



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF ADMINISTRATIVE DECISION

DECISION DATE: January 21, 2026

APPLICATION NUMBER: SPR 556-25 and SUB 88-25

APPLICANT(S): City of The Dalles

PROPERTY OWNER(S): City of The Dalles

REQUEST: Applicant requests approval to replat a vacated portion of Federal Street into a single parcel of approximately 19,570 square feet to facilitate development of a public plaza within The Dalles Commercial Historic District, located on Federal Street between East First and East Second Streets.

LOCATION: The project site is located on a recently vacated segment of Federal Street, extending from East Second to East First Street. It is adjacent to properties at 319–323 East Second Street, 401 East Second Street, and 201 Federal Street. The project site is zoned CBC – Central Business Commercial, with a CBC-1 Overlay.

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 556-25 and SUB 88-25, the request by **City of The Dalles** 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 Building Permit Issuance:

- a. A detailed site plan, construction/design and landscape plan consistent with the conditions of approval included within this Staff Report must be approved by the Director and City Engineer prior to permit approval.
- b. All construction and design plans for public infrastructure, improvements, or rights-of-way must be approved by the City Engineer.
- c. All exterior modifications, including the new doorway and any replaced features, shall incorporate trim and detailing consistent with TDMC 10.3.030.040(D)(8).

- d. All trees must be selected from the City's recommended tree list or alternate species approved by the Director.
- e. Submit a vehicle parking exhibit demonstrating compliance with Chapter 10.7, including identification of the required motor vehicle parking spaces to serve the Transportation Building and the accessible parking space(s) and accessible route relied upon.
- f. Identify on the required vehicle parking exhibit the specific City-owned stalls on the abutting Veteran Services parcel that will serve the Transportation Building use and maintain those stalls available for that use.
- g. Bicycle parking layout and racks shall meet City dimensional and clearance standards per TDMC 10.7.040.040 and 10.7.040.050. Cut-sheets and final layout verification shall be submitted prior to building permit issuance.
- h. Any cut and fill excavation over 50 cubic yards requires a permit; if over 250 cubic yards, plans must be completed by a licensed engineer.

2. Conditions Required Prior to Construction:

- a. A pre-construction meeting shall be held prior to installation of public facilities.

3. Conditions Required During Construction:

- a. Install erosion and sediment control measures to prevent sediment escape during land-disturbing activities.
- b. Prevent the formation of any airborne dust nuisance.
- c. Walkways, including driveway and accessway crossings, shall comply with ADA, the State of Oregon Structural Specialty Code, and applicable Oregon Revised Statutes.

4. Conditions Required Prior to Occupancy:

- a. Complete all landscaping or provide a financial guarantee per TDMC 10.9.040.060(I).
- b. Install all ADA signage and accessible parking spaces as shown on an approved parking exhibit.
- c. Stripe and sign any newly designated or modified parking spaces and accessible markings relied upon for the Transportation Building use, consistent with the approved vehicle parking exhibit.
- d. Install all required ROW improvements—including curb, gutter, sidewalk, and asphalt paving.
- e. All public improvements shall be inspected and accepted by the City Engineer, with any punch-list items corrected prior to formal City acceptance of ownership and maintenance.

5. Conditions Requiring Resolution Prior to Final Plat Approval:

- a. Final plat 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 easements for public utilities on private property shall be shown on the final plat.
- c. Prior to City Engineer signature on the final plat, Applicant shall comply with TDMC 10.9.040.060(H) by either (i) installing required improvements, or (ii) if improvements will be completed after recording, providing a performance guarantee in a form allowed by TDMC 10.9.040.060(I) and providing a written completion schedule and commitment in a form acceptable to the City Engineer.
- d. Three (3) copies of the surveyed and recorded plat must be received in the Community Development Department within two (2) years from the effective approval date.

6. Ongoing Conditions:

- a. Adhere to the approved site plan for the development.
- b. Maintain all landscaping and irrigation.

Signed this 21st 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, **February 2, 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.**