



**NOTICE OF ADMINISTRATIVE DECISION
SPR 546-24**

Bryce Macnab, Oregon Department of Fish and Wildlife

DECISION DATE: February 21, 2025

APPLICANT: Bryce Macnab, Oregon Department of Fish and Wildlife

PROPERTY OWNER: State of Oregon

REQUEST: Applicant is requesting approval to site and construct a 120' x 30' three-sided, metal storage building in the existing gravel parking lot.

LOCATION: The subject property is located at **3561 Klindt Drive** and further described as 2N 13E 28 D tax lot 2200.

COMPREHENSIVE PLAN AND ZONING DESIGNATIONS: **I – Industrial District**

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 **SPR 546-24**, the request by **Bryce Macnab, Oregon Department of Fish and Wildlife**, is hereby **approved** with the following conditions:

1. Conditions Requiring Resolution Prior to Final Plan Approval:

- a. Final plan 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. A detailed site plan, and construction/design plan consistent with all Conditions of Approval included within this staff report must be approved by the Director, and the City Engineer as applicable.
- c. All plans must be drawn to scale. Dimensions included within each plan set must be consistent with corresponding scale.
- d. The applicant is required to coordinate all franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider.

- e. All proposed development plans, including location/placement of oil/water separator(s), shall be reviewed and approved by the City Engineer.
- f. The applicant shall use the six excess parking spaces for fleet parking. The fleet parking spaces shall be annotated on a revised site plan.

2. Conditions Requiring Resolution Prior to Building Permit Approval:

- a. A revised set of building plans, specifically building profiles/elevations shall be provided demonstrating building articulation along the street facing (Klindt Drive) portion(s) of the structure.
- b. A revised set of building profiles/elevations shall be provided demonstrating trim details on all building corners.
- c. All construction/design plans for public infrastructure, improvements, or rights-of-way required, as applicable, with this development shall be approved by the City Engineer.
- d. All refuse storage facilities shall be screened, and containers placed on concrete pads with a positive surface drainage.

3. Ongoing Conditions:

- a. All development must adhere to the approved plan set.
- b. The proposed use and operation shall comply with all applicable local, state, and federal standards, and shall not create a nuisance due to odor, vibration, noise, dust, vector control, smoke or gas. Applicant shall prevent materials and debris that could collect and cause a nuisance to be windblown or migrate off-site.
- c. The applicant shall maintain compliance with all lighting standards of TDMC (10.7.030.120).
- d. The applicant shall maintain clear vision areas at point of entry to the site. Said areas shall not contain obstructions (permanent or temporary) exceeding 24 inches in height.
- e. The applicant shall warranty all public improvements, as applicable, against any defects and workmanship provided for a period of one year from the date of the City's final acceptance of the work.

Signed this 21st day of February, 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 City of 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 10th day following the date of the mailing of the Notice of Administrative Decision, **March 3, 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 administrative 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 are 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.**