



NOTICE OF ADMINSTRATIVE DECISION

DECISION DATE: February 9, 2026

APPLICATION NUMBER: MIP 455-25

APPLICANT: Radhaji, LLC

PROPERTY OWNER: Radhaji, LLC

REQUEST: Applicant is requesting approval of a Minor Partition/Replat involving the reconfiguration of two existing parcels. Proposed Parcel 1 will be ± 40,296 square feet, and proposed Parcel 2 will be ± 73,925 square feet.

LOCATION: The property is located at **2727 West 7th Street** and further described as 2N 13E 32 A tax lots 200 and 300. Property is zoned CG – General Commercial

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 455-25, the request by **Radhaji, LLC** 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 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 Final Plat shall be in compliance with TDMC 10.9.030.050.

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. There shall be no Change of Use to, or reuse/occupancy of the movie theater building on Parcel 1 until on-site parking is constructed to accommodate land use(s) on Parcel 1. Said parking area shall be in conformance with all applicable requirements of TDMC.
- c. Partition application approval is valid for a period of one year from the date of the Notice of Decision.
- d. All future development shall be in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.

Signed this 9th day of February, 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 19, 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.**