



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, June 26, 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

These items are for your review and comment. Please comment on or before the scheduled Site Team Meeting.

- A. **Dan Boyden** – Minor Partition: Applicant is requesting approval to Partition a 49,278 sq. ft. parcel into two smaller parcels, 12,350 sq. ft. and 36,928 sq. ft. The property address is 1710 W 6th Street and further described as 2N 13E 33 C Tax Lot 1800. The subject property is zoned CG – General Commercial District.

Planner: Cialita Keys

- B. **Kasey McCullough** – Site Plan Review: Applicant is requesting approval to site and construct a multifamily unit consisting of three attached units. The property address is 215 W 7th Street and further described as 1N 13E 3 BC Tax Lot 10700. The subject property is zoned RH – High Density Residential District.

Planner: Cialita Keys

- C. **The National Neon Sign Museum** – Site Plan Review: Applicant is requesting approval to site and construct a building to house the historic Jantzen Beach Carousel. The property address is 200 E 3rd Street and further described as 1N 13E 3 BD Tax Lot 7800. The subject property is zoned RH – High Density Residential District.

Planner: Sandy Freund

Next regularly scheduled meeting: Thursday, July 10, 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 54-25
 Received: 06/10/2025
 Filing Fee: \$100
 Receipt #: 244929651
 Meeting Date: 6/26/2025

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: Dan Boyden
 Address: 3550 Westcliff Drive
Hood River, OR 97031
 Phone #: (541) 490-3700
 Email: djboyden@gmail.com

Legal Owner (if other than Applicant)

Name: MLP, LLC
 Address: 3550 Westcliff Drive
Hood River, OR 97031
 Phone #: (541) 490-3700
 Email: djboyden@gmail.com

Property Information

Address: 1710 W Sixth Street

Map and Tax Lot: 2N 13E 33C 1800

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

Partition a 49,278 sf parcel into a 12,350 and 36,928

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



6/10/25

Date



6/10/25

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?

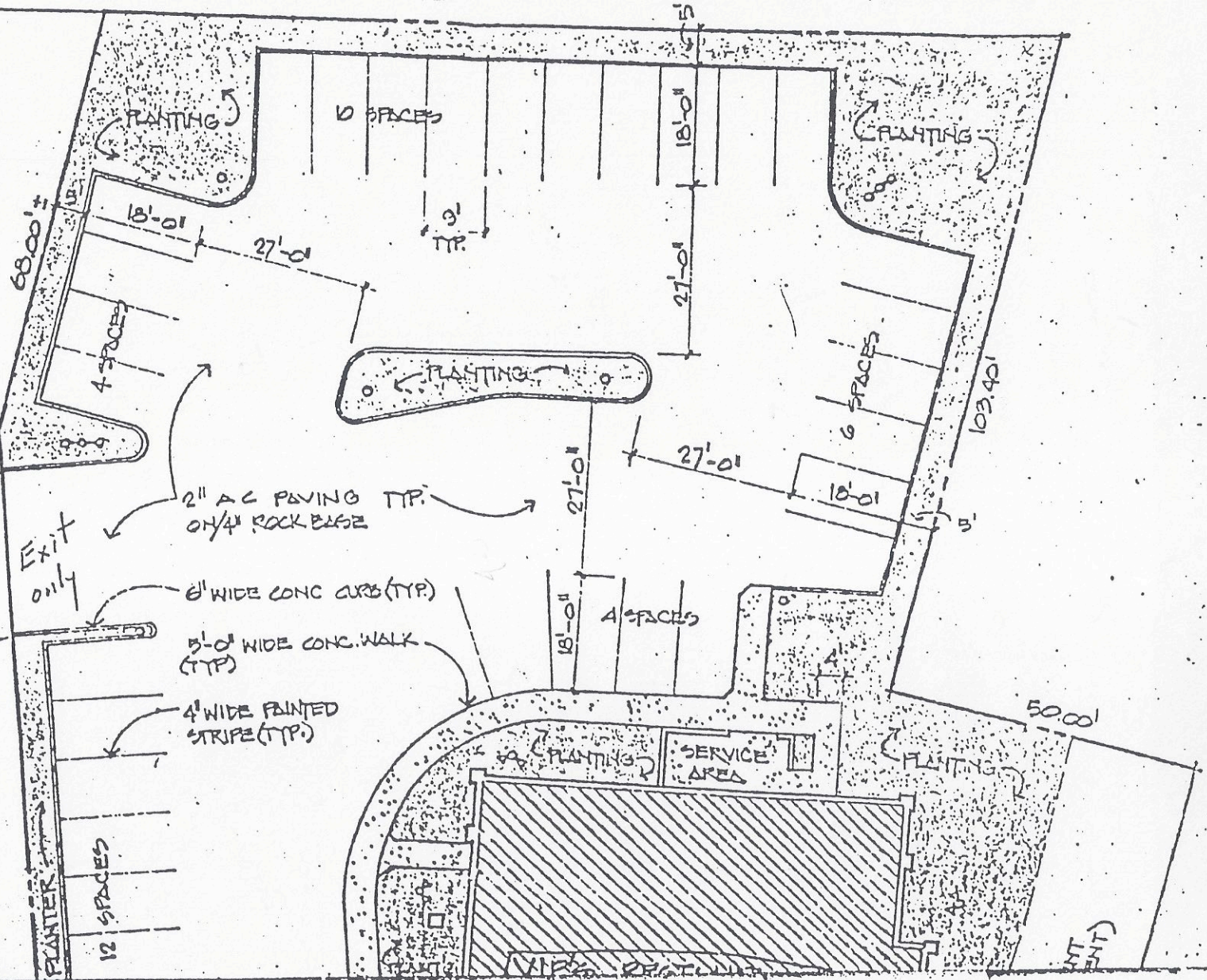


350.62

79-610-66

EXISTING
GRAVEL
PAVING

1" = 25'



FILED WASCO COUNTY

Dec 29 11 04 AM '92

KAREN R. LEBRON
COUNTY CLERKRecorded as File No. 92-0039**PARTITION PLAT**LOCATED IN THE S.W. 1/4 OF SEC. 33, TOWNSHIP 2 NORTH, RANGE 13 EAST, W.M.
WASCO COUNTY, OREGONPREPARED BY:
W&H PACIFIC
8405 S.W. NIMBUS AVENUE
P.O. BOX 80040
PORTLAND, OR 97280
(503) 626-0455
FAX (503) 526-0775NOVEMBER 16, 1992
4-4124-0801
4124PA01.DWGREGISTERED
PROFESSIONAL
LAND SURVEYOR*J. Stuart Hitchen*
JULY 26, 1988
J. STUART HITCHEN
2341

SCALE 1" = 50'

NOTES:

- 1.) THERE IS NO N.G.S. MONUMENT WITHIN ONE-HALF MILE OF THIS PARTITION.
- 2.) ACCESS RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED APRIL 24, 1961, IN BOOK 143, PAGE 342, WASCO COUNTY DEED RECORDS.
- 3.) RIGHT-OF-WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF NORTHERN WASCO COUNTY PEOPLE'S UTILITY DISTRICT, RECORDED MARCH 9, 1979, AS RECORDER'S FEE NO. 790705, FILM RECORDS.

LEGEND:

- - FOUND MONUMENT AS SHOWN
- - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "W&H PACIFIC"
- () - RECORD/DEED INFORMATION
- P.O.B. - POINT OF BEGINNING

2N 13 33C

N.E. CORNER OF WASCO COUNTY
POOR FARM PROPERTY NOT FOUND

Sheet 1 of 2

BK 8, Pg. 65

924952

Microfilm No.

FILED WASCO COUNTY
THE DALLES, OR

Dec 29 11 04 AM '92

KAREN R. LEBRON
COUNTY CLERKSTATE OF OREGON,
County of Wasco,I certify that this document was received and
recorded in the

records.

Karen R. LeBron, County Clerk

by Deputy

Return to *Deed & Plat*

Records

CURVE TABLE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	776.20'	131.78'	66.05'	131.62'	N38°53'49"W	09°43'38"
C2	776.20'	119.75'	59.99'	119.63'	N48°10'49"W	08°50'22"
C3	776.20'	251.53'	126.88'	250.43'	N43°19'00"W	18°34'00"

924952⁽²⁾

FILED WASC CO. CLERK

Dec 29 11 04 AM '92

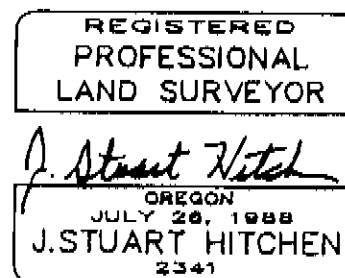
Recorded as File No. 42-0039KARL
COUNTY CLERK**PARTITION PLAT**LOCATED IN THE S.W. 1/4 OF SEC. 33, TOWNSHIP 2 NORTH, RANGE 13 EAST, W.M.
WASCO COUNTY, OREGONPREPARED BY:
W&H PACIFIC
8405 S.W. NIMBUS AVENUE
P.O. BOX 80040
PORTLAND, OR 97280
(503) 626-0455
FAX (503) 526-0775NOVEMBER 16, 1992
4-4124-0801
4124PA02.DWG**SURVEYOR'S CERTIFICATE:**

I, J. STUART HITCHEN A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS REPRESENTED IN THE MINOR PARTITION MAP, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE CATHOLIC MISSION D.L.C. NO. 33 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF THE DALLES, WASCO COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE STATE OF OREGON HIGHWAY FRONTAGE ROAD WHICH BEARS NORTH 40°10'00" WEST 560.27 FEET AND SOUTH 44°17'00" WEST 73.56 FEET FROM THE NORTHEAST CORNER OF THE WASCO COUNTY POOR FARM PROPERTY; THENCE ALONG SAID RIGHT OF WAY AND OFFSET SPIRAL CURVE TO THE RIGHT (THE CHORD WHICH BEARS NORTH 54°51'35" WEST 80.25 FEET) TO A POINT OF CURVE; THENCE 251.53 FEET ALONG THE ARC OF A 776.20 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD WHICH BEARS NORTH 43°19'00" WEST 250.43 FEET) TO A POINT OF OFFSET SPIRAL CURVE TO THE RIGHT (THE CHORD WHICH BEARS NORTH 33°39'17" WEST 10.06 FEET) TO THE MOST NORTHERLY NORTHEAST CORNER OF THE DALLES CITY PUBLIC WORKS PROPERTY DESCRIBED IN BOOK 143, PAGE 233 RECORDED MARCH 29, 1961 WASCO COUNTY DEED RECORDS; THENCE SOUTH 59°28'00" WEST 142.03 FEET TO A POINT; THENCE SOUTH 30°32'00" EAST 50.00 FEET TO A POINT; THENCE SOUTH 59°28'00" WEST 100.00 FEET TO A POINT THAT IS 30.00 FEET DISTANT FROM (WHEN MEASURED AT RIGHT ANGLES TO) THE EASTERLY SIDE OF THE WASCO COUNTY RACE TRACK; THENCE SOUTH 47°26'00" EAST 354.58 FEET AND PARALLEL WITH SAID TRACK TO A POINT; THENCE NORTH 44°17'00" EAST 236.21 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.84 ACRES.



I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE TO O.R.S. 92.060 AND 92.070 AND HEREBY APPROVE THIS PARTITION.

J. Stuart Hitchen
STUART HITCHEN, P.L.S. NO. 2341

NARRATIVE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN RECORDERS MICRO FILM NO. 65-0073 RECORDED JANUARY 12, 1965 WASCO COUNTY DEED RECORDS.

I HELD FOUND MONUMENTS AS SHOWN, HIGHWAY STATIONING DATA PER THE PLAT MAP OF "EAST CASCADE FIRST ADDITION" AND DATA PER STATE HIGHWAY MAP 88-10-19 TO ESTABLISH THE CENTER LINE OF THE FRONTAGE ROAD ("FR-LINE") AND SUBSEQUENTLY THE SOUTHWESTERLY RIGHT OF WAY LINE THEREOF AND THE NORTHEASTERLY LINE OF THIS SURVEY.

THE NORTH CORNER AND THE NORTHWESTERLY LINE OF THIS SURVEY WAS ESTABLISHED BY HOLDING THE DEED POSITION OF THE DALLES CITY PUBLIC WORKS PROPERTY AS DESCRIBED IN BOOK 143, PAGE 233 RECORDED MARCH 29, 1961 WASCO COUNTY DEED RECORDS.

THE SOUTHWESTERLY LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN. THE BEARING BETWEEN THESE MONUMENTS WAS HELD FOR THE BASIS OF BEARING OF THIS SURVEY AS SOUTH 47°26'00" EAST PER SURVEY NO.S 625 AND 656. THE DEED DIRECTION CALLED FOR ON THIS LINE IS SOUTHEASTERLY AND PARALLEL WITH THE EASTERLY SIDE OF THE WASCO COUNTY RACE TRACK. THE TRACK DOES NOT CURRENTLY EXIST. SO IS ASSUMED THAT THE MENTIONED SURVEYS USED THE EXISTING TRACK BY FIELD LOCATION AS THESE SURVEYS ARE OUR BEST RECORD FOR LOCATION.

THE SOUTHEASTERLY LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN.

SURVEYS OF REFERENCE:
625, 656, 800, 1182, 1782, 1888, PLAT OF "EAST CASCADE FIRST ADDITION", STATE HIGHWAY MAP 88-10-19.

DEED REFERENCE:
BOOK 143, PAGE 233, FILM NO. 790705
FILM NO. 65-0073, BOOK 143 PAGE 342

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHEVRON USA PRODUCTS COMPANY, A CORPORATION IS THE OWNER OF THE LAND REPRESENTED ON THE ACCOMPANYING MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS WITH EASEMENTS AS SHOWN ON THE ANNEXED MAP.

THERE ARE NO WATER RIGHTS ON THIS PROPERTY

M. K. Wirth
M.K. WIRTH, PROPERTY MANAGER, ATTORNEY IN FACT
CHEVRON USA PRODUCTS COMPANY, A CORPORATION

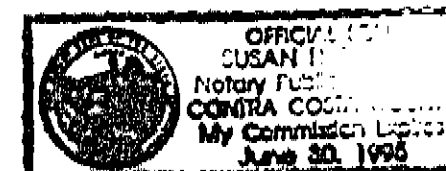
12-8-92
DATE

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF CONTRA COSTA } SS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS DAY OF 12-8-92, 1992, BEFORE ME APPEARED M.K. WIRTH, PROPERTY MANAGER, ATTORNEY IN FACT, FOR CHEVRON USA PRODUCTS COMPANY, A CORPORATION AS NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY.

Susan R. Weber
NOTARY PUBLIC FOR THE STATE OF CALIFORNIA
MY COMMISSION EXPIRES 1995

**APPROVALS:**

I HERE CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED THIS 18 DAY OF December, 1992.

BY: J. Jamie O. Williams
CITY OF THE DALLES PLANNING DIRECTOR

I HERE CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED THIS 29th DAY OF December, 1992.

BY: C. Dennis Kramer
WASCO COUNTY SURVEYOR

STATE OF OREGON }
COUNTY OF WASCO } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT RECORDED AS FILE NO. 42-0039 WASCO COUNTY RECORDS, WAS RECEIVED FOR RECORD ON THE 29th DAY OF December, 1992, AT 11:04 O'CLOCK A.M.

WASCO COUNTY CLERK

BY: Dee Holt
DEPUTY

924952(2)

Sheet 2 of 2

8-65



City of The Dalles
Community Development Dept
 313 Court Street
 The Dalles, OR 97058
 (541) 296-5481, ext. 1125
 www.thedalles.org

Application #: ST 55-25
 Filing Fee: \$100
 Receipt #: 245011060
 Deemed Complete: _____
 Ready to Issue: _____
 Date Issued: _____

Received: 06/12/2025

Site Plan Review Application

Applicant

Name: Kasey A. McCullough
 Address: 1621 E. 19th St.
The Dalles, OR, 97058
 Phone #: 541-993-0824
 Email: kcemcc57@gmail.com

Legal Owner (if different than Applicant)

Name: McCarren Properties, LLC
 Address: 3206 N 27th St.
Tacoma, WA, 98407
 Phone #: 541-993-0824
 Email: kcemcc57@gmail.com

Property Information

Address: 215 W 7th St.
 Zone: RH - High Density
 City Limits: ☒ Yes ☐ No
 Geohazard Zone: No

Map and Tax Lot: 1N 13E 3BC 10700
 Overlay: _____
 Size of Development: .19 acres
 Flood Designation: No

Project Information

☒ New Construction ☐ Expansion/Alteration ☐ Change of Use ☐ Amend Approved Plan

Current Use of Property: partially vacant, residential

Proposed Use of Property: multifamily (3 new units) attached

Briefly Explain the Project:

Proposed Building(s) Footprint Size (ft²): 1,989

Total Number of Parking Spaces Proposed: 4

Total Landscaping Proposed (ft²): 3,222

Parking Lot Landscaping Proposed (ft²): —

Percentage of Irrigated Landscaping: 75

Project Information (continued)**Economic Development Information**

☐ Proposed Project is in the Enterprise Zone

(for questions regarding Enterprise Zones, please contact the Assistant to the City Manager's Office at (541) 296-5481, ext. 1150)

Full Time Equivalent (FTE) jobs are currently provided: _____

FTE jobs are expected to be created by the proposed project: _____

In addition to the requirements of Article 3.010: Application Procedures, this application must be accompanied by the information required in Article 3.030 Site Plan Review, contained in Title 10 Land Use and Development of the City of The Dalles Municipal Code.

Upon submission of this application, please provide the following material:

Site Team / Pre-Application:

Completed application

Concept plan (PDF recommended)

50% application fee

Official Site Plan Review:

Remainder of application fees

Professional plans (PDF required)

Following an approved Site Plan Review determination, plans with all necessary changes must be submitted to City Staff for final review. Please provide the following number of copies for review:

1 – PDF of final plans

1 – 11" x 17" sets of final plans

2 – Full size sets of construction detail plans

Following final plan review, please provide the following number of copies:

1 – PDF of final plans

2 – 11" x 17" sets of final plans

4 – Full size sets of construction detail plans

Signature of Applicant

Signature of Property Owner





Date

Date

INFORMATION REQUIRED WITH SITE PLANS

There are 3 types of plan information which can be combined on the same plan or separated onto different plans and reviewed at different times through the approval process. The minimum plan requirements which must accompany a Site Plan Review Application are those specified in the Concept Site Plan below.

1. Concept Site Plan. The concept site plan shall clearly indicate all of the following information applicable to the particular development proposal.

- ☒ Project Name
- ☒ A separate vicinity map indicating location of the proposed development
- ☒ Scale – The scale shall be at least one inch equals 50 feet (1:50), unless a different scale is authorized by the Director
- ☒ North arrow
- ☒ Date
- ☒ Location and names of all existing streets and location of proposed streets within or on the boundary of the proposed development
- ☒ Lot layout with dimensions for all lot lines
- ☒ Location, dimensions, and height of all existing and proposed buildings, structures, fences, and gates
- ☒ Indicate which buildings, structures, and fences are to remain and which are to be removed
- ☒ Location and dimensions of all yards and setbacks from all property lines and distances between existing and proposed buildings
- ☒ Location and dimensions of all driveways and bicycle and vehicle parking areas
- ☒ Number of vehicle and bicycle parking spaces, parking lot layout, and internal traffic circulation pattern
- ☒ Size and location of existing and proposed curb openings (access from street to property), and distance to curb openings on adjacent property
- ☒ All points of entrance and exit for pedestrians, bicycles, and vehicles, including service vehicles
- ☒ Location and description of any slopes greater than 20%, and any proposed cut and fill activity
- ☒ General nature and location of all exterior lighting
- ☒ Outdoor storage and activities where permitted, and height and type of screening.
- ☒ Conceptual drainage and grading plan

- ☒ Location, size, height, materials and method of illumination of existing and proposed signs
- ☒ Location of existing utilities, easements, and rights of way
- ☒ Location of any significant natural features including, but not limited to, water courses, trees, rock outcroppings, ponds, drainage ways and wetlands
- ☒ Location, size, and use of any proposed underground activity (storage tanks, septic systems, heat transfer coils, etc.)
- ☒ Location of existing fire hydrants
- ☒ Location and dimension of all areas devoted to landscaping, and a general description of proposed planting and materials, (trees, rocks, shrubs, flowers, bark, etc.)
- ☒ Location of existing and proposed trash storage area(s) including enclosure construction design and access for pick up purposes
- ☒ Any additional information required by the Director to act on the application

*Detailed plans may be submitted after land use approval is granted; **however**, detailed plan approval will be required prior to City sign-off on building permit application forms.*

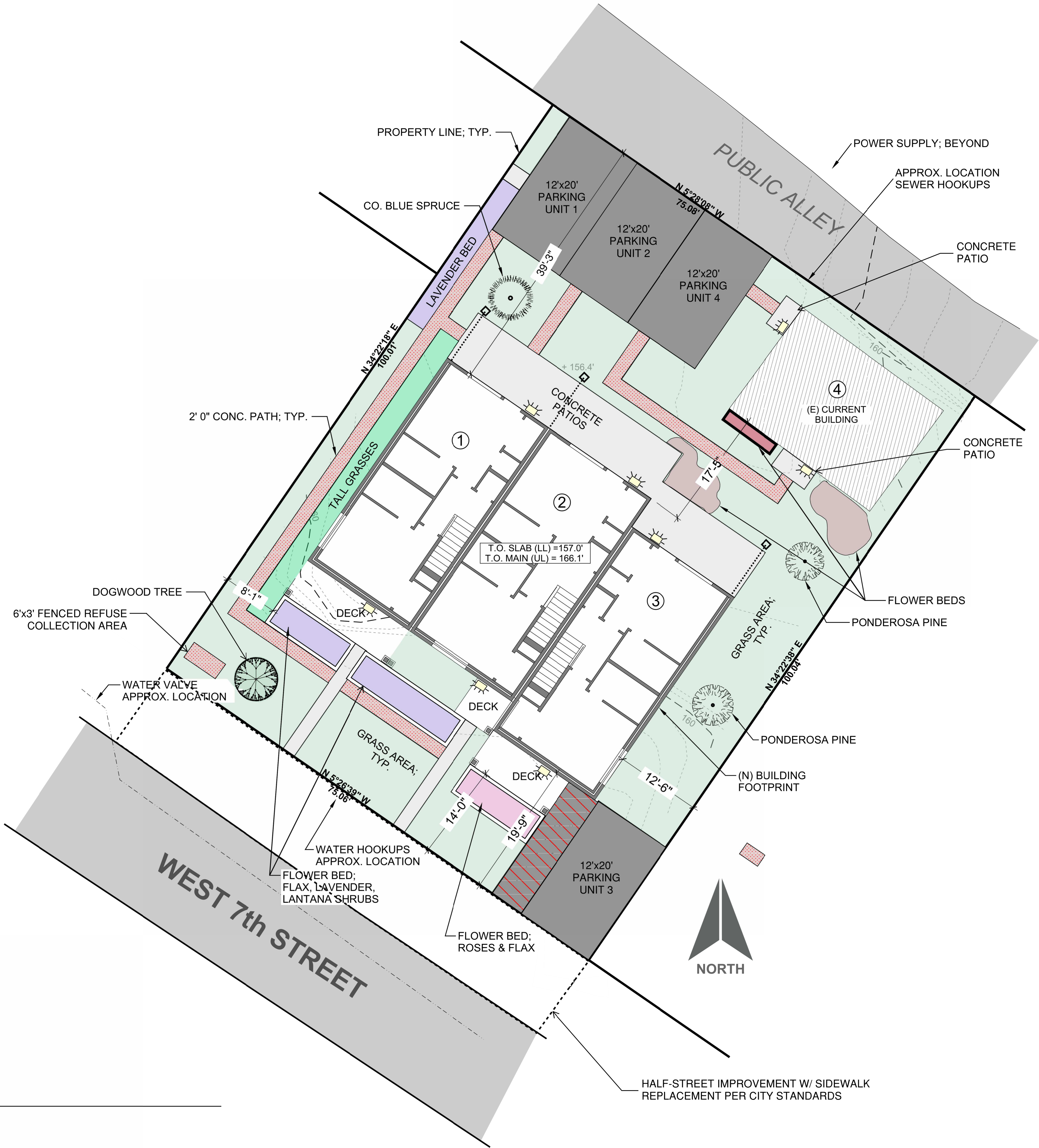
2. Detailed Landscape Plans. Detailed landscape plans shall clearly indicate the following information:

- ☒ Project Name
- ☒ Scale (the scale shall be at least one inch equals 50 feet (1:50) or larger)
- ☒ North arrow
- ☒ Date
- ☒ Location and initial sizes of plants and tree species, and other proposed landscape material
- ☒ Pipe location and size, point of connection, and water requirements of automatic sprinkler systems, and location and details of cross connection control device

3. Detailed Construction/Design Plans. The detailed construction/design plans shall clearly indicate the following information:

- ☒ All information required for the concept site plan
- ☒ Location of existing rights of way
- ☒ Location of existing streets, sidewalks, curbs, and utilities
- ☐ Location of existing and proposed street trees

- ☒ Parking lot striping and pavement cross sections
- ☒ Perimeter curb location and details
- ☒ Utility service types, sizes, locations and details (including hydrants, manholes, cleanouts, vaults, meters, inlets/catch basins, manholes, cleanouts, parking, drive pads, distance to drive pads on adjacent property, curb and sidewalk, retaining walls, and retaining wall drainages)
- ☒ Location and details of cross connection control devices
- ☒ Fence and gate locations and details
- ☒ Street and parking lot lighting locations and details
- ☒ Site drainage and grading plan and construction details sufficient to evaluate whether runoff generated from improvements is collected on site and disposed of in a manner which eliminates sheet flow of storm water onto sidewalks, public rights-of-way and abutting private property
- ☒ Erosion control plan and/or traffic control plan as required by the City Engineer. Where City street, curb, sidewalk or utility extensions are required, provide complete plan, profile, and construction detail drawings, including signs, striping and pavement markings, and specifications when required by the City Engineer, prepared and stamped by a licensed professional engineer for the proposed improvements within public rights-of-way
- ☒ City Engineer and all other required state and federal approvals for extensions



SITE PLAN

SCALE: 1/16" = 1' 0"

LOT COVERAGE CALCULATION

LOT AREA: 7510SF
COVERAGE AREA: 4288SF [PAVED PARKING, BUILDINGS, CONCRETE WALKWAYS]

LOT COVERAGE: 4288SF / 7510SF = 57%

SITE PLAN NOTES

- SEWER WATER AND GAS LINES MUST BE BURIED UNDERGROUND.
- FOLLOW CODE REQUIREMENTS FOR SLOPING AND BENDING OF PIPES.
- PLACE AND CONTACT FILL AS PER CODE.
- ALL OTHER CONNECTIONS TO INCLUDE PHONE AND CABLE MUST BE BURIED AS PER CODE AND HOA REQUIREMENTS IF APPLICABLE.
- WATER LINE TO BE 1" PIPE SPECIFIED TO COMPLY WITH ISD REQUIREMENTS. PROVIDE BACK-FLOW PREVENTION DEVICE.
- SEWER LINE TO BE 4" PIPE SPECIFICATION TO COMPLY WITH ISD REQUIREMENTS.
- PROVIDE CLEAN OUTS AS PER CODE REQUIREMENTS.

SLOPING AND GRADING:

- PROVIDE FINAL GRADE AFTER BACKFILL TO MAINTAIN ADEQUATE DRAINAGE AWAY FROM RESIDENCE.
- EXCAVATION CONTRACTOR SHALL MINIMIZE IMPACT TO EXISTING VEGETATION.
- EXCESS FILL SHALL BE REMOVED FROM JOB SITE AND DISPOSED OF AS PER LOCAL JURISDICTION.
- THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10FT.
- SURFACE WATER SHALL DRAIN AWAY THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. AS PER IRC R4013.

LEGEND

- 5' WIDE CONCRETE WALKWAY
- DECOMPOSED GRANITE WALKWAY [PERMEABLE]
- ASPHALT-PAVED PARKING STALL
- 6' WIDE ACCESS AISLE
- DOWNCAST SHIELDED LED SCNCE. FIXTURE TO NOT CAUSE DIRECT GLARE AND ILLUMINATION TO NEIGHBORING PROPERTIES.
- ROOF DRAINAGE HARDDPIPED UNDER CONCRETE PATIO, DAYLIGHTED AT DRAINROCK SPLASH PAD FOR DISPERSION.



City of The Dalles
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 www.thedalles.org

Site Team #: ST 56-25Received: 06/17/2025Filing Fee: \$100Receipt #: 875698Meeting Date: 06/26/2025*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 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: The National Neon Sign
 Address: 200 E. 3rd Museum
PO Box 2007
 Phone #: 541-370-2242
 Email: info@nationalneonsign
museum.org

Legal Owner (if other than Applicant)

Name: David A Benko
 Address: 1112 Oregon Ave
The Dalles 97058
 Phone #: 360-991-6676
 Email: same

Property Information

Address: 200 E 3rd St.

Map and Tax Lot: 1N 13E 3 BD 7800

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

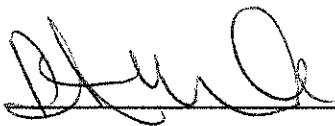
Application Policy

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.

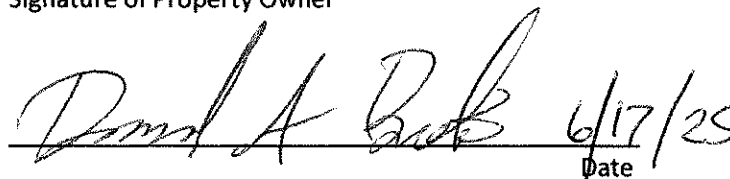
The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Signature of Property Owner



6-17-25
Date



6/17/25
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?

Carousel Museum – The Dalles, OR

JANTZEN BEACH CAROUSEL PROJECT

06.17.2025

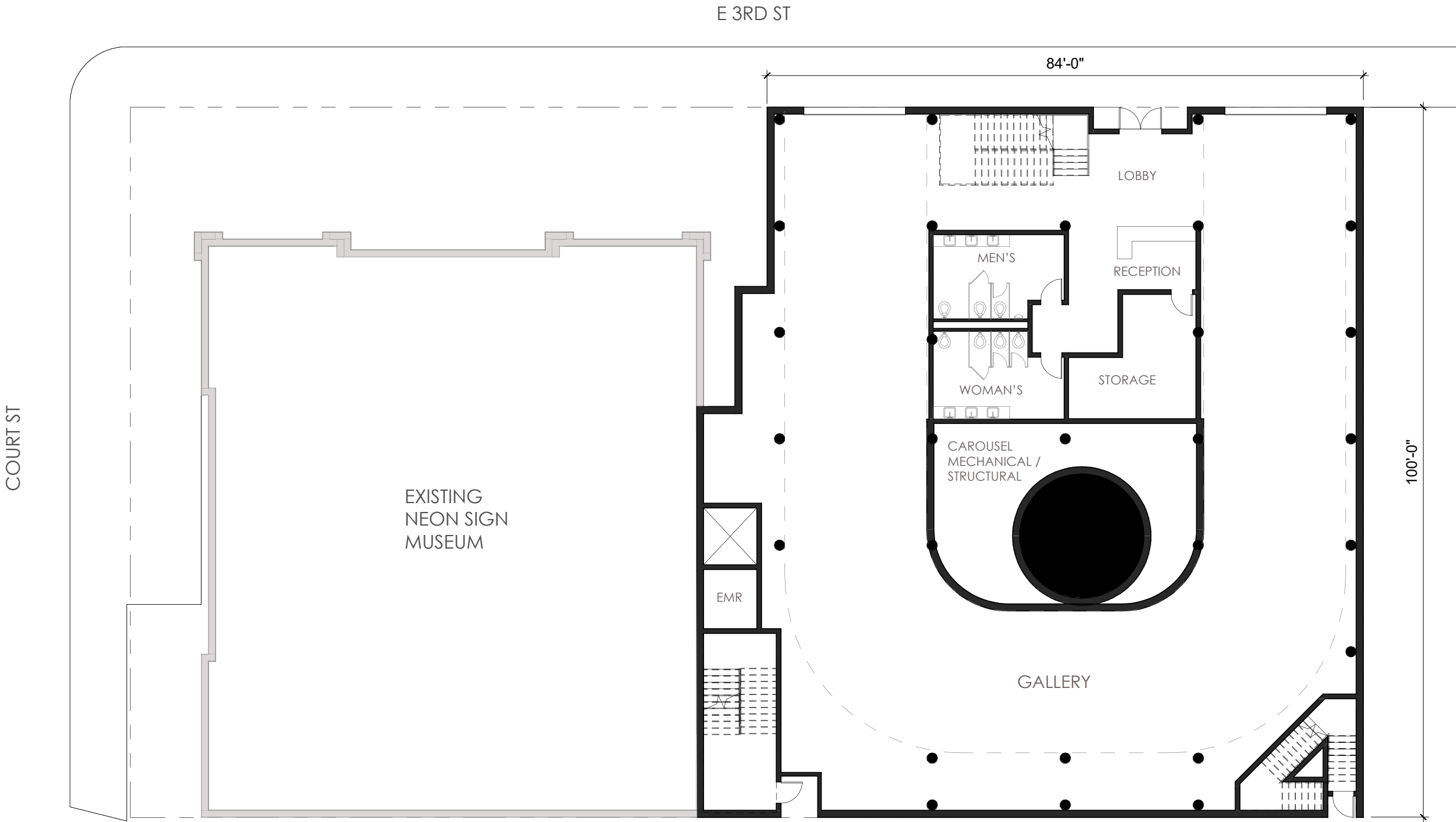


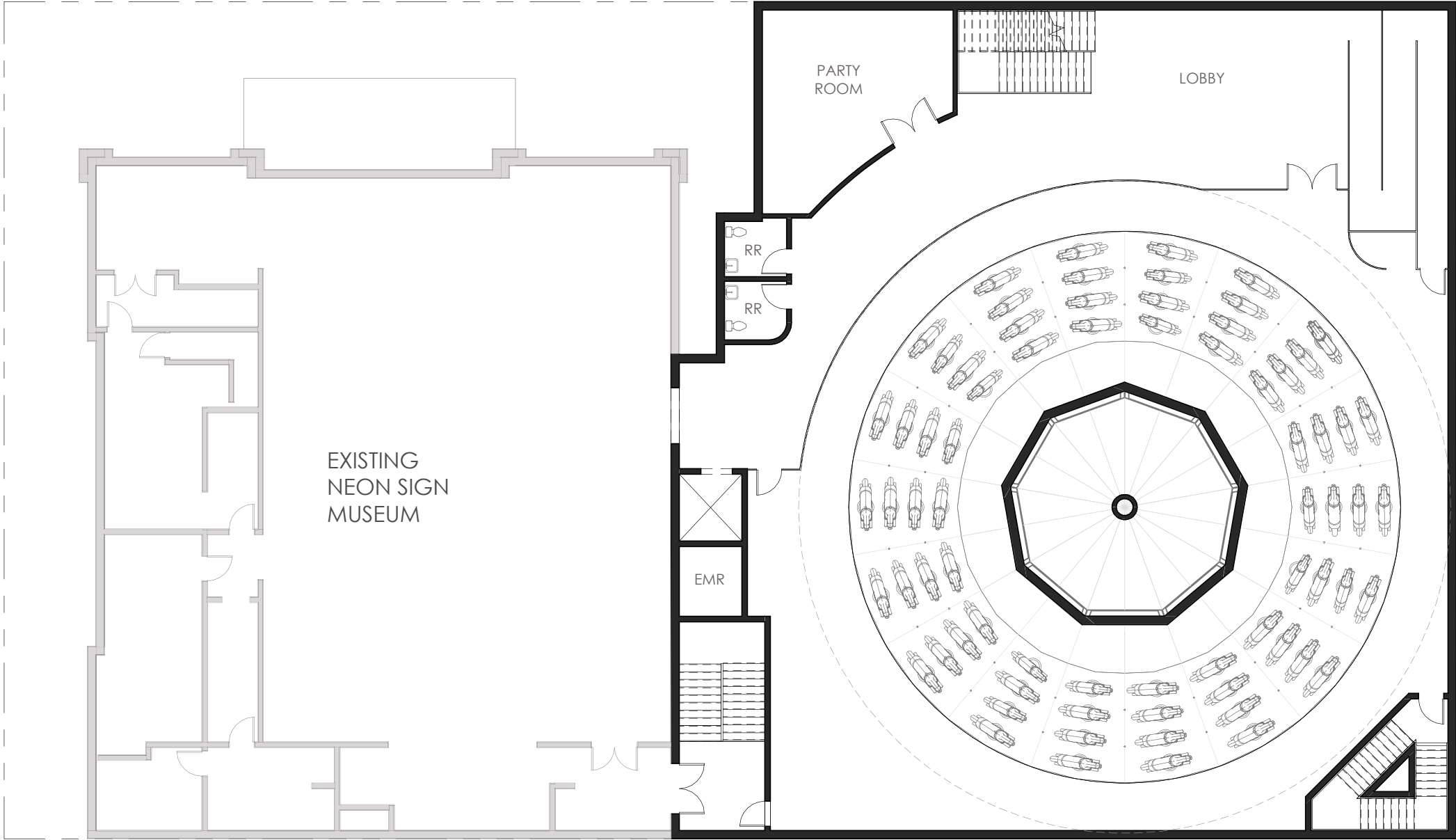
C2K Architecture, Inc.
1645 NW Hoyt St.
Portland, OR 97209
503.444.2200



SITE PHOTOS

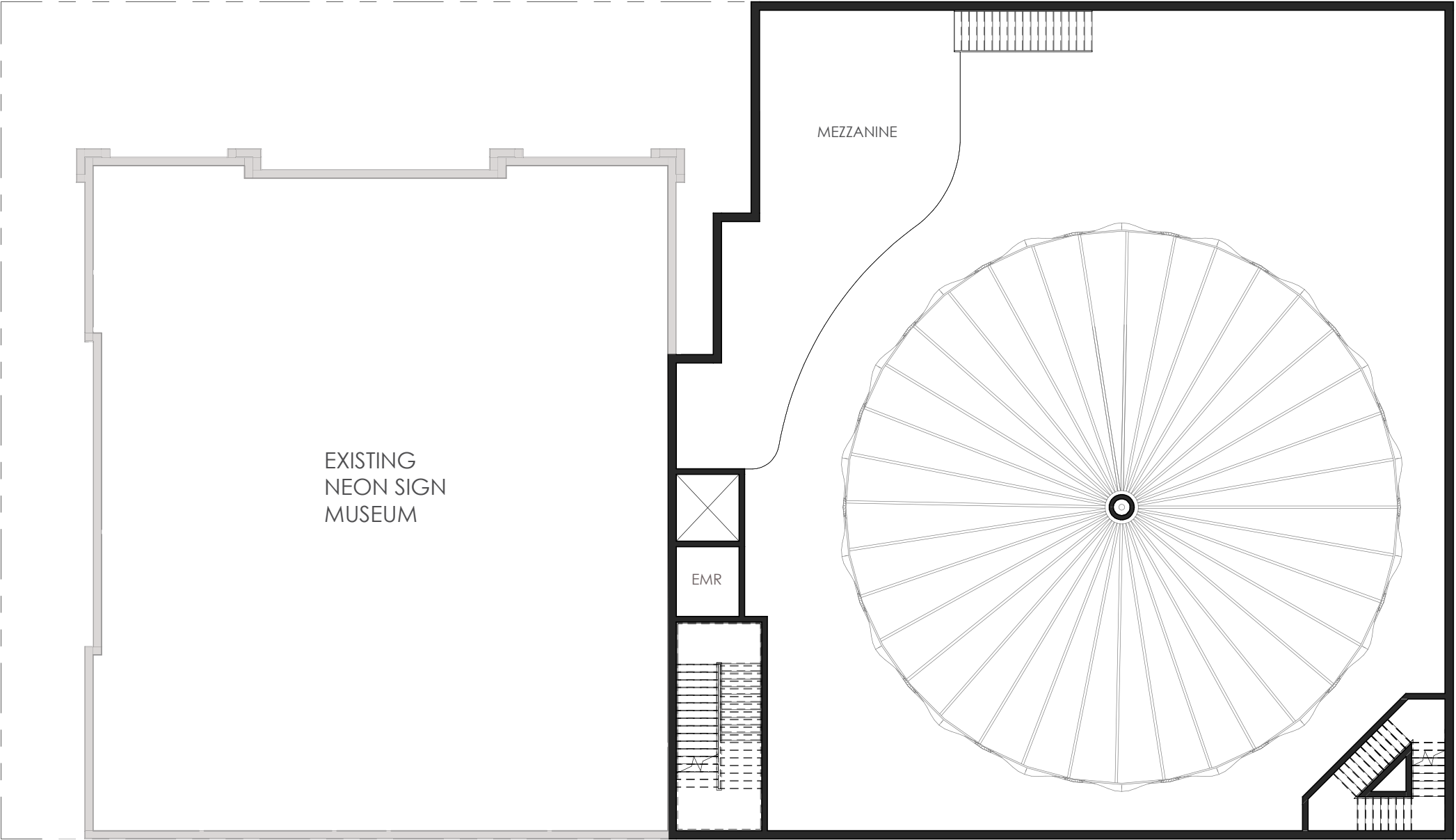


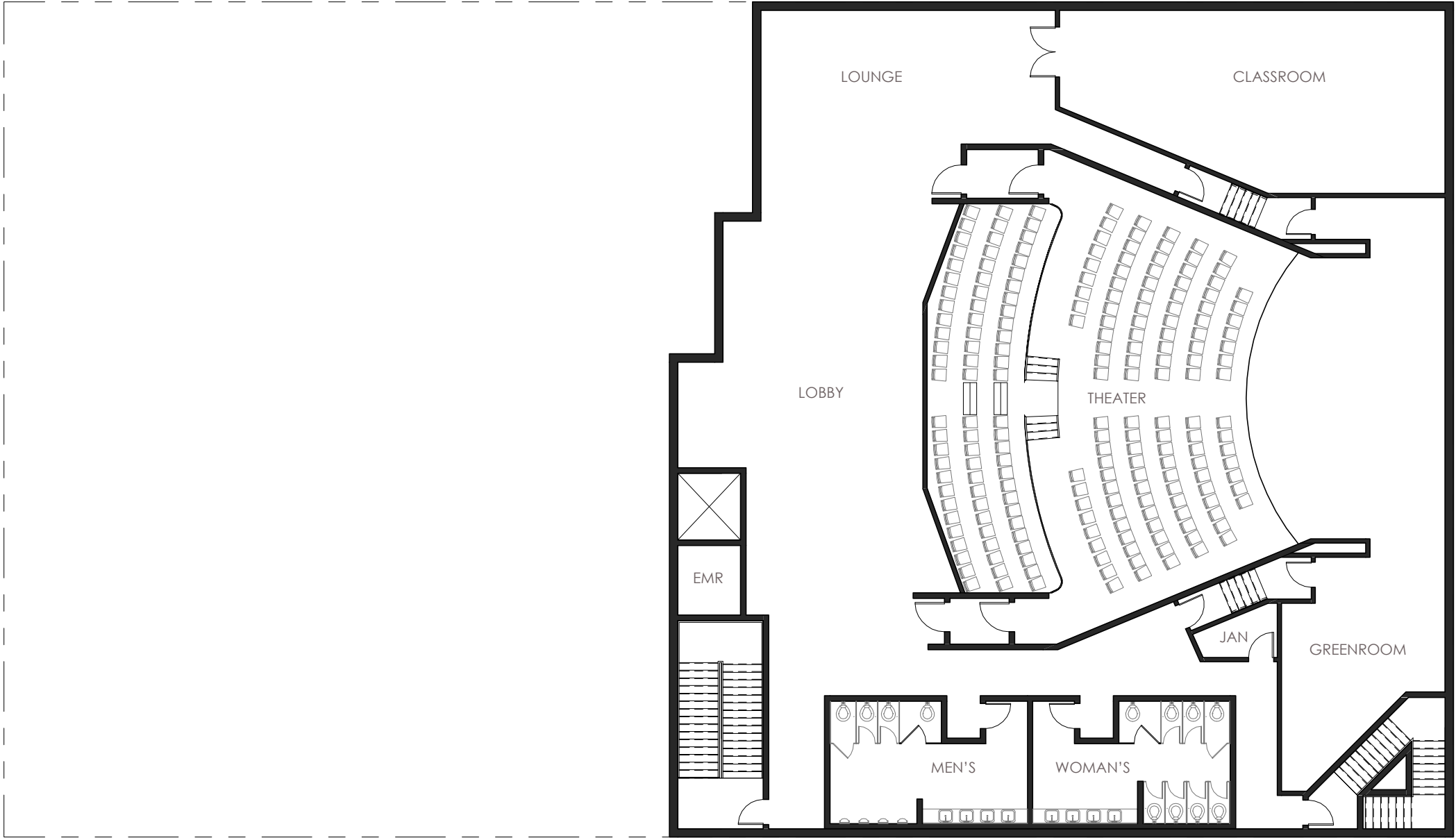




MEZZANINE

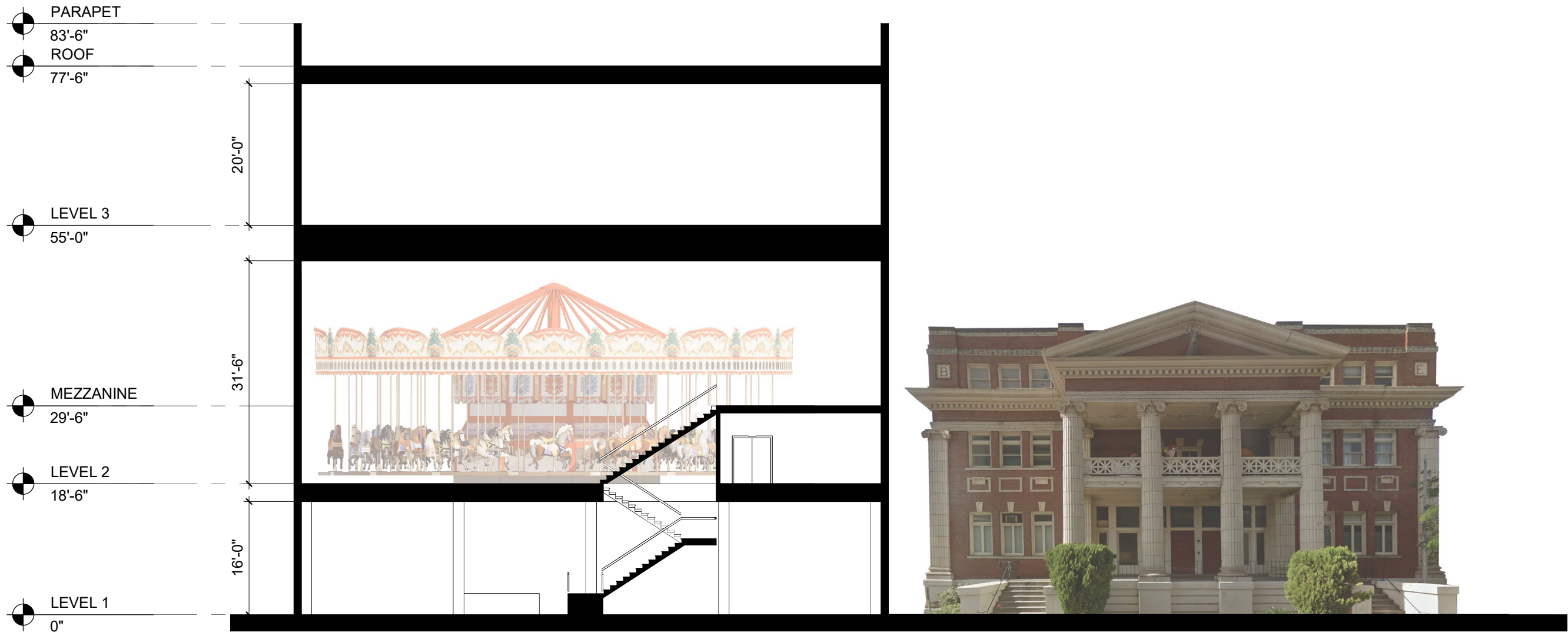
CONCEPT DIAGRAM





EAST/WEST SECTION

CONCEPT DIAGRAM



NORTH/SOUTH SECTION

CONCEPT DIAGRAM

