



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

August 6, 2020

### **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of The Dalles City Council will conduct a quasi-judicial public hearing on **Monday, August 24, 2020 at 5:30 p.m.** via Zoom, an online conferencing platform.

Join Zoom Meeting

<https://zoom.us/j/94046288831?pwd=Y1R2SEpUYXJ5d2xOZi84Sk5MYjNjUT09>

Meeting ID: **940 4628 8831** Password: **797987**

Dial by your location: 1-253-215-8782 or 1-669-900-6833. .

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 in the Community Development Department in City Hall.**

**APPELLANTS:** Robert Bokum, Denise Dietrich-Bokum, Gary Gingrich, Terri Jo Jester Gingrich, Damon Hulit and Roberta Wymore-Hulit

**APPLICATION NUMBER:** APL 031-20

**REQUEST:** Appeal of the July 16, 2020 Planning Commission decision denying Appeal 030-20 of Administrative Decision dated March 9, 2019, approving 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:** Riverview Grove, LLC

**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. Signed written comments may be submitted prior to the hearing by mail or email. Emails will be accepted only if sent to [igrossman@ci.the-dalles.or.us](mailto:igrossman@ci.the-dalles.or.us). Written comments are due by August 11, 2020 for inclusion in the agenda packet. All comments must include the name and

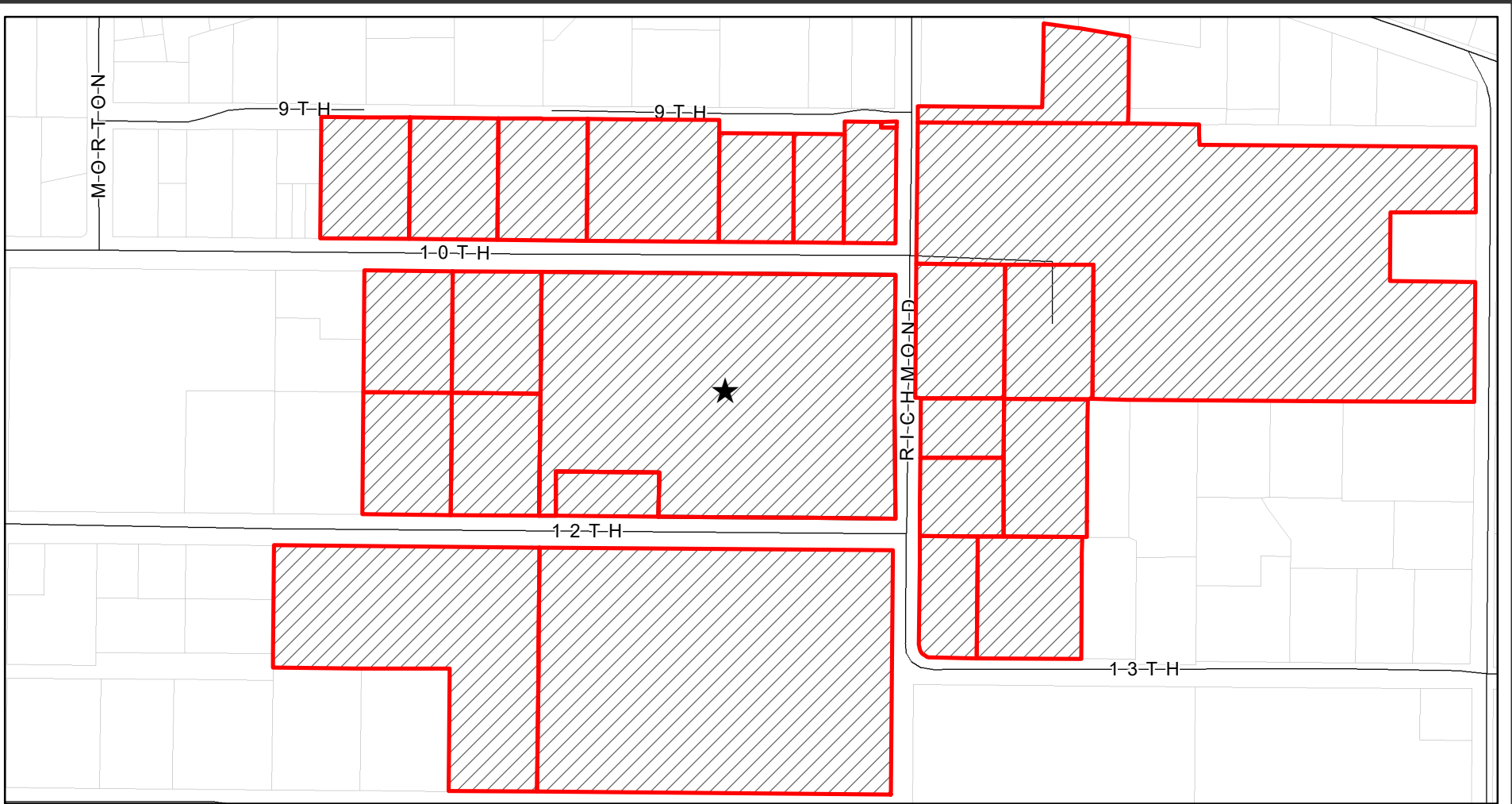
address of the person making the comments. Comments may be presented at the hearing. To better facilitate the meeting, individuals wishing to speak are requested to email [igrossman@ci.the-dalles.or.us](mailto:igrossman@ci.the-dalles.or.us) by August 20, 2020 to be placed on the list. Once identified individuals have spoken, the Mayor will invite comment from remaining individuals. 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](http://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 free review or may be purchased at the Community Development Department, 313 Court Street, The Dalles, Oregon 97058. **A Staff Report will be available for inspection seven days prior to the hearing.**

#### **DECISION PROCESS:**

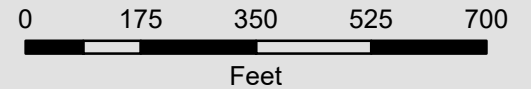
1. An application is received, decision date set, and notice mailed to property owners within 300' of the subject property.
2. All affected City departments and other agencies are asked to comment.
3. All timely comments and the application are weighed against the approval criteria in a Staff Report.
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 City Council 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. A decision by the City Council is the final decision at the local level. Aggrieved parties may appeal a quasi-judicial decision by the City Council with the Land Use Board of Appeals.

Please direct any questions to Joshua Chandler, Associate Planner, Community Development Department at (541) 296-5481, ext. 1121 or contact via e-mail [jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us).



	Subject Property
	Notified Properties
	Taxlots
	Roads

Properties within 300 feet of  
 APL 031-20  
 1N 13E 1 C 201  
 Legacy Development Group



City of The Dalles  
 Community Development  
 Department  
 August 4, 2020 | JC

