



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

October 10, 2024

NOTICE OF APPLICATION FOR ADMINISTRATIVE ACTION

Notice is hereby given that an application for Administrative Action has been received by The Dalles Community Development Department. The City of The Dalles Community Development Director will make an Administrative Decision on the request stated below. **You are entitled to comment for or against the proposal by submitting a written statement** to the Community Development Department, City of The Dalles, 313 Court Street, The Dalles, OR 97058 by the due date shown.

COMMENTS DUE BY: October 24, 2024

APPLICANT(S): 4W Properties LLC

LANDOWNER(S): Chenoweth Creek Developers LLC

APPLICATION NUMBER: SUB 85-24

REQUEST: Approval to site and develop a 14-lot residential subdivision in two (2) phases, including extension of public and franchise utilities throughout the project and frontage improvements on Columbia View Drive. A private road will access four (4) lots. All development work to occur outside of the Zone 4 Geohazard Area.

LOCATION: The subject property is located at 3723 Columbia View Drive and is further described as 1N 14E 6 BB tax lots 100 and 200. The property is zoned RL – Low Density Residential.

REVIEW CRITERIA: The City of The Dalles Comprehensive Land Use Plan, City of The Dalles Municipal Code Title 10 Land Use and Development; Article 5.010 RL – Low Density Residential District, Chapter 10.6 General Regulations, Chapter 10.9 Land Divisions, Chapter 10.10 Improvements Required with Development.

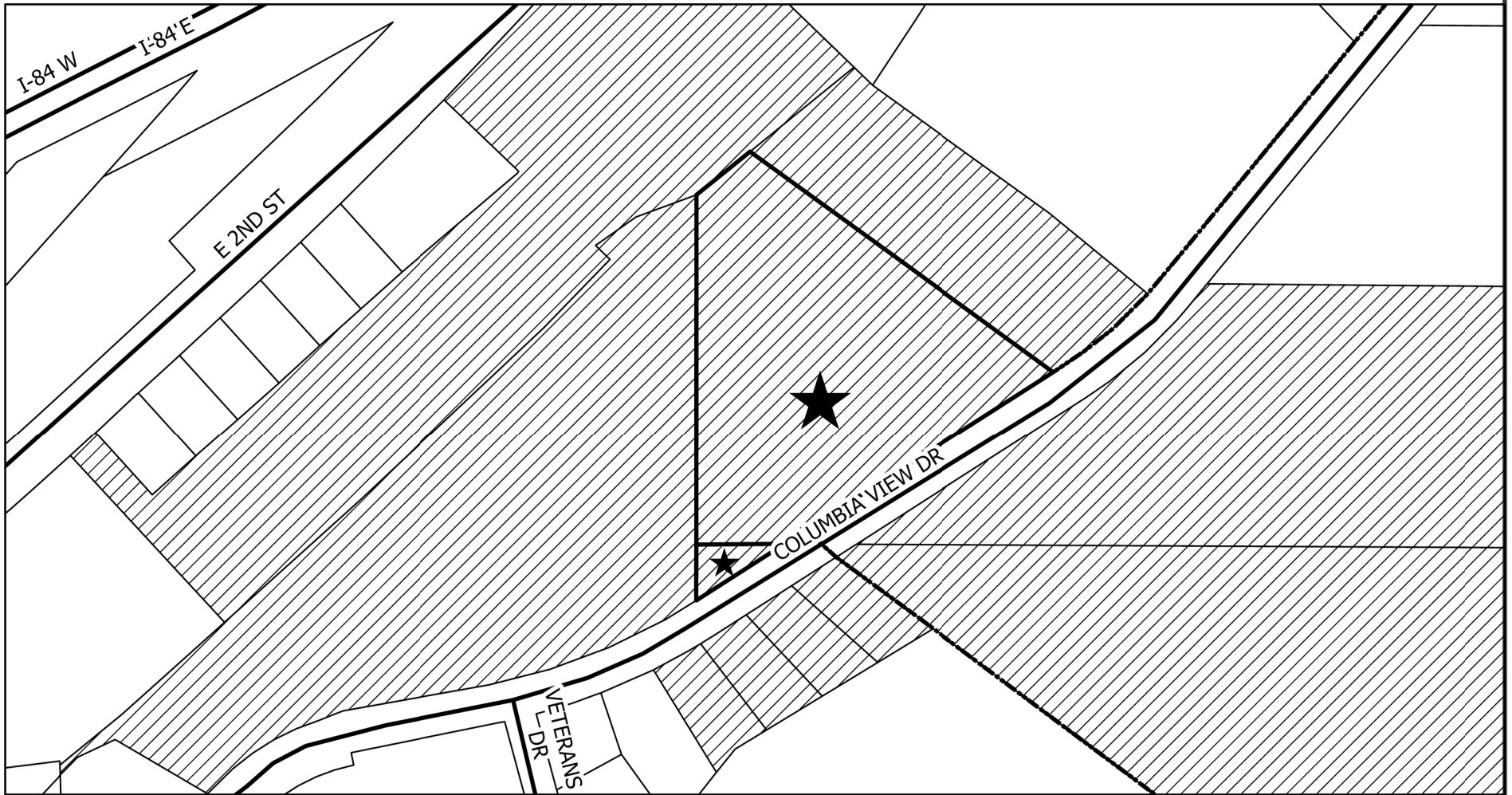
COMMENT PROCEDURE:

1. **Written comments for or against the proposal will be accepted for 14 days from the date this notice is mailed and are due by 5:00 p.m., October 24, 2024,** in The Dalles Community Development Office, 313 Court Street, The Dalles, OR 97058.
2. Failure to raise an issue in writing within the comment period, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes further appeal on that issue.
3. Copies of all review criteria and evidence relied upon by the decision maker or evidence provided by the applicant **are available for free review or may be purchased at the Community Development Office**, 313 Court Street, The Dalles, Oregon 97058.

DECISION PROCESS:

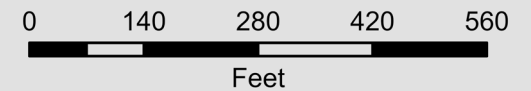
1. An application is received, decision date set, and notice mailed to property owners within 100 feet of the subject property.
2. All affected City departments and other agencies are asked to comment.
3. All timely comments and the application are weighed against the approval criteria in a staff report.
4. The provisions of The Dalles Municipal Code, Title 10 Land Use and Development, and the City of The Dalles Comprehensive Plan must be met.
5. A decision is reached by the Director based on the Findings of Fact in the staff report.
6. Parties of Record (notified property owners, affected public agencies, and other parties who make timely comment) will receive a Notice of Decision.
7. Aggrieved parties may appeal an Administrative Decision to the Planning Commission within 10 days of the date a notice of Decision is mailed, subject to the requirements for appeal procedures.

Please direct any questions to Frank Glover, Associate Planner, Community Development Department, at (541) 296-5481 ext. 1153, or email fglover@ci.the-dalles.or.us.



-  The Dalles City Limits
-  Roads
-  Taxlots
-  Subject Properties
-  Notified Properties

Properties within 100 feet of
SUB 85-24
3723 Columbia View Drive
1N 14E 06 BB #100 and #200



City of The Dalles
Community Development
Department
October 10, 2024

