

PRESTON ELIJAH L
3313 BRET CLODFELTER WAY
THE DALLES, Oregon 97058

DEY EDITH S
1730 W 13TH ST
THE DALLES, Oregon 97058

PITT THEODORE L & MANDIE K
1804 W 13TH ST
THE DALLES, Oregon 97058

BUSTOS DAVID J
1217 BLAKELY DR
THE DALLES, Oregon 97058

LEONARD JANET L
1906 W SCENIC DR
THE DALLES, Oregon 97058

DUROW DANIEL C & MONICA J
1628 W 13TH ST
THE DALLES, Oregon 97058

DUGICK STEVEN F & TERESA A
1704 W 13TH ST
THE DALLES, Oregon 97058

BLUM VICTOR
814 W 35TH PL
EUGENE, Oregon 97405

BLUM VICTOR
814 W 35TH PL
EUGENE, Oregon 97405

SIMANTEL CODY D
PO BOX 2034
THE DALLES, Oregon 97058

WEST PARK SENIORS LTD
PARTNERSHIP
13221 SW 68TH PKWY STE 310
PORTLAND, Oregon 97223

BEECHER RUTH H
500 W 11TH ST
THE DALLES, Oregon 97058

HUNT STEPHEN & LORENE
PO BOX 81
THE DALLES, Oregon 97058

ALVAREZ WILFRIDO O
1309 PERKINS ST
THE DALLES, Oregon 97058

QUAHOG PROPERTIES LLC
14905 14TH AVE NW
GIG HARBOR, Washington 98332

PALMER ROBERT F & WENDY L
1902 W 13TH ST
THE DALLES, Oregon 97058

BROGAN SAMUEL W
PO BOX 272
MOSIER, Oregon 97040

KILKENNY MICHAEL L & JANICE E
1927 GARRISON
THE DALLES, Oregon 97058

PEDERSEN RENE K & CARMELA A
1811 W 13TH ST
THE DALLES, Oregon 97058

LOPEZ-GARZA PEDRO
PO BOX 1671
THE DALLES, Oregon 97058

WINDSOR JOHN A & GLENDA M
1916 W 13TH ST
THE DALLES, Oregon 97058

KAUFMAN JACK L SR & CAROLYN S
2508 W 10TH ST
THE DALLES, Oregon 97058

VAHTEL TIU
1218 FROST CT
THE DALLES, Oregon 97058

VEGA ANABEL
1209 PERKINS ST
THE DALLES, Oregon 97058

PENTZ ADAM & MIRIAM
1202 PERKINS
THE DALLES, Oregon 97058

WEST PARK PLACE ASSOC LTD
PRTNSHP PO Box 560807
COMML RE TAX 75356-0807
DALLAS, Texas 0

GARRETT CHRISTOPHER
1217 FROST CT
THE DALLES, Oregon 97058

LEDDY NONA F
1212 FROST CT
THE DALLES, Oregon 97058

BORTON ALAN & SUE ANN
724 E 16TH PL
THE DALLES, Oregon 97058

LANGSTON MATTHEW A
1210 FROST CT
THE DALLES, Oregon 97058

Dyrk Pritchett
Century Link
902 Wasco Street
Hood River, OR 97031

DEQ
CGCC
400 E. Scenic Dr., Bldg. 2
The Dalles, OR 97058

File Copy
Property File Copy

Email:	Dan Hammel
Cynthia Keever	Dale McCabe
Dave Anderson	Gene Parker
Julie Krueger	Steve Baska

Charter Cable
Attn: Dan Wallace
409 Union Street
The Dalles, OR 97058

Wasco Co. Soil & Water
Conservation District
2325 River Road, Ste 3
The Dalles, OR 97058

U.S. Post Office
101 W. 2nd Street
The Dalles, OR 97058

Paul Titus	Ben Beseda
Tonya Brumley	Matthew Klebes
John Zalasnik	Pat Ashmore
Media	Dan Bubb

The Dalles Irrigation District
Mike Richardson
3503 Olney Road
The Dalles, OR 97058

The Dalles Disposal Service
PO Box 1430
The Dalles, OR 97058

Pat Cimmiyotti	Cynthia Drake
WC Planning	Michael Duncan
WC Assessor	Arthur Smith
Bradley Cross	Brad DeHart

Shane Johnson
Jeremiah McCafferty

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



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
Planning Department

CERTIFICATE OF MAILING

I hereby certify that I served the attached notice of Public Hearing
regarding:

ADJ 18-037 Blum

On _____, by mailing a correct copy thereof, certified by me as such,
contained in a sealed envelope, with postage paid and deposited on the post office at The Dalles
Oregon on said day. Between the said Post Office and the address to which said copy was mailed,
there is a regular communication by US Mail.

DATED: 4-23-18

Paula Webb
Secretary, Planning Department



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

April 23, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of The Dalles Planning Commission will conduct a quasi-judicial public hearing on **Thursday, May 3, 2018 at 6:00 pm**, in the City Hall Council Chambers, 313 Court Street, The Dalles, Oregon 97058. The meeting will be conducted in a room in compliance with ADA Standards. Anyone requiring accommodations may call the office of the City Clerk, (541) 296-5481 ext. 1119, Monday through Friday, from 8:00 a.m. to 5:00 p.m. to make arrangements.

This notice is being sent to affected agencies, parties of record, and property owners within 300 feet of the subject property. The request is outlined below, and the procedures for the public hearing are also shown. **The application and all related documents, as well as the applicable criteria are available for viewing at the Planning Department in City Hall.**

APPLICANT: Jonathan Blum

APPLICATION NUMBER: ADJ 18-037

REQUEST: Requesting a reduction of minimum lot size from 9,000 sq. ft. to 7,475 sq. ft., an adjustment of 16.9%.

PROPERTY OWNER: Victor Blum

LOCATION: The property is located at the corner of W. 13th Street and Perkins Street. Property is further described as 2N 13E 33 CC t.l. 2801. Property is zoned Low Density Residential – RL.

REVIEW CRITERIA: City of The Dalles Land Use and Development Ordinance No. 98-1222, Section 3.080 – Adjustments; Section 5.010 – “RL” – Low Density Residential District.

COMMENT PROCEDURE:

1. Signed written comments may be submitted prior to the hearing by mail or personal delivery. Faxes will be accepted only if sent to 541-298-5490. Emails will only be accepted if sent to gmcallister@ci.the-dalles.or.us. All comments must include the name and address of the person making the comments. Comments for a quasi-judicial hearing which are longer than one side of one page shall be accepted only by mail or in person and only if 12 copies are presented. Comments must be at least equal in size to ten point type. Comments must be

received by 5:00 p.m. on the hearing date, or may be presented in person at the hearing. Additional information relating to comments and the quasi-judicial hearing process can be found in LUDO Section 3.020.070. The full LUDO is on line at www.ci.the-dalles.or.us.

2. Failure to raise an issue during the public hearing process, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue will preclude an appeal to the City Council and the Land Use Board of Appeals based upon that issue.
3. Copies of all review criteria and evidence relied upon by the decision maker or evidence provided by the applicant are available for free review or may be purchased at the Community Development Department, 313 Court Street, The Dalles, Oregon 97058. **A Staff Report will be available for inspection seven days prior to the hearing.**





DECISION PROCESS:

1. An application is received, decision date set, and notice mailed to property owners within 300' of the subject property.
2. All affected City departments and other agencies are asked to comment.
3. All timely comments and the application are weighed against the approval criteria in a Staff Report.
4. The provisions of the Land Use and Development Ordinance No. 98-1222 and the City of The Dalles Comprehensive Plan must be met.
5. A decision is reached by the Planning Commission based on the Findings of Fact in the Staff Report and other evidence submitted.
6. Parties of Record (notified property owners, affected public agencies, and other parties who make timely comment) will receive a Notice of Decision.
7. Aggrieved parties may appeal a Quasi-Judicial decision to the City Council within 10 days of the date a Notice of Decision is mailed, subject to the requirements for appeal procedures.

If you have any questions, please call the Planning Department, Garrett McAllister, Planner, at (541) 296-5481, ext. 1132 or contact via e-mail gmcallister@ci.the-dalles.or.us.



Legend

-  Taxlots
-  Notified Properties
-  Roads
-  Subject Property

Properties Within 300 ft of
ADJ #18-037
Jonathan Blum
2N 13E 33 CC 2801
Corner of 13th and Perkins

0 37.5 75 150 225 300
Feet

City of The Dalles
Planning Department
April 23, 2018 ~GM



v, and
rds) of
d De-

peal period.

April 22, 2018
#8051

Com-
ng, up
to the
vent at
is, OR
r i
son at
d evi-
he list-
in the
ch the
l deci-
appeal
larcus,
3-2560

ATION:
earing
at no
to the
or ev-
ty, the
ntinu-
allow
inity to
tion(s)
relied
licable
avail-
nd will
12705
s, OR
online

NOTICE OF PUBLIC HEARING
The City of The Dalles Planning Commission will hold a public hearing on Thursday, May 3, 2018, at 6:00 pm. The meeting will take place in the City Council Chambers at City Hall, 313 Court Street, The Dalles, Oregon. The purpose of the hearing is to receive public testimony regarding the following applications:

APPLICATION NUMBER: ADJ 18-037; Jonathan Blum

REQUEST: Requesting a reduction of minimum lot size from 9,000 sq. ft. to 7,475 sq. ft., an adjustment of 16.9%.

LOCATION: The property is located at the corner of W. 13th Street and Perkins Street. Property is further described as 2N 13E 33 CC t.l. 2801. Property is zoned Low Density Residential - RL.

APPLICATION NUMBER: MIP 349-18 and ADJ 18-036; Jonathan Blum

REQUESTS: Requesting a Minor Partition to divide one parcel into two parcels 46.2 ft by 95.0 ft, an Adjustment to reduce minimum lot size from 5,000 sq ft to 4,389 sq ft (a 12.2% reduction), and a reduction of lot frontage from 50 ft to 46.2 ft (a 7.6% reduction).

CLARN
THOM
CLEME
CLYDE
CLYDE
CRAIC
SUMP
RANC
BAGLE
BAGLE
ITLER;
BYERS
RODDA
DYKE;
MORRI
POGUI
LENE
DARRE
MAN; C
DAVID
DAVID
DAVID
FER; C
TEPLA
& SALL
DENN
DRISCO
NIS S
DICK I
DIXIE
DON LI
SHUM
STOCI
DONAL
DONAL
WONS
BERGS

online
ments/
No-
ations
name
forma-
end of

ture to
person
state-
afford
er par-
to the
Wasco

D OF
Public

ON IN-
REBY
UNTY
S will
ednes-
45am
room,
Cour-
t, The
ing fa-
e, and
ailable
e call
h Fri-
m., if
ons to

frontage from 50 ft to 46.2 ft (a 7.6% reduction).

LOCATION: The property is located at 1605 E 19th Street and is further described as 1N 13E 10 AA t.l. 11000. Property is zoned Low Density Residential - RL.

All information relating to these applications and review criteria are available at, and comments may be delivered to, the Planning Department, Garrett McAllister, Planner, phone (541) 296-5481, ext. 1132 or by email: gmcallister@ci.the-dalles.or.us.

All comments must include the name and address of the person making the comments. Comments for a quasi-judicial hearing which are longer than one side of page shall be accepted only by mail or in person and only if 12 copies are presented. Comments must be at least equal in size to ten point type. Comments must be received by the hearing date, or may be presented at the hearing. Additional information relating to comments and the quasi-judicial hearing process can be found at Section 3.020.070 in the LUDO. The LUDO is on line at www.thedalles.org.

The meeting will be conducted in a room in compliance with ADA standards. Anyone requiring accommodations may call the office of the City Clerk, 541-296-5481 ext. 1120, Monday through Friday, from 8:00 a.m. to 5:00 p.m. to make arrangements.

April 22, 2018
#8067

WONSTEL
BERGSTF
DOUGLAS
DOUGLA:
ALLEN; D
GLAS JAF
DR. ALAI
GOSS; DI
VALLEY
OGG; E
COOMBS;
RY; EARNI
EDGAR F
EDNA PE
EDWARD
JOHNSON
D BISHOP
ABETH R
ELMER
ERNEST
SHULL; E
JOHNSON
ERWIN NI
TED McE
FED LAN
FEDERAL
MAN; FL
ADAMS;
FRANCIS
WIELANI
FRANK SI
FRED C
COOMER;
EPLEY; F
WEILER;
GABRIEL
NATHY; C
MOREHEA
GENE MC
GEORGE
SIDE; GEI
C. WAM

PO# 196771

April 18, 2018

NOTICE OF PUBLIC HEARING

The City of The Dalles Planning Commission will hold a public hearing on Thursday, May 3, 2018, at 6:00 pm. The meeting will take place in the City Council Chambers at City Hall, 313 Court Street, The Dalles, Oregon. The purpose of the hearing is to receive public testimony regarding the following applications:

APPLICATION NUMBER: ADJ 18-037; Jonathan Blum

REQUEST: Requesting a reduction of minimum lot size from 9,000 sq. ft. to 7,475 sq. ft., an adjustment of 16.9%.

LOCATION: The property is located at the corner of W. 13th Street and Perkins Street. Property is further described as 2N 13E 33 CC t.l. 2801. Property is zoned Low Density Residential – RL.

APPLICATION NUMBER: MIP 349-18 and ADJ 18-036; Jonathan Blum

REQUESTS: Requesting a Minor Partition to divide one parcel into two parcels 46.2 ft by 95.0 ft, an Adjustment to reduce minimum lot size from 5,000 sq ft to 4,389 sq ft (a 12.2% reduction), and a reduction of lot frontage from 50 ft to 46.2 ft (a 7.6% reduction).

LOCATION: The property is located at 1605 E 19th Street and is further described as 1N 13E 10 AA t.l. 11000. Property is zoned Low Density Residential – RL.

All information relating to these applications and review criteria are available at, and comments may be delivered to, the Planning Department, Garrett McAllister, Planner, phone (541) 296-5481, ext. 1132 or by email: gmcallister@ci.the-dalles.or.us.

All comments must include the name and address of the person making the comments. Comments for a quasi-judicial hearing which are longer than one side of page shall be accepted only by mail or in person and only if 12 copies are presented. Comments must be at least equal in size to ten point type. Comments must be received by the hearing date, or may be presented at the hearing. Additional information relating to comments and the quasi-judicial hearing process can be found at Section 3.020.070 in the LUDO. The LUDO is on line at www.thedalles.org.

The meeting will be conducted in a room in compliance with ADA standards. Anyone requiring accommodations may call the office of the City Clerk, 541-296-5481 ext. 1120, Monday through Friday, from 8:00 a.m. to 5:00 p.m. to make arrangements.

****PLEASE PUBLISH ONCE, SUNDAY, APRIL 22, 2018**

Thank you,
Paula Webb, Planning Secretary

PO# 196771

April 4, 2018

NOTICE OF PUBLIC HEARING

The City of The Dalles Planning Commission will hold a public hearing on Thursday, April 19, 2018, at 6:00 pm. The meeting will take place in the City Council Chambers at City Hall, 313 Court Street, The Dalles, Oregon. The purpose of the hearing is to receive public testimony regarding the following applications:

APPLICATION NUMBER: ADJ 18-037; Jonathan Blum

REQUEST: Requesting a reduction of minimum lot size from 9,000 sq. ft. to 7,475 sq. ft., an adjustment of 16.9%.

LOCATION: The property is located at the corner of W. 13th Street and Perkins Street. Property is further described as 2N 13E 33 CC t.l. 2801. Property is zoned Low Density Residential – RL.

All information relating to these applications and review criteria are available at, and comments may be delivered to, the Planning Department, Garrett McAllister, Planner, phone (541) 296-5481, ext. 1125 or by email: gmcallister@ci.the-dalles.or.us.

All comments must include the name and address of the person making the comments. Comments for a quasi-judicial hearing which are longer than one side of page shall be accepted only by mail or in person and only if 12 copies are presented. Comments must be at least equal in size to ten point type. Comments must be received by the hearing date, or may be presented at the hearing. Additional information relating to comments and the quasi-judicial hearing process can be found at Section 3.020.070 in the LUDO. The LUDO is on line at www.thedalles.org.

The meeting will be conducted in a room in compliance with ADA standards. Anyone requiring accommodations may call the office of the City Clerk, 541-296-5481 ext. 1120, Monday through Friday, from 8:00 a.m. to 5:00 p.m. to make arrangements.

****PLEASE PUBLISH ONCE, SUNDAY, APRIL 8, 2018**

Thank you,
Paula Webb, Planning Secretary

*Withdrawn
4-4-18*



planning

附錄 1



WEST PARK PL ASSOC LTD
COMMERCIAL TAX
PO BOX 750
DALLAS, TEXAS 75201

NIXIE 750 DE 1 0005/04/18

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

[illegible]

511

75359705002111

EC: 97058211113 *1129-07276-23-43

