



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 27, 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. **Andrew Williamson** – Minor Partition. Applicant is requesting approval to partition one ~1.8-acre parcel into two parcels. Preferably, one parcel will include a flag driveway. The property is located at 3400 W. 10th Street and further described as 2N 13E 29 CD tax lot 200. Property is zoned CLI – Commercial/Light Industrial District.
Planner: Cialita Keys
- B. **Ideal Homes, Gary Robinson** – Minor Partition and Adjustment. Applicant is requesting approval to divide one 22,122 SF parcel into Parcel 1 of 8,798 SF and Parcel 2 of 13,324 SF. Parcel 1 will not meet the minimum lot size; an adjustment is requested for reduced lot size. The property is located at 705 Chenoweth Loop Road and further described as 2N 13E 29 DA tax lot 600. Property is zoned CG – General Commercial District.
Planner: Cialita Keys

Next regularly scheduled Site Team meeting: Thursday, July 11, 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 023-24
Received: 05/23/2024
Filing Fee: \$100.00
Receipt #: XBP 200617718
Meeting Date: 06/27/2024

Site Team/Pre-Application Meeting

- | | | | |
|---------------------------------------|---|---|--|
| ☐ Adjustment | ☐ Mobile Home Park | ☐ Conditional Use Permit | ☐ Property Line Adjustment |
| ☐ 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: Andrew Williamson
Address: 3400 W. 10th St PO 1842
The Dalles, OR 97058
Phone #: 541-914-5085
Email: andrewilly@gmail.com

Legal Owner (if other than Applicant)

Name: _____
Address: _____
Phone #: _____
Email: _____

Property Information

Address: 3400 W. 10th St

Map and Tax Lot: ZN 13E 29 CD 200

Project Description (continue on next page if necessary)

Partition the lot to make two lots. Flag driveway (plan 1) preferred.
Plan 2 only if plan 1 is not feasible.

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

 5/22/24
Date

 5/22/24
Date

Department Use Only

City Limits: ☐ Yes ☐ No Zone: _____ Overlay: _____ Airport Zone: ☐ Yes ☐ No

Geohazard Zone: _____ Flood Designation: _____

Historic Structure: ☐ Yes ☐ No Current Use: _____

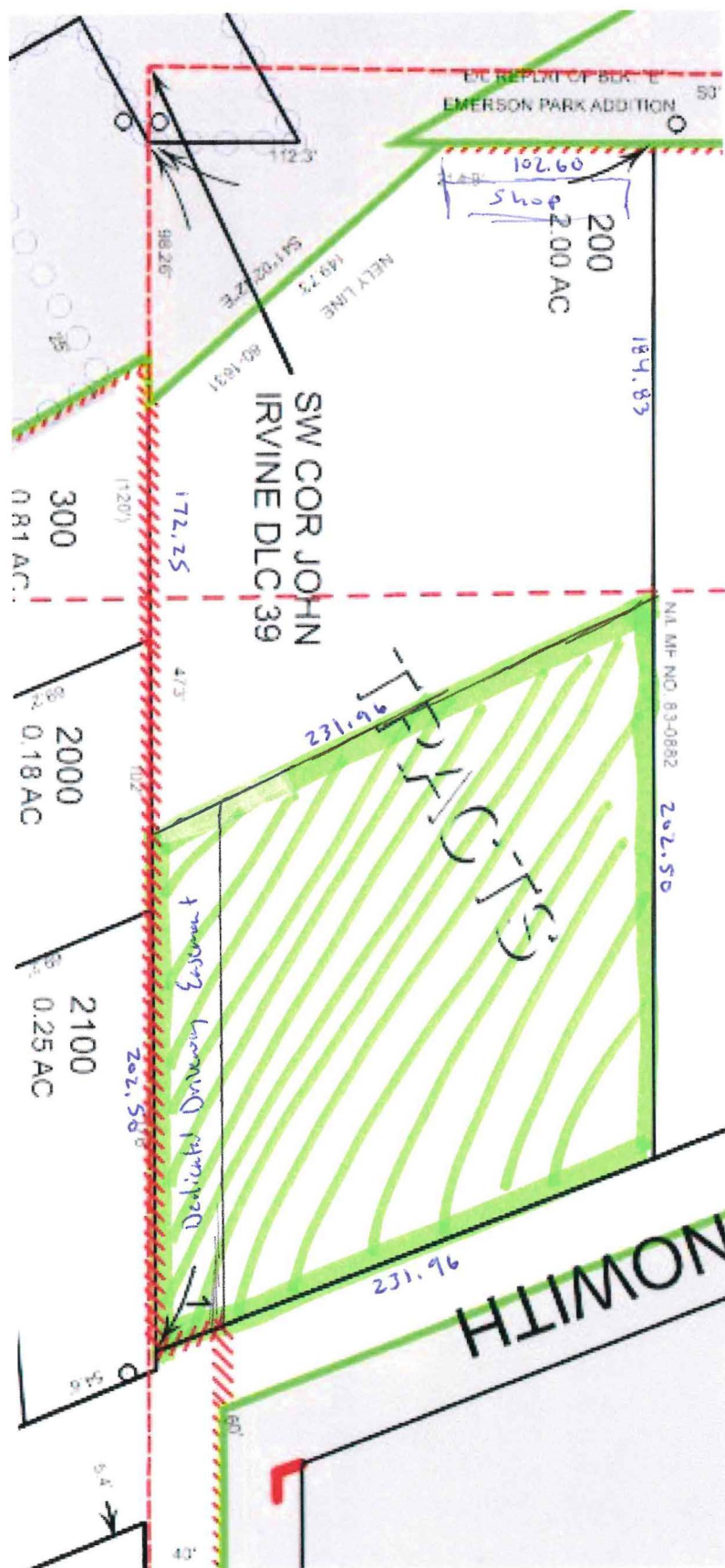
Previous Planning Actions:

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

201.96 +
202.50 =
40,896.90 s/f

New Lot -

PLAN 2


$$\begin{array}{r} 231.96 \times \\ 202.50 \end{array}$$

46,971.90 sq ft

- New lot w/ dedicated driveway easement -

+102.60



SCALF: $1^* = 2Y - (Y^* + Y)$

Existing Property	±817,164.12 SF (2.0 AC)
Parcel 'A'	+43644.00 SF (1.0 AC)
Parcel 'B'	±43,520 SF (1.0 AC)

Based on:

- 3.5 spaces per 1,000 SF of retail area = 26 minimum parking
- 5.0 spaces per 1,000 SF of Retail area = 37 maximum parking
- 33 parking spaces provided



REGISTERED ARCHITECT
Mark McKeechin
 132 W. Main Street
 Medford, Oregon 97504

PROPOSED DOLLAR GENERAL

H & H COMPANIES

PROPOSED DOLLAR GENERAL

PROJECT DESCRIPTION

H & H COMPANIES

PROPOSED DOLLAR GENERAL

PROJECT LOCATION

W 11TH ST - HUNTERLEY WAY W, THE DALLES, OR-97508

DRAWN BY: CSW

JOB NO: 4670

KEYWORDS

BY

DATE

DATE

PLOT DATE: 10/26/21

ISSUE DATE: 11/23/21

DRAWN BY: CSW

JOB NO: 4670

DATE

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JOB NO: 4670

KEYWORDS

BY

DATE

DATE

H & H COMPANIES
PROPOSED DOLLAR GENERAL

Reviewed by: <u> </u>		Date: <u> </u>
REVISIONS	BY	
PRINT DATE: 10/26/21 EXPIRE DATE: 11/26/21 DRAWN BY: CSWW NO.: 4570 SHEET		

A0.1

SYNOPSIS



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 026-24
Received: 6-18-24
Filing Fee: \$100.00
Receipt #: 520681
Meeting Date: 7-11-24

Site Team / Pre-Application Meeting

- | | | | |
|---|---|---|--|
| ☒ Adjustment | ☐ Mobile Home Park | ☐ Conditional Use Permit | ☐ Property Line Adjustment |
| ☐ 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: <u>Quasi-Judicial Adjustment & Minor Partition</u> | |

Applicant

Name: Gary Robinson, Ideal Homes
Address: 3800 West 6th Street
The Dalles, Oregon 97058
Phone #: 541-296-3800
Email: gary@idealhomesinc.net

Legal Owner (if other than Applicant)

Name: _____
Address: _____
Phone #: _____
Email: _____

Property Information

Address: 705 Chenoweth Loop W Rd., 97058

Map and Tax Lot: 02N-13E-29DA Lot 600

Project Description (continue on next page if necessary)

Ideal Homes (Applicant) is requesting a two-parcel partition (Minor Partition) in the General Commercial (CG) zone. The requested partition will create two parcels. Parcel 2 will adhere to lot dimensional standards. Parcel 1 will not meet the minimum lot size requirements in the CG zone. An adjustment to this standard is requested to accommodate a reduced lot size for Parcel 1. A consolidated application review is requested for the Minor Partition and Adjustment, as allowed under The Dalles Municipal Code 10.3.010.020(B).

The proposal will not alter access for Parcel 1, and it will formally establish an access easement for Parcel 2 that is reflective of the current informal access from W. 6th St.

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



6/17/24
Date



6/17/24
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:

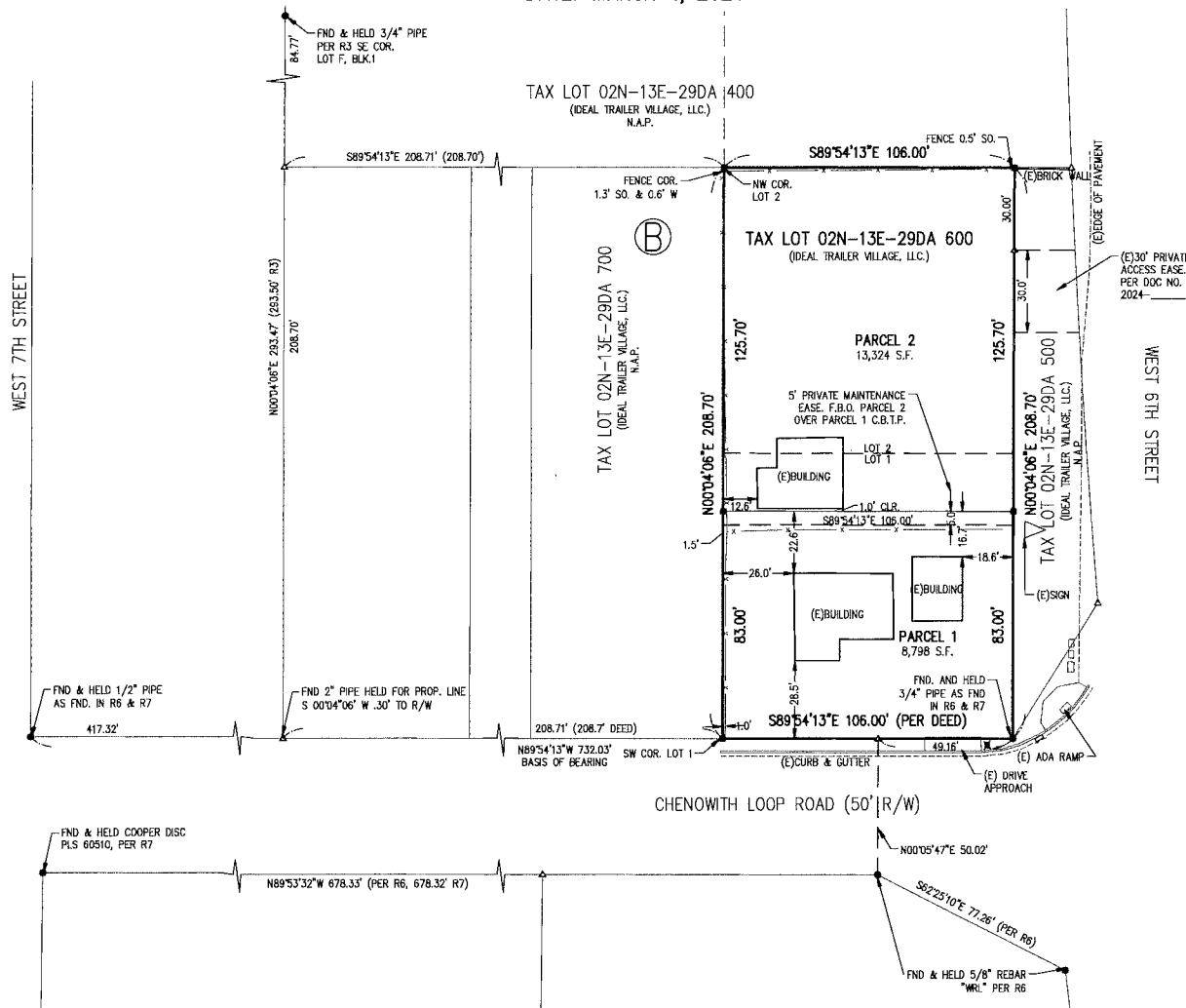
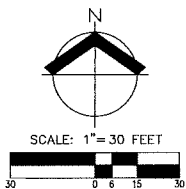
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

PRELIMINARY PARTITION PLAT

TAX LOT 02N-13E-29DA 600

LYING IN LOTS 1 AND 2, BLOCK B, CHENOWETH HOME TRACTS IN THE SE 1/4, SECTION 29,
TOWNSHIP 2 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO
COUNTY, OREGON

DATE: MARCH 4, 2024



PARCEL 1 8,798 S.F. = 0.20 AC.
PARCEL 2 13,324 S.F. = 0.31 AC.
TOTAL 22,122 Sq.Ft. = 0.51 ACRES
(TAX LOT 02N-13E-29DA 600)

WASCO COUNTY
SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NUMBER _____

PLAT NUMBER _____

SLIDE NUMBER _____

RECORDING INFORMATION

DECLARATION

IDEAL TRAILER VILLAGE, LLC, THE OWNER 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 ITS FREE CONSENT AND IN ACCORDANCE WITH ITS DESIRES AND BY THE PLAT CREATE THE PRIVATE EASEMENT SHOWN HEREON FOR THE STATED PURPOSE.

OWNER

IDEAL TRAILER VILLAGE, LLC
3800 WEST 6TH STREET
THE DALLES, OR 97058
CONTACT: GARY ROBINSON

GARY ROBINSON, MANAGING MEMBER DATE
ACKNOWLEDGEMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2024, BY GARY ROBINSON, MANAGING MEMBER.

NOTARY SIGNATURE _____

NOTARY PUBLIC PRINTED NAME _____

STATE OF _____

COUNTY OF _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF _____, 2024

WASCO COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF _____, 2024

THE DALLES CITY ENGINEER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF _____, 2024

THE DALLES PLANNING DIRECTOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF _____, 2024

WASCO COUNTY ASSESSOR

WASCO COUNTY TAX COLLECTOR

LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA PLS 50800"
- FOUND MONUMENTS, AS NOTED
- △ DENOTES CALCULATED POINT
- R SURVEY REFERENCE NUMBER
- A.C. ALUMINUM CAP
- N.E. NORTHEASTERLY
- MON. MONUMENT
- FND. FOUND
- COR. CORNER
- LC LAND CORNER
- (E) EXISTING
- C.S. COUNTY SURVEY NUMBER
- DOC. DOCUMENT
- () RECORD SURVEY OR DEED CALL
- CLR. CLEAR
- OHP. OVERHEAD POWER
- R/W. RIGHT OF WAY
- INT. INTERSECTION
- EX. EXISTING FENCE
- X- FENCE CORNER
- FC. CREATED BY THIS PLAT
- C.B.T.P. CALCULATED
- EASE. EASEMENT
- N.A.P. NOT A PART
- F.B.O. FOR THE BENEFIT OF
- EXISTING WATER METER

TENNESON ENGINEERING | AN AKS COMPANY
3775 CRATES WAY
THE DALLES, OR 97058
541.295.9177
WWW.AKS-ENG.COM



ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW COPY

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

RENEWS: 12/31/2025

SHEET 1 OF 2

HMH W.O. #16563

PRELIMINARY PARTITION PLAT

TAX LOT 02N-13E-29DA 600

LYING IN LOTS 1 AND 2, BLOCK B, CHENOWITH HOME TRACTS IN THE SE 1/4, SECTION 29,
TOWNSHIP 2 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO
COUNTY, OREGON

DATE: MARCH 4, 2024

WASCO COUNTY
SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

RECORDING INFORMATION

DOCUMENT NUMBER _____

PLAT NUMBER _____

SLIDE NUMBER _____

OWNER

IDEAL TRAILER VILLAGE, LLC
3800 WEST 6TH STREET
THE DALLES, OR 97058
CONTACT: GARY ROBINSON

NOTES

1. BEARINGS ARE OREGON COORDINATE SYSTEM NORTH ZONE GRID NAD 83 (2011) EPOCH 2010.0 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN FOUND MONUMENTS ON NORTH RIGHT-OF-WAY LINE OF CHENOWITH LOOP ROAD AS SHOWN ON THE SURVEY.
2. MONUMENTS SHOWN HEREON WERE SET ON _____, 2024.
3. THE PROPERTY DOES NOT LIE IN A CITY OF THE DALLES GEOLOGIC HAZARD ZONE.
4. CITY OF THE DALLES SANITARY SEWER SYSTEM.
5. CHENOWITH WATER PUD DOMESTIC WATER SYSTEM.
6. ZONE: "CG" (COMMERCIAL GENERAL)
7. THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY THE CITY OF THE DALLES AS MIP-429-23
8. THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, CREEKS, STREAMS, PONDS, RIPARIAN AREAS. THE SITE CONTAINS SEVERAL LARGE MATURE TREES.
9. OWNERSHIP, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD VERIFIED BY REFERENCE TO WASCO TITLE INC. REPORT COMPLETED UNDER ORDER NO. _____ DATED _____ 2024.
10. THE SUBJECT PROPERTY IS VESTED IN IDEAL TRAILER VILLAGE, LLC. BY BARGAIN AND SALE DEED RECORDED AT DOCUMENT #2015-004260.

REFERENCES

- 1) PLAT OF CHENOWITH HOME TRACTS
BY A.W. MOHR
RECORDED NOVEMBER 6, 1920
SLIDE A-035
- 2) OREGON STATE HIGHWAY DIVISION
CHENOWETH CREEK - THE DALLES SECTION
COLUMBIA RIVER HIGHWAY
APRIL 1951 (WITH REV. TO MAY 1984)
DWG. NO. 7B-6-18
- 3) SUBDIVISION OF LOTS 6, 7 & NORTH 88.5'
OF LOTS 8 & 9, BLOCK B, CHENOWITH
HOME TRACTS
BY VERNON B. TENNESON
RECORDED APRIL 15, 1952
SLIDE A-044
- 4) PLOT PLAN LOT 9, BLOCK B, CHENOWITH
HOME TRACTS
BY VERNON B. TENNESON & ASSOCIATES
WO.#2407
OCTOBER 12, 1959
C.S. # _____
- 5) OREGON DEPARTMENT OF TRANSPORTATION
SURVEY STA. 65+771-STA. 67+587, THE
COLUMBIA RIVER HIGHWAY
JULES R. WETZEL, PLS 1958
JULY 13, 1999
C.S. #11-76
- 6) PROPERTY LINE ADJUSTMENT
BY WRG DESIGN, INC.
APRIL 2004
C.S. #13-054
- 7) WEST 7TH STREET RIGHT-OF-WAY SURVEY
FOR THE CITY OF THE DALLES
BY COLUMBIA RIVER SURVEYING & MAPPING
FILED JULY 2, 2014
C.S. #18-053
- 8) SURVEY FOR AMADO VELADOR
BY TENNESON ENGR. CORP. WO.#16209
FILED FEBRUARY 24, 2022
C.S. #22-012

PARCEL 1 8,798 S.F. = 0.20 AC.
PARCEL 2 13,324 S.F. = 0.31 AC.
TOTAL 22,122 Sq.Ft. = 0.51 ACRES
(TAX LOT 02N-13E-29DA 600)

NARRATIVE

TO BE ADDED....

SURVEYOR'S CERTIFICATE

TO BE ADDED....

TENNESON ENGINEERING | AN AKS COMPANY
3775 CRATES WAY
THE DALLES, OR 97058
541.296.9177
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW COPY

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

RENEWS: 12/31/2025

SHEET 2 OF 2

HMH W.O. #16563



BEND, OR
2777 NW Lolo Drive
Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N
Suite 1
Keizer, OR 97303
(503) 400-6028

THE DALLES, OR
3775 Crates Way
The Dalles, OR 97058
(541) 296-9177

TUALATIN, OR
12965 SW Herman
Road, Ste 100
Tualatin, OR 97062
(503) 563-6151

KENNEWICK, WA
501 N Quay Street,
Suite C-102
Kennewick, WA 99336
(509) 905-0219

VANCOUVER, WA
9600 NE 126th Avenue
Ste 2520
Vancouver, WA 98682
(360) 882-0419

WHITE SALMON, WA
107 W Jewett, Ste 100
White Salmon, WA
98672
(509) 281-3227

Date: 6/18/2024
To: The Dalles Community Development Department
From: Jaime Crawford, Applicant Representative, AKS
Project Name: Ideal Homes – Minor Partition & Lot Size Adjustment
AKS Job No.: 10624 (TEC 16563)
Project Site: 705 Chenowith Loop W Rd., 97058

Subject: Site Team / Pre-Application Conference – Questions for City

1. Please formally confirm necessary applications: minor partition, adjustment to minimum lot size (10 to 20% adjustment).
2. Confirm Planning application fees:
 - a. Quasi-judicial adjustment: \$310
 - b. Minor partition: \$330
3. Access for Parcel 1 will remain unchanged (onto Chenowith Loop Rd.); access to parcel 2 is proposed across tax lot 500 to W. 6th St. This will reflect tax lot 500's existing access.
 - a. Confirm driveway location meet standards
 - b. Confirm that an access easement across tax lot 500 will be required to be obtained via condition of approval.
 - c. Confirm no access permitting is required
4. The definition of "development" includes: *creating or terminating a right of access*. Confirm the following chapters/articles do not apply:
 - a. Off-street parking (10.7)
 - b. Landscaping (6.010)
5. Confirm the following chapters / articles apply and that no other chapters are applicable.
 - a. 10.3 Application review procedures
 - i. 3.080 adjustments
 - ii. 3.010 procedures
 - b. 10.5 zone district regulations
 - i. 5.060 general commercial
 - c. 10.6 general regulations
 - i. 6.050 Access management
 - ii. 6.060 driveway and entrance standards
 - d. 10.9 land divisions
 - i. 9.020 LD standards
 - ii. 9.030 partitions/minor replats, LLA
6. Because of the established uses, and because development is not proposed at this time, please confirm that joint/cross access requirements of DMC 10.6.050.030(D) will be waived.
7. Adjustments require evidence that the proposal will conform to the "general character of the neighborhood or zone district". We define the neighborhood generally as the commercially zoned lands between W. 6th St., W. 7th St., Irvine St. W., and Chenowith Loop Rd. Confirm approach.

8. Confirm the following Comprehensive Plan Policies apply:
- a. Goal 1 – Policy 3: *The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.*
 - b. Goal 9 Implementation Measures – West 6th Gateway Area (Designated General Commercial on the Land Use Plan Map): *Provide for highway commercial developments in areas along the West Sixth corridor where this is the predominant land use; Improve the visual appearance by encouraging amenities such as street trees and street furniture when public and private development and redevelopment is undertaken; Construct or improve water, sewer and storm drain systems as needed; Ensure that future improvements and land use changes in the area provide adequate sound, light and visual buffers to adjacent residential areas; Reserve areas along East and West Second Street for commercial/industrial mixed zoning; and Reserve land in the northern portion of the Northwest Aluminum site for needed commercial development.*
 - c. Goal 12 Implementation Measures: *Implement access spacing standards and access management measures, consistent with the strategies in the adopted TSP, through the development process in order to maintain and/or improve traffic operations and safety along the arterial and collector roadways.*
9. Are there additional Comprehensive Plan Policies that should be addressed?