



## 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, August 22, 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. **Zach Gustin, Legacy Development Group, Inc.** – Subdivision. Applicant is requesting approval to construct an 82-lot subdivision for townhomes on a 6.89-acre property. In addition to the lots, the subdivision will develop approximately 700 feet of E. 11<sup>th</sup> Street and multiple alleys to provide access to the lots. The property is located at E. 12<sup>th</sup> and Richmond Streets and further described as 1N 13E 1 C tax lot 201. Property is zoned RH – High Density Residential.

**Planner:** Joshua Chandler

**Next regularly scheduled Site Team meeting: Thursday, September 12, 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 #: \_\_\_\_\_  
 Received: \_\_\_\_\_  
 Filing Fee: \_\_\_\_\_  
 Receipt #: \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_

*Filing fee due with submittal*

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

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

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

**Property Information**

Address: \_\_\_\_\_ Map and Tax Lot: \_\_\_\_\_

**Project Description / Concept Plan** (continue on next page if necessary)

# 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



08-13-2024

Date



08-13-2024

Date

## Department Use Only

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

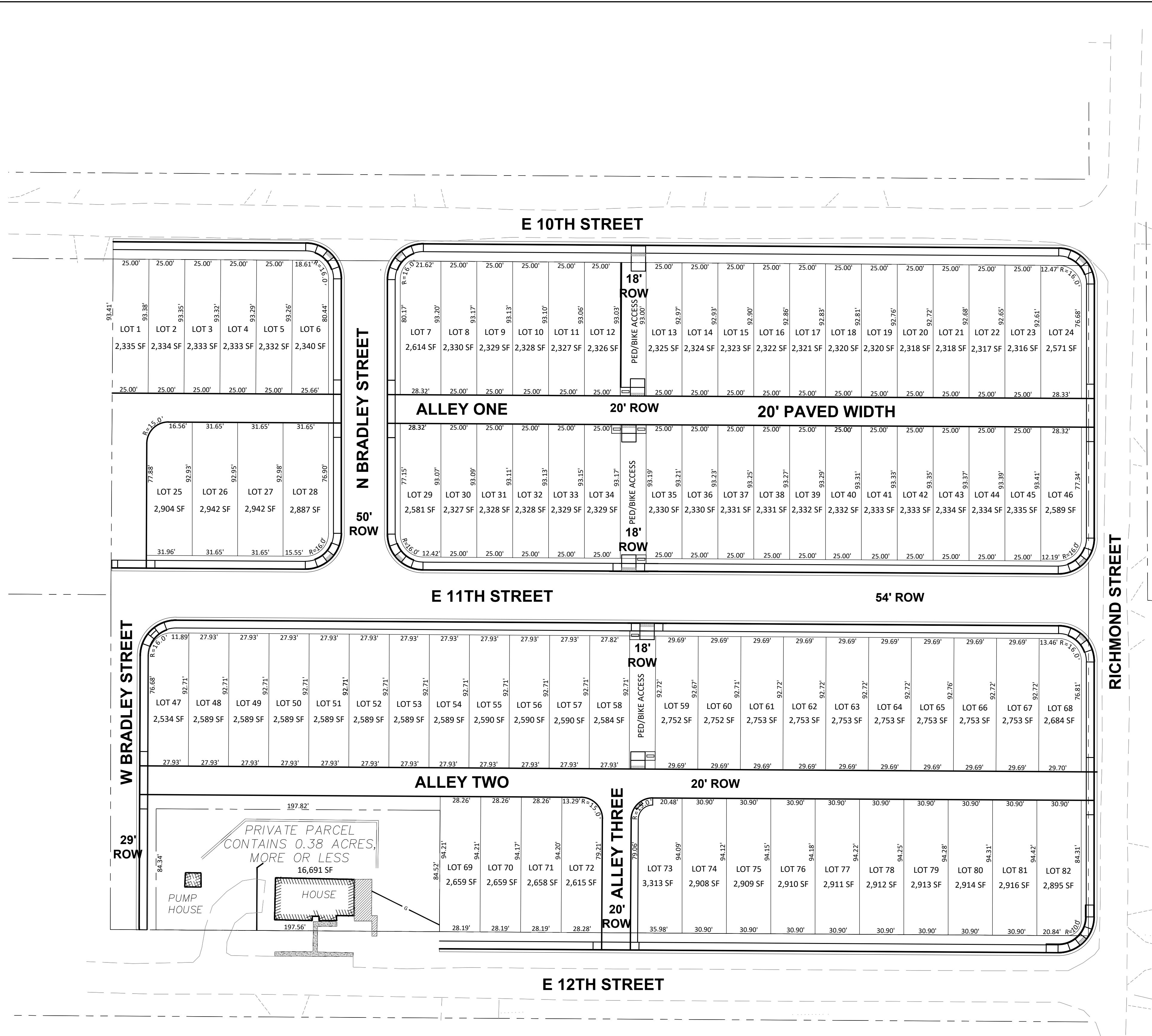
Geohazard Zone: \_\_\_\_\_ Flood Designation: \_\_\_\_\_

Historic Structure: Yes No Current Use: \_\_\_\_\_

Previous Planning Actions:

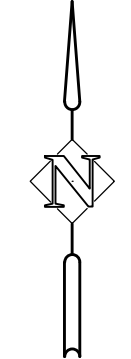
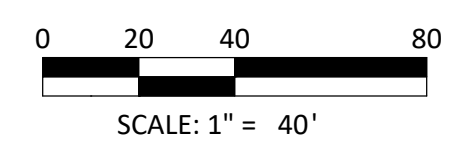
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

P:\01-Portland\CCL-Curtis Custom Homes\CCL-06 (The Grove Subdivision)\CCL-06-DWG\SHEET IS CCL-06 - 4 - PLAT.dwg



**NOTE:**  
LOTS 1 THROUGH 16 SHALL NOT HAVE  
VEHICULAR ACCESS TO 10TH STREET.

**PLAN VIEW**  
SCALE: 1" = 40'



**OWNER**

CURTIS CUSTOM HOMES  
CONTACT: CAMERON CURTIS  
403 HWY 35  
HOOD RIVER, OR 97031  
(541) 436-0736

**ENGINEER:**

HARPER HOUF PETERSON RIGHELLIS INC.  
CONTACT: BEN AUSTIN, P.E.  
205 SE SPOKANE STREET, SUITE 200  
PORTLAND, OREGON 97202  
(503) 221-1131

**SURVEYOR:**

TERRA SURVEY  
CONTACT: ERIC CARLSON  
1735 CASCADE  
HOOD RIVER, OR 97031  
(541) 386-45311

**POWER:**

WASCO COUNTY PUD  
CONTACT: NATHAN ERICKSEN  
2345 RIVER RD.  
THE DALLES, OR 97058  
(541) 296-2226

**TELEVISION:**

CHARTER  
CONTACT: DAN WALLACE  
409 UNION STREET  
THE DALLES, OR 97058  
(541) 296-1146

**GAS:**

NORTHWEST NATURAL GAS  
CONTACT: TONYA BRUMLEY  
1125 BARGEWAY ROAD  
THE DALLES, OR 97058  
(541) 296-2229 EXT. 8610

**TELEPHONE:**

LUMEN  
CONTACT: JOEY SHELTON  
902 WASCO STREET  
HOOD RIVER, OR 97031  
(541) 387-9856

**WATER/SEWER:**

CITY OF THE DALLES  
CONTACT: DALE McCABE  
1215 W 1ST STREET  
THE DALLES, OR 97058  
(541) 296-5401

**FIRE PROTECTION:**

MID-COLUMBIA FIRE & RESCUE  
CONTACT: JAY WOOD, FIRE MARSHALL  
1400 WEST 8TH ST.  
THE DALLES, OREGON 97058  
(541) 296-9445

PRELIMINARY PLATT  
**THE GROVE SUBDIVISION**  
THE DALLES, OREGON

**Harper Houf Peterson Righellis Inc.**  
ENGINEERS & PLANNERS  
LANDSCAPE ARCHITECTS & SURVEYORS  
1220 Main Street, Suite 150, Vancouver, WA 98660  
phone: 360.750.1131 www.hhpr.com fax: 360.750.1141

**PRELIMINARY**

DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	HHPR
DATE:	AUGUST 2024

10/08/2021	1	REVISED PER CITY COMMENTS
05/02/2022	2	REVISED PER CITY COMMENTS

DATE	NO.	DESCRIPTION
R	E	V
I	S	I
O	N	S

SHEET NO. **4**

JOB NO. CCL-06