



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### NOTICE OF ADMINSTRATIVE DECISION

**DECISION DATE:** June 5, 2026

**APPLICATION NUMBER:** MIP 458-26

**APPLICANT(S):** Osa Lisa Zwick

**PROPERTY OWNER(S):** Osa Lisa Zwick

**REQUEST:** The Applicant proposes to divide Tax Lot 1N 13E 2 DD 1800 into three parcels of approximately 6,188 SF, 5,791 SF, and 5,795 SF, respectively.

**LOCATION:** The property is located at **2510 E. 10<sup>th</sup> Street** and further described as 1N 13E 2 DD 1800. Property is zoned RH – High 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 458-26**, the request by **Osa Lisa Zwick** 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. All existing building setbacks to the proposed property line shall be shown on the final plat.
- b. The final plat shall meet all requirements of Article 9.020: Land Division Standards, Section 10.9.030, all applicable conditions of approval, and Wasco County recording requirements.
- c. A reciprocal ingress and egress easement shall be recorded concurrent with the final partition plat to ensure continued access rights over Parcels 1 and 2 for the benefit of Parcels 2 and 3.
- d. Applicant shall preserve all significant beneficial vegetation wherever possible.
- e. The applicant shall dedicate the 25-foot-wide ROW as 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.

- f. Applicant must provide an environmental assessment for all land proposed for 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. Final plat submission shall comply with all applicable requirements of The Dalles Municipal Code not otherwise addressed in these conditions.
- b. The 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.
- c. Partition application approval is valid for a period of one year from the date of the Notice of Decision.

*Signed this 5<sup>th</sup> day of June, 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, **June 17<sup>th</sup>, 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.**