



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

NOTICE OF ADMINISTRATIVE DECISION
SPR 514-22

Donahou Design Group Architects

DECISION DATE: January 9, 2024

APPLICANT: Donahou Design Group Architects

OWNER: The Dalles MUD, LLC

REQUEST: Approval to site and construct 60 residential units with 18 townhomes and a clubhouse on a 3.36-acre parcel. Three, three-story buildings will contain 20 units each. Townhomes will be three, three-story buildings consisting of six (6) units each.

LOCATION: Property is located on Lone Pine Boulevard, adjacent to 335 NE Lone Pine Drive, and further described as 1N 13E 1 BA Tax Lot 1700.

COMPREHENSIVE PLAN AND ZONING DESIGNATIONS: “CR” Recreational 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 **SPR 514-22**, the request by Donahou Design Group Architects, is hereby **approved** with the following conditions:

1. Conditions Requiring Resolution Prior to Final Plan Approval:

- a. Final plan submission must meet all requirements of The Dalles Municipal Code, Title 10 Land Use and Development, and all other applicable provisions of The Dalles Municipal Code.

- b. 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 the City Engineer prior to permit approval.
- c. All construction/design plans for public infrastructure, improvements, or ROW shall be approved by the City Engineer.
- d. A sanitary sewer analysis is required to be submitted for this development.
- e. An oil/water separator shall be provided on the site plan.
- f. The Applicant shall ensure the private stormwater facilities can manage drainage from the subject development.
- g. Total lot coverage figures must be included on the site plan.
- h. The proposed lighting plan shall be amended so the lighting levels do not exceed 1.0 ft. candles at the property line, and be consistent with TMDC 10.7.030.120. Six (6) motorcycle parking spaces shall be illustrated on the revised site plan. All proposed trees shall be chosen from a list provided by the City.
- i. The site plan shall be revised to illustrate the required bicycle parking for 36 dwelling units compliant with TDMC 10.7.040.
- j. Sidewalks shall be included on the site plan along Lone Pine Court and Eagle Crest Drive to provide a safe and convenient pedestrian network.
- k. Applicant shall either restrict and block access to and through Tax Lot 1100, or obtain an access easement with Tax Lot 1100.
- l. Bicycle rack construction information shall be submitted compliant with TDMC 10.7.040.
- m. The Applicant shall coordinate all required easements with local utilities and establish said easements on the final plan.
- n. The Applicant shall indicate on the site plan the location of mail delivery service facilities.

2. Conditions Requiring Resolution Prior to Building Permit Issuance:

- a. All construction/design plans for public infrastructure, improvements, or rights-of-way required with this development must be approved by the City Engineer.
- b. All System Development Charges shall be paid.
- c. Plans submitted with the subsequent building permits for each building shall be consistent with the approved Site Plan Review.
- d. A design and maintenance agreement for the oil/water separator must be reviewed and approved by the City Engineer prior to issue of any building permits.

- e. A cut and fill permit is required on all excavation that exceeds 50 cubic yards. If the excavation exceeds 250 cubic yards, plans will need to be completed by a licensed engineer.

3. Conditions Required Prior to Construction:

- a. Prior to the installation of public facilities, a pre-construction meeting is required between the City and the Applicant.
- b. Walkways, including driveway and accessway crossings, shall be constructed and maintained for pedestrian safety, and shall meet the requirements of the Oregon Americans with Disabilities Act, the State of Oregon Structural Specialties Code, and the Oregon Revised Statutes.
- c. The development is over one (1) acre, therefore, a 1200 C permit is required with the Oregon Department of Environmental Quality.
- d. The Applicant will be required to record all utility easements proposed for this development.

4. Conditions Required During Construction:

- a. The Applicant shall take effective action to prevent the escape of sediment from the site by installation of erosion and sediment control measures and practices prior to, and concurrent with, land disturbing activities.
- b. The Applicant shall prevent the formation of any airborne dust nuisance and shall be responsible for any damage resulting from failure to do so.

5. Conditions Required Prior to Occupancy:

- a. All required landscaping and improvements shall be completed or financially guaranteed per the provisions of Section 10.9.040.060(I): Performance Guarantee prior to occupancy.
- b. All parking spaces shall be striped and hard surfaced prior to occupancy.
- c. The compact parking spaces shall be labeled on site as shown on the site plan prior to occupancy.
- d. All required improvements shall be installed prior to occupancy.
- e. All ADA signage and spaces must be installed on site as shown on the site plan prior to occupancy.

6. Ongoing Conditions:

- a. All development must adhere to the approved site plan for this development.
- b. All proposed lighting shall not directly illuminate adjoining properties. Lighting sources in the parking area shall be shielded and arranged to prevent glare in any

public ROW, with a maximum illumination at the property line not to exceed an average horizontal foot-candle of 0.3 for non-cut-off lights, and 1.0 for cut-off lights.

- c. All required landscaping, buffering, and screening shall be irrigated and maintained.
- d. A maintenance agreement for the oil/water separator must be on file with the Public Works Department with annual maintenance reports to the City.

Signed this 9th day of January, 2024, 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 **January 19, 2024**. 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 administrative 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 Office. The fee to file a Notice of Appeal is \$500.00. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures of The Dalles Municipal Code, Title 10 Land Use and Development.**