SLIDE NUMBER _____

DECLARATION:

Know all persons by these presents, that TD 3RD, LLC, an Oregon Limited Liability Company, is the owner of the lands represented on the annexed map, and more particularly described in the accompanying surveyor's certificate, does hereby declare the annexed map to be a correct map of the partition plat of said property, and has caused the partition plat to be prepared and the property partitioned as depicted on the annexed map in accordance with the provisions of the Oregon Revised Statutes Chapter 92.

TD 3RD, LLC

By: Mary Hanlon, Managing Member

ACKNOWLEDGMENT:

State of Oregon)
) S.S.
 County of Wasco)

This instrument was acknowledged before me on _____, 20____, by Mary Hanlon, Managing Member, of TD 3RD, LLC, an Oregon Limited Liability company, on its behalf.

Notary Signature _____

NOTARY PUBLIC PRINTED NAME _____

STATE OF _____

COUNTY OF _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

I hereby certify this partition was examined and approved as of this _____ day of _____, 2023

Wasco County Surveyor _____

I hereby certify this partition was examined and approved as of this _____ day of _____, 2023

The Dalles City Engineer _____

I hereby certify this partition was examined and approved as of this _____ day of _____, 2023

Wasco County Assessor _____

Wasco County Tax Collector _____

JAN. 11, 2023