



**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, January 8, 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 76-25, Scott Gayer** – Building Permit Review: Applicant seeks to explore site and construction of duplex or other residential options on newly created parcels 1-3. The subject properties are zoned Low Density Residential (RL), and located on East 17<sup>th</sup> Street, further described as Tax Lot 1N 13E 11 AA 1500.

**Planner: Cialita Keys**

- B. **ST 75-25, Elizabeth Betts** – Variance: Applicant requests a variance to reduce the 50-foot setback from top-of-bank of Mill Creek, from 50 feet to approximately 11 feet for the installation of a pickleball court; as well as a driveway connection between existing parking lot on the north to the lower paved area east of the building. The subject property is zoned High Density Residential (RH), and within the Stream Corridor; located at 1112 West 9<sup>th</sup> Street, further described as Tax Lot 1N 13E 4 BA 2200.

**Planner: Sandy Freund**

**The next regularly scheduled meeting will be held Thursday, January 22, 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 76-25  
Received: 12/19/2025  
Filing Fee: \$100  
Receipt #: 258897004  
Meeting Date: 01/08/2026

*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 type="radio"/> Other: <u>17TH ST 3 LOT PARTITION DEVELOPMENT</u>	

### Applicant

Name: Scott Gayer  
Address: 48529 GRANT AVE.  
KENAI AK. 99611  
Phone #: 541-980-2598  
Email: SG556151@GMAIL.COM

### Legal Owner (if other than Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

### Property Information

Address: \_\_\_\_\_

Map and Tax Lot: 13E-11A 1500

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

*DEVELOPMENT OF DUPLEX OR OPTIONS, REQUIREMENTS,  
PERMITS, SET BACKS, ROAD, BOT.*

## 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.

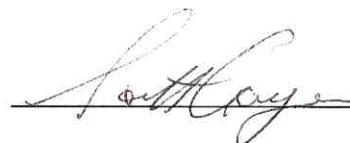
**The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.**

Signature of Applicant



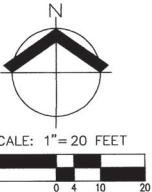
12-19-25  
Date

Signature of Property Owner



12-19-25  
Date

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



# PARTITION PLAT

A REPLAT OF PARCEL 1 OF PP 2019-0017 (ACCOUNT NO. 8407)  
 LOCATED IN BLOCK 14, THOMPSON'S ADDITION IN THE NORTHEAST 1/4  
 OF THE NORTHEAST 1/4 OF SECTION 11,  
 TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,  
 CITY OF THE DALLES, WASCO COUNTY, OREGON  
 DATE: AUGUST 28, 2025

TAX LOT 01N-13E-11AA 1400  
 (TIPTON, INST. NO. 2020-003344)

TAX LOT 01N-13E-11AA 1501  
 (C & E, LLC. INST. NO. 2021-002868)

WASCO COUNTY  
 SURVEYOR'S OFFICE  
 SURVEY NO. 25-037  
 FILED 10/23/2025  
 BY *Scott H. Gayer*

RECORDING INFORMATION  
 Wilson County Official Records 2025-003093  
 PLAT-PART  
 Ctr1 Strt1 LACY  
 \$90.00 \$10.00 \$90.00  
 \$160.00  
 001245912025003093002029  
 J. Christy Ziegler, County Clerk for Wasco County,  
 Oregon, whose name and address are identified  
 herein was recorded in the Clerk's records.

DECLARATION  
 I, SCOTT H. GAYER, THE OWNER OF THE LAND  
 SHOWN HEREIN, HEREBY DECLARE THAT THIS  
 DIVISION OF LAND IS A LEGAL PLAT PARTITIONED  
 IN ACCORDANCE WITH THE PROVISIONS OF ORS  
 CHAPTER 92 AND HAS BEEN MADE WITH MY  
 FREE CONSENT AND IN ACCORDANCE WITH MY  
 DESIRES, AND BY THIS PLAT CREATE THE  
 EASEMENTS SHOWN HEREON FOR THE STATE  
 PURPOSES.  
*Scott H. Gayer 10-3-25*  
 SCOTT H. GAYER DATE

DOCUMENT NUMBER 2025-3093  
 PLAT NUMBER 2025-0019  
 SLIDE NUMBER E-46A

MERCEDES BALDWIN  
 Notary Public  
 State of Alaska  
 My Commission Expires Jun 18, 2028

ACKNOWLEDGEMENT  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
 ME ON THE 30<sup>th</sup> DAY OF October,  
 2025, BY SCOTT H. GAYER

*M. Baldwin*  
 Mercedes Baldwin  
 NOTARY PUBLIC PRINTED NAME  
 STATE OF Alaska  
 COUNTY OF Kenai Peninsula  
 COMMISSION NO. 240618007  
 MY COMMISSION EXPIRES 06/16/25

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED  
 AND APPROVED AS OF THIS 15<sup>th</sup> DAY OF  
 October, 2025  
*AKS*  
 WASCO COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED  
 AND APPROVED AS OF THIS 10<sup>th</sup> DAY OF  
 October, 2025  
*J. Dahl*  
 THE DALLES CITY ENGINEER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED  
 AND APPROVED AS OF THIS 15<sup>th</sup> DAY OF  
 October, 2025  
*J. Dahl*  
 THE DALLES PLANNING DIRECTOR

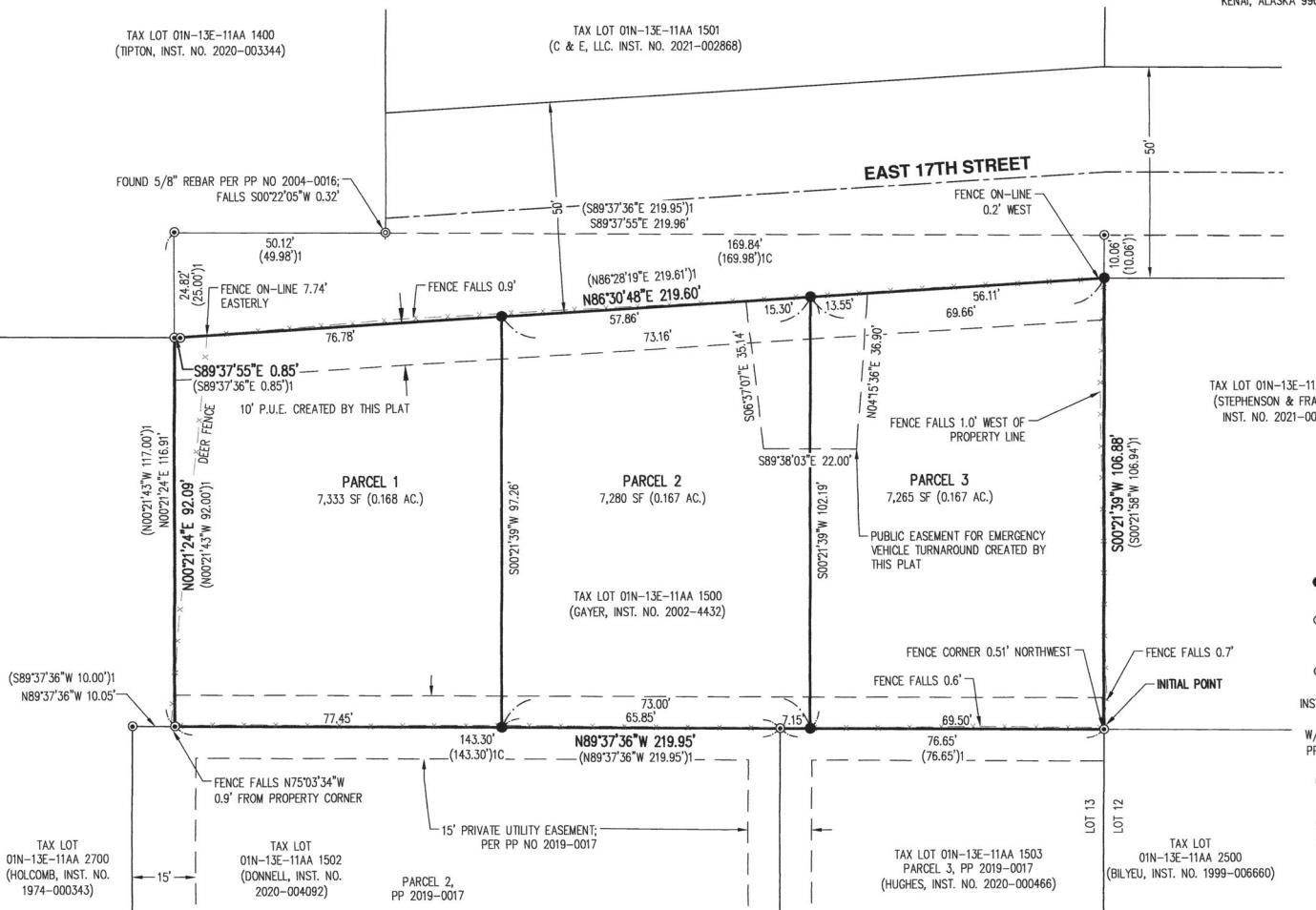
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED  
 AND APPROVED AS OF THIS 17<sup>th</sup> DAY OF  
 October, 2025  
*Joe Gaea*  
 WASCO COUNTY ASSESSOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED  
 AND APPROVED AS OF THIS 17<sup>th</sup> DAY OF  
 October, 2025  
*Joe Gaea*  
 WASCO COUNTY TAX COLLECTOR

09/23/2025  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*AKS*

OREGON  
 JULY 13, 1999  
 BENJAMIN B. BESEDA  
 50800

RENEWS: 12/31/2025  
 SHEET 1 OF 2  
 HMW W.O. #11981



# PARTITION PLAT

A REPLAT OF PARCEL 1 OF PP 2019-0017 (ACCOUNT NO. 8407)  
LOCATED IN BLOCK 14, THOMPSON'S ADDITION IN THE NORTHEAST 1/4  
OF THE NORTHEAST 1/4 OF SECTION 11,  
TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,  
CITY OF THE DALLES, WASCO COUNTY, OREGON  
DATE: AUGUST 28, 2025

## REFERENCES

- (1) RECORD INFORMATION PER PP NO. 2019-0017 FOR SCOTT GAYER BY TENNESON ENGR. CORP. RECORDED DECEMBER 18, 2019 AS INSTRUMENT NUMBER 2019-004310 (SLIDE D-1788) AS CS 20-056.
- (2) RECORD INFORMATION PER PLA AND P.P. NO. 2004-0016 FOR GAYER AND TIPTON BY TENNESON ENGR. CORP. RECORDED JUNE 30, 2003. AS INSTRUMENT NUMBER 2004-3289 (SLIDE A-112A) AS CS 14-098.
- (3) RECORD INFORMATION PER P.P. 2006-0011 FOR VON BORSTEL BY TENNESON ENGR. CORP. RECORDED MARCH 15, 2006 AS INSTRUMENT NUMBER 2006-001510 (SLIDE A-123A) AS CS 14-046

## NOTES

- 1) CITY OF THE DALLES GEOLGIC HAZARD ZONE 3, EAST SIDE CITY INACTIVE LANDSLIDE DEPOSITS.
- 2) THERE ARE NO SIGNIFICANT PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS LAND SLOPE, FLOOD WAYS, FLOOD PLAINS OR NATURAL DRAINAGE WAYS ASSOCIATED WITH SITE.
- 3) THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, CREEKS, STREAMS, PONDS, RIPARIAN AREAS OR MATURE DECIDUOUS TREES ASSOCIATED WITH THIS SITE.
- 4) THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY CITY OF THE DALLES AS MIP 450-25.
- 5) ZONE: "RL" (LOW DENSITY RESIDENTIAL)
- 6) MONUMENTS SET ON JUNE 30, 2025.
- 7) CITY OF THE DALLES POTABLE WATER AND SANITARY SEWER SYSTEMS ARE AVAILABLE TO SERVE THE PROPERTY FROM EAST 17TH STREET AND BY EASEMENT FROM EAST 18TH STREET.
- 8) THE SUBJECT PROPERTY IS VESTED IN SCOTT H. GAYER BY WARRANTY DEED RECORDED AUGUST 16, 2002 AT INSTRUMENT NO. 2002-4432.
- 9) THIS PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT TO PACIFIC POWER AND LIGHT COMPANY PER DEED BOOK 128, PAGE 773. THIS EASEMENT IS BLANKET IN NATURE AND NOT SHOWN ON THIS MAP.

## NARRATIVE

THE PURPOSE OF THIS PARTITION IS TO COMPLETE A 3-PARCEL REPLAT OF REPLATED PARCEL 1 OF PARTITION PLAT 2019-0017. PRIOR TO COMPLETING OF FIELD WORK AND MAPPING NECESSARY FOR THIS PARTITION, RESEARCH WAS MADE TO OBTAIN COPIES OF PRIOR SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY.

THE EXTERIOR BOUNDARY OF PARTITION PLAT NUMBER 2019-0017 WAS ESTABLISHED BY HOLDING THE MONUMENTS PER SAID PARTITION.

THE NORTHEAST CORNER THEREOF WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 10.06 FEET FROM THE FOUND REBAR TO THE NORTH OF SAID CORNER.

THE LINES FOR THE PARTITION SHOWN HEREON WERE ESTABLISHED AT THE DIRECTION OF THE CLIENT.

WASCO COUNTY  
SURVEYOR'S OFFICE

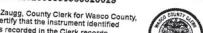
SURVEY NO. 25-037

FILED 10/23/2025

BY Lacy Lamb

RECORDING INFORMATION

Wasco County Official Records 2025-003093  
PLAT-PART 10/23/2025 02:47 PM  
Cht#1, Supt# LACY  
\$90.00 \$10.00 \$60.00 \$160.00  
00124891202500393/00420298  
I, Chrissy Zugg, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk's records.



## PREPARED FOR

SCOTT H. GAYER  
48529 GRANT AVENUE  
KENAI, ALASKA 99611

DOCUMENT NUMBER 2025-3093

PLAT NUMBER 2025-0019

SLIDE NUMBER E-46 A

## SURVEYOR'S CERTIFICATE

I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR NO. 50800 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, ACCORDING TO ORS CHAPTER 92, A PARTITION PLAT LYING IN PARCEL 1 OF PARTITION PLAT 2019-0017 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON. THE INITIAL POINT FOR SAID PARTITION IS THE 5/8-INCH REBAR AS SET PER PARTITION PLAT NUMBER 2019-0017 AND FOUND AT THE SOUTHEAST CORNER OF THE PROPERTY SHOWN HEREON. THE PLATED PROPERTY IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT NUMBER 2019-0017.

CONTAINS 21,875 SQUARE FEET.

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS PER A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601, INTERNATIONAL FOOT, NAD 83(2011) EPOCH:2010.0000 BY MULTIPLYING THE PROJECT MEAN COMBINED GROUND SCALE FACTOR OF 1.0001007648 AT A CENTRAL POINT WITH STATE PLANE GRID COORDINATES OF N:701689.927 E:8035419.446 WITH A MERIDIAN CONVERGENCE ANGLE OF -0°27'42.3". STATE PLANE COORDINATES WERE DERIVED FROM THE OREGON REALTIME GNSS NETWORK.

09/23/2025

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1999  
BENJAMIN B. BESEDA  
50800



AKS  
ENGINEERING & FORESTRY, LLC  
3775 CRATES WAY  
THE DALLES, OR 97058  
541.296.9177  
WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

RENEWS: 12/31/2025

SHEET 2 OF 2

HMW W.O. #11981



**City of The Dalles**  
**Community Development Dept.**  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481, ext. 1125  
[www.thedalles.org](http://www.thedalles.org)

Site Team #: ST 75-25  
Received: 12/08/2025  
Filing Fee: \$100  
Receipt #: 875777  
Meeting Date: 01/08/2026

*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 checked="" 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 type="radio"/> Other: Pre-app meeting - construct pickleball ct and driveway	

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### Applicant

Name: Elizabeth Betts  
Address: 1411 13th Street  
Hood River, OR 97031  
Phone #: 541-386-3322  
Email: elizabeth@kleinassocinc.com

### Legal Owner (if other than Applicant)

Name: Mid Columbia Senior Center, Inc  
Address: 1112 W 9th Street  
The Dalles, OR 97058  
Phone #: 541-296-4788 (Rob Garrett)  
Email: mcscdirector@gmail.com

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### Property Information

Address: 1112 W 9th

Map and Tax Lot: 1N 13E 4 BA 2200

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

Mid Columbia Senior Center would like to install a pickleball court and driveway connection between the existing parking lot and lower paved area east of building. Both actions would require variances to the 50' setback from Mill Creek. The driveway connection would also require fill in/near flood zone AE, as shown on the preliminary FEMA mapping. See attached concept plan.

# 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



12-4-2025

Date

NCSC - Board - 12-4-2025

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?

