



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, October 10, 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. **V & G, LLC, and Kristi Timmons** – Replat. Applicant is requesting approval to replat two parcels. The properties are located at 3661 and 3691 Klindt Drive and further described as 2N 13E 28 D tax lots 2700 and 2800. Property is zoned CR – Recreational Commercial District.
Planner: Frank Glover

- B. **Imma Royal** – Replat. Applicant is requesting approval to adjust the east line of tax lot 5800. The properties are located at 1204 G Street and 1006 E. 11th Street, and further described as 1N 13E 3 DC tax lots 5800 and 5600. Property is zoned RH – High Density Residential.
Planner: Frank Glover

Next regularly scheduled Site Team meeting: Thursday, October 24, 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 033-24
Received: 09/19/2024
Filing Fee: \$100
Receipt #: 520716
Meeting Date: 10/10/2024

Filing fee due with submittal

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: V & G, LLC., Kristi Timmons w/ Timmons Law
Address: 2880 Bear Ridge Road
Hood River, Oregon 97031
Phone #: 541-993-6057
Email: kristi@timmonslaw.com

Legal Owner (if other than Applicant)

Name: Port of The Dalles
Address: 3636 Klindt Drive
The Dalles, Oregon 97058
Phone #: _____
Email: _____

Property Information

Address: 3661 & 3691 Klindt Dr.

Map and Tax Lot: 02N-13E-28D, tax lots 2700 & 2800

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

Replat of Lots 8A and 9A, Partition Plat 2004-0003, in the SE 1/4 of Section 28, Township 2 North, Range 13 East, W. M., City of The Dalles, Wasco County, Oregon.

The requested replat is within the Recreational Commercial zone. The properties are developed (parking area and commercial/storage building) and partially developed (parking area). The parcels are currently served by City water and sanitary sewer services. No additional access or service accounts are proposed. Development is not proposed.


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

DocuSigned by:

C9B2458D051147A...
September 19, 2024
Date
Paula Lee-Valkov

DocuSigned by:

5CF3411DDAA144C...
September 19, 2024
Date
Andrea Klaas

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

A REPLAT OF REPLATTED LOTS 8A AND 9A OF THE PLAT OF "REPLAT OF LOTS 7, 8, 9, 10, 31 AND 32 OF CHENOWETH CREEK INDUSTRIAL SUBDIVISION" LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON

DATE: _____

OWNERS

TAX LOT 2800
V&G, LLC
2880 BEAR RIDGE RD
HOOD RIVER, OR 97031
CONTACT: KRISTI TIMMONS, TIMMONS LAW

TAX LOT 2700
PORT OF THE DALLES
3636 KLINDT DRIVE
THE DALLES, OR 97058
CONTACT: ANDREA KLAAS, EXECUTIVE DIRECTOR

WASCO COUNTY
SURVEYOR'S OFFICE

SURVEY NO. _____
FILED _____
BY _____

RECORDING INFORMATION

DOCUMENT NUMBER _____
PLAT NUMBER _____
SLIDE NUMBER _____

ACKNOWLEDGEMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2024, BY _____ AND _____

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

DECLARATION

WE, _____ (ON BEHALF OF V&G, LLC) AND ANDREA KLAAS, (EXECUTIVE DIRECTOR OF THE PORT OF THE DALLES) 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.

(V&G, LLC) DATE _____

ANDREA KLAAS, EXECUTIVE DIRECTOR OF THE PORT OF THE DALLES DATE _____

NOTES

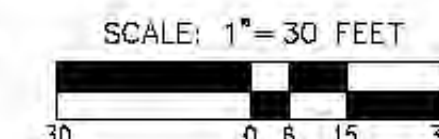
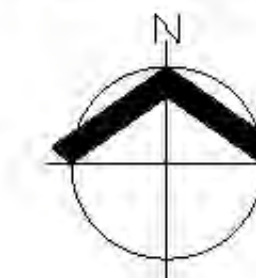
- THE BASIS OF BEARING IS PER CS 19-037, PERFORMED BY TENNESION ENGINEERING CORPORATION.
- NO MONUMENTS WERE SET IN THE COURSE OF THIS PARTITION.
- CITY OF THE DALLES POTABLE WATER AND SANITARY SEWER SYSTEMS SERVE THE PROPERTIES.
- ZONE: "CR" (RECREATIONAL COMMERCIAL).
- THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY THE CITY OF THE DALLES AS MIP-_____.
- THE SUBJECT PROPERTY IS VESTED IN V&G, LLC AND THE PORT OF THE DALLES.

SURVEYOR'S CERTIFICATE

TO BE INCLUDED ON FINAL PARTITION PLAT.

NARRATIVE

TO BE INCLUDED ON FINAL PARTITION PLAT.



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	90.00'	103°3'53"	16.59'	S24°21'37"W 16.57'
C2	90.00'	7°09'17"	11.24'	N26°03'55"E 11.23'
C3	90.00'	3°24'36"	5.36'	N20°46'59"E 5.36'

REVIEW COPY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

RENEWS: 12/31/2025

JOB NAME: V&G, LLC
JOB NUMBER: 11661
DRAWN BY: CDC
CHECKED BY: BBB
DRAWING NO.: 11661PARTITION

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



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



LEGEND

- FOUND 5/8" REBAR W/YPC INSCRIBED "HUFFMAN LS 2786"; PER PLAT OF "CHENOWETH INDUSTRIAL SUBDIVISION", FILED AS CS 11-107; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" REBAR W/YPC INSCRIBED "HUFFMAN LS 2786"; PER PLAT OF "REPLAT OF LOTS 7, 8, 9, 10, 31 AND 32 OF CHENOWETH CREEK INDUSTRIAL SUBDIVISION", FILED AS CS 13-026; HELD UNLESS NOTED OTHERWISE
 - △ FOUND 5/8" REBAR W/YPC INSCRIBED "HUFFMAN LS 2786"; PER PLAT OF "RIVERFRONT BUSINESS PARK", FILED AS CS 19-118; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" REBAR W/YPC INSCRIBED "HUFFMAN LS 2786"; PER CS 19-037; HELD UNLESS NOTED OTHERWISE
- W/YPC WITH A YELLOW PLASTIC CAP
CS COUNTY SURVEY NUMBER PER WASCO COUNTY SURVEY RECORDS

PARCEL 2
TAX LOT 2700
TAX MAP 02N-13E-28D
AREA: 1.06 ACRES±

"REPLAT OF LOTS 7, 8, 9, 10, 31 AND 32 OF CHENOWETH CREEK INDUSTRIAL SUBDIVISION"



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 034-24
 Received: 09/24/2024
 Filing Fee: _____
 Receipt #: _____
 Meeting Date: 10/10/2024

Filing fee due with submittal

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

Applicant

Name: Imma Royal
 Address: 1204 G Street
The Dalles, OR 97058
 Phone #: 541-716-1717
 Email: immaroyal@gmail.com

Legal Owner (if other than Applicant)

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

Property Information

Address: 1204 G Street, The Dalles

Map and Tax Lot: 5800 & 5600

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

The purpose of the Property Line Adjustment is to adjust the east line of tax lot 5800

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

Tanna Royal

9/20/24

Date

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?

PROPERTY LINE ADJUSTMENT

OF THE SOUTH 1/2 OF LOT 1 AND LOT 2
OF BLOCK 32 IN THE BIGELOW DLC
IN THE SW 1/4 OF THE SE 1/4 OF
T1N, R13E, SEC 3 W.M.
WASCO COUNTY, OREGON

Wasco County
Surveyor's Office
Survey No: _____
Filed Date: _____
By: _____

FOUND PK NAIL TO BE S2*26'42"W 0.26' FROM
A CONCRETE NAIL. REF 3 SURVEY CALLS OUT
SETTING A CONCRETE NAIL REF 2 SURVEY CALLS
OUT FINDING A CETERLINE NAIL. THE REF 3 NAIL IS
N79*08'12"W 0.33' FROM THIS SURVEYS
CALCULATED CENTERLINE INTERSECT AND THE
REF 2 NAIL IS S59*09'19"W 0.39' FROM SAID
CENTERLINE INTERSECT.

LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED CORNER NOT FOUND
- SET 5/8" REBAR WITH RED PLASTIC CAP
- X— FENCE
- RPC RED PLASTIC CAP
- () PLAT OR DEED CALL

LEGAL DESCRIPTION

TAXLOT 5800:
THE SOUTH 1/2 OF LOT 1 AND THE WEST 15' OF THE SOUTH 1/2 OF LOT 2.
IN ADDITION, THE SOUTH 46.91' OF LOT 2.

LESS THE EAST 9.6' OF LOT 2 IN THE BIGELOW DLC SEC 3, T1N, R13E, W.M.

TAXLOT 5600:
LOT 2 OF SAID BIGELOW DLC

LESS THE WEST 15' OF LOT 2,
AND THE SOUTH 46.91' OF LOT 2

IN ADDITION, THE WEST 15' OF LOT 3
AND THE EAST 9.6' OF LOT 2

REFERENCES

- 1) 2007 BELL SURVEY CS 15-056
- 2) 1995 KYEAST SURVEY CS 09-160
- 3) 1981 TENNESON SURVEY CS 1318
- 4) 1999 TENNESON SURVEY CS 11-098

TRAVERSE & ACCURACY STATEMENT

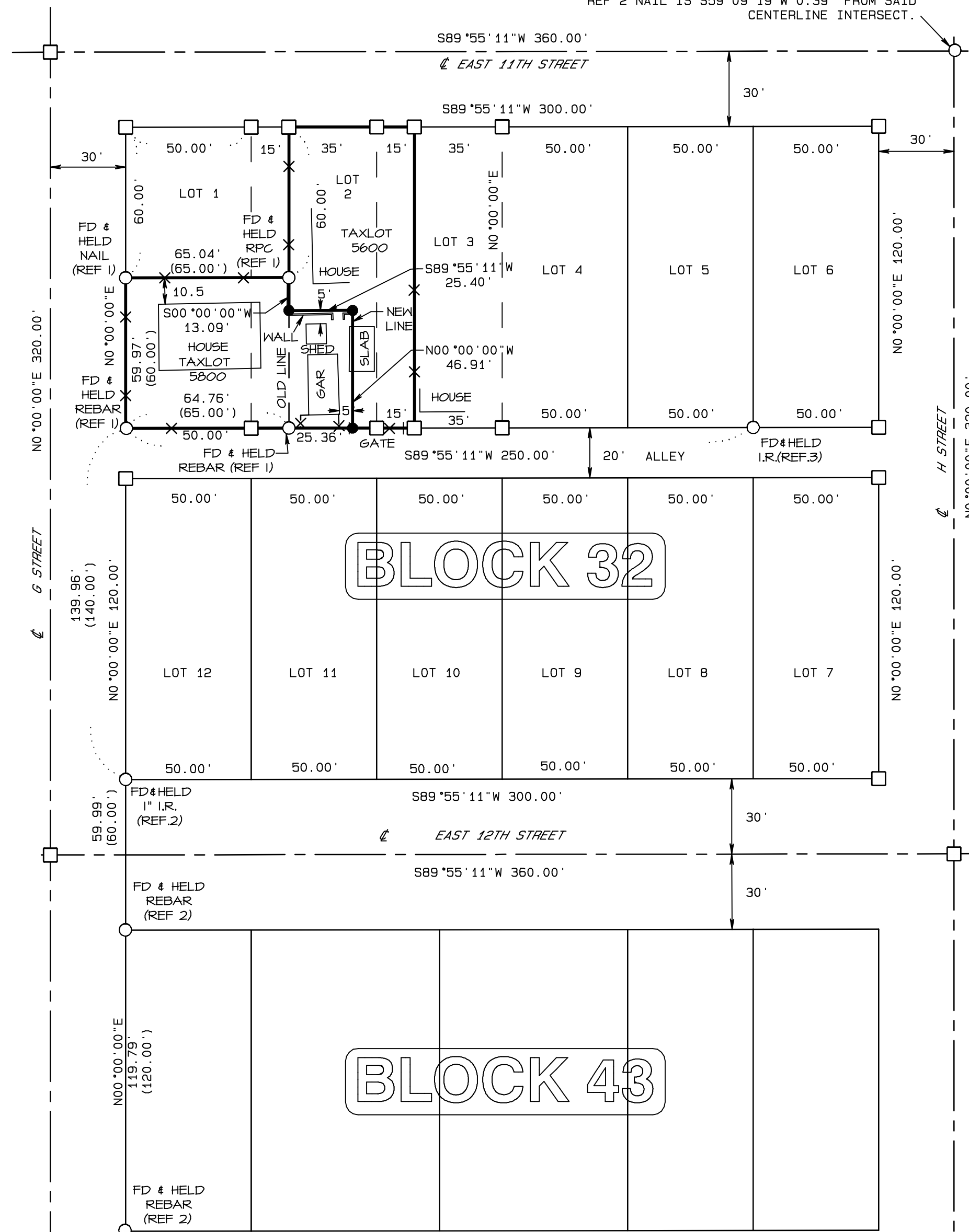
A FIVE-SECOND TOTAL STATION AND RELATED MEASURING
EQUIPMENT WAS USED, OF WHICH MEET STATE
STANDARDS (NAC 332-130-090-100) AT THE TIME OF THIS SURVEY.
ACCEPTABLE RAW ANGULAR AND DISTANCE CLOSURES
NOT EXCEEDING 1:5000 WERE BALANCED WHERE NECESSARY
TO EFFECT MATHEMATICAL CLOSURE.

AREA TABLE

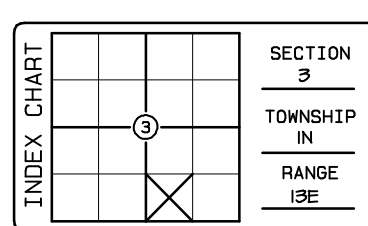
TAXLOT	OLD	NEW
TAXLOT 5800	3899.49 SQFT	5091.74 SQFT
TAXLOT 5600	5999.99 SQFT	4808.25 SQFT

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE EAST LINE OF TAXLOT 5800
MONUMENTS WERE HELD AS SHOWN. THE TWO NAIL MONUMENTS FOUND AT
THE INTERSECT OF EAST 11TH AND "H" STREET WERE GIVEN LESS CONTROL CREDIBILITY
FOR POSITIONING SHOWN TRACT IN LOT 1 THAN THE OTHER HELD MONUMENTS
SHOWN ON THIS DRAWING. PROPOSED ADJUSTED LINE MADE TO BE AT LEAST
5' OFFSET FROM EXISTING SHED AND GARAGE.



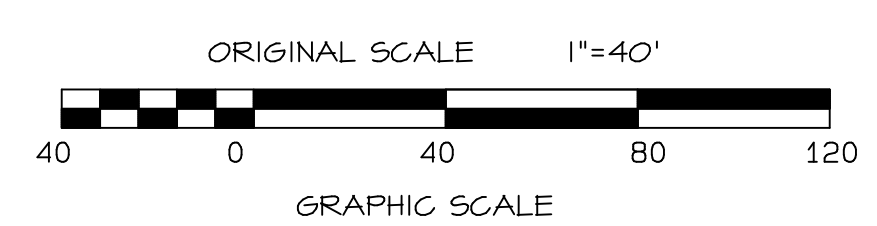
REGISTERED
PROFESSIONAL
LAND SURVEYOR
FOR REVIEW
OREGON
JULY 08, 2008
AUSTIN R. BELL
77685LS
EXPIRES: 12/31/2025



DATE	DESCRIPTION	BY
9/24	DRAFT	JED
9/24	REVIEWED	ARB

PROPERTY LINE ADJUSTMENT
FOR SCOTT KLEIN AND IMMA ROYAL
WASCO COUNTY, OR

SHEET: 1 OF 1
PROJECT: 24B238
DATE: Sep 2024



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.