



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

**NOTICE OF ADMINISTRATIVE DECISION
MIP 451-25**

NW Natural c/o Wayne Pipes

DECISION DATE: July 25, 2025

APPLICANT: NW Natural c/o Wayne Pipes

PROPERTY OWNER: Port of The Dalles

REQUEST: Approval to replat map and tax lots 02N 13E 21 C 400 and 02N 13E 21 C 500, being portions of Lots 3 and 4, and all of Lot 5 of the Columbia Gorge Industrial Center Subdivision into one single parcel of record.

LOCATION: The subject properties are located at **4290 and 4310 River Trail Way** and further described as 2N 13E 21 C tax lots 400 and 500.

COMPREHENSIVE PLAN AND ZONING DESIGNATIONS: I – Industrial District

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 451-25**, the request by **NW Natural c/o Wayne Pipes** is hereby **approved** with the following conditions:

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. 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.

- c. The Applicant may choose to include building setback lines in a final plat or include with covenants recorded as part of the final plat. The new property line shall not result in any non-conforming setbacks for the existing structures.
- d. Per TDMC 10.9.030.030, identification of significant natural features, including, but not limited to, rock outcroppings, creeks, streams, ponds, riparian areas, and existing native, ornamental, and orchard trees having a trunk diameter of 14 inches or more at a point 5 feet above the natural grade.

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. Partition application approval is valid for a period of one year from the date of the Notice of Decision.
- c. All development shall be in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.

Signed this 25th day of July, 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 City of 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 **August 4, 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 administrative 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 are 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.**