



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

## RESOLUTION PC 627A-25

DENIAL of Appeal Application **APL 38-25, Jason Alford**, and affirming the Community Development Director's approval of Subdivision Application 86-24 for approval to site and develop a two-phase, single-family residential subdivision. Phase 1 will consist of 14 lots on 3.33 acres inside the City limits. The remainder will be annexed into the City and later divided into 15 lots. The property is located at the terminus of East 21<sup>st</sup> Street and further depicted in Assessor's Map No. 1N 13E 11 BC as Tax Lots 2300 and 2800. Property is zoned RL – Low Density Residential District.

### I. RECITALS:

- A. On April 17, 2025, the Planning Commission of the City of The Dalles conducted a public hearing to consider APL 38-25. Testimony and other evidence was submitted and entered into the hearing record, including a Staff Report stating findings of fact, conclusions of law, and Staff's recommendation.
- B. The Staff Report and its attachments, the evidence presented at the public hearing, and all other components of the hearing record (all of which are publicly available and incorporated herein by this reference) provide the basis for the Planning Commission's decision formalized by this Resolution.

### II. RESOLUTION:

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Part I (*Recitals*) of this Resolution, **Appeal Application No. 38-25** is hereby DENIED, the decision of the Community Development Director is AFFIRMED, and the application for **Subdivision Application 86-24** is APPROVED.

### III. APPEALS, COMPLIANCE, AND PENALTIES:

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to TDMC 10.3.020.080 and must be received at the Community Development Department no later than 5:00 p.m. on the 10<sup>th</sup> day following the date of the mailing of the notice of decision.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this approval.
- C. All conditions of approval must be met within the time limits set by this Resolution or by ordinance.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 17<sup>TH</sup> DAY OF APRIL, 2025.

DocuSigned by:

 Cody Cornett 4/18/2025 | 1:17 PM PDT

3E404169686E460... it, Chair  
Planning Commission

I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 17<sup>th</sup> day of April, 2025.

AYES: Cornett, Peña, Pipinich, Popoff

NAYS: —

ABSENT: Case, Grant

ABSTAIN: —

ATTEST: 

Joshua Chandler, Director  
Community Development  
City of The Dalles