



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

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: Blackatail 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

DocuSigned by:
Charlie Foote
E447D4718C5C42D...

6/20/2025 | 2:11 PM PDT

Date

DocuSigned by:
Charlie Foote
E447D4718C5C42D...

6/20/2025 | 2:11 PM PDT

Date

Department Use Only

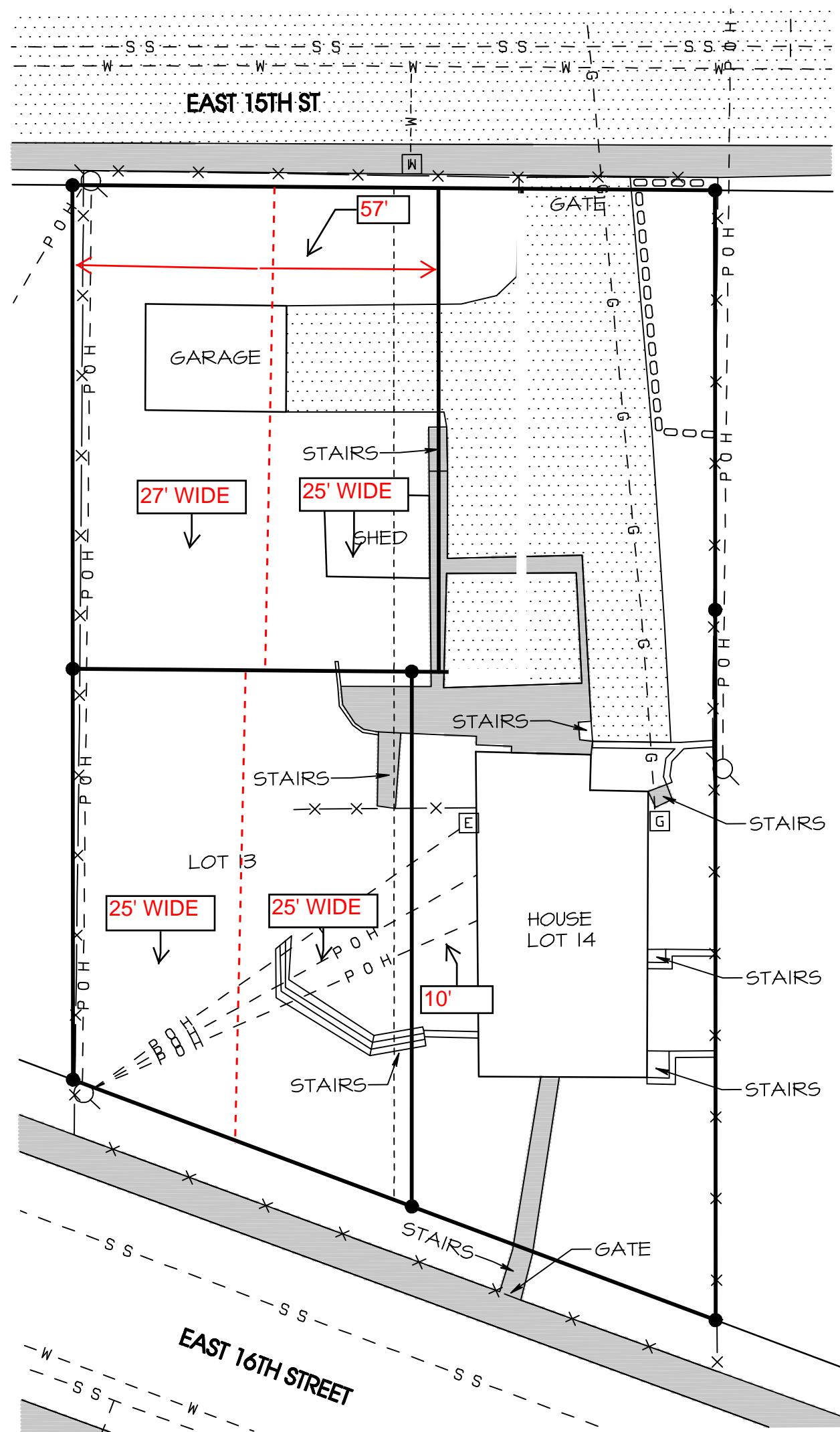
City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No

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?





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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

Signature of Property Owner



Date

Department Use Only

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 SITE PLAN &
 CODE
 SUMMARY

SCALE: As indicated

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 N1101.2: 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

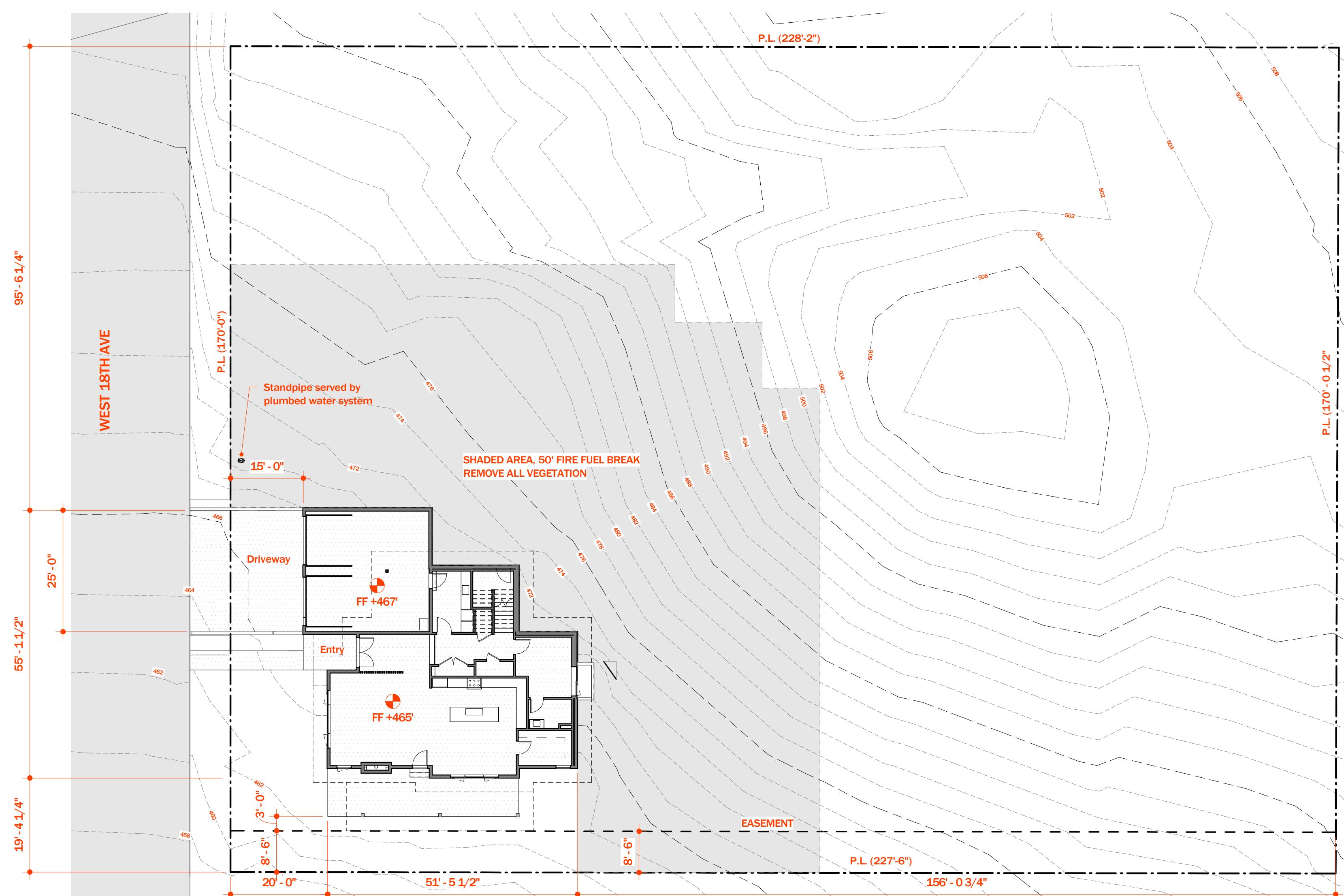
PLUMBING FIXTURES	
Fixture Type:	# PROPOSED
WATER CLOSET	4
LAVATORY	5
BATHTUB/SHOWER	1
SHOWER	3
KITCHEN SINK	1
DISHWASHER	1
CLOTHES WASHER	1
UTILITY SINK	1
HOSE BIB	4

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 4.0131):	FRONT: 5' (Steep Site)	REAR: 10'
	SIDE: 5'	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"



G0.2