



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF PUBLIC HEARING DECISION

CUP 214-25

Joe Stewart

DECISION DATE: May 15, 2025

APPLICANT: City of The Dalles

REQUEST: Applicant is requesting approval to site and construct a 3,450 square foot one-story commercial structure to be used as a six (6) unit storage facility at 3826 West 6th Street.

LOCATION: Property is located at 3826 W 6th Street, and further described as 2N 13E Section 29 A tax lot 1200.

PROPERTY OWNER: Joseph F. and Sharon H. Stewart

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 CUP 214-25, and after a hearing in front of the Planning Commission, the request by **Joe Stewart** is hereby **approved** with the following conditions:

1. Conditions Required 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. All final plans, consistent with all conditions of approval, shall be approved by the Community Development Director and the City Engineer prior to the issuance of a building permit.
- c. All construction/design plans for public infrastructure, improvements, or rights-of-way (ROW) shall be approved by the City Engineer.
- d. Applicant is required to coordinate any franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider.
- e. Applicant shall provide a complete and detailed landscape and irrigation plan demonstrating compliance with TDMC 10.7.030.040 and 10.6.010.070. All site landscaping shall be installed prior to occupancy. If unable to install, the Applicant

shall provide financial assurances sufficient enough to cover the costs of all landscaping installation, to include irrigation and on-going maintenance.

- f. The Applicant shall coordinate with the City's Public Works Department staff on meeting all required stormwater facility design criteria prior to submitting final construction plans for building permit review and issuance.
- g. The Applicant shall submit a photometric/lighting plan demonstrating all proposed external building lights shall be down-shielded and not result in spillover glare onto the public right-of-way or adjacent properties.

2. Conditions Required Prior to Construction

- a. A pre-construction meeting including the City Engineer and Construction Inspector is required prior to construction or site prep work. All public improvements shall first obtain design and construction approval from the City Engineer.

3. Conditions Required During Construction

- a. All proposed franchise utilities are required to be installed in accordance with each utility provider.
- b. Applicant shall coordinate the location of the site's mailbox with the City Engineer and Post Office.
- c. All ADA spaces must have the accessible parking symbol painted on the parking space as well as an accessible parking sign placed in front of the space.
- d. Applicant must install/improve the drive approach and all associated sidewalk improvements to City and ADA standards.

4. Conditions Required Prior to Use

- a. Upon completion of ROW improvements, the City Engineer will conduct a final inspection of all improvements to ensure they meet City standards before the City formally accepts them for ownership, operation or maintenance.
- b. All proposed improvements included within the plan set must be installed, as approved by the City Engineer and Public Works staff.

5. Ongoing Conditions

- a. All lighting shall not directly illuminate adjoining properties. Lighting sources shall be shielded and arranged so as not to produce glare in any public ROW, with a maximum illumination at the property line not to exceed 0.5 foot-candles.
- b. All development must adhere to the approved site plan for this development.
- c. 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 the collection of nuisance materials and debris from being windblown or migrating off site.
- d. All landscaping, buffering, and screening must be adequately maintained and irrigated to ensure the survival of plant materials. Landscaping must include no less than 40% of live plant material.

- e. Applicant shall warranty all public improvements 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 16th 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 Planning Commission's approval, approval with conditions, or denial is the City's final decision, and 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 **May 27, 2025**, the 10th day following the date of the mailing of the Notice of Public Hearing Decision. The following may file an appeal of administrative 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.**