



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 036-24 of CUP 212-24

Daniel R. Meader

DECISION DATE: September 9, 2024

APPEALING PARTY: Daniel R. Meader

APPLICANT: Chris Hodney, Hacker Architects

ISSUE: APL 36-24, an appeal of Planning Commission Resolution No. P.C. 622-24, approving Conditional Use Permit No. 212-24 (Chris Hodney) for a mixed-use, multi-family development in the CBC zone district with a maximum building height of 60 ft.

LOCATION: 523 E. 3rd Street, 1N 13E 3 BD tax lots 6700, 6800 and 6900

PROPERTY OWNER: TD3RD, LLC

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 July 22, 2024 public hearing (as reflected in the minutes, as applicable), **Appeal Application 036-24** is hereby DENIED, the decision of the Planning Commission is UPHELD, and the application for **Conditional Use Permit 212-24** is APPROVED with the following conditions:

1. The final building height must be consistent with the plans included in Attachment A: Appendix B and D of CUP 212-24 Application Package.
2. Following an approved CUP, Applicant must proceed with a Site Plan Review to site and construct the development. The Site Plan Review approval is conditional upon an approved CUP for the height increase.
3. Prior to Site Plan Review approval for the proposed development, it shall be demonstrated that lighting impacts across the property line shall not exceed 0.5 foot-

candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source).

4. The CUP approval shall be valid for **three** years from the date granted by the Commission. If construction is commenced within this three-year period and is being pursued diligently toward completion, the conditional use permit shall stay in full force for an additional year. In the case of unavoidable delay or an extensive construction schedule, the Commission may extend the time limit for completion of the project.

Signed this 10th day of September, 2024 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.