



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 March 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 85-26, The Next Door, Inc – Site Plan Review

The applicant is requesting approval to increase the number of beds in a residential care home from five (5) to fifteen (15), creating a residential care facility. Residential care facilities are now a Permitted Use in the RL zone, however; the change will be an increase in intensity of use. The subsequent application will be processed as a Site Plan Review.

The property is located at 2012 East 14th Street and is further described as 1N 13E 2 CD tax lot 14100. The subject property is zoned RL – Low Density Residential.

Planner: Cialita Keys

Next regularly scheduled meeting: Thursday, March 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 85-26
 Received: 2/24/2026
 Filing Fee: \$103
 Receipt #: 264084043
 Meeting Date: 3/12/26

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 |
| <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: The Next Door, Inc.
 Address: 965 Tucker Road
Hood River OR 97031
 Phone #: 541-386-6660
 Email: ginas@nextdoorinc.org

Legal Owner (if other than Applicant)

Name: The Next Door, Inc.
 Address: 965 Tucker Road
Hood River, OR 97031
 Phone #: 541-386-6660
 Email: ginas@nextdoorinc.org

Property Information

Address: 2012 E 14th St

Map and Tax Lot: _____

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

Increasing capacity for Residential Care Facility to allow up to 15 residents. Facility is currently operating with less than 5 residents.

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

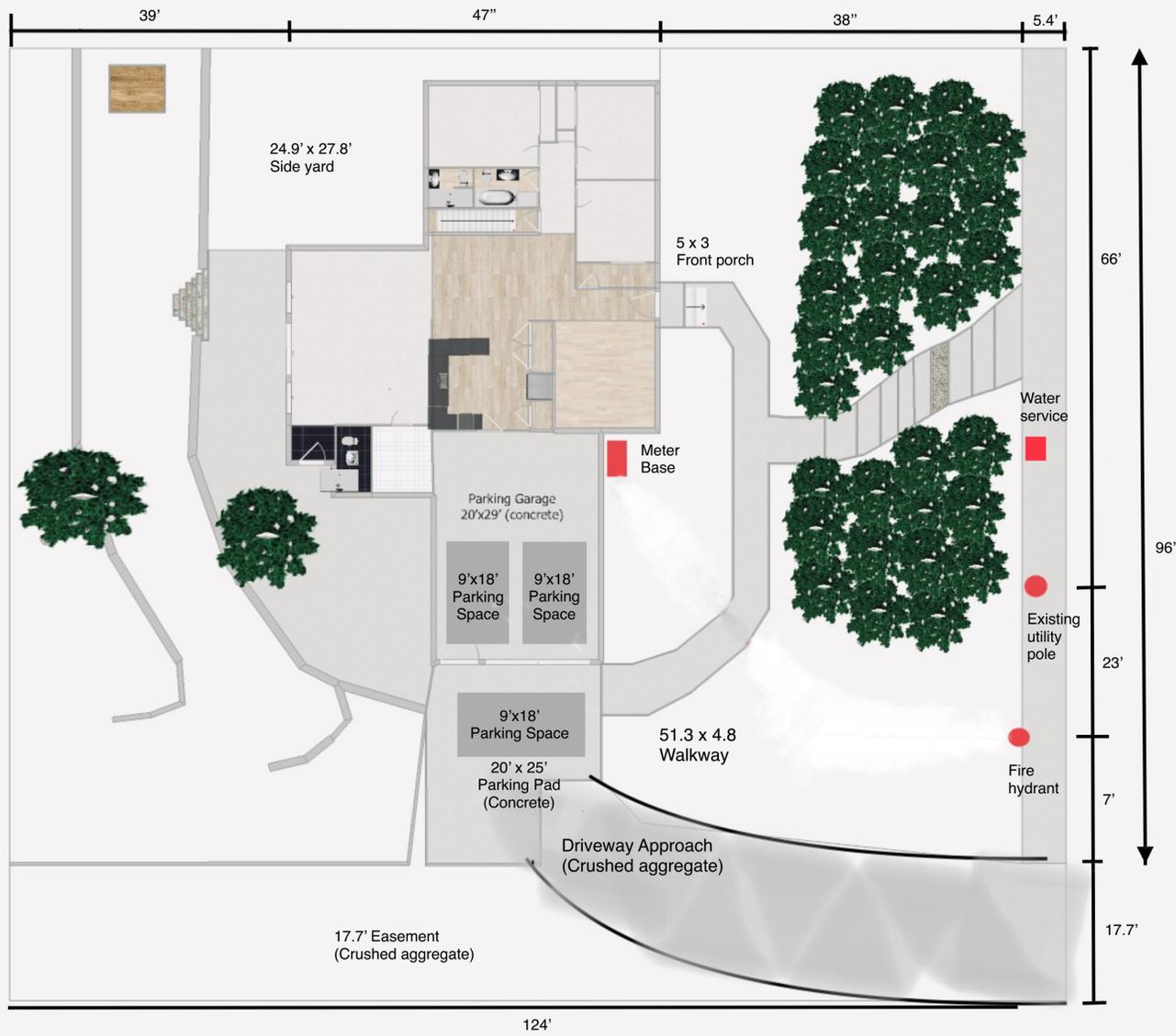
Gina Stewart 1/29/26
Date

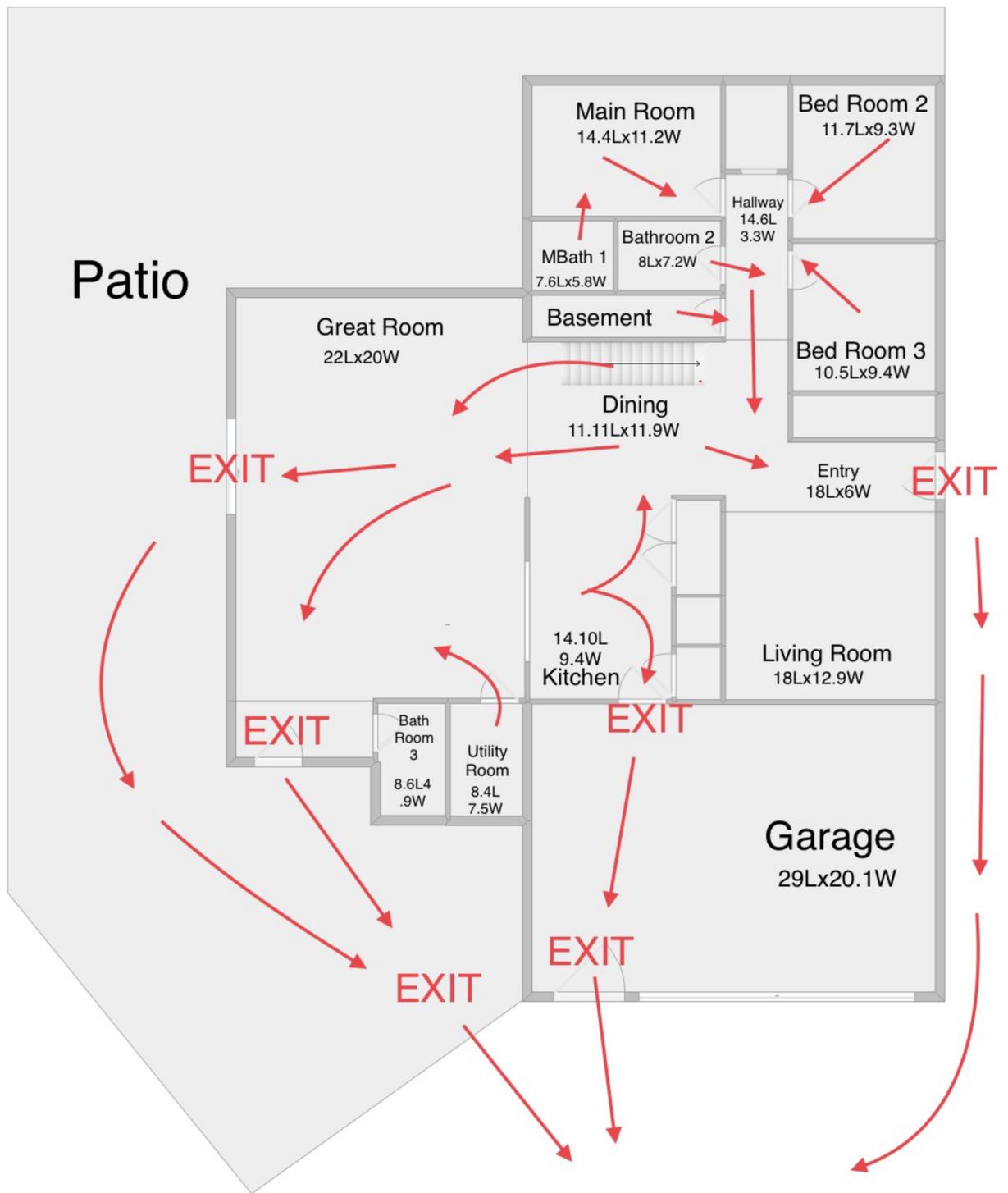
[Handwritten Signature] 2-10-26
Date

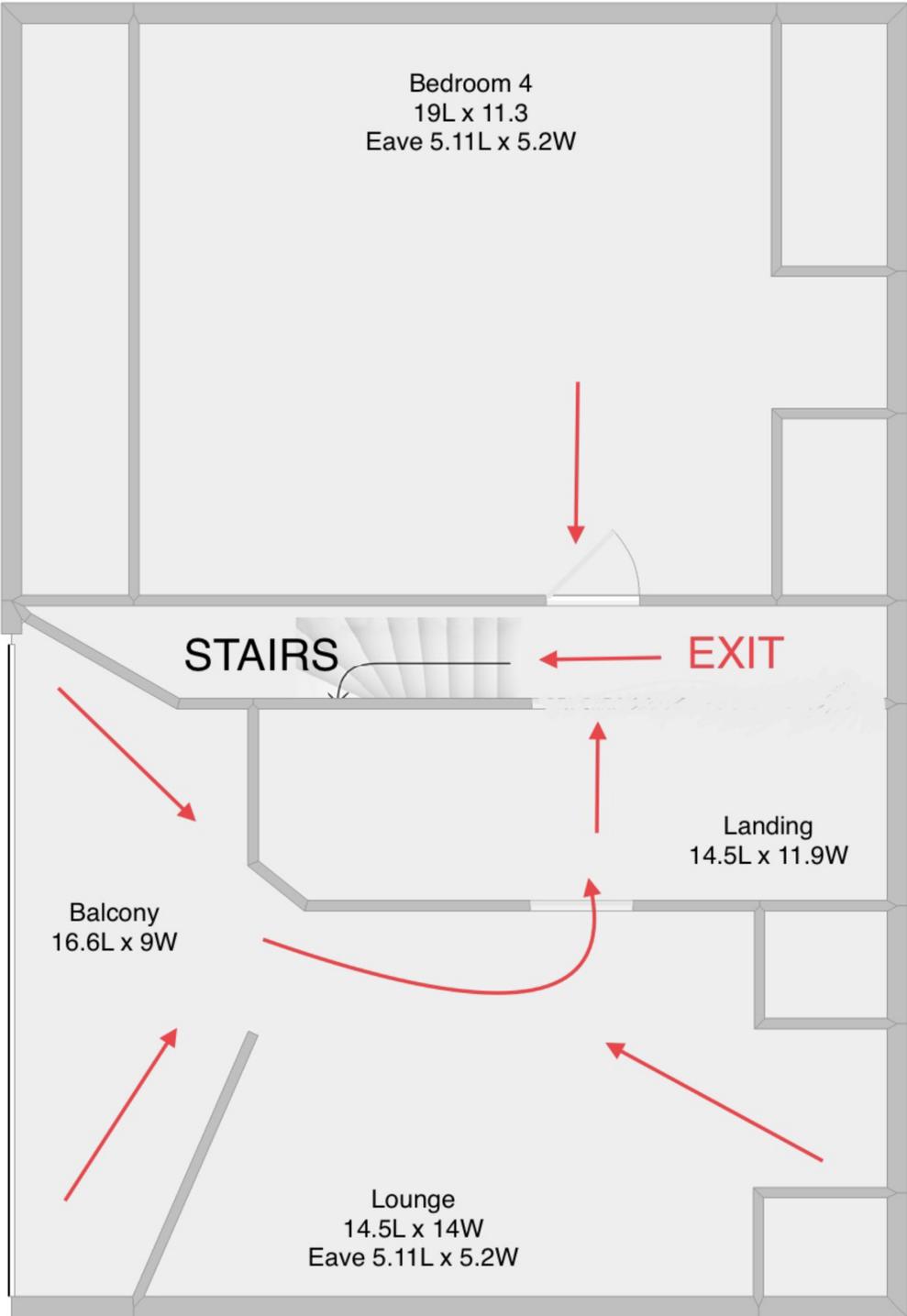
Department Use Only

City Limits: Yes No Zone: RL Overlay: No Airport Zone: Yes No
Geohazard Zone: Zone 3:E.City Landslide Deposit Flood Designation: N/A
Historic Structure: Yes No Current Use: Residential Care Home
Previous Planning Actions:

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







- b. Child care center, as defined in Chapter 10.2 – Definitions, subject to the provisions of Article 3.030: Site Plan Review.
 - c. Residential care facility (up to 15 residents), as defined in Chapter 10.2 – Definitions and ORS 197.660, subject to the provisions of Article 3.030: Site Plan Review.
5. Wireless communication facilities, subject to the provisions of Article 6.140: Wireless Communication Equipment.
- a. ~~Residential care home, as defined in Chapter 10.2 – Definitions.~~
 - b. ~~Child care center, as defined in Chapter 10.2 – Definitions~~
6. ~~Other uses determined by the Director to be similar to the above uses:~~
- ~~A. as indicated by ~~Accessory Uses Permitted Outright.~~~~
- ~~7.6. Accessory dwelling units, subject to the provisions of Article 6.030: Accessory Development Standard Industrial Classification (SIC) code.~~
- B. Accessory Uses Permitted Outright.
- 1. Accessory dwelling units, subject to the provisions of Article 6.030: Accessory Development.
 - 2. Accessory structures customarily incidental to the primary use, subject to the provisions of Article 6.030: Accessory Development.
- ~~B. Accessory structures customarily incidental to the primary use, subject to the provisions of Article 6.030: Accessory Development.~~
- 1. ~~Bed and breakfast and vacation rentals, subject to the provisions of Article 6.040: Bed and Breakfast and Vacation Rentals.~~
 - 2. 3. Family day care, as defined in Chapter 10.2 - Definitions.
 - 3. 4. Home business, subject to the provisions of Article 6.020: Home Businesses. (Ord. 19-1373; Ord. 23-1400)

Article 5.020 RH High Density Residential District

10.5.020.020. Permitted Uses.

- A. Primary Uses Permitted Outright.
 - 1. Residential use types:
 - a. Single-family.
 - b. Multifamily.
 - c. Cottage cluster development.
 - 2. Residential building types:
 - a. Single-family detached subject to ministerial review (Article 3.020).
 - b. Single-family detached (zero lot line) subject to ministerial review (Article 3.020).