



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, April 23, 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 90-26, Noelle Christ, Wolf Industries – Minor Partition/Replat

The Applicant proposes a minor replat to reconfigure two (2) lots (4,791 sq. ft. and 6,195 sq. ft. respectively), so that each lot has room enough to accommodate a duplex and an ADU. The parcels are currently vacant.

The properties are located adjacent on the west of 1074 Irvine Street and further described as 2N 13E 29 CA 2002 and 2N 13E 29 CA 2003. The property is zoned RM – Medium Density Residential.

Planner: Cialita Keys

Discussion Item

1. Development Review Audit

Brief discussion on the City's forthcoming Development Review Audit, funded through the State's Housing Accountability and Production Office conducted by MIG throughout the year. Site Team input will help identify workflow challenges and opportunities for streamlining, alongside input from external stakeholders. This item will be discussed with the Site Team only during the internal discussion period from 1:00 to 2:00 p.m., prior to the applicant joining.

Next regularly scheduled meeting: Thursday, May 14, 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 90-26
 Received: 4/08/2026
 Filing Fee: \$103.00
 Receipt #: R#675617
 Meeting Date: 4/23/2026

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 checked="" 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: Noelle Christ/Wolf Industries
 Address: 607 SE Eaton Blvd
Battle Ground, WA 98604
 Phone #: 360-912-9519
 Email: noellechrist@wolfind.com

Legal Owner (if other than Applicant)

Name: Irvine St Apts LLC
 Address: PO Box 267
Underwood, WA 98651
 Phone #: 971-998-7308
 Email: jpimley@gmail.com

Property Information

Address: No situs address

Map and Tax Lot: 2N 13E 29 CA 2002 & 2N 13E 29 CA 2003

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

Proposing to undergo a boundary line adjustment (minor replat) to reconfigure two (2) lots (4791 sq ft & 6195 sq ft respectively), so that each lot has room enough to accommodate a duplex and an ADU.

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



4/2/26

Date

Signature: Jacob Pimley
Jacob Pimley (Mar 26, 2025 14:12:34 PDT)

Email: jpimley@gmail.com

Date

Department Use Only

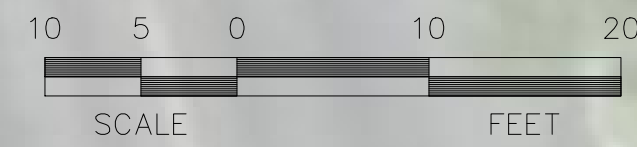
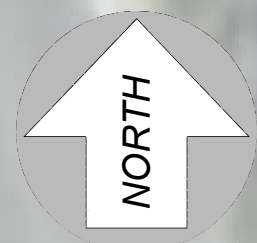
City Limits: Yes No Zone: RM Overlay: No Airport Zone: Yes No

Geohazard Zone: No Flood Designation: N/A

Historic Structure: Yes No Current Use: Vacant Residential Lot

Previous Planning Actions:

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



Pioneer Surveying & Engineering, Inc.
 Civil/Structural Engineering and Land Planning
 125 E. Simcoe Drive 98620
 Goldendale, Washington
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net,



JAKE PIMLEY
 2N 13E 29 CA 2002
 2N 13E 29 CA 2003
 THE DALLES, OR

No	Date	Revisions
1.0	3-6-2024	SUBMITTED FOR REVIEW

SCALE: AS NOTED
 JOB NO. **24-XX** REV. **0**