



NOTICE OF ADMINSTRATIVE DECISION
MIP 439-24

Joseph and Sharon Stewart

DECISION DATE: July 26, 2024

APPLICANT: Joseph and Sharon Stewart

REQUEST: Applicant is requesting approval to partition one 1.22-acre parcel into three parcels of 14,840 sq. ft., 26,147 sq. ft., and 12,051 sq. ft., respectively.

LOCATION: The subject property is located at **845 Snipes Street** and further described as 2N 13E 32 AB tax lot 14700.

PROPERTY OWNERS: Joseph and Sharon Stewart

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 439-24, the request by **Joseph and Sharon Stewart** 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. To ensure access rights to Parcel 1, the Applicant will be required to establish and record an access easement at least 25 ft. wide through Parcels 2 and 3, and must comply with fire access requirements.
- c. All utility easements shall be recorded and included on the final plat.
- d. The 25 ft. private access and public utility easement and turnaround area per the preliminary plat shall be established, recorded and shown on the final plat.
- e. All building setbacks shall be shown on the final plat.
- f. The final plat shall meet all requirements of Section 10.9.030.050.

2. Ongoing Conditions

- a. The accessway must be paved no less than 20 ft. back from the City right-of-way (ROW) at the time of new development. The access must not exceed 5% grade for the first 20 ft.
- b. The City Engineer may require Parcels 2 and 3 to install right-of-way improvements once Snipes Street is constructed to City standards.
- c. The Applicant shall preserve all significant beneficial vegetation wherever possible.
- d. The 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.
- e. Partition application approval is valid for a period of one year from the date of the Notice of Decision.
- f. All development shall be in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.

Signed this 26th day of July, 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, **August 5, 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. A Notice of Appeal application is available at The Dalles Community Development Office. The fee to file a Notice of Appeal is \$250.00. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures of The Dalles Municipal Code, Title 10 Land Use and Development.**