



CITY OF THE DALLES

Community Development Department

313 COURT STREET
THE DALLES, OREGON 97058
(541) 296-5481 ext. 1125

NOTICE OF ADMINISTRATIVE DECISION

DECISION DATE: August 28, 2026

APPLICATION NUMBER: MIP 463-26

APPLICANT(S): Zaryah Sheikh

PROPERTY OWNER(S): AMSHE Holdings, LLC

REQUEST: Applicant is requesting approval to partition an approximately 114,127 sq. ft. (2.62 acre) parcel into two distinct parcels of 73,180 sq. ft. (1.68 acres) and 40,964 sq. ft. (0.94 acres), respectively.

LOCATION: The property is located at **351 Lone Pine Drive** and is further described as 1N 13E 1BA 1100. Property is zoned "CG" General Commercial District.

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 463-26, the request by Sheikh is hereby **approved** with the following conditions:

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. The final plat shall conform to the approved tentative partition plat, the provisions of Article 9.020: Land Division Standards, any Conditions of Approval, and Wasco County recording requirements.
- c. Applicant shall establish, dedicate as necessary, and record all utility easements required by the PUD. All required easements shall be recorded on the final plat.
- d. Applicant will be required to record all necessary access and utility easements on the final plat.

2. Ongoing Conditions

- a. Approval of a partition application shall be valid for a period of one year from the date of the Notice of Decision. If no final partition plat is submitted within one year, or within any timely extension, the partition application shall become void and a new application required.
- b. Once all required signatures have been obtained on the final plat, 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.

Signed this 28th day of August 2026, by



Joshua Chandler, Director

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. Any local appeal will be heard by the Hearings Officer. A completed Notice of Appeal and the required appeal fee must be received at the Community Development Department office no later than 5:00 p.m. on the 12th day following the date of the mailing of the Notice of Administrative Decision, September 9, 2026. Notices of appeal are not accepted by fax, email, or telephone. 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.**