



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 23, 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. **AKS Engineering and Forestry** – Minor Partition. Applicant is requesting approval to replat two parcels (legally described as Parcel 1 of Partition Plat No. 97-0035) totaling approximately 99 acres into two parcels of 59.87 acres (Parcel 1) and 39.25 acres (Parcel 2) respectively. The subject property is located at the terminus of Summit Ridge Drive, Brentwood Drive and Veterans Drive, and further described as Map 1N 13E 1 Tax Lot 100 and Map 1N 14E 6 Tax Lot 500. The subject property is zoned RL – Low Density Residential District.
Planner: Sandy Freund
- B. **Amanda Morgan** – Site Plan Review. Applicant is requesting approval to site and construct 76 units of multi-family, affordable housing with offices and community spaces to occupy the street-facing portion of the ground floor. The property is located at 816 Chenoweth Loop Road and further described as 2N 13E 29 DB tax lot 7400. Property is zoned CG – General Commercial District.
Planner: Joshua Chandler

Next regularly scheduled meeting: Thursday, February 13, 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 042-25
 Received: 01/03/2025
 Filing Fee: \$100.00
 Receipt #: 875639
 Meeting Date: 01/23/2025

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 |
| <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: AKS ENGINEERING AND FORESTRY
 Address: 3775 CRATES WAY
THE DALLES, OR 97058
 Phone #: 541-296-9177
 Email: BESEDAB@AKS-ENG.COM

Legal Owner (if other than Applicant)

Name: NORTH WASCO COUNTY SCHOOL DISTRICT 21
 Address: 3632 W 10TH ST
THE DALLES, OR 97058
 Phone #: 541-506-3420
 Email: andersonr@nwasco.k12.or.us

Property Information

Address: Veterans Dr

1N 13E 1 100 & 1N 14E 6 500

Map and Tax Lot: TAX LOT 01N13E01-00100 AND TAX LOT 01N14E06-00500

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

THE PURPOSE OF THIS PROJECT IS TO TAKE THE TWO ABOVE LISTED TAX LOTS (LEGALLY DESCRIBED AS PARCEL 1 OF PARTITION PLAT NO. 97-0035, A TRACT OF ROUGHLY 99 ACRES IN SIZE) AND PARTITION IT INTO TWO NEW PARCELS. THE FIRST NEW PARCEL IS TO BE ROUGHLY 60 ACRES IN SIZE, AND THE SECOND IS TO BE ROUGHLY 39 ACRES IN SIZE.

Application Policy

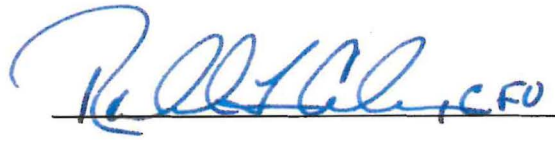
I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality 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

_____ Date

 CFU 1/3/2025
_____ Date

Department Use Only

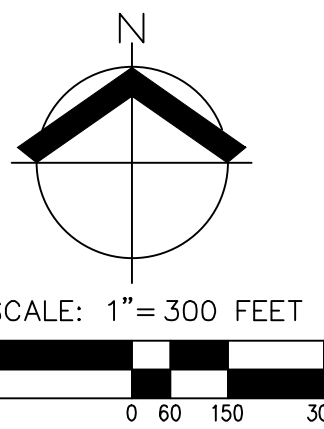
City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No

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 A PORTION OF PARCEL 1 OF PP 97-0035 (ACCOUNT NO. 15759) LOCATED IN SECTION 1, TOWNSHIP 1 NORTH, RANGE 13 EAST, AND IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON

DATE: JANUARY 02, 2025

| CURVE TABLE | | | | |
|-------------|----------|------------|---------|---------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 1232.39' | 0°14'29" | 5.19' | N46°52'47"W 5.19' |
| C2 | 450.00' | 21°53'38" | 171.95' | S61°33'28"E 170.91' |
| C3 | 1159.59' | 18°28'50" | 374.02' | N08°49'22"W 372.40' |
| C4 | 225.00' | 15°40'07" | 61.53' | S35°42'14"E 61.34' |
| C5 | 225.00' | 99°21'23" | 390.17' | N86°47'01"E 343.09' |
| C6 | 50.00' | 270°00'00" | 235.62' | N07°53'40"W 70.71' |

| | | |
|---|--|--|
| WASCO COUNTY SURVEYOR'S OFFICE SURVEY NO. _____ FILED _____ BY _____ | | RECORDING INFORMATION |
| DOCUMENT NUMBER _____ PLAT NUMBER _____ SLIDE NUMBER _____ | | DECLARATION I, RANDY ANDERSON, CFO OF NORTH WASCO COUNTY SCHOOL DISTRICT #21, 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. |

PREPARED FOR
 NORTH WASCO COUNTY SCHOOL DISTRICT 21
 RANDY ANDERSON, CFO
 3632 WEST 10TH STREET
 THE DALLES, OR 97058

RANDY ANDERSON, CFO _____ DATE _____

ACKNOWLEDGEMENT
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2025, RANDY ANDERSON, CFO

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

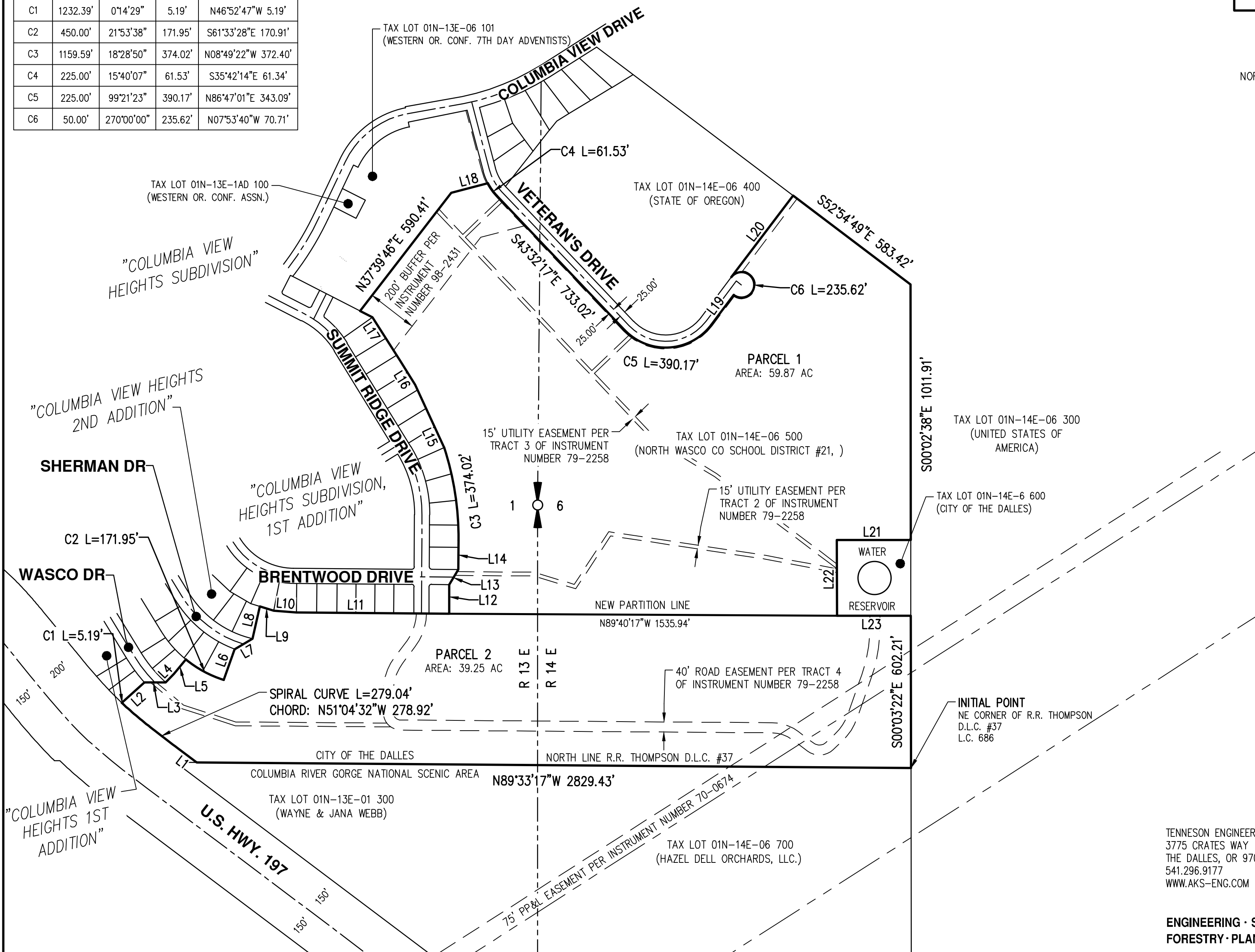
THE DALLES PLANNING DIRECTOR _____

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

WASCO COUNTY ASSESSOR _____

WASCO COUNTY TAX COLLECTOR _____

| LINE TABLE | |
|------------|----------------------|
| LINE | BEARING AND DISTANCE |
| L1 | N53°04'33"W 94.96' |
| L2 | N47°59'35"E 120.66' |
| L3 | S89°56'45"E 84.90' |
| L4 | N44°20'53"E 47.17' |
| L5 | N38°52'12"E 73.60' |
| L6 | N19°37'48"E 129.34' |
| L7 | N59°44'44"E 82.00' |
| L8 | N12°39'05"E 131.38' |
| L9 | S72°54'33"E 57.39' |
| L10 | S85°15'53"E 90.42' |
| L11 | S89°35'03"E 604.66' |
| L12 | N00°24'57"E 115.00' |
| L13 | N30°40'17"E 69.46' |
| L14 | N00°24'57"E 115.00' |
| L15 | N24°50'04"W 273.52' |
| L16 | N31°33'58"W 109.68' |
| L17 | N32°30'52"W 206.71' |
| L18 | N75°16'47"E 150.31' |
| L19 | N37°06'20"E 150.00' |
| L20 | N37°06'20"E 405.30' |
| L21 | N89°56'38"E 292.88' |
| L22 | S00°03'22"E 300.00' |
| L23 | N89°56'38"E 292.88' |



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 1 OF 2

PRELIMINARY PARTITION PLAT

A REPLAT OF A PORTION OF PARCEL 1 OF PP 97-0035 (ACCOUNT NO. 15759) LOCATED IN SECTION 1, TOWNSHIP 1 NORTH, RANGE 13 EAST, AND IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON

DATE: JANUARY 02, 2025

SHERMAN COUNTY
SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

RECORDING INFORMATION

DOCUMENT NUMBER _____

PLAT NUMBER _____

SLIDE NUMBER _____

NARRATIVE

TO BE INCLUDED ON FINAL PARTITION PLAT...

SURVEYOR'S CERTIFICATE:

TO BE INCLUDED ON FINAL PARTITION PLAT...

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS PER A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601, INTERNATIONAL FOOT, NAD 83(2011) EPOCH: 2010.000, BY MULTIPLYING THE PROJECT MEAN COMBINED GROUND SCALE FACTOR OF 1.0001964456 AT A CENTRAL POINT WITH STATE PLANE GRID COORDINATES OF N: 705590.784 E: 8041921.405 WITH A MERIDIAN CONVERGENCE ANGLE OF -0°26'38". STATE PLANE COORDINATES WERE DERIVED FROM THE OREGON REALTIME GNSS NETWORK.

NOTES

1. CITY OF THE DALLES POTABLE WATER AND SANITARY SEWER SYSTEMS SERVE THE PROPERTIES.
2. ZONE: "CR" (RECREATIONAL COMMERCIAL).
3. THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY THE CITY OF THE DALLES AS MIP-____-____.
4. THE SUBJECT PROPERTY IS VESTED IN NORTH WASCO SCHOOL DISTRICT 21 BY WARRANTY DEED RECORDED AT INSTRUMENT NO. 98-2431 RECORDS OF WASCO COUNTY, OREGON.
5. THE PROPERTY DOES NOT LIE WITHIN A CITY OF THE DALLES GEOLOGIC HAZARD ZONE.
6. CITY OF THE DALLES SANITARY SEWER AND DOMESTIC WATER SYSTEMS AVAILABLE TO SERVE THE PROPERTY.
7. ZONE: "RL" (LOW DENSITY RESIDENTIAL)
8. THERE ARE NO SIGNIFICANT PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS FLOOD WAYS OR FLOOD PLAINS, NATURAL DRAINAGE WAYS AND GEOLOGIC HAZARD AREA ASSOCIATED WITH THE SITE. THE SITE HAS AREAS OF STEEP SLOPE.
9. THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS CREEKS, STREAMS, PONDS, RIPARIAN AREAS, OR MATURE TREES OF ANY VARIETY ASSOCIATED WITH THIS SITE. THE PROPERTY DOES CONTAIN ROCK OUTCROPS.

PREPARED FOR

NORTH WASCO COUNTY SCHOOL DISTRICT 21
RANDY ANDERSON, CFO
3632 WEST 10TH STREET
THE DALLES, OR 97058

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW COPY

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

RENEWS: 12/31/2025

SHEET 2 OF 2



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Site Team #: _____
Received: _____
Filing Fee: _____
Receipt #: _____
Meeting Date: _____

Filing fee due with submittal

Site Team/Pre-Application Meeting

| | | | |
|-----------------|-------------------|------------------------|--------------------------|
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| 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.

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Signature of Applicant

Signature of Property Owner



_____ Date

_____ Date

Department Use Only

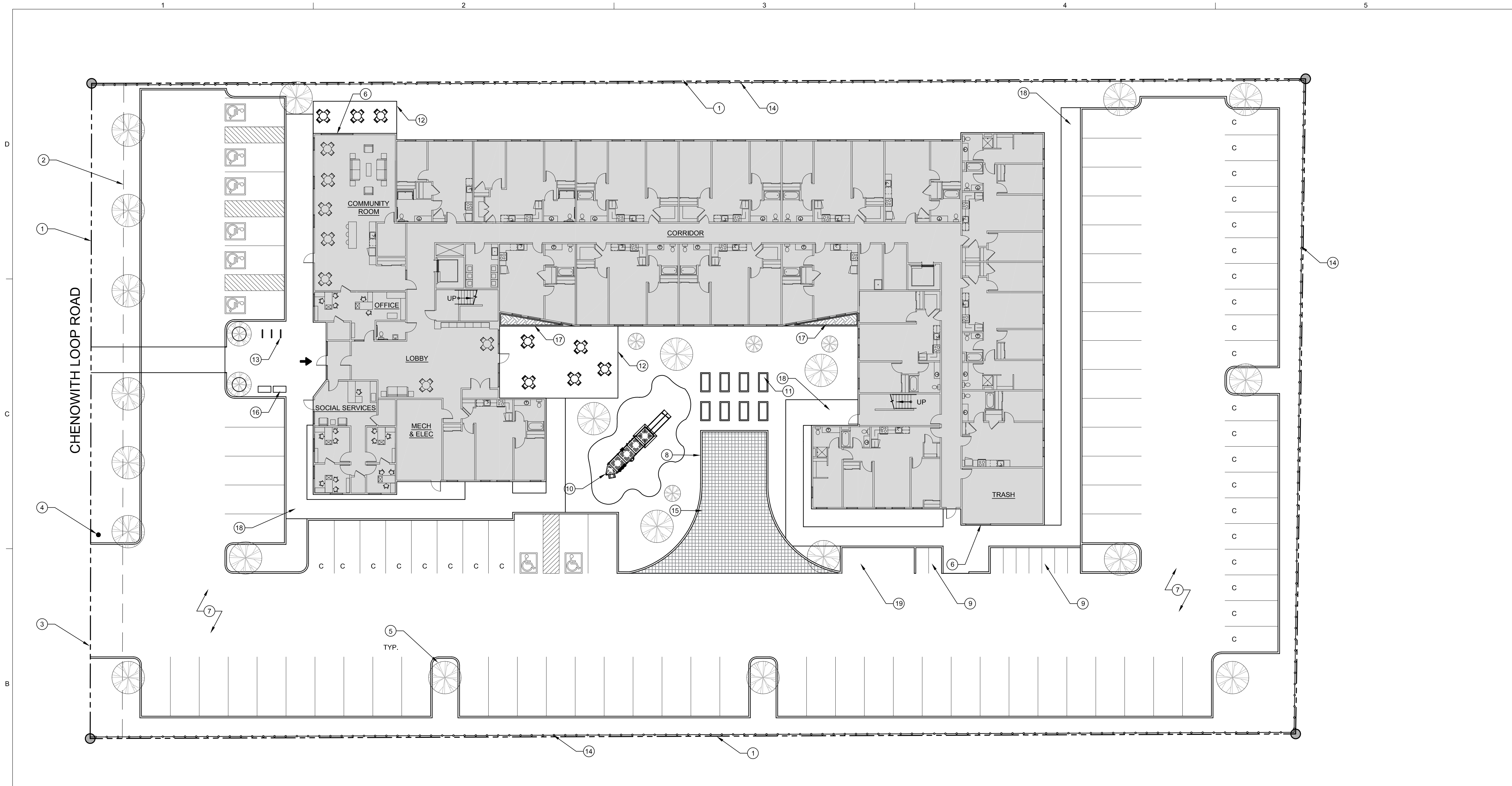
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Historic Structure: Yes No Current Use: _____

Previous Planning Actions:

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B1
A0.01 SITE PLAN
1/16" = 1'-0"

SITE PLAN NOTES

- A. ENSURE SITE GRADING MEETS ACCESSIBILITY STANDARDS.
- B. ALL GRADE WITHIN 5 FEET OF BUILDING TO SLOPE AWAY FROM THE FOUNDATION.
- C. PAVED AREAS TO BE SLOPED 1/4 INCH PER FOOT MINIMUM TO DRAIN WITH A MAXIMUM CROSS SLOPE OF 2%.
- D. LANDSCAPED AREAS TO BE SLOPED 1/2 INCH PER FOOT MINIMUM TO DRAIN.

SITE PLAN KEYNOTES

NOTE: NOT ALL KEYNOTES MAY BE USED ON ALL SHEETS

- 1 PROPERTY LINE
- 2 EASEMENT
- 3 NEW R.O.W. CURB CUT
- 4 NEW HYDRANT
- 5 LANDSCAPE TREE
- 6 ROLL UP DOOR
- 7 ASPHALT-PAVED PARKING LOT
- 8 FIRE DEPARTMENT HAMMERHEAD
- 9 MOTORCYCLE PARKING
- 10 PLAYGROUND EQUIPMENT
- 11 RAISED PLANTERS
- 12 HARDSCAPE
- 13 FLOOR-MOUNTED EXTERIOR BIKE RACK
- 14 NEW 6'-0" CEDAR "GOOD NEIGHBOR" FENCE
- 15 GRASS-CRETE
- 16 BENCH
- 17 RAISED PLANTER
- 18 CONCRETE SIDEWALK
- 19 PARALLEL PARKING STALL

| REV | DATE | FILE |
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PM: B. SANCHEZ
JOB: 21032
DATE: 03.29.2023