



## **SITE TEAM AGENDA**

*The information contained in this agenda is for preliminary comments/concerns only.*

**Thursday, May 28, 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 92-26, 730 Pomona Street, Cooperative Building Solutions, LLC**

Applicant proposes site improvement to include incorporation of the new parcel into the existing gravel yard, installation of perimeter fencing, placement of heavy-duty gravel surfacing across the expanded site, and installation of new site lighting for operational use and security.

The project will also include review and coordination of stormwater management improvements, including potential detention and swale requirements associated with the site expansion and surface improvements.

The subject properties are zoned "CG" General Commercial and also identified as 2N 13E 32 AA 1300, 1400, 1600, 1700 and 1800.

**Planner:** Cialita Keys

#### **2. ST 93-26, 1206 W. 2<sup>nd</sup> Street, Joseph Schaefer, Jordan Ramis PC**

The applicant proposes a text amendment to The Dalles Municipal Code Section 10.5.070.030 to add "Recycling Center" as a Conditional Use within the Commercial Light Industrial (CLI) zoning district. The applicant also requests approval of a Conditional Use Permit to allow operation of the proposed use on the subject property. The subject property is zoned Commercial Light Industrial (CLI) and further identified as Tax Lot 1N 13E 33 DC 1100.

*At this stage, the request primarily relates to consideration of the proposed text amendment and general discussion of the proposed use within the CLI zoning district. Review of detailed site development, operational characteristics, and compliance with*

*applicable Conditional Use Permit criteria would occur through a future land use application process following approval of the use within the zone.*

**Planner:** Joshua Chandler

**Next regularly scheduled meeting: Thursday, June 11, 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 092-26  
 Received: 05/06/26  
 Filing Fee: \$103.00  
 Receipt #: 315163555  
 Meeting Date: 05/28/26

*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 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 checked="" type="radio"/> Other: <u>Site PLaN</u> |  |

### Applicant

Name: Cooperative Building Solutions, LLC  
 Address: 12755 Olive Blvd. - Suite 200  
St. Louis, MO 63141  
 Phone #: 314-807-4363  
 Email: akalicak@buildcbs.com

### Legal Owner (if other than Applicant)

Name: Wasco Electric Cooperative, Inc.  
 Address: 105 E4th St.  
The Dalles, OR 97058  
 Phone #: 541-296-2740  
 Email: lindsayf@wascoelectric.com

### Property Information

Address: 730 Pomona St. W, The Dalles, 97058

Map and Tax Lot: See notes below

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

#### Map & Tax Lot

02N-13E-32AA 1300, 1400, 1600. 1700 (Portion), 1801 (Portion) & 1900

Wasco Electric previously combined parcels, this meeting is to review the site improvements planned on the recently acquired 1.2 acres from the neighboring Parcel.

Current plan is to fence in and combine this new parcel with the existing gravel lot. Add site lighting, and place heavy duty gravel across the site.

Our questions are regarding the following:

Any special zoning or conditional use permit required?

Review storm water management / detention swale.

Overall review for direction on any special permitting requirements.

# 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

**Andrew Kalicak**

5/1/26

Date



5/4/26

Date



## Department Use Only

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

Geohazard Zone: No    Flood Designation: Freshwater Emergent Wetland

Historic Structure:  Yes  No    Current Use: Public Utility Facility

Previous Planning Actions:


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





# PARTITION PLAT

TAX LOTS 02N-13E-32AA 1300, 1400, 1600, 1700, 1801 & 1900  
 A REPLAT OF PARCEL 2, PARTITION PLAT 97-0007 AND  
 A PORTION OF TRACT 15, SNIPES ACRES IN THE  
 NE1/4 OF SECTION 32, TWP. 2 N., RANGE 13 E., W.M.  
 CITY OF THE DALLES, WASCO COUNTY, OREGON  
 DECEMBER 08, 2025

WASCO COUNTY SURVEYOR'S OFFICE  SURVEY NO. <u>25-047</u> FILED <u>12/19/2025</u> BY <u>Lacy Lamb</u>	RECORDING INFORMATION Wasco County Official Records <b>2025-003625</b> PLAT-PART <b>12/19/2025 01:53 PM</b> Crt=1 SIn=1 LACY \$90.00 \$10.00 \$80.00 \$160.00  0012660920250003625002029 I, Chrissy Zaugg, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
	DOCUMENT NUMBER <u>2025-3625</u>
	PLAT NUMBER <u>2025-0024</u>
	SLIDE NUMBER <u>E-48 B</u>

## REFERENCES

- PLAT OF SNIPES ACRES FOR JA. & JENNIE C. SNIPES BY DAVID G. GLASS, P.E. 114 RECORDED SEPTEMBER 5, 1923 SLIDE A-036
- SURVEY FOR VERN JARL BY TENNESON ENGR. CORP. WO. #5103 SEPTEMBER 25, 1974 C.S. #1210
- SURVEY OF TWO PARCELS OF LAND LOCATED IN TRACT 15, SNIPES ACRES BY C. DENNIS KRAMER, PLS 856 OCTOBER 10, 1979 C.S. #1211
- ESTABLISHMENT OF SE CORNER TRACT 14, SNIPES ACRES BY C. DENNIS KRAMER, PLS 856 DECEMBER 16, 1979 C.S. #1216
- SURVEY OF TAX LOT 6700 BY C. DENNIS KRAMER, PLS 856 APRIL 1989 (REV. MAY 1989) C.S. #02-13
- PARTITION PLAT 92-0018 FOR JAMES ELLETT BY TENNESON ENGR. CORP. WO.#7723 RECORDED JUNE 19, 1992 INST. #92-2300 (SLIDE B-076) C.S. #B-011
- A.L.T.A. PLOT PLAN FOR INDUSTRIAL BROKERS, INC. BY TENNESON ENGR. CORP. WO.#8282 JUNE 1, 1994 C.S. #9-011
- SURVEY FOR THE DALLES FITNESS & COURT CLUB BY TENNESON ENGR. CORP. WO.#8548 JULY 2, 1996 C.S. #10-007
- PARTITION PLAT 97-0007 FOR DONALD R. LEWIS BY TENNESON ENGR. CORP. WO.#8867 RECORDED FEBRUARY 6, 1997 INST. #97-0532 (SLIDE C-46A) C.S. #10-083
- PROPERTY LINE ADJUSTMENT PLAT FOR WASCO ELEC. COOP. BY WYEAST SURVEYS RECORDED AUGUST 5, 1998 DOC. #98-4025 (SLIDE C-91B) C.S. #11-002
- SURVEY FOR THE CITY OF THE DALLES BY TENNESON ENGR. CORP. WO.#16473 FILED MARCH 31, 2023 C.S. #23-019
- SW CORNER OF LOT 15 BY C. DENNIS KRAMER, PLS 856 SEPTEMBER 1979 C.S. #1214
- SURVEY FOR ASTRO MANAGEMENT COMPANY BY TENNESON ENGR. CORP. WO.#7995 APRIL 2, 1993 FILED FEBRUARY 2, 2011 C.S. #17-016

- FND. & HELD 5/8" REBAR W/A.C. PER R5
- SET, R5 MON. NOT FND.
- SET, R10 MON. NOT FND.
- FND. & HELD 5/8" REBAR PER R8, ON-LINE
- (E)ROAD APPROACH
- (E)WM
- FND. & HELD 5/8" REBAR AS FND. IN R2, R7, R8, R10 & R11
- SET, R10 MON. NOT FND.
- FND. BROKEN OFF FENCE POST, REPLACED WITH 5/8" REBAR, (E)FENCE 0.5' EAST
- FND. & HELD 1/2" REBAR PER R2, REPLACED WITH NEW 5/8" REBAR, FENCE COR. N. 66°25' W 16.9'
- FND. & HELD 5/8" REBAR PER R13 & FND. IN R11
- FENCE COR. 0.3' E. & 0.7' SO, OLDER FENCE SO. 1.5'
- R10 MON. NOT FND. 1-1/4" PIPE S 13°27'50" W 0.87' N/A, FENCE COR. EAST 2.6'
- R9 MON. NOT FND.
- R9 MON. NOT FND. AREA HAS BEEN FILLED SEVERAL FEET
- SET, R9 MON. NOT FND. FENCE CORNER ON-LINE 1.7' WEST
- (E)20' PRIVATE EASE. PER R9 EXTINGUISHED BY THIS PLAT
- SET BRASS SCREW R9 MON. NOT FND.
- FALLS WITHIN LEAN-TO ATTACHED TO A CONEX FENCE COR. 12.1' E. & 1.3' NO.
- SET, R4 MON. NOT FND. FALLS IN A MATERIAL STORAGE AREA, SE'LY CORNER TRACT 14
- (E)ROAD APPROACH, INACTIVE, TO BE REMOVED
- (E)ROAD APPROACH TO PARCEL 1 TO REMAIN

## 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 SURVEYED AND MARKED WITH PROPER MONUMENTS, ACCORDING TO THE CITY OF THE DALLES MUNICIPAL CODE AND ORS CHAPTER 92, A PARTITION PLAT LYING IN PARCEL 2 OF PARTITION PLAT 97-0007 AND IN TRACT 15, PLAT OF SNIPES ACRES, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON. THE INITIAL POINT FOR SAID PARTITION IS THE 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF POMONA STREET AND THE EASTERLY LINE OF SAID TRACT 15. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT 97-0007, RECORDED FEBRUARY 6, 1997, AT INSTRUMENT NO. 97-0532, RECORDS OF WASCO COUNTY.

ALSO THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE ON THE EAST LINE OF SAID TRACT 15, SOUTH 22°43'02" EAST 194.12 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 70°57'08" WEST 507.26 FEET TO A POINT BEING 20.00 FEET EASTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF TRACT 14 SAID PLAT OF SNIPES ACRES WHEN MEASURED AT A RIGHT ANGLE; THENCE PARALLEL WITH AND 20.00 DISTANT EASTERLY OF SAID EASTERLY LINE NORTH 00°18'12" EAST 226.80 FEET TO THE INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF POMONA STREET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 73°42'58" EAST 420.17 FEET TO THE INITIAL POINT.

ALSO THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE AFORESAID INITIAL POINT; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 73°42'58" WEST 420.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE SOUTH 73°42'58" WEST 20.87 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT 15; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ON SAID WESTERLY LINE, SOUTH 00°18'12" WEST 92.92 FEET TO A CORNER IN SAID WESTERLY LINE; THENCE CONTINUING ON SAID WESTERLY LINE SOUTH 59°06'30" WEST 429.84 FEET TO THE WEST MOST NORTHWEST CORNER OF SAID TRACT 15; THENCE CONTINUING ON SAID WESTERLY LINE, SOUTH 23°39'12" EAST 120.76 FEET TO THE NORTHWESTERLY CORNER OF PARTITION PLAT 97-0007; THENCE ON THE NORTHERLY LINE OF SAID PARTITION PLAT, NORTH 70°56'07" EAST 371.81 FEET TO THE NORTHEASTERLY CORNER OF SAID PARTITION PLAT; THENCE ON THE EASTERLY LINE OF SAID PARTITION PLAT, SOUTH 23°39'12" EAST 118.75 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARTITION PLAT AND INTERSECTION WITH THE SOUTHERLY LINE OF SAID TACT 15; THENCE ON SAID SOUTHERLY LINE NORTH 70°56'07" EAST 223.22 FEET TO THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2019-001174, RECORDS OF WASCO COUNTY; THENCE LEAVING SAID SOUTHERLY LINE ON THE WESTERLY LINE OF SAID TRACT OF LAND NORTH 22°58'07" WEST 118.48 FEET; THENCE NORTH 27°55'43" WEST 82.24 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT OF LAND; THENCE SOUTH 70°57'08" WEST 196.29 FEET TO A POINT BEING 20.00 FEET EASTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF TRACT 14 SAID PLAT OF SNIPES ACRES WHEN MEASURED AT A RIGHT ANGLE; THENCE PARALLEL WITH AND 20.00 DISTANT EASTERLY OF SAID EAST LINE, NORTH 00°18'12" EAST 226.80 FEET TO THE TRUE POINT OF BEGINNING.

CANTAINS 5.266 ACRES

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REPLAT THE COMMON LINE BETWEEN THE D.R. LEWIS AND WASCO ELECTRIC COOPERATIVE PROPERTIES CONSISTING OF TAX LOTS 02N-13E-32AA 1300, 1400, 1600, 1700, 1801, AND 1900 LYING IN PARCEL 2 OF PARTITION PLAT 97-0007 AND TRACT 15 OF THE PLAT OF SNIPES ACRES IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 13 EAST, W.M. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS SURVEY, RESEARCH WAS MADE TO OBTAIN COPIES OF THE CURRENT DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES, OBTAIN CURRENT TITLE REPORTS FOR THE SUBJECT PROPERTIES, AND COPIES OF PRIOR SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS OR PLATS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES.

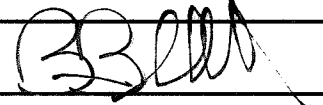
IN THE FIELD FOR THIS SURVEY, MONUMENTS WERE FOUND ON THE PERIMETER OF THE SUBJECT PROPERTY AND OF TRACT 15 AS SHOWN. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND WERE HELD AS FOUND. SUBJECT PROPERTY BOUNDARIES WERE LARGELY RESOLVED PER REFERENCES #9 AND #10. RESOLVED DIMENSIONS CLOSELY MATCH SURVEY AND DEED RECORD DIMENSIONS. WITH RESOLUTION OF THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTIES, THE COMMON LINE BETWEEN THE WASCO ELECTRIC COOPERATIVE AND LEWIS OWNERSHIPS WAS REPLATTED AS SHOWN. MONUMENTATION WAS THEN COMPLETED ON THE EXTERIOR BOUNDARY AND REPLAT LINE. THE COMPLETED SURVEY ALSO SHOWS EASEMENT AND OTHER ENCUMBRANCES OF RECORD AS DISCLOSED BY THE TITLE REPORTS. THIS REPLAT EXTINGUISHES THE 20 FOOT WIDE PRIVATE ACCESS EASEMENT SHOWN ON REFERENCE #9.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGINEERING" UNLESS NOTED OTHERWISE.

## NOTES

- BEARINGS ARE OREGON COORDINATE SYSTEM, NORTH ZONE GRID NAD 83 (2011) EPOCH 2010.0 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE FOUND MONUMENTS ON THE SOUTH LINE OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY DOES NOT LIE IN A CITY OF THE DALLES GEOLOGIC HAZARD ZONE.
- PARCEL 1 IS UNDEVELOPED AND PARCEL 2 IS A DEVELOPED SHOP AND STORAGE YARD.
- CITY OF THE DALLES SANITARY SEWER SYSTEM. BOTH PROPERTIES HAVE EXISTING SERVICES. CHENOWITH WATER P.U.D. PROVIDES DOMESTIC WATER TO BOTH PROPERTIES.
- ZONING IS CITY OF THE DALLES "CC" GENERAL COMMERCIAL.
- THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY THE CITY OF THE DALLES AS MIP-423-23.
- THERE ARE NO PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS FLOOD WAYS, FLOOD PLAINS, NATURAL DRAINAGE WAYS OR LAND SLOPE IN EXCESS OF 15% ASSOCIATED WITH THIS SITE.
- THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, CREEKS, STREAMS, PONDS, OR RIPARIAN AREAS. THE SITE CONTAINS TREES WITH GREATER THAN 14" DIAMETER. NATIONAL WETLANDS INVENTORY MAPPING INDICATES A PORTION OF THE PROPERTY IS AN EMERGENT WETLAND.
- THE SUBJECT PROPERTY IS VESTED IN DONALD R. LEWIS BY PERSONAL REPRESENTATIVE'S DEED RECORDED AS INSTRUMENT NO. 1996-4337 AND WARRANTY DEED RECORDED AS INSTRUMENT NO. 1987-3463, AND WASCO ELECTRIC COOPERATIVE BY STATUTORY BARGAIN AND SALE DEED RECORDED AT INSTRUMENT NO. 2017-001958, DEED RECORDS OF WASCO COUNTY.
- THE WASCO ELECTRIC COOP. AND LEWIS PROPERTIES ARE SUBJECT TO CONSENT TO ANNEXATION PER INSTRUMENT NO. 2008-001372 AND NOTICE OF EFFECTIVE DATE FOR DELAYED ANNEXATION PER INSTRUMENT NO. 2010-004145.
- THE WASCO ELECTRIC COOP. AND LEWIS PROPERTIES WERE INCORPORATED INTO THE URBAN RENEWAL PROJECT BY GENERAL ORDINANCE NO. 24-1409, RECORDED AS INSTRUMENT NO. 2025-000053.

**OWNERS:**  
 TAX LOTS 02N-13E-32AA 1300, 1400 & 1600  
 WASCO ELECTRIC COOPERATIVE  
 P.O. BOX 1700  
 THE DALLES, OREGON 97058  
 CONTACT: LINDSAY FOREPAUGH, GENERAL MANAGER  
  
 TAX LOTS 02N-13E-32AA 1700, 1801 & 1900  
 DONALD R. LEWIS  
 3021 WEST 7TH STREET  
 THE DALLES, OREGON 97058

12/18/2025  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 13, 1999  
 BENJAMIN B. BESEDA  
 50800

RENEWS: 12/31/2025

**SHEET 2 OF 2**

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



**City of The Dalles**  
**Community Development Dept.**  
 313 Court Street  
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Site Team #: ST 93-26  
 Received: \_\_\_\_\_  
 Filing Fee: \$103.00  
 Receipt #: \_\_\_\_\_  
 Meeting Date: 5/28/2026

*Filing fee due with submittal*

## Site Team / Pre-Application Meeting

- |                                       |   |   |  |
|---------------------------------------|---|---|--|
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| <input type="radio"/> Subdivision     | <input type="radio"/> Zone Change       | <input type="radio"/> Other: <u>And Zoning Text Amendment</u> |  |

**Applicant**

Name: Joseph Schaefer, Jordan Ramis PC  
 Address: 1211 SW Fifth Ave, 27th Floor  
Portland, OR 97204  
 Phone #: 503 598-5584  
 Email: joseph.schaefer@jordanramis.com

**Legal Owner** (if other than Applicant)

Name: Gordon R. Dobbin Family Education Trust, LLC  
 Address: 7720 NW Hwy 99, Suite D, #164  
Vancouver, WA 98665  
 Phone #: 971 563-6713  
 Email: lisamignonhenry@gmail.com

**Property Information**

Address: 1206 W 2nd Street                      Map and Tax Lot: T2N R13E S33DC TL 1100

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

Text amendment to TDMC 10.5.070.030 to add recycling as a conditional use in the CLI zone, and conditional use permit to allow that use on the subject property.

# Application Policy

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Signature of Applicant

Signature of Property Owner



April 28, 2026

\_\_\_\_\_ 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:

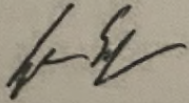
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

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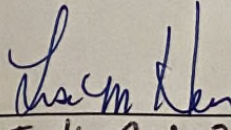
Signature of Applicant



April 28, 2026

Date

Signature of Property Owner



4/29/2026

Date

Co-Trustee Gordon R Dobbin Family Educ Trust

Manager  
Dobbin Management LLC

## Department Use Only

City Limits:  Yes  No      Zone: \_\_\_\_\_      Overlay: \_\_\_\_\_      Airport Zone:  Yes  No

Seismic Hazard Zone: \_\_\_\_\_      Flood Designation: \_\_\_\_\_

Historic Structure:  Yes  No      Current Use: \_\_\_\_\_

Previous Planning Actions:

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

## 1206 W 2<sup>nd</sup> Street – Preapplication Meeting

The proposed text amendment is to add a new conditional use in the CLI zone. This will add a new subsection H, underlined below.

### § 10.5.070.030 Conditional Uses.

The following conditional uses are allowed subject to review and approval, per the appropriate provisions of either Article 3.050: Conditional Use Permits or Article 3.060: Administrative Conditional Use Permits:

- A. Community facilities sites....
- B. The production, processing, storage, and wholesaling of recreational marijuana, per the provisions of Article 6.190, ....
- C. Planned development, subject to ....
- D. Wireless communication facilities, subject to ....
- E. Other uses determined by the Commission to be similar to the above uses, as indicated by the Standard Industrial Classification (SIC) code.
- F. Adult Business. An application for an adult business shall also ....
- G. The production, processing, storage, and wholesaling of medical marijuana, ....
- H. Recycling, subject to the following standards:
  - 1. The recycling activities occur within buildings.
  - 2. The recycling activity must be located at least 300 feet from a Residential zone.
  - 3. The recycling hours of operation are limited to 6 am to 10 pm daily.
  - 4. Composting and other processing of organic waste is prohibited.

The proposed recycling operation occurs within the existing structure, formerly occupied by a diesel mechanic. The structure has two large roll up garage doors on the east side, and two on the west side, so trucks can drive straight through it. It is approximately 5500 square feet. Other areas of the site are used for vehicle and truck parking. Recyclable materials are not stored outside. There are no bins for the public to drop off recyclable materials.

This recycling operation is not open to the public, so vehicle traffic is limited to employees, vendors, and trucks delivering and shipping the materials. The site was previously used by a diesel mechanic and truck circulation within the site is very good. These equate to approximately 12 vehicle trips and 8 truck trips on weekdays. This operation is closed on weekends.

Small scale recycling is consistent with the purpose of the CLI zone to “provide an area for commercial uses and certain light industrial uses. New development shall be designed to promote clustering of businesses \*\*\*\* where business activities are conducted indoors.” TDMC 10.5.070.010.A and B.

This recycling business is located near The Dalles Disposal’s transfer center, and the activities will occur indoors, consistent with this purpose.

The Comprehensive Plan Policy 3.2 is to promote local-serving businesses. This recycling business serves local businesses and governments by recycling their equipment, by separating the materials which can be salvaged from that equipment. The location next to the freeway reduces truck trip lengths a maximizes the efficiency of the recycling operation.