



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF ADMINSTRATIVE DECISION

MIP 440-24

Joseph and Sharon Stewart

- DECISION DATE:** July 26, 2024
- APPLICANT:** Joseph and Sharon Stewart
- REQUEST:** Applicant is requesting approval to partition one 0.88-acre parcel into three parcels of 12,506 sq. ft., 12,539 sq. ft., and 12,288 sq. ft, respectively.
- LOCATION:** The subject property is located at **2813 W. 8th Street** and further described as 2N 13E 32 AB tax lot 14500.
- 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 440-24, 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. The Applicant will be required to remove the existing accessory structures on Parcels 1 and 2 and all building setbacks be show on the final plat.
- c. The Applicant will be required to dedicate five (5) feet of right-of-way along the entirety of the subject property frontage (~283 ft.) to accommodate the right-of-way widening of W. 8th Street.
- d. The Applicant will be required to establish a 10 ft. public utility easement along the street frontage on W. 8th Street for future utility purposes, recorded and shown on the final map.

- e. All utility easements and/or dedications shall be recorded and included on the final plat.
- f. Final plat submission shall meet all the requirements of Section 10.9.030.050 and all other applicable provisions of TDMC.
- g. Two (2) copies of the surveyed and recorded plat must be received in the Community Development Department within one (1) year from the effective approval date.

2. Ongoing Conditions

- a. 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.
- b. At the time of development (triggered by a building permit), the accessway shall be paved for no less than the first 20 ft. abutting the ROW (Snipes St.), with a grade not to exceed 5% for the first 20 ft.
- c. Partition application approval is valid for a period of one year from the date of the Notice of Decision.
- d. 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.**