



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF ADMINSTRATIVE DECISION
MIP 442-24
Dave Adams

DECISION DATE: October 18, 2024

APPLICANT: Dave Adams

REQUEST: Applicant is requesting approval to partition one (1) 9,970 sq. ft. lot into two (2) smaller lots with Parcel #1 measuring 4,988 sq. ft. and Parcel #2 measuring 4,982 sq. ft.

LOCATION: The subject property is located at 900 H Street and further described as 1N 13E 3 DB tax lot 8300.

PROPERTY OWNERS: M & D Properties, 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 MIP 442-24, the request by **Dave Adams** 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. The existing drive approach on Parcel 2 shall be removed from the final partition plat and the drive approach shall be established via the alley at the time of development while Parcel 1 shall establish a drive approach to serve its off-street parking requirements and shall be shown on the final partition plat.
- b. A paved accessway spanning no less than twenty (20) feet back from the City ROW, no less than twelve (12) feet in width, and not exceeding 5% grade shall be installed on Parcel 1; Parcel 2 shall install such a drive approach at the time of new development.
- c. The existing dwelling on Parcel 1 shall establish two off-street parking spaces prior to final plat approval; Parcel 2 shall establish 2 off-street parking spaces at the time of development.

- d. Parcel 1 shall establish a driveway providing access for a minimum of two (2) off-street parking spaces along 8th Street or via a new easement from the alley, located between five and ten feet from the interior property line and shall be established, recorded and shown on the final plat; Parcel 2 shall establish a driveway via the alley at the time of development.
- e. All building setbacks shall be indicated on the final plat.
- f. The final plat shall meet all requirements of Section 10.9.030.050.
- g. All necessary easements and dedications on the private properties shall be established and recorded on the final plat.

2. Ongoing Conditions

- 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 shall preserve all significant beneficial vegetation wherever possible.
- c. 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.
- d. Partition application approval is valid for a period of one year from the date of the Notice of Decision.

Signed this 18th day of October, 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, **October 28, 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.**