



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 24, 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. **Lucius Cauthorn** – Site Plan Review. Applicant is requesting guidance for three possible development options:

- Two tiny homes separated by garden space
- A two-story duplex with one unit on each level
- A single-story duplex with 624 sq. ft. of living space in each unit

The property is located at 509 Federal Street and further described as 1N 13E 3 BD tax lot 12000. Property is zoned CBC – Central Business Commercial District with a CBC-3 Overlay.

Planner: Cialita Keys

Next regularly scheduled Site Team meeting: Thursday, November 14, 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 035-24
Received: 10/11/2024
Filing Fee: \$100.00
Receipt #: 212194090
Meeting Date: 10/24/2024

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 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: Lucius Cauthorn & Alisha Nightingale, Agent
Address: _____
Phone #: 458-209-6606 , 253-985-5400
Email: luciusmc@gmail.com , Alisha.grg@windermere.com

Legal Owner (if other than Applicant)

Name: Eric Haglund
Address: 509 Federal St, The Dalles, OR
Phone #: _____
Email: postcanyonfarms@gmail.com

Property Information

Address: 509 Federal St, The Dalles, OR Map and Tax Lot: 1N 13E 3 BD 12000

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

See concept plan attached.

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

Signed by: *Lucius Caulton*
10/7/2024 | 4:03 PM PDT
Date

Signed by: *Erwin Haglund*
10/8/2024 | 10:42 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?

509 Federal Street - Project Proposal

Lucius Cauthorn

We are exploring a couple of different possibilities for the property.

1. Two tiny homes with a garden space between them
2. A small 2 story duplex, one unit on the top and one unit on the bottom.
3. A small single story duplex with 624 sq ft of living space on each level.

Below is a drawing. The white lines on the property were already painted. They measure 36 feet wide by 24 feet deep. The proposal would move this to 24 wide by 26 feet deep, allowing more room for parking and a garden or covered patio.





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Proposed build (duplex)

This is for a 2 story home. In the floor plans submitted it states that the bottom will be a garage. In our desired project we would actually build the mirror image of the top floor on the bottom floor. This would be a two unit, 1 bedroom and 1 bathroom per unit duplex with equal 624 sq ft of living space.

Additionally, a stairwell would need to be constructed on the outside of the building for accessing the 2nd floor unit



SQ FT

757



BEDS

1



BATH

1



1/2 BATHS

1



CAR

1



STORIES

2



WIDTH

24'



DEPTH

26'

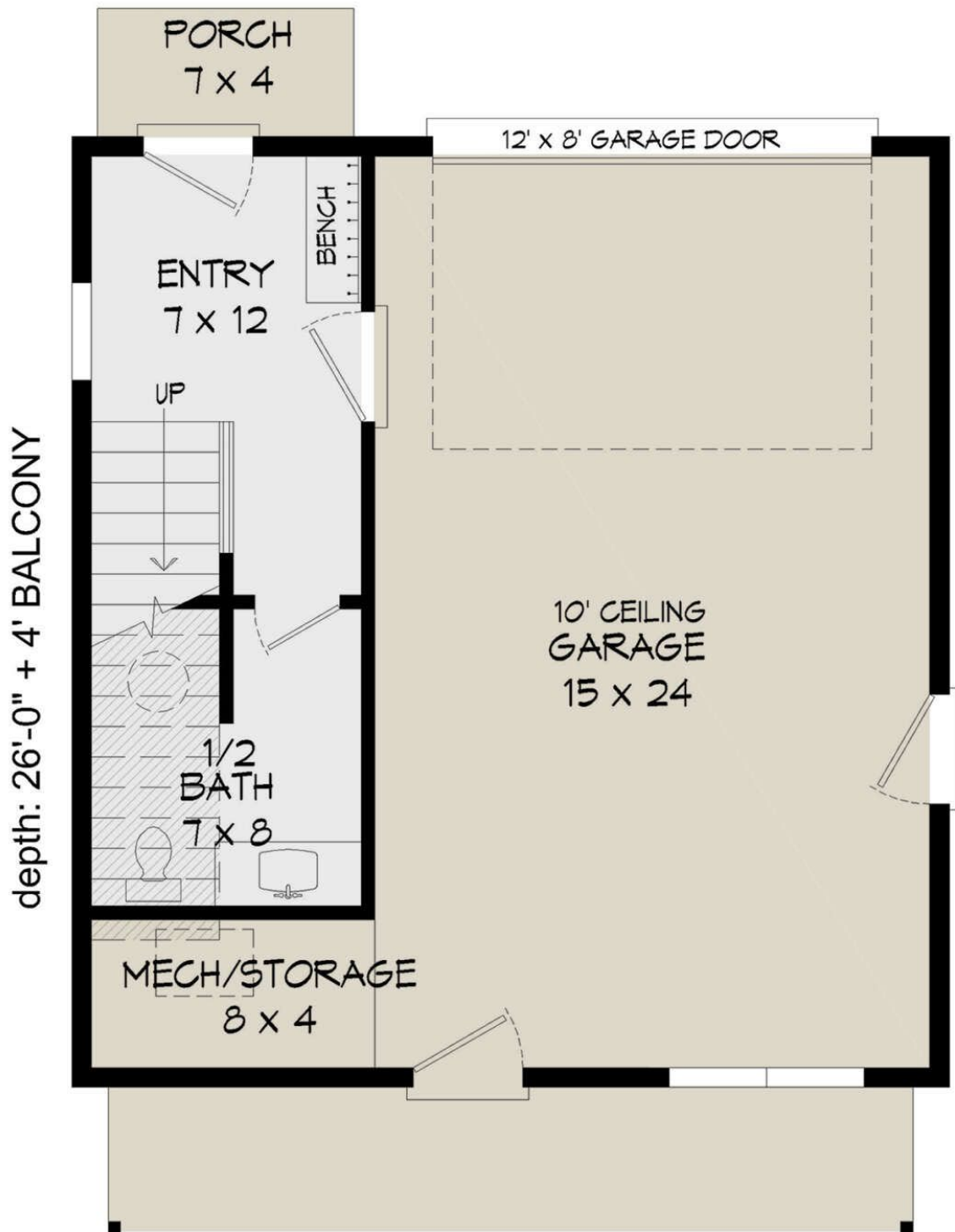




LEFT ELEVATION



RIGHT ELEVATION



depth: 26'-0" + 4' BALCONY

width: 24'-0"

MAIN LEVEL FLOOR PLAN

*This would actually be a mirror of the top floor. This would not be a garage but rather a 1 bed 1 bath unit with its own entry and exit.



SECOND LEVEL FLOOR PLAN

Questions:

1. For tiny home builds: is it allowed to put the tiny home on skids on a gravel and pier foundation? Typically a shed foundation but is sufficient for tiny homes.
2. Are there any geohazards that are known before building?
3. Does the city require any testing or studies to be done before building?
4. Are there concerns regarding the hillside towards the back of the property?
5. Can the current driveway be considered ample for the parking space requirement?
6. What has the land been used for before?
7. The buyer intends to do some of the work themselves; will the city allow the duplex to be completed one side at a time with a 3 year completion target?
8. Is it allowed to orientate the house east to west instead of west to south?