



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 February 12, 2026, 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.

- 1. ST 81-26 – Carl and Diana Compton – MIP** - Applicant is seeking to partition one 16,198 sq. ft. parcel into two parcels. There is currently a residential structure on each proposed future lot.
Planner: Cialita Keys
- 2. ST 79-26 - Dave Purdy – Commercial Development** – Applicant is seeking approval to develop a Towing/Storage yard and support office.
Planner: Cialita Keys
- 3. ST 78-26, Cascadia Development, Younker – Residential Development** - Applicant is proposing a phased development starting with construction of a set of townhouses. This request may include partitioning 6 lots, construction of 6 attached townhouses, installation of walkways, and a private accessway.
Planner: Cialita Keys
- 4. ST 80-26 – NWCPUD, Lacefield – Commercial Development** - Applicant proposes to rebuild the Columbia Heights Substation with the addition of two transformers, doubling capacity to meet current and future electric demands within Northern Wasco County PUD's service area.
Planner: Sandy Freund

Next regularly scheduled meeting: Thursday, February 26, 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 81-26
 Received: 1/22/2026
 Filing Fee: \$100
 Receipt #: 875792
 Meeting Date: 2/12/2026

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: _____ | |

Applicant	Legal Owner (if other than Applicant)
Name: <u>Carl & Diana Compton</u>	Name: _____
Address: <u>1111 Perkins St.</u>	Address: _____
<u>The Dalles, OR 97058</u>	_____
Phone #: <u>541-993-3798</u>	Phone #: _____
Email: <u>dianacompton14@gmail.com</u>	Email: _____

Property Information

Address: 1816 West 10th St. Map and Tax Lot: _____

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

There are 2 houses on the property. We wish to divide the property between the houses so our grandson can put that part of the property and house into his name.

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

Diana Compton

Diana Compton

Date

Date

Department Use Only

City Limits: Yes No Zone: RH Overlay: No Airport Zone: Yes No
Geohazard Zone: No Flood Designation: N/A
Historic Structure: Yes No Current Use: Developed Residential Lot

Previous Planning Actions:

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





City of The Dalles
 Community Development Dept.
 313 Court Street
 The Dalles, OR 97058
 (541) 296-5481, ext. 1125
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Site Team #: ST 79-26
 Received: 1/6/2026
 Filing Fee: \$100
 Receipt #: 875783
 Meeting Date: 2/12/2026

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: _____ | |

Applicant

Name: DAVE PUDRY
 Address: 5680 MILLER RD
MT HOOD PARKDALE
 Phone #: 503-209-1357
 Email: PUDRY5-towing at yahoo.com

Legal Owner (if other than Applicant)

Name: SASQUATCH LLC
 Address: 408 CASCADE AVE #1437
HOOD RIVER OR 97031
 Phone #: 206-552-5166
 Email: allen@barteld.com

Property Information

Address: 2519 E 2ND ST
THE DALLES

Map and Tax Lot: 01N13E0200701 00

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

WE PROPOSE TO DEVELOP THIS SITE AS A PRIMARY OPERATING LOCATION FOR HEAVY DUTY TOWING RECOVERY TRANSPORT BUSINESS PROVIDING EMERGENCY OR NO EMERGENCY SERVICES TO THE OREGON STATE POLICE LOCAL POLICE HIGHWAY AGENCIES THROUGHOUT THE SURROUNDING REGION.

THE PRIMARY USE OF THE SITE WILL INCLUDE A MECHANICAL SHOP, INSPECT AND MAINTAIN A MODERN FLEET OF HEAVY DUTY RECOVERY AND TRANSPORT EQUIPMENT. THE FACILITY WILL ALSO INCLUDE A SECURED FENCED STORAGE AREA FOR TEMPORARY STORAGE OF VEHICLES INVOLVED IN TRAFFIC ACCIDENTS,

01ER →

ALL ENVIRONMENTAL CONCERNS INCLUDING FLOIDS OR ANY HAZARDOUS MATERIALS ARE ADDRESSED AND MITIGATED AT THE CRASH SITE PRIOR TO REMOVAL TO OUR LOCATION, WE ARE HAZMAT CERTIFIED, AND FULLY TRAINED AND EXPERIENCED IN SPILL CONTAINMENT AND CLEANUP.

THE PROPOSED OPERATION IS NOT A SALVAGE YARD AND NO DISMANTLING OR RECYCLING ACTIVITIES WILL OCCUR ON THE PREMISES.

SITE WILL ALSO HOUSE THE COMPANY'S ADMINISTRATIVE AND DISPATCH OFFICES, SUPPORTING EMERGENCY RESPONSE COORDINATION WITH PUBLIC SAFETY AGENCIES, WE EMPLOY SEVERAL LOCAL RESIDENTS.

THE PROPOSED DEVELOPMENT SUPPORTS PUBLIC SAFETY ENVIRONMENTAL STEWARDSHIP LOCAL EMPLOYMENT WHILE PROVIDING CRITICAL EMERGENCY RESPONSE SERVICES FOR THE REGION'S TRANSPORTATION INFRASTRUCTURE.

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Signature of Applicant

Signature of Property Owner



12-31-25

Date



12/31/25

Date

Department Use Only

City Limits: Yes No Zone: CLI Overlay: No Airport Zone: Yes No
Geohazard Zone: Zone 4 Flood Designation: _____
Historic Structure: Yes No Current Use: Vacant Lot

Previous Planning Actions:

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

City of The Dalles
Community Development Dept.
313 Court St.
The Dalles, OR 97058

Proposed Site: 2519 E. 2nd
The Dalles, Or 97058

We propose to develop this site as a primary operating location for Heavy Duty towing, Recoveries and Transport operations. Business providing emergency and non-emergency services to the Oregon State Police and Highway agencies throughout the surrounding region.

The primary use of the site will include a mechanical shop, inspect and maintain a modern fleet of Heavy Duty Recovery and Transport equipment. The facility will include a secured fenced storage area for temporary storage of vehicles involved in traffic accidents.

All environmental concerns including fluids or any hazardous material are addressed and mitigated at the crash site prior to removal to our location. We are hazmat certified and fully trained and experienced in spill containment and cleanup.

The proposed operation is not a salvage yard and no dismantling or recycling activities will occur on the premises.

Site will also house the Company's administrative and dispatch offices-Supporting emergency response coordination with public safety agencies. We employ several local residents .

The proposed development supports public safety environmental stewardship local employment while providing critical emergency response services for the regions transportation infrastructure.

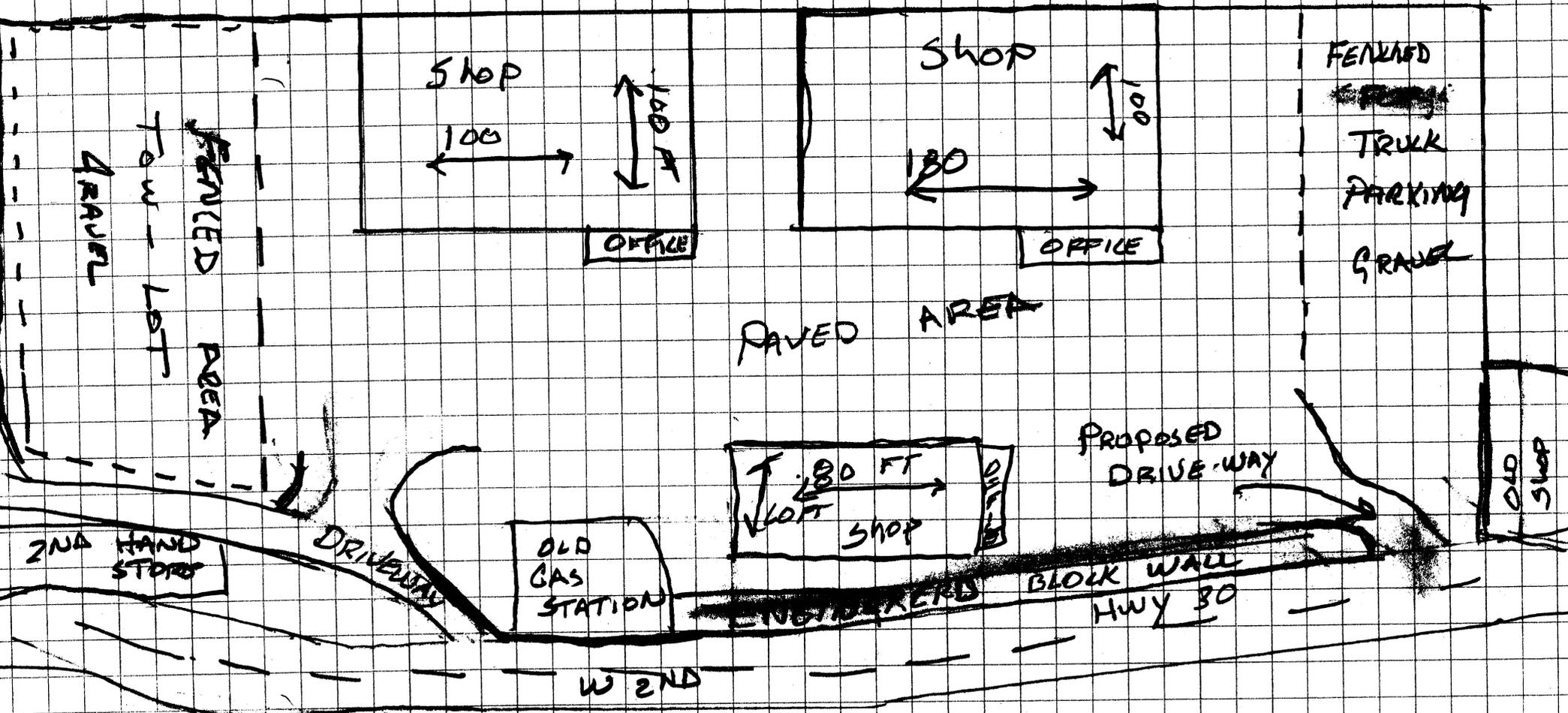
Thank you,
Dave Purdy
Purdy's Towing
Owner

TRAILS

RAIL ROAD

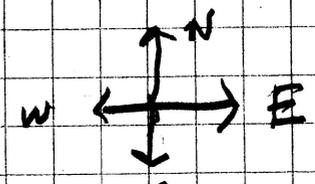
LOT

VEGETATION



2519 E 2ND

HAIWAY HOUSE



(PURDY'S TOWING)



City of The Dalles
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 The Dalles, OR 97058
 (541) 296-5481, ext. 1125
 www.thedalles.org

Site Team #: ST 78-26
 Received: 1/6/26
 Filing Fee: \$100
 Receipt #: DUE
 Meeting Date: 1/22/2026

Filing fee due with submittal

Site Team/Pre-Application Meeting

- | | | | |
|---------------------------------------|---|--|--|
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| <input type="radio"/> Building Permit | <input checked="" 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: _____ | |

Applicant

Name: Cascadia Development, LLC
 Address: 506 N 40th Ave, Suite 100
Yakima, WA 98908
 Phone #: 509-480-0642
 Email: justin@cascadiadevelopment.com

Legal Owner (if other than Applicant)

Name: The Dalles MUD, LLC
 Address: 506 N 40th Ave, Suite 100
Yakima, WA 98908
 Phone #: 509-480-0642
 Email: justin@cascadiadevelopment.com

Property Information

Address: Lone Pine Blvd

Map and Tax Lot: 1N13E01BA-1300, 1400, 1500

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

Construct three new town homes on 3 tax lots
 4 unit each, 3 stories
 each on separate tax lots

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Signature of Applicant



1/6/26
Date

Signature of Property Owner



1/6/26
Date

Department Use Only

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

Geohazard Zone: _____ Flood Designation: X500 in some areas

Historic Structure: Yes No Current Use: Vacant Residential Lot

Previous Planning Actions:

Lone Pine Planned Unit Development (PUD)

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

ZONING- CR

ZONING- CR

ZONING- CR

PHASE I

PHASE III

PHASE II

ZONING- CR

EAGLE CREST DRIVE

OSPREY LANE WEST

LONE PINE BLVD

PRIVATE DRIVE

ZONING- GC

ZONING- GC

EXISTING COMMERCIAL



Donahou Design Group
8383 158th Ave NE
Redmond, WA 98052
donahou@ddg.com



LONE PINE RESIDENTIAL

THE DALLES, OREGON

PROJECT:	JD
DRAWN BY:	CP
DATE:	9/27/2018
PROJECT NO.:	17-001
SCALE:	AS SHOWN

MARK	DATE	DESCRIPTION

DRAWING CONTENTS

DRAWING NO.



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 80-26
 Received: 1/15/2026
 Filing Fee: \$100
 Receipt #: DUE
 Meeting Date: 2/12/26

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

Applicant

Name: Northern Wasco County PUD
 Address: 2345 River Rd,
The Dalles OR, 97058
 Phone #: 916-849-1952
 Email: Geoffrey-Lacefield@Nwascopud.org

Legal Owner (if other than Applicant)

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

Property Information

Address: 1100 E 16th Street, The Dalles, OR

Map and Tax Lot: _____

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

Northern Wasco County PUD's Columbia Heights Substation transformer no longer has sufficient capacity to serve the increasing electrical demand in the surrounding neighborhoods. It is one of the District's oldest substations and currently provides electric service to nearly one-third of the City of The Dalles.

As a result, Northern Wasco County PUD has elected to rebuild the Columbia Heights Substation, including the addition of two transformers that will more than double the existing substation capacity. This upgrade will support continued growth in electric vehicle adoption and future residential development. In addition, the expanded configuration will provide operational flexibility by allowing load to be transferred between transformers to accommodate equipment maintenance.

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Signature of Applicant

Signature of Property Owner



1-14-26

Date

Date

Department Use Only

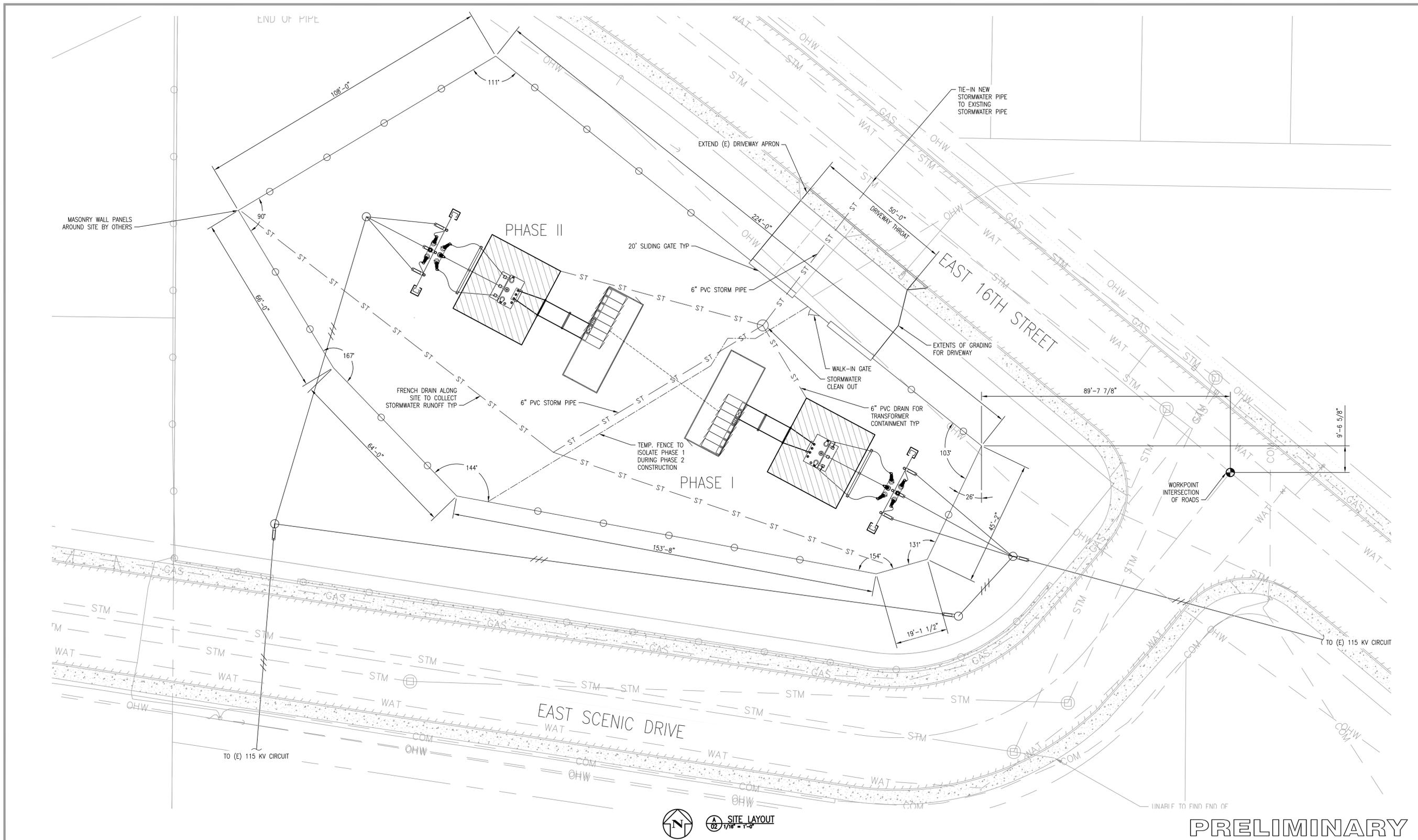
City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No

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?



NO.	REVISION	BY	DATE
A	ISSUED FOR REVIEW	KPA	01/09/26

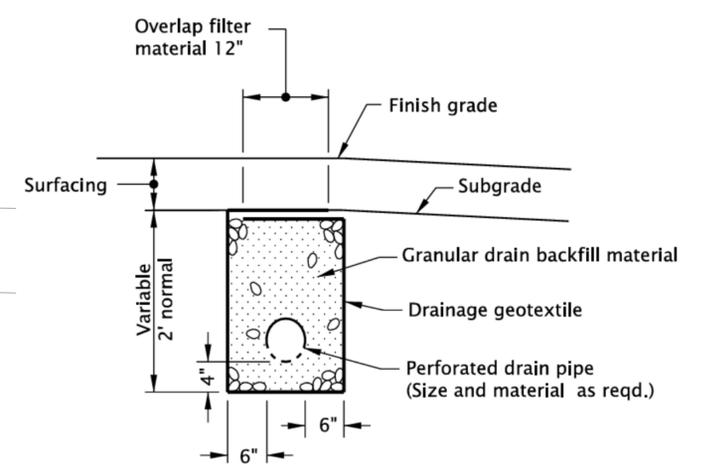
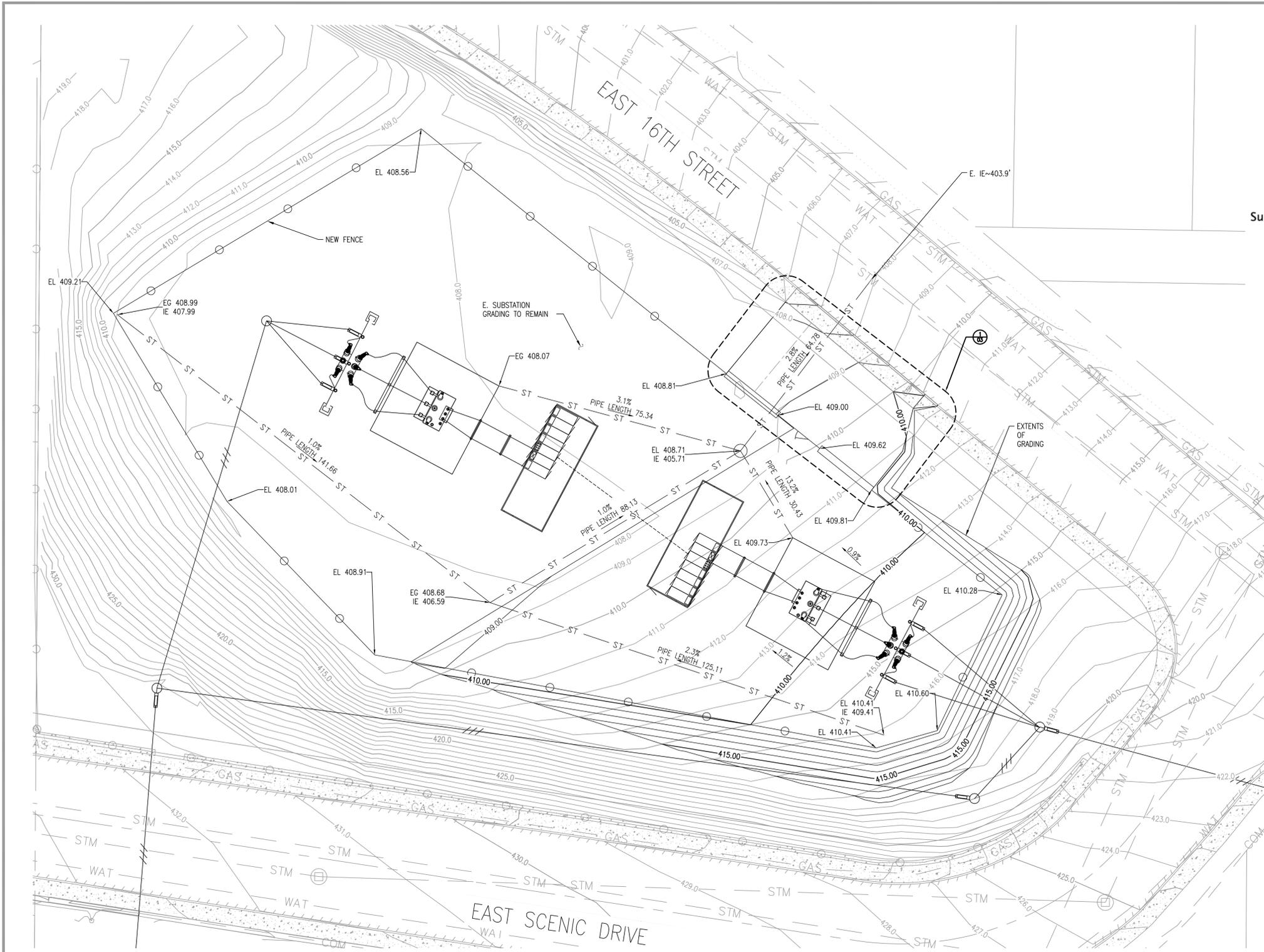


VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REUSE OF DOCUMENTS
 THIS DOCUMENT IS THE PROPERTY OF STODDARD POWER SYSTEMS, LLC & ALL SUBSIDIARIES AND CAN NOT BE USED WITHOUT WRITTEN PERMISSION

DSGN:
 DRN: KPA
 CKD: MWM
 APD: EWM

PRELIMINARY			
TITLE: NORTHERN WASCO COUNTY PUD COLUMBIA HEIGHTS SUBSTATION SITE LAYOUT			
DRAWING #: 25NWC001-C001	SHT.01 of 02	REV	SIZE
DATE: 01/08/26	PROJECT: 25NWC001	A	D



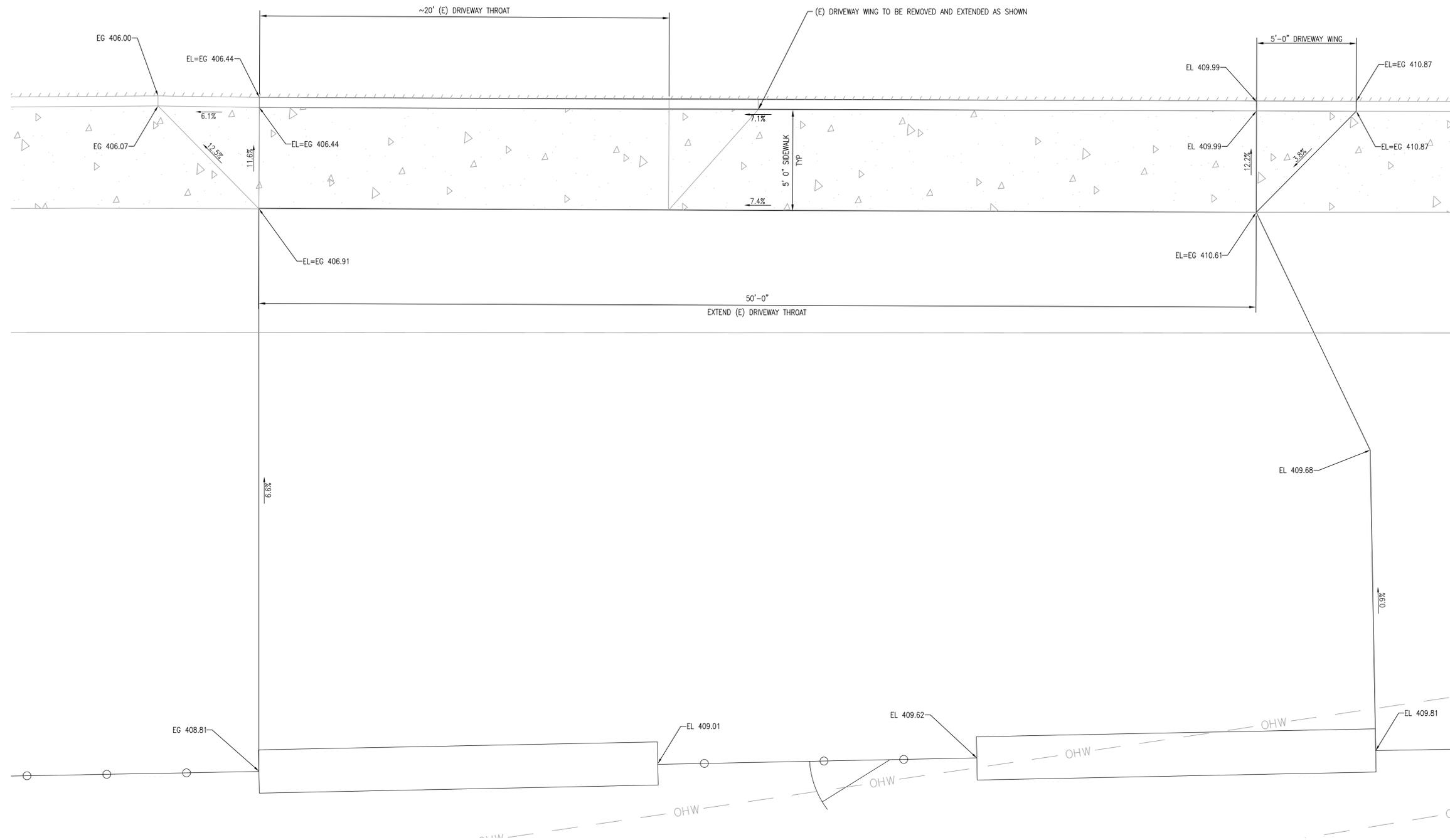
A TYPICAL FRENCH DRAIN DETAIL
02 NTS

LEGEND	
EXISTING CONTOUR (1 FT)	— 431 —
EXISTING CONTOUR (5 FT)	— 430 —
FINISH CONTOUR (1 FT)	— 431 —
FINISH CONTOUR (5 FT)	— 430 —

1 GRADING SITE PLAN
02 1/16" = 1'-0"

PRELIMINARY

	ISSUED FOR REVIEW	MWM	01/13/26		VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY REUSE OF DOCUMENTS THIS DOCUMENT IS THE PROPERTY OF STODDARD POWER SYSTEMS, LLC & ALL SUBSIDIARIES AND CAN NOT BE USED WITHOUT WRITTEN PERMISSION	DSGN: MWM DRN: MWM CKD: EWM APD: EWM	TITLE: NORTHERN WASCO COUNTY PUD COLUMBIA HEIGHTS SUBSTATION GRADING PLAN DRAWING #: 25NWC001-C001 SHT.02 of 02 REV SIZE DATE: 01/08/26 PROJECT: 25NWC001 A D
	NO. REVISION	BY	DATE			DSGN: MWM DRN: MWM CKD: EWM APD: EWM	



DRIVEWAY GRADING DETAILS
 1/16" = 1'-0"

PRELIMINARY

				VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY REUSE OF DOCUMENTS THIS DOCUMENT IS THE PROPERTY OF STODDARD POWER SYSTEMS, LLC & ALL SUBSIDIARIES AND CAN NOT BE USED WITHOUT WRITTEN PERMISSION	DSGN: MWM DRN: MWM CKD: EWM APD: EWM	TITLE: NORTHERN WASCO COUNTY PUD COLUMBIA HEIGHTS SUBSTATION GRADING PLAN	
	A NO.	ISSUED FOR REVIEW REVISION				MWM BY	01/13/26 DATE