



**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

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

**NOTICE OF ADMINISTRATIVE DECISION**  
**SUB 85-24**  
4W Properties, LLC

**DECISION DATE:** November 19, 2024

**APPLICANT:** 4W Properties, LLC

**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.

**LOCATION:** Property is located at 3723 Columbia View Drive and is further described as 1N 14E 6 BB tax lots 100 and 200.

**PROPERTY OWNER:** Chenowith Creek Developers, 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 SUB 85-24, the request by **4W Properties, LLC** 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 Submission of Final Plans and Plat:**
  - a. Final plat submission shall 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 design of public utilities shall conform to City standards and must be approved by the City Engineer.
  - c. The Applicant is required to modify the final plat to demonstrate compliance with the 75 ft. minimum spacing requirement between all access points along the Columbia View Drive frontage.

- d. The final construction plans must clearly demonstrate the approach grade for Wallace Drive ensuring compliance with the grade requirements outlined in TDMC 10.6.060.030.
- e. Stormwater collection and retention methods must be approved by the City Engineer and Wasco County Public Works.
- f. The Applicant must address all erosion control requirements outlined in TDMC 10.8.050.030 as part of the physical constraints permit for the subdivision.
- g. Engineered plans shall be submitted to the City Engineer for final review and approval, pursuant to all applicable criteria stated in TDMC.
- h. Applications for final subdivision plat approval shall meet the requirements as outlined under TDMC 10.9.040.060 (A-N): Final Subdivision Plat Review.

## **2. Conditions Required Prior to Construction**

- a. A Physical Constraints Permit shall be required with all cuts and fills exceeding 50 cubic yards. Engineered cut and fill plans will be required prior to any cut or fills over 250 cubic yards. This shall require the approval of the City Engineer. Disturbance of more than an acre will require a 1200-C Permit to be obtained from the Department of Environmental Quality (DEQ). The Physical Constraints Permit submitted for this development will be reviewed pursuant to TDMC 10.3.020.040.
- b. A pre-construction meeting including the City Engineer and Construction Inspector is required prior to construction or site prep work.

## **3. Conditions Required During Construction:**

- a. All design and installation of public improvement franchise utilities shall be installed or bonded by the Applicant in accordance with the City of The Dalles Municipal Code, Title 10 – Land Use and Development Public Improvement Procedures and the APWA standards, specifications, and drawings, as amended and adopted by the City, and approved by the City Engineer, or otherwise guaranteed to be completed by the Applicant to the satisfaction of the City and the franchise utility.
- b. All future improvements shall be improved to City standards.
- c. All required street improvements shall be extended to the edge of all adjacent properties.
- d. A fire hydrant is required to be installed at the intersection of Columbia View Drive and Wallace Drive, as well as at the base of Wallace Drive.
- e. All proposed approach grades must not exceed 5% for the first 20 feet.
- f. All driveways in the public right-of-way must be constructed of concrete per City Public Works standards.
- g. Driveways on private property shall meet the requirements of TDMC 10.6.060.040.
- h. All franchise utility distribution facilities installed to serve new development shall be placed underground except, overhead utility distribution lines, which may be permitted upon approval of the City Engineer when unusual terrain, soil, or other conditions make underground installation impractical.

- i. The Applicant shall be responsible for coordinating with franchise utility providers regarding plans, installation timing, and payment for services.
- j. A pedestrian path shall be required along Wallace Drive to give pedestrian access to Columbia View Drive from the interior development.
- k. The Applicant shall be required to obtain a utility construction permit from the County to install utilities outside of the UGB. Any future utility lines along Columbia View Drive must be built to City Standards.
- l. All improvements must be phased in accordance with this plan.

**4. Conditions Requiring Resolution Prior to Final Plat Approval:**

- a. All required improvements shall be installed, inspected, approved and accepted prior to the City signing the final plat of each phase. Alternatively, the Applicant may provide an engineer's estimate to be reviewed and approved by the City; this option requires the project to be fully bonded for the approved amount prior to the City signing the final plat.
- b. Three (3) copies of the surveyed and recorded plat shall be received in the Community Development Department within two (2) years from the effective approval date.
- c. A final plat meeting all Wasco County survey and subdivision plat standards must be submitted to the Director for final review to ensure conformity with the approved tentative subdivision plat, construction drawings, public improvement specifications, and Article 9.020: Land Division Standards.
- d. The Applicant must establish a clear vision easement on the final plat to ensure improved vision clearance at the intersection of Columbia View Drive and Wallace Drive.
- e. Applicant will be required to establish any necessary easements or agreements for stormwater discharge and/or management on the subdivision's eastern side with the abutting property owner.
- f. The Applicant will be required to submit a statement from the Post Office verifying the mail delivery location is adequate, and must be submitted with the final plat.
- g. The Applicant must include all areas intended for PUEs on the final plan, and submit evidence of unencumbered and clear title prior to final plat subdivision plat approval
- h. All subdivision monuments shall be established consistent with TDMC 10.9.040.060 (E).
- i. The Applicant shall install or provide financial assurances to the satisfaction of the Community Development Director that electrical power, natural gas, cable television, and telephone/internet service is or will be provided for each lot.
- j. The crosswalk and associated ADA ramps are required to be installed prior to final plat approval for Phase 1.
- k. All proposed access points shall be recorded as part of the final plat.
- l. The Applicant shall include three copies of all proposed covenants, conditions, and restrictions (CC&Rs) or written statement signed by the Applicant that no such restrictions will be established.

- m. The Applicant must establish and record any agreements for the continued maintenance of the stormwater retention pond and Wallace Drive.
- n. The Applicant shall provide franchise utilities to the development site. Each lot created with a subdivision shall have an individual service available or secured in accordance with provisions of Section 10.9.040.060 (J): Franchise Utility Service prior to approval of the final plat.
- o. It will be the responsibility of the Applicant to establish a private road maintenance agreement or covenant to ensure maintenance of Wallace Drive, as City and County road divisions will not provide services to this drive.
- p. All easements for public utilities on private property shall be shown on the final plat.
- q. The Applicant shall warranty all public improvements against defect for one year from the date of final acceptance by the City.

### **5. Ongoing Conditions**

- a. All future building permit applications must include landscaping details, including tree sizes, species, and location to ensure they meet vision clearance and species requirements of TDMC.
- b. The Applicant shall ensure that all future dwellings on Lots 11-14 install NFPA 13D fire suppression systems pursuant to fire code and Wasco County Building Code requirements.
- c. Each phase of this development shall be planned to conform to the provisions of Article 6.050 for Access Management in The Dalles Municipal Code.
- d. All driveways along Columbia View Drive must be designed to allow for forward in/forward out movement only. No backing movements or maneuvering allowed onto Columbia View Drive.
- e. All future driveways along Columbia View Drive must comply with the grade requirements of TDMC 10.6.060.030.
- f. A geotechnical report from a qualified engineer or geotechnical specialist will be required for any development that occurs within Geohazard Zone 4.

*Signed this 19<sup>th</sup> day of November, 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 10<sup>th</sup> day following the date of the mailing of the Notice of Administrative Decision, **December 2, 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.**