

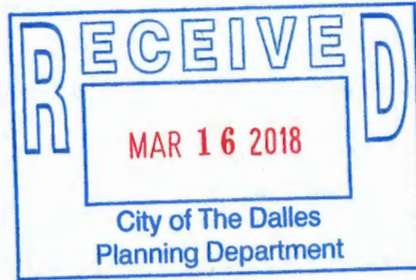
* 235th App

ADJUSTMENT 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 3/16/18

File# ADJ 18-037

Date Deemed Complete _____

Hearing Date _____

Approval Date _____

Permit Log # _____

Other Cross Reference# _____

Receipt # 245536
PAID 3/15/18

APPLICANT

Name Jonathan Blum

Address 403 E 8th St
The Dalles, OR 97058

Telephone # 541-206-2744

E-Mail blumjonathan@gmail.com

LEGAL OWNER (If Different than Applicant)

Name Victor Blum

Address 814 W 35th Pl
Eugene, OR 97405

Telephone # 541-484-9616

E-Mail blumvictor@gmail.com

*If applicant is not the legal owner, attach either [1] owner consent letter, or; [2] copy of earnest money agreement, or; [3] copy of lease agreement.

PROPERTY INFORMATION

Address Corner 13th + Perkins St.

Map and Tax Lot 2N 13E 33CC 2801

Size of Development Site .17 acres, 65' x 115', 7495 sq ft.

Zone District/Overlay RL

Comprehensive Plan Designation RL

REQUEST

☐ New Construction ☒ Expansion/Alteration ☐ Change of Use ☐ Amend Approved Plan

Brief Explanation: Requesting adjustment to min. lot size for proposed duplex, reducing from 9000 sq ft, to 7495 sq ft., an adjustment of 16.9%.

JUSTIFICATION OF REQUEST

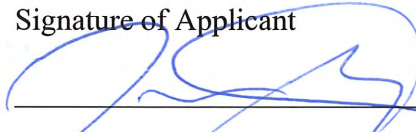
Review Criteria for Adjustments are found in LUDO Section 3.080.040

For approval the applicant must satisfy the criteria in EITHER Section A or Section B. On a separate piece of paper provide sufficient information for the review body to determine each of the issues listed in the section chosen. The information may be written, photographic, or any other method which will provide useful information to the review body. Except for the application, information may be sent by fax or E-mail.

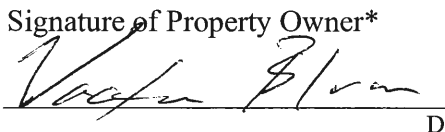
- A.
1. If in a residential zone, show that the proposal will not significantly detract from the livability or appearance of the residential area.
 2. If more than one adjustment is being requested, the cumulative affect of the adjustments results in a project which is still consistent with the overall purpose of the zone.
 3. City designated scenic resources and historic resources are preserved.
 4. Any impacts resulting from the adjustment are mitigated to the extent practical.
 5. If in an environmental sensitive area, the proposal has as few detrimental environmental impacts on the resource and resource values as is practicable.
- B.
1. Application of the regulation in question would preclude all reasonable economic use of the site.
 2. Granting the adjustment is the minimum necessary to allow the use of the site.
 3. Any impacts resulting from the adjustment are mitigated to the extent practical.
- C.
- If the applicant meets the approval criteria under either Section A or Section B, the review body may also take into consideration, when applicable, whether the proposal will:
1. Result in a more efficient use of the site.
 2. Provide adequate provisions of light, air, and privacy to adjoining property.
 3. Provide for accessibility, including emergency vehicles, per City standards.
 4. Result in a structure that conforms to the general character of the neighborhood or zone district.
 5. If a reduced number of parking is requested, provide adequate parking based on low demand users, or supplement on-site parking with joint use agreements.
- (The applicant may also provide comments on any of the issues in part C.)

There are no mandatory plans or other types of information required with this application. It is the applicant's responsibility to provide sufficient information and documentation on each of the issues for the review body to make a decision. Insufficient justification will result in a denial.

Signature of Applicant


Date 3/15/18

Signature of Property Owner*


Date 3/15/18

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



issue date

date of printing
3/15/2018

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Architect

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adjustment
application for;

Jonathan Blum
403 E. 8th St. The
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SITE PLAN





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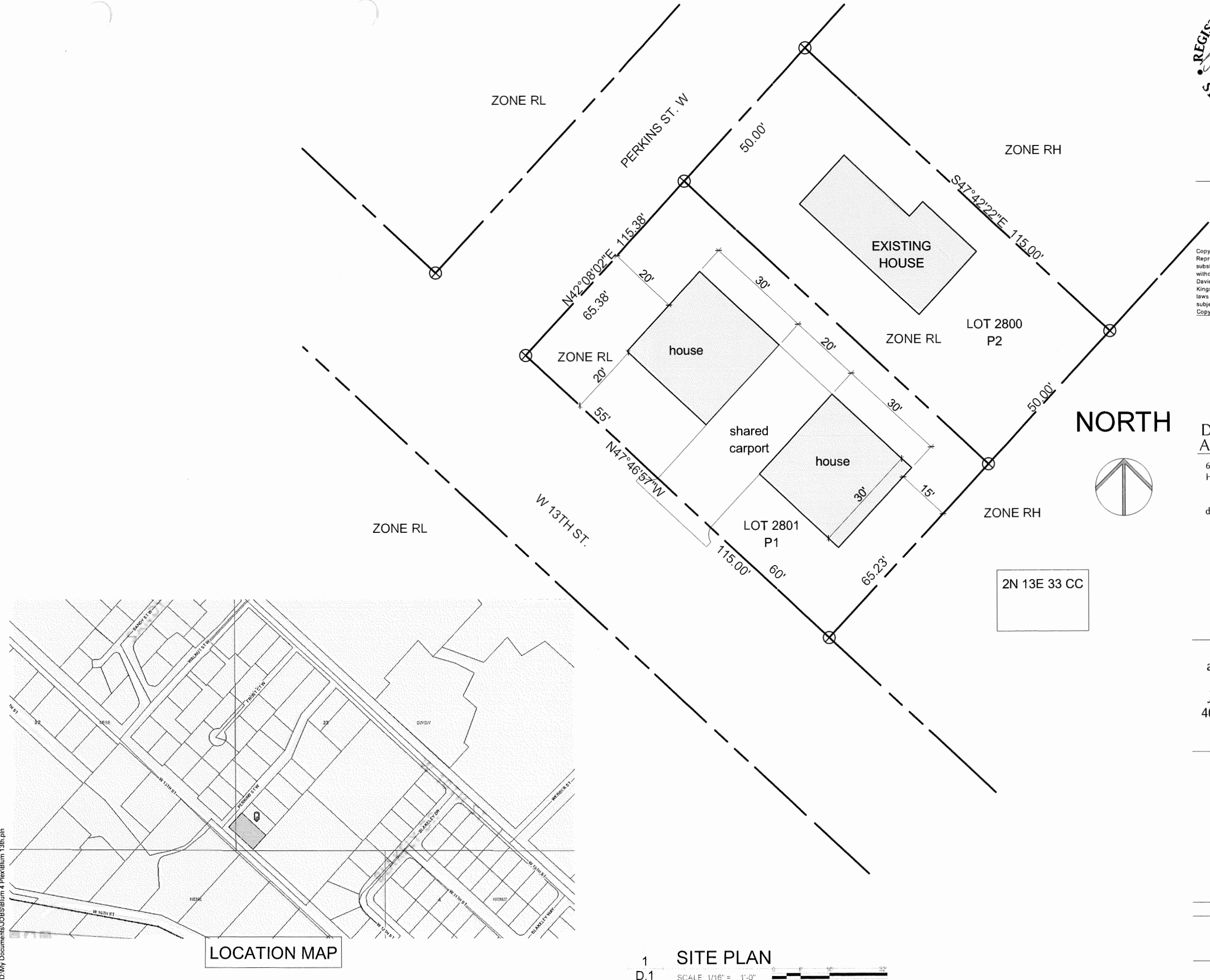
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SITE PLAN



LOCATION MAP

1 SITE PLAN

D.1 SCALE 1/16" = 1'-0" 0 5 10 20

City of The Dalles

Site Team Notes

These are notes taken from a Site Team meeting and are not intended to be a final determination/decision. These notes are provided for informational purposes to applicants.

April 5, 2018

Site Team Members:

Dale McCabe	City Engineer
Steve Byers	Wastewater Manager
Ben Beseda	Water Manager, Chenoweth PUD
Jim Schwinof	City Development Inspector
Ed Ortega	PUD Engineering
Dawn Marie Hert	Senior Planner
Garrett McAllister	Planner

Applicant: Jonathan Blum - Corner of 13th & Perkins – 2N 13E 33 CC 2801

Application: Quasi-Judicial Adjustment

Planning Process

- Applicant is requesting 17% reduction in minimum corner lot size for the development of duplex on subject property. LUDO currently requires 4500 square feet per dwelling unit for corner lot duplex development. Request would reduce total lot size requirement from 9000 sq ft to 7475 sq ft.
- Purpose of this site team meeting is to gather additional information for Planning Commission staff report and identify possible conditions of approval.
- The property is zoned RL - Low Density Residential, duplex development permitted use outright on corner lots.
- The planning process will be reviewed per Section 3.020.050 – Quasi-Judicial Actions of the LUDO 98-1222.
- Applicant submitted complete application and payment in the amount of \$235.00 on 3/16/18 to start the formal Quasi-Judicial Adjustment process.
- Complete applications shall be heard at a regularly scheduled Commission or Council meeting within 45 days from the date the application is deemed complete.
- At least 10 days prior to hearing, notice will go out to neighboring property owners within 300 ft of subject parcel.
- If approved via Planning Commission – applicant will need to meet all conditions of approval.

Engineering/Planning

- Sanitary sewer, water, and storm sewer will need to be addressed/designed/installed at the time of development.
- *The following is information for when the property is developed with residential duplex:*
 - Building permit will be required
 - Utility verification will need to be completed to verify what laterals exist for the proposed parcels: water, sewer, storm.
 - Any cut and/or fill exceeding 50 cubic yards of material is required to have a cut and fill permit. If the fill exceeds 250 cubic yards, engineered drawings must be submitted.
 - Hard surface drive approaches will be required.
 - System Development Charges for a *duplex* are as follows:
 - Water - \$2,317.00 per unit: \$4.634
 - Sewer - \$1789.00 per unit: \$3578.00
 - Storm - \$342.00 per unit: \$684.00
 - Transportation - \$1,500.00 per unit: \$3,000.00
 - Parks & Recreation - \$1,747.00 per unit: \$3484 (Separate check to Parks)
- Building orientation and access – Working with legal to find out more on orientation requirements subject to conditions of approval on Minor Partition application 198-02.

Water

- Water is served by Chenoweth PUD.
- Available at both Perkins and 13th.

Sewer

- Sewer service is available to the site.
- Available at both Perkins and 13th, preferred service is Perkins

PUD

- Power across 13th Street, underground
- For questions, the applicant should contact Ed Ortega at 541-298-3312.

Northwest Natural Gas

- Comment submitted via email on 3/30/18: Gas on Perkins and W 13th St.
- For questions, the applicant should contact Tonya Brumley at 541-296-2229.

Fire

- The applicant should contact the Fire Marshall with any questions. Dan Hammel can be reached at 541-296-9445 or dhammel@mcfcr.org



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

SITE TEAM AGENDA

The information contained in this agenda is for preliminary comments/concerns only.

Thursday, April 5, 2018 at 1:30 p.m.

Public Works Meeting Room

1215 W 1st St.

The Dalles, OR 97058

I. Action Items

This item is for your review and comment. Please comment on or before the scheduled Site Team Meeting.

- A. **Jonathan Blum** – Minor Partition Application with Adjustment Application to divide one parcel into two parcels, 46.20' by 95.0'. Property is located at 1605 E 19th Street and is further described as 1N 13E 10 AA tax lot 11000. Property is zoned Low Density Residential – RL.

Planner: Garrett McAllister

- B. **Jonathan Blum** – Adjustment Application to reduce lot size from 9,000 sq. ft. to 7,475 sq. ft., and adjustment of 16.9 percent. Property is located at the corner of W. 13th Street and Perkins Street and is further described as 2N 13E 33CC tax lot 2801. Property is zoned Low Density Residential – RL.

Planner: Garrett McAllister

- C. **Daniel V. Sanchez** – Minor Partition Application to partition one parcel into three parcels with possible right-of-way dedication. Property is located at 2323 W. 16th Street and is further described as 2N 13E 32 DC tax lot 1301. Property is zoned Low Density Residential – RL.

Planner: Dawn Hert

- D. **Paul Easling** – Vacation of public right-of-way approximately 20 x 50 feet adjacent to 1715 Jordan Street. Property is further described as surrounded on three sides by 1N 13E 4 CA tax lot 2900. Property is zoned Low Density Residential – RL.

Planner: Dawn Hert

Next Regularly Scheduled Site Team Meeting: Thursday, April 19, 2018



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

March 29, 2018

Jonathan Blum
403 E 8th Street
The Dalles, Oregon 97058

RE: Minor Partition and Adjustment Review

Your minor partition and adjustment applications are scheduled for review by the Site Team on **Thursday, April 5, 2017**. The Site Team includes representatives from the City Public Works, Police and Planning Departments, Wasco County Roads Department, Fire Marshal, public and franchise utility providers, and the local disposal service. The purpose of this review is to determine land use, infrastructure, and public health, safety and welfare issues related to the proposed development application.

You are invited to attend the portion of this meeting, which relates to your application; however, your attendance is by no means mandatory.

The Site Team meeting will begin at 2:00 p.m. in the Conference Room at the City Public Works Building located at 1215 West 1st Street. (The meeting will not be held at the City Planning Department). Due to the often complex nature of Site Team discussions, we cannot guarantee a time slot for the portion of the meeting relating to your application. Applications will be reviewed in the order they appear on the agenda. Your applications are scheduled #1 and 2 of 4.

The City will provide a basic note keeping function. These notes will address significant items of interest that arise at the meeting. However, you should be prepared to note specific detailed items that may arise, as many of these issues are technical in nature.

Please direct any questions you may have about the Site Team to me at 541-296-5481, extension 1132, or e-mail gmcallister@ci.the-dalles.or.us.

Sincerely,

Garrett S. McAllister
Planner