



CITY OF THE DALLES

Community Development Department

313 COURT STREET
THE DALLES, OREGON 97058
(541) 296-5481 ext. 1125

SITE TEAM AGENDA

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

Thursday, June 25, 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=VVdxVm5wQjRialdpOG9TdGFVeWF2OT09>

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 94-26, 441 Lone Pine Boulevard, HHPR / LPH & WC Holdings LLC

Applicant proposes construction of a new three-story, approximately 60,000-square-foot office and medical office building at 441 Lone Pine Boulevard within the Lone Pine Village area. The project includes redevelopment of the existing parking lot site, associated site improvements, pedestrian access, utility connections, and potential modifications related to floodplain development and the existing riverfront trail easement. The proposal also contemplates development of overflow and employee parking areas on adjacent tax lots, including approximately 60–70 visitor parking spaces on Tax Lot 500, approximately 101 parking spaces on Tax Lot 1700, and approximately 250 employee parking spaces on additional nearby properties.

The subject properties are zoned “CR” Commercial Recreation and are identified as Map and Tax Lots 2N 13E 36 400 and 500, and 1N 13E 1 BA 1300, 1400, 1500, and 1700, and are located within the Lone Pine Village PUD.

Planner: Joshua Chandler

Discussion Items

No formal action is requested. Staff is seeking feedback and discussion from reviewing departments. If you are unable to attend, please provide comments to Planning staff so they may be included in the discussion.

1. Middle Housing Implementation Discussion

Discussion regarding implementation of potential housing code amendments associated with middle housing and Housing Production Strategy implementation efforts. Staff is seeking input regarding permitting procedures, infrastructure and utility requirements, development standards, interdepartmental review responsibilities, and other considerations that may affect future code amendments and project review processes.

Planner: Joshua Chandler

Next regularly scheduled meeting: Thursday, July 9, 2026.