



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 25, 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 70-25, James Klein** – Replat Review: Applicant requests a property line adjustment through the Replat process, transferring 4,976 square feet of land from Tax Lot 2702 (Parcel 3 of Partition Plat 2005-0032) to adjacent Tax Lot 2600.

Planner: Cialita Keys

Next regularly scheduled meeting: Thursday, October 9, 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 70-25
Received: 9/09/2025
Filing Fee: \$100.00
Receipt #: R# 875733
Meeting Date: 9/25/2025

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: James Klein
Address: 1411 13th St.
Hood River, OR 97031
Phone #: 541-386-3322
Email: jimk@kleinassocinc.com

Legal Owner (if other than Applicant)

Name: Alex Hattenhauer
Address: 122 W 17th
The Dalles, OR 97058
Phone #: 541-980-8643
Email: alex@hattenhauerdistributing.com

Property Information

Address: Washington St. & E 14th St. The Dalles

Map and Tax Lot: 1N13E4DD-tax lots 2600&2702

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

The purpose is to adjust the common property line through the Replat process, between tax lot 2702, being Parcel 3 of Partition Plat 2005-0032 and tax lot 2600. Said adjustment will transfer 4,976 square feet from tax lot 2702 to tax lot 2600. See attached preliminary Partition Plat for additional details.

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



9/04/2025

Date

Date

Department Use Only

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

Geohazard Zone: Zone 2- Central Inactive Flood Designation: N/A

Historic Structure: ☐ Yes ☒ No Current Use: Residential Developed and Undeveloped Lot

Previous Planning Actions:

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

PARTITION PLAT

A REPLAT OF PARCEL 3 OF P.P. 2005-0032 IN THE METHODIST MISSION CLAIM,
LOCATED IN THE SE 1/4 OF THE SE 1/4, SECTION 4, T. 1N., R. 13E., W.M.
CITY OF THE DALLES, WASCO COUNTY, STATE OF OREGON.
1N 13E 4DD TAX LOTS 2600 & 2702

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO FORM A PROPERTY LINE ADJUSTMENT THROUGH THE CITY OF THE DALLES REPLAT PARTITION PROCESS, BETWEEN PARCEL 3 OF PARTITION PLAT 2005-0032 AND THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED INSTRUMENT NO. 2005-001243, WASCO COUNTY RECORDS.

THE EXTERIOR BOUNDARY WAS ESTABLISHED BY HOLDING RECOVERED MONUMENTS ALONG THE EXTERIOR BOUNDARY AS SHOWN ON PARCEL 3 OF PARTITION PLAT 2005-0032. SAID MONUMENTS WERE WITHIN ACCEPTABLE TOLERANCE OF THE COMPUTED POSITION AND HELD IN THIS SURVEY. THE EXTERIOR BOUNDARY OF TAX LOT 2600 WAS ESTABLISHED BASED ON DEED DISTANCE AND BEARS PER STATUTORY WARRANTY DEED INSTRUMENT NO. 2005-001243, IN WHICH THE NORTHERLY BOUNDARY OF SAID TRACT WAS ORIENTATED ALONG THE NORTHERLY LINE OF METHODIST MISSION RESERVE AT THE NORTHWEST CORNER OF SAID TRACT BEING POINT (1552) THROUGH POINT (1551). THE WEST AND SOUTH LINES WERE PREVIOUSLY ESTABLISHED IN SAID PARTITION PLAT 2005-0032 AND HELD ON THIS SURVEY. NEW PROPERTY MONUMENTS WERE THEN SET ON THE ADJUSTED PROPERTY LINES AS SHOWN.

SURVEYORS CERTIFICATE

I, JAMES M. KLEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR No. 59002 IN THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND HAVE FOUND OR SET PROPER MONUMENTS DEFINING THE PROPERTY CORNERS OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AND THE CITY OF THE DALLES LAND USE DEVELOPMENT ORDINANCE A PARTITION PLAT PLAT BEING A PORTION OF PARCEL 3 OF PARTITION PLAT 2005-0032, RECORDED IN WASCO COUNTY RECORDS, SEPT. 23, 2005, AS INSTRUMENT NO. 2005-005340, AND THAT PORTION OF LAND CONVEYED TO JOHN DOUGLAS HATTENHAUER AND MARY LEE HATTENHAUER, CO-TRUSTEE OF THE JD AND ML HATTENHAUER FAMILY TRUST U/T/A/D DECEMBER 9, 2024, IN STATUTORY WARRANTY DEED, RECORDED AS INSTRUMENT NO. 2025-001243, BEING LOCATED IN THE METHODIST MISSION CLAIM IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON. FOR THE INITIAL POINT A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA, LS 50800" FOUND AT HE MOST NORTHERLY NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT 2005-0032, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE MOST NORTHERLY NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT 2005-0032, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE METHODIST MISSION RESERVE CLAIM; THENCE SOUTH 75°43'27" EAST, 99.97 FEET ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE MOST NORTHERLY NORTHEAST CORNER THEREOF; THENCE SOUTH 75°29'40" EAST, 143.68 FEET, ALONG THE NORTHERLY LINE OF THE METHODIST MISSION RESERVE CLAIM TO A 5/8" REBAR; THENCE SOUTH 76°20'30" EAST, 46.10 FEET, ALONG THE NORTHERLY LINE OF THE METHODIST MISSION RESERVE CLAIM TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED IN STATUTORY WARRANTY DEED, RECORDED AS INSTRUMENT 2025-001243, WASCO COUNTY RECORDS; THENCE SOUTH 15°57'20" WEST, 100.50 FEET ALONG THE EAST LINE OF SAID INSTRUMENT 2025-001243, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 75°42'05" WEST, 26.09 FEET, ALONG THE SOUTH LINE OF SAID INSTRUMENT 2025-001243, TO THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY BOUNDARIES OF SAID PARCEL 3 THE FOLLOWING TEN (10) COURSES; 1) THENCE SOUTH 15°36'52" WEST, 225.28 FEET; 2) THENCE NORTH 89°56'44" EAST, 42.20 FEET; 3) THENCE SOUTH 32°45'59" WEST, 40.03 FEET; 4) THENCE NORTH 88°33'12" WEST, 507.14 FEET; 5) THENCE NORTH 07°14'09" WEST, 266.64 FEET; 6) THENCE SOUTH 82°53'08" EAST, 48.51 FEET; 7) THENCE NORTH 16°26'12" EAST, 67.29 FEET; 8) THENCE SOUTH 72°19'52" EAST, 73.33 FEET; 9) THENCE SOUTH 78°06'09" EAST, 177.79 FEET; 10) THENCE NORTH 17°08'48" EAST, 141.66 FEET, BACK TO THE POINT OF BEGINNING.

JAMES M. KLEIN PLS. 59002

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2027

SURVEY PERFORMED FOR:
JOHN & MARY HATTENHAUER
DATE OF MONUMENT: AUGUST XX, 2025
PROJECT: 25-08-07 DRAFT: GD
FILE: 250807.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

REFERENCED SURVEYS

- R1. PARTITION PLAT 2005-0032, SLIDE A-1098, PERFORMED BY TENNESON ENGINEERING CORP. FOR MARK AND DOROTHY SULLIVAN, COUNTY SURVEY NO. BOOK 13, PAGE 131.
- R2. SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FOR ELT FADNESS, FILED AS COUNTY SURVEY NO. BOOK 10, PAGE 113.
- R3. SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FOR MILT TUMILSON, FILED AS COUNTY SURVEY NO. 1619

REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 2025-001243.

SURVEYOR'S NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM COLUMBIA GORGE TITLE, 1ST. SUPPLEMENT PRELIMINARY TITLE REPORT, DATED MARCH 11, 2025, ORDER 24-246.

CITY OF THE DALLES GEOLOGIC HAZARD ZONE (A1)

CITY OF THE DALLES SANITARY AND DOMESTIC WATER SYSTEM

ZONE: LOW DENSITY RESIDENTIAL (RL)

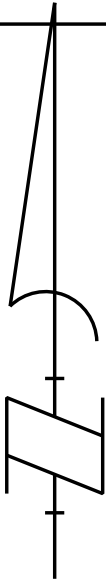
THEIR ARE NO PHYSICAL, OR ENVIRONMENTAL CONSTRAINTS, SUCH AS EROSION CONTROL, FLOOD WAYS, FLOOD PLAINS OR NATURAL DRAINAGE ASSOCIATED WITH IS SITE.

THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS STREAMS, PONDS, EXCEPT FOR A ROCK OUTCROP LOCATED IN THE SOUTHEAST CORNER OF PARCEL 1.

OWNER

ALEX & JENNIFER HATTENHAUER
122 W. 17TH THE DALLES OR 97058
1N 13E 4 DD 2702

JOHN & MARY HATTENHAUER
3205 DOANE RD. THE DALLES OR 97058
1N 13E 4 DD 2600



WASCO COUNTY
SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

RECORDING INFORMATION

DOCUMENT NO. _____

PLAT NUMBER _____

SLIDE NO. _____

DECLARATION

JOHN DOUGLAS HATTENHAUER AND MARY LEE HATTENHAUER CO-TRUSTEES OF THE JD AND ML HATTENHAUER FAMILY TRUST, DATED DEC. 9, 2024, ARE THE OWNERS OF THE LAND SHOWN HEREIN, AND HEREBY DECLARE THAT THIS DIVISION OF LAND IS A LEGAL PLAT AND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES AND THE PROVISIONS OF ORS CHAPTER 92.

AN BY THIS PLAT DEDICATE TO THE PUBLIC FOREVER THE STREET RIGHT-OF-WAY SHOWN HEREON.

JOHN DOUGLAS HATTENHAUER DATE
TRUSTEES OF THE JD AND ML
HATTENHAUER FAMILY TRUST,

JENNIFER N. HATTENHAUER DATE
TRUSTEES OF THE JD AND ML
HATTENHAUER FAMILY TRUST,

ACKNOWLEDGMENTS

STATE OF _____

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2025, BY THE ABOVE SIGNED

NOTARY SIGNATURE

NOTARY PUBLIC-(NAME)

STATE OF _____

COUNTY OF _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

DECLARATION

ALEX D. HATTENHAUER AND JENNIFER N. HATTENHAUER ARE THE OWNERS OF THE LAND SHOWN HEREIN, AND HEREBY DECLARE THAT THIS DIVISION OF LAND IS A LEGAL PLAT AND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES AND THE PROVISIONS OF ORS CHAPTER 92.

AN BY THIS PLAT DEDICATE TO THE PUBLIC FOREVER THE STREET RIGHT-OF-WAY SHOWN HEREON.

ALEX D. HATTENHAUER DATE

JENNIFER N. HATTENHAUER DATE

ACKNOWLEDGMENTS

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COUNTY OF _____

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NOTARY SIGNATURE

NOTARY PUBLIC-(NAME)

STATE OF _____

COUNTY OF _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

APPROVALS

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 PLANNING DIRECTOR

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.

WASCO COUNTY ASSESSOR

WASCO COUNTY TAX COLLECTOR



Klein & Associates, Inc.

ENGINEERING•SURVEYING•PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 2

WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4 SEC T. R.

☒ 4DD 1N. 13E.

☐ _____

PARTITION PLAT

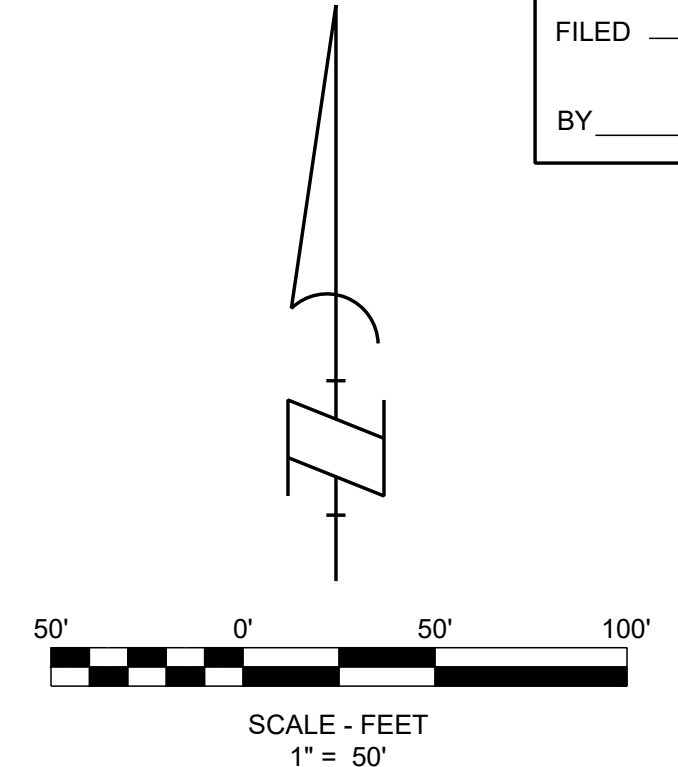
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1N 13E 4DD TAX LOTS 2600 & 2702

WASCO COUNTY
SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____



BASIS OF BEARINGS
BASIS OF BEARING PER PARTITION PLAT 2005-0032
BETWEEN POINT (1563) AND POINT (1664)
WHICH BEARS S 75°36'09" E

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. OR59002 PLS)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED

- C.S. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (100.00') DEED DISTANCE
- P.P. PARTITION PLAT
- R/W RIGHT-OF-WAY
- Ⓢ SANITARY MANHOLE
- Ⓤ UTILITY POLE
- EASEMENT
- AP --- AERIAL POWER LINE
- S --- SANITARY LINE
- X --- FENCE LINE

MONUMENT INFORMATION

- (1552)-(1561)&(1557) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "B BESEDA 50800"; PER PARTITION PLAT 2005-0032, COUNTY SURVEY, BOOK 13, PAGE 131 ; HELD
- (1551) FOUND TENNESON ENG. 5/8" IRON ROD; PER COUNTY SURVEY 1619
- (1564) FOUND 3/4" IRON PIPE, HELD

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JULY 12, 2005
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SHEET 2 OF 2
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
4DD	1N.	13E.	

AREA NOTE

PARCEL	ORIGINAL AREA	AREA OF TRANSFER	NEW AREA
PARCEL 1 TAX LOT 2600	0.43 ACRES	0.11 ACRES	0.54 ACRES
PARCEL 2 TAX LOT 2702	3.77 ACRES		3.66 ACRES

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