



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

SITE TEAM AGENDA

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

Thursday, May 23, 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

Action Items

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

- A. **Columbia Cascade Housing Corp.** – Site Plan Review. Applicant is requesting approval for development of a four-lot condominium style subdivision, and construction of two duplex-style attached structures for a total of four residences. The property is located at 310 W. 10th Street and further described as 1N 13E 4 AD tax lot 15900. Property is zoned RH – High Density Residential District.
Planner: Frank Glover
- B. **Justin Younker** – Subdivision. Proposed 21-lot subdivision of the previously approved multi-family development, Site Plan Review 514-22, which includes six, three-story buildings and a clubhouse. Three of six buildings include 18 total townhomes. The purpose of the subdivision is to create 21 total lots, including 18 townhome lots and three larger lots for the three proposed apartment buildings. Proposed changes to the approved plan would be revision of the utility layout to accommodate separate services for each lot. The property is located on Lone Pine Boulevard and further described as 1N 13E 1 BA tax lot 1700. Property is zoned CR – Recreational Commercial District.
Planner: Frank Glover

Next regularly scheduled Site Team meeting: Thursday, June 13, 2024.



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

Site Team #: 017-24
 Received: 5-6-24
 Filing Fee: \$100
 Receipt #: 520661
 Meeting Date: 5/23/24

Site Team/Pre-Application Meeting

- | | | | |
|---------------------------------------|---|--|--|
| <input type="radio"/> Adjustment | <input type="radio"/> Mobile Home Park | <input type="radio"/> Conditional Use Permit | <input type="radio"/> Property Line Adjustment |
| <input type="radio"/> Building Permit | <input checked="" type="radio"/> Site Plan Review | <input type="radio"/> Minor Partition/Replat | <input type="radio"/> Planned Unit Development |
| <input type="radio"/> Variance | <input type="radio"/> Vacation (Street) | <input type="radio"/> Comp Plan Amendment | <input type="radio"/> Comp Plan/Zone Change |
| <input type="radio"/> Subdivision | <input type="radio"/> Zone Change | <input type="radio"/> Other: _____ | |

Applicant

Name: Columbia Cascade Housing Corp
 Address: 500 East 2nd Street
The Dalles, OR 97058
 Phone #: (541) 298-3267
 Email: davep@columbiacascadehousingcorp.org

Legal Owner (if other than Applicant)

Name: Columbia Cascade Housing Corp
 Address: 500 East 2nd Street
The Dalles, OR 97058
 Phone #: (541) 298-3267
 Email: davep@columbiacascadehousingcorp.org

Property Information

Address: 310 West 10th St., The Dalles

Map and Tax Lot: 1N13E 4AD 15900

Project Description (continue on next page if necessary)

The project is planned to be development and construction of a four-lot subdivision of the property and construction of two duplex structures for a total of four residences (See attached draft site plan). The residences are intended to be affordable, work-force housing that will be sold to purchasers. The Applicant will retain ownership in the property and will grant long-term (99 year) land leases to purchasers with terms that maintain affordable re-sale pricing whenever owners sell the properties.

The four residential units will face West 10th Street, and will be staggered as shown on the draft site plan to allow for an existing 55" diameter maple tree on the site. Onsite parking for one vehicle per unit, together with ADA access for unit owners, will be via an existing alley at the south edge of the property between 10th and 11th streets. Parking and owner storage will be provided under a carport at the southwest corner of the site. Covenants will be recorded on the new parcels to provide reciprocal easements for use of the sidewalks on the property as well as maintenance and repair of common use facilities.

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.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Signature of Property Owner


_____ 5/6/2024
Date


_____ 5/6/2024
Date

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?

WEST 10TH STREET
(60' ROW)

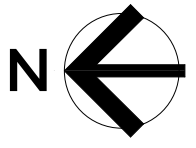


SITE STATISTICS

| | |
|----------------------|-----|
| MAX COVERAGE | 60% |
| PROPOSED | 52% |
| SETBACKS (MAIN) | |
| - FRONT | 10' |
| - REAR | 10' |
| - SIDE | 5' |
| SETBACKS (ACCESSORY) | |
| - REAR TO ALLEY | 0' |

LEGEND

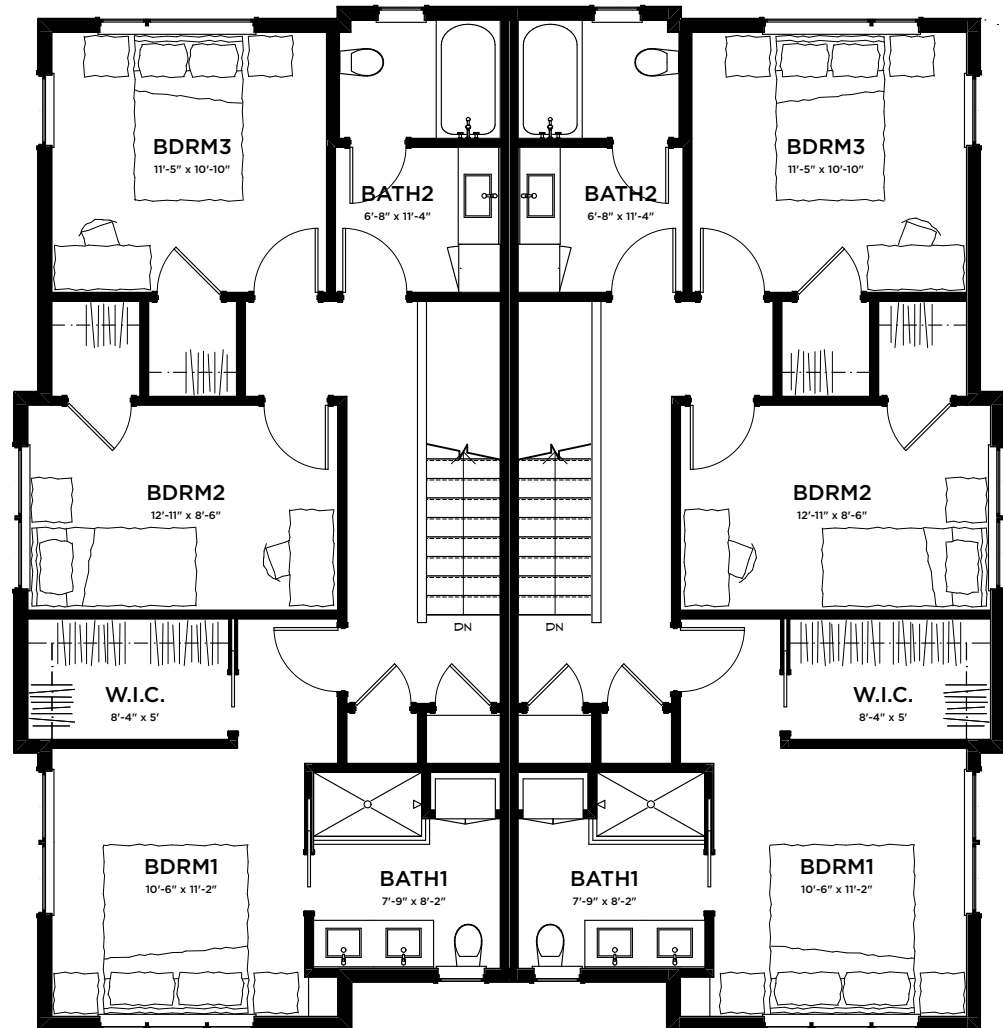
- 6' CEDAR FENCE
- CONC. PAVING
- GRAVEL
- (E) STONE WALL
- STRUCTURE



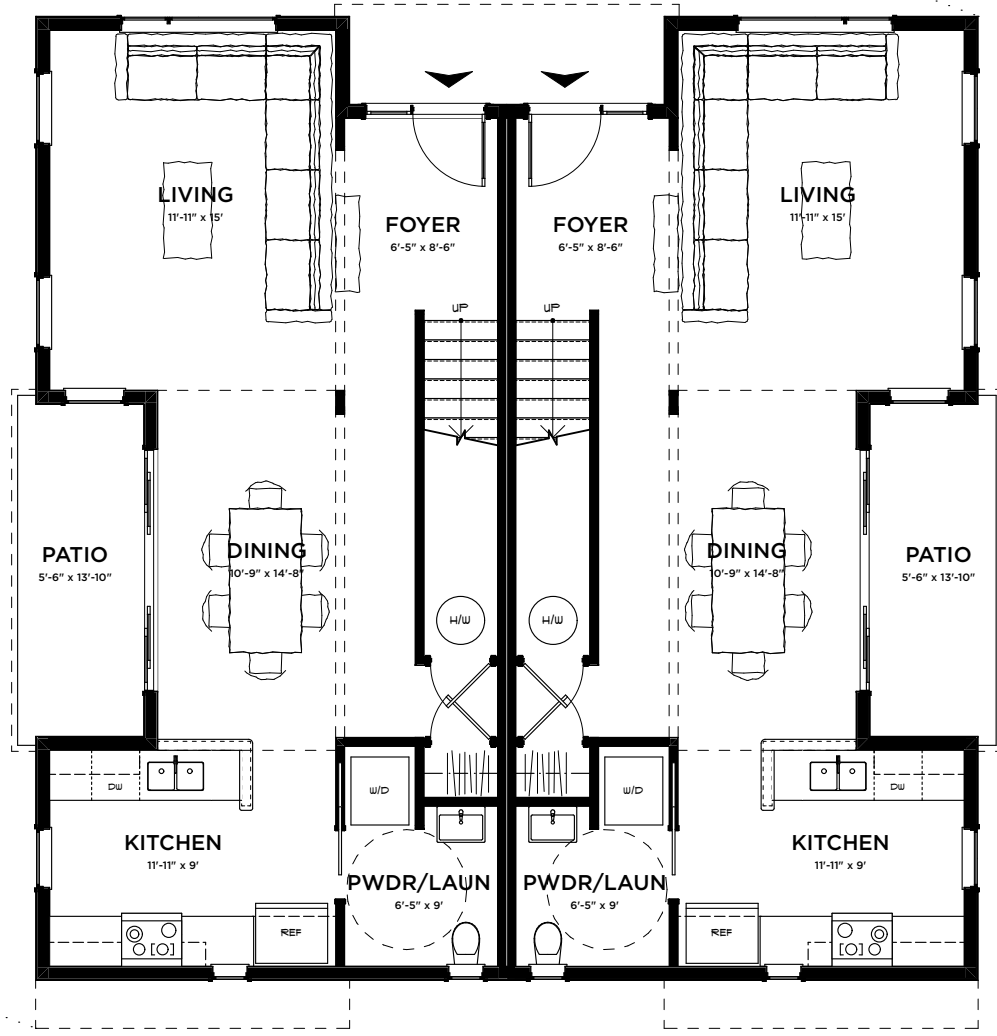
SITE PLAN
scale: 1" = 10'



310 West Tenth Street | The Dalles, Oregon
a Columbia Cascade Housing Corporation Development



2 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN STATISTICS

| | |
|----------------|---------|
| STORIES | 2 |
| BEDROOMS | 3 |
| BATHROOMS | 2.5 |
| BLDG AREA | |
| (1/2 DUPLEX) | 1405 SF |
| (FULL DUPLEX) | 2810 SF |
| BLDG FOOTPRINT | 636 SF |



310 West Tenth Street | The Dalles, Oregon
a Columbia Cascade Housing Corporation Development

02.01.2024

A1
schematic



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| Building Permit | Site Plan Review | Minor Partition/Replat | Planned Unit Development |
| Variance | Vacation (Street) | Comp Plan Amendment | Comp Plan/Zone Change |
| Subdivision | Zone Change | Other: _____ | |

Applicant

Name: _____
 Address: _____

 Phone #: _____
 Email: _____

Legal Owner (if other than Applicant)

Name: The Dalles MUD LLC
 Address: 506 N 40th Ave, Ste 100
Yakima, WA 98908
 Phone #: _____
 Email: _____

Property Information

Address: _____

1N, not 2N

Map and Tax Lot: 2N13E1BA, TL 701, 1300 and 1700

Project Description (continue on next page if necessary)

Proposed subdivision of the residential portion of the previously approved site, which includes construction of six 3-story buildings and a clubhouse with site parking, private utilities, and landscaping. Three of six buildings include 18 total townhomes. The purpose of the subdivision is to create 21 total lots, including 18 townhome lots for the 3 townhome buildings and 3 larger lots to accommodate the 3 proposed apartment buildings. The only proposed changes to the approved plan would be to revise the utility layout to accommodate separate services for each lot, as required by City code.

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Department Use Only

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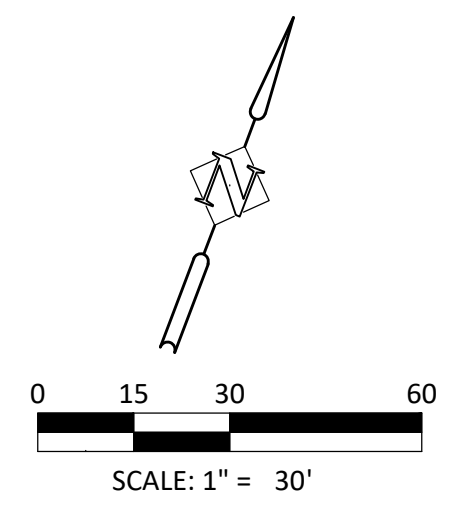
Geohazard Zone: _____ Flood Designation: _____

Historic Structure: Yes No Current Use: _____

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P:\01-Portland\CCD -Cascadia Development\CCD-01-Lone Pine Development\CCD-01-DWG\SS\Exhibits\Conceptual Utility Layout\CCD01 - RES SITE SAN WTR PLAN.dwg



CONCEPTUAL UTILITY LAYOUT
MIXED-USE DEVELOPMENT PHASE 2
 THE DALLES, OREGON

Harper Houf Peterson
Righellis Inc.
 ENGINEERS * PLANNERS * ARCHITECTS * SURVEYORS
 206 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpri.com fax: 503.221.1171

| | | |
|-------------------|-----------|-------------|
| DESIGNED: | SSS | |
| DRAWN: | HHPR | |
| CHECKED: | SSS | |
| DATE: | 9/29/2023 | |
| R E V I S I O N S | | |
| DATE | NO. | DESCRIPTION |
| | | |
| | | |
| SHEET NO. | | |
| JOB NO. | | CCD-01 |