



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

May 7, 2020

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of The Dalles Planning Commission will conduct a quasi-judicial public hearing on **Thursday, May 21, 2020, at 6:00 p.m.** As per directives in the Governor's Executive Order No. 20-16, dated April 15, 2020, the meeting will be held through an online conferencing platform. Public viewing is available through a live stream on the City's website at [http://www.thedalles.org/Live Streaming](http://www.thedalles.org/Live_Streaming).

This notice is being sent to affected agencies, parties of record, and property owners within 300 feet of the subject property. The request is outlined below, and the procedures for the public hearing are also shown. ***The application and all related documents, as well as the applicable criteria, are available for viewing on the City's website at www.thedalles.org, Home Page, under "Press Releases and Notices." Alternatively, you may email a request to pwebb@ci.the-dalles-or-us and the information will be emailed to you.***

APPEALING PARTIES: Robert Bokum, Denise Dietrich-Bokum, Gary Gingrich, Terri Jo Jester Gingrich, and Damon Hulit

APPLICATION NUMBER: APL 030-20 of SUB 74-19

REQUEST: Appeal of the administrative approval on March 9, 2020, of Subdivision 74-19, Legacy Development Group, to divide one 6.92 acre parcel into 72 lots of varying size with a proposed community park.

PROPERTY OWNER: Legacy Development Group

LOCATION: Property was the subject of a previous partition (MIP 366-19) and thus presently has no address assignment. Prior to the partition, the property was known as 2845 E. 12th Street and is further described as 1N 13E 1 C tax lot 201. Property is zoned RH – High Density Residential.

REVIEW CRITERIA: The Dalles Municipal Code, Title 10 Land Use and Development, Article 9.040 Subdivisions and Major Replats, Article 5.020 RH – High Density Residential District.

COMMENT PROCEDURE:

1. All comments *must be submitted via email* to pwebb@ci.the-dalles.or.us and must be received by 3:00 p.m., May 18, 2020. Additional information relating to comments and the quasi-judicial hearing process can be found in The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.020.070. The full Code is on line at www.thedalles.org.
2. Failure to raise an issue during the public hearing process, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to

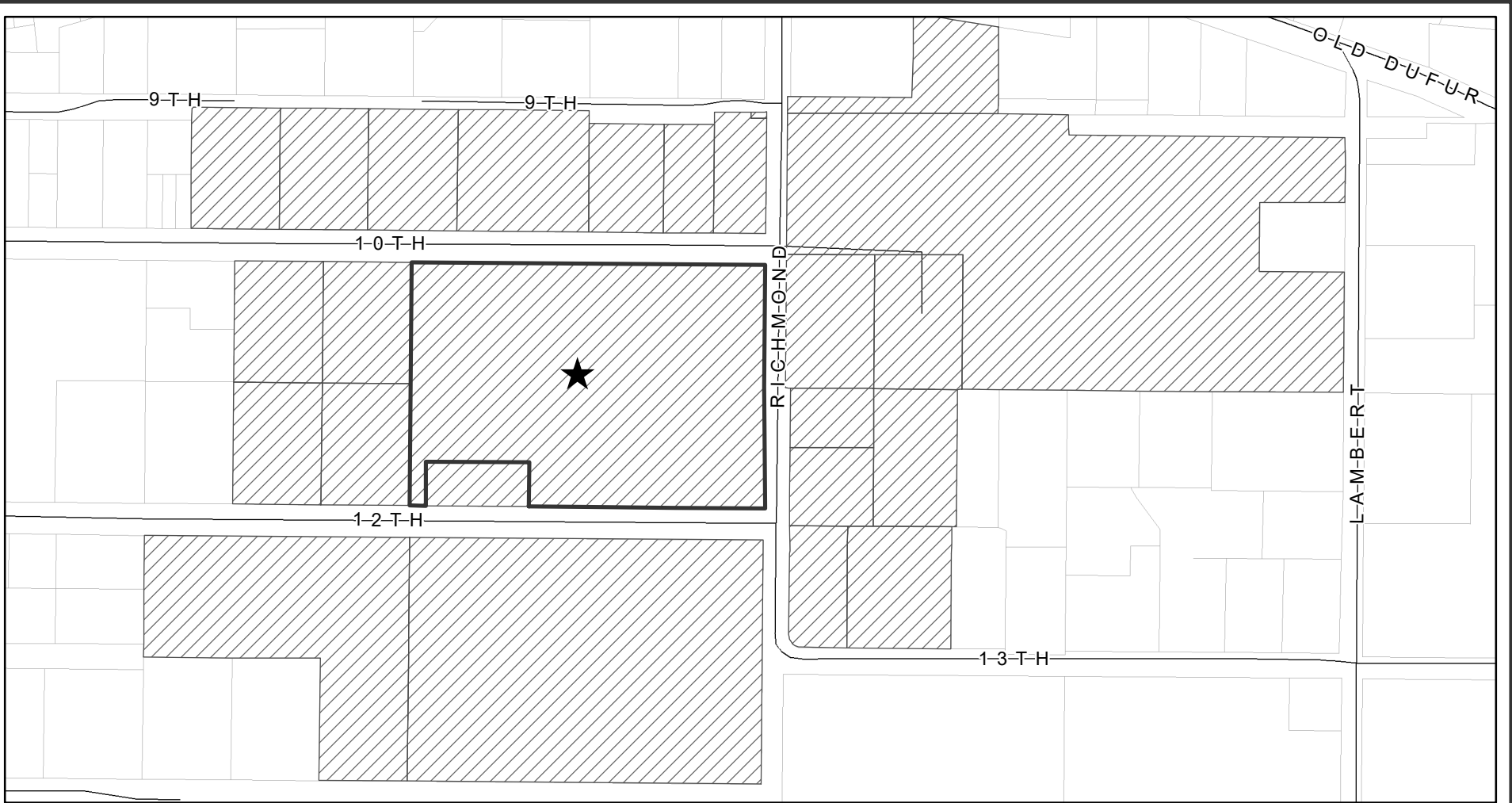
respond to the issue will preclude an appeal to the City Council and the Land Use Board of Appeals based upon that issue.

3. Copies of all review criteria and evidence relied upon by the decision maker or evidence provided by the applicant are available for **viewing on the City's website at www.thedalles.org, Home Page, under "Press Releases and Notices."** **Alternatively, you may email a request to pwebb@ci.the-dalles-or-us and the information will be emailed to you.** A Staff Report will be available for inspection seven days prior to the hearing.

DECISION PROCESS:

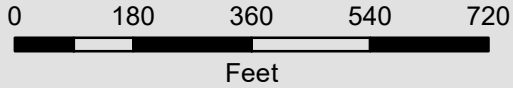
1. An application is received, decision date set, and notice mailed to property owners within 300 feet of the subject property.
2. All affected City departments and other agencies are asked to comment.
3. All timely comments and the application are weighed against the approval criteria in a Staff Report.
4. The provisions of The Dalles Municipal Code and the City of The Dalles Comprehensive Plan must be met.
5. A decision is reached by the Planning Commission based on the Findings of Fact in the Staff Report and other evidence submitted.
6. Parties of Record (notified property owners, affected public agencies, and other parties who make timely comment) will receive a Notice of Decision.
7. Aggrieved parties may appeal a quasi-judicial decision to the City Council within 10 days of the date a Notice of Decision is mailed, subject to the requirements for appeal procedures.

Please direct any questions to Joshua Chandler, Planner, Community Development Department, at (541) 296-5481, ext. 1120, or contact via email at jchandler@ci.the-dalles.or.us.



	Subject Property
	Notified Properties
	Taxlots
	Roads

Properties within 300 feet of
 APL 030-20
 1N 13E 1 C 201
 Legacy Development Group



City of The Dalles
 Community Development
 Department
 May 7, 2020 | JC

