



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

# AGENDA

## CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
313 COURT SREET  
THE DALLES, OREGON 97058

CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS

**THURSDAY, FEBRUARY 15, 2018**

**6:00 P.M.**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. ELECTION OF OFFICERS
- V. APPROVAL OF MINUTES: February 1, 2018
- VI. PUBLIC COMMENT
- VII. QUASI-JUDICIAL HEARINGS
  - A. **REQUEST: ADJUSTMENT 18-032 – John Hutchison**  
Request to allow a 50% reduction for the side yard setback.  
**LOCATION:** Property is located in the 2400 block of Wright Street, adjacent to 2418 Wright Street, and is further described as 1N 13E 4 CC tax lot 3100. Property is zoned Low Density Residential – RL.  
**NOTE:** Application withdrawn.
  - B. **REQUEST: MINOR PARTITION 348-18 – Donnell J. Smith, III**  
Request to divide one parcel into three parcels.  
**LOCATION:** The property is located at the dead-end of W. 21<sup>st</sup> Street off of View Court and adjacent to 1601 E. 20<sup>th</sup> Street. Property is further described as 1N 13E 11BC t.l. 2300. Property is zoned Low Density Residential – RL.
- VIII. RESOLUTIONS
  - A. **RESOLUTION 571-18:** Approving Minor Partition 348-18 of Donnell J. Smith, III, to divide one parcel into three parcels.
- IX. STAFF COMMENTS
- X. COMMISSIONER COMMENTS OR QUESTIONS
- XI. ADJOURNMENT



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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PLANNING DEPARTMENT

# MINUTES CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
313 COURT SREET  
THE DALLES, OREGON 97058  
CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS  
**THURSDAY, FEBRUARY 1, 2018**  
**6:00 P.M.**

## CALL TO ORDER

Vice Chair Nelson called the meeting to order at 6:00 p.m.

## ROLL CALL

In Attendance

Commissioners: Sherry DuFault, John Nelson, Mark Poppoff, Jeff Stiles, Steve Ross

Absent: Bruce Lavier, April Moore

Staff: Planning Director Steve Harris, City Attorney Gene Parker, Public Works Director Dave Anderson, City Engineer Dale McCabe

## APPROVAL OF AGENDA

Commission consensus was to postpone the Election of Officers to the meeting scheduled February 15, 2018.

Commissioner DuFault moved to approve the agenda as amended. Commissioner Stiles seconded the motion; the motion passed unanimously.

## PUBLIC COMMENTS

None.

## PRESENTATION

Leticia Valle provided a presentation on the Blue Zones Project. Exhibit 1.

Victor Johnson spoke to the Commission about the Mill Creek Connector Trail, Phases One and Two. The goal is to complete Phase One within two years.

Commission discussion included the traffic issue at Dry Hollow Elementary School and the efforts of the Blue Zones Project to improve traffic flow.

## **ACTION ITEMS**

### **A. Conditional Use Permit #173-14 – Dry Hollow Elementary School Implementation of Student Drop-Off/Pick-Up – Status Report**

Director Harris presented the staff report.

Theresa Peters, Principal  
Dry Hollow Elementary School  
1314 E. 19<sup>th</sup> Street  
The Dalles, Oregon 97058

Peters outlined procedures implemented at Dry Hollow Elementary. The school continued to partner with local law enforcement, use directional signs, and will meet with Safe Routes to create a Safe Routes to School Action Plan.

### **B. Conditional Use Permit #180-16 – Heath RV Park – Status Report**

Director Harris presented the staff report.

Linda Heath  
3821 W. 10<sup>th</sup> Street  
The Dalles, Oregon 97058

Heath reported on progress made on the RV Park. Professional plans were not yet complete.

Commission consensus was that progress was made.

Commissioner Ross moved that Conditional Use Permit #180-16, Heath RV Park, 3021 W. 10<sup>th</sup> Street, through August 22, 2018. Commissioner Poppoff seconded the motion; the motion passed unanimously.

## **STAFF COMMENTS**

Director Harris provided a status report on Site Plan Review #42-83, A&P Recycling Closure. No additional product was being accepted and clean-up is in progress.

Harris provided a population estimate prepared by Portland State University, Exhibit 2.

Staff has begun an effort to enforce the temporary sign ordinance based on the increased number of temporary signs. Staff will work with The Dalles Main Street and The Dalles Area Chamber of Commerce to educate business owners and/or managers of the requirements set forth by the ordinance. A copy of the memorandum is attached, Exhibit 3.

Two public hearings are scheduled for the next meeting on February 15, 2018. Two public hearings are tentatively scheduled for the March 1, 2018, meeting.

Work continues on the Tokola Development and Disposition Agreement.

First Street Streetscape Project: Staff is working with representatives from ODOT to process a contract amendment with the City's engineering firm to provide current estimated construction costs.

The budgetary process has begun for the City; Harris will provide a briefing to the Commission on the proposed budget.

## **COMMISSIONER COMMENTS OR QUESTIONS**

Commissioner Nelson asked about two hotel projects. Harris replied they were still viable projects.

Harris said the Urban Renewal Agency Board received an offer on the Blue Building. The Board was awaiting additional information.

## **ADJOURNMENT**

Vice Chair Nelson adjourned the meeting at 7:35 p.m.

Respectfully Submitted  
Paula Webb, Planning Secretary

---

John Nelson, Vice Chair

DRAFT



**Thank you to Cambia Health Foundation  
and our Local Sponsors...**



...and residents and friends of The Dalles!



- 350 adults
- 184 pledges
- Interpretation: English ↔ Spanish



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# BUILDING THE COMMITTEES

The true backbone of Blue Zones Project is local leaders with the knowledge, networks, and know-how to drive a multifaceted, community-wide program. These individuals help guide the implementation of the Project approach toward the greatest well-being impact. Committee members and Blue Zones Project staff work together to plan and execute strategies for building awareness, engagement, and advocacy for the healthier people, places, and policies.

**Steering Committee**

- Key civic leaders who are representative of the breadth of the community
- Individuals who have played a key role in getting things done in the community
- Individuals who are geographically representative and possess different areas of expertise

**Committee Co-Chairs**

- Well-connected, well-organized, and highly motivated civic people
- Individuals who show eagerness and leadership skills to help change the community

**Restaurants**

**THE ROLE**—Identify and help to recruit restaurants to participate in Blue Zones Project. Support and encourage them throughout the process as they strive to become Blue Zones Project Approved Restaurants.

**WHO SHOULD PARTICIPATE**

- Restaurateurs (managers, owners, chefs)
- Dietitians/nutritionists
- Customers
- Restaurant employees

PLACES

**Grocery Stores**

**THE ROLE**—Identify and help to recruit grocery stores in the community as they work to become Blue Zones Project Approved Grocery Stores.

**WHO SHOULD PARTICIPATE**

- Grocers (managers, owners, deli managers, etc.)
- Dietitians/nutritionists
- Grocery customers
- Foodies
- Suppliers

PLACES

**Engagement**

**THE ROLE**—Increase general engagement across all sectors. Raise awareness of the various ways individuals and organizations can get involved, including volunteering, participating in purpose workshops, and completing individual pledges.

**WHO SHOULD PARTICIPATE**

- Community leaders
- Media/public relations professionals
- Volunteer coordinators
- Non-profit leaders and coordinators
- Networkers
- Other business association representatives

PEOPLE

**Community Policy**

**THE ROLE**—Steer the work being done at a policy level to improve well-being in the community. Serve as an advisor for tobacco, built environment, and food policy.

**WHO SHOULD PARTICIPATE**

- Community leaders
- County council members
- Residents
- Managing director
- Public works director
- Planning director
- Department of health

POLICY

**Faith & Civic Organizations**

**THE ROLE**—Recruit and help support faith-based and civic organizations to become Blue Zones Project Approved™ by implementing best practices that improve well-being for members.

**WHO SHOULD PARTICIPATE**

- Faith-based organization leaders
- Active members of faith-based organizations
- Neighborhood board leaders
- Civic organization leaders

PLACES

**Schools**

**THE ROLE**—Help coordinate relationships with schools and school districts by becoming a champion for well-being and advocating for changes to school policy.

**WHO SHOULD PARTICIPATE**

- Wellness council members
- School principals
- Complex area superintendents
- PTA representatives
- Teachers and other school leaders
- School fitness and nutrition professionals

PLACES

**Worksite**

**THE ROLE**—Identify and help to recruit local businesses as they work to become Blue Zones Project Approved worksites by making positive changes to the worksite environment.

**WHO SHOULD PARTICIPATE**

- HR or worksite representatives
- Individuals passionate about worksite wellness
- Chamber of Commerce representatives
- Other business association representatives

PLACES



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# Policy Certification Criteria

<p><b>Built Environment</b></p>	<p>Implement six of the “Core Blue Zones Project Built-Environment Practices”; implement three short-term policies/projects; and implement one marquee project.</p>
<p><b>Food Policy</b></p>	<p>Adopt at least three short-term policies and two long-term policies.</p>
<p><b>Tobacco Policy</b></p>	<p>Adopt at least two short-term policies and one long-term policy.</p>







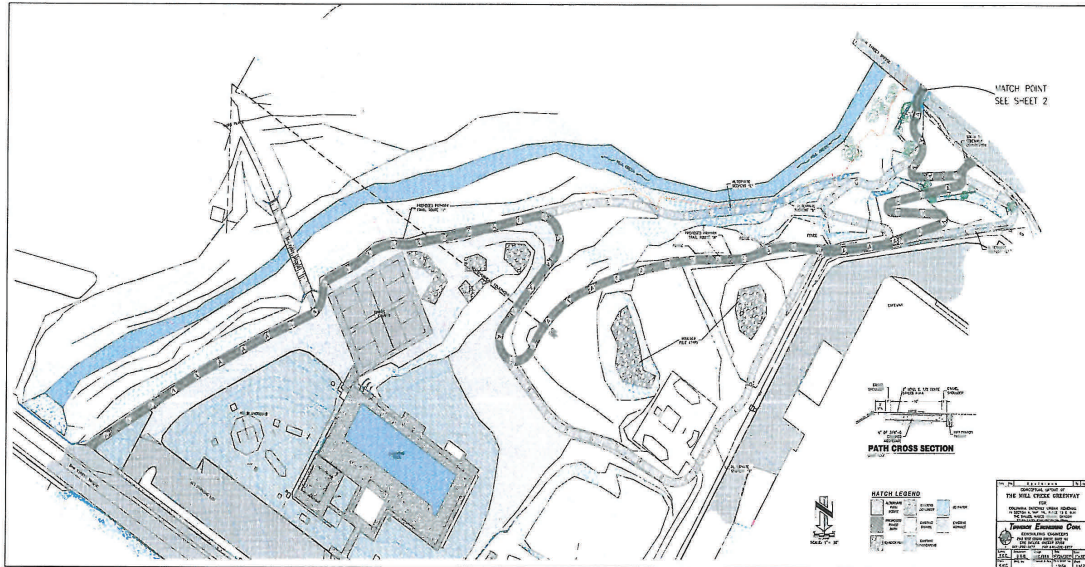
## Marquee Projects:

- Mill Creek Connector Trail
- The Dalles Riverfront Connector Trail  
(First Street Scaping)
- Dry Hollow Elementary Traffic Calming Project (SRTS)

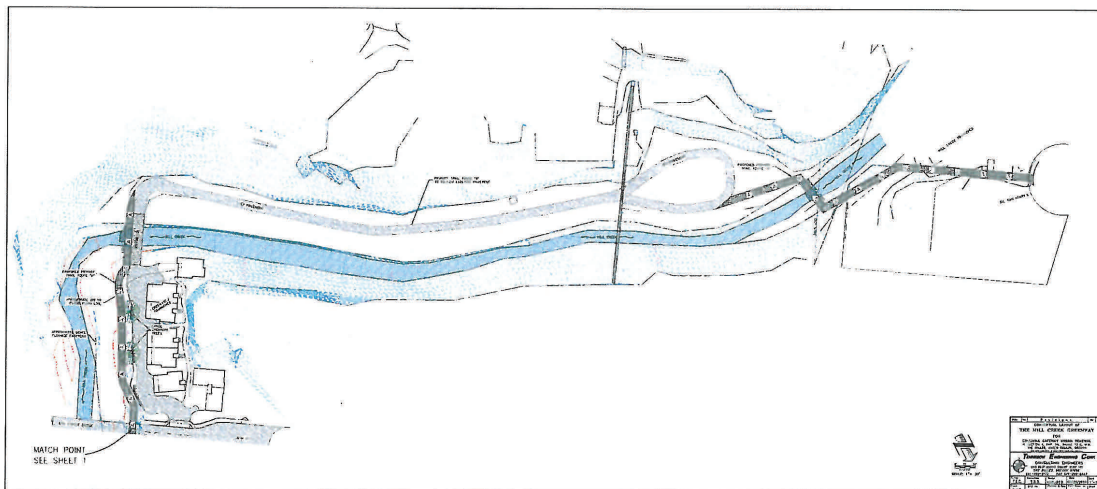


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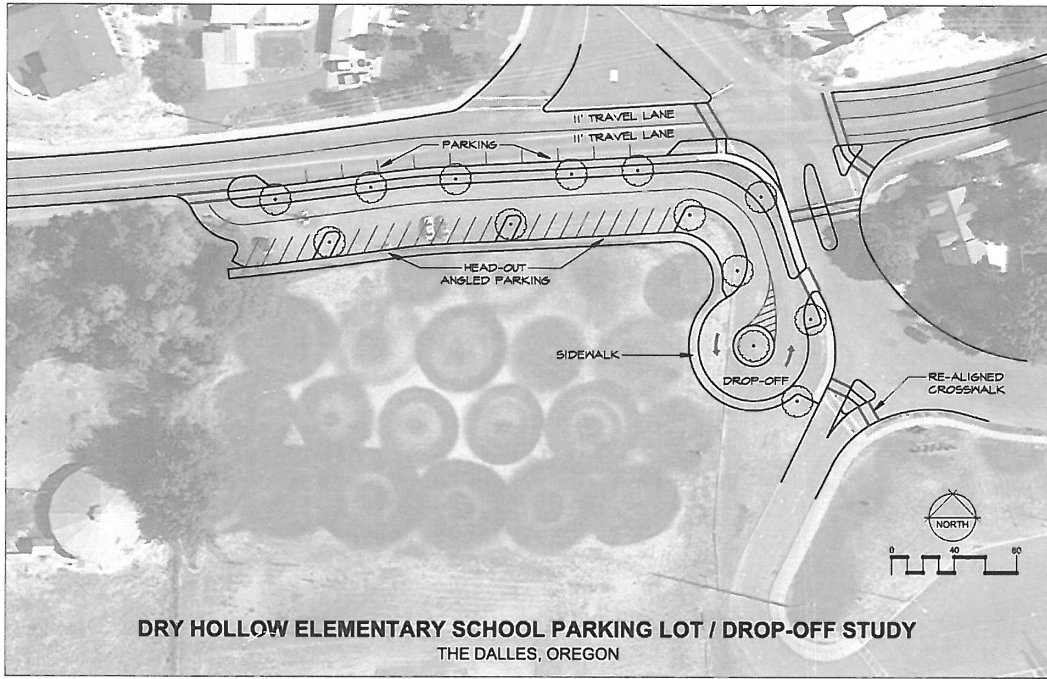
## Mill Creek Connector Trail Phase I – Thompson Park



## Mill Creek Connector Trail Phase 2 – 6<sup>th</sup> Street to Cherry Heights and beyond...



# Dry Hollow Elementary School Parking & Drop Off- Pick Up



## Thank you

Leticia Valle, Community Program Manager – [Leticia.valle@Sharecare.com](mailto:Leticia.valle@Sharecare.com)

Taylor Smith, Engagement Lead – [Taylor.smith@Sharecare.com](mailto:Taylor.smith@Sharecare.com)

Dillon Melady, Project Manager – [Dillon.melady@Sharecare.com](mailto:Dillon.melady@Sharecare.com)

Brett Ratchford, Organization Lead – [Brett.ratchford@Sharecare.com](mailto:Brett.ratchford@Sharecare.com)

Blue Zones Project Office  
3591 Klindt Drive, Suite 120  
The Dalles, OR 97058



Brought to  
Oregon by





**College of Urban and Public Affairs**  
Population Research Center

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Portland, Oregon 97207-0751  
780 Urban Center  
506 SW Mill St.

503-725-3922 tel  
503-725-5199 fax  
askprc@pdx.edu  
www.pdx.edu/prc

– IMPORTANT NOTICE –

## **Preliminary 2017 Population Estimate**

November 15, 2017

To: **The Dalles city**

Listed below is the preliminary population estimate for July 1, 2017. Also included are the certified 2016 estimate and 2010 Census figure. The July 1, 2017 estimate will be certified following the review period on December 15, 2017.

PRELIMINARY POPULATION ESTIMATE:

JULY 1, 2017: 14,625

CERTIFIED POPULATION ESTIMATE:

JULY 1, 2016: 14,625

CERTIFIED CENSUS FIGURE:

APRIL 1, 2010: 13,620

The 2017 CERTIFIED population estimates will be posted to our web site by the close of business December 15, 2017 at the following page URL:

<http://www.pdx.edu/prc/population-reports-estimates>

If you have any questions or comments about the preliminary population estimate, please contact:

Charles Rynerson  
Population Research Center  
Portland State University  
PO Box 751  
Portland, OR 97207-0751

Telephone: (503) 725-5157  
E-mail: rynerson@pdx.edu


**CITY of THE DALLES**

 313 COURT STREET  
 THE DALLES, OREGON 97058

 (541) 296-5481 ext. 1132  
 PLANNING DEPARTMENT

# MEMORANDUM

To: Julie Kruger, City Manager  
 Gene Parker, City Attorney  
 Steven K. Harris, Planning Director  
 Dawn Hert, Senior Planner  
 Paula Webb, Planning Secretary  
 Nikki Lesich, Codes Enforcement Officer

From: Garrett McAllister, Planner

Date: January 29, 2018

Re: Temporary Sign Enforcement

It has come to the Planning Department's attention that an increasing number of temporary signs have been erected throughout the City. The proliferation of "feather-type" banners are a particular problem. (See attached photos of examples). Some of these banners are in locations that are a distraction to motorists, some are obstructing motorist's vision, and some are not even on the business owner's property, but instead in the public right of way or on adjacent private land.

In order to address this increasingly noticeable problem, on Wednesday February 7<sup>th</sup>, Codes Enforcement Officer Nikki Lesich and I will be spending a portion of the day going to each business in town that has these particular signs. We will be informing the business owners and/or managers of the requirements sets forth by the temporary sign ordinance, which includes a permit and limits the duration to 30 days.

We have already started this process with a couple of businesses, including Cup of Mud and City Dog. Both owners were understandably disappointed in the news, but were amiable to compliance. Nikki and I hope for similar encounters with other business owners. However, please be aware that some business owners may not take kindly to the news, so there could be an uptick in sign enforcement complaints.

In addition, we expect an uptick in temporary sign permit applications. Because of the 30-day lifespan of the temporary sign permit, we need to be cognizant to process these applications quickly and efficiently. In order to help keep track of enforcement activities, I have created an Excel file with notes and timelines for each business that we contact.

If you have any questions about this project, please feel free to contact me or Nikki.





**PLANNING COMMISSION  
STAFF REPORT  
CITY OF THE DALLES**

**PLANNING DEPARTMENT**

Minor Partition No. 348-18

Donnell J. Smith, III

Prepared by: Dawn Marie Hert, Senior Planner 

Procedure Type: Quasi-Judicial

Hearing Date: February 15, 2018

Assessor's Map: Township 1 North, Range 13 East, Map 11 BC

Tax Lot: 2300

Address: Not addressed. Vacant lot adjacent to 1601 East 20<sup>th</sup> Street.

Comprehensive Plan Designation: "RL" Residential Low Density

Zoning District: "RL" Residential Low Density

Request: The applicant is requesting to partition one lot into 3 smaller lots.

**BACKGROUND INFORMATION**

Donnell Smith, III is requesting to partition one large 9.61 acre parcel into 3 lots. The partition will include easements for access and utilities. At this time there are no plans for future development or partitioning. The subject parcel has not been partitioned in over 20 years. The submitted preliminary partition shows shadow platting for a portion of the lot which includes road systems.

Typically Minor Partitions are reviewed through an administrative process; however, the Director has determined that this property has the potential that continuous partitioning of the tract may occur which could result in the need for new roads, utilities and storm water drainage. For these reasons, the application has been referred to the Planning Commission for review.

## NOTIFICATION

Property owners within 100 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes.

## COMMENTS RECEIVED

Pre-application comments were received from Northern Wasco County PUD and City Engineering and have been included in this staff report.

No comments were received from adjacent property owner as of the date this report was written.

## RECOMMENDATION

Approval, with conditions, based upon the following findings-of-fact.

### A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222:

#### Section 9.020.020 Land Division Standards

**Subsection A. Applicability.** *All land divisions shall be in conformance with the requirements of the zone district where the division is proposed, and all other applicable provisions of this Ordinance. Modifications to these requirements may be accomplished through a Planned Development per the provisions of Section 9.050: Planned Developments.*

**FINDING #1:** This partition application would divide one lot (9.61 acres; 418,912 sq ft) into three smaller lots (403,801±, 7,840± and 6,969± sq ft), each over 5,000 square feet. The minimum lot size in the Residential Low Density zone is 5,000 square feet. **Criterion met.**

**Subsection B. Annexation.** *Whenever any new lot is created inside the Urban Growth Boundary but outside the City limits, the City may require annexation or the signing of a consent to annexation and a waiver of the one year limitation on consent to annexation.*

**FINDING #2:** A portion of this property is inside the City limits. A consent to annex with a one year waiver will be required to be signed and recorded for the portion that is not in City Limits. **Criterion will be addressed as a condition of approval.**

**Subsection C. Blocks.** *There are a series of code provisions indicating the size of blocks.*

**FINDING #3:** The property is located in an area of the City that has consistent length, width, and shape for the blocks in this area. The proposed partition meets the standard block dimensions and supports infill development goals in the comprehensive plan. **Criterion met.**

#### Subsection D. General Lot Requirements:

1. **Size and Shape.** *Lot size, width, shape, and orientation shall be appropriate for location of the subdivision and for the type of use contemplated. No lot shall be dimensioned to contain part of an existing or proposed street. Lot sizes shall not be less than required by this Ordinance for the applicable zone district. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for off-street parking and service facilities required by the type of use proposed." The Residential Low Density District requires a lot area of at least 5,000 square feet and lot dimensions of at least 50 feet wide by 65 feet deep for one dwelling lot.*

**FINDING #4:** The proposed lots in this application will exceed minimum size and depth requirements. The proposed Parcel 1 is approximately 77 feet wide and 100 feet deep, proposed Parcel 2 is approximately 70 feet wide and 100 feet deep, and Parcel 3 is approximately 800 feet wide and 390 feet deep which exceed the Residential Low Density lot dimension requirements. **Criterion met.**

2. **Access:** *Each lot shall abut upon a public street, alley, or approved private access drive for a width of at least the minimum lot width specified by the development standards for the zone district where the lot is located.*

**FINDING #5:** Proposed Parcel 3 abuts East 21<sup>st</sup> Street for a width of 70+ feet. Proposed Parcels 1 and 2 do not currently abut a public street or alley. This minor partition includes plans for residential rear lot development. As a condition of approval, the applicant shall establish in the final plat an approved access and utility easement, providing access and utilities to Parcels 1 and 2. The easement shall be located on Parcel 3 and will be required to meet the requirements of 25 feet in width as detailed in the Residential Rear Lot Development. **Criterion met with conditions.**

3. **Access Points.** *Arterial and collector streets access points shall be either established in the final plat or included in covenants recorded as part of the final plat."*

**FINDING #6:** East 21<sup>st</sup> Street is designated as a local street. As a condition of approval, the applicant shall obtain approval for legal access to each parcel from East 21<sup>st</sup> Street with a private easement, which shall be established in the final plat. **Criterion met with conditions.**

4. **Through Lots.** *Through lots shall be avoided except where essential to provide separation of residential development from collector or arterial streets or to overcome specific disadvantages of topography and orientation. No rights of access shall be permitted across the rear lot line of a through lot."*

**FINDING #7:** The proposed parcels do not create through lots. **Criterion met.**

5. **Lot Side Lines.** *Sidelines of lots, as far as practicable, shall be at right angles to the street the lots face."*

**FINDING #8:** The proposed parcel sidelines meet East 21<sup>st</sup> Street and the proposed easement at right angles. **Criterion met.**

6. **Lot Grading.** *Lot grading shall conform to the provisions of Section 8.050: Erosion, Slope Failure, and Cuts and Fill."*

**FINDING #9:** No development is proposed with this partition. All cuts and/or fills exceeding 50 cubic yards require a physical constraints permit. If the cut/fill exceeds 250 cubic yards, drawings will need to be submitted by a licensed engineer. **This criterion does not apply.**

7. **Building Lines.** *Building setback lines may be established in a final plat or included in covenants recorded as a part of a plat."*

**FINDING #10:** Setback lines are not reflected on the submitted partition application. These lines may also be included on the final plat or included in covenants recorded as part of the plat. **Criterion will be addressed in the conditions of approval.**

8. **Redevelopment Plans.** *A redevelopment plan shall be required when dividing residential land into large lots that have the potential for further subdivision or partition at*

some future date. The redevelopment plan shall show street extensions, utility extensions, and lot patterns to:

a) Indicate how the property(ies) may be further developed to 70% of maximum Comprehensive Plan density for the particular zone district.

b) Demonstrate that the proposal will not inhibit development of adjacent lands.

**FINDING #11:** The Comprehensive Plan calls for a range of 3 to 6 units per gross acre in the Residential Low Density district. Based on the 9.61 gross acres, the subject property could support 28 to 57 units. 70% of the maximum Comprehensive Plan density of 57 units for the subject parcel is 39 units. The current proposal divides the property into three parcels, which does not meet 70 percent of the maximum Comprehensive Plan density for Low Density Residential.

The applicant has indicated that there are significant slopes on the northern portion of Parcel 3 (physical constraints) which may reduce the buildable acreage for the parcel.

City water and sewer is available to serve the parcels from 21<sup>st</sup> Street and will require a private easement. Sanitary sewer can also be served from the mainline in Claudia Lane (to the West), private easements will be required. The proposal will not inhibit development of adjacent lands. **Criterion will be addressed as a condition of approval.**

#### **Section 9.020.030 Residential Rear Lot Development**

*Where, in the Director's opinion, existing topography, lack of public right of way, or existing development precludes an opportunity to create a through connection to a public street, rear lot development may connect to a dedicated right-of-way via an access way (narrow strip of land). At the Fire Marshall's discretion, an adequate turn around area (such as a hammer head) shall be provided for fire and life safety vehicles.*

**FINDING #12:** As a condition of approval, legal access to each parcel will be required from East 21<sup>st</sup> Street via a private easement. Additionally, the applicant is required to comply with fire access requirements. **Criterion met with conditions.**

#### **Section 9.030.040 Partition Application Review**

##### **Subsection B. Review Criteria:**

1. *The tentative plat meets the Wasco County recording requirements.*

**FINDING #13:** The requirements can be met with the required survey. This will be confirmed by receipt of two copies of the recorded plat from Wasco County. **Criterion met with conditions.**

2. *The proposal is consistent with the purposes of this Chapter, relevant development standards of this Ordinance, policies and density requirements of the Comprehensive Plan, Public Works Standards and policies, and any other applicable policies and standards adopted by the City Council.*

**FINDING #14:** As demonstrated in findings above, this proposal meets or will meet with conditions, all applicable policies and standards. **Criterion met.**

3. *Approval does not impede future development of property under the same ownership or on adjacent land planned for urban densities, including provision of City services and access from Public Street.*

**FINDING #15:** This proposal to partition does not impede future development. **Criterion met.**

4. *The plans for public improvements meet the requirements contained in the provisions of Section 9.040.060 H: Installation of Required Improvements.*

**FINDING #16:** This proposal to partition does not trigger any requirements for public improvements. At the time of development on the lots, improvements will be required to extend utilities and meet City requirements. In addition, at the time of development fire access requirements will need to be met. **Criterion met with conditions.**

## **I. COMPREHENSIVE PLAN (May 2011)**

### Goal #10 Housing

*“To provide for the housing needs of citizens of the state.”*

**FINDING #16:** This application is in accordance with the Comprehensive Plan by providing additional lots and encouraging infill for future housing development. **Criterion met.**

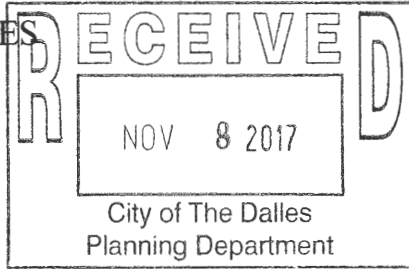
**CONCLUSION:** This proposal is consistent with the City of The Dalles Land Use and Development Ordinance.

### **CONDITIONS OF APPROVAL:**

1. Final plat submission must meet all the requirements of the City of The Dalles Land Use and Development Ordinance (LUDO) Section 9.030 and the other applicable provisions of the LUDO.
2. Two copies of the surveyed and recorded plat must be received in the Planning Department office within one year of the date of the notice of decision for this partition to be effective.
3. Approval for legal access to Parcel 3 from East 21<sup>st</sup> Street and legal access to Parcels 1 and 2 from a private easement must be obtained and established in the final plat. The private easement shall be located on Parcel 3 for a minimum width of 25 feet.
4. All cuts and/or fills exceeding 50 cubic yards require a physical constraints permit. If the cut/fill exceeds 250 cubic yards, drawings will need to be submitted by a licensed engineer.
5. Building setback lines may be included on the final plat or included in covenants recorded as part of the plat.
6. At the time of development on the lots, improvements will be required to extend utilities and meet City requirements. Any improvements within the public right-of-way must be reviewed by the City Engineer prior to construction. In addition, at the time of development fire access requirements will need to be met.
7. Continuous partitioning of Parcel 3 will be referred to the Planning Commission for review to ensure that any need for new roads, utilities, or storm water drainage facilities are reviewed.
8. Prior to the final plat being signed, a consent to annex with a one year waiver will be required to be signed and recorded for the portion that is not in City Limits.
9. A preliminary plat will be required to be submitted showing how the property(ies) may be further developed to 70% of maximum Comprehensive Plan density for the Residential Low Density zone district.

MINOR PARTITION APPLICATION

CITY OF THE DALLES  
Planning Department  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481, ext. 1125  
Fax (541) 298-5490  
www.ci.the-dalles.or.us



Date Filed 11/8/17 - Pre-App  
File# MIP 348-18  
Date Deemed Complete 2-02-18  
Hearing Date 2-15-18  
Approval Date \_\_\_\_\_  
Permit Log # \_\_\_\_\_  
Other Cross Reference# \_\_\_\_\_

APPLICANT

Name Donnell J. Smith III  
Address 8707 NE 86th ST  
Vancouver, WA 98662  
Telephone # 360-567-8846  
Email Address DJS62050@msn.com

LEGAL OWNER (If Different than Applicant)

Name MARY VIOLA SMITH  
Address 1601 E. 20TH ST  
THE DALLES, OR 97058  
Telephone # 541-999-5885

PROPERTY INFORMATION

Address UNDEVELOPED LAND NEAR 1601 E. 20TH ST  
Map and Tax Lot IN 13E 11BC 2300  
Size of Development Site 9.69 AC  
Zone District/Overlay LOW DENSITY RESIDENTIAL - In City Limits: Yes  No  <sup>PARTIALLY</sup>  
Comprehensive Plan Designation \_\_\_\_\_ Geohazard Zone: N/A  
A PORTION OF THE PROPERTY HAS 30° OR STEEPER SLOPES.

PROJECT INFORMATION

Current Use of Property UNDEVELOPED  
Proposed Use of Property RESIDENTIAL

Signature of Applicant  
Donnell J. Smith III 11-8-17  
Date

Signature of Property Owner\* or Owners Agent  
Mary Viola Smith 11-8-17  
Date

\* Notarized Owner Consent Letter may substitute for signature of property Owner



# PROPERTY LINE ADJUSTMENT & PARTITION PLAT (PRELIMINARY)

TAX LOTS IN 13E 11BC 900, 1000, AND 2300  
 IN THE SIMMS DONATION LAND CLAIM No. 39  
 IN THE SW 1/4 OF THE NW 1/4, SECTION 11, T. 1 N., R 13 E., W.M.  
 CITY OF THE DALLES, WASCO COUNTY, OREGON

NOVEMBER 16, 2017

SHEET 1 OF 3

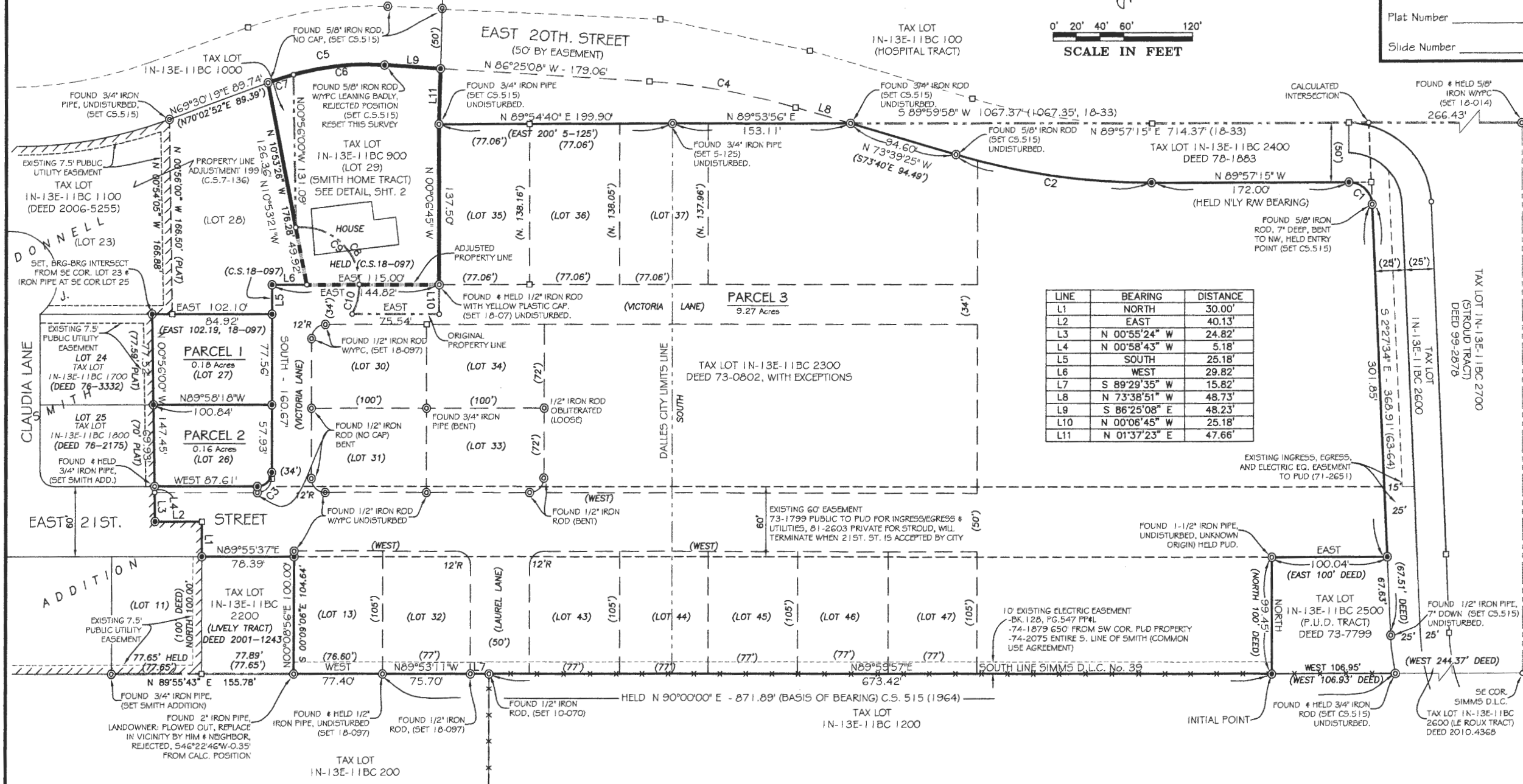
PARCEL 1 7,867 S.F. = 0.18 AC.  
 PARCEL 2 6,981 S.F. = 0.16 AC.  
 PARCEL 3 404,301 S.F. = 9.28 AC.  
 TOTAL 419,149 Sq.Ft. = 9.62 ACRES  
 (TAX LOT 0 IN-13E-11BC 2300)

WASCO COUNTY  
 SURVEYOR'S OFFICE

Survey No. \_\_\_\_\_  
 Filed \_\_\_\_\_  
 By \_\_\_\_\_

Doc. Number \_\_\_\_\_  
 Plat Number \_\_\_\_\_  
 Slide Number \_\_\_\_\_

0' 20' 40' 60' 120'  
 SCALE IN FEET



**BASIS OF BEARING:**

BEARINGS BASED UPON C5 515, THE SOUTH LINE OF THE SIMMS D.L.C., BETWEEN THE 1/2" IRON ROD WITH PLASTIC CAP AT THE SOUTHWEST CORNER OF PROPOSED LOT 32 OF THE UNRECORDED PLAT FILED AS C5 18-097 AND THE 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF THE P.U.D. TRACT, AS SHOWN ON THE DRAWING.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	87°29'42"	20.00'	30.54'	19.14'	N 46°12'25" W	27.66'
C2	16°22'59"	596.20'	170.48'	85.82'	N 81°50'54" W	169.90'
C3	90°00'00"	12.00'	18.85'	12.00'	N 45°00'00" E	16.97'
C4	12°45'18"	576.72'	128.39'	64.46'	N 80°02'29" W	128.12'
C5	24°04'33"	245.39'	103.12'	52.33'	S 81°32'35" W	102.36'
C6	18°44'35"	245.39'	80.28'	40.50'	S 84°12'34" W	79.92'
C7	05°19'58"	245.39'	22.84'	11.43'	S 72°10'18" W	22.83'
C8	125°26'54"	50.00'	109.47'	96.97'	N 33°24'20" W	88.88'
C9	95°19'52"	50.00'	83.19'	54.88'	N 48°27'51" W	73.92'
C10	30°07'01"	50.00'	26.28'	13.45'	N 14°15'36" E	25.98'

**LEGEND**

- SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "BOLDT 458845"
- ⊙ FOUND MONUMENT AS NOTED
- SEARCHED FOR, NOT FOUND
- CALCULATED CORNERS
- EASEMENT LINES
- - - LOT LINES ON C.S. 18-097

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 13, 1999  
 DANIEL P. BOLDT  
 45884

EXPIRATION DATE:

**OWNER**

MARY V. SMITH  
 1601 E. 20TH STREET  
 THE DALLES, OR 97058

**SURVEY BY**

AMOTAN LAND SURVEYING, LLC  
 DANIEL P. BOLDT, PLS  
 114 EAST 12TH  
 THE DALLES, OR 97058

541-980-7296  
 amotan.dan@gmail.com

PLOT DATE: 11/16/2017

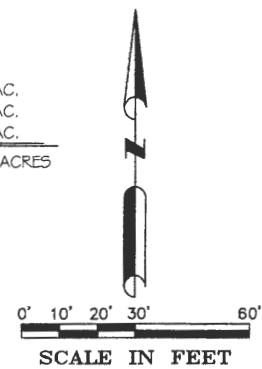
K:\WORK ORDERS\ DAN BOLDT\Donnel Smith\Smith Partition.dwg

# PROPERTY LINE ADJUSTMENT & PARTITION PLAT (PRELIMINARY)

TAX LOTS IN 13E 11BC 900, 1000, AND 2300  
 IN THE SIMMS DONATION LAND CLAIM No. 39  
 IN THE SW 1/4 OF THE NW 1/4, SECTION 11, T. 1 N., R 13 E., W.M.  
 CITY OF THE DALLES, WASCO COUNTY, OREGON

NOVEMBER 16, 2017  
 SHEET 2 OF 3

PARCEL 1 7,867 S.F. = 0.18 AC.  
 PARCEL 2 6,981 S.F. = 0.16 AC.  
 PARCEL 3 404,301 S.F. = 9.28 AC.  
 TOTAL 419,149 Sq.Ft. = 9.62 ACRES  
 (TAX LOT 01N-13E-11BC 2300)



WASCO COUNTY  
 SURVEYOR'S OFFICE

Survey No. \_\_\_\_\_

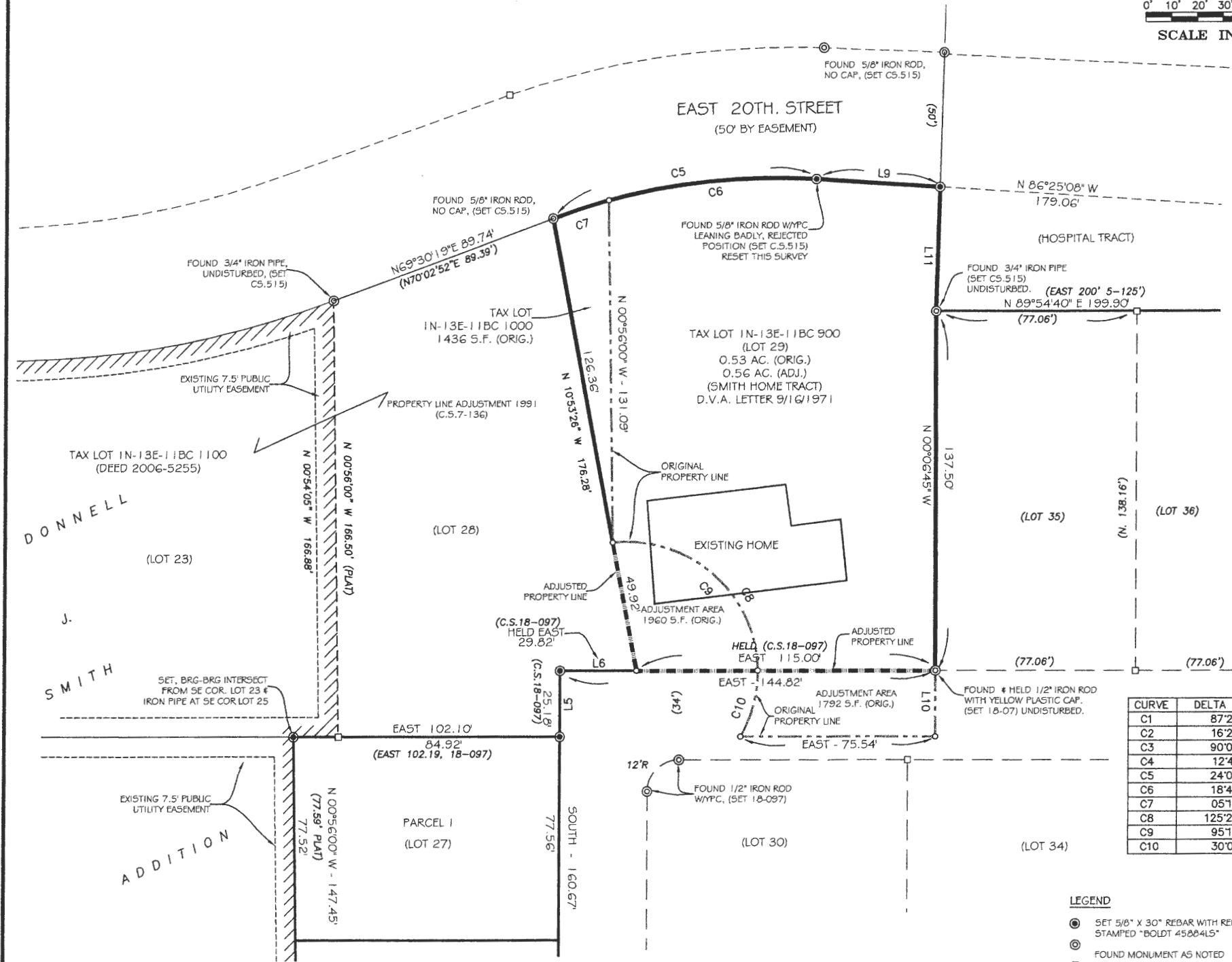
Filed \_\_\_\_\_

By \_\_\_\_\_

Doc. Number \_\_\_\_\_

Plat Number \_\_\_\_\_

Slide Number \_\_\_\_\_



**BASIS OF BEARING:**  
 BEARINGS BASED UPON CS 515, THE SOUTH LINE OF THE SIMMS D.L.C., BETWEEN THE 1/2" IRON ROD WITH PLASTIC CAP AT THE SOUTHWEST CORNER OF PROPOSED "LOT 32" OF THE UNRECORDED PLAT FILED AS CS 18-097 AND THE 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF THE P.U.D. TRACT, AS SHOWN ON THE DRAWING.

**LEGEND:**

- ADJUSTED PROPERTY LINE
- OWNERSHIP LINE
- - - ORIGINAL PROPERTY LINE

LINE	BEARING	DISTANCE
L1	NORTH	30.00'
L2	EAST	40.13'
L3	N 00°55'24" W	24.82'
L4	N 00°58'43" W	5.18'
L5	SOUTH	25.18'
L6	WEST	29.82'
L7	S 89°29'35" W	15.82'
L8	N 73°38'51" W	48.73'
L9	S 86°25'08" E	48.23'
L10	N 00°06'45" W	25.18'
L11	N 01°37'23" E	47.66'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	87°29'42"	20.00'	30.54'	19.14'	N 46°12'25" W	27.66'
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**LEGEND**

- SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "BOLDT 45884LS"
- ⊙ FOUND MONUMENT AS NOTED
- SEARCHED FOR, NOT FOUND
- CALCULATED CORNERS
- - - EASEMENT LINES
- "LOT" LINES ON C.S. 18-097

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 13, 1999  
 DANIEL P. BOLDT  
 45884

EXPIRATION DATE:

**OWNER**  
 MARY V. SMITH  
 1601 E. 20TH STREET  
 THE DALLES, OR. 97058

**SURVEY BY**  
 AMOTAN LAND SURVEYING, LLC  
 DANIEL P. BOLDT, PLS  
 114 EAST 12TH  
 THE DALLES, OR. 97058

541-980-7296  
 amotan.dan@gmail.com

PLOT DATE: 11/16/2017  
 K:\WORK ORDERS\ DAN BOLDT\Donnel Smith\Smith Partition.dwg

# PROPERTY LINE ADJUSTMENT & PARTITION PLAT (PRELIMINARY)

TAX LOTS IN 13E 11BC 900, 1000, AND 2300  
IN THE SIMMS DONATION LAND CLAIM No. 39  
IN THE SW 1/4 OF THE NW 1/4, SECTION 11, T. 1 N., R. 13 E., W.M.

CITY OF THE DALLES, WASCO COUNTY, OREGON

NOVEMBER 16, 2017

SHEET 3 OF 3

## SURVEYOR'S CERTIFICATE

I, DANIEL P. BOLDT, PROFESSIONAL LAND SURVEYOR #45884LS IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, ACCORDING TO O.R.S. CHAPTER 92 AND THE CITY OF THE DALLES L.U.D.O., THIS PARTITION PLAT, UPON LAND CONVEYED IN WARRANTY DEED 73-0802, WASCO COUNTY RECORDS, DONNELL J. SMITH TO MARY VIOLA SMITH, DATED 18 MARCH, 1973:

A TRACT OF LAND IN THE JOHN A. SIMMS DONATION LAND CLAIM NO. 39 IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4-INCH IRON PIPE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF A 50-FOOT PRIVATE ROAD WITH THE SOUTH LINE OF SAID JOHN A. SIMMS DONATION LAND CLAIM NO. 39, SAID POINT BEING 244.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID SIMMS D.L.C.;

THENCE ON THE SOUTH LINE OF SAID D.L.C., WEST, A DISTANCE OF 106.95 FEET TO THE INITIAL POINT OF THIS DESCRIPTION, A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED BOLDT LS 45884, AT THE SOUTH WEST CORNER OF THAT TRACT CONVEYED IN WARRANTY DEED 73-1799, MARY VIOLA SMITH TO NORTHERN WASCO COUNTY PEOPLES UTILITY DISTRICT (P.U.D.);

THENCE ON THE SOUTH LINE OF SAID D.L.C., WEST, A DISTANCE OF 842.35 FEET TO THE SOUTHEAST CORNER OF THAT TRACT CONVEYED IN DEED 2001-1243, DENA I. BOWLIN TO DENA I. AND RICHARD G. LIVELY;

THENCE ON THE EAST LINE OF SAID TRACT, NORTH 00°09'06" EAST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; (QUESTION: EXTEND TO CENTER OF E 21ST?)

THENCE ON THE NORTH LINE OF SAID TRACT, SOUTH 89°55'43" WEST, A DISTANCE OF 78.40 FEET TO THE NORTHEAST CORNER OF LOT 11, DONNELL J. SMITH ADDITION;

THENCE ON THE EXTENSION OF THE WEST LINE OF SAID LOT 11, NORTH, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF EAST 21ST STREET;

THENCE ON SAID CENTERLINE, WEST, A DISTANCE OF 40.12 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 25, SAID SMITH ADDITION;

THENCE ON SAID SOUTHERLY EXTENSION, NORTH 00°56'00" WEST, A DISTANCE OF 30.06 FEET TO A 3/4-INCH IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT;

THENCE ON THE EAST LINE OF SAID SMITH ADDITION, NORTH 00°56'00" WEST A DISTANCE OF 147.46 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP AT THE NORTHEAST CORNER OF LOT 24, SAID SMITH ADDITION;

THENCE ON THE SOUTH LINE OF LOT 23, SAID SMITH ADDITION, EAST, A DISTANCE OF 17.18 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ON THE SOUTH LINE OF THAT TRACT CONVEYED IN WARRANTY DEED 2006-5255, MCMC TO TEODOR V. VALKOV AND PAULA M. LEE-VALKOV, AND DEPICTED AS "LOT 28" OF AN UNRECORDED SUBDIVISION FILED AS CS 18-097, EAST, A DISTANCE OF 84.92 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER THEREOF;

THENCE ON THE MOST SOUTHERLY EAST LINE OF SAID TRACT, NORTH, A DISTANCE OF 25.18 FEET TO AN INTERIOR CORNER THEREOF;

THENCE ON THE MOST NORTHERLY SOUTH LINE OF SAID TRACT, EAST, A DISTANCE OF 29.81 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP AT THE SOUTHEAST CORNER THEREOF;

THENCE ON THE SOUTH LINE OF THAT TRACT (NEED DEEDS DESCRIBING PARTIAL CUL-DE-SAC AND "WEDGE" TRACT CONVEYED IN DEED \_\_\_\_\_ TO MARY V. SMITH), AND DEPICTED AS "LOT 29" OF THE AFOREMENTIONED UNRECORDED SUBDIVISION, EAST, A DISTANCE OF 115.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP AT THE SOUTHEAST CORNER THEREOF;

THENCE ON THE EAST LINE OF SAID TRACT, NORTH 00°06'49" WEST, A DISTANCE OF 137.50 FEET TO A 3/4-INCH IRON PIPE SET IN CS 515 AT THE SOUTHWEST CORNER OF THAT TRACT CONVEYED IN DEED BOOK 132, PAGE 346, TO THE DALLES GENERAL HOSPITAL;

THENCE ON THE SOUTH LINE OF SAID HOSPITAL TRACT, NORTH 89°54'36" EAST, A DISTANCE OF 199.90 FEET TO A 3/4-INCH IRON PIPE SET IN CS 5-125 AT INTERSECTION WITH THE DALLES CITY LIMITS LINE;

THENCE CONTINUING ON SAID SOUTH LINE, NORTH 89°53'58" EAST, A DISTANCE OF 153.10 FEET TO A 3/4-INCH IRON ROD SET IN CS 515 AT INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED 50-FOOT PRIVATE ROAD;

THENCE ON SAID RIGHT OF WAY LINE, SOUTH 73°39'13" EAST, A DISTANCE OF 94.61 FEET TO A 5/8-INCH IRON ROD SET IN CS 515;

THENCE ON SAID RIGHT OF WAY LINE, ON A 595.85-FOOT RADIUS CURVE LEFT, A DISTANCE OF 170.47 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 81°50'58" EAST, A DISTANCE OF 169.89 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP;

THENCE ON SAID RIGHT OF WAY LINE, PARALLEL WITH AND 50 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID HOSPITAL TRACT, NORTH 89°57'15" EAST, A DISTANCE OF 172.04 FEET TO A NAIL WITH WASHER STAMPED "BOLDT 45884LS";

THENCE ON SAID RIGHT OF WAY LINE, ON A 20.00-FOOT RADIUS CURVE RIGHT, A DISTANCE OF 30.49 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 46°15'10" EAST, A DISTANCE OF 27.56 FEET TO A 5/8-INCH IRON ROD SET IN CS 515;

THENCE ON SAID RIGHT-OF-WAY LINE, SOUTH 02°27'37" EAST, A DISTANCE OF 301.85 FEET TO A 5/8-INCH IRON ROD WITH RED PLASTIC CAP AT THE NORTHEAST CORNER OF THE AFOREMENTIONED P.U.D. TRACT;

THENCE ON THE NORTH LINE OF SAID P.U.D. TRACT, WEST, A DISTANCE OF 100.04 FEET TO A 1-1/2-INCH IRON PIPE OF UNKNOWN ORIGIN AT THE NORTHWEST CORNER THEREOF;

THENCE ON THE WEST LINE OF SAID TRACT SOUTH A DISTANCE OF 99.45 FEET TO THE INITIAL POINT.

CONTAINS 9.62 ACRES.

K:\WORK ORDERS\ DAN BOLDT\Donnel Smith\Smith Partition.dwg PLOT DATE: 11/16/2017

## BASIS OF BEARING:

BEARINGS BASED UPON CS 515, THE SOUTH LINE OF THE SIMMS D.L.C., BETWEEN THE 1/2" IRON ROD WITH PLASTIC CAP AT THE SOUTHWEST CORNER OF PROPOSED "LOT 32" OF THE UNRECORDED PLAT FILED AS CS 18-097 AND THE 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF THE P.U.D. TRACT, AS SHOWN ON THE DRAWING.

## NOTES

1. ZONING: LOW DENSITY RESIDENTIAL (LH)
2. CITY OF THE DALLES HAZARD ZONES: THE NORTHERLY 100 FEET WITHIN THE CITY LIMITS AND A CRESCENT-SHAPED SLOPE BEARING SOUTHWESTERLY, OUTSIDE THE CITY LIMITS, CONTAIN 30-DEGREE OR STEEPER SLOPES
3. THERE ARE NO CITY OF THE DALLES GEOLOGIC HAZARD ZONES ON THIS PROPERTY
4. THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, STREAMS, PONDS, OR RIPARIAN AREAS ASSOCIATED WITH THIS PROPERTY
5. SANITARY SEWER: ALL PARCELS TO BE SERVED BY THE CITY OF THE DALLES SANITARY SEWER SYSTEM

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMPLETE A THREE-PARCEL PARTITION PLAT IN AN UNRECORDED SUBDIVISION PLAT WHICH WAS RECENTLY FOUND AND FILED FOR PUBLIC RECORD AS COUNTY SURVEY (CS) 18-097 TO RECOGNIZE THE ORIGIN OF THE MONUMENTS SET IN SAID UNRECORDED PLAT. THE UNRECORDED PLAT WAS SURVEYED BY DANNY L. CRON, A REPUTABLE SURVEYOR WHO HAS SINCE MOVED FROM THE AREA.

THE SOUTH LINE, BEING ALSO THE SOUTH LINE OF THE SIMMS D.L.C., HAD BEEN PREVIOUSLY ESTABLISHED AND MONUMENTED IN DONNELL J. SMITH ADDITION AND CS 515. THE 1/2-INCH IRON PIPE SET AT THE SOUTHWEST CORNER OF LOT 32 OF THE UNRECORDED PLAT FILED AS CS 18-097 WAS FOUND AND HELD, AND THE 3/4-INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THE P.U.D. TRACT IN CS 515 CONTROLLED SAID SOUTH LINE FOR THIS PLAT, AS NOTED ON THE DRAWING.

THE SOUTHWEST, WEST, AND NORTHWEST LINES OF THIS PLAT WERE RE-ESTABLISHED FROM MONUMENTS SET IN CS 18-097 WHICH WERE FOUND AND UTILIZED AS NOTED ON THE DRAWING.

THE SOUTH LINES OF "LOT 28" AND "LOT 29" DEPICTED IN THE UNRECORDED SUBDIVISION FILED AS CS 18-097 WERE RE-ESTABLISHED BY HOLDING BEARINGS AND DISTANCES FROM SAID SURVEY, BEGINNING AT THE 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID "LOT 29". THE NORTHEAST CORNER OF LOT 24, SAID SMITH ADDITION, WAS RE-ESTABLISHED AT THE BEARING-BEARING INTERSECT OF THE SOUTH LINE OF LOT 23 AND THE EAST LINE OF LOTS 24 AND 25, SAID SMITH ADDITION.

THE MOST NORTHERLY NORTH LINE, COMMON TO THE SOUTHERLY LINE OF THE HOSPITAL TRACT, WAS RE-ESTABLISHED FROM MONUMENTS SET IN CS 515 AND CS 18-014, AS NOTED.

THE NORTHEASTERLY AND EASTERLY LINES WERE ORIGINALLY ESTABLISHED IN CS 515 AS THE SOUTHERLY AND WESTERLY BOUNDARY LINES OF A PRIVATE ROADWAY. MONUMENTS SET IN SAID SURVEY WERE FOUND, CONTROLLING THE RE-ESTABLISHMENT OF SAID LINES, ALSO BEING THE NORTHEASTERLY AND EASTERLY BOUNDARIES OF THE SUBJECT PLAT, AS NOTED.

THE P.U.D. TRACT EXCEPTION WAS CONTROLLED BY THE MONUMENTS FOUND AT THE SOUTHEAST CORNER OF SAID TRACT AND AT A CURVE POINT ON THE PRIVATE ROADWAY, SET IN CS 515, AND A MONUMENT OF UNKNOWN ORIGIN AT THE NORTHWEST CORNER OF SAID TRACT. BEARING-BEARING INTERSECTS WERE USED TO SET THE NORTHEAST AND SOUTHWEST CORNERS OF THE SAID TRACT.

THE RESOLUTION OF THE EXTERIOR PROPERTY LINES THUS COMPLETED, THE PARCELS WERE LAID OUT IDENTICAL TO LOTS 26 AND 27 IN THE AFOREMENTIONED UNRECORDED SUBDIVISION AND MONUMENTED PER OWNER'S INSTRUCTIONS, INCLUDING THE EASEMENTS, AS SHOWN.

## DEED REFERENCES AND OWNERSHIP

TAX LOT 1N 13E 10 200 FOLEY FAMILY LTD. PARTNERSHIP

TAX LOT 1N 13E 11BC 100 DEED BOOK 132, PAGE 346, TO THE DALLES GENERAL HOSPITAL

TAX LOT 1N 13E 11BC 900 WARRANTY DEED 73-0802, DONNELL J. SMITH TO MARY VIOLA SMITH  
NEED LATER DEED

TAX LOT 1N 13E 11BC 1000 WARRANTY DEED 73-0802, DONNELL J. SMITH TO MARY VIOLA SMITH  
NEED LATER DEED

TAX LOT 1N 13E 11BC 1100 WARRANTY DEED 2006-5255, MCMC TO TEODOR V. VALKOV AND PAULA M. LEE-VALKOV

TAX LOT 1N 13E 11BC 1200 MADD PROPERTIES, LLC

TAX LOT 1N 13E 11BC 1700 EVAN M. AND ERICA B. THORPE

TAX LOT 1N 13E 11BC 1800 DENNIS L. AND MYONG S. CONLEY

TAX LOT 1N 13E 11BC 2200 DEED 2001-1243, DENA I. BOWLIN TO DENA I. AND RICHARD G. LIVELY

TAX LOT 1N 13E 11BC 2300 WARRANTY DEED 73-0802, DONNELL J. SMITH TO MARY VIOLA SMITH

TAX LOT 1N 13E 11BC 2400 BARGAIN AND SALE DEED 78-1883, GILBERT R. AND WILLA H. HILL TO DONNELL J. AND MARY VIOLA SMITH

TAX LOT 1N 13E 11BC 2500 WARRANTY DEED 73-1799, MARY VIOLA SMITH TO N. WASCO CO. P.U.D.

TAX LOT 1N 13E 11BC 2600 WARRANTY DEED 2010-4368, IRIS E. MARTIN TO JACOB AND EDELGARD LE ROUX

TAX LOT 1N 13E 11BC 2700 JAMES H. STROUD

WASCO COUNTY  
SURVEYOR'S OFFICE

Survey No. \_\_\_\_\_

Filed \_\_\_\_\_

By \_\_\_\_\_

Doc. Number \_\_\_\_\_

Plat Number \_\_\_\_\_

Slide Number \_\_\_\_\_

## DECLARATION

I, the owner of the land shown herein, hereby declare that this division of land is a legal plat partitioned in accordance with the provisions of ORS Chapter 92 and has been made with my free consent and in accordance with my desires & hereby grant the private sewer easement and public utility easement as shown.

Mary V. Smith Date \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This Instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2017 by

Mary V. Smith.

Notary Signature \_\_\_\_\_

NOTARY PUBLIC - OREGON

COMMISSION No. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

I hereby certify this Partition was examined and approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Wasco County Surveyor

I hereby certify this Partition was examined and approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

The Dalles City Engineer

I hereby certify this Partition was examined and approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

The Dalles Planning Director

I hereby certify this Plat was examined and approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Wasco County Assessor

Wasco County Tax Collector

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1999  
DANIEL P. BOLDT  
45884

EXPIRATION DATE: \_\_\_\_\_

## SURVEY BY

AMOTAN LAND SURVEYING, LLC  
DANIEL P. BOLDT, PLS  
114 EAST 12TH  
THE DALLES, OR 97058

541-980-7296  
amotan.dan@gmail.com



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

### RESOLUTION NO. P.C. 571-18

Approval of Minor Partition 348-18, Donnell Smith, III, to partition one large 9.61 acre parcel into three lots. The property is located at the dead-end of W. 21<sup>st</sup> Street off of View Court and adjacent to 1601 E. 20<sup>th</sup> Street. Property is further described as 1N 13E 11BC tax lot 2300. Property is zoned Low Density Residential – RL.

#### I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on February 15, 2018, conducted a public hearing to consider the above request. A staff report was presented stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff's report of Minor Partition 348-18 and the minutes of the February 15, 2018, Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

#### II. RESOLUTION:

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this resolution. Minor Partition 348-18 is hereby approved with the following conditions of approval:
  1. Final plat submission must meet all the requirements of the City of The Dalles Land Use and Development Ordinance (LUDO) Section 9.030 and the other applicable provisions of the LUDO.
  2. Two copies of the surveyed and recorded plat must be received in the Planning Department office within one year of the date of the notice of decision for this partition to be effective.
  3. Approval for legal access to Parcel 3 from East 21<sup>st</sup> Street and legal access to Parcels 1 and 2 from a private easement must be obtained and established in the final plat. The private easement shall be located on Parcel 3 for a minimum width of 25 feet.
  4. All cuts and/or fills exceeding 50 cubic yards require a physical constraints permit. If the cut/fill exceeds 250 cubic yards, drawings will need to be submitted by a licensed engineer.
  5. Building setback lines may be included on the final plat or included in covenants recorded as part of the plat.
  6. At the time of development on the lots, improvements will be required to extend utilities and meet City requirements. Any improvements within the public right-of-way must be reviewed by the City Engineer prior to construction. In addition, at the time of development fire access requirements will need to be met.
  7. Continuous partitioning of Parcel 3 will be referred to the Planning

Commission for review to ensure that any need for new roads, utilities, or storm water drainage facilities are reviewed.

- 8. Prior to the final plat being signed, a consent to annex with a one year waiver will be required to be signed and recorded for the portion that is not in City Limits.
- 9. A preliminary plat will be required to be submitted showing how the property(ies) may be further developed to 70% of maximum Comprehensive Plan density for the Residential Low Density zone district.

**III. APPEALS, COMPLIANCE, AND PENALTIES:**

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 15<sup>TH</sup> DAY OF FEBRUARY, 2018.

\_\_\_\_\_  
Bruce Lavier, Chair  
Planning Commission

I, Steven K. Harris, Planning Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 15<sup>th</sup> day of February, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Steven K. Harris – AICP  
Planning Director, City of The Dalles