



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 17th 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 9th 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 3LOT PARTITION DEVELOPMENT</u> | |

Applicant

Name: Scott Gayer
Address: 48529 GRANT AVE.
KENAI AK. 99611
Phone #: 541-980-7598
Email: SG556151@GMAIL.COM

Legal Owner (if other than Applicant)

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

Property Information

Address: _____

Map and Tax Lot: BE-11AA 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

Signature of Property Owner

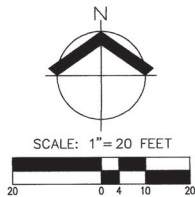
 12-19-25
Date

 12-19-25
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?



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

PREPARED FOR

SCOTT H. GAYER
48529 GRANT AVENUE
KENAI, ALASKA 99611

WASCO COUNTY
SURVEYOR'S OFFICE
SURVEY NO. 25-037
FILED 10/23/2025
BY Alexander

RECORDING INFORMATION

Wasco County Official Records **2025-003093**
PLAT-PART
Cnt#1 Spt#1 LACY 10/23/2025 02:47 PM
\$90.00 \$10.00 \$80.00 \$160.00



00124991202500030930020029
I, Cheryle Zeigler, County Clerk for Wasco County,
Oregon, certify that the instrument identified
herein was recorded in the Clerk records.



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

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 10-23-25
SCOTT H. GAYER DATE

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

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON THE 28 DAY OF October,
2025, BY SCOTT H. GAYER

NOTARY SIGNATURE
Mercedes Baldwin
NOTARY PUBLIC PRINTED NAME

STATE OF Alaska
COUNTY OF Kenai Peninsula
COMMISSION NO. 240616007
MY COMMISSION EXPIRES 06/18/28

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED
AND APPROVED AS OF THIS 15th DAY OF
October, 2025

Brown
WASCO COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED
AND APPROVED AS OF THIS 10th DAY OF
October, 2025

John Clark
THE DALLES CITY ENGINEER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED
AND APPROVED AS OF THIS 15th DAY OF
October, 2025

John Clark
THE DALLES PLANNING DIRECTOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED
AND APPROVED AS OF THIS 17th DAY OF
October, 2025

Ben Beveda
WASCO COUNTY ASSESSOR

Ben Beveda
WASCO COUNTY TAX COLLECTOR

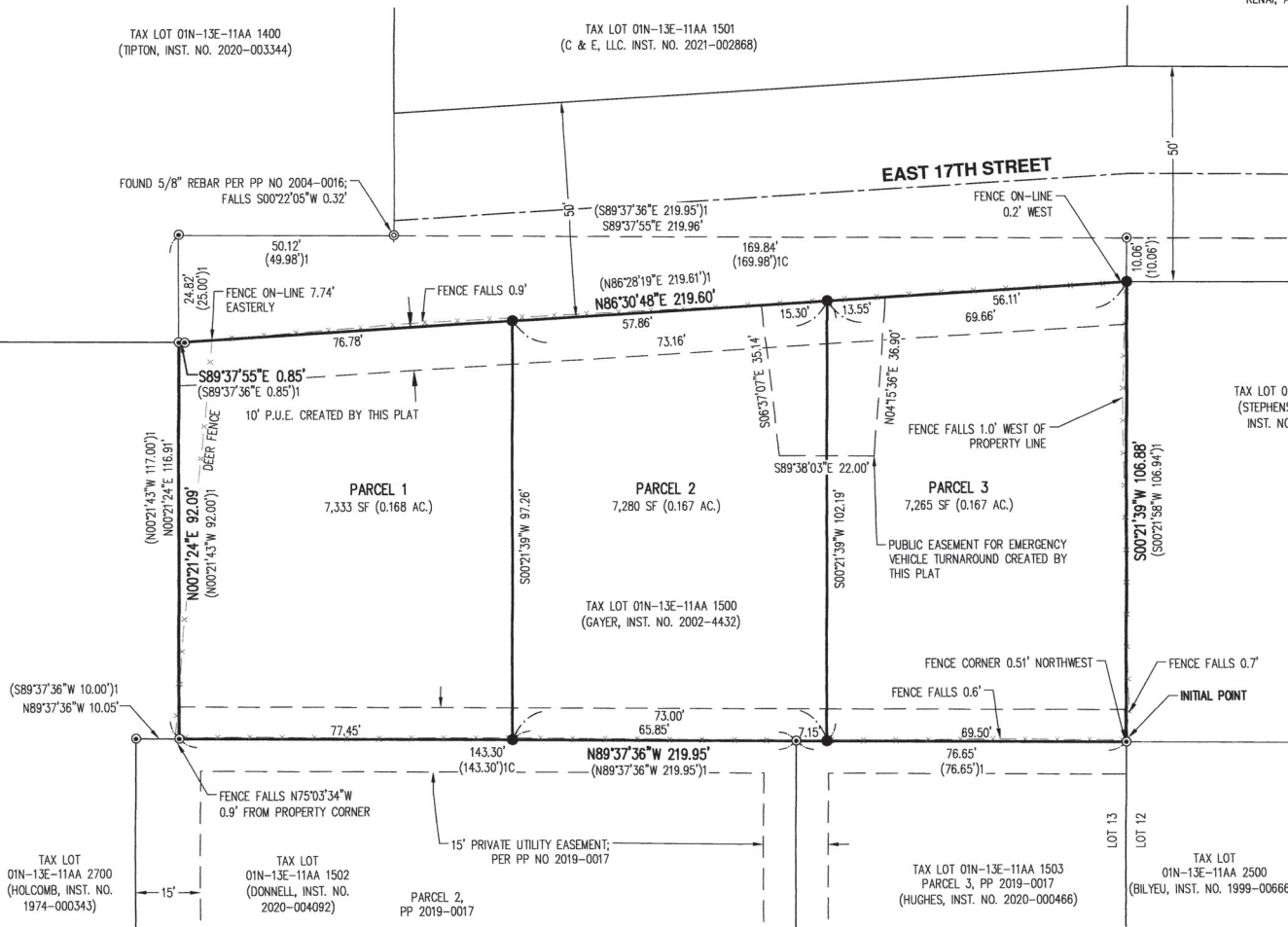
09/13/2025
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ben Beveda
OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

RENEWALS: 12/31/2025

SHEET 1 OF 2

HMH W.O. #11981



TAX LOT 01N-13E-11AA 2600
(STEPHENSON & FRANCSO,
INST. NO. 2021-003460)

LEGEND

- SET 5/8" X 30" REBAR W/YPC INSCRIBED "AKS ENGR." ON: 06/30/2025
- ⊙ FOUND 5/8" REBAR W/YPC INSCRIBED "HUFFMAN PLS 2786", PER CS 20-056; HELD UNLESS NOTED OTHERWISE
- ⊙ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- INST. NO. INSTRUMENT NUMBER PER WASCO COUNTY DEED RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER WASCO COUNTY SURVEY RECORDS
- CS SURVEY NUMBER PER WASCO COUNTY SURVEY RECORDS
- C CALCULATED
- SF SQUARE FEET
- AC. ACRE

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

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

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
Chet=1 Str=1 LACY	\$90.00 \$10.00 \$60.00 \$160.00
00124891202500030930020028	
I, Christy Ziegler, 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

REFERENCES

- () 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-178B) AS CS 20-056.
- () 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.
- () 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 GEOLOGIC 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 REPLATTED 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.

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 PLATTED PROPERTY IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT NUMBER 2019-0017.

CONTAINS 21,875 SQUARE FEET.

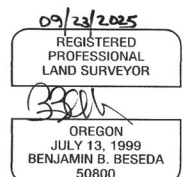
BASIS OF BEARINGS:

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.

AKS ENGINEERING & FORESTRY, LLC
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RENEWS: 12/31/2025

SHEET 2 OF 2



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 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: <u>Pre-app meeting - construct pickleball ct and driveway</u> | |

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: mcsdirector@gmail.com

Property Information

Address: 1112 W 9th

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

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.

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Signature of Applicant

Signature of Property Owner



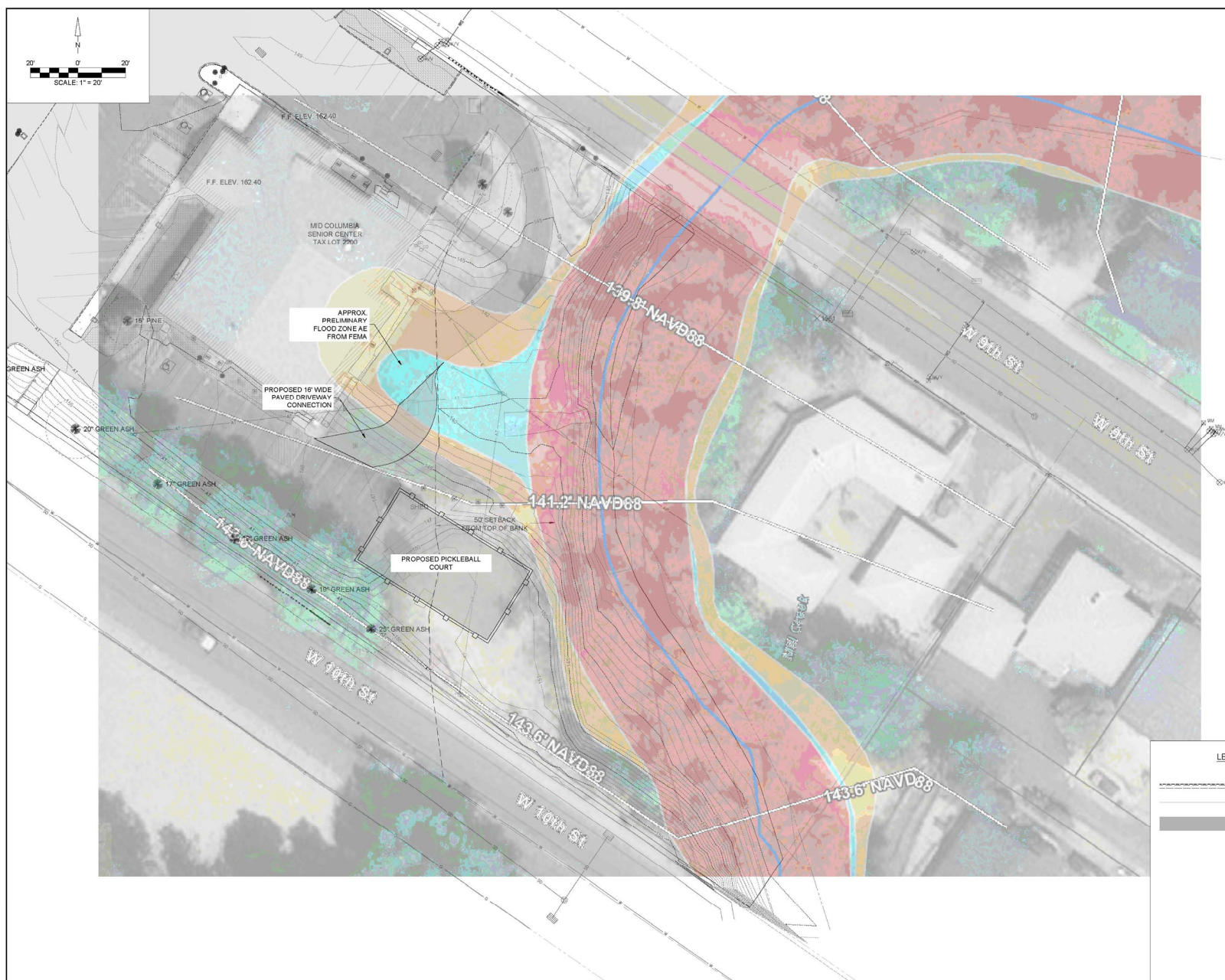
12-4-2025
Date

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?



MID COLUMBIA SENIOR CENTER
1112 W 9TH STREET, THE DALLES, OR

REVISIONS		
NO.	DESCRIPTION	DATE

SURVEYED: KLEIN & ASSOCIATES
 DESIGN: EB
 DRAFT: EB
 APPROVAL: _____
 DATE: _____

DEC 2025

CO-01