



**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

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

**NOTICE OF PUBLIC HEARING DECISION  
VAR 131-25  
Jason Alford**

**DECISION DATE:** March 6, 2025

**APPLICANT:** Jason Alford

**REQUEST:** Approval to reduce the block width internal to a proposed 29-lot single-family residential subdivision at the terminus of E. 21st Street.

**LOCATION:** The property is located at the terminus of E. 21<sup>st</sup> Street and further described as 1N 13E 11 BC tax lot 2300 and 2800.

**PROPERTY OWNER:** Jason Alford

**AUTHORITY:** The Dalles Municipal Code, Title 10 Land Use and Development

**DECISION:** Based on the findings of fact and conclusions in the staff report of VAR 131-25, and after a hearing in front of the Planning Commission on March 6, 2025, the request by **Jason Alford** is hereby **approved** with the following conditions:

1. On-going Conditions

The variance to the development standards to minimum block width shall only be related to the proposed conceptual subdivision, Subdivision Application No. 86-24, allowing for the reduction of the minimum block width from 200 feet to 132 feet.

*Signed this 10th day of March, 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. 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 Planning Commission's decision may be appealed to the City Council if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on **March 20, 2025**, the 10<sup>th</sup> day following the date of the mailing of the Notice of Public Hearing Decision. The following may file an appeal of quasi-judicial decisions:

1. Any party of record to the particular public hearing 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. A Notice of Appeal form is also available at The Dalles Community Development Office. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures, The Dalles Municipal Code, Title 10 Land Use and Development Ordinance.**