



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, September 12, 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. **City of The Dalles** – Site Plan Review. Applicant is requesting approval to site and construct a structure for maintenance, library and book barn storage. The property is located at 722 Court Street and further described as 1N 13E 3 CB tax lot 800. Property is zoned RH – High Density Residential.
Planner: Joshua Chandler
- B. **Todd Carpenter** – Subdivision. Applicant is requesting approval to site and construct a six-unit apartment building. Each unit is three-stories with 1,261 sq. ft. of living space. Also proposed is a half-street improvement of E. 9th Street along the frontage, and sidewalk construction along E. 10th Street. An infiltration swale is proposed to manage storm water. The property is located at 2123 E. 10th Street and further described as 1N 13E 2 CA tax lot 1800. Property is zoned RH – High Density Residential.
Planner: Joshua Chandler
- C. **Jeanette and Douglas Walton** – Replat. Applicant is requesting approval to replat three tax lots to correct a building encroachment. An outbuilding on Parcel 1 (tax lot 1500) currently encroaches onto both Parcels 2 (tax lot 1600) and Parcel 3 (tax lot 1700). The request is to move the property line between Parcel 1 and Parcels 2 and 3 six feet to the east. The replatted line will follow the longstanding use line between the properties. The properties are located at 3032, 2028, and 3100 Old Dufur Road and further described as 1N 13E 1 CA tax lots 1500, 1600 and 1700. Property is zoned RH – High Density Residential.
Planner: Cialita Keys

D. **Gema Hernandez & Edgar Solis** – Site Plan Review. Applicant is requesting assistance on development requirements for approval to site and construct a duplex on the upper portion of a lot with two natural tiers. The property is located at 2208 E. 16th Street and further described as 1N 13E 11 AB tax lot 1700. Property is zoned RH – High Density Residential.

Planner: Cia Keys

Next regularly scheduled Site Team meeting: Thursday, September 26, 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 032-24
Received: 9/4/2024
Filing Fee: N/A
Receipt #: —
Meeting Date: 9/12/24

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 checked="" 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: Mike KASINGER
Address: 722 Court St

Phone #: 541-340-0792
Email: MKASINGER@Ci.The-Dalles.OR.US

Legal Owner (if other than Applicant)

Name: City of TD
Address: _____

Phone #: _____
Email: _____

Property Information

Address: 722 Court St

Map and Tax Lot: 1N 13E 3 CB 800

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

The Building will be used for maintenance. It will also have storage for the library and the book barn.

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

Michelle Krasinger

8-28-24

Date

Date

Department Use Only

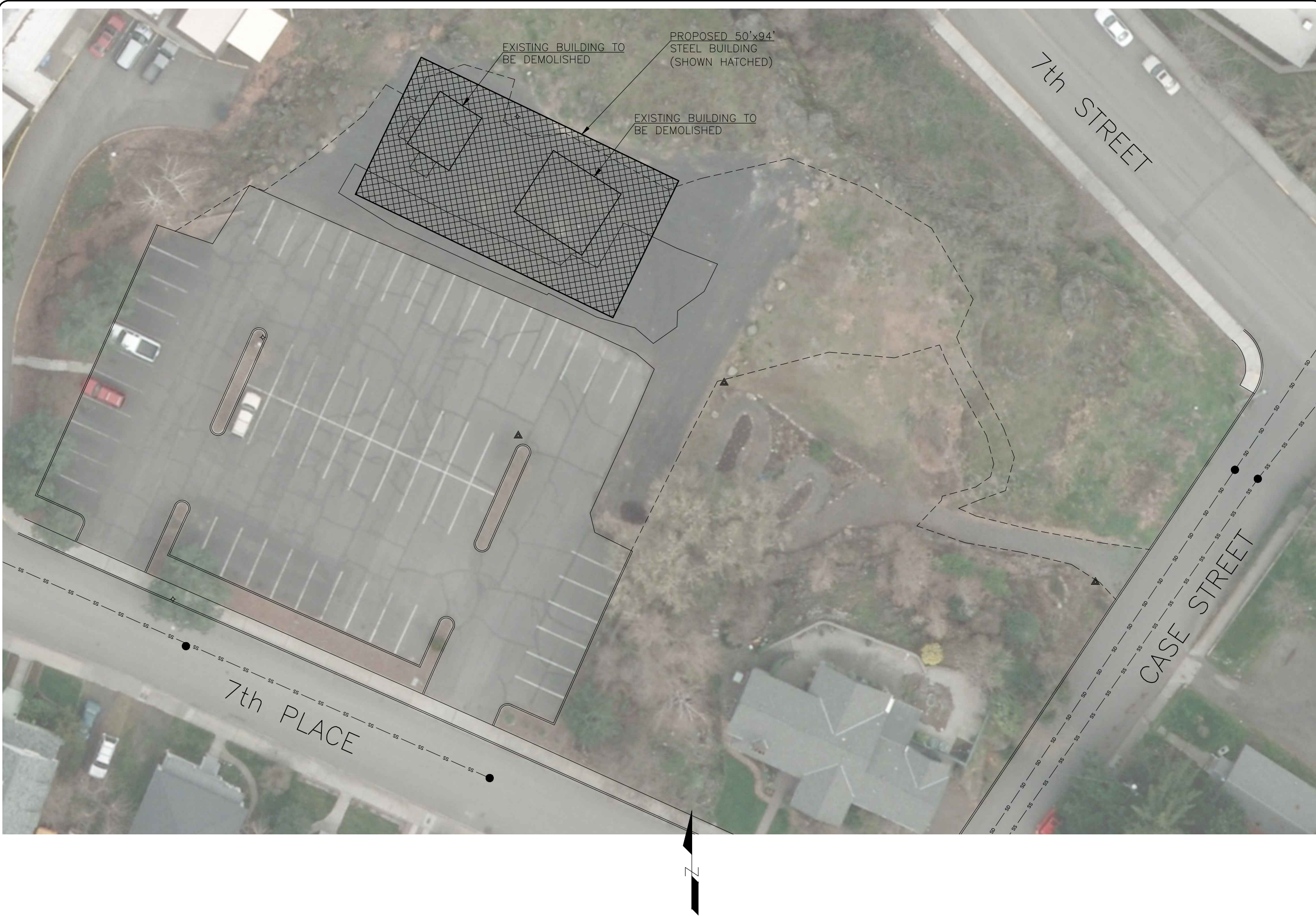
City Limits: ☐ Yes ☐ No Zone: _____ Overlay: _____ Airport Zone: ☐ Yes ☐ No

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?



NAME	MHB
DATE	09-03-2024
SCALE	1"=30'
CHECKED	
SHEET	C3.1
OF	SHEETS
JOB NO.	

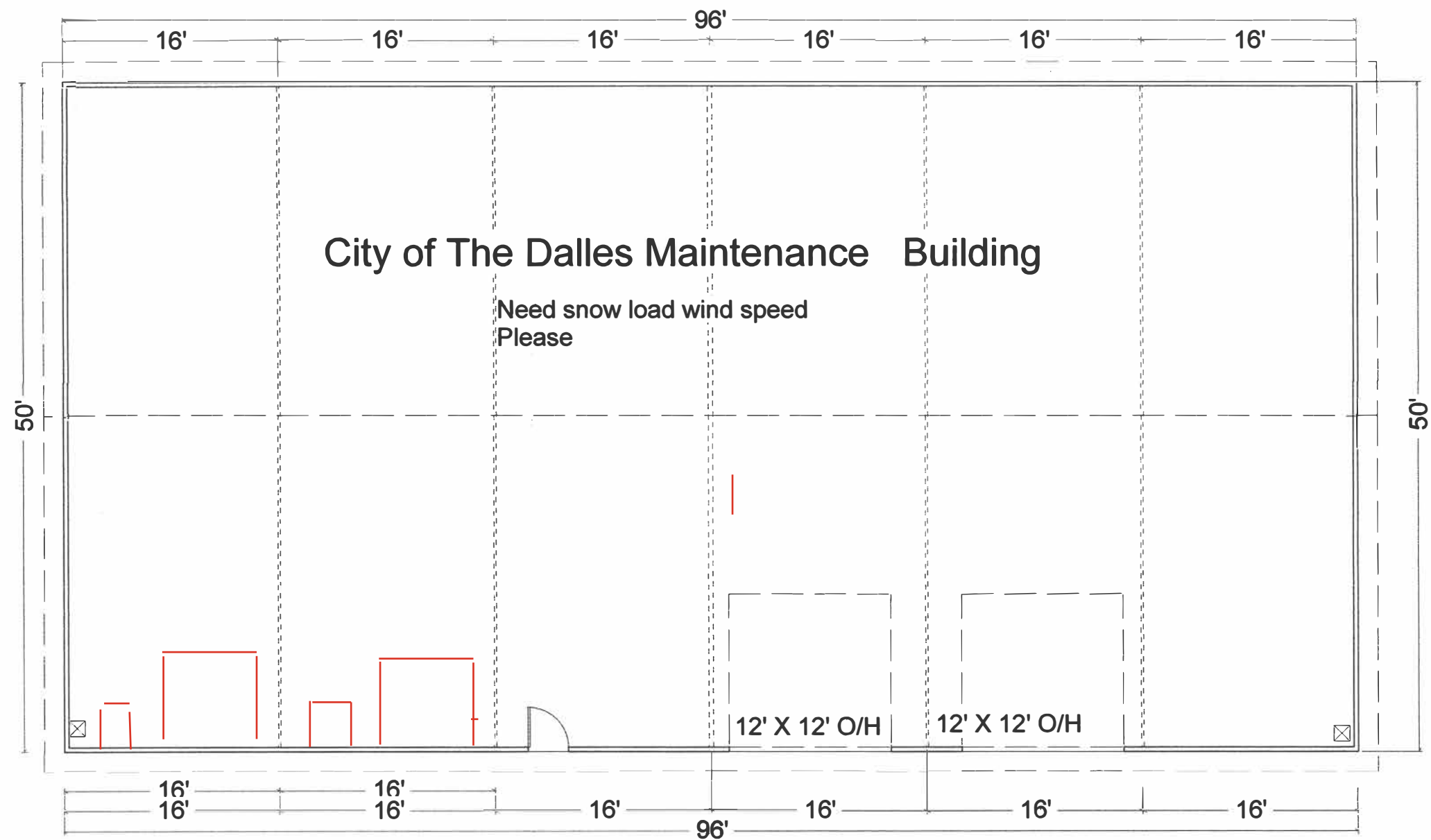
A SITE PLAN FOR:

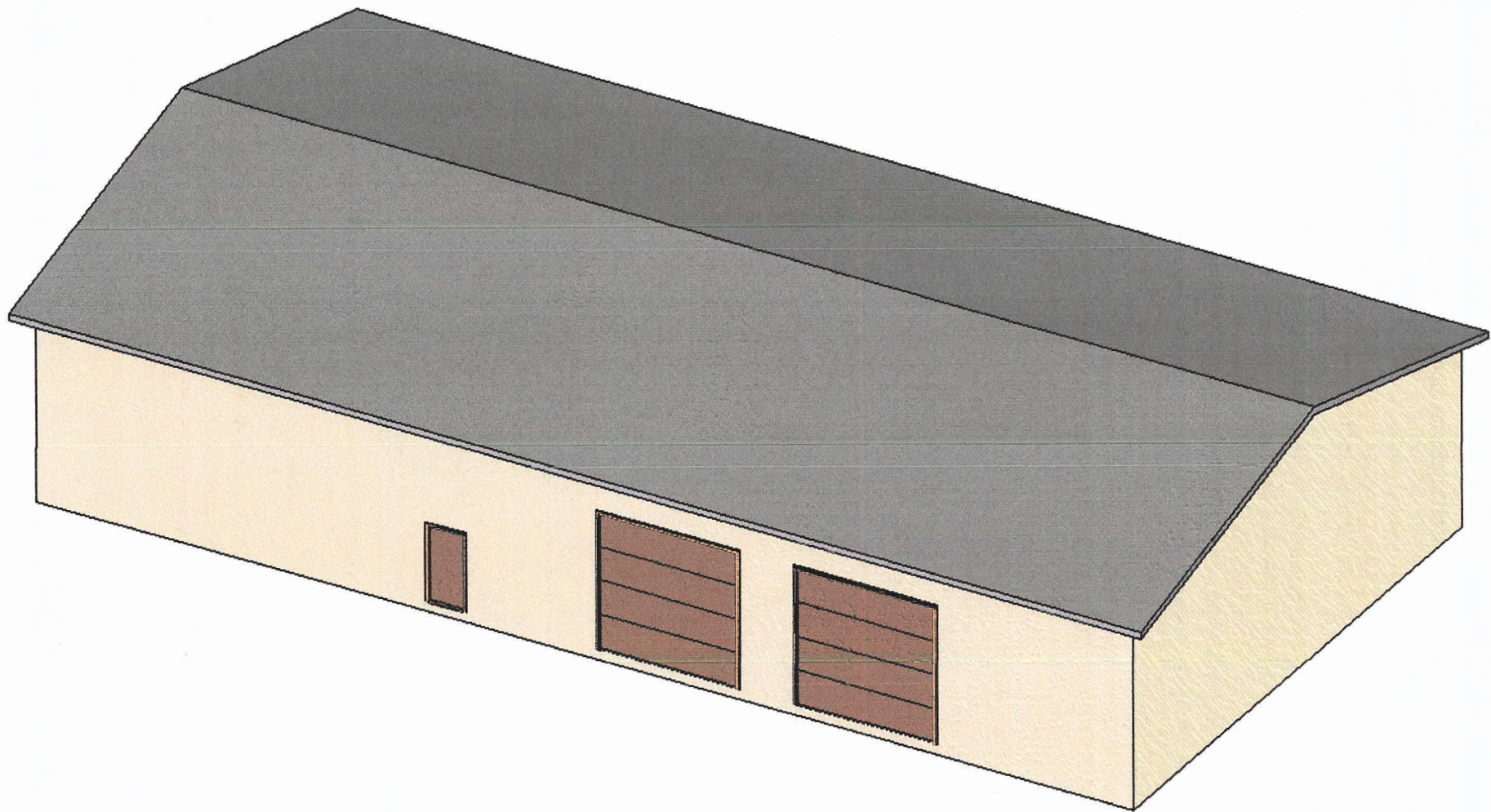
MAINTENANCE BUILDING

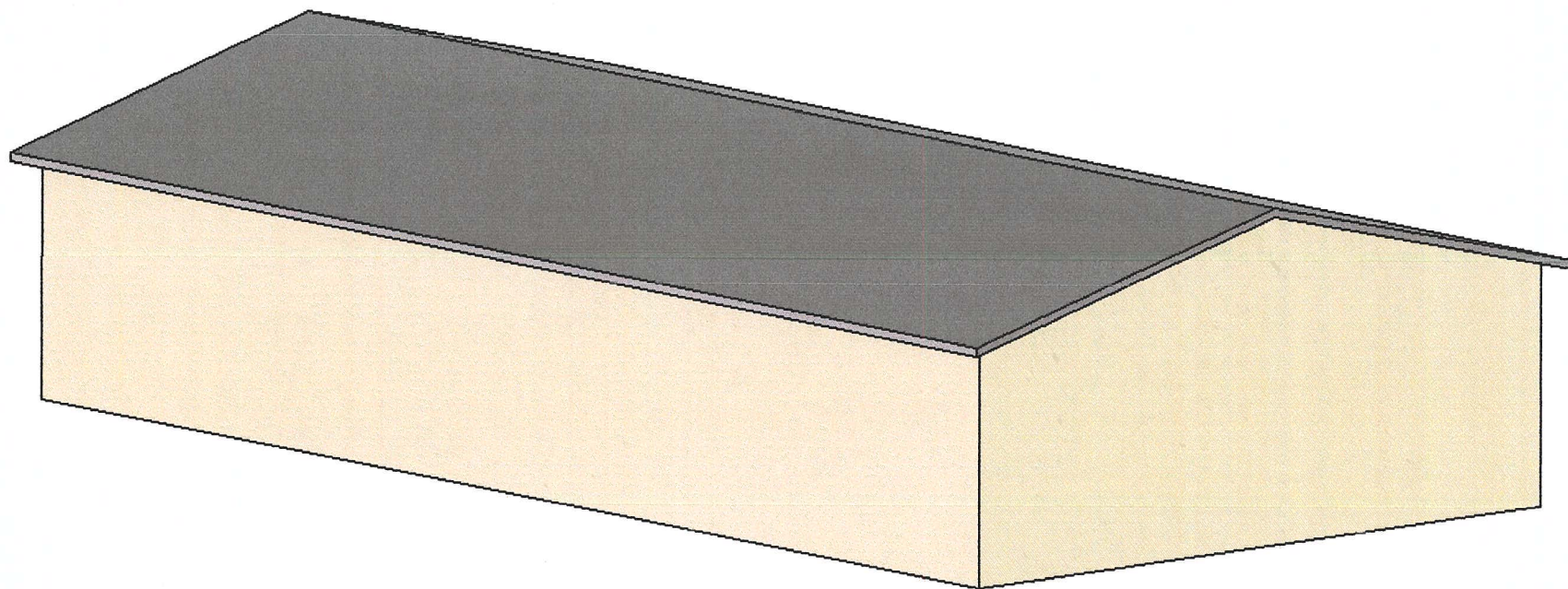
THE DALLES, OREGON

**CITY OF THE DALLES**
PUBLIC WORKS DEPARTMENT
1215 West First Street
The Dalles, Oregon 97058
(541) 296-5401

NO.	DATE	REVISIONS









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

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Signature of Applicant



Date

Signature of Property Owner



Date

Department Use Only

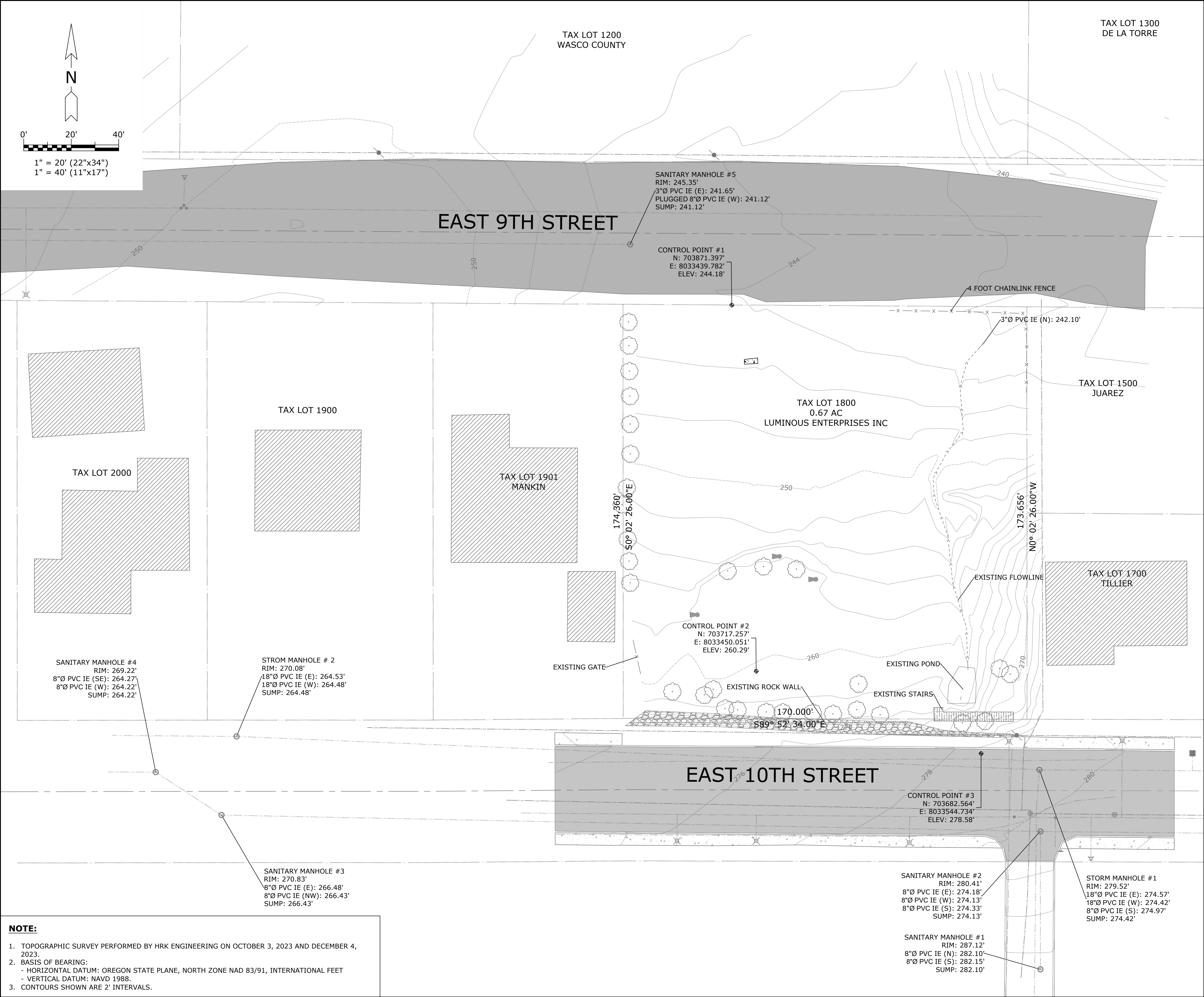
City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No

Geohazard Zone: _____ Flood Designation: _____

Historic Structure: Yes No Current Use: _____

Previous Planning Actions:

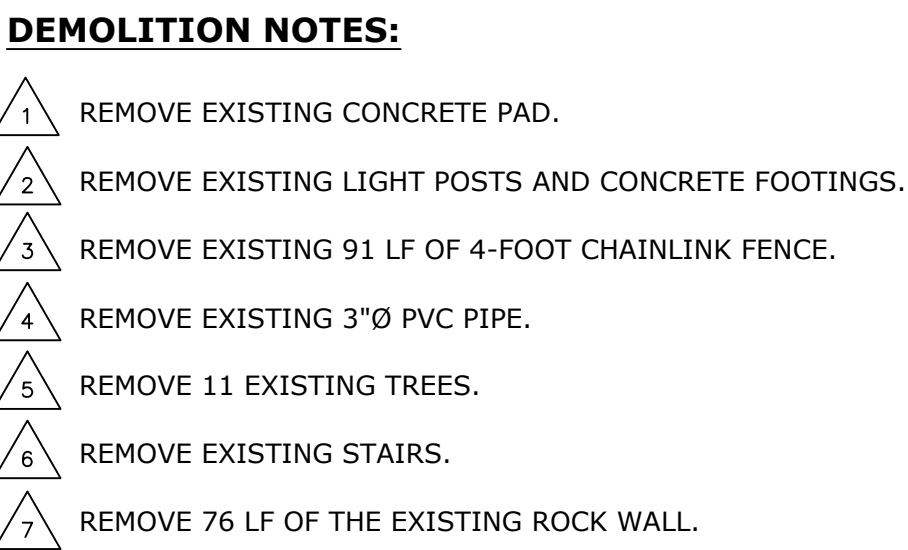
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?



	EXISTING FLOWLINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING STORM MANHOLE
	PROPOSED STORM MANHOLE
	EXISTING STORM DRAINAGE CLEANOUT
	PROPOSED STORM DRAINAGE CLEANOUT
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	PROPOSED SANITARY CLEANOUT
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING BLOW-OFF VALVE
	PROPOSED BLOW-OFF VALVE
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING IRRIGATION LINE
	PROPOSED IRRIGATION LINE
	EXISTING IRRIGATION VALVE
	PROPOSED IRRIGATION VALVE
	EXISTING OVERHEAD POWER LINE
	PROPOSED OVERHEAD POWER LINE
	EXISTING UNDERGROUND POWER LINE
	PROPOSED UNDERGROUND POWER LINE
	EXISTING POWER POLE
	PROPOSED POWER POLE
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE
	EXISTING ELECTRIC METER
	PROPOSED ELECTRIC METER
	PROPOSED POWER VAULT
	EXISTING NATURAL GAS LINE
	PROPOSED NATURAL GAS LINE
	EXISTING GAS METER
	PROPOSED GAS METER
	EXISTING GAS VALVE
	PROPOSED GAS VALVE
	EXISTING INDEX CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE - MAJOR
	PROPOSED CONTOUR LINE - MINOR
	EXISTING FENCE LINE
	PROPOSED FENCE LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	EXISTING PUBLIC UTILITY EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT

[illegible]

SHEET NO. _____ OF 4



489 N 8TH STREET - SUITE 201
HOOD RIVER, OREGON 97031
541-386-6480 - WWW.HRKUS.COM

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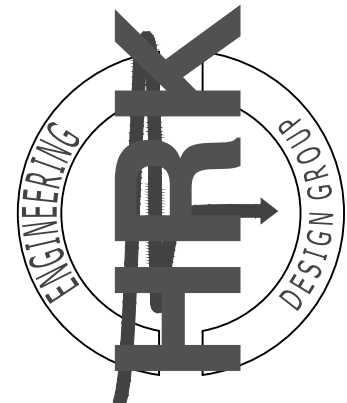
TODD CARPENTER
PO BOX 2688
THE DALLES, OR 97058

9TH STREET 6-PLEX
APARTMENTS

AUGUST 2024

24-036

PRE-APPLICATION

[illegible]

DEMOLITION PLAN

OF 4





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 030-24
Received: 09/03/2024
Filing Fee: \$100 due
Receipt #: _____
Meeting Date: 09/12/2024

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: Jeanette and Douglas Walton
Address: 1621 Brewery Grade
The Dalles, OR 97058
Phone #: 541-296-5795, 541-993-2077
Email: familywalton@gmail.com

Legal Owner (if other than Applicant)

Name: Three property owners will be affected.
Address: Please see Exhibit A for contact information.
Phone #: _____
Email: _____

Property Information

Address: 3032, 3038, and 3100 Old Dufur Road

Map and Tax Lot: 01-N-13E-01CA; TL: 1500, 1600, 1700

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

Replat of Tax Lots 01N-13E-01CA 1500, 1600, and 1700 in Lots 38, 39, and 40, Riverview Addition, Laughlin DLC, in the NE1/4, SW1/4 of Section 1, Township 1 North, Range 13 East, W.M., City of The Dalles, Wasco County, Oregon.

The replat is requested to correct a building encroachment. An outbuilding on Parcel 1 (tax lot 1500) currently encroaches onto both Parcel 2 (tax lot 1600) and Parcel 3 (tax lot 1700). The request is to move the property line between Parcel 1 and Parcels 2 and 3 six feet to the east (at the northern point of the property line). The replatted line will follow the longstanding use line between the properties.

All three parcels are zoned RH, contain existing single-family development, and have access onto Old Dufur Road. No additional structures or changes of use are proposed. Property access and utilities will remain unchanged.

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.

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Signature of Applicant

Signature of Property Owner

x Jeanette Walton 8/28/24
x [Signature] 8-28-24
[Signature] 28 AUG 24

Date

Date

Date

Date

Department Use Only

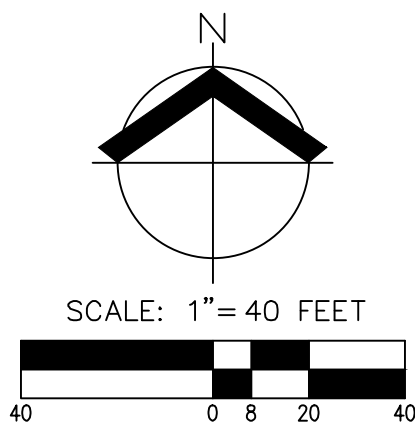
City Limits: ☒ Yes ☐ No Zone: RH Overlay: No Airport Zone: ☒ Yes ☐ No

Geohazard Zone: Zone 3 - East City Inactive Deposit Flood Designation: N/A

Historic Structure: ☐ Yes ☒ No Current Use: Residential

Previous Planning Actions:

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



PRELIMINARY PARTITION PLAT

A REPLAT OF PORTIONS OF LOT 39 PLAT OF RIVERVIEW, AND PARCELS 1 AND 2 OF PP
NUMBER 2024-0004 IN THE LAUGHLIN DLC AND IN THE NE 1/4 OF THE SW 1/4,
SECTION 1, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF
THE DALLES, WASCO COUNTY, OREGON

DATE: AUGUST 22, 2024

RECORDING INFORMATION

WASCO COUNTY
SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NUMBER _____

PLAT NUMBER _____

SLIDE NUMBER _____

DECLARATION

WE, DOUGLAS W. AND JEANETTE R. WALTON,
AND VINCE AND BARBARA VANN AND VICKI J.
GREEN 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.

DOUGLAS W. WALTON _____ DATE _____

JEANETTE R. WALTON _____ DATE _____

VINCE VANN _____ DATE _____

BARBARA VANN _____ DATE _____

VICKI J. GREEN _____ DATE _____

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON THE _____ DAY OF _____
2024, DOUGLAS W. AND JEANETTE R.
WALTON, VINCE AND BARBARA VANN, AND
VICKI J. GREEN.

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

OWNER

DOUGLAS AND JEANETTE WALTON
1621 BREWERY GRADE
THE DALLES, OR 97058

VICKI J. GREEN
3038 OLD DUFUR ROAD
THE DALLES, OREGON 97058

VINCE AND BARBARA VANN
3100 OLD DUFUR ROAD
THE DALLES, OREGON 97058

LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA PLS 50800"
- FOUND MONUMENTS, AS NOTED
- FOUND AND HELD 5/8" REBAR WITH YPC INSCRIBED "B BESEDA PLS 50800" SET IN PARTITION PLAT 2024-0004
- ◎ FOUND AND HELD 5/8" REBAR WITH PLS 932 YPC SET IN CS 8-012
- ▲ FOUND AND HELD 5/8" REBAR WITH PLS 2786 YPC SET IN CS 11-136
- A.C. ALUMINUM CAP
- MON. MONUMENT
- FND. FOUND
- COR. CORNER
- C.S.# COUNTY SURVEY NUMBER
- DOC.# DOCUMENT NUMBER
- () RECORD SURVEY OR DEED CALL
- R/W RIGHT OF WAY
- CLR. CLEAR
- ENCR. ENCROACHMENT
- FC FENCE CORNER
- ()#C CALCULATED VALUE FROM REFERENCE
- EASE. EASEMENT
- D.L.C. DONATION LAND CLAIM
- BK. BOOK
- PG. PAGE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW COPY

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

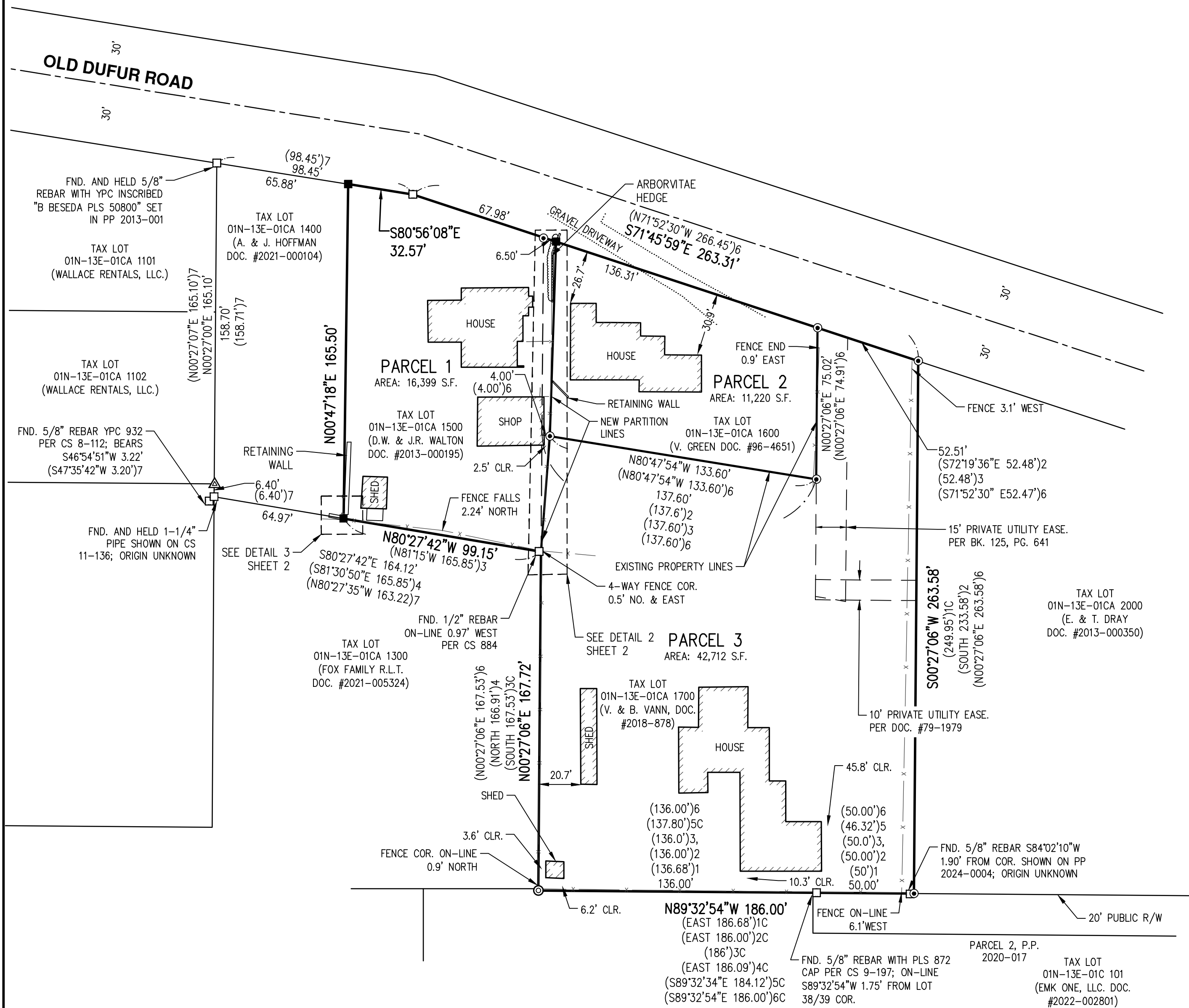
RENEWALS: 12/31/2025

SHEET 1 OF 2

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



PRELIMINARY PARTITION PLAT

A REPLAT OF PORTIONS OF LOT 39 PLAT OF RIVERVIEW, AND PARCELS 1 AND 2 OF PP
NUMBER 2024-0004 IN THE LAUGHLIN DLC AND IN THE NE 1/4 OF THE SW 1/4,
SECTION 1, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF
THE DALLES, WASCO COUNTY, OREGON

DATE: AUGUST 22, 2024

NARRATIVE

TO BE INCLUDED ON FINAL PARTITION PLAT.

OWNER

DOUGLAS AND JEANETTE WALTON
1621 BREWERY GRADE
THE DALLES, OR 97058

VICKI J. GREEN
3038 OLD DUFUR ROAD
THE DALLES, OREGON 97058

VINCE AND BARBARA VANN
3100 OLD DUFUR ROAD
THE DALLES, OREGON 97058

WASCO COUNTY
SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

RECORDING INFORMATION

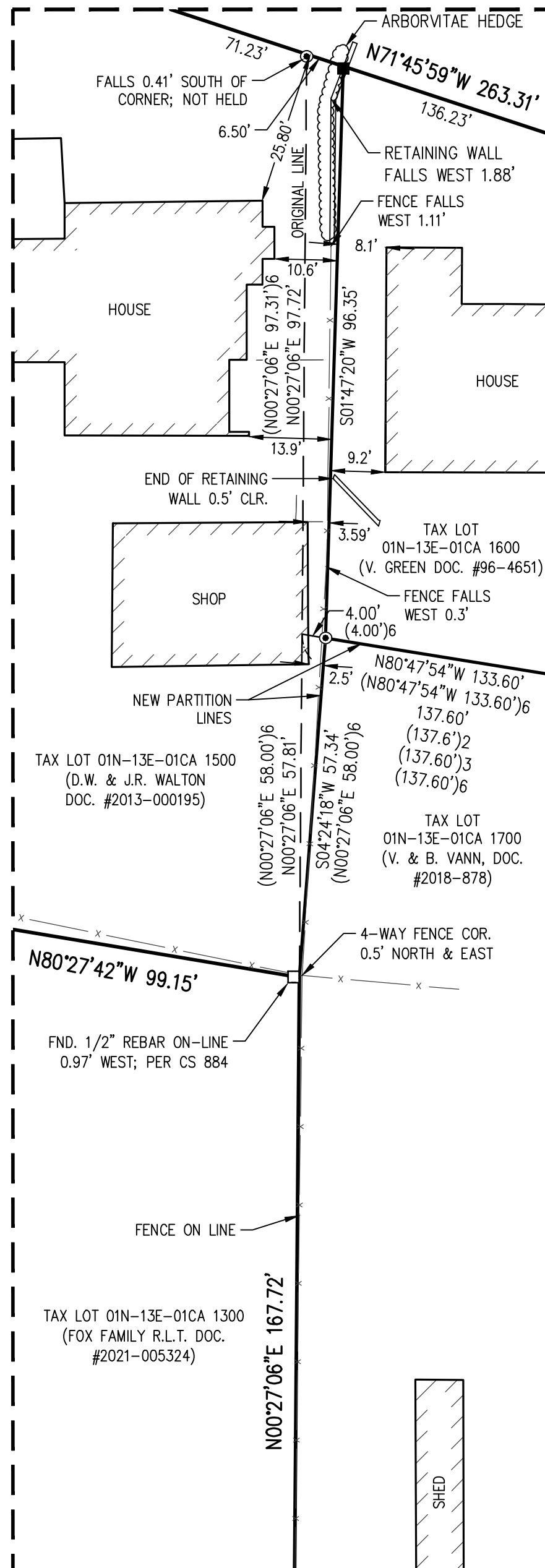
DOCUMENT NUMBER _____

PLAT NUMBER _____

SLIDE NUMBER _____

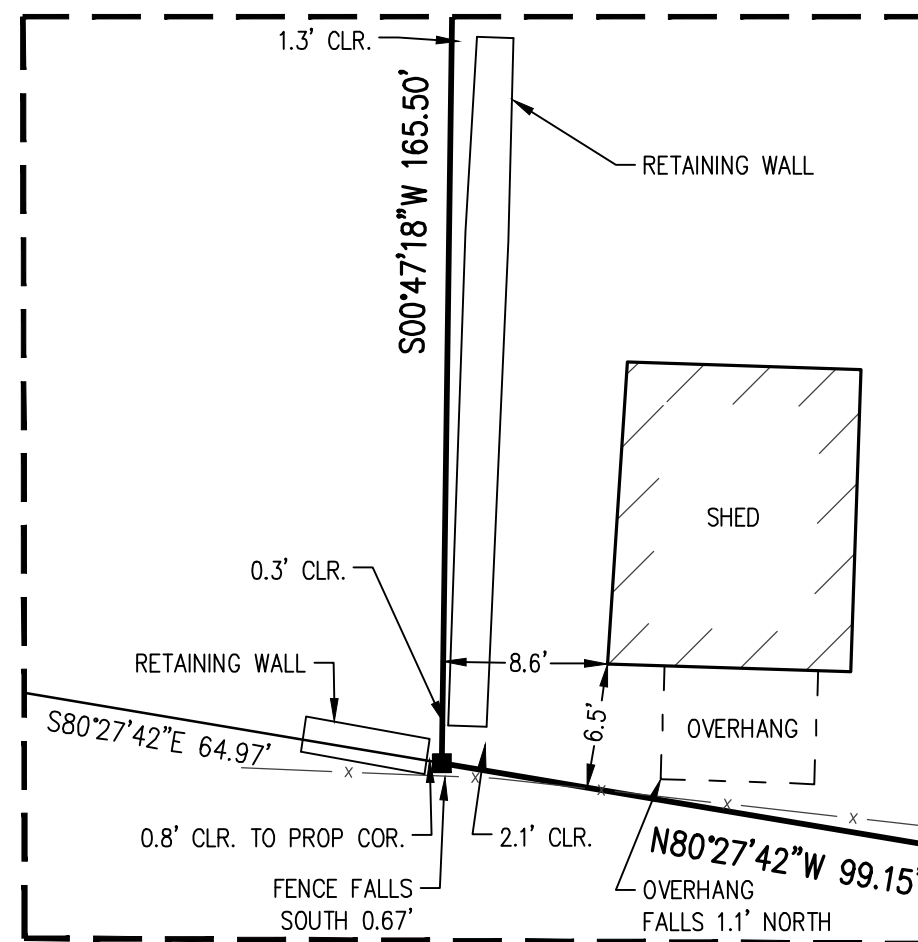
SURVEYOR'S CERTIFICATE

TO BE INCLUDED ON FINAL PARTITION PLAT.



DETAIL 2

SCALE: 1" = 20'



DETAIL 3

SCALE: 1" = 10'

LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA PLS 50800"
- FOUND MONUMENTS, AS NOTED
- FOUND AND HELD 5/8" REBAR WITH YPC INSCRIBED "B BESEDA PLS 50800" SET IN PARTITION PLAT 2024-0004
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- FND. FOUND
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- R/W RIGHT OF WAY
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- ENCR. ENCROACHMENT
- FC FENCE CORNER
- ()#C CALCULATED VALUE FROM REFERENCE
- EASE. EASEMENT
- D.L.C. DONATION LAND CLAIM
- BK. BOOK
- PG. PAGE

REFERENCES

- ()1 RECORD INFORMATION PER SURVEY FOR JAMES CRAIG ET AL, BY R.A. EDWARDS & ASSOC., SEPTEMBER 29, 1977, CS 884.
- ()2 RECORD INFORMATION PER MINOR PARTITION 79-0064 FOR JAMES CRAIG ET AL, BY R.A. EDWARDS & ASSOC., RECORDED JUNE 25, 1979, CS 1461
- ()3 RECORD INFORMATION PER SURVEY FOR JOHN SAULS, BY ROBERT WELTY, JULY 7, 1981, CS 1822
- ()4 RECORD INFORMATION PER SURVEY FOR CHRIS WALKER, BY KLEIN & ASSOC., JUNE 1992, CS 8-012
- ()5 RECORD INFORMATION PER PARTITION PLAT 2020-017, FOR R. & S. OPBROEK, BY TENNESON ENGR. CORP., RECORDED AUGUST 28, 2020 AS DOCUMENT NUMBER 2020-003449 (SLIDE D-186B), CS 20-111
- ()6 RECORD INFORMATION PER PARTITION PLAT 2024-0004, FOR V. & B. VANN AND V. GREEN, BY TENNESON ENGR. CORP. RECORDED MARCH 29, 2024 AS DOCUMENT NUMBER 2024-673 (SLIDE E-027B), CS 24-012
- ()7 RECORD INFORMATION PER PROPERTY LINE ADJUSTMENT PLAT, FOR JOSEPHINE HEALY REVOCABLE LIVING TRUST, BY TENNESON ENGR. CORP., RECORDED APRIL 10, 2000 AS DOCUMENT NUMBER 2000-1390 (SLIDE C-128B), CS 11-136

NOTES

1. THE BASIS OF BEARING IS PER PARTITION PLAT NUMBER 2024-0004.
2. MONUMENTS SHOWN HEREON WERE SET ON JULY 29, 2024.
3. THE PROPERTY LIES IN CITY OF THE DALLES GEOLOGIC HAZARD ZONE 3, EAST SIDE CITY INACTIVE LANDSLIDE DEPOSITS.
4. CITY OF THE DALLES POTABLE WATER AND SANITARY SEWER SYSTEMS SERVE THE PROPERTIES.
5. ZONE: "RH" (HIGH DENSITY RESIDENTIAL)
6. THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY THE CITY OF THE DALLES AS MIP-____-
7. THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, CREEKS, STREAMS, PONDS, RIPARIAN AREAS. THE SITE CONTAINS SEVERAL LARGE MATURE TREES.
8. THE SUBJECT PROPERTY IS VESTED IN DOUGLAS W. AND JEANETTE R. WALTON BY SPECIAL WARRANTY DEED RECORDED AT DOCUMENT #2013-000195.

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. #11442



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 031-24
Received: 09/04/2024
Filing Fee: \$100
Receipt #: 209009266
Meeting Date: 09/12/2024

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: Gema Hernandez & Edgar Solis
Address: 20055 SW 59th Terrace
Tualatin OR 97062
Phone #: 971-300-8487
Email: sharinghealth8@gmail.com

Legal Owner (if other than Applicant)

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

Property Information

Address: 2208 E 16th The Dalles

Map and Tax Lot: _____

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

Description of lot- This lot has 2 natural tiers already formed on the land. The lower plot is smaller and directly behind an existing house and the upper lot faces the track/field. This is a flag lot (easement on the drive way). This property is positioned mostly behind an already existing house (not related), but in an upper elevation. The driveway enters on 16th st and leads up to the property. Building plans- We would like to build a duplex in the upper lot (facing the track) and an ADU on the smaller lower lot. Please review sketches of building plans including measurements of the building units. Our plans is to rent out each of the duplex units, and to use the ADU as our family's vacation home.

Drive way- Approval by TD Firechief of drive way plans including to either gravel and grade the driveway or to pave the drive way, this is to be determined by city allowances and guidance.

We would appreciate to learn from this site team pre-application process more about:

- The process of building on this lot: what is allowed, what isnt, guidance on building plans, etc.
- Local professionals to help complete the process of building on this site: engineers, construction companies/teams, utility connections etc.
- Next steps in this process

Thank you for your review and help with this process!

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

Gema Hernandez Herrada & Edgar Rene Solis Mendez

9/23/24

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?

