



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, December 11, 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 72-25, Andy and Carlos Perez** – Site Plan Review. Applicant seeks to replace existing manufactured home with new modular home and also establish a modular duplex (attached) structure on the same lot resulting in three (3) dwellings on the Lot. The subject site is zoned Medium Density Residential (RM), and located at 842 Hostetler Way, further described as Tax Lot: 2N 13E 29 DC 2400.
- B. **ST 74-25, Todd Carpenter** – Building Permit Review. Applicant seeks to site and construct a three-story duplex on the lot. The subject property is zoned High Density Residential (RH), and located on West 8th Street, further described as Tax Lot 1N 13E 4 AD 7201.

Planner: Cialita Keys

The next regularly scheduled meeting will be held Thursday, January 8, 2026.



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 072-25
Received: 10-13-25
Filing Fee: \$100.00
Receipt #: 245692477
Meeting Date: 11-13-25

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 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 checked="" type="radio"/> Other: <u>Multi-Family</u>	

Applicant

Name: Andy Perez and Carlos Perez
Address: 852 Hostetler Way W.
The Dalles, OR 97058
Phone #: 541-965-1007
Email: perez_advising@yahoo.com

Legal Owner (if other than Applicant)

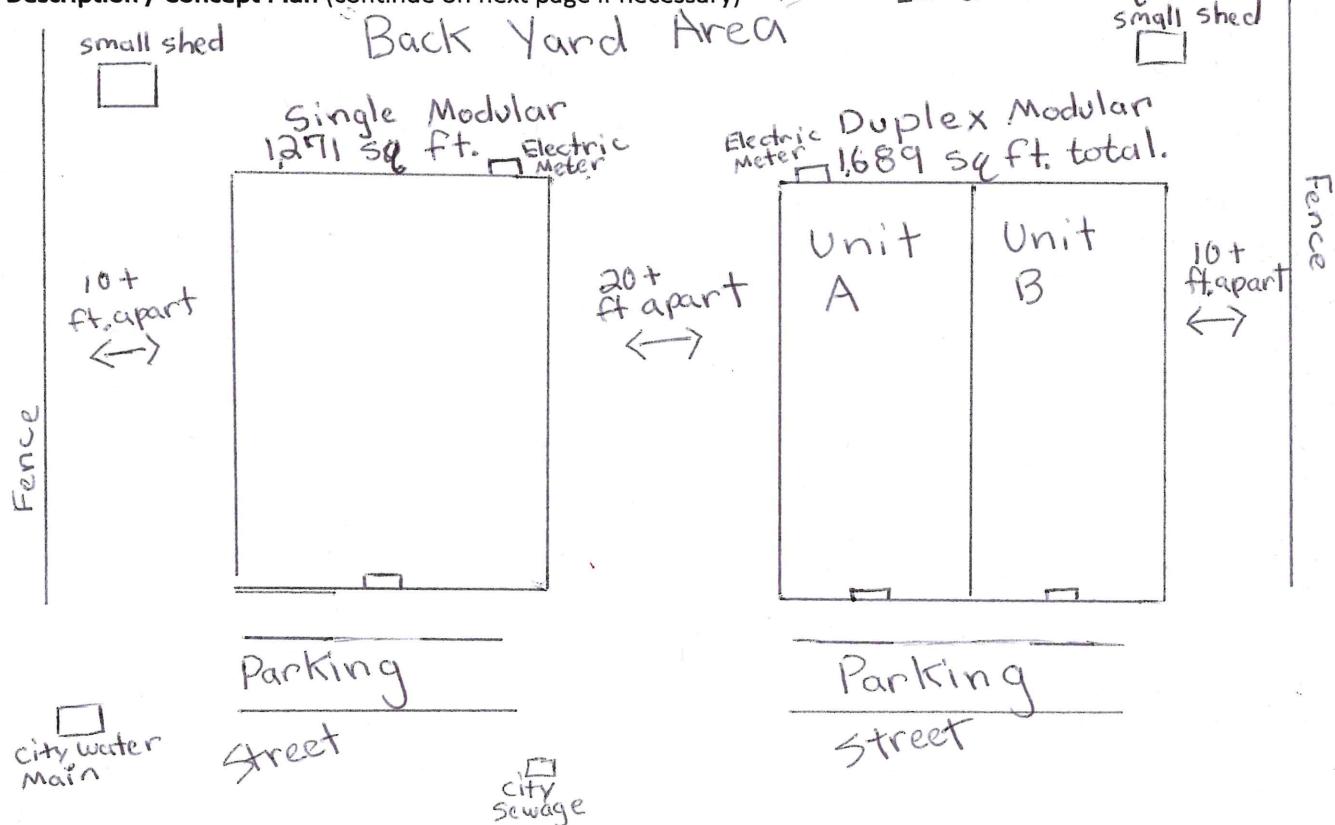
Name: _____
Address: _____
Phone #: _____
Email: _____

Property Information

Address: 852 Hostetler Way W.

Map and Tax Lot: 02N13 E29DC 02400 00

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

Andy Perez 10-13-25
Date

Andy Perez 10-13-25
Date

Department Use Only					
City Limits:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Zone:	RM	Overlay: No
Airport Zone:			Airport Zone: <input type="radio"/> Yes <input checked="" type="radio"/> No		
Geohazard Zone:	N/A		Flood Designation: N/A		
Historic Structure:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Current Use:	Residential	
Previous Planning Actions:					
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?					

To: The City of The Dalles

Attn: Community Development Department

Purpose: Site Team/ Pre-Application Meeting

From: Property Owners Andy Perez and Carlos Perez

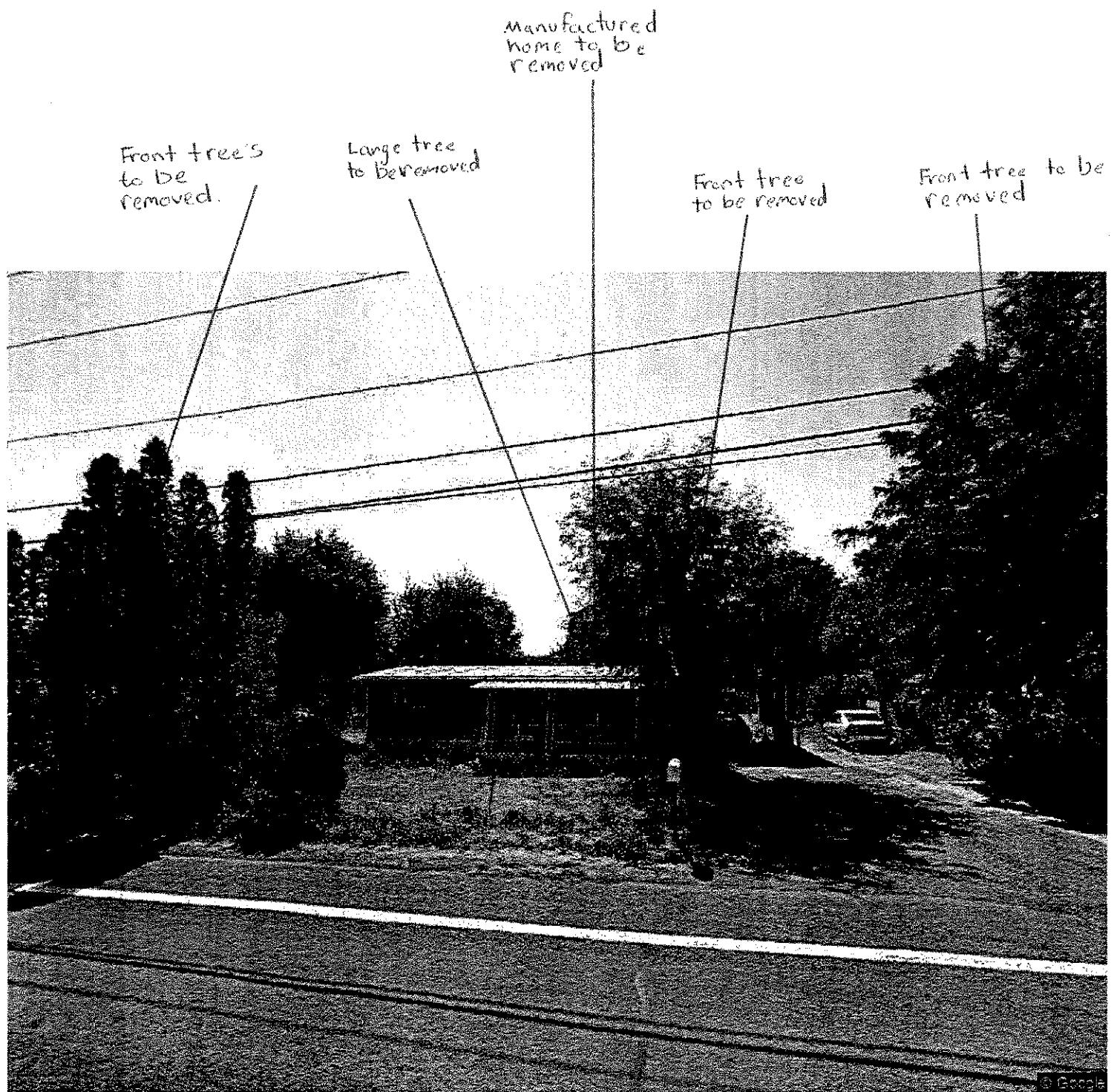
Address: 842 Hostetler Way West, The Dalles, Oregon 97058.

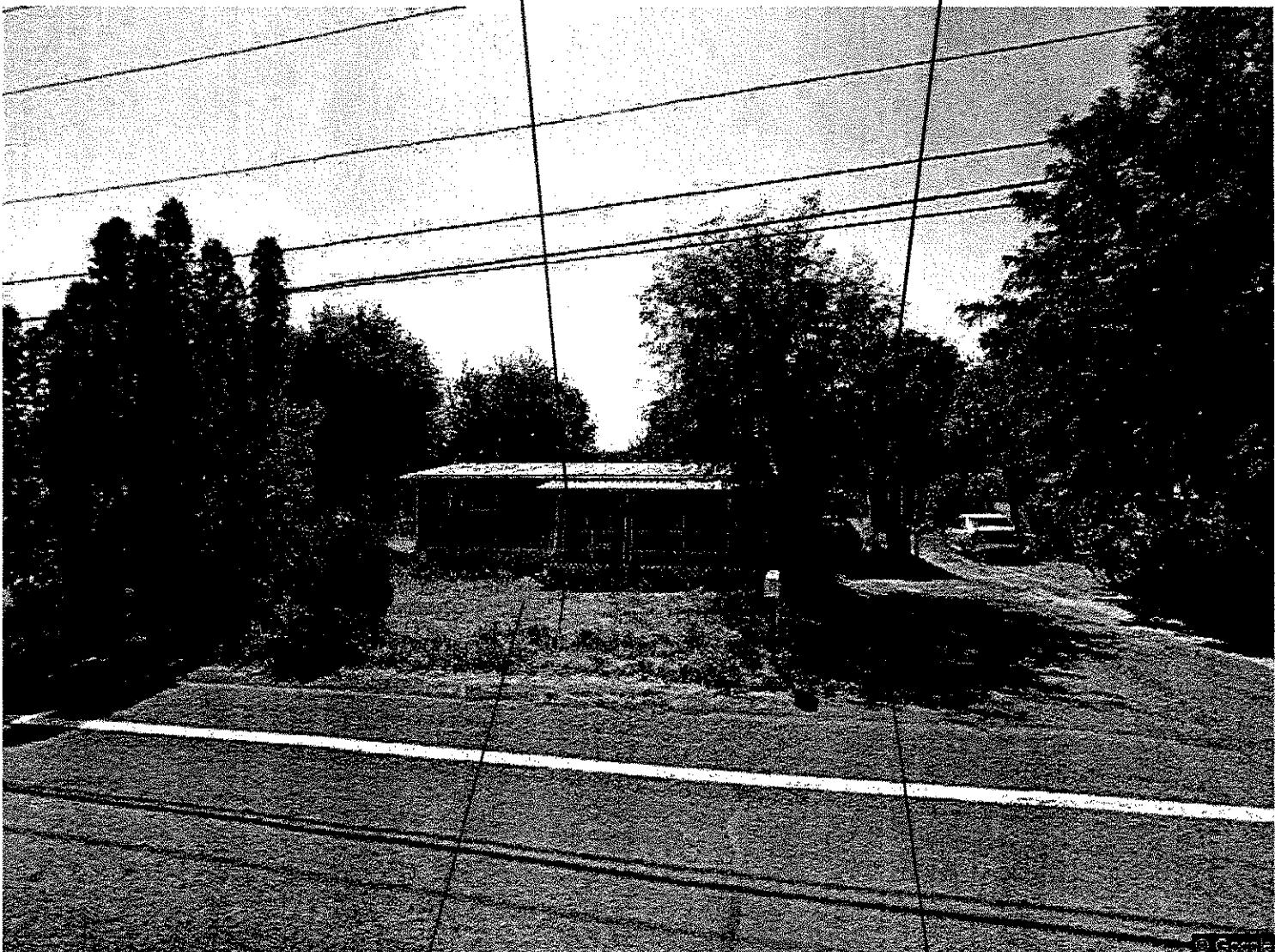
Phone: 541-965-1007

The lot we own is approximately 10,000 square feet. This is 100ft on each side. There is currently a manufactured home that is 960 square feet on the land. We would like to remove the current manufactured home to make room for two new modular homes. The first structure is a duplex measuring a total of 1692 and each unit is 846 sq. ft. The dimension of the structure is 28x46 feet. The second structure is a single-family structure that measures 1,271 sq. ft. The dimension of the structure is 28x46 feet. Each structure is between 10-14 feet in height. Both structures will face Hosteler Way Street vertically and will extend horizontally toward the back area. The single structure will face north while the duplex face south. Each structure will have landing stairs as an entrance facing the street. The current existing utilities available are NW PUD electricity, City of The Dalles Sewage, The Dalles Disposal, and Chenowith water PUD. We are proposing extending the current utilities to each dwelling. This will require an additional water main, additional sewage line, and higher capacity electric meter or higher capacity utility structures to meet the demands of each dwelling. As well, there are 9 large trees in the plot that require removal and replanting smaller trees that would not pose a risk to the structures. These existing trees have been a burden to the homeowners due to their large sizes and cost of maintenance. (Please refer to the picture of the current property to observe tree's). The driveways will be concrete with both structures each holding two driveways directly in front and not in the street. In the back yard, both structures will have an 8x10 ft. shed located at the far back side of both structures.

Current Structure







Site for Single

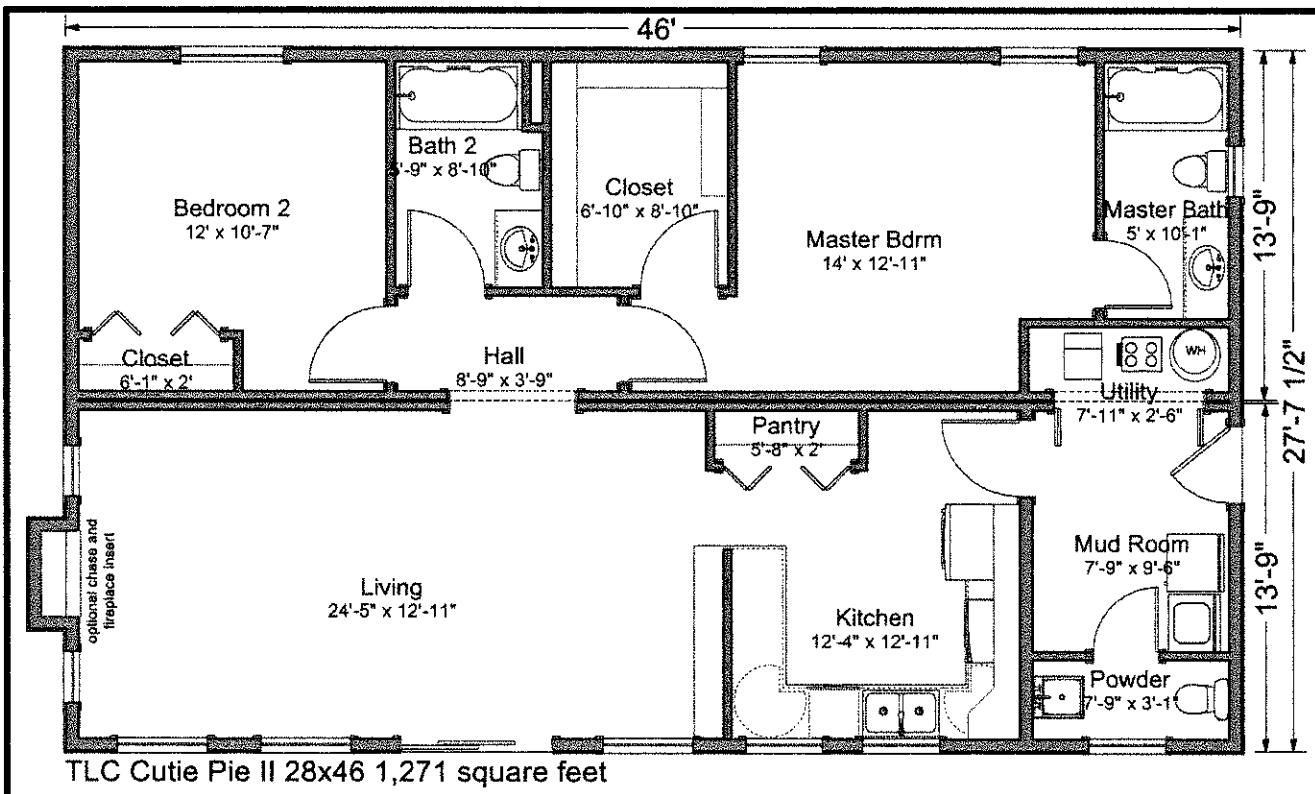
Site for Duplex

Parking area

Parking area

1,271 sq. ft.
28'x46' Ranch
2 Bed/2 Bath

Cutie Pie II Floor Plan



The Cutie Pie II modular home one of our most popular designs. The large mudroom with powder room is a great asset to this plan. This 1,271 square foot home is the perfect home for you.

Contact our Sales Office for more information



Not in Contract: land, site preparation, foundation, garages, decks, stairs, railings, appliances, insulation under main floor, waste plumbing under main floor. *Floor plans and/or elevations may show optional features.*

TLC Modular Homes

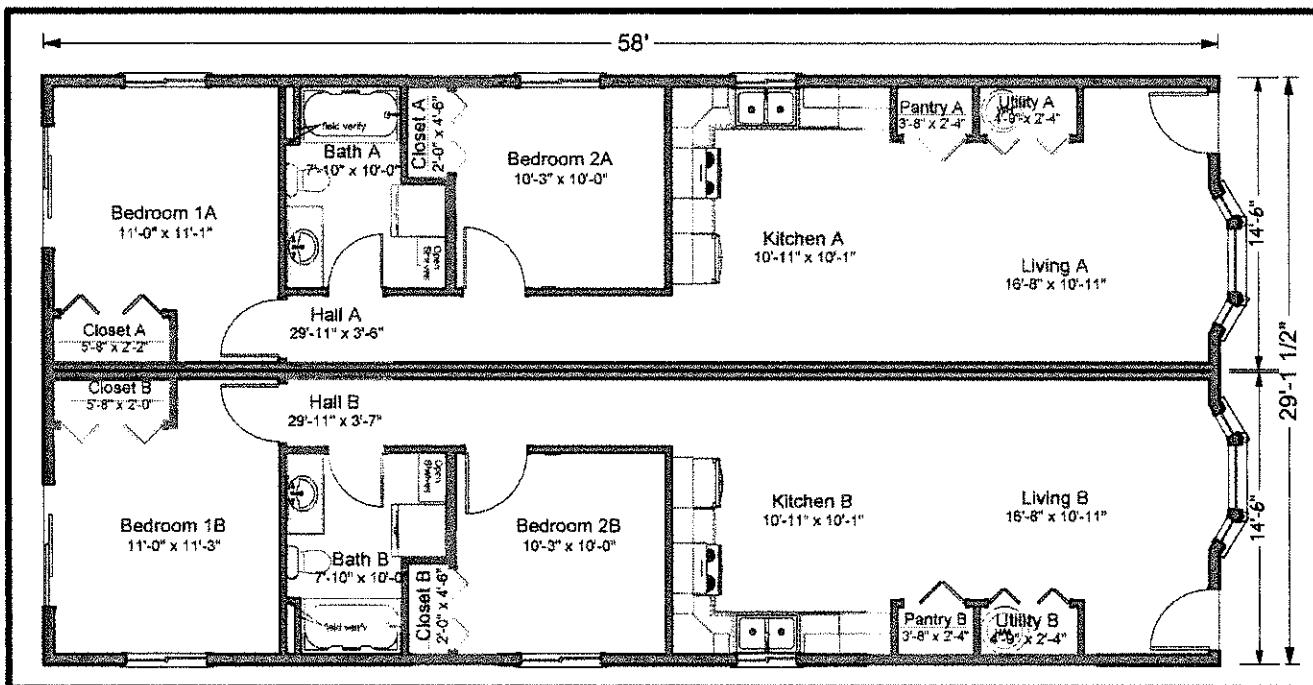
www.tlcmodularhomes.com • 509-773-5055 •

1600 S. Roosevelt • Goldendale, WA 98620 •

Washington: WESTCC*01218 Electric WESTCAC002R0; Oregon: 149296

**846 sq ft units
29'x58' Duplex
2 Bed/1 Bath**

29'x58' Duplex Floor Plan



The 29'x58' Duplex is an open concept plan that boasts a large living area. This plan has 846 square feet per unit.

Contact our Sales Office for more information



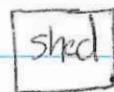
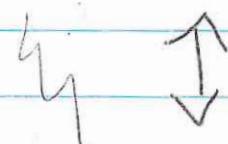
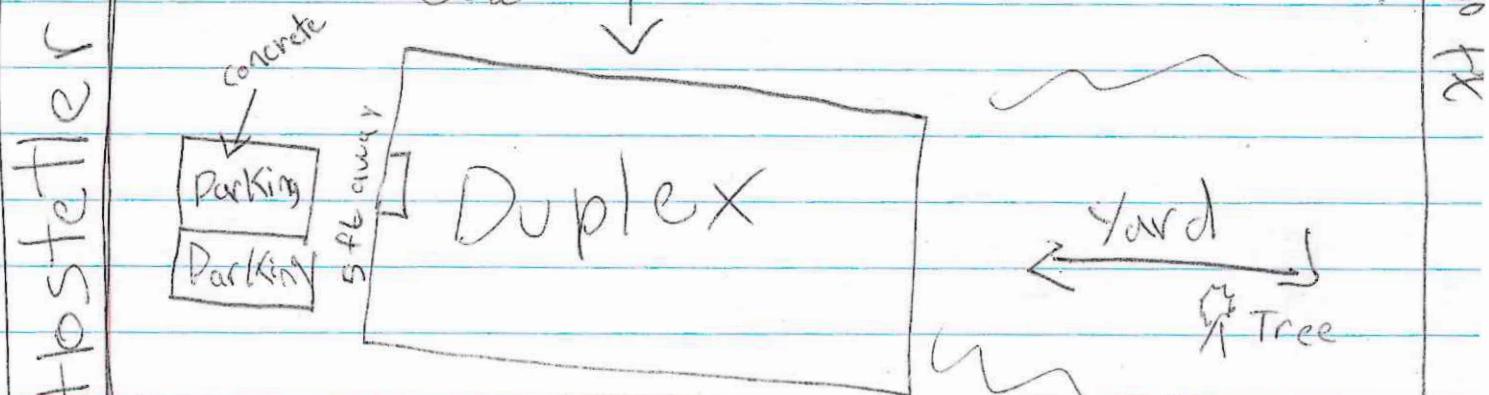
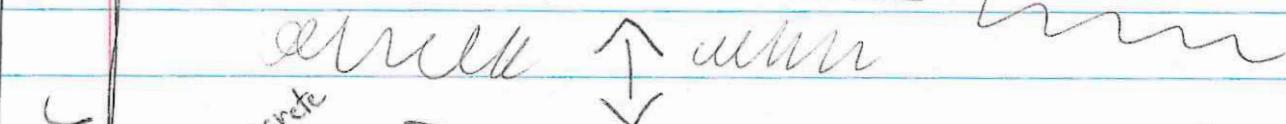
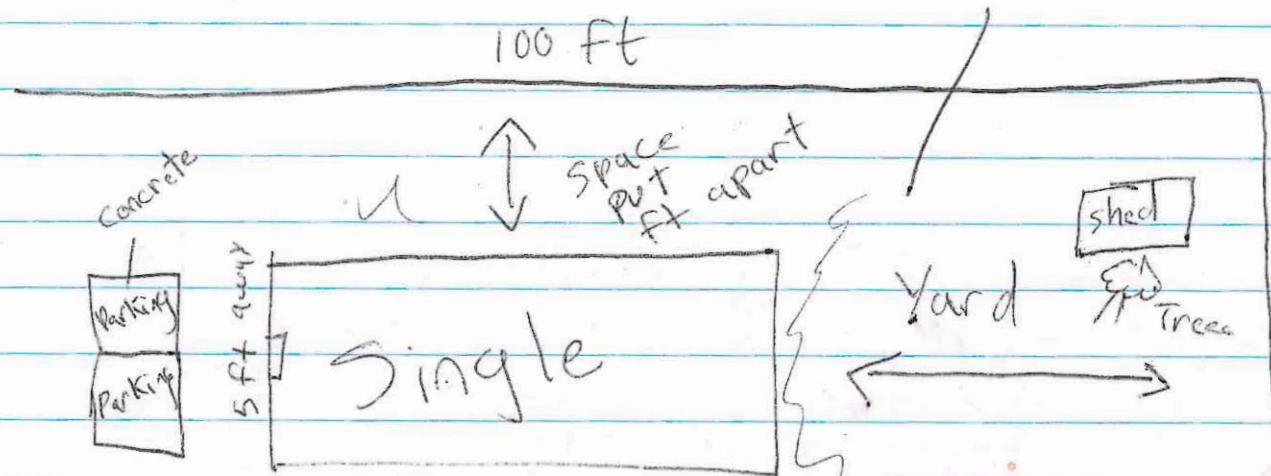
Not in Contract: land, site preparation, foundation, garages, decks, stairs, railings, appliances, insulation under main floor, waste plumbing under main floor. *Floor plans and/or elevations may show optional features.*

TLC Modular Homes

www.tlcmodularhomes.com • 509-773-5055 •

1600 S. Roosevelt • Goldendale, WA 98620 •

Washington: WESTCC*012I8 Electric WESTCAC002R0; Oregon: 149296



→
N

Plot Plan

City of The Dalles
Community Development
Department



02N13

Map, Tax Lot: E29DC 02400 00

Applicant: Andy and Carlos Perez

Owner(s): Andy and Carlos Perez

Address: 842 Hostetler Way W.

The Dalles, OR 97058

Phone #: 541-965-1007

Date: 11-17-2025

Scale: (select one)

One Inch = 10 Feet

One Inch = 20 Feet

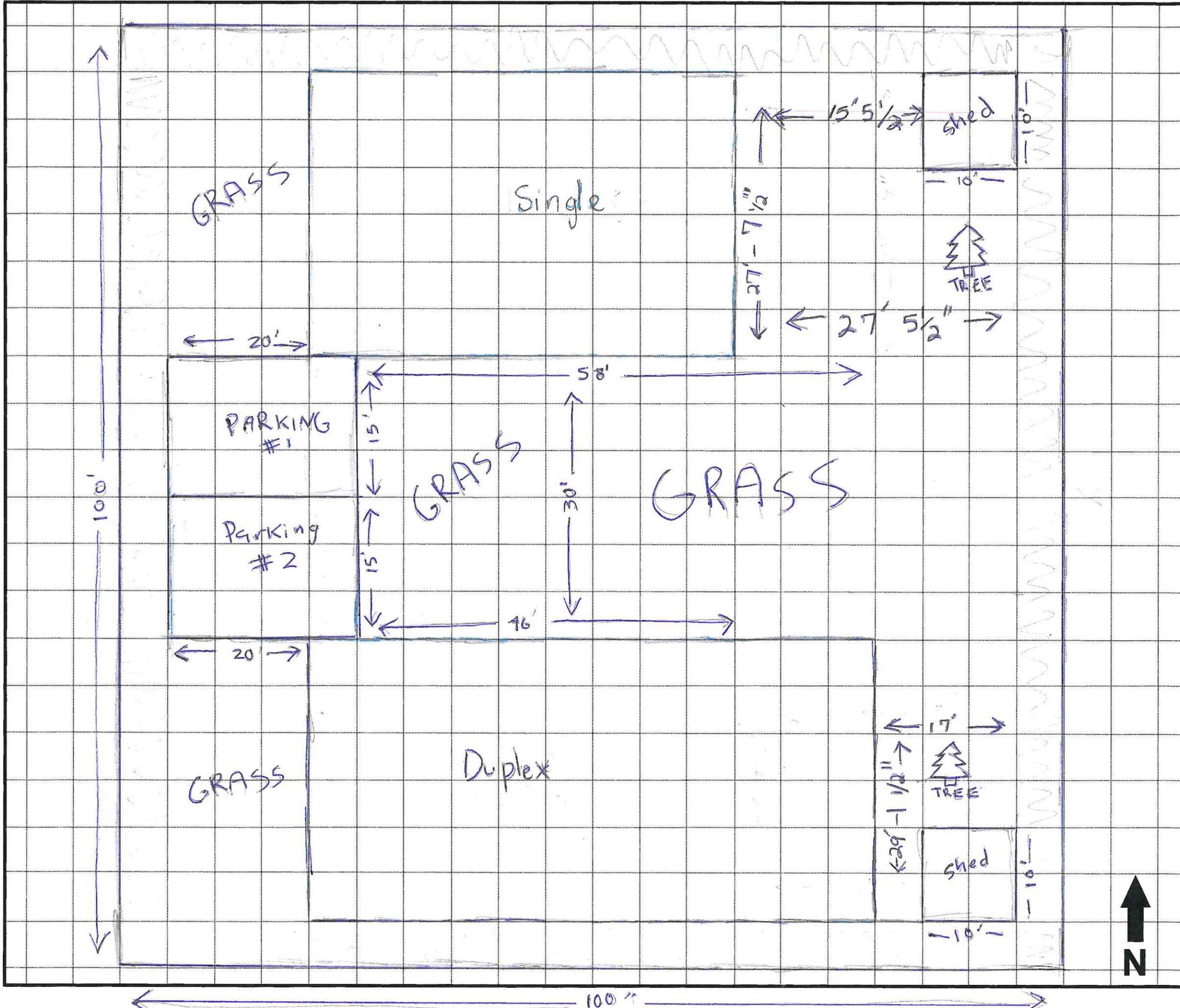
One Inch = 50 Feet

Planning Department Only:

File #: _____

Approval Date: _____

Signature: _____





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 74-25
Received: 11/24/2025
Filing Fee: \$100
Receipt #: 875768
Meeting Date: 12/11/2025

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: Todd Carpenter
Address: PO Box 2688
The Dalles, OR 97058
Phone #: 5037052889
Email: toddecarpenter@gmail.com

Legal Owner (if other than Applicant)

Name: De La Rosa LLC
Address: 3514 Jones Loop
Hood River, OR 97031
Phone #: 5419604014
Email: christydelarosa@icloud.com

Property Information

Address: _____ Map and Tax Lot: 1N13E4AD7201

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

Alan Mascord homes Duplex plan "The Grand Teton 4044"
Single car garage, each side, width 38'-8", depth 72', height 29.5 to peak

Application Policy

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Signature of Applicant



11/24/2025

Signature of Property Owner



11/24/2025

Date

Date

Department Use Only

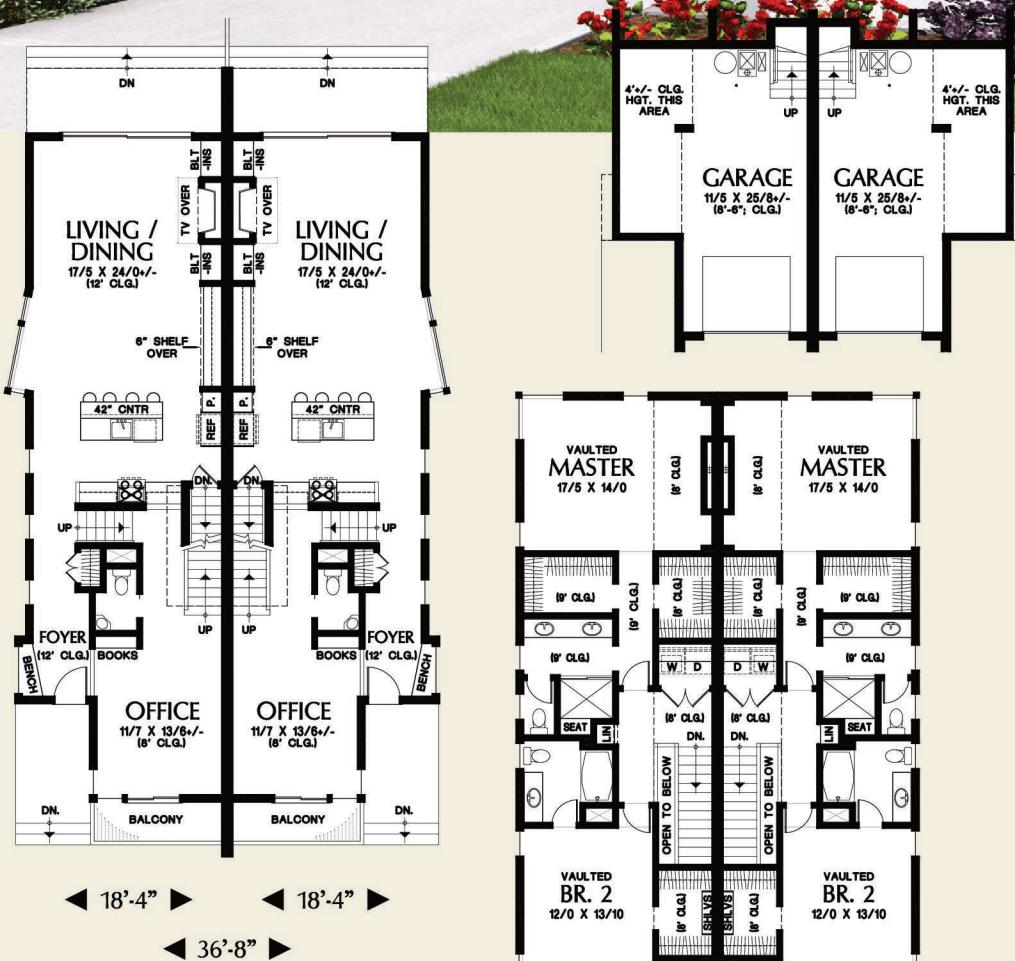
City Limits: Yes No Zone: RH Overlay: No Airport Zone: Yes No

Geohazard Zone: N/A Flood Designation: N/A

Historic Structure: Yes No Current Use: Vacant Residential Lot

Previous Planning Actions:

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



ALAN MASCORD DESIGN ASSOCIATES, INC.

2187 NW Reed St. Suite 100, Portland, OR 97210 • 503.225.9161

mascord.com | houseplans.cc



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ACH UNIT	
PPER FLOOR	920 SQ. FT.
AIN FLOOR	1081 SQ. FT.
<hr/>	
TAL AREA	2001 SQ. FT.
ARAGE	+420 SQ. FT.



Upper Floor	1840 Sq. Ft
Main Floor	2162 Sq. Ft
Total Area	4002 Sq. Ft

Total Area 4002 Sq. Ft
Width Depth

Height (Main Flr to Peak): 29'-5"

Plan Designed for Sloping Lots

— TERRA SURVEYING —

TOPOGRAPHIC BASEMAP

for

TODD CARPENTER

LOCATION:

OWNER:
TODD CARPENTER
P.O. BOX 2688
THE DALLES, OREGON
97058

ZONING:

NARRATIVE-

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE TOPOGRAPHIC DETAIL ON THE SUBJECT PROPERTY FOR ARCHITECTURAL DESIGN PURPOSES.

TOPOGRAPHIC DETAIL WAS DONE ON THE SUBJECT PROPERTY PER THE REQUEST OF THE CLIENT.

CONTOUR INTERVAL IS SHOWN AT 0.5'.

LEGEND:

- FOUND MONUMENT AS NOTED
- ☒ FOUND 5/8 IRON ROD, L.S. 59002
- ⊗ FOUND 5/8" IRON ROD, L.S. 872
- ◎ FOUND SURVEY NAIL WITH BRASS WASHER, L.S. 59002
- ⊕ FOUND MAG NAIL WITH BRASS WASHER, L.S. 59002
- CALCULATED, NOT FOUND OR SET
- ✓) REFERENCE DOCUMENT AND DISTANCE
- ♂ WATER SPIGOT
- ☒ W WATER VALVE
- W WATER METER
- POWER POLE
- SANITARY CLEANOUT
- ⊗ SANITARY SEWER MANHOLE
- ✳ CEDAR(C)/ CHERRY PLUM(CP)/ LILAC(L) TREE
MAPLE(M)/ SPRUCE(SP) TREE
- 10.6 SPOT ELEVATION

LINE/HATCH LEGEND:

— X —	EXISTING FENCE
— OP —	OVERHEAD POWER LINE
— W —	WATER LINE
— SS —	SANITARY SEWER LINE
— S —	STORM SEWER LINE
— G —	NATURAL GAS LINE
~~~~~	VEGETATION EDGE
	CONCRETE/PAVEMENT/GRAVEL

## REFERENCES:

FILED IN THE WASCO COUNTY SURVEYOR'S OFFICE:  
C.S. No. 19-084, PROPERTY LINE ADJUSTMENT FOR HUGHES BY KLEIN AND ASSOCIATES, INC., L.S. 59002, FILED: JANUARY 16, 2018.

LINE	BEARING	DISTANCE
L1	N 55°40'54" W	1.00'
L2	N 55°24'25" W	8.46'
L3	S 34°22'26" W	7.79'
L4	S 56°04'24" E	1.44'
L5	S 55°18'24" E	10.00'

— NORTH ZONE (3601)  
INTERNATIONAL FEET

REGISTERED  
PROFESSIONAL

LAND SURVEYOR  
FOR REVIEW  
OREGON  
December 30, 2005  
ENRISHLAW.COM

ERIK M. CARLSON  
72306

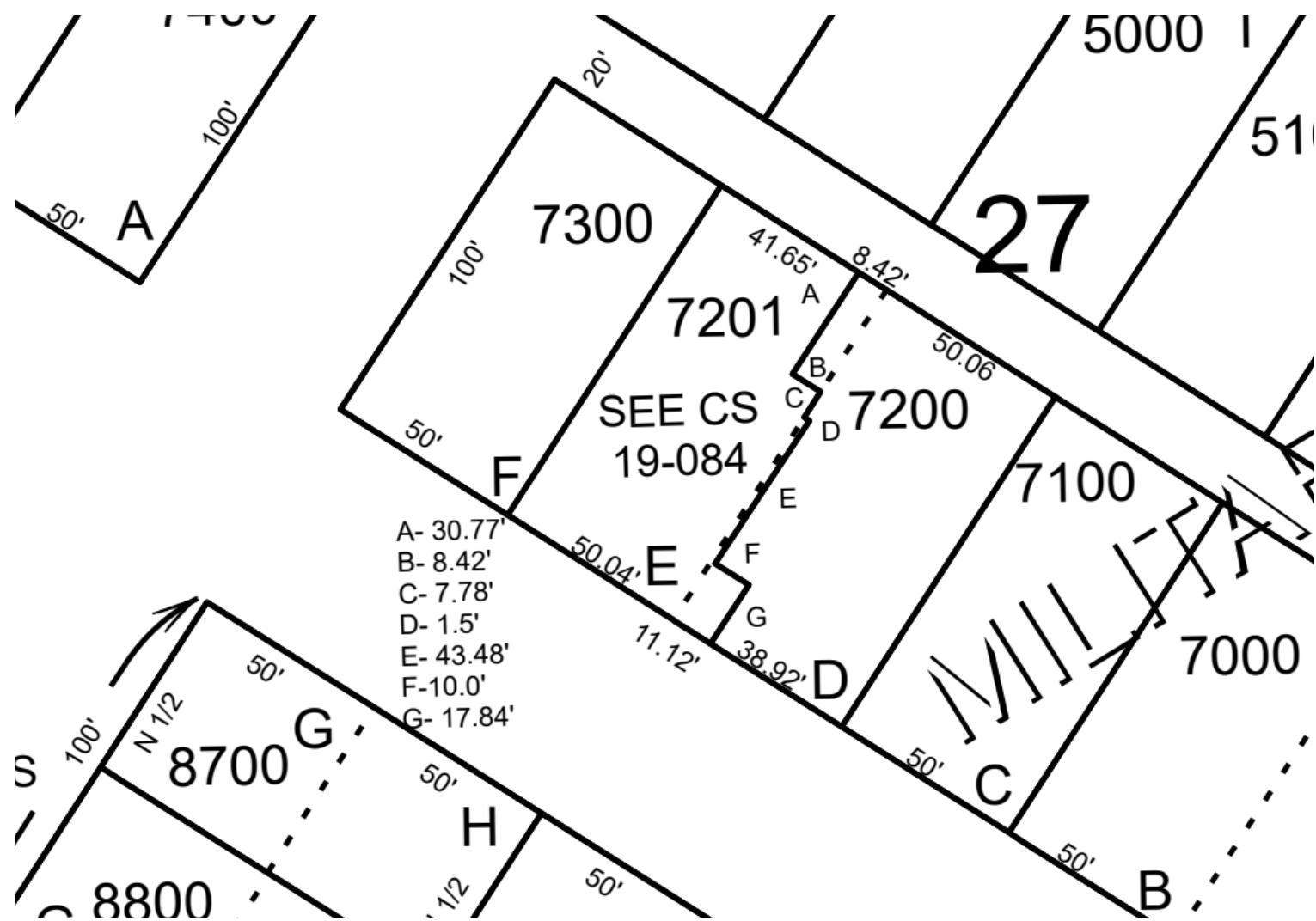
***TERRA SURVEYING***  

---

P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: [terra@gorge.net](mailto:terra@gorge.net)

DATE: NOVEMBER 5, 2025  
PROJECT: 25124BASEMAP  
SCALE: 1" = 10'  
ASSESSORS MAP: 1N-13E-4AD T.L. 720

## Tax Lot 7201 Dimensions



Sorry forgot to cc Christy and Lily so adding them here

----- Forwarded message -----

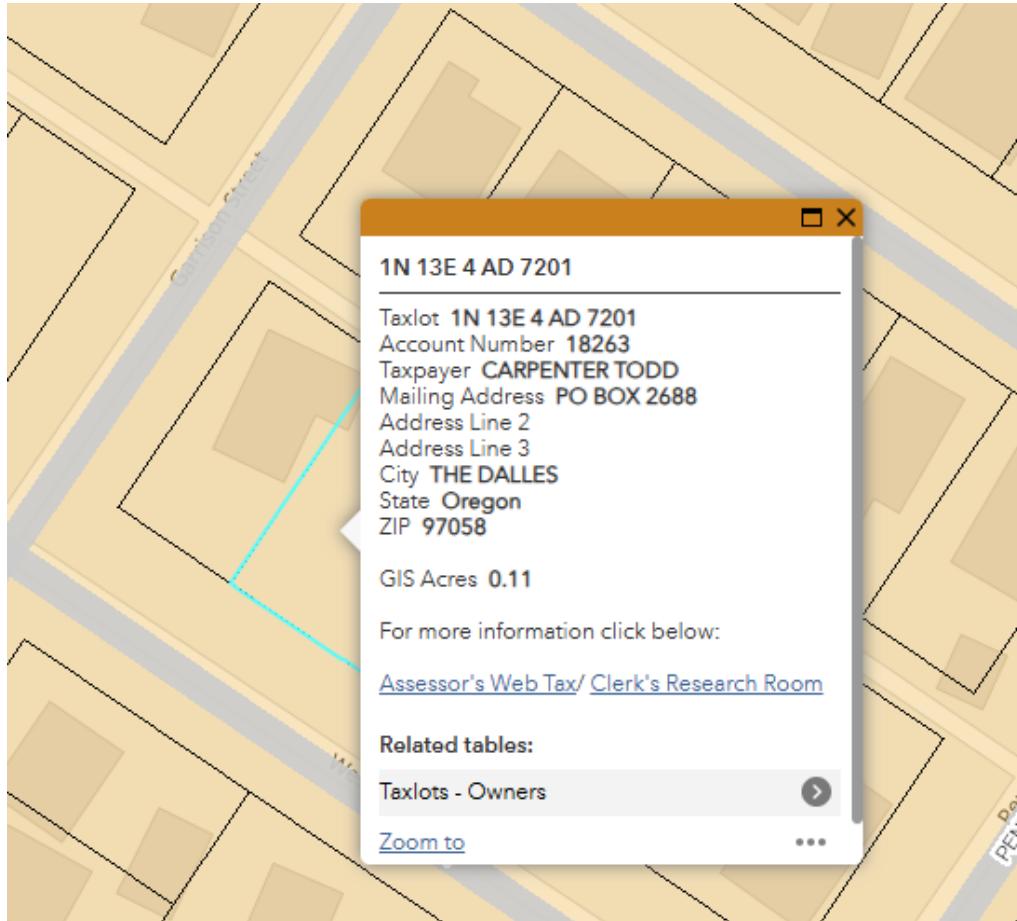
From: Todd Carpenter <[toddecarpenter@gmail.com](mailto:toddecarpenter@gmail.com)>

Date: Mon, Nov 24, 2025 at 11:42 AM

Subject: Fwd: 415 W 8th street, The Dalles Oregon

To: Joshua Chandler <[jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us)>, Crystal Sayre <[csayre@ci.the-dalles.or.us](mailto:csayre@ci.the-dalles.or.us)>

Joshua, could we set up a pre conference for the property to the west of 415 W 8th street 1N 13E 4 AD 7201? We have completed a topo survey attached and have chosen an architectural design. I think our biggest question at this point is the garages, there is a garage on 415 w 8th street that is accessed from the alley way that we would like to use so the best case would likely be to access the garages as shown from 8th street.



----- Forwarded message -----

From: Todd Carpenter <[toddecarpenter@gmail.com](mailto:toddecarpenter@gmail.com)>

Date: Mon, Nov 24, 2025 at 11:36 AM

Subject: Re: 415 W 8th street, The Dalles Oregon

To: Karen Dummer <[karend@mascord.com](mailto:karend@mascord.com)>

Cc: Christy Delarosa <[christydelarosa@icloud.com](mailto:christydelarosa@icloud.com)>, Lilly De La Rosa Christy Sis <[lilydlrs@icloud.com](mailto:lilydlrs@icloud.com)>

Good morning Karen, we have a winner :) and I am including the survey pdf and CAD files as well, attached.

Could you take a look and see based on the survey if we could do garages out front or back? I am going to get a pre-conference with the city so we can determine if they will require them on back or we can have them on the front, the back of the house is partially the entry to the garage for the house next door that we own at 415 W 8th street so if we could keep that clear would be nice.

Could you help us with a site plan and architectural plan for the city of The Dalles? thank you so much for the work on this.

On Thu, Oct 30, 2025 at 11:28 AM Karen Dummer <[karend@mascord.com](mailto:karend@mascord.com)> wrote:

Hi Todd,

Typically a garage will be 20' deep. 21117A-Murphy is 42' deep without the rear porch plus 20' will be a total depth of 62'. That leaves 38' for setbacks.

I found three narrow plans with the garage on the lower floor. See attached.

Plans 4048 (1917 sq ft per unit) and 4044 (2001 sq ft per unit) could work with all the bumpouts removed. 4017A-Baziuk 2(1960 sq ft per unit) remove bumpouts.

Sincerely,

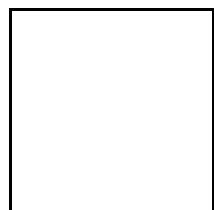
Karen

**Karen Dummer**

*Sales/Customer Service*

[karend@mascord.com](mailto:karend@mascord.com)

**503.225.9161 x246**



ALAN MASCORD DESIGN ASSOCIATES, INC

[mascord.com](http://mascord.com) | [houseplans.co](http://houseplans.co)

On Thu, Oct 30, 2025 at 7:47 AM Todd Carpenter <[toddecarpenter@gmail.com](mailto:toddecarpenter@gmail.com)> wrote:

thanks karen, i'm adding my partners to the email discussion so they can see the plan, what would the total depth be with the added garage? do you have any three story plans that are duplexes? It would be great to get a third bedroom somehow.

thanks for your work on this.

----- Forwarded message -----

From: **Karen Dummer** <[karend@mascord.com](mailto:karend@mascord.com)>  
Date: Tue, Oct 28, 2025 at 11:25 AM  
Subject: Re: 415 W 8th street, The Dalles Oregon  
To: Todd Carpenter <[toddecarpenter@gmail.com](mailto:toddecarpenter@gmail.com)>

Hi Todd,

I'm not having any luck finding an existing duplex plan for your W 8th St lot. We don't have anything that narrow as is. I attached a narrow house that we can use to create a duplex. A garage can be added at the rear. The dimensions would be about 36' +/- x 65'+/-.

Let me know if you would like to consult with a designer.

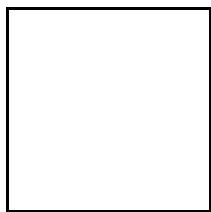
Sincerely,

Karen

**Karen Dummer**

*Sales/Customer Service*

[karend@mascord.com](mailto:karend@mascord.com)



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[mascord.com](http://mascord.com) | [houseplans.co](http://houseplans.co)

On Tue, Oct 28, 2025 at 9:42 AM Todd Carpenter <[toddecarpenter@gmail.com](mailto:toddecarpenter@gmail.com)> wrote:

yes hoping for a rear entry car garage or maybe under house? there is about a 4' drop from the street/sidewalk in the front to the lot. lot is pretty level

5' sidebacks would be preferred but i think they will do a 3' exception

On Tue, Oct 28, 2025 at 9:11 AM Karen Dummer <[karend@mascord.com](mailto:karend@mascord.com)> wrote:

Hi Todd,

Are there 5' side setbacks on your lot? If so I calculate the usable width is about 33' for the duplex. I see what looks like an alley at the rear. Do you need a rear entry garage or will garage entry be from 8th St?

Thanks,

Karen