



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, January 9, 2025, 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. **Joe Stewart** – Minor Partition. Applicant is requesting approval to re-partition Parcel 1 of Partition Plat No. 2024-16, (a parcel of 12,506 sq. ft.) into three new parcels ranging in size between approximately 4,100 sq. ft. and 4,300 sq. ft. The property is located in the 2800 block of W. 8th Street and further described as 2N 13E 32 A tax lot 14502. Property is zoned RM – Medium Density Residential District.
Planner: Cialita Keys
- B. **Joe Stewart** – Minor Partition. Applicant is requesting approval to re-partition Parcel 2 of Partition Plat No. 2024-16, (a parcel of 12,506 sq. ft.) into three new parcels ranging in size between approximately 4,100 sq. ft. and 4,300 sq. ft. The property is located in the 2800 block of W. 8th Street and further described as 2N 13E 32 A tax lot 14501. Property is zoned RM – Medium Density Residential District.
Planner: Cialita Keys
- C. **Mary Fierros Bower, LRS Architects – Site Plan Review.** Request by NW Natural to develop a Resource Center with an Emergency Fleet Service Yard. The properties are located at 4290 and 4310 River Trail Way, and further described as 2N 13E 21 C tax lots 400 and 500. Property is zoned I – Industrial District.
Planner: Sandy Freund

Next regularly scheduled meeting: Thursday, January 23, 2025.



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 040-24
 Received: 100.00
 Filing Fee: _____
 Receipt #: 875636
 Meeting Date: _____

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 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: JOSEPH F. STEWART
 Address: 2400 FAIRVIEW ST
THE DALLES, OR 97058
 Phone #: _____
 Email: joefstewart@yahoo.com

Legal Owner (if other than Applicant)

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

Property Information

Address: 2813 W 8TH ST, THE DALLES, OR 97058

Map and Tax Lot: MAP 02N13E32A, TAX LOT ~~14502~~ 14501

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

THE PURPOSE OF THIS PARTITION IS TO RE-PARTITION PARCEL 1 OF PARTITION PLAT NO. 2024-16 (A PARCEL OF 12,506 SQUARE FEET) INTO 3 NEW PARCELS WHOSE SIZE RANGE BETWEEN APPROXIMATELY 4,100 SQUARE FEET AND 4,300 SQUARE FEET.

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

Jan Stewart 12/26/2024
Date

Jan Stewart 12/26/2024
Date

Department Use Only

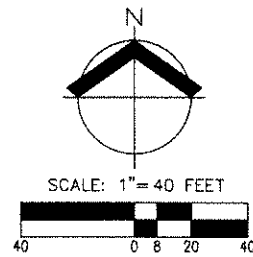
City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No

Geohazard Zone: _____ Flood Designation: _____

Historic Structure: Yes No Current Use: _____

Previous Planning Actions:

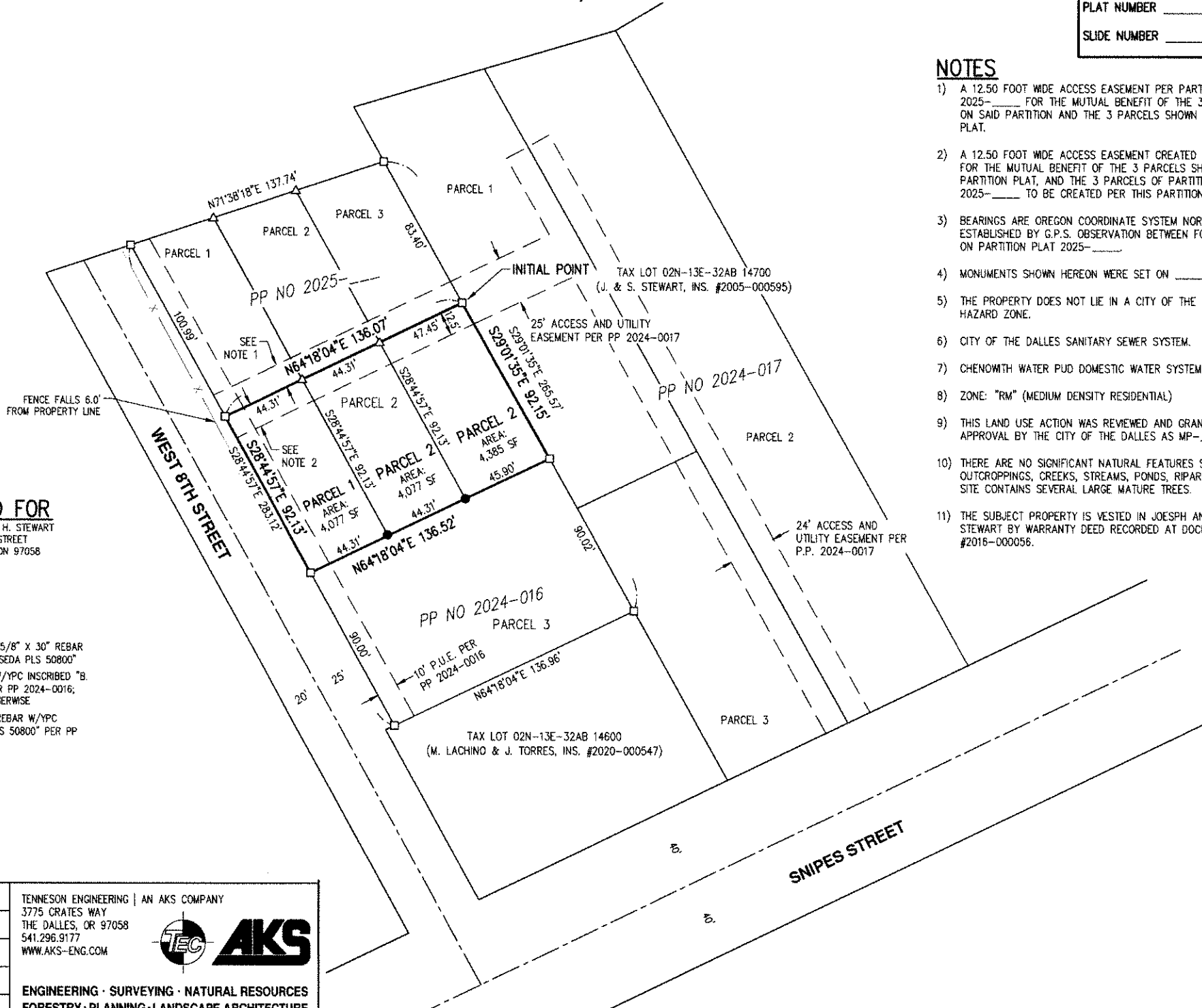
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?



PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 2 OF PP NO. 2024-0016, TAX LOT 02N-13E-32AB
14500 (ACCOUNT NO. _____) IN TRACT 26, SNIPES ACRES
IN THE NORTHEAST 1/4 OF SECTION 20,
TOWNSHIP 2 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,
CITY OF THE DALLES, WASCO COUNTY, OREGON
DECEMBER 26, 2024

WASCO COUNTY SURVEYOR'S OFFICE SURVEY NO. _____ FILED _____ BY _____	RECORDING INFORMATION DOCUMENT NUMBER _____ PLAT NUMBER _____ SLIDE NUMBER _____
--	--



Parcel 1



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 041-24
Received: _____
Filing Fee: 100.00
Receipt #: 875637
Meeting Date: _____

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: JOSEPH F. STEWART
Address: 2400 FAIRVIEW ST
THE DALLES, OR 97058
Phone #: _____
Email: joefstewart@yahoo.com

Legal Owner (if other than Applicant)

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

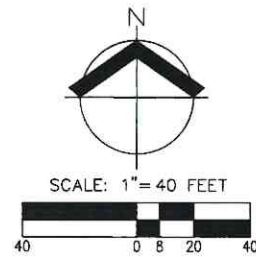
Property Information

Address: 2813 W 8TH ST, THE DALLES, OR 97058

Map and Tax Lot: MAP 02N13E32A, TAX LOT 14502

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

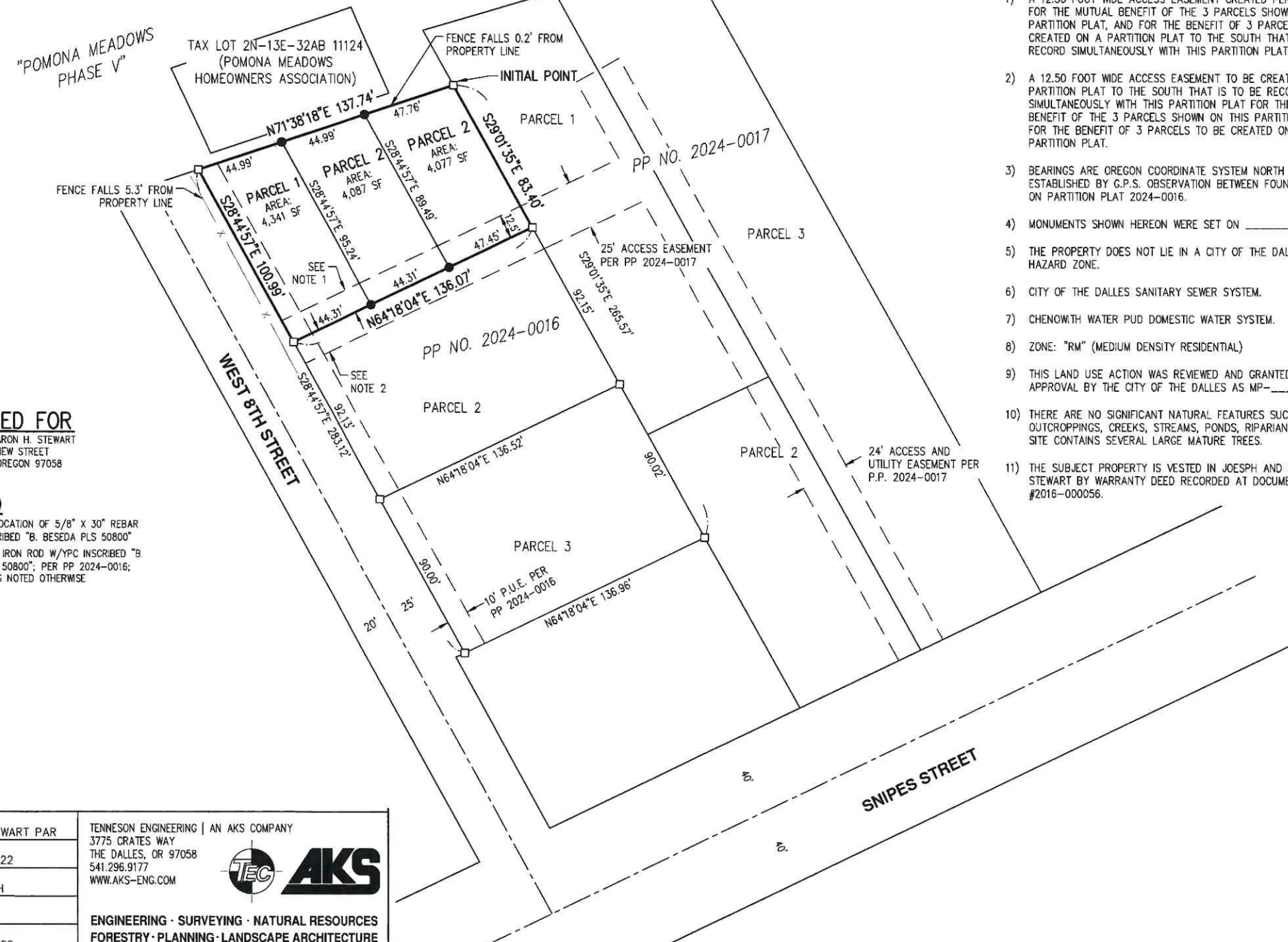
THE PURPOSE OF THIS PARTITION IS TO RE-PARTITION PARCEL 1 OF PARTITION PLAT NO. 2024-16 (A PARCEL OF 12,506 SQUARE FEET) INTO 3 NEW PARCELS WHOSE SIZE RANGE BETWEEN APPROXIMATELY 4,100 SQUARE FEET AND 4,300 SQUARE FEET.



PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 1 OF PP NO. 2024-0016, TAX LOT 02N-13E-32AB
 14500 (ACCOUNT NO. _____) IN TRACT 26, SNIPES ACRES
 IN THE NORTHEAST 1/4 OF SECTION 20,
 TOWNSHIP 2 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,
 CITY OF THE DALLES, WASCO COUNTY, OREGON
 DECEMBER 26, 2024

WASCO COUNTY SURVEYOR'S OFFICE SURVEY NO. _____ FILED _____ BY _____		RECORDING INFORMATION
DOCUMENT NUMBER _____ PLAT NUMBER _____ SLIDE NUMBER _____		DECLARATION WE, JOSEPH AND SHARON STEWART, 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. JOSEPH F. STEWART _____ DATE _____ SHARON H. STEWART _____ DATE _____



NOTES

- 1) A 12.50 FOOT WIDE ACCESS EASEMENT CREATED PER THIS PARTITION FOR THE MUTUAL BENEFIT OF THE 3 PARCELS SHOWN ON THIS PARTITION PLAT, AND FOR THE BENEFIT OF 3 PARCELS TO BE CREATED ON A PARTITION PLAT TO THE SOUTH THAT IS TO BE RECORD SIMULTANEOUSLY WITH THIS PARTITION PLAT.
- 2) A 12.50 FOOT WIDE ACCESS EASEMENT TO BE CREATED PER A PARTITION PLAT TO THE SOUTH THAT IS TO BE RECORDED SIMULTANEOUSLY WITH THIS PARTITION PLAT FOR THE MUTUAL BENEFIT OF THE 3 PARCELS SHOWN ON THIS PARTITION PLAT, AND FOR THE BENEFIT OF 3 PARCELS TO BE CREATED ON SAID FUTURE PARTITION PLAT.
- 3) BEARINGS ARE OREGON COORDINATE SYSTEM NORTH ZONE GRID ESTABLISHED BY G.P.S. OBSERVATION BETWEEN FOUND MONUMENTS ON PARTITION PLAT 2024-0016.
- 4) MONUMENTS SHOWN HEREON WERE SET ON _____, 2025.
- 5) THE PROPERTY DOES NOT LIE IN A CITY OF THE DALLES GEOLOGIC HAZARD ZONE.
- 6) CITY OF THE DALLES SANITARY SEWER SYSTEM.
- 7) CHENOWETH WATER PUD DOMESTIC WATER SYSTEM.
- 8) ZONE: "RM" (MEDIUM DENSITY RESIDENTIAL)
- 9) THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY THE CITY OF THE DALLES AS MP-____-
- 10) THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, CREEKS, STREAMS, PONDS, RIPARIAN AREAS. THE SITE CONTAINS SEVERAL LARGE MATURE TREES.
- 11) THE SUBJECT PROPERTY IS VESTED IN JOESPH AND SHARON H. STEWART BY WARRANTY DEED RECORDED AT DOCUMENT #2016-000056.

PREPARED FOR
 JOSEPH F. & SHARON H. STEWART
 2400 FAIRVIEW STREET
 THE DALLES, OREGON 97058

- LEGEND**
- PROPOSED LOCATION OF 5/8" X 30" REBAR W/YPC INSCRIBED "B. BESEDA PLS 50800"
 - FOUND 5/8" IRON ROD W/YPC INSCRIBED "B. BESEDA PLS 50800"; PER PP 2024-0016; HELD UNLESS NOTED OTHERWISE

JOB NAME: STEWART PAR	TENNESON ENGINEERING AN AKS COMPANY 3775 CRATES WAY THE DALLES, OR 97058 541.296.9177 WWW.AKS-ENG.COM
JOB NUMBER: 10522	
DRAWN BY: HMH	
CHECKED BY: CC	
DRAWING NO.: 10522	
ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE	

ACKNOWLEDGEMENT
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2025, JOSEPH AND SHARON STEWART

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 _____, 2025

WASCO COUNTY SURVEYOR _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2025

THE DALLES CITY ENGINEER _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2025

THE DALLES PLANNING DIRECTOR _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2025

WASCO COUNTY ASSESSOR _____

WASCO COUNTY TAX COLLECTOR _____

REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

RENEWS: 12/31/2025



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 39-24
 Received: 12/20/2024
 Filing Fee: \$100.00
 Receipt #: 218896574
 Meeting Date: 01/09/2025

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

Applicant

Name: Mary Fierros Bower, LRS Architects
 Address: 720 NW Davis St. Suite 300
 Phone #: 503.265.1572
 Email: mfierrosbower@lrsarchitects.com

Legal Owner (if other than Applicant)

Name: Wayne Pipes, NW Natural
 Address: 250 SW Taylor Street, Portland, OR 97204
 Phone #: 503.226.4211 Ext 2496
 Email: wayne.pipes@nwnatural.com

Property Information

Address: 4290 & 4310 River Trl Wy, The Dalles, OR 97058

Map and Tax Lot: 2N 13E 21 C 400 / 2N 13E 21 C500

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

LRS Architects is assisting NW Natural with initial research in determining zoning code requirements for their future Resource Center and Emergency Fleet Service Yard. The properties carry an (I) Industrial zoning designation.

NW Natural is a natural gas utility that provides construction and emergency services to the community. The Resource Center is not open to customers or the public, it is a communications and dispatch center for emergency gas line repair response crews, infrastructure maintenance, as well as fleet vehicle and materials storage needed for that purpose.

The buildings would be Type V construction, consisting of a 1-story office building, including a vehicle storage & warehouse with drive through shop bays, a truck washing equipment (Landa) room with attached covered truck washing pad and associated staff & fleet vehicle parking.

The remainder of the property would include various site structures: a trash enclosure, emergency generator, telemetry lattice type tower, enclosed vehicle storage garage for temperature sensitive vehicles, covered pipe storage (open 3-sided metal shed), covered spoil bins and decant (open 3-sided metal shed), covered fueling tank island to serve as the critical operational infrastructure of the NWN Service Fleet (see 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

Mary Fierros Bower

Digitally signed by Mary Fierros Bower
DN: cn=US, email=fierrosbower@isarcollects.com,
o="LRS Architects, Inc.", cn=Mary Fierros
Bower
Date: 2024.12.18 15:41:17-0800

12/20/24

Date



12/20/24

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?

NWN The Dalles Resource Center - 4290 & 4310 RIVER TRL WY

PORT SITE 4 & 5,
THE DALLES,
OREGON

LOT 4 : USABLE 48,809 SF (1.12 AC +/-)
ACTUAL 1.63 AC

LOT 5: USABLE 42,727 SF (.98 AC +/-)
ACTUAL 2.01

*BASED ON GOOGLE EARTH, ZONING
MAP, AND SITE SURVEY

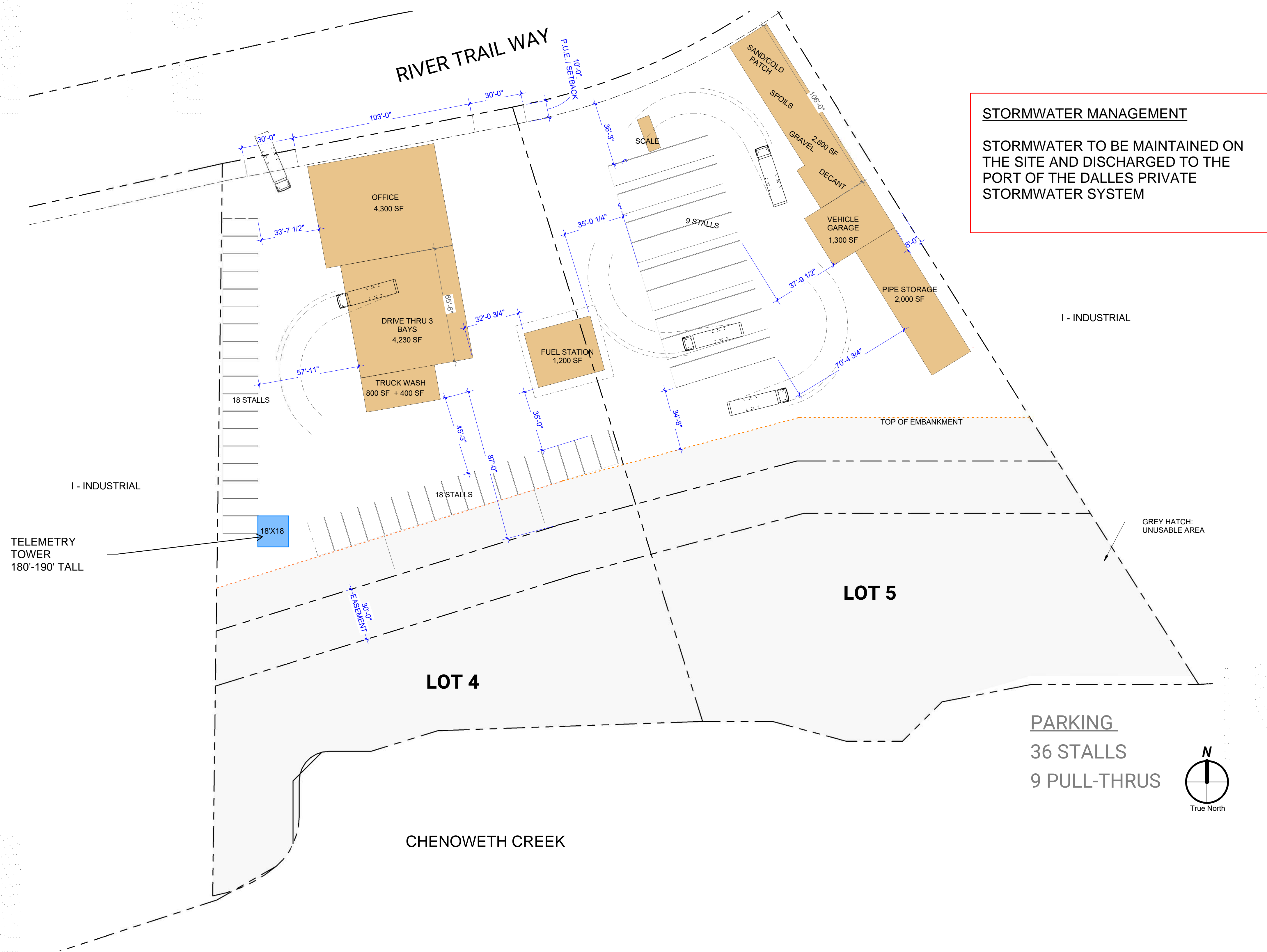
I: INDUSTRIAL

FRONT YARD: 10 FT

P.U.E.: 10 FT

REAR SETBACK: 30 FT FROM THE COLUMBIA RIVER
TO ACCOMODATE THE RIVERFRONT TRAIL AND
ASSOCIATED AMENITIES

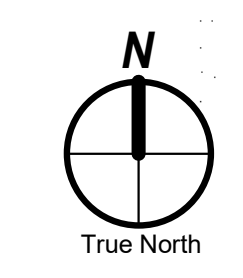
BUILDING HEIGHT: 55 FT. MAX.



STORMWATER MANAGEMENT
STORMWATER TO BE MAINTAINED ON
THE SITE AND DISCHARGED TO THE
PORT OF THE DALLES PRIVATE
STORMWATER SYSTEM

1. SITE PLAN

A4 SCALE: 1/32" = 1'-0"
0 8' 16' 24'



NWN The Dalles Resource Center - Test Fit



4290 River Trl Way AND ADJACENT PROPERTY WITH UTILITY INFRASTRUCTURE



EXISTING TELEMETRY TOWER ACROSS THE STREET



4290 & 4310 River Trl Way