



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF ADMINSTRATIVE DECISION MIP 436-24 Steve Cripe

DECISION DATE: May 15, 2025

APPLICANT: Steve Cripe

REQUEST: Applicant is requesting approval to partition one 24,796 sq. ft. parcel into two parcels of 12,134 sq. ft. and 12,662 sq. ft. respectively.

LOCATION: The subject property is located at 3416 W. 2nd Street and further described as 1N 13E 3 29 DD tax lot 200.

PROPERTY OWNERS: Steve and Denise Cripe

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 436-24, the request by **Steve Cripe** 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. No rights of access shall be permitted across the rear lot line of Parcel 2 abutting Interstate 84.
- c. All utility easements shall be illustrated on the site plan. Location of all existing and proposed public and private utilities, including, but not limited to, water, sewer, storm drainage, power, gas, cable TV, and telephone, shall be shown on the plat.

2. Ongoing Conditions

- a. 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.
- 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. All development shall be in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.

Signed this 15th day of May, 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 (excluding weekends and holidays) following the date of the mailing of the Notice of Administrative Decision, **May 27, 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.**