



**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 ADMINSTRATIVE DECISION**  
**MIP 443-24**  
**C&E, LLC**

**DECISION DATE:** January 9, 2025

**APPLICANT:** C&E, LLC

**REQUEST:** Approval to divide one 13,939 SF parcel into two parcels of 10,439 SF and 3,500 SF respectively.

**LOCATION:** The subject property is located at 904 Clark Street and further described as 1N 13E 3 DA tax lot 2500.

**PROPERTY OWNERS:** C&E, 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 443-24, the request by **C&E, 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 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. To ensure access rights to Parcel 2, the Applicant will be required to establish and record an access easement at least 25 ft. wide through Parcel 1 and must comply with fire access requirements.
- c. The Applicant is required to remove the accessory structure on Parcel 2 or submit a building permit to ensure the structure is either incidental to or converted into a legal dwelling.
- d. The Applicant must obtain and establish a utility easement through Parcel 1 in the final plat to ensure utility access to Parcel 2.

- e. The Applicant shall include a 10' public utility easement along the entire frontage of Clark Street on the final plat.
- f. All utility easements shall be recorded and included on the final plat.
- 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. A Physical Constraints Permit will be required with all cuts and fills exceeding 50 cubic yards. Engineered cut and fill plans will be required prior to any cuts or fills over 250 cubic yards.
- b. The City Engineer may require Parcel 1 to install right-of-way improvements once Clark Street is constructed to City standards.
- c. All development shall be in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.

*Signed this 9<sup>th</sup> day of January, 2025, 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, **January 21, 2025**. 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.**