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, August 28, 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. ST 67-25, Mid-Columbia Community Action Council Site Team Pre-Application: Applicant is requesting approval to convert 22 transitional units from temporary to permanent housing by adding kitchenettes. The applicant plans to use the recently acquired parking lot in the adjacent lot to the south for additional parking. The property address is 200 W 2nd Street and further described as 1N 13E 3 BB Tax Lot 2300. The subject property is zoned CBC 3 Central Business Commercial District.
- B. ST 68-25, Jose Flores and Wylesha Wilcox, Rowena Crest Manor Minor Partition or Building Permit: Applicant is requesting approval to either: site and construct a third dwelling unit on the lot, or to initiate a Minor Partition, and then construct a second dwelling on one of the partitioned lots. The property address is 833 Pomona Street and further described as 2N 13E 32 AB Tax Lot 2300. The subject property is zoned RM Medium Density Residential District.

Planner: Cialita Keys

Next regularly scheduled meeting: Thursday, September 11, 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 #:			
Received:			
Filing Fee:			
Receipt #:			
Meeting Date:			
Filing foo due with submittal			

Site Team/Pre-Application Meeting

	Adjustment	Mobile Home Park	Condi	tional Use Permit	Property Line Adjustment	
	Building Permit	Site Plan Review	Mino	r Partition/Replat	Planned Unit Development	
	Variance	Vacation (Street)	Comp	Plan Amendment	Comp Plan/Zone Change	
	Subdivision	Zone Change	Other	:		
Αp	plicant			Legal Owner (if other than	Applicant)	
Na	me:		Name:			
			-			
Ph	one #:		-	Phone #:		
Em	nail:		Email:			
Pro	operty Information					
Αd	dress:		-	Map and Tax Lot:		

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

Application Policy

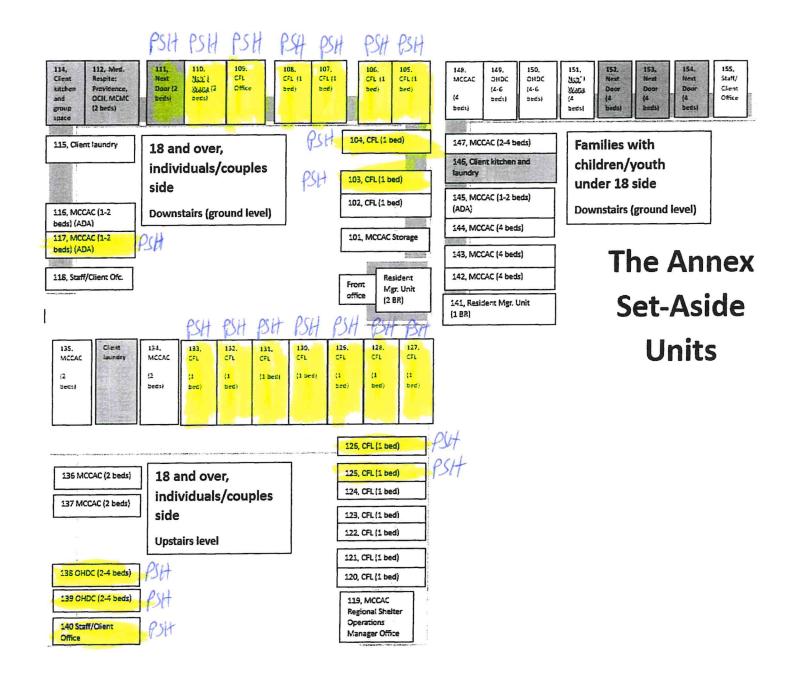
I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality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

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Signature of Property Owner

Department Use Only								
City Limits:	Yes	No	Zone:		Overlay:	Airport Zone:	Yes	No
Geohazard Zor	ne:				Flood Designation:			
Historic Struct	ure:	Yes	No	Current Use:				
Previous Planning Actions:								
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?								



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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 68-25
Received:	07/29/2025
Filing Fee:	\$100
Receipt #:	248510189
Meeting Date:	08/28/2025

Filing fee due with submittal

Site Team/Pre-Application Meeting					
Adjustment Building Permit Variance Subdivision	O Mobile Home Park O Site Plan Review O Vacation (Street) O Zone Change	Ø Mind	Conditional Use Permit OProperty Line Adjustn OPlanned Unit Develop Comp Plan Amendment Other:		
Name: Jose Flow Address: 1834 E	na Crest Manor) res and Loydesha 1 LIST OR 97058	Legal Owner (if other than Applicant) Name: Address:			
	0330 or 541980	Phone #:			
Property Information Address: 833 Povnona St			Map and Tax Lot:		

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

the subject property currently contains two existing residential homes and an adjacent vacant lot. The owner requests consideration to either subdivide the property to anate separate legal lots for each of the two existing homes, if subdivising is not permitted, to obtain approval for the construction of a third residential dwelling on the vacant lot. The proposal aims to clarify lot boundaries and/or add a third dwelling while complying with applicable 20 ming and development regulations

Application Policy

Cianatura of Applicant

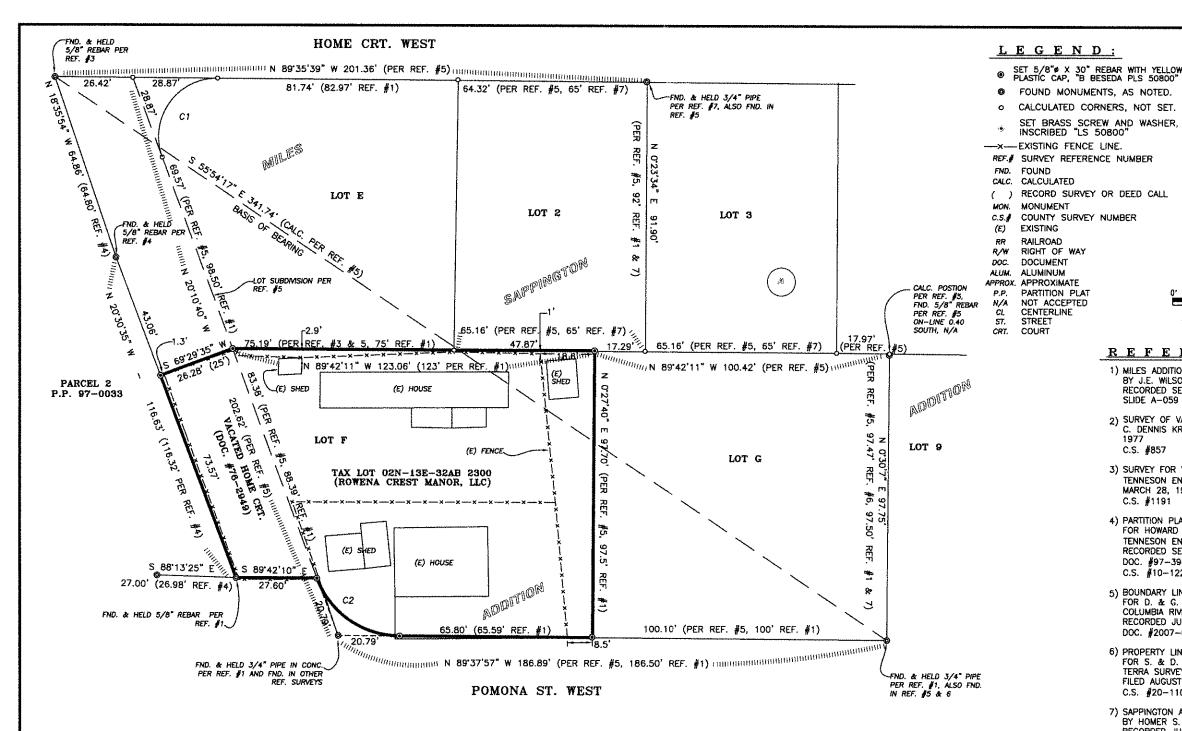
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Signature of Applicant	Signature of Property	Owner
7/29 Da	$\frac{1}{25}$ $\frac{1}{100}$	7/29/25 Date

Cianatura of Droparty Owner

Department Use Only				
City Limits: O Yes O No Zone: Geohazard Zone: Historic Structure: O Yes O No Current Use:	Overlay: Airport Zone: O Yes O No Flood Designation:			
Previous Planning Actions:	made of the Henry ton-T			
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?				



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND MONUMENT THE EXTERIOR BOUNDARY OF TAX LOT 02N-13E-32AB 2300. THE SUBJECT PROPERTY IS LOT 'F' OF THE MILES ADDITION AND AN ADJOINING PORTION OF VACATED HOME COURT. THE SUBJECT PROPERTY LIES IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 13 EAST, W.M. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS SURVEY, RESEARCH WAS MADE TO OBTAIN A COPY OF THE DEED FOR THE SUBJECT AND ADJOINING PROPERTIES AND TO OBTAIN COPIES OF PRIOR SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES

IN THE FIELD FOR THIS SURVEY, MONUMENTS WERE RECOVERED PER REFERENCES #1 AND #7 AS SHOWN ON THE SURVEY. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION PER REFERENCE #5. THE SUBDIVISION OF THE LOTS WITHIN THE MILES ADDITION IN THIS AREA WERE HELD CONSISTENT WITH REFERENCE #5. ALSO IN THE FIELD, MONUMENTS WERE FOUND PER REFERENCE #4 ON THE WESTERLY SIDE OF VACATED HOME COURT. THESE MONUMENTS WERE HELD AS FOUND. THIS COMPLETED THE RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY. IT WAS THEN MONUMENTED AS SHOWN. THE SURVEY ALSO SHOWS LOCATION OF EXISTING FENCE LINES AND STRUCTURES ON THE SUBJECT PROPERTY.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA PLS 50800"

NOTES:

C1

- BEARINGS ARE OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE GRID ESTABLISHED BY GPS OBSERVATION BETWEEN THE FOUND MONUMENTS AS SHOWN ON THE
- 2. MONUMENTATION FOR THIS SURVEY WAS COMPLETED ON ____ 2022.
- THE SUBJECT PROPERTY IS VESTED IN ROWENA CREST MANOR, LLC BY PERSONAL REPRESENTATIVES DEED RECORDED AT DOC. NO. 2021-005100 DEED RECORDS OF WASCO COUNTY.

PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 1999 BENJAMIN B. BESEDA 50800

EXPIRES: 12/31/2023

CURVE RADII PER REF. #1-CURVE DELTA ANGLE RADIUS ARC LENGTH TANGENT CHORD BEARING CHORD LENGTH 110*35'01" 20.00' 38.60' 28.87' N 20'35'01" W 32.88 69'27'17" 36.37 20.79' N 20'32'43" E

REGISTERED

Date No.

PH. 541-296-9177

8.B.B 8/30/2022 <u>1"=20"</u> C-\MCRX ONDERS*\16300\16377\28988965\$\16577\59y.6mg H.M.H. 16377

Tenneson Engineering Corp. CONSULTING ENGINEERS 3775 CRATES WAY THE DALLES, OREGON 97058 FAX 641-296-6857

16377.SVY.DWG

SURVEY FOR WYLESHA WILCOX TAX LOT 02N-13E-32AB 2300

LOT F, MILES ADDITION AND VACATED STREET IN THE NW.1/4, OF THE NE.1/4 OF SECTION 32 T2N., R13E. W.M. CITY OF THE DALLES WASCO COUNTY, OREGON

Revisions

WASCO COUNTY

SURVEYOR'S OFFICE

PLOT DATE: 8/31/2022

Survey No

SCALE IN FEET

REFERENCES;

RECORDED SEPTEMBER 16, 1963

BY J.E. WILSON, PLS 119

2) SURVEY OF VACATED STREET BY C. DENNIS KRAMER, PLS 856

3) SURVEY FOR VERNA OWEN BY

MARCH 28, 1979 C.S. #1191

C.S. #10-122

TERRA SURVEYING

C.S. #20-110 7) SAPPINGTON ADDITON BY HOMER S. WALL, PE RECORDED JUNE 12, 1953

SLIDE A-049

FILED AUGUST 27, 2020

4) PARTITION PLAT 97-0033

TENNESON ENGR. CORP. WO#5926

FOR HOWARD & DELLA STINSON BY TENNESON ENGR. CORP. WO#8988

RECORDED SEPTEMBER 4 1997 DOC. #97-3966 (SLIDE C-65A)

5) BOUNDARY LINE ADJUSTMENT SURVEY FOR D. & G. FOSTER BY

RECORDED JULY 13, 2007

COLUMBIA RIVER SURVEYING & MAPPING

Ву Арр

DOC. #2007-003627 (SLIDE D-42A)

6) PROPERTY LINE ADJUSTMENT SURVEY FOR S. & D. OPBROEK BY

1) MILES ADDITION

SLIDE A-059

1977

C.S. #857