CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF ADMINSTRATIVE DECISION
MIP 456-25
Klein

DECISION DATE: April 20, 2026

APPLICANT: James Klein

REQUEST: Approval for a 2-lot Minor Partition for a property located at 2525 East 14th Street and 2526 East 12th Street.

LOCATION: The subject property is located at **2525 E. 14th Street and 2526 E. 12th Street** and further described as **T1N, 13E, 2 DD, 3100**.

PROPERTY OWNERS: Liquid 2 LLC

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 456-25, 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 Wasco County recording requirements, comply with TDMC 10.9.030.050, conform to the approved tentative partition plat, and comply with these conditions of approval.
    b. The approved Redevelopment Plan shall be recorded with the Wasco County Clerk at the applicant's expense prior to final plat approval, and future development shall comply with the approved Redevelopment Plan unless a new redevelopment plan is approved by the City.
    c. 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.
    d. The applicant shall dedicate the 25-foot-wide ROW shown on the preliminary plat. The final plat shall include legal descriptions for the dedicated area and the applicant shall provide a notarized deed dedicating the land to the City, all subject to review and approval by the City Engineer. The dedication shall be recorded on the final plat

in accordance with TDMC 10.10.110(E) and any required environmental assessment shall be completed before City acceptance.

e. If access to Parcel 2 is to continue across Tax Lot 3101, the final plat shall depict and establish an access easement on Tax Lot 3101, with a minimum width of 20 feet, for the benefit of Parcel 2.

f. Access for Parcel 1 from East 12th Street shall be reflected on the final plat or addressed through recorded covenants.

g. A separate exhibit shall be submitted prior to final plat approval showing the location of all existing and proposed utilities so that any associated easements can be shown on the final plat and identified as either public or private (as applicable).

h. The Applicant must provide environmental assessments for all land proposed for public or City dedication, including sufficient information for the City to evaluate potential environmental liabilities, ownership history, and prior land use; if additional investigation or remediation is required, it must be completed prior to acceptance of the dedicated land, and the City may refuse to accept any land with identified contamination risks.

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 effective approval date.

c. All development shall be in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.

Signed this 20th day of April 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, **April 30, 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 City Council by majority vote.

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