



CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, March 7, 2002

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room

CALL TO ORDER:

Chair Bruce Lavier called the meeting of the City of The Dalles Planning Commission to order at 6:30 P.M.

ROLL CALL:

Present: Bruce Lavier, Ted Bryant, Ron Ahlberg, Jean Thomas, and Mark Poppoff

Absent: None

Staff: Gene Parker, City Attorney; Dan Durow, Community Development Director; Dan Meader, Planning Consultant; Denise Ball, Admin. Secretary.

AGENDA: Agenda Item IV, Approval of minutes, was corrected to read "January 31, 2002". Bryant moved to approve the Agenda and Thomas seconded. The motion passed unanimously.

MINUTES: Lavier asked if any corrections were needed for the minutes of January 31, 2002. There were no corrections. Ahlberg moved to approve the minutes and Bryant seconded. The motion passed unanimously.

PUBLIC COMMENT: None

PUBLIC HEARINGS-

A. Conditional Use Permit 126-02 of Mid-Columbia Medical Center to site a Helistop for Lifeflight transport at the Fire Department Training Grounds. Property is located at 1400 W. 8th Street and is further described as 1N 13E 4 Tax Lot 101. Property is zoned "RH" – Residential Medium High Density with a "CFO"-Community Facility Overlay zone.

Chair Lavier read the rules for conducting a public hearing. He asked if any Commissioner wished to declare any ex-parte contact, bias, or conflict of interest. There were no declarations from the Commission. Lavier asked if anyone in the audience wished to challenge any of the Commissioners and no one responded. Chair Lavier declared the public hearing open.

Dan Meader, Planning Consultant, presented the Staff Report and asked if the Commission had questions.

Bryant asked if Lifeflight originated from OHSU and Meader said he believed it did. Bryant then asked how large the labyrinth at the hospital is. Meader said he really didn't know. Bryant said the helipad is 50' by 50' and he guesses the labyrinth is larger than that. Meader said Bryant would need to ask the applicant why they are not using the labyrinth area to land the helicopters.

Ahlberg asked if other communities had standards for helipads and Meader said he has not seen any.

Lavier asked what type of lighting would be used at the helipad. Meader said there is no lighting specified on the drawings submitted.

Ahlberg said that he believes helicopters usually have their own lighting.

Commissioners and Staff discussed the number of life-flights that could be expected. Meader said the information he has indicates approximately 20 flights per year.

Ahlberg asked if the hospital is considering putting the heliport at their facility some time in the future.

Meader says he can't speak for the hospital but he assumes this is a long-term proposal.

There were no additional questions of staff.

Proponent Testimony

Lavier opened the hearing for proponent testimony.

Jay Henry, C.O.O. Mid-Columbia Medical Center, represented the Mid-Columbia Medical Center as the applicant. Henry said the hospital feels this is the safest location for a heliport. Henry went on to describe events that led to the change in the heliport location. The addition of the cancer treatment center and the labyrinth created a sunken "box-canyon" location. The combination of windy conditions and close proximity of buildings created a very unsafe location for a heliport. The pilots voiced their concerns about landing the life-flight in such close quarters. The slightest error could cause the helicopter to crash into the surrounding buildings. He does not see any area around the hospital that would create a safe heliport location. The hospital received permission to site the heliport, temporarily, at the Mid-Columbia Fire and Rescue Facility in 1999. Since that time, the arrangement has worked very well. Mid-Columbia Medical Center wants to keep the heliport at the Mid-Columbia Fire and Rescue Facility on a permanent basis. Henry said the flights are predominantly for trauma patients that the local hospital is not equipped to treat.

Poppoff asked if it would be possible to beef up the roof on the existing hospital building to land helicopters there.

Henry said that they have looked at that and it would be extremely expensive to do that.

Poppoff asked about the Celilo building roof and Henry said he doesn't believe they considered that option.

Thomas asked why the hospital didn't plan ahead for the heliport when they began making changes.

Henry said he believes that the hospital felt the area at the fire station was a more open and safer landing location. Also, the ambulances are right there. The labyrinth had been considered as a possible heliport but is just too dangerous.

Lavier asked Henry about the heliport lighting and Henry said he isn't aware of the details of the pad.

Ahlberg asked Henry if there was a cost for the patient to be wheeled to the helicopter when it was landing up at the hospital.

Henry said there is a clause in medical billing that allows for a patient to be wheeled directly to the Lifeflight within fifty feet, approximately. Anything over that distance requires the patient to be transported by ambulance. Henry said he is not sure of the exact distance. Even if the helicopter could land by the hospital business office, which isn't possible ~~due~~ to the topography, an ambulance would still be required to transport the patient. He doesn't know what the actual charge is.

Ahlberg said that is probably why a lot of life-flights land on the roofs of hospitals. Ahlberg went on to say that even if the hospital bought a parking lot or property nearby, an ambulance would still be required to transport the patient.

Henry agreed with Ahlberg.

Bryant asked if, historically, the hospital used an ambulance to transport the patients to the helicopter.

Henry said, to his knowledge, prior to the cancer center and the labyrinth construction, an ambulance was not used to transport the patients to the helicopter because the helicopter was able to land close to the hospital building.

Opposition Testimony

Meader read the letter from James H. Bean, an attorney with Lindsay, Hart, Neil & Weigler, LLP representing Mark and RaeAnn Clark. The letter stated that the Clark's had approved the temporary siting of the heliport, at the fire department facility, while Mid-Columbia Medical Center was proposing to purchase the Clark's remaining property. Since that purchase did not take place the Clark's do not feel the heliport is compatible with the high-density residential development that has now taken place on their property.

The second letter in opposition is from RaeAnn Clark. Mrs. Clark feels the permanent siting of the heliport at the fire station does not meet the criteria for a Conditional Use Permit. Mrs. Clark also asked, on behalf of the people of the community, for a continuance to provide the community an opportunity to have a voice in this matter.

Lavier asked City Attorney Parker how to handle Clark's request for a continuance. Parker said requesting a continuance for the community is not a proper request. Parker also noted that the Clark's were not at the hearing to request a continuance for themselves.

Meader added that required notification to property owners and the public had taken place.

There was no additional opposition.

Proponent Rebuttal

Jay Henry, C.O.O., Mid-Columbia Medical Center, 1704 E. 16th, The Dalles, said the hospitals' belief is that the heliport at the fire station is a perfect relationship. This relationship has worked well for over two years and the hospital does not foresee a change in that relationship.

Chair Lavier closed the hearing to public testimony.

Deliberation

The Commissioners felt that the Mid-Columbia Medical Center did not answer several important questions regarding lighting of the pad and future plans for building a heliport on the hospital property.

Dan Durow suggested that the Commission could put a two-year time period on the Conditional Use Permit approval. It could then come back to the Planning Commission for review.

Commissioners and Staff reviewed the Oregon Department of Aviation Provisional Heliport Site Approval.

At the request of Staff, Lavier re-opened the hearing to the public. Jay Henry, C.O.O., Mid-Columbia Medical Center, requested a continuance in order to better answer the Commission's questions.

Poppoff asked Henry to look into the possibility of siting the heliport on top of an existing or future hospital building as well as other possible locations.

Thomas moved to continue the hearing until the March 21, 2002 Planning Commission meeting and Poppoff seconded. The motion was passed unanimously.

B. Variance 101-02 of The Dalles Evangelical Church of North America to install a six-foot high chain-link fence around the recreational pad and adjoining property in order to control after hours access and provide a better barrier for errant basketballs. Property is located at 1001 E. 12th Street and is further described as 1N 13E 3DC Tax Lot 6100. Property is zoned "RH" - Residential Medium High Density with a "CFO"- Community Facility Overlay.

Chair Lavier noted there were no new audience members so he dispensed with reading the rules for conducting a public hearing. He asked Commissioners if they had any ex-parte contact, bias, or a conflict of interest. There was none. There were no challenges from the audience.

Lavier declared the public hearing open and Meader presented the Staff Report.

Lavier asked if any Commissioner had questions of Staff.

Ahlberg asked about the condition that changed the hours of operation. The original hours were 8 a.m. to 10 p.m. and the new hours suggested are 8 a.m. to dusk. Ahlberg said that could be as early as 4:30 p.m. during the winter months.

Meader said without lighting it would be difficult for anyone to use the recreational pad.

Poppoff mentioned that people have been using their headlights in order to play basketball after dark. He felt it would be better to have a set time when the facility closes.

Durow pointed out that the pad is wide open. When the fence is installed the Church will be able to control that situation.

Proponent Testimony

Lavier opened the hearing for proponent testimony.

Charles Hill, 524 W. 2nd Street, The Dalles, OR spoke in favor of the fence variance. Hill stated the fence will allow them to control access to the facility, keep people from driving on the grass, enable them to increase their green space, and keep most basketballs from going into the street. He asked if there were any questions.

Meader asked Hill about parking the church bus inside the fence. The drawing does not show the gate that will be used by the bus. Hill showed Staff and Commissioners where the 12-foot gate will be located.

Meader says it appears the bus will be parked on the slab. Hill said he believes the drawing is not drawn to scale. They are parking the bus there now and it is not on the slab.

Ahlberg asked if the church intended to lock the gates in the evening.

Hill said they will be posting signs stating the hours of use and when the gate will be locked. Hill went on to say the church board discussed the dusk closing time and the board is concerned it will stop their youth group from using the recreational facility in the winter. The church would like a 9 p.m. closing time.

The second proponent was Pastor Tim Clemonson, 703 E. 20th Street, The Dalles. Pastor Clemonson said he has appreciated the input from the Planning Commission and the public. He is looking forward to putting the fence up and finishing the project.

Bryant asked Clemonson if he had personally responded to any of the complaints. Clemonson said he had responded to a complaint about loud music at the facility at 3 p.m. one afternoon. He felt the complaint was justified.

Bryant asked if Clemonson had responded to complaints from his parishioners about removal of the basketball hoops.

Clemonson said he doesn't believe the parishioners have complained. They were aware they couldn't control the activities at the slab without the fence.

There were no further questions.

Opposition Testimony

Ruby Utley, 1020 E. 12th Street, The Dalles, was the first and only opponent. Mrs. Utley passed out a copy of her concerns, marked Opponent Exhibit 1. She went on to describe some of the incidents she had witnessed or had been involved in personally. She is not in favor of a basketball hoop on the 12th Street side of the slab. She also mentioned the beer cans, pop cans, and paper waste that is left behind by the young people using the recreational pad. Mrs. Utley feels the church should provide something to control the litter. Utley also believes that there should be a specific time the facility closes.

Thomas asked if Utley believed the fence would help with her concerns and Utley said it definitely would.

Ahlberg asked if she was in favor of the six-foot fence around the area. Utley said yes and even higher. She asked to see the drawing of where the fence would be. While looking at the drawing Commissioners noted that the drawing is not accurate either in scale or placement of buildings, fencing, and gates.

There were no other questions.

Rebuttal

There was no rebuttal testimony.

Deliberations

Bryant stated that he had voted against the original Conditional Use Permit because the Church had proceeded with the project without getting necessary approval and permits. Bryant said the Church had stated at the first hearing that they would comply with whatever conditions the Commission place on them. He went on to say that now the Church is before the Commission again asking for something else. The church has presented a drawing that is not to scale and does not show the correct location of the fence or gates. Bryant feels the Church could have avoided the fence variance problem and neighbor complaints if they had just followed the rules, thought the project through, and put the court in a different spot on their property.

Commissioners continued to deliberate about the hours of operation and the added safety factor of a six-foot high fence around the facility.

The Commission decided to make the hours of operation from 8 a.m. to 9 p.m. The Commission also added the condition of approval requesting a revised site plan, drawn to scale, showing the exact fence location, placement of gates, and bus parking area be submitted to the Planning Department.

Lavier asked if the Commission could add a requirement for the Church to put garbage cans at the facility or at least recommend that they put garbage cans out.

City Attorney Parker said he doesn't see any language in the criteria that would allow attaching that condition to the variance. If it becomes a nuisance, the City can address the problem as a code enforcement issue.

Ahlberg moved to approve Variance 101-02 based upon finding of fact and the conditions as modified and Thomas seconded. The motion carried with Lavier, Thomas, Poppoff, and Ahlberg voting for and Bryant voting against.

Resolutions

Ahlberg moved to adopt Resolution 430-02 approving, with conditions as modified, the application of The Dalles Evangelical Church of North America to install a six-foot high chain-link fence around their recreational pad and adjoining property in order to control after hours access and provide a better barrier for errant basketballs and Thomas seconded. The motion carried unanimously.

COMMISSIONER COMMENTS AND CONCERNS

Lavier said he would not be available for the training in Hood River on Saturday the 16th. Bryant thanked staff for the opportunity to attend the training.

Durow said there would also be training available in November of this year at the Discovery Center.

Lavier asked if there was hope of filling the two vacant commissioner positions. Bryant asked if the Commission could be changed to five members.

Parker said City Council would need to make that change to the ordinance and maybe it has gotten to that point.

Lavier asked if looking at the Concept Site Plan process was now timely. Durow said the Lease appeal is scheduled for City Council on March 11, 2002 and the Commission would need to wait until that process has been completed.

LUDO revisions were brought up again. The City, at this time, does not intend to make any revisions to the LUDO until the Supreme Court decides Ballot Measure No. 7. Revising the LUDO is costly and time consuming and the City does not want to make changes that could be nullified by the Supreme Court decision on Ballot Measure No. 7.

Ahlberg asked about the seating requirement on the Columbia Cinema Site Plan approval. Meader explained that a maximum amount of seating is available with the parking spaces available. The current theater seats will be reduced and replaced with new stadium seating. This will also produce comfortable and well-placed ADA seating.

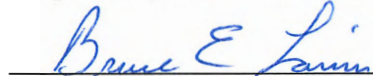
NEXT MEETING:

The next meeting is March 21, 2002.

ADJOURNMENT:

The regular Planning Commission meeting was adjourned at 9:00 p.m.

Respectfully submitted by Denise Ball, Administrative Secretary.




Bruce Lavier, Planning Commission Chair

City of The Dalles
COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT
for the
PLANNING COMMISSION
**Minor Partition 196-02 &
Property Line Adjustment 92-02**

Scott Gayer

Prepared by:	Daniel C. Durow, Director 
Procedure Type:	Quasi-Judicial
Decision Date:	July 18, 2002
Assessor's Map:	1N 13E 11AA
Tax Lot:	900 and 1400
Address:	2525 E 16 th Street
Comprehensive Plan Designation:	"RL" Low Density Residential
Zoning District:	"RL" Low Density Residential

SYNOPSIS:

NOTIFICATION: Property owners within 100 feet, City Departments, Franchise Utilities, and Mid-Columbia Fire and Rescue.

COMMENTS RECEIVED: There were no comments from adjacent property owners within 100 feet. Site Team members did comment.

Site Team Comments (Dec. 27, 2001):

Engineering/Utilities/Planning

- This application will be reviewed per Section 9.030.040 – Partition Application Review
- Final submission/plat will have to meet all the requirements outlined in Section 9.030 in the LUDO.

- Water and Sewer will need to be extended to tax lot 1400 in right-of-way of street radius with proper separation between water and sewer.
- Extend underground power past lot # three to south lot line (Tax Lot 1400). Five foot power easement on street radius on property.
- Storm water system needs to be evaluated and designed and extended up to tax lot 1400. Storm water from each lot needs to be addressed and designed to go through the city storm drainage system.
- Access easement 12 feet wide to be provided on lot # three.
- Reposition the two water meters to the shared driveway location.
- Sign a Non-Remonstrance and Delayed Improvement Agreement for future street improvements on E. 16th Street frontage. (Parcel 2 will have a 50-foot frontage for assessment purposes.)
- Shared driveway needs to be a utility easement to parcel # two.
- A geological hazard study will be required upon development of each lot as well as a physical constraints permit if needed.
- The Fire Marshall needs to be contacted for Fire, Life and Safety issues; i.e. turn around, hydrants.
- Construction of a temporary turn around in right of way will be required.

Site team review is considered a pre-application conference in conformance with **Section 3.010.030 of Land Use and Development Ordinance 98-1222.**

RECOMMENDATION: Approval with conditions based on the following findings of fact.

A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222:

Section 3.010.040 Applications, Subsection B. Completeness:

FINDING A-1: The date an application is determined to be “complete” starts the State mandated time frame for local jurisdictional review. The City of The Dalles is required to make a final land use decision within 120 days from the date an application is deemed “complete”. The Dalles City Council makes the final decision on any land use action if appealed from the Planning Commission. If no appeal is made during the allotted ten-day appeal period, the Planning Commission decision is final. This application was deemed complete on April 30, 2002. The 120-day deadline for final decision is August 28, 2002.

Section 3.020.050 Quasi-Judicial Actions, Subsection D. Notice of Hearing. At least 10 days before a scheduled quasi-judicial public hearing, notice of the hearing shall be mailed to:

- **The applicant and owners of the property within 100 feet...**
- **Any affected government agency, department or public district...**
- **Any neighborhood or community organization recognized by the Department...**

FINDING A-2: A Notice of the Public Hearing was mailed on July 3, 2002 to the applicant, property owners within 100 feet, Mid-Columbia Fire and Rescue, Northern Wasco County PUD, The Dalles Disposal Service, Sprint, NW Natural Gas, Charter Communications, and City Departments. Criterion met.

Section 9.020.020, Subsection C. General Lot Requirements:

1. *Size and Shape.* The "RL" Residential Low Density district requires a lot area of at least 5,000 square feet and lot dimensions of at least 50-foot minimum street frontage by 65-foot depth.

FINDING A-3: These criteria are exceeded by this application. The proposed size of the lots are as follows: Parcel 1 - 0.17 acres (7,405 sf), Parcel 2 - 0.16 acres (6,970 sf.), and Parcel 3 - 0.17 acres (7,405 sf.) The dimensions of Parcel 1, 2 and 3 are irregular but are approximately: Parcel 1, 92 by 75 feet, Parcel 2, 93 by 79 feet, and Parcel 3, 60 by 102 feet. These dimensions and lot areas exceed the requirements for the Residential Low Density Zone. 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 A-4: Each proposed lot abuts on E. 16th Street. Parcels 1 and 3 abut the street for the required 50 feet. Parcel 2 has a proposed private access drive as an easement over Parcels 1 and 3, as approved by the City engineer and planning staff. Criterion met.

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 A-5: E. 16th Street is not considered an arterial or collector street. This criterion does not apply.

4. *Through lots shall be avoided...*

FINDING A-6: This application does not create a through lot. Criterion met.

5. *Lot side lines shall be at right angles to the street...*

FINDING A-7: Proposed lot sidelines are at, or nearly at, right angles to E 16th Street as they extend from the radius of the curve. Criterion met.

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

FINDING A-8: The proposed lots are steeply sloped and are in the A-2 geologic hazard zone. A geologic hazards study as well as a physical constraints permit will be required prior to lot development. Erosion control will be required with development. With conditions this criterion is met.

7. *Building Lines. Setback lines may be established on final plat.*

FINDING A-9: Setback lines are not reflected in the submitted partition application. However, Parcel 1 does show setback distances for the existing residential structure (the drawing shows that the residence is proposed but it has since been placed on the property). This criterion is met.

8. *Redevelopment Plans are required when the potential exists for further division of the parcels...*

FINDING A-10: These parcels have no potential for further division. The lots are at the maximum density that is allowed for the Residential Low Density Zone. Therefore, this criterion does not apply.

Section 9.030.040 Partition Application Review, Subsection B. Review Criteria:

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

FINDING A-11: The requirements appear to be met. This will be confirmed by receipt of two copies of the recorded plat from Wasco County.

- *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 A-12: As demonstrated in findings above and findings on the Comprehensive Plan starting on page 6 of this report, this proposal meets or will meet with conditions, all applicable policies and standards. Staff and the applicant are in the process of attempting to negotiate an agreement to resolve issues concerning storm drainage, and staff hopes to be able to present an agreement at the hearing.

- *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 A-13: E.16th Street east of the proposed partition and lot line adjustment was vacated by the City Council last year. The vacation excluded the area that would be needed for future right-of-way and road construction, which is shown on the proposed plat. Future development of the road to the south is provided by the location of the radius of E 16th Street. City services for water and sanitary sewer are provided for and shown on the plat. City storm sewer will be provided for in the negotiated agreement as noted previously. Criterion met.

Section 6.050.030 General Requirements, subsection A., Unified Access and Circulation. *In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development (defined in chapter 2 to include "dividing of land into two or more parcels") and comprised of more than one building site shall not be considered separate properties in relation to the access standards of this Ordinance. The number of connections permitted shall be the minimum number necessary to provide*

reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements, and stipulations required by this Section shall be met.

FINDING A-14: Three lots are proposed and three access points are provided. One access is via an access easement to parcel 2. This is consistent with the provisions of the LUDO. Criterion met.

Section 9.030.030 Partition Applications, subsection A, 14) Identification of significant natural features including, but not limited to rock outcroppings, creeks, streams, ponds, riparian area, and existing native, ornamental, and orchard trees having a trunk diameter of 14 in or more at a point 5 feet above the natural grade

FINDING A-16: No significant features have been identified on the site. Criterion met.

B. Comprehensive Plan (June, 1994)

Goal #10 Housing

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

DISCUSSION: The adopted Comprehensive Plan is the policy document that provides the framework to establish development guidelines for our City. This specific goal is intended to address increased demands for housing over time. Additionally, this goal includes policies that emphasize how development should be encouraged in our City. Policy number 14 lists specific minimum and maximum density ranges for the residential districts.

The Low Density Residential District has a stated density range of 0-6 units per gross acre. The standard square footage for one acre is 43,560 square feet. The minimum gross square footage for six units is 7,260 square feet for each individual land parcel. It should be noted that the Land Use and Development Ordinance specifies a 5,000 square foot minimum standard; this is not gross square footage.

Gross square footage includes the private property parcel and the public property on all adjacent sides. For example, a typical 50-foot wide by 100-foot deep lot on a 60-foot wide right-of-way has two area measures. The net area is 5,000 square feet. This is the length times the width of the private property. The second measure includes the area of right-of-way adjacent to the property. This is computed by multiplying 50 (frontage width on right-of-way) by 30 (60 foot width of adjacent right-of-way divided in half for each side of the street). This area totals 1,500 square feet. The sum of these two measures is the gross square footage of the parcel. In this example, the gross square footage is 6,500 square feet.

FINDING B-1: The proposed parcels for this application have gross square footages of approximately 8,692 square feet; therefore, they met the density range as stated in the Comprehensive Plan. This application is in accordance with the Comprehensive Plan by providing three additional parcels of land for housing development. Criterion met.

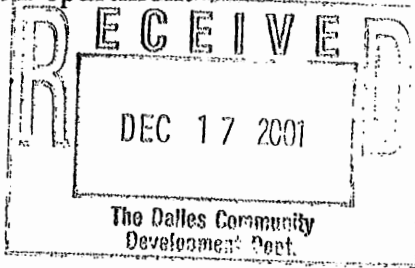
Conclusions: This proposal for a minor partition and lot line adjustment is consistent with the City of The Dalles Land Use and Development Ordinance and Comprehensive Land Use Plan. It provides three additional parcels of developable land.

Conditions of Approval:

1. Two copies of recorded plat must be received in the Community Development Department office within one year of the date of the notice of decision for this partition to be effective.
2. Proof of deed restrictions for a private access to Parcel 2 across Parcels 1 and 3, and for a 15 foot public utility easement to serve Parcel 2, shall be shown on the final plat.
3. Final submission/plat will have to meet all the requirements outlined in Section 9.030 in the LUDO.
4. When proposed Parcel #2 of Tax Lot 900 is developed, a single water service line to the property line and meter, and a sanitary service line and clean out, will need to be shown on the construction plans. When proposed Parcel #3 of Tax Lot 900 is developed, the owner will need to extend the water main line and sanitary sewer line to the Parcel #3/Tax Lot 1400 property line. The Owner will need to install additional manholes, clean out, and water valves. All utility service lines and meters or clean outs will need to be shown on the construction plans.
5. Underground power is to be extended past Parcel 3 to its south lot line (Tax Lot 1400). A five-foot power easement is to be provided on the street radius on Parcels 1 and 3.
6. A Delayed Improvement/Waiver of Remonstrance Agreement for storm water improvements, which will require the storm water system needs to be evaluated and designed and extended to the Parcel #3/Tax Lot 1400 property line, under certain specified conditions, will need to be completed prior to approval of the final plat.
7. The two water meters are to be repositioned to the access easement location.
8. A geological hazard study will be required upon development of each lot as well as a physical constraints permit if needed.
9. Construction of a turn around in the right-of-way of E 16ht Street, that meets emergency access requirements as determined by the Fire Marshal, shall be required prior to final plat approval.

MINOR PARTITION APPLICATION

CITY OF THE DALLES
Community Development Department
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 125
Fax (541) 298-4094



Date Filed	_____
Date/Amount Fee Paid	_____
File #	_____
Date Deemed Complete	_____
Hearing Date	_____
Approval Date	_____
Building Permit Log #	_____
Other Cross Reference #	_____

APPLICANT

Name Scott Gaylen
Address 2015 B17E
Telephone # 2946-4367

LEGAL OWNER (If Different than Applicant)

Name _____
Address _____
Telephone # _____

PROPERTY INFORMATION

Address 2525 E 16th
Map and Tax Lot IN 13E 11AA tax lot 900
Size of Development Site .50 acres
Zone District/Overlay RL
Comprehensive Plan Designation RL

PROJECT INFORMATION

Briefly Explain the Project PROPERTY LINE ADJUSTMENT,
PARTITION, REAR LOT DEVELOPMENT

Signature of Applicant

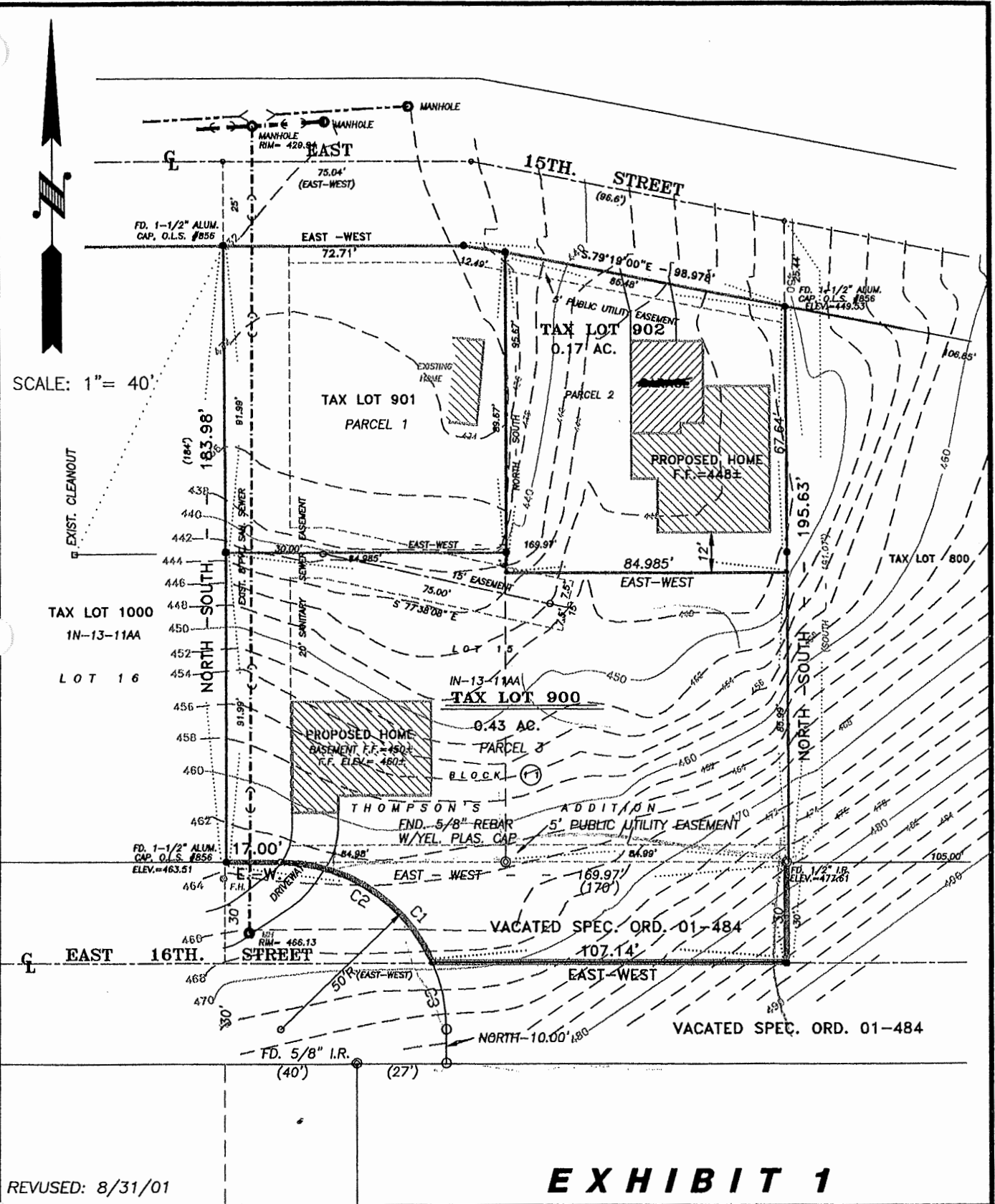
Scott Gaylen 12-17-01
Date

Signature of Property Owner*

Date

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

SCALE: 1" = 40'



REVISED: 8/31/01

EXHIBIT 1

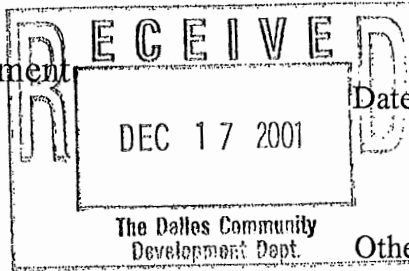
GEOLOGICAL IMPACT STATEMENT
FOR SCOTT GAYER
TAX LOTS 900 & 902, 1N-13-11AA
THE DALLES, WASCO CO., OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
409 LINCOLN STREET
THE DALLES, OREGON 97058
541-296-9177 FAX 541-296-6657



Property Line Adjustment Application

CITY OF THE DALLES
Community Development Department
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 125
Fax (541) 298-5490



Date Filed _____
File# _____
Date Deemed Complete _____
Hearing Date _____
Approval Date _____
Permit Log # _____
Other Cross Reference# _____

APPLICANT/LEGAL OWNER PARCEL 1

APPLICANT/LEGAL OWNER PARCEL 2

Name Scott Gayzer
Address 2615 E 17th
The Dalles
Telephone # 298-4367

Name Debra Tipton Gayzer
Address _____
Telephone # _____

PROPERTY INFORMATION

Address 2525 E 16th
Map and Tax Lot 1N 13E 11AA tax lot 900 + 1400
Zone District/Overlay RL
Square Footage: Current Parcel #1 _____; Current Parcel #2 _____; Current Parcel #3 _____

GENERAL INFORMATION

Describe current use of the property Residence + vacant

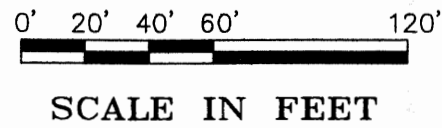
REQUEST:

Proposed square footage: Parcel #1 _____; Parcel #2 _____; Parcel #3 _____

NOTE: Attach 3 copies of the preliminary plan, drawn to scale, with dimensions of the proposed parcels, existing buildings, setbacks, and significant land features. Indicate current and proposed parcel numbers on plan.

Signature of Applicant





NOTES:
 BEARINGS BASED ON DEED BEARINGS,
 REF: T.E.C. W.O. #7289
 CITY OF THE DALLES SANITARY SEWER SYSTEM.
 CITY OF THE DALLES GEO HAZARD ZONE "A2"

PROPERTY LINE ADJUSTMENT AND PARTITION PLAT

TAX LOTS 900 AND 1400, 1N-13-11AA
 PARCEL 3, PARTITION PLAT 96-0031 AND PORTION
 IN LOTS 6 & 7,, BLOCK 14, THOMPSON'S ADDITION
 IN NE.1/4 OF NE.1/4, SECTION 11, T.1 N., R.13 E., W.M.
 CITY OF THE DALLES,
 WASCO COUNTY, OREGON
 NOVEMBER 30, 2001

OWNERS:
 TAX LOT 900 (1N-13-11AA)
 SCOTT GAYER
 300 E. 2ND. STREET,
 THE DALLES, OREGON. 97058
 PH. (541) 298-4367

TAX LOT	ORIGINAL	ADJUSTED
T.L. 900	0.43 AC.	0.50 AC.
T.L. 902	2.04 AC.	1.97 AC.
TOTAL =		2.47 AC.
3,105 S.F. =		0.07 AC. (ADJUSTED AREA)

REFERENCES:
 PARCEL 1 7,278 S.F. = 0.17 AC.
 PARCEL 2 7,269 S.F. = 0.17 AC.
 PARCEL 3 7,295 S.F. = 0.16 AC.

TOTAL 21,842 Sq.Ft. = 0.50 ACRES
 (ADJUSTED TAX LOT 900, 1N-13-11AA)

TAX LOTS 900 & 1400 (1N-13-11AA)
 DEBRA GAYER
 1030 N. MARKET ST. #214
 WICHITA, KANSAS. 67214
 PH. (316) 461-2191

- PARTITION PLAT 96-00 BY TENNESON ENGINEERING CORP. W.O. #8784, NOVEMBER, 1996
- DENNIS KRAMER SURVEY BOOK 9, PAGE 49.
- COSGRAVE SURVEY BY TENNESON ENGINEERING CORP. W.O. #7289, DEC. 20, 1989 COUNTY SURVEY C.S.1863
- KEYSER'S THIRD MINOR PARTITION BY TENNESON ENGINEERING CORP. W.O. #6195
- PLAT OF "THOMPSON'S ADDITION"
- PROPERTY LINE ADJUSTMENT PLAT BY TENNESON ENGINEERING CORP. W.O. #10157, JULY 25, 2001

NARRATIVE:

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT WAS TO ADJUST THE PROPERTY LINE BETWEEN TAX LOT 900 BEING PARCEL 3 OF PARTITION PLAT 96-0031, BEING IN LOT 15, BLOCK 11, THOMPSON'S ADDITION AND TAX LOT 1400, MAP 1N-13-11AA BEING LOT 7 AND A PORTION OF LOT 6, BLOCK 14, THOMPSON'S ADDITION TO CITY OF THE DALLES, WASCO COUNTY, OREGON. THE FIELD SEARCH RECOVERED MONUMENTS FROM SAID PLAT AS SHOWN. THE LINE WAS ADJUSTED PER CLIENTS REQUEST.

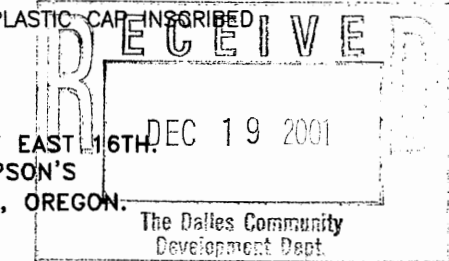
SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED

ADJUSTMENT PARCEL:

THE SOUTH 30 FEET OF THE VACATED PORTION OF EAST 16TH STREET LYING NORTH OF LOT 6, BLOCK 14, THOMPSON'S ADDITION TO CITY OF THE DALLES, WASCO COUNTY, OREGON.

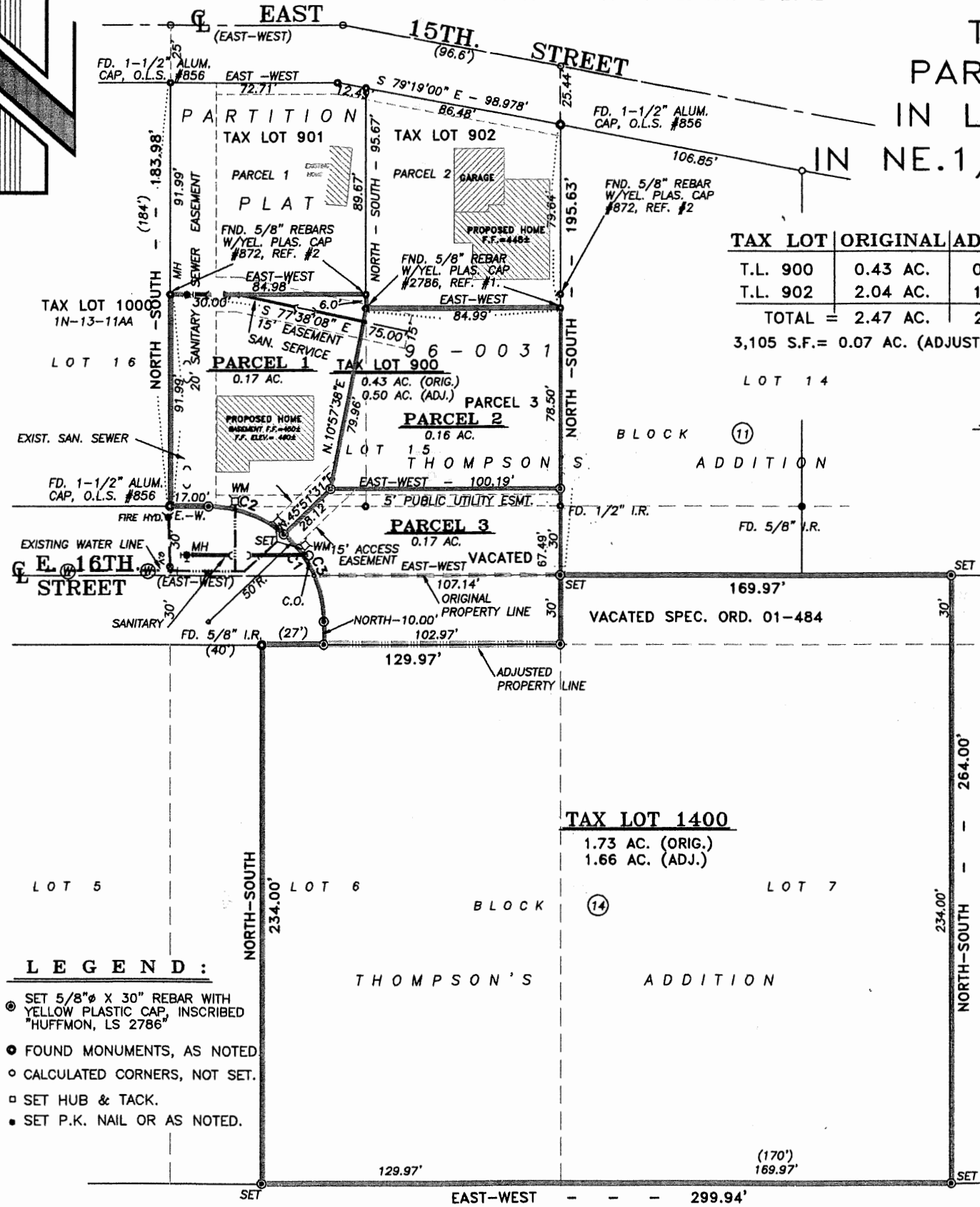
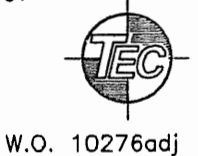
EASEMENTS:

- THE WEST 20 FEET OF LOT 15, BLOCK 11, THOMPSON'S ADDITION TO CITY OF THE DALLES, WASCO COUNTY, OREGON.
- A STRIP OF LAND 15 FEET IN WIDTH LYING 7.5 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT 91.99 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 15, BLOCK 11, THOMPSON'S ADDITION; THENCE EAST 30 FEET; THENCE S 77°38'08" E, 75.00 FEET AND THERE TERMINATING.



ENGINEER / SURVEYOR:
 TENNESON ENGINEERING CORP.
 409 Lincoln Street,
 The Dalles, Oregon. 97058
 Ph. 541-296-9177
 FAX 541-296-6657

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	90°00'00"	50.00'	78.54'	50.00'	N 45°00'00" W	70.71'
C2	40°41'58"	50.00'	35.52'	18.54'	N 69°39'01" W	34.77'
C3	49°18'02"	50.00'	43.02'	22.94'	N 24°39'01" W	41.71'



LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON, LS 2786"
- FOUND MONUMENTS, AS NOTED
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.