



NOTICE OF ADMINSTRATIVE DECISION
SUB 83-23
Pullen Holdings, LLC

DECISION DATE: March 21, 2025

APPLICANT: Pullen Holdings, LLC

REQUEST: The applicant is requesting approval for development of a 28-lot, single-family residential subdivision including municipal infrastructure extension, road construction/right-of-way dedication, and frontage improvements on Kingsley Street.

LOCATION: Property is located at W. 15th and Kingsley Streets, and further described as 2N 13E 32 DD tax lot 7100.

PROPERTY OWNER: Pullen Holdings, 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 83-23, the request by **Pullen Holdings, 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 reviewed by the City Engineer.
 - c. The Applicant shall construct the internal road network as a 50-foot private access and adjacent 10-foot public utility easement located along the frontage within each of the proposed lots, pursuant to the requirements of TDMC 10.10.060 (I) and (J) *Location, Grades, Alignment and Widths*, as approved by the City Engineer.

- d. The final plat shall substantially conform to the approved tentative subdivision plat, construction drawings, specifications for public improvements, TDMC Article 9.020, and any conditions required in this report.
- e. The Applicant shall provide a *Note* on the final plat stating: “No rights of access shall be permitted across the rear lot lines Lots 16, 17, 24 and 25 from W. 14th Street, and Lots 3-11 from W. 16th Street.”
- f. Lots 11 and 25 shall establish shared driveway/access easements with Lots 12 and 26 respectively, in accordance with TDMC residential driveway standards (TDMC 10.6.060.020), as applicable.
- g. Plans for franchise utility installations shall be submitted concurrent with plan submittal for public improvements to facilitate review by the City Engineer.
- h. Design and installation of public utilities shall conform to City standards and must be reviewed and approved by the City Engineer.
- i. The Applicant shall coordinate with the Fire Marshal for all fire hydrant placement within the subdivision.
- j. Requirements for a mail delivery facility will be determined by the local United States Postal Service (USPS). Installation of facilities, if any, will be required to meet USPS standards; installation will be required prior to a signature on the final plat.

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 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. Temporary erosion control measures shall be taken during all phases of construction.
- b. The Applicant shall install all new water services in accordance to Chenoweth Water PUD standards, and must be inspected and approved by the District prior to water service activation.
- c. The Applicant shall install curb and gutter for the entirety of the subdivision in preparation of future sidewalk construction.
- d. The Applicant shall construct curb, gutter, drive approach and sidewalk along the frontage of existing residence 2110 W. 15th Street.
- e. The Applicant shall construct all right-of-way (ROW) improvements along Kingsley Street along the property frontage of proposed Lots 1, 2, and 3, as well as any

intersection improvements required for the intersection of Kingsley Street and W. 15th Street to City standards, as approved by the City Engineer.

- f. All franchise utilities are required to be placed within the dedicated 10' public utility easement or public right-of-way.
- g. The Applicant will be required to install natural gas and cable television, or provide evidence that an extension of these franchise utilities is not necessary for the future orderly development of adjacent properties.
- h. The Applicant is required to confirm franchise utility distribution methods with the City Engineer.

4. Conditions Requiring Resolution Prior to Final Plat Approval:

- a. Final plat 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. All subdivision monumentation shall be set according to provisions of state law, the County Surveyor, and the requirements of TDMC 10.9.040.060 (E).
- c. All easements for public utilities on private property shall be shown on the final plat.
- d. The final subdivision plat must clearly demonstrate all proposed public ROW, private street(s), pedestrian paths/sidewalks, and easements.
- e. The 15-foot wide access easement between Lot 1 and 2, from Kingsley Street to Tax Lot 7200 (2100 W. 15th Street) shall be shown and recorded as part of the final plat.
- f. The Applicant shall construct the internal road network as a 50-foot private access and 10-foot adjacent public utility easement pursuant to the requirements of TDMC 10.10.060 (I) and (J) *Location, Grades, Alignment and Widths*, as approved by the City Engineer.
- g. Three (3) copies of the surveyed and recorded plat must be received in the Community Development Department within two (2) years from the effective approval date.
- h. Drainage from future driveways, parking areas, and structures shall be provided with installation of roads, which shall convey runoff to the City stormwater system and must be approved by the City Engineer prior to final plat approval.
- i. All required improvements must be installed, inspected, approved and accepted prior to the City signing the final plat. 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.
- j. Additional information required prior to formal plat approval includes a written statement signed by the Applicant that all proposed covenants, conditions, and restrictions (CC&Rs) to be established with this subdivision, or a written statement signed by the Applicant that no such restrictions will be established;; a title guarantee, a statement by the Postal Service to verify location(s) of proposed mail delivery

facilities as shown on the final subdivision plat or accompanying sheet, and a description of the entity receiving a dedication for public use (City, homeowner's association, special district, etc.).

- k. The Applicant shall form/establish a Homeowners Association (HOA) for the specific maintenance of the internal private access of the subdivision. Said HOA document shall be recorded with Wasco County.
- l. The Applicant shall install or provide financial assurances to the satisfaction of the Director that franchise utilities are or will be provided for each lot.
- m. The Applicant must warranty all public improvements against defect for one (1) year from the date of final acceptance by the City.

5. 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 cut or fills over 250 cubic yards.
- b. All future building permits within the subdivision may require individual physical constraints permits pursuant to TDMC 10.8.020.010.
- c. All future building permits within the subdivision are required to install sidewalks along the entire property frontage.
- d. All development shall be in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.

Signed this 21st 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.

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 **March 31, 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.**