



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF ADMINISTRATIVE DECISION MIP 446-24 C & E, LLC

DECISION DATE: April 16, 2025

APPLICANT: C & E, LLC

REQUEST: Applicant is requesting approval to partition one 39,003 sq. ft. parcel into 3 parcels. Proposed parcel sizes; Parcel 1 = 11,049 sq. ft. (0.25 acres); Parcel 2 = 10,709 sq. ft. (0.24 acres); Parcel 3 = 17,245 sq. ft. (0.40 acres).

LOCATION: The subject property is located at 26xx E. 17th Street and further described as 1N 13E 11 AA 1501.

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. The Applicant shall establish and record all easements and dedications on the private properties, and include on the final plat.
- c. To ensure access rights to Parcels 2 and 3, the Applicant will be required to establish and record an access easement at least 25 ft. wide through Parcels 1 and 2, and must comply with fire access requirements.
- d. The proposed access and utility easement shall be specified on the final plat as either a 'Private Access and Utility Easement' or a 'Public Access and Utility Easement'.

- e. Fire turn-arounds shown on the preliminary plat shall be recorded on the final plat.
- f. A reciprocal easement ensuring utility rights through Parcel 1 to Parcels 2 and 3 shall be deed recorded and included on the final plat.
- g. The Applicant shall include a 10 ft. public utility easement along the entire frontage of East 17th Street on the final plat.
- h. 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. All development shall be in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.
- b. Approval of a partition application shall be valid for a period of one year from the date of the Notice of Decision. If no final partition plat is submitted within one year, or within any timely extension, the partition application shall become void and a new application required.
- c. The final plat must conform to the approved tentative partition plat and the provisions of Article 9.020 *Land Division Standards* and any conditions of approval, as well as comply with Wasco County recording requirements. Once all required signatures have been obtained on the final plat, 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.

Signed this 16th day of April, 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, **April 28, 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.**