



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

# SITE TEAM AGENDA

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

**Thursday, February 8, 2024, 1:00 p.m.**

***Please note: Applicant start time is 2:00 p.m.***

Meeting held via Zoom

<https://us06web.zoom.us/j/88316496257?pwd=VVdxVm5wQjRialdpOG9TdGFVeWF2QT09>

Meeting ID: **883 1649 6257** Passcode: **636603**

Dial: 1-669-900-6833 or 1-253-215-8782

## I. Action Items

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

- A. **Joseph and Sharon Stewart** – Property Line Adjustment 261-24. Applicant is requesting approval to adjust the common line between two properties to follow a longstanding existing fence line. Properties are located at 1822 E. 9<sup>th</sup> Street and 1819 E. 10<sup>th</sup> Street and further described as 1N 13E 2 CA tax lot 3700, and 1N 13E 2 CB tax lot 4400. Property is zoned RH – High Density Residential District.

**Planner:** Frank Glover

**Next regularly scheduled Site Team meeting: Thursday, February 22, 2024.**



**City of The Dalles**  
 Community Development Dept  
 313 Court Street  
 The Dalles, OR 97058  
 (541) 296-5481, ext. 1125  
 www.thedalles.org

Application #: PLA 261-24  
 Filing Fee: \$85.00  
 Receipt #: 520607  
 Deemed Complete: \_\_\_\_\_  
 Ready to Issue: \_\_\_\_\_  
 Date Issued: \_\_\_\_\_

Received: 01/18/2024

## Land Use Application

- |   |   |  |                                     |
|---|---|--|-------------------------------------|
| <input type="radio"/> Building Permit                     | <input type="radio"/> Demolition                  | <input type="radio"/> Physical Constraints | <input type="radio"/> Change of Use |
| <input checked="" type="radio"/> Property Line Adjustment | <input type="radio"/> Minor Partition / Tract Map | <input type="radio"/> Adjustment           | <input type="radio"/> Fence         |

**Applicant**

Name: Joseph & Sharon Stewart  
 Address: 2400 Fairview Street  
The Dalles OR 97058  
 Phone #: (541)300-0700  
 Email: joefstewart@yahoo.com

**Legal Owner (if different than Applicant)**

Name: Go Property, LLC (Craig Ortega)  
 Address: PO Box 945  
Hood River OR 97031  
 Phone #: (541)400-8143  
 Email: craigortega@umpquabank.com

**Property Information**

Address: 1822 E. 9th St. & 1819 E. 10th St.

1N 13E 2 CB 4400

Map and Tax Lot: 01N-13E-02CA 3700 & 04N-13E-0GB-4400

**Project Description:**

To adjust the common line between the properties to follow a longstanding existing fence line and better fit longstanding improvements on the properties.

**Department Use Only**

City Limits:  Yes  No    Zone: \_\_\_\_\_    Overlay: \_\_\_\_\_    Airport Zone:  Yes  No  
 Geohazard Zone: \_\_\_\_\_    Flood Designation: \_\_\_\_\_  
 Historic Structure:  Yes  No    Current Use: \_\_\_\_\_

**Previous Planning Actions:**

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

- Ministerial     Administrative     Quasi-Judicial

## Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

*If the undersigned is different from the legal property owner, a notarized letter of authorization signed by the legal property owner must accompany this form.*

Signature of Applicant



Signature of Property Owner



## Additional Information

Department Comments

Conditions of Approval

**Decision**

Approved

Denied

Community Development Department

Public Works

\_\_\_\_\_ Date

\_\_\_\_\_ Date

# Property Line Adjustment Application

#: PLA 261-24

- A. Applications. In addition to the applicable requirements of The Dalles Municipal Code, Article 3.010: Application Procedures, applications for lot line adjustments shall include a survey map prepared by a licensed surveyor indicating the existing and proposed lot lines.
- B. Review Procedure. Lot line adjustment applications shall be processed as ministerial actions, per the provisions of The Dalles Municipal Code, Section 10.3.020.030: Ministerial Actions.
- C. Review Criteria. A lot line adjustment shall be approved if the following criteria are met:
1. The lot line adjustment shall not result in the creation of an additional unit of land.
  2. The lot line adjustment shall not create a nonconforming use, structure or building.
  3. Any unit of land reduced in size by the lot line adjustment shall comply with all applicable development district regulations.
  4. Any nonconforming development on lots subject to a lot line adjustment shall not have the degree of nonconformity increased as a result of the lot line adjustment.
  5. The availability of both public and private utilities and required access shall not be adversely affected by a lot line adjustment.
- D. Conditions of Approval. Approvals shall be subject to the following minimum conditions:
1. Deeds, based on a metes and bounds legal description, for all adjusted lots resulting from the lot line adjustment shall be recorded with the Wasco County Clerk's Office.
  2. A certified boundary survey map, if needed, that reflects the approved lot line adjustment shall be filed with Wasco County. Prior to the filing of the survey map with Wasco County, the map shall be reviewed by the City and signed by the Director and the City Engineer.
  3. Two copies of the recorded deeds and filed survey map shall be provided to the City following recordation.

***Please provide electronic copies of all application material***

## Property Information

Existing Square Footage: Parcel #1 14,601 ; Parcel #2 11,830 ; Parcel #3 N/A  
Proposed Square Footage: Parcel #1 14,573 ; Parcel #2 11,858 ; Parcel #3 N/A

Brief Explanation:

Signature of Applicant



Date

3 of 3

Signature of Property Owner

 GO Property LLC  
1/18/24

Date

# PRELIMINARY PROPERTY LINE ADJUSTMENT

LOCATED IN TAX LOTS 01N-13E-02CA 3700 & 01N-13E-02CB 4400  
 LYING IN THE SIMMS D.L.C. AND IN THE SW 1/4 OF SECTION 2, TOWNSHIP 1  
 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,  
 CITY OF THE DALLES, WASCO COUNTY, OREGON

DATE: JANUARY 11, 2024

**WASCO COUNTY  
 SURVEYOR'S OFFICE**

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

Filed \_\_\_\_\_

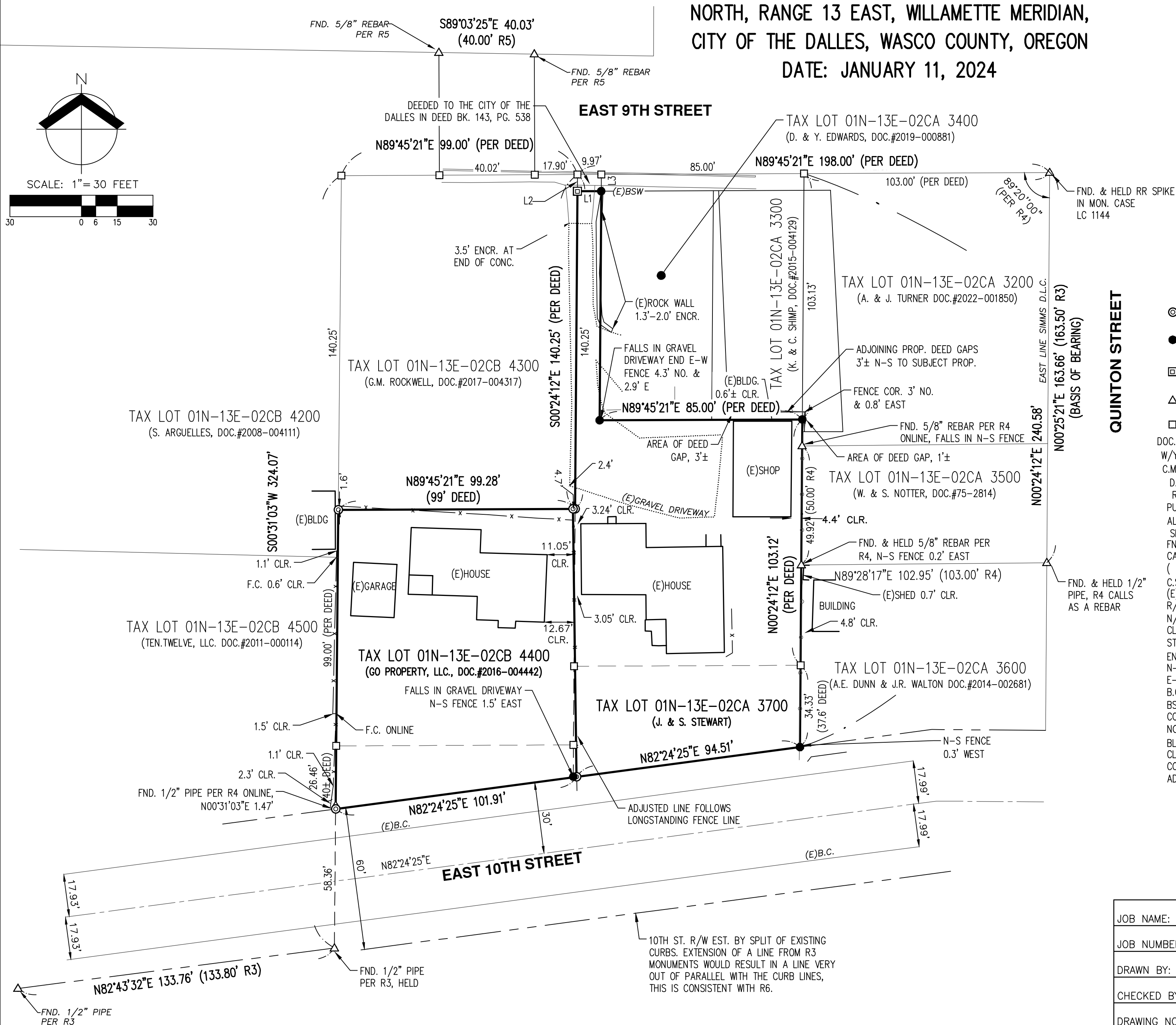
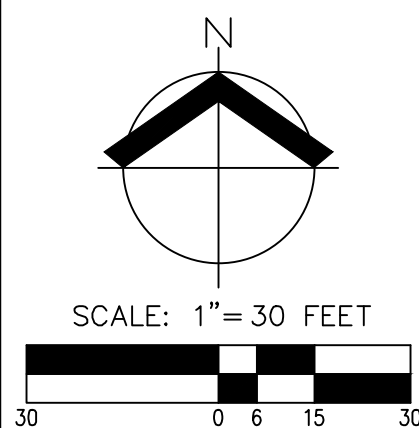
By \_\_\_\_\_

I hereby certify this Property Line Adjustment Survey was examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

The Dalles City Engineer

I hereby certify this Property Line Adjustment Survey was examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

The Dalles Planning Director



- LEGEND**
- ⊙ SET 5/8" X 30" IRON ROD W/ YPC INSCRIBED "B. BESEDA PLS 50800"
  - FOUND 5/8" X 30" IRON ROD W/ YPC INSCRIBED "B. BESEDA PLS 50800," PER R66
  - ⊠ DENOTES FOUND BRASS SCREW AND WASHER, INSCRIBED "LS 50800" SET IN R6
  - △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
  - DENOTES CALCULATED CORNER
  - DOC. DOCUMENT
  - W/ YPC WITH A YELLOW PLASTIC CAP
  - C.M.U. CONCRETE MASONRY UNIT
  - D.L.C. DONATION LAND CLAIM
  - R SURVEY REFERENCE NUMBER
  - PUE PUBLIC UTILITY EASEMENT
  - ALUM. ALUMINUM
  - SF SQUARE FEET
  - FND. FOUND
  - CALC. CALCULATED
  - ( ) RECORD SURVEY OR DEED CALL
  - C.S.# COUNTY SURVEY NUMBER
  - (E) EXISTING
  - R/W RIGHT OF WAY
  - N/A NOT ACCEPTED
  - CL CENTERLINE
  - ST. STREET
  - ENCR. ENCROACHMENT
  - N-S NORTH SOUTH
  - E-W EAST WEST
  - B.C. BOTTOM FACE OF EXISTING CURB
  - BSW BACK OF SIDEWALK
  - CONC. CONCRETE
  - NO. NORTH
  - BLDG. BUILDING
  - CLR. CLEAR
  - COR. CORNER
  - ADJ. ADJUSTED

**PREPARED FOR**

TAX LOT 01N-13E-02CA 3700  
 JOSEPH & SHARON STEWART  
 2400 FAIRVIEW ST.  
 THE DALLES, OR 97058

TAX LOT 01N-13E-02CB 4400  
 GO PROPERTY, LLC.  
 P.O. BOX 945  
 HOOD RIVER, OR 97031


LINE TABLE	
LINE	BEARING AND DISTANCE
L1	N89°45'21"E 10.00'

**REVIEW COPY**

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 13, 1999  
 BENJAMIN B. BESEDA  
 50800

EXPIRES: 12/31/2023

JOB NAME:	STEWART, JOE	TENNESON ENGINEERING   AN AKS COMPANY 3775 CRATES WAY THE DALLES, OR 97058 541.296.9177 WWW.AKS-ENG.COM
JOB NUMBER:	16421	
DRAWN BY:	H.M.H.	
CHECKED BY:	B.B.B.	
DRAWING NO.:	16421	
ENGINEERING • SURVEYING • NATURAL RESOURCES FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE		

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 CITY OF THE DALLES, WASCO COUNTY, OREGON

DATE: JANUARY 11, 2024

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

Filed \_\_\_\_\_

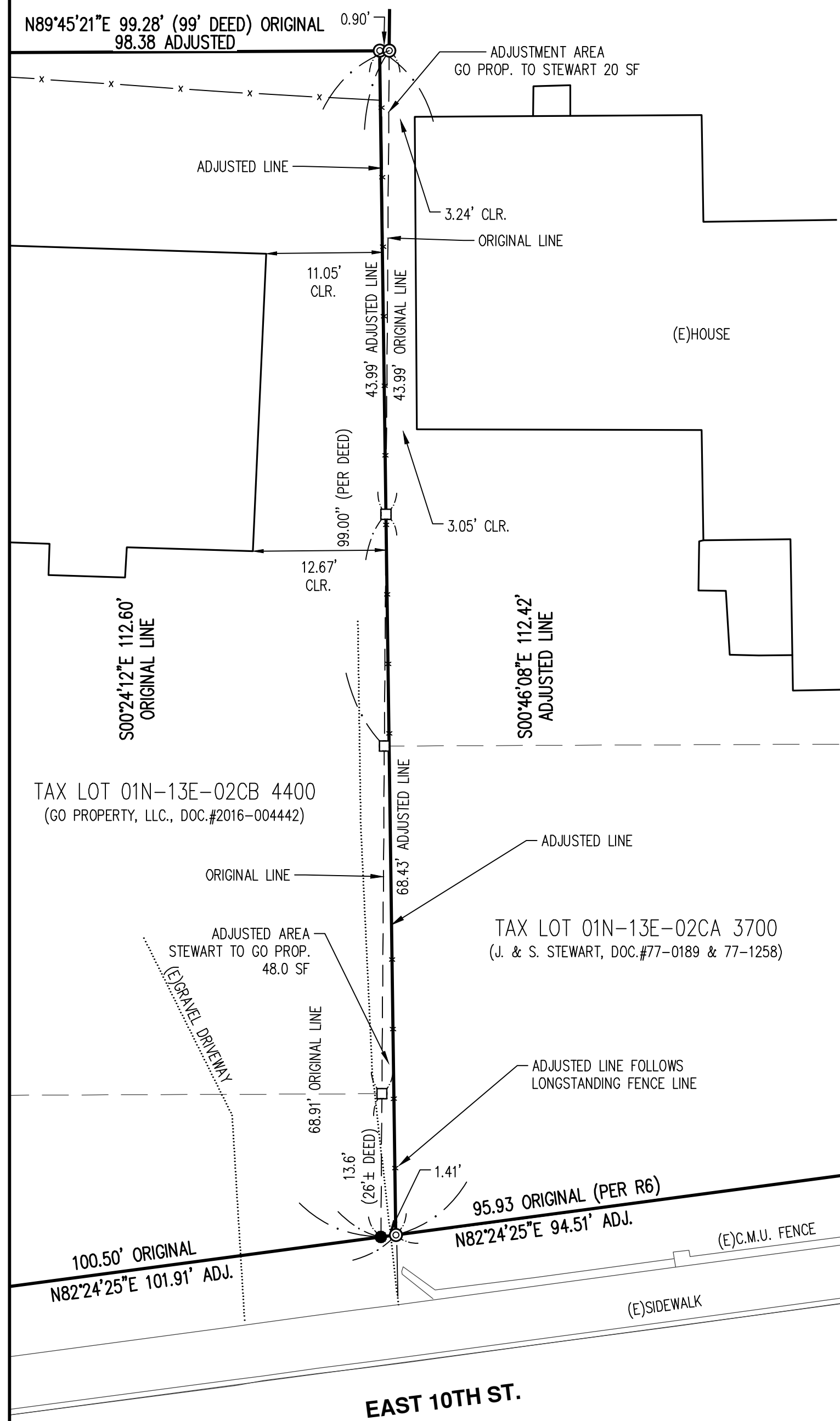
By \_\_\_\_\_

I hereby certify this Property Line Adjustment Survey was examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
 The Dalles City Engineer

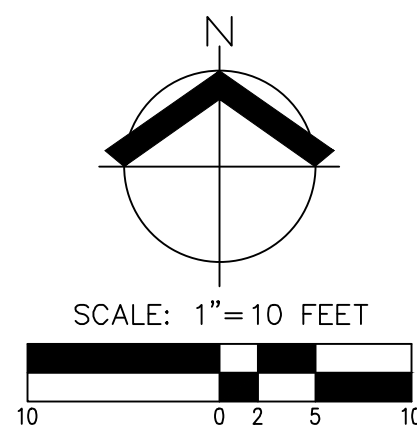
I hereby certify this Property Line Adjustment Survey was examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
 The Dalles Planning Director



**NARRATIVE**  
 TO BE ON FINAL PLAT...

MAP & TAX LOT	ORIGINAL AREA (SF)	ADJUSTED AREA (SF)
01N-13E-02CA 3700	14,601	14,573
01N-13E-02CB 4400	11,830	11,858
TOTAL:	26,431	26,431
	NET ADJUSTMENT AREA 28 SF TO TAX LOT 4400	



**REFERENCES:**

- MAP OF TRACT IN DALLES CITY, OREGON AT N.W. CORNER TENTH & QUINTON BY WALL AND TENNESON ENGINEERS WO#1150 NOVEMBER 22, 1953 FILED MARCH 6, 2023 C.S. # 1982
- SURVEY OF TRACT IN SIMMS D.L.C. BY WALL AND TENNESON ENGINEERS WO#1039 JULY 19, 1954 FILED MARCH 6, 2023 C.S. # 1983
- SURVEY FOR PACIFIC STATES BLDRS BY VERNON B. TENNESON & ASSOCIATES WO#2525 NOVEMBER 21, 1960 REVISED NOVEMBER 29, 1960 FILED MARCH 6, 2023 C.S. # 1984
- SURVEY OF TAX LOT 3500, 1N-13-2CB FOR WALT NOTTER BY TENNESON ENGR. CORP. WO#7374 SEPTEMBER 18, 1990 C.S. #7-70
- PROPERTY SURVEY OF LOT 14, EXCEPT THE WEST 10 FEET, CLIFFS EXTENSION FOR VALERIE HIVELEY-BLATZ BY AMOTAN LAND SURVEYING, LLC FILED JUNE 29, 2022 C.S. #22-031
- SURVEY FOR JOE STEWART BY TENNESON ENGR. CORP. WO#16421 FILED JUNE 8, 2023 C.S. #23-024

- LEGEND**
- ⊙ SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "B. BESEDA PLS 50800"
  - FOUND 5/8" X 30" IRON ROD W/YPC INSCRIBED "B. BESEDA PLS 50800," PER R66
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**REVIEW  
 COPY**


REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 13, 1999  
 BENJAMIN B. BESEDA  
 50800

EXPIRES: 12/31/2023

**NOTES:**

- BEARINGS ARE ON THE OREGON COORDINATE REFERENCE SYSTEM, COLUMBIA RIVER EAST ZONE ESTABLISHED BY GPS OBSERVATION BETWEEN THE FOUND MONUMENTS AT THE NORTHEAST CORNER AND ON THE EAST LINE OF THE SIMMS D.L.C. AS SHOWN ON THE SURVEY.
- MONUMENTATION FOR THIS SURVEY WAS COMPLETED ON \_\_\_\_\_, 2024
- THE SUBJECT PROPERTIES ARE VESTED IN JOSEPH F. AND SHARON H. STEWART BY WARRANTY DEED 77-0189 AND BARGAIN AND SALE DEED 77-1258 AND GO PROPERTY, LLC. BY BARGAIN AND SALE DEED 2016-04442, DEED RECORDS OF WASCO COUNTY.

JOB NAME:	STEWART, JOE	TENNESON ENGINEERING   AN AKS COMPANY 3775 CRATES WAY THE DALLES, OR 97058 541.296.9177 WWW.AKS-ENG.COM
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