



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, July 10, 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. **Charles Foote** – Applicant is requesting approval to subdivide subject property into 5 total lots. The property address is 815 East 16th Place and further described as 1N 13E 10 BA tax lot 2800. The subject property is zoned RH – High Density Residential District.
- B. **Brian Kimura** - Applicant is requesting approval for annexation of property into City of The Dalles city limits. The property is located on East 18th Street, between 2418 and 2506, further described as 1N 13E 11 AA tax lot 3101. The subject property is zoned RL – Low Density Residential District.

Planner: Sandy Freund

Next regularly scheduled meeting: Thursday, July 24, 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 57-25
Received: 06/20/2025
Filing Fee: \$100
Receipt #: 245886570
Meeting Date: 07/10/2025

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 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 checked="" type="radio"/> Subdivision | <input type="radio"/> Zone Change | <input type="radio"/> Other: _____ | |

Applicant

Name: Blacktail RV Park LLC -Charles Foote
Address: PO Box 1371
The Dalles, OR 97058
Phone #: (541) 965-2049
Email: Charliefoote@windermere.com

Legal Owner (if other than Applicant)

Name: _____
Address: _____

Phone #: _____
Email: _____

Property Information

Address: 815 E. 16th Place

Map and Tax Lot: 1N 13E 10 BA 2800

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

Subdivide subject property into 5 total lots. See attached site plan.

Please note that this property was acquired by Blacktail RV Park LLC. There is no intent to RV park.

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

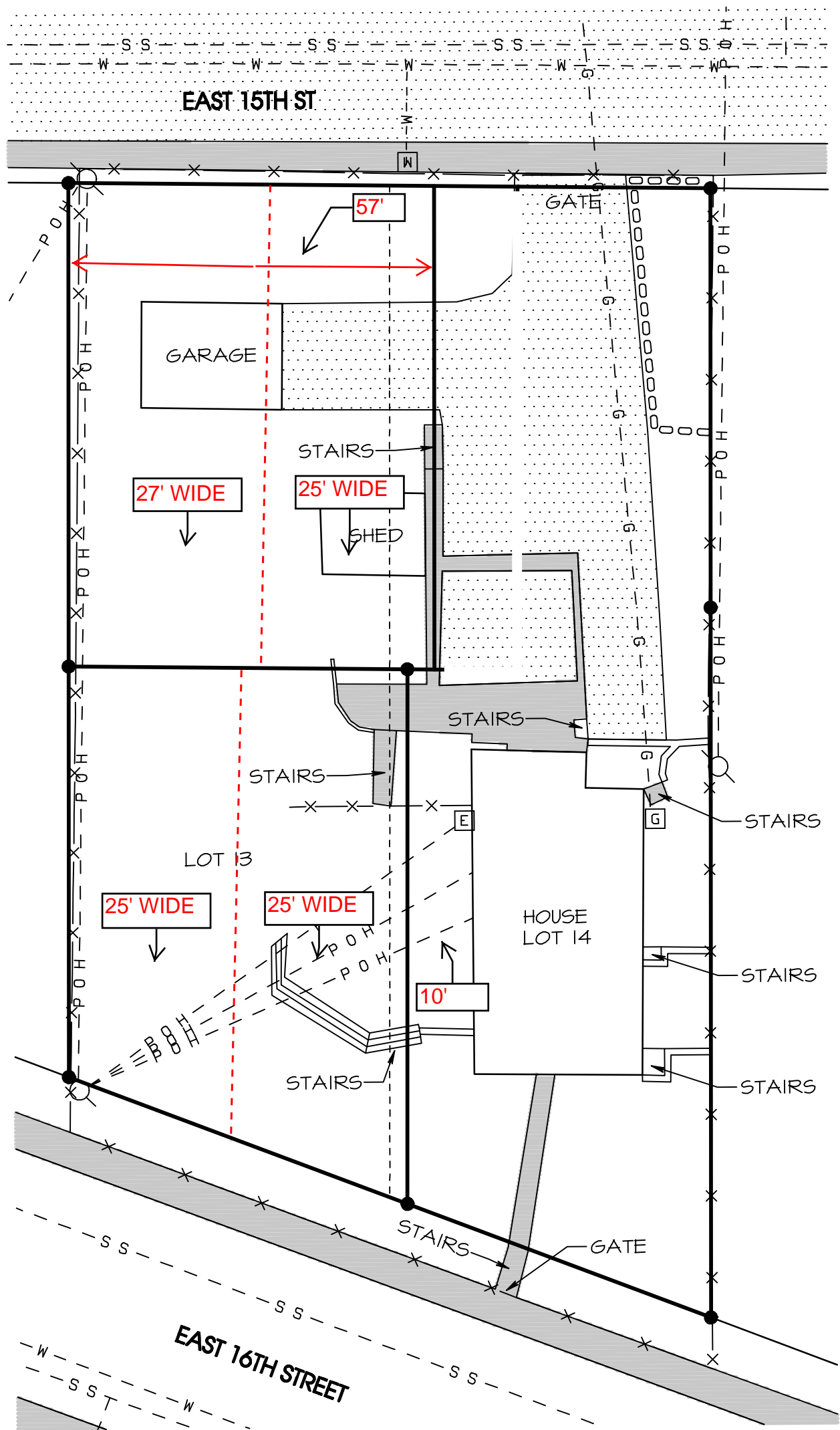
Signature of Property Owner

<small>DocuSigned by:</small>  <small>E447D4718C5C42D...</small>	<small>6/20/2025 2:11 PM PDT</small> _____ <small>Date</small>	<small>DocuSigned by:</small>  <small>E447D4718C5C42D...</small>	<small>6/20/2025 2:11 PM PDT</small> _____ <small>Date</small>
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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?





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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: _____

Address: _____

Phone #: _____

Email: _____

Legal Owner (if other than Applicant)

Name: _____

Address: _____

Phone #: _____

Email: _____

Property Information

Address: _____

Map and Tax Lot: _____

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Date

Date

Department Use Only

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Previous Planning Actions:

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

SUMMARY OF SCOPE OF WORK

NEW SINGLE FAMILY HOUSE

CODE SUMMARY

ADMINISTRATION		
PROJECT ADDRESS:	WASCO COUNTY TAX LOT NO. 1N 13E 11 AA 3101, OFF OF EAST 18TH ST THE DALLES, OR 97058	
JURISDICTIONAL AUTHORITY:	WASCO COUNTY	
APPLICABLE CODE:	2023 ORSC	
APPLICABLE ZONING:	WASCO COUNTY PLANNING DIVISION	

BUILDING CONSTRUCTION		
BUILDING HEIGHT:	ALLOWED: 32'	PROPOSED: 30'
# OF STORIES:	2	
BASEMENT:	NO	
SPRINKLERS:	NO	
AREAS		
LIVEABLE (GROSS)		
GROUND FLOOR :	2,366 SF	INCLUDES 700 SF ATTACHED GARAGE
2ND FLOOR:	836 SF	
TOTAL INTERIOR:	4,083 SF	

ENERGY EFFICIENCY: CHAPTER 11 (2023 ORSC)	
METHOD OF ANALYSIS:	PRESCRIPTIVE
CLIMATE ZONE:	4C
BUILDING TYPE:	RESIDENTIAL

TABLE N1.10.1.2: EXISTING BUILDING COMPONENT REQUIREMENTS
(FOR EXISTING HOUSE COMPONENTS AFFECTED DURING CONSTRUCTION, SEE TABLES FOR ALL MEASURES AND FOOTNOTES)

BUILDING COMPONENT	REQ'D PERFORMANCE	
WALL INSULATION	R-21	
FLAT CEILING	R-49	
VAULTED CEILINGS > 10" NOMINAL RAFTER DEPTH	R-30	
UNDERFLOOR > 10" NOMINAL JOIST DEPTH	R-30	
HEATED SLAB INTERIOR	R-10	
SLAB EDGE PERIMETER	R-15	
WINDOWS AND GLAZED DOORS	U-0.27	
SKYLIGHTS	U-0.50	
EXTERIOR DOORS	U-0.20	

PLUMBING FIXTURES		
FIXTURE TYPE:	# PROPOSED	
WATER CLOSET	4	
LAVATORY	5	
BATHTUB/SHOWER	1	
SHOWER	3	
KITCHEN SINK	1	
DISHWASHER	1	
CLOTHES WASHER	1	
UTILITY SINK	1	
HOSE BIB	4	

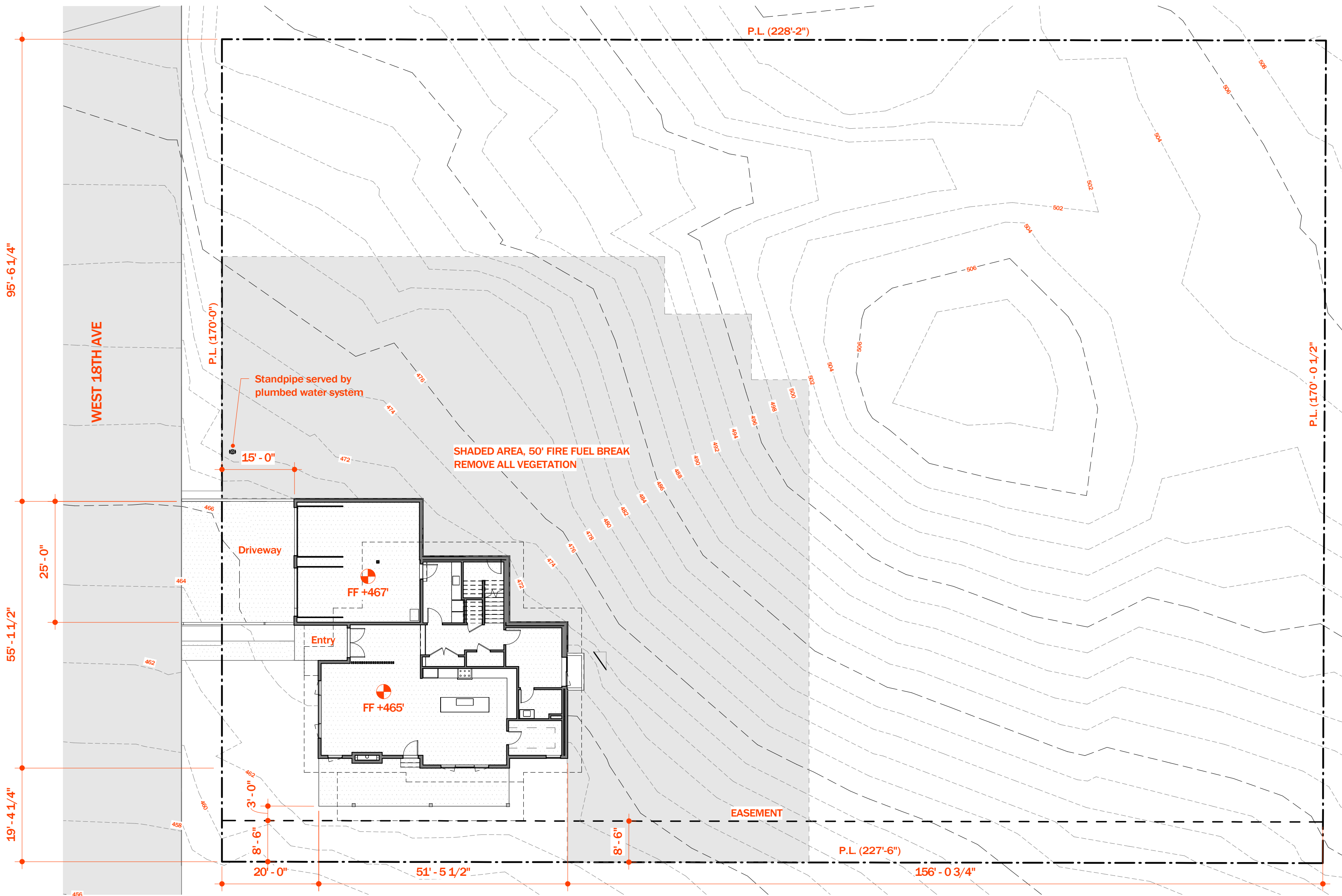
DEFERRED SUBMITTALS & SEPARATE PERMITS

- ELECTRICAL
- MECHANICAL
- PLUMBING

ZONING SUMMARY

SITE INFO	
APPLICABLE ZONING:	CITY OF THE DALLES MUNICIPAL CODE TITLE 10
TAXLOT:	1N 13E 11 AA 3101
LOT SIZE:	.88 ACRES
LAND USE ZONING:	LOW DENSITY RESIDENTIAL (RL)

BASE ZONE REGULATIONS		
LOT COVERAGE:	60% MAX	PROPOSED COVERAGE: 6%
BASE HEIGHT:	32'	PROPOSED HEIGHT: 30'
SETBACKS (TABLE 4.01.31):	FRONT: 5' (Steep Site) SIDE: 5'	REAR: 10' GARAGE: 5' (Steep Site)
DESIGN STANDARDS (10.5.010.070)	1 ATTACHED GARAGE: 3:12 ROOF PITCH COMMERCIALLY AVAILABLE FIBERCEMENT SIDING COVERED FRONT PORCH RECESSED FRONT ENTRY, EAVE PROJECTIONS < 12" EXTERIOR WINDOW SILLS GABLE ROOF OVER PATIO	



1 SITE PLAN

SCALE: 1/16" = 1'-0"