



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### NOTICE OF ADMINSTRATIVE DECISION

**DECISION DATE:** January 16, 2026

**APPLICATION NUMBER:** SPR 555-25

**APPLICANT(S):** Darrin Eckman, AKS Engineering and Forestry

**PROPERTY OWNER(S):** Dan Morrison, Design LLC

**REQUEST:** Applicant is requesting approval to site and construct a 2,378 square foot loading dock to an existing 30,000 square foot building. The proposed project will also include perimeter fencing, secured site access, a reconfigured parking lot and maneuvering area, and landscape areas.

**LOCATION:** The property is located at **231 Steelhead Way** and further described as 2N 13E 28B tax lots 100 and 700. Property is zoned I - Industrial.

**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 SPR 555-25 the request by **Darrin Eckman, AKS Engineering and Forestry** 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 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. A detailed site plan, and construction/design plan consistent with all Conditions of Approval included within this staff report must be approved by the Director, and the City Engineer as applicable.
- c. All plans must be drawn to scale. Dimensions included within each plan set must be consistent with corresponding scale.
- d. Applicant shall coordinate all franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider.

- e. All proposed development plans, including location/placement of oil/water separator(s), shall be reviewed and approved by the City Engineer.
- f. All drive approaches shall meet the design requirements specified by the Americans with Disabilities Act and be approved by the City Engineer. No approach/entrance shall be built closer than 5 feet to any property line.
- g. All pedestrian pathways shall be demarcated, a minimum of 5 feet in width, connecting the staff parking area to the main facility. The path may be either constructed or striped on existing pavement/asphalt, and must be continuously visible, accessible, and safe for pedestrian use. These pathways shall be constructed and maintained for pedestrian safety and shall meet the requirements of the Oregon Americans with Disabilities Act (Oregon ADA), the State of Oregon Structural Specialty Code, and applicable provisions of the Oregon Revised Statutes.

**2. Conditions Requiring Resolution Prior to Building Permit Approval:**

- a. All construction/design plans for public infrastructure, improvements, or rights-of-way required, as applicable, with this development shall be approved by the City Engineer.
- b. Applicant shall coordinate with the Fire Marshal as to the ultimate location of the FDC and be shown on the final site plan. Compliance with this condition shall be determined by the Fire Marshal.
- c. Applicant shall be required to obtain a 1200-C Permit from DEQ if more than 1-acre of land is disturbed.
- d. All System Development Charges shall be paid, as applicable.
- e. Plans submitted with the building permit shall be consistent with the approved Site Plan Review Application (SPR 555-25).

**3. Conditions Required Prior to Construction:**

- a. Prior to the installation of public facilities/public improvements, a pre-construction meeting is required between the City and the applicant.
- b. A maintenance agreement shall be established with the City's Public Works Department.

**4. Ongoing Conditions:**

- a. All development must adhere to the approved plan set.
- b. 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 materials and debris that could collect and create a nuisance from being windblown or migrating off-site.
- c. Applicant shall maintain compliance with all lighting standards of TDMC 10.7.030.120.
- d. Applicant shall maintain clear vision areas at point of entry to the site. Said areas shall not contain obstructions (permanent or temporary) exceeding 24 inches in height.

- e. Applicant shall warranty all public improvements, as applicable, against any defects and workmanship provided for a period of one year from the date of the City's final acceptance of the work.
- f. Applicant must ensure 24/7 access to the site for the Mid-Columbia Fire District. Compliance with this condition shall be determined by the Fire Marshal.
- g. All landscaping shall be maintained to ensure plant survival.
- h. All pedestrian pathways shall be demarcated, a minimum of 5 feet in width, connecting the staff parking area to the main facility. The path may be either constructed or striped on existing pavement/asphalt, and must be continuously visible, accessible, and safe for pedestrian use. These pathways shall be constructed and maintained for pedestrian safety and shall meet the requirements of the Oregon Americans with Disabilities Act (Oregon ADA), the State of Oregon Structural Specialty Code, and applicable provisions of the Oregon Revised Statutes.

*Signed this 16<sup>th</sup> day of January 2026, 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, **January 26, 2026**. 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.**