



CORRECTED
NOTICE OF ADMINISTRATIVE DECISION
SPR 557-26
Radhaji, LLC

DECISION DATE: April 20, 2026

APPLICANT: Radhaji, LLC

PROPERTY OWNER: Radhaji, LLC

REQUEST: The applicant requests approval to construct a four-story, 89-room hotel providing guest amenities such as an indoor swimming pool and a limited-service dining area for hotel guests.

LOCATION: The subject properties are located at **2727 W. 7th Street** and further described as 2N 13E 32A tax lots 200 and 300.

ZONING: 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 **SPR 557-26**, the request by **Radhaji, LLC**, is hereby **approved** with the following conditions:

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. Vehicle turning templates for service, emergency, and The Dalles Disposal vehicles shall be submitted and approved by the Director and City Engineer.
- d. Applicant shall add a pedestrian pathway connecting to West 7th Street.

- e. Widths of all planters and screen buffers shall be shown and dimensioned on the plans, demonstrating compliance with minimum width requirements (5 feet or 7.5 feet where used as a tire stop).
- f. Applicant shall coordinate and record all required easements, including access easement for shared driveways, with local and franchise utilities and incorporate any necessary adjustments into the final plans. All required easements must be shown on the final plan.
- g. Applicant shall coordinate and obtain approval for all mail delivery facility locations from the Postmaster.
- h. Submit a finalized irrigation plan for review and approval.
- i. Submit a vision clearance plan for review and approval to ensure compliance with TDMC Article 6.100.
- j. Submit engineered plans for ADA curb ramps and ADA-compliant pedestrian crossings for review and approval by the City Engineer.
- k. Existing sidewalks shall be evaluated and replaced as necessary to meet current City standards.
- l. Obtain Curb, Sidewalk, and Drive Approach Permits, reviewed by the City Engineer for compliance with ADA requirements, City standards, and Article 6.060 driveway standards.
- m. Submit a revised plan set showing the required Vehicle Parking Plan items outlined in TDMC 10.7.020.020 (A-P), to fully comply with TDMC 10.7.020.020.
- n. Establish a maintenance agreement for the oil/water separator with the City's Public Works Department for the stormwater system.
- o. All building and parking setbacks must be shown on the final plan. All parking and maneuvering areas shall be hard surfaced in accordance with TDMC 10.7.030.020(B).
- p. Parking lot surfacing material shall be clearly identified on plans.
- q. All required landscaping shall be irrigated with a permanent irrigation system, with details provided in the landscape plan.
- r. A maximum of 40% of the required parking lot landscaping may consist of dry landscape materials, subject to inclusion in the landscape plan.
- s. A Right-of-Way Encroachment Agreement shall be established for any work occurring within the ROW.
- t. Trees in the clear vision areas shall have no foliage below eight (8) feet and no grasses or shrubs higher than twenty-four (24) inches. Trees planted within 5 feet of hard surfaces or utility lines must include root barriers.
- u. A turning diagram for The Dalles Disposal garbage truck is required.

- v. Submit a photometric plan demonstrating full cut-off fixtures and property-line light levels not exceeding 0.3 foot-candles for non-cut-off fixtures and 1.0 foot-candle for cut-off fixtures, consistent with TDMC 10.7.030.120.
- w. Pay all System Development Charges.
- x. 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.
- y. Applicant shall submit a street tree plan identifying all existing and proposed street trees within the public right-of-way, including species, spacing, and location, in compliance with City standards.
- z. Applicant shall revise the parking lot landscaping plan to provide a minimum of 10% interior landscaping consistent with TDMC 10.7.030.040(C).
- aa. Applicant shall provide design details for the passenger drop-off area demonstrating compliance with slope and vertical clearance requirements of TDMC 10.7.030.060.
- bb. Applicant shall identify and dimension on-site loading areas and demonstrate compliance with TDMC 10.7.030.070, including required maneuvering space and vertical clearance.

2. Conditions Required Prior to Construction:

- a. A pre-construction meeting shall be held between the City and Applicant prior to installation of public facilities.
- b. Record all utility easements proposed for the development.

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. All rights-of-way improvements must be constructed to City standards.
- d. 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, buffering, and screening, or provide a financial guarantee per TDMC 10.9.040.060(I).
- b. Install all ADA signage and accessible parking spaces as shown on the approved site plan.
- c. Stripe all parking spaces, including compact and motorcycle spaces. Any subsequent modifications creating larger clusters shall include landscape islands to break fields into 35-space clusters or fewer.
- d. Install all required ROW improvements—including curb, gutter, sidewalk, driveway, 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. Ongoing Conditions:

- a. Adhere to the approved site plan for the development.
- b. Maintain all landscaping and irrigation.
- c. Keep all points of access for refuse collection unobstructed.
- d. Maintain a City-approved maintenance agreement for an oil/water separator or equivalent pretreatment system.
- e. Obtain sign permit approval prior to sign installation.

Signed this 21st 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 City of 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 12th day following the date of the mailing of the Notice of Administrative Decision, May 4, 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.**