



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### NOTICE OF ADMINSTRATIVE DECISION

**DECISION DATE:** May 11, 2026

**APPLICATION NUMBER:** MIP 460-26

**APPLICANT(S):** Dennis Morgan

**PROPERTY OWNER(S):** John M. Bishop

**REQUEST:** Applicant is requesting approval to divide one existing 13,504-square-foot lot into two parcels of approximately 7,173 and 6,331 square feet.

*During review, staff identified discrepancies between parcel dimensions reflected in the application materials and Wasco County GIS mapping and the recorded plat and survey information associated with the historical realignment of Snipes Street. Based on the recorded plat and survey information relied upon for this decision, the subject property is approximately 12,042.9 square feet and is proposed to be divided into parcels of approximately 6,867.7 square feet and 5,175.2 square feet. Staff determined this clarification does not alter the nature or scope of the request as originally noticed.*

**LOCATION:** The property is located at **918 and 922 Snipes Street** and further described as Map 2N 13E 32 AC Tax Lot 6300. Property is zoned RM – Medium Density Residential.

**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 460-26, the request by **Dennis Morgan** 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. Final plat shall demonstrate compliance with all applicable setback requirements resulting from the establishment of the new interior property line.

- c. The final plat or recorded covenants shall identify the existing permitted access points serving each parcel from Snipes Street.
- d. Applicant shall establish and record all required utility easements identified in this decision, including the two 7.5-foot-wide overhead utility easements depicted on the preliminary partition plat.
- e. Final plat shall include all required legal descriptions, easements, dedications, and approval signatures required by TDMC 10.9.030.050 and applicable state law.

## 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 11<sup>th</sup> day of May, 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 12<sup>th</sup> day following the date of the mailing of the Notice of Administrative Decision, **May 26, 2026** (*in observance of weekend and holidays*). 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.**