



**CITY of THE DALLES**

313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125

COMMUNITY DEVELOPMENT DEPARTMENT

**CERTIFICATE OF MAILING**

I hereby certify that I served the attached

Notice of Administrative Decision

regarding:

MIP 453-25 – James Klein

On November 25, 2025, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited in the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: November 25, 2025

*Paula Webb*

Planning Technician  
Community Development Department

## Notice of Decision Mail-out Contact List

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### Paper Mail-out Contacts

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## **NOTICE OF ADMINISTRATIVE DECISION**

**DECISION DATE:** November 25, 2025

**APPLICATION NUMBER:** MIP 453-25

**APPLICANT(S):** James Klein

**PROPERTY OWNER(S):** Alex Hattenhauer

**REQUEST:** Applicant is requesting approval to replat two existing tracts – Tax Lots 2600 and 2702; no additional parcels will be created. The replat will align property lines with existing topography, access easements, and utility corridors improving overall lot functionality.

**LOCATION:** The property is located on Washington Street and further described as Map 1N 13E 4DD Tax Lots 2600 and 2702. Property is zoned RL – Low Density Residential.

**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 453-25, the request by **James Klein** 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 shall meet the Wasco County recording requirements; be consistent with the purposes of TDMC 10.9.030, relevant development standards of this Title, policies, and density requirements; approval of the replat shall not impede future development of any of the parcels involved.
- b. 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.
- c. The Final Plat shall be in compliance with TDMC 10.9.030.050.

**2. Ongoing Conditions**

- a. Applicant shall record the final 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 25<sup>th</sup> day of November, 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, December 5, 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 Council by majority vote.
4. The City Manager.

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 are also available at The Dalles Community Development Department. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures of The Dalles Municipal Code, Title 10 Land Use and Development.**