



## 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, June 13, 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. **Jake Pimley** – Replat and Site Plan Review. Applicant is requesting a property line adjustment to reconfigure two lots in order to accommodate construction of a duplex and ADU. Both duplex and ADU will be prefabricated construction attached to permanent foundations. The properties are located in the 1000 block of Irvine Street and further described as 2N 13E 29 CA tax lots 2002 and 2003. Property is zoned RM – Medium Density Residential District.  
**Planner:** Cialita Keys
- B. **Devin Carder** – Subdivision. Applicant is requesting approval to divide one 3.64-acre parcel into six lots. Duplexes will be constructed on five of the resulting lots. The property is located at 2514 W. 10<sup>th</sup> Street and further described as 2N 13E 32 DB tax lot 1100. Property is zoned RH – High Density Residential District.  
**Planner:** Joshua Chandler
- C. **C&E LLC, Charlie Foote** – Minor Partition. Applicant is requesting approval to partition one 13,908 SF parcel into two parcels of 10,408 SF and 3,500 SF respectively. The property is located at 904 Clark Street and further described as 1N 13E 3 DA tax lot 2500. Property is zoned RH – High Density Residential District.  
**Planner:** Frank Glover
- D. **C&E LLC, Charlie Foote** – Minor Partition. Applicant is requesting approval to partition one 39,003.24 SF parcel into three parcels of 10,709.60 SF, 11,048.80 SF and 17,244.84 SF respectively. The property is located adjacent to 2615 E. 17<sup>th</sup> Street and further described as 1N 13E 11 AA tax lot 1501. Property is zoned RL – Low Density Residential District.  
**Planner:** Cialita Keys

**Next regularly scheduled Site Team meeting: Thursday, June 27, 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 #: ST 019-24  
Received: 05/17/2024  
Filing Fee: \$100.00  
Receipt #: XBP 200043551  
Meeting Date: 06/13/2024

## Site Team / Pre-Application Meeting

- |  |   |  |   |
|--|---|--|---|
| <input type="radio"/> Adjustment                 | <input type="radio"/> Mobile Home Park            | <input type="radio"/> Conditional Use Permit | <input checked="" type="radio"/> Property Line Adjustment |
| <input checked="" 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: Jake Pimley  
Address: PO Box 267  
Underwood, WA 98651  
Phone #: 971-998-7308  
Email: jpimley@gmail.com

### Legal Owner (if other than Applicant)

Name: Irvine Street Apartments  
Address: PO Box 267  
Underwood, WA 98651  
Phone #: 971-998-7308  
Email: jpimley@gmail.com/

### Property Information

Address: Irvine St

Map and Tax Lot: 2N 13E 29 CA 2002

### Project Description (continue on next page if necessary)

We would like to complete a boundary line adjustment (BLA) of lots 2N 13E 29 CA 2002 and 2N 13E 29 CA 2003. The purpose of the BLA is to reconfigure the lots so that both lots will accommodate the construction of a duplex and an ADU. The Duplex and ADU will be prefabricated construction attached to permanent foundations and built to local building codes.

See attached preliminary site plan

## 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



5-17-2024

Date

Date

### Department Use Only

City Limits: ☒ Yes ☐ No      Zone: RM      Overlay: No      Airport Zone: ☒ Yes ☐ No  
Geohazard Zone: N/A      Flood Designation: N/A  
Historic Structure: ☐ Yes ☒ No      Current Use: Residential - Vacant Lot

Previous Planning Actions:

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



No.	Date	Revisions
1.0	3-6-2024	SUBMITTED FOR REVIEW

SHEET NO.

SCALE: AS NOTED

JOB NO  
24-XX

REV.

0

SUBMITTED FOR REVIEW

PCUC 9 2

10

JAKE PIMLEY  
22N 13E 29 CA 2002  
22N 13E 29 CA 2003

THE DALLIES, OR

10-4-18

REGISTERED PROFESSIONAL  
ENGINEER  
7946715  
OREGON  
MARCH 10, 2007  
TIM DEAN CONROY  
EXPIRES: 12/31/2025

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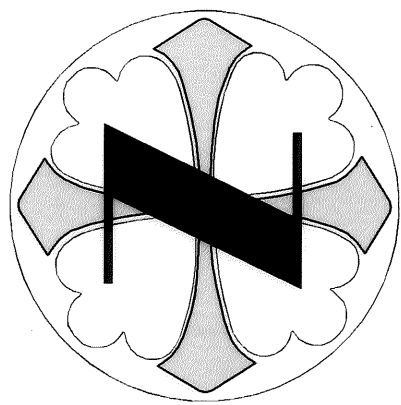
Pioneer Surveying & Engineering, Inc.

Civil/Structural Engineering and Land Planning

125 E. Simcoe Drive  
 Goldendale Washington 98620

Phone (509) 773-4945. Fax (509) 773-5888. E-Mail [pse@gorge.net](mailto:pse@gorge.net)





0' 10' 20' 40'  
SCALE IN FEET

### REFERENCES:

- 1) PLAT OF CHENOWITH HOME TRACTS FOR J.C. & WILMA HOSTETLER BY A.W. MOHR, COUNTY SURVEYOR RECORDED NOVEMBER 6, 1920 SLIDE A-35
- 2) SURVEY IN BLOCK G, CHENOWITH HOME TRACTS BY C. DENNIS KRAMER, PLS 856 APRIL 1976 WITH JAN. 18, 1978 REV. C.S. #E-15-8
- 3) PARTITION PLAT 91-0009 FOR RAY & EULA MEADER BY TENNESON ENGR. CORP. WO. #7558 RECORDED JUNE 26, 1991 SLIDE B-031 C.S. #7-099

# PARTITION PLAT

TAX LOT 02N-13E-29CA 2001 (ACCT. #16943)  
IN LOT D, TRACT G, CHENOWITH HOME TRACTS  
IN THE NE1/4 OF THE SW1/4, SECTION 29,  
TOWNSHIP 2 N., RANGE 13 E., W.M.  
~~CITY OF THE DALLES~~, WASCO COUNTY, OREGON  
OCTOBER 12, 2018

## WASCO COUNTY SURVEYOR'S OFFICE

Survey No. 19-129

Filed 10/30/2018

By ML

Document Number 2018-003934

Plat Number 2018-0014

Slide Number D-164A

### RECORDING INFORMATION

Wasco County Official Records 2018-003934  
PLAT-PART  
Cntr=1 Sht=1 WASCO COUNTY 10/30/2018 03:53 PM  
\$90.00 \$625.00 \$10.00 \$60.00 \$785.00



00090564201800039340020023  
I, Lisa Gamble, County Clerk for Wasco County,  
Oregon, certify that the instrument identified  
herein was recorded in the Clerk records.



### DECLARATION:

We, the owners of the land shown herein, hereby declare that this division of land is a legal plat Partitioned in accordance with the provisions of ORS Chapter 92 and has been made with our free consent and in accordance with our desires and by this plat create the private easement shown hereon for the stated purpose.

Ronald J. Kaufman 10-18-18  
Ronald J. Kaufman Date

Rebecca L. Kaufman 10-18-18  
Rebecca L. Kaufman Date

### ACKNOWLEDGEMENT

This Instrument was acknowledged before me on the 18th day of OCTOBER 2018 by Ronald J. & Rebecca L. Kaufman

Benjamin B. Beseda  
Notary signature

BENJAMIN B. BESEDA  
NOTARY PUBLIC PRINTED NAME

STATE OF OREGON

COUNTY OF WASCO

COMMISSION No. 951036

MY COMMISSION EXPIRES MAY 30, 2020

I hereby certify this partition was examined and approved as of this 23rd day of OCTOBER, 2018

Benjamin B. Beseda  
Wasco County Surveyor

I hereby certify this partition was examined and approved as of this 25th day of OCTOBER, 2018

Debra S. McShea  
The Dalles City Engineer

I hereby certify this partition was examined and approved as of this 26th day of OCTOBER, 2018

Adam K. Han  
Planning Director

I hereby certify this partition was examined and approved as of this 30th day of OCTOBER, 2018

Joe Green  
Wasco County Assessor

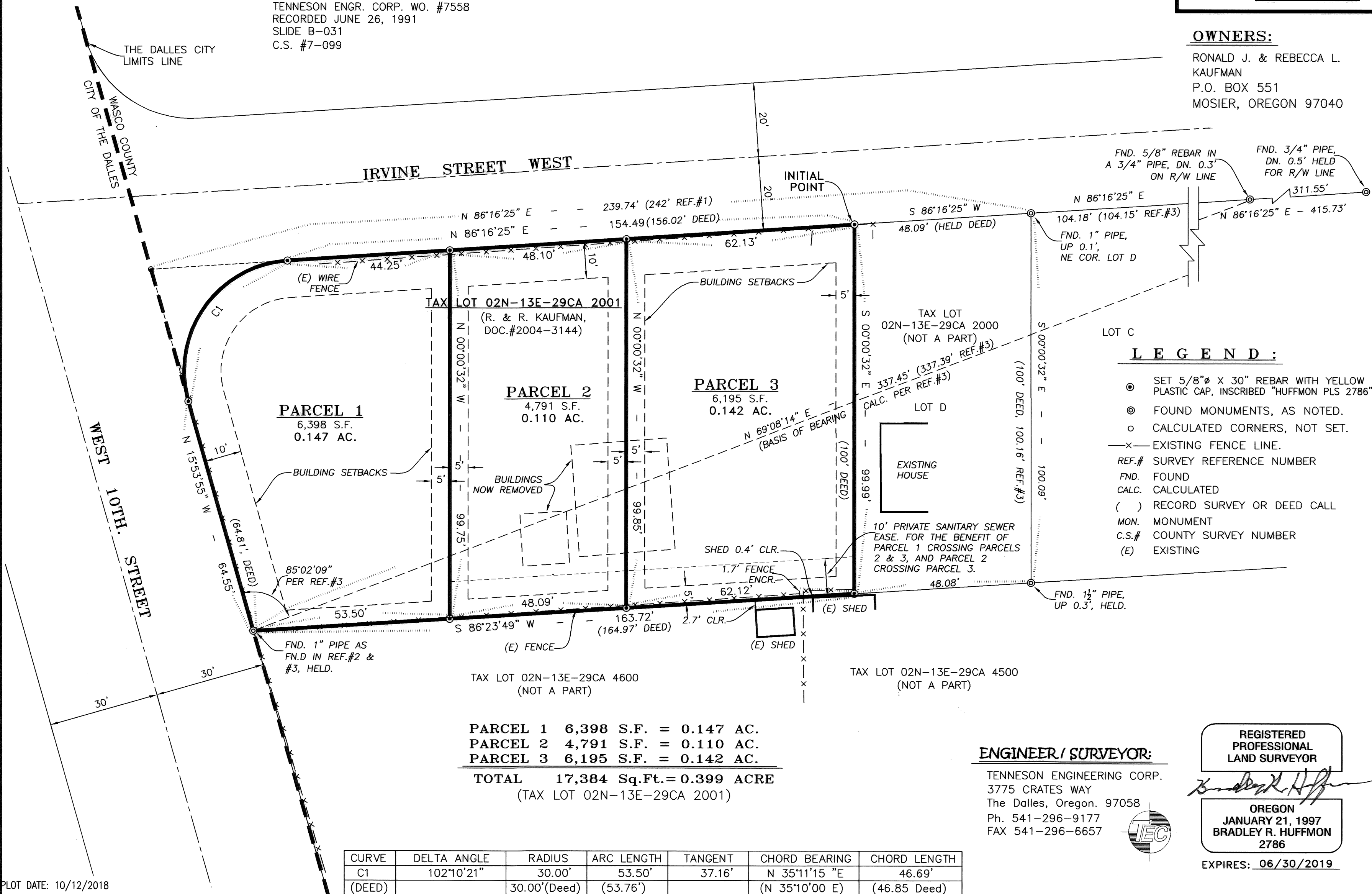
Joe Green  
Wasco County Tax Collector

SHEET 1 OF 2

S.D.H.

W.O. #15309par

19-129



PLOT DATE: 10/12/2018

K:\WORK ORDERS\15300\15309\DRAWINGS\15309\_Par.dwg



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

Site Team #: ST 020-24  
Received: 05/22/2024  
Filing Fee: \$100.00  
Receipt #: XBP 200625443  
Meeting Date: 06/13/2024

## 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 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 checked="" type="radio"/> Subdivision | <input type="radio"/> Zone Change       | <input type="radio"/> Other: _____           |  |

### Applicant

Name: Devin Carder  
Address: 1020 Sunflower St  
The Dalles, OR 97058  
Phone #: 6505828409  
Email: Devin.carder@gmail.com

### Legal Owner (if other than Applicant)

Name: RTD Development LLC  
Address: 1020 Sunflower St  
The Dalles, OR 97058  
Phone #: 5413400062  
Email: tmcvane@netscape.net

### Property Information

Address: 2514 W 10th

Map and Tax Lot: 2N 13E 32 DB 1100

### Project Description (continue on next page if necessary)

Take 1 acre of the current property and subdivide it into 5 lots. Then build duplexes on each of the lots.

Adjust current gravel driveway to meet new road standards.

## 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.

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Signature of Applicant

Signature of Property Owner



5/23/24

Date

 5-23-24

Date

### Department Use Only

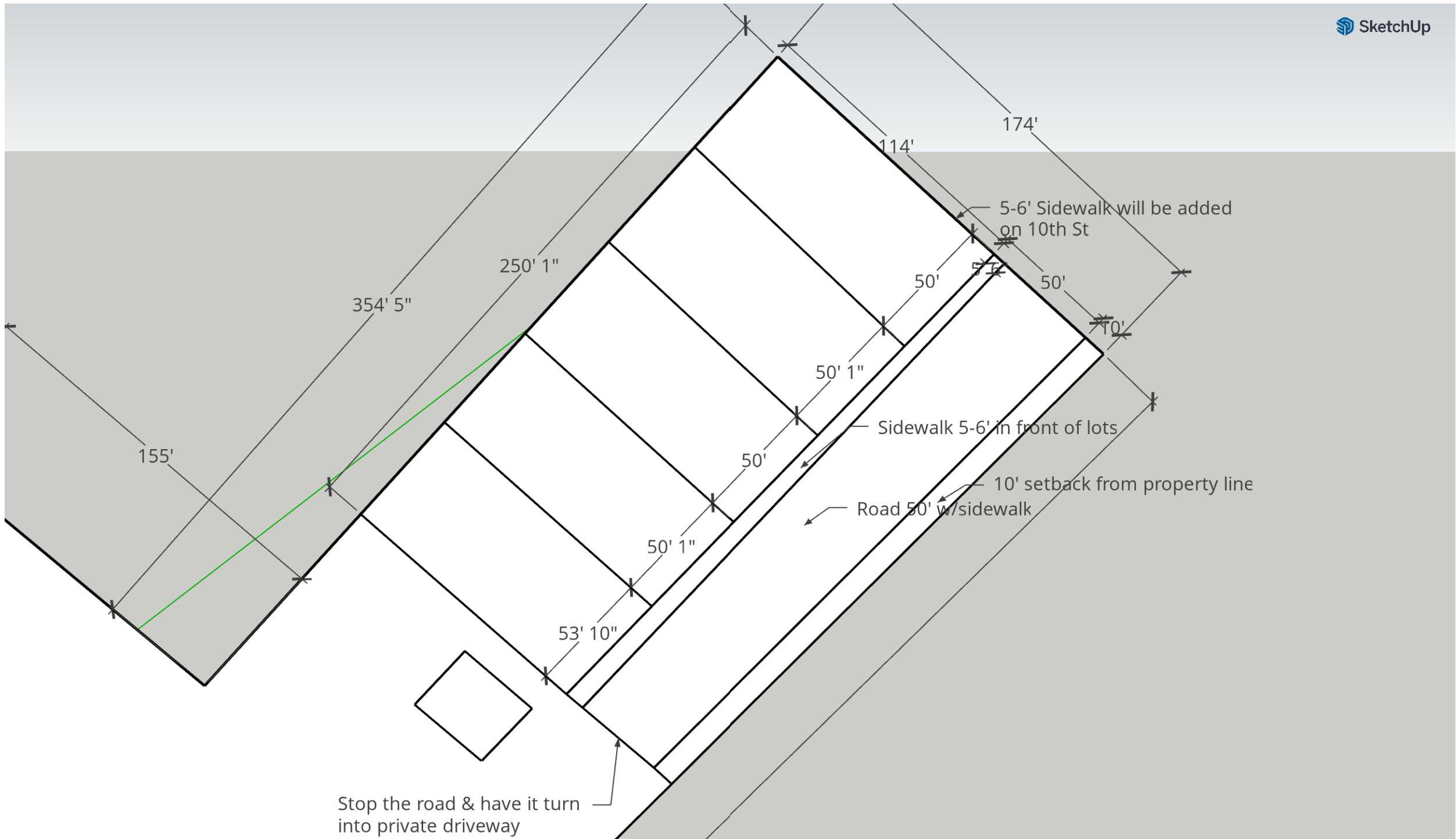
City Limits: ☐ Yes ☐ No      Zone: \_\_\_\_\_      Overlay: \_\_\_\_\_      Airport Zone: ☐ Yes ☐ No

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?









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

Site Team #: ST 021-24  
Received: 05/23/2024  
Filing Fee: \$100.00  
Receipt #: XBP 200618568  
Meeting Date: 06/13/2024

## 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 type="radio"/> Site Plan Review  | <input checked="" 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: C&E LLC  
Address: PO BOX 1371  
The Dalles, OR. 97058  
Phone #: 541-965-2049  
Email: charliefoote@windermere.com

### Legal Owner (if other than Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

### Property Information

Address: 904 Clark St

Map and Tax Lot: 1N 13E 3 DA 2500

### Project Description (continue on next page if necessary)

The Applicant is requesting approval to partition one (1) parcel (13,908 SF) into two (2) parcels (10,408 SF and 3,500 SF).

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 herby 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

DocuSigned by:  
Charlie Foote  
E447D4718C5C42D...

5/22/2024 | 6:07 PM  
Date

DocuSigned by:  
Charlie Foote  
E447D4718C5C42D...

5/22/2024 | 6:07 PM  
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?

PRELIMINARY PARTITION PLAT

TAX LOT 2500, 1N-13E-03DA (ACCOUNT #4342)

LOT 9 & PORTION OF LOT 10, BLOCK 2, LAUGHLIN AND LORD ADDITION  
LOCATED IN THE SE1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST W.M.,  
CITY OF THE DALLES, WASCO COUNTY, OREGON.

Sheet 1 of 2

WASCO COUNTY  
SURVEYOR'S OFFICE

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

Filed \_\_\_\_\_

By \_\_\_\_\_

Document No. \_\_\_\_\_

Plat No. \_\_\_\_\_

Slide No. \_\_\_\_\_

RECORDING INFORMATION

OWNERS:

C & E LLC.  
919 EAST 18TH STREET  
THE DALLES, OR 97058

DECLARATION:

We, as owners of the land shown herein,  
hereby declare this division of land is a legal  
plat partitioned in accordance with the  
provisions of ORS Chapter 92 and has been  
made our our free consent and in accordance  
our desires and grant the public utility  
easement, private access & utility easement,  
and private sewer easement as shown.

\_\_\_\_\_  
Charles G. Foote, Date  
Managing Member, C & E, LLC.

\_\_\_\_\_  
Edward B. Devlaeminck, Date  
Managing Member, C & E, LLC.

ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before  
me on this \_\_\_\_ day of \_\_\_\_\_, 2021,  
by Charles G. Foote and  
Edward B. Devlaeminck, as  
Managing Members of C & E, LLC.

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
NOTARY PUBLIC - OREGON  
(Print Name)

COMMISSION No. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

I hereby certify this Partition was examined  
and approved as of this \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Sherman County Surveyor  
as per ORS 92.100(4)

I hereby certify this Partition was examined  
and approved as of this \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_

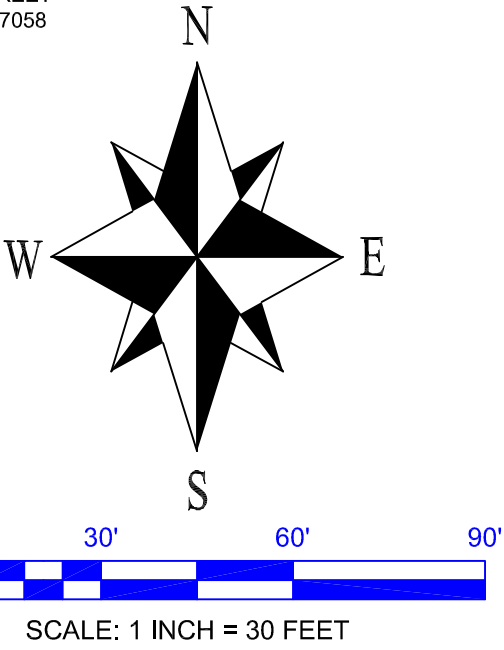
\_\_\_\_\_  
City of The Dalles Engineer

I hereby certify this Partition was examined  
and approved as of this \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_

\_\_\_\_\_  
City of The Dalles Planning Director

I hereby certify this Partition was examined  
and approved as of this \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Wasco County Assessor / Tax Collector



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051  
RENEWES: 12/31/2021

SYMBOL LEGEND:

- 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" TO BE SET.
- FOUND MONUMENT AS NOTED.
- CALCULATED CORNER - NOT FOUND OR SET
- (xx.xx') PLAT OR DEED DISTANCE OR PREVIOUS DISTANCE AS NOTED
- FENCE
- ⊕ CLEANOUT
- ⊗ WATER METER
- ⊕ WATER VALVE
- ⊕ COMMUNICATION PEDESTAL
- ⊕ POWER POLE
- SANITARY SEWER
- UNDERGROUND WATER
- OVERHEAD POWER

PROJECT NUMBER: 2021005  
DATE OF MAP: APRIL 15, 2021

**COLUMBIA RIVER  
SURVEYING  
& MAPPING**

1767 12th STREET, #191  
HOOD RIVER, OREGON, 97031  
PHONE: 541-386-9002  
EMAIL: INFO@COLUMBIASURVEYING.COM

BASIS OF BEARINGS:

NAD 83(2011) EPOCH 2010.00 WITH GRID BEARING BETWEEN THE MONUMENTS  
FOUND AT THE SW & SE CORNERS OF LOT 8, FROM COORDINATES  
PROJECTED TO THE OREGON COORDINATE REFERENCE SYSTEM (OCRS),  
NORTH CENTRAL ZONE, INTERNATIONAL FEET.



PRELIMINARY PARTITION PLAT

TAX LOT 2500, 1N-13E-03DA (ACCOUNT #4342)

LOT 9 & PORTION OF LOT 10, BLOCK 2, LAUGHLIN AND LORD ADDITION  
LOCATED IN THE SE1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST W.M.,  
CITY OF THE DALLES, WASCO COUNTY, OREGON.

Sheet 1 of 2

WASCO COUNTY  
SURVEYOR'S OFFICE

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

Filed \_\_\_\_\_

By \_\_\_\_\_

Document No. \_\_\_\_\_

Plat No. \_\_\_\_\_

Slide No. \_\_\_\_\_

RECORDING INFORMATION

OWNERS:

C & E LLC.  
919 EAST 18TH STREET  
THE DALLES, OR 97058

DECLARATION:

We, as owners of the land shown herein,  
hereby declare this division of land is a legal  
plat partitioned in accordance with the  
provisions of ORS Chapter 92 and has been  
made our our free consent and in accordance  
our desires and grant the public utility  
easement, private access & utility easement,  
and private sewer easement as shown.

\_\_\_\_\_  
Charles G. Foote, Date  
Managing Member, C & E, LLC.

\_\_\_\_\_  
Edward B. Devlaeminck, Date  
Managing Member, C & E, LLC.

ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before  
me on this \_\_\_\_ day of \_\_\_\_\_, 2021,  
by Charles G. Foote and  
Edward B. Devlaeminck, as  
Managing Members of C & E, LLC.

\_\_\_\_\_  
Notary Signature

NOTARY PUBLIC - OREGON  
(Print Name)

COMMISSION No. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

I hereby certify this Partition was examined  
and approved as of this \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Sherman County Surveyor  
as per ORS 92.100(4)

I hereby certify this Partition was examined  
and approved as of this \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_

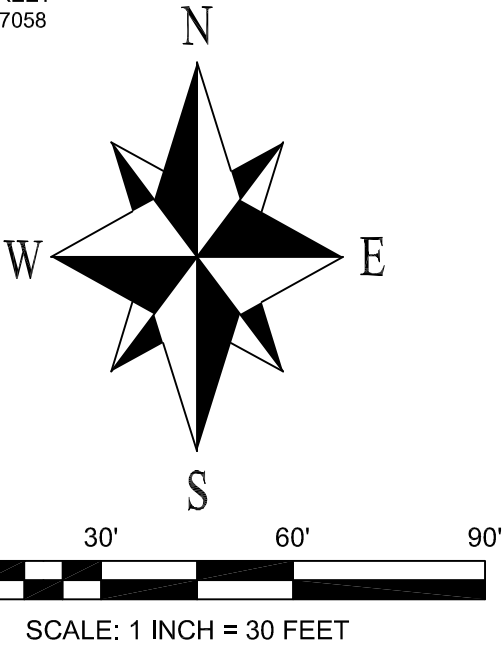
\_\_\_\_\_  
City of The Dalles Engineer

I hereby certify this Partition was examined  
and approved as of this \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_

\_\_\_\_\_  
City of The Dalles Planning Director

I hereby certify this Partition was examined  
and approved as of this \_\_\_\_ day of  
\_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Wasco County Assessor / Tax Collector



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051

RENEWES: 12/31/2021

SYMBOL LEGEND:

- 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" TO BE SET.
- FOUND MONUMENT AS NOTED.
- CALCULATED CORNER - NOT FOUND OR SET
- (xx.xx') PLAT OR DEED DISTANCE OR PREVIOUS DISTANCE AS NOTED
- FENCE
- SANITARY SEWER

PROJECT NUMBER: 2021005  
DATE OF MAP: APRIL 15, 2021

**COLUMBIA RIVER  
SURVEYING  
& MAPPING**

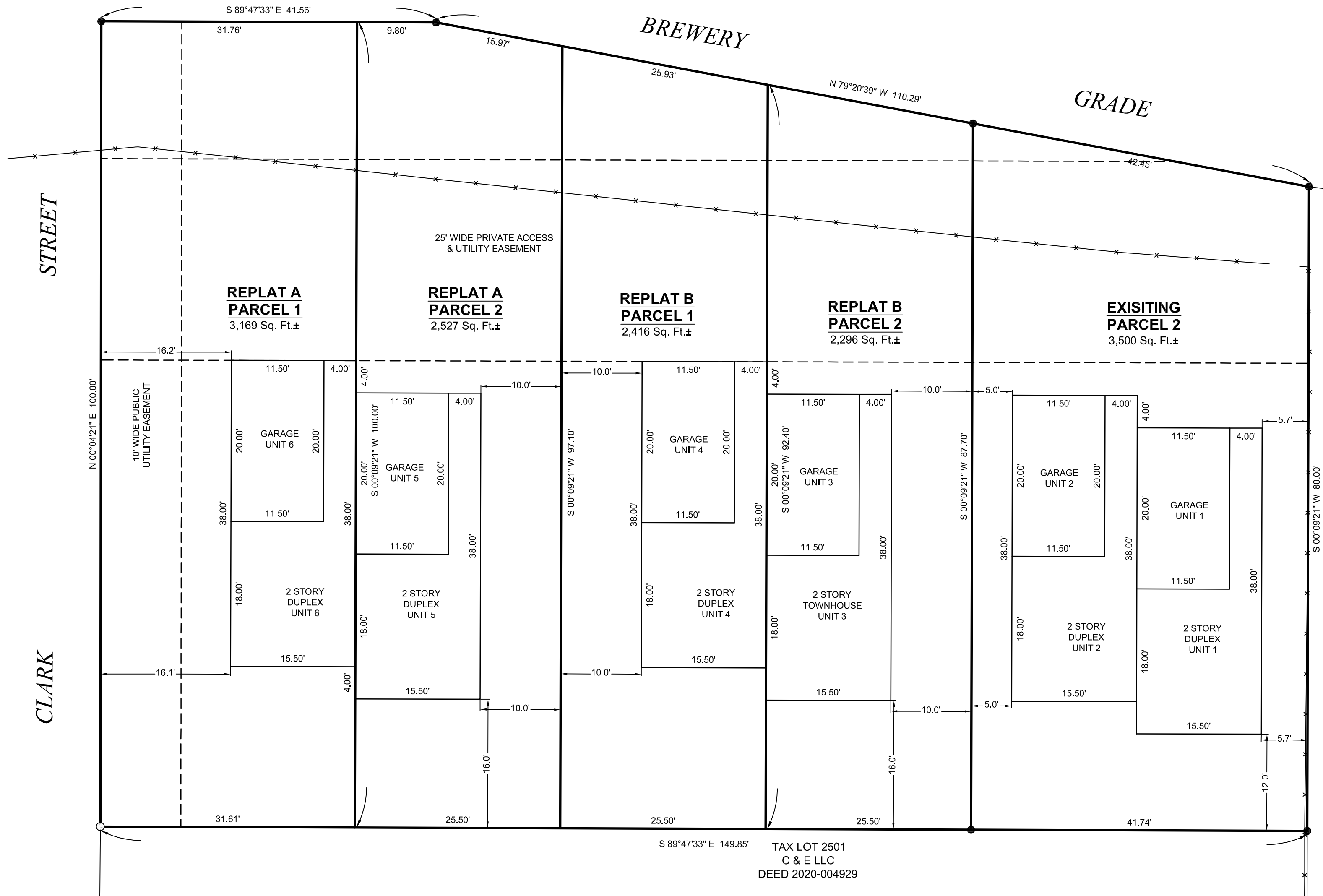
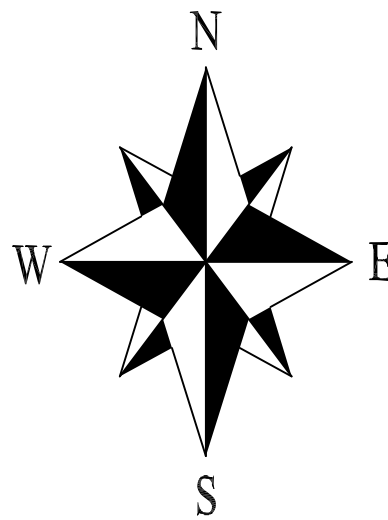
1767 12th STREET, #191  
HOOD RIVER, OREGON, 97031  
PHONE: 541-386-9002  
EMAIL: INFO@COLUMBIASURVEYING.COM

BASIS OF BEARINGS:

NAD 83(2011) EPOCH 2010.00 WITH GRID BEARING BETWEEN THE MONUMENTS  
FOUND AT THE SW & SE CORNERS OF LOT 8, FROM COORDINATES  
PROJECTED TO THE OREGON COORDINATE REFERENCE SYSTEM (OCRS),  
NORTH CENTRAL ZONE, INTERNATIONAL FEET.

SHADOW PLAT

TAX LOT 2500, 1N-13E-03DA (ACCOUNT #4342)  
LOT 9 & PORTION OF LOT 10, BLOCK 2, LAUGHLIN AND LORD ADDITION  
LOCATED IN THE SE1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST W.M.,  
CITY OF THE DALLES, WASCO COUNTY, OREGON.



TAX LOT 2000  
HECTOR GONZALEZ  
& ERIKA VERDUZCO  
DEED 2013-003177

OWNERS:

C & E LLC.  
919 EAST 18TH STREET  
THE DALLES, OR 97058

SYMBOL LEGEND:

- 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS PLS 60051" TO BE SET.
- FOUND MONUMENT AS NOTED.
- FENCE



SCALE: 1 INCH = 10 FEET

NARRATIVE:

THE PURPOSE OF THIS SHADOW PLAT IS TO SHOW A POSSIBLE DEVELOPMENT SCENARIO TO DEMONSTRATE DENSITY STANDARDS FOR LOTS 9 & 10 OF BLOCK 2, LAUGHLIN & LORD ADDITION, EXCEPTING THEREFROM THAT PART OF LOT 10 DESCRIBED BY DEED 80-2261.

THE POSSIBLE DEVELOPMENT PROPOSED BY THIS PLAN SHOWS 6 TOTAL UNITS. A 2 STORY DUPLEX IS SHOWN ON THE PROPOSED REMAINING PARCEL 2 FROM THE PLAT APPLICATION. PARCEL 1 OF THE PLAT APPLICATION IS FURTHER DIVIDED INTO 4 PARCELS BY TWO PARTITIONS. EACH RESULTING PARCEL WILL HAVE A 2 STORY TOWNHOUSE.

NOTES:

- CITY OF THE DALLES GEOLOGIC HAZARD ZONE: NO
- ZONING: "RH" HIGH DENSITY RESIDENTIAL..
- DOMESTIC WATER: CITY WATER AVAILABLE IN CLARK STREET, EXISTING LINE SERVES PARCEL 1.
- SANITARY SEWER: CITY SANITARY SEWER AVAILABLE IN BREWERY GRADE, EXISTING LINE SERVES PARCEL 1.
- STORM WATER RUNOFF IS REQUIRED TO BE RETAINED ONSITE.
- THERE IS A STEEP SLOPE AND ROCK BLUFF BETWEEN THE FENCE NEAR THE NORTHERLY LINE AND BREWERY GRADE. THERE ARE NO OTHER SIGNIFICANT PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS EROSION CONTROL, FLOOD WAYS, FLOOD PLAINS, NATURAL DRAINAGE WAYS, OR GEOLOGIC HAZARD AREAS ASSOCIATED WITH THIS LOT.
- THERE IS A STEEP SLOPE AND ROCK BLUFF BETWEEN THE FENCE NEAR THE NORTHERLY LINE AND BREWERY GRADE. THERE ARE NO OTHER SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, STREAMS, PONDS, OR RIPARIAN AREAS ASSOCIATED WITH THIS PROPERTY.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051

RENEWALS: 12/31/2021

PROJECT NUMBER: 2021005  
DATE OF MAP: MAY 1, 2021

**COLUMBIA RIVER  
SURVEYING  
& MAPPING**

1767 12th STREET, #191  
HOOD RIVER, OREGON, 97031  
PHONE: 541-386-9002  
EMAIL: INFO@COLUMBIASURVEYING.COM



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

Site Team #: ST 022-24  
 Received: 05/23/2024  
 Filing Fee: \$100.00  
 Receipt #: XBP 200618568  
 Meeting Date: 06/13/2024

## 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 type="radio"/> Site Plan Review  | <input checked="" 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: C&E LLC - Charlie Foote  
 Address: PO BOX 1371  
The Dalles, OR. 97058  
 Phone #: 541-965-2049  
 Email: charliefoote@windermere.com

### Legal Owner (if other than Applicant)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Property Information

Address: E 17th St

Map and Tax Lot: 1N 13E 11 AA 1501

### Project Description (continue on next page if necessary)

Partition Plat of 3 lots from 1 existing lot.

Existing square footage: 39,003.24  
 Proposed square footage of parcel 1: 10,709.60  
 Proposed square footage of parcel 2: 11,048.80  
 Proposed square footage of parcel 3: 17,244.84

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 herby 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

DocuSigned by:  
Charlie Foote  
E447D4718C5C42D...

5/22/2024 | 5:52 PM PDT  
Date

DocuSigned by:  
Charlie Foote  
E447D4718C5C42D...

5/22/2024 | 5:52 PM PDT  
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:

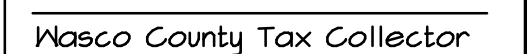
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?



**TAX LOT 1N-13E-11AA 1501 A REPLAT OF A PORTION OF LOT 8,  
BLOCK 14, THOMPSON'S ADDITION, IN THE NE.1/4, NE.1/4,  
SECTION 11, TWP. 1 N., R.13 E., W.M., CITY OF THE DALLES,  
WASCO COUNTY, OREGON**

### DETAIL 1

### DETAIL 2



INDEX CHART										

SECTION  
11

TOWNSHIP  
IN

RANGE  
13E

DATE	DESCRIPTION	BY
10/21	DRAFT	JMR
10/21	CHECK	ARB

PARTITION PLAT  
FOR C & E LLC  
THE DALLES, OREGON

SHEET: 1 OF 2  
PROJECT: 21B219  
DATE: Nov 2021

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

\\BDCJobs\jobs\2021\B219\21b219.pro

# PARTITION PLAT

TAX LOT 1N-13E-11AA 1501 A REPLAT OF A PORTION OF LOT 8,  
BLOCK 14, THOMPSON'S ADDITION, IN THE NE.1/4, NE.1/4,  
SECTION 11, TWP. 1 N., R.13 E., W.M., CITY OF THE DALLES,  
WASCO COUNTY, OREGON  
OCTOBER \_\_, 2021

SURVEYORS OFFICE

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

Filed: \_\_\_\_\_

By: \_\_\_\_\_

Document Number: \_\_\_\_\_

Plot Number: \_\_\_\_\_

Slide Number: \_\_\_\_\_

## REFERENCES

- 1) PLAT OF THOMPSON'S ADDITION
- 2) PLA AND PARTITION PLAT2004-0015  
BY TENNESON ENGINEERING CORP.  
FOR SCOTT GAYER  
RECORDED JUNE 30, 2003  
DOC. #2004-4105 (SLIDE A-112A)  
C.S. #14-098
- 3) PARTITION PLAT2006-0011  
BY TENNESON ENGINEERING CORP.  
FOR MARTA VONBORSTEL  
RECORDED MARCH 15, 2006  
DOC. #2006-001510 (SLIDE A-123A)  
C.S. #14-046
- 4) PARTITION PLAT 2015-0011  
BY TENNESON ENGINEERING CORP.  
FOR DENNIS WRIGHT  
RECORDED SEPTEMBER 18, 2015  
DOC. #2015-003859 (SLIDE D-133B)  
C.S. #18-101
- 5) PARTITION PLAT 2019-0017  
BY TENNESON ENGINEERING CORP.  
FOR SCOTT GAYER  
RECORDED DECEMBER 18, 2019  
DOC. #2019-004310 (SLIDE D-176B)  
C.S. #20-056

## NOTES

- 1) RIGHT-OF-WAY EASEMENT TO PACIFIC POWER AND  
LIGHT - BOOK 128, PAGE 773 - BLANKET EASEMENT OVER  
LOTS 8, 9, 10, 11 AND 13 OF BLOCK 14 THOMPSON'S ADDITION  
TO THE DALLES - NOT MAPPED

## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMPLETE A THREE PARCEL  
PARTITION OF TAX LOT 01N-13E-11AA 1500., BEING LOT 8, BLOCK 14,  
THOMPSON'S ADDITION IN THE NORTHEAST 1/4 OF THE NORTHEAST  
1/4 OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 13 EAST, W.M.

## SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER  
MY DIRECTION IN CORNFORMANCE WITH THE CURRENT REQUIREMENTS  
OF THE SURVEYING RECORDING ACT AT THE REQUEST OF C & E LLC.

THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS:

LOT 8, BLOCK 14, THOMPSON'S ADDITION, IN THE CITY OF THE DALLES,  
WASCO COUNTY, OREGON.

TOGETHER WITH THE SOUTH HALF OF VACATED EAST 16TH STREET  
ADJACENT TO THE NORTH LINE OF SAID LOT 8.

EXCEPTING THEREFROM A TRACT OF LAND LYING IN LOT 8, BLOCK 14,  
THOMPSON'S ADDITION, IN THE NORTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF  
THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHEAST CORNER OF SAID LOT 8;  
THENCE ON THE SOUTH LINE OF SAID LOT 8, SOUTH 89°59'18" WEST  
169.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8  
NORTH 00°01'15" WEST 28.47 FEET;

THENCE LEAVE SAID WEST LINE NORTH 86°05'14" EAST 169.52 FEET  
TO A POINT BEING 40.00 FEET DISTANT NORTHERLY FROM SAID SOUTH  
LINE WHEN MEASURED AT A RIGHT ANGLE;

THENCE PARALLEL WITH AND 40.00 FEET DISTANT FROM SAID SOUTH  
LINE, NORTH 89°59'18" EAST 0.85 FEET TO THE INTERSECTION WITH  
THE EAST LINE OF SAID LOT 8;

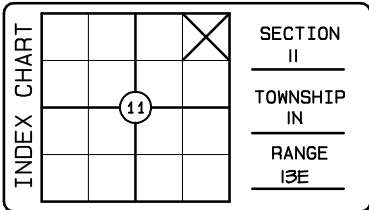
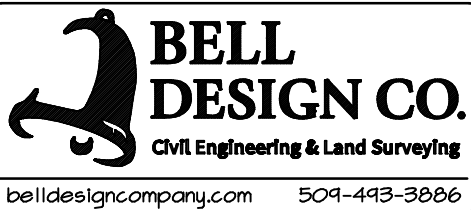
THENCE ON SAID EAST LINE SOUTH 00°01'08" EAST 40.00 FEET TO  
THE POINT OF BEGINNING.

## LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER;  
NOT SET OR FOUND.
- ( ) PLAT OR DEED CALL
- SET RED PLASTIC CAP (RPC)  
ON 5/8" REBAR
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- ⊙ SEWER MANHOLE
- Ⓜ WATER METER
- Ⓣ TELE PEDESTAL
- ⚡ POWER POLE
- ASPHALT
- ↖ AVERAGE SLOPE DIRECTION
- W — WATER LINE
- P U G — UNDERGROUND POWER
- G — GAS LINE
- S S — SEWER LINE

OWNERS:  
C & E LLC.  
PO BOX 1371  
The Dalles, OR  
97058

SURVEYOR:  
BELL DESIGN COMPANY  
900 W. Steuben Street  
Bingen. WA  
98605



DATE	DESCRIPTION	BY
10/21	DRAFT	JMR
10/21	CHECK	ARB

PARTITION PLAT  
FOR C & E LLC  
THE DALLES, OREGON

SHEET: 2 OF 2  
PROJECT: 21B219  
DATE: Nov 2021



**From:** Jay Wood <[jwood@mcf.org](mailto:jwood@mcf.org)>

**Sent:** Monday, October 16, 2023 1:49 PM

**To:** Charlie Foote <[charliefoote@windermere.com](mailto:charliefoote@windermere.com)>; GIBSON Wade OSFM <[Wade.Gibson@osfm.oregon.gov](mailto:Wade.Gibson@osfm.oregon.gov)>; Ed DeVlaeminck <[ed@devcomechanical.com](mailto:ed@devcomechanical.com)>

**Subject:** RE: E. 17th Project

Charlie and Ed,

I'm glad we were able to get the meeting in today.

When I showed Wade the sat photos last week, I was looking at the incorrect property. I agree that the new home there is considerably farther than 200'. Thanks for bringing that forward. It's not clear if there is any resolve to that aspect other than to attempt to close the loophole with the city's processes.

Wade and I talked, and this is what I will move forward with. I will also let the city planners know in a separate email.

Assumptions being: Single Family and/or duplex is the plan (not higher density multifamily which would require zone change since it is RL currently).

1. Move forward with the hydrant installation as designed. Space near the hydrants location would need to be 26 feet of drivable surface along the road/drive for 20 feet on each side of the hydrant
2. Move forward with the installation of NFPA 13D fire systems in the individual homes/duplexes.
3. Install turnouts approximately every 150 feet along the E. 17<sup>th</sup> right of way.
  - a. We can take a closer look at time of development as to placement and/or utilization of the existing driveways to the north (with some improvements to make a turnout possible).
  - b. This would be in-lieu of full road width improvement to 20/26' of drivable surface.
4. Include the already planned turn-around at the end of the 17<sup>th</sup> street right of way.
5. Include some form of turn-around along the access easement that will be on your three lots (no more than 150' from the end of the access easement. A simple hammer head or tee will do. At time of development, we can nail down the finite details of the turn-around along this easement.
6. The current E. 17<sup>th</sup> driveway/road would still need to be assessed to verify 85,000 pound imposed load capability (drivable surface) This would apply the turn-outs as well as the space near the hydrant.
7. These requirements will not automatically apply to tax lot 1N 13E 11 AA 1400 currently owned by Debra Tipton. Should that parcel be developed/partitioned/subdivided, would dictate if at that time future road improvements being made.
8. As for what the city may require above and beyond the above requirement, the Community Development would need to be consulted for the city requirements.

Please let me know if you have any questions or need clarification on any of these things. If not, I'll let the city know.

Thanks again,

Jay