



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.



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 094-26
 Received: 06/05/26
 Filing Fee: \$103.00
 Receipt #: 318041422
 Meeting Date: 06/25/26

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: Brad Kilby, HHPR
 Address: 205 SE Spokane Street Suite 200
Portland, OR 97202
 Phone #: 503-221-1131
 Email: bradk@hhpr.com

Legal Owner (if other than Applicant)

Name: LPH & WC Holdings LLC
 Address: 551 Lone Pine Blvd
The Dalles, OR 97058
 Phone #: _____
 Email: _____

Property Information

Address: 441 Lone Pine Blvd

Map and Tax Lot: 2N13E3600400 and 500, 1N13EBA1300, 1400, 1500, 1700

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

The proposed development includes a new three story building that will be 60,000 square feet of office and medical office space located at 441 Lone Pine Boulevard where the existing parking lot is located. The other tax lots (1300, 1400, 1500, and 1700) are located near the new development and would provide overflow parking when the building is fully constructed and leased.

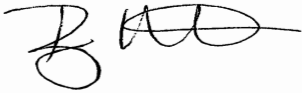
Application Policy

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



robert gilham

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?

TO: City of The Dalles Planning Division

FROM: Harper Houf Peterson Righellis Inc

RE: Pre-Application Conference for 441 Lone Pine Boulevard

The project team is exploring options to develop five tax lots in the City of The Dalles off Lone Pine Boulevard. The project site includes Tax Lots 2N13E3600500 (2.8 acres in size) and 1N13EBA01700 (3.4 acres in size). The team is exploring options for parking on three additional tax lots (1N13E1BA1500, 1N13E1BA1400, 1N13E1BA1300) but the lots may not be needed if enough parking is available on the other lots. Currently, the only development on the project site is an existing parking lot on Tax Lot 500 with access to Lone Pine Boulevard.

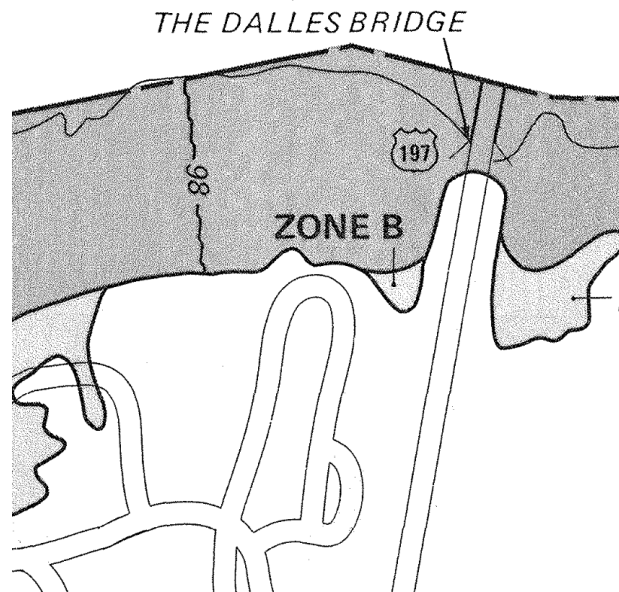


The proposed development would construct a new three-story building that will be approximately 60,000 square feet of office and medical office space located at 441 Lone Pine Boulevard where the existing parking lot is located. Parking would be reconfigured to

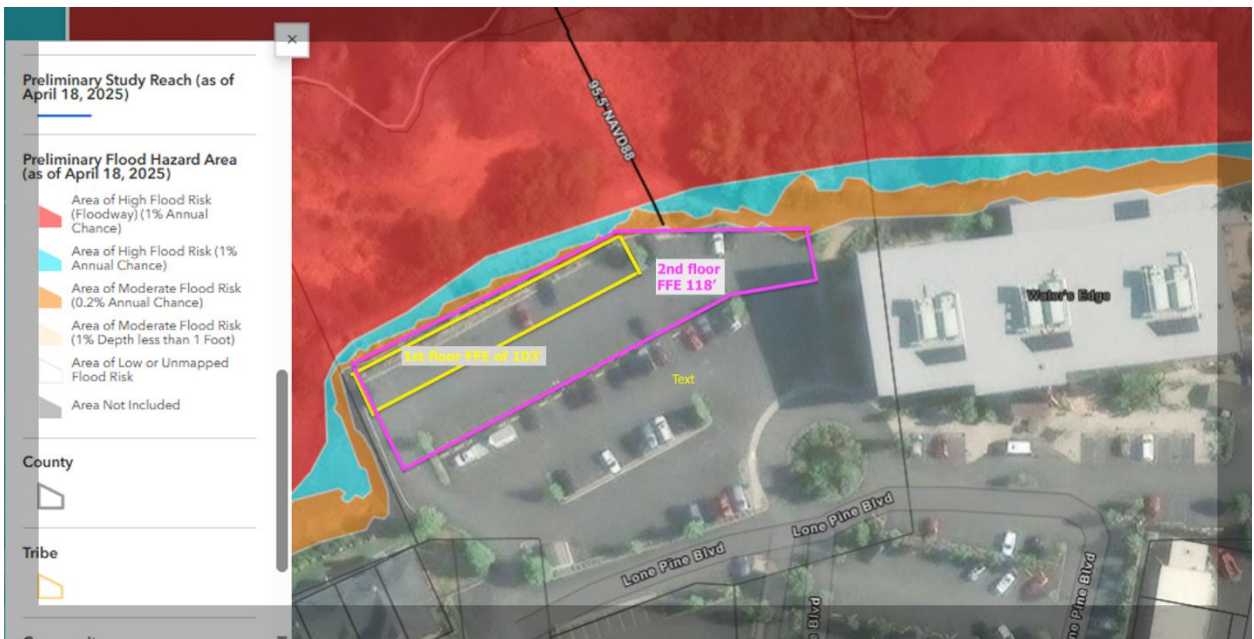
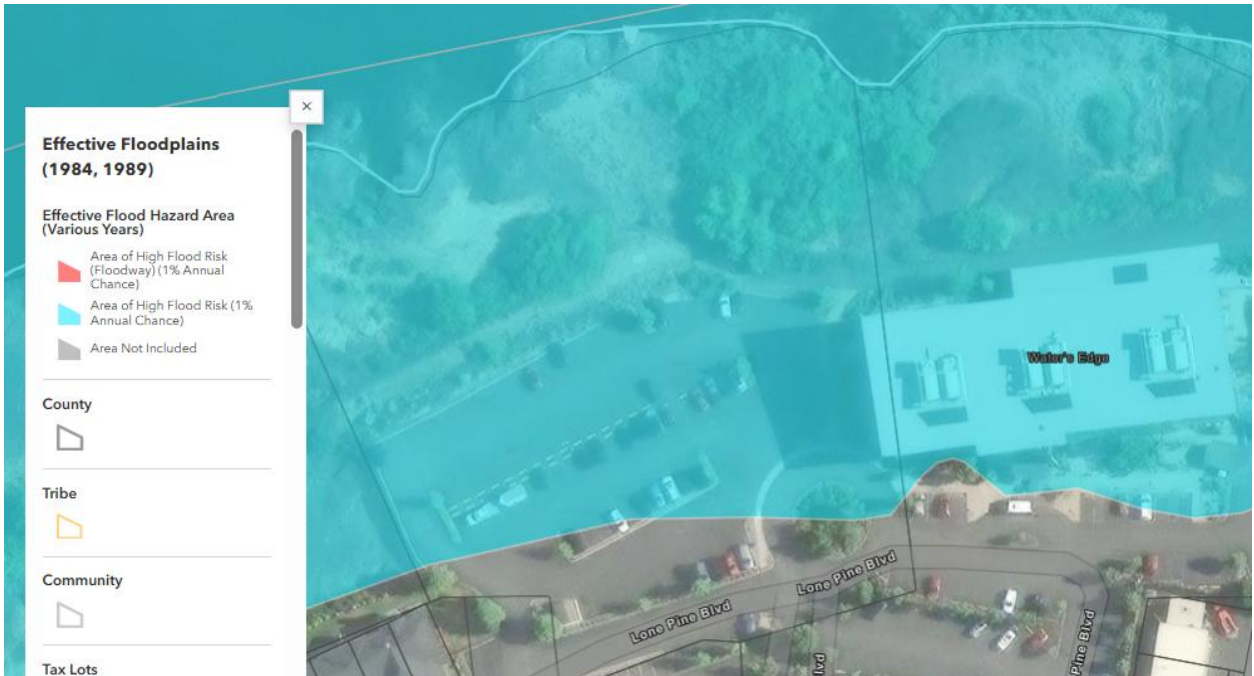
accommodate construction. The other tax lot (1700) is located near the new development across Lone Pine Boulevard and would provide overflow parking when the building is fully constructed and leased.

QUESTIONS

1. Can staff please identify what land use reviews and applications would be required with the proposed development?
2. Could staff please list the applicable approval criteria?
3. Would a traffic study be required for this project? If so, who would be responsible for defining the scope of the study?
4. The property appears to be located within the floodplain on GIS, however, structural fill was placed onto tax lot 2N13E3600500 along with a berm to ensure that development on the site was above the base flood elevation of 98 feet as shown on the FIRM map for the area and illustrated below:

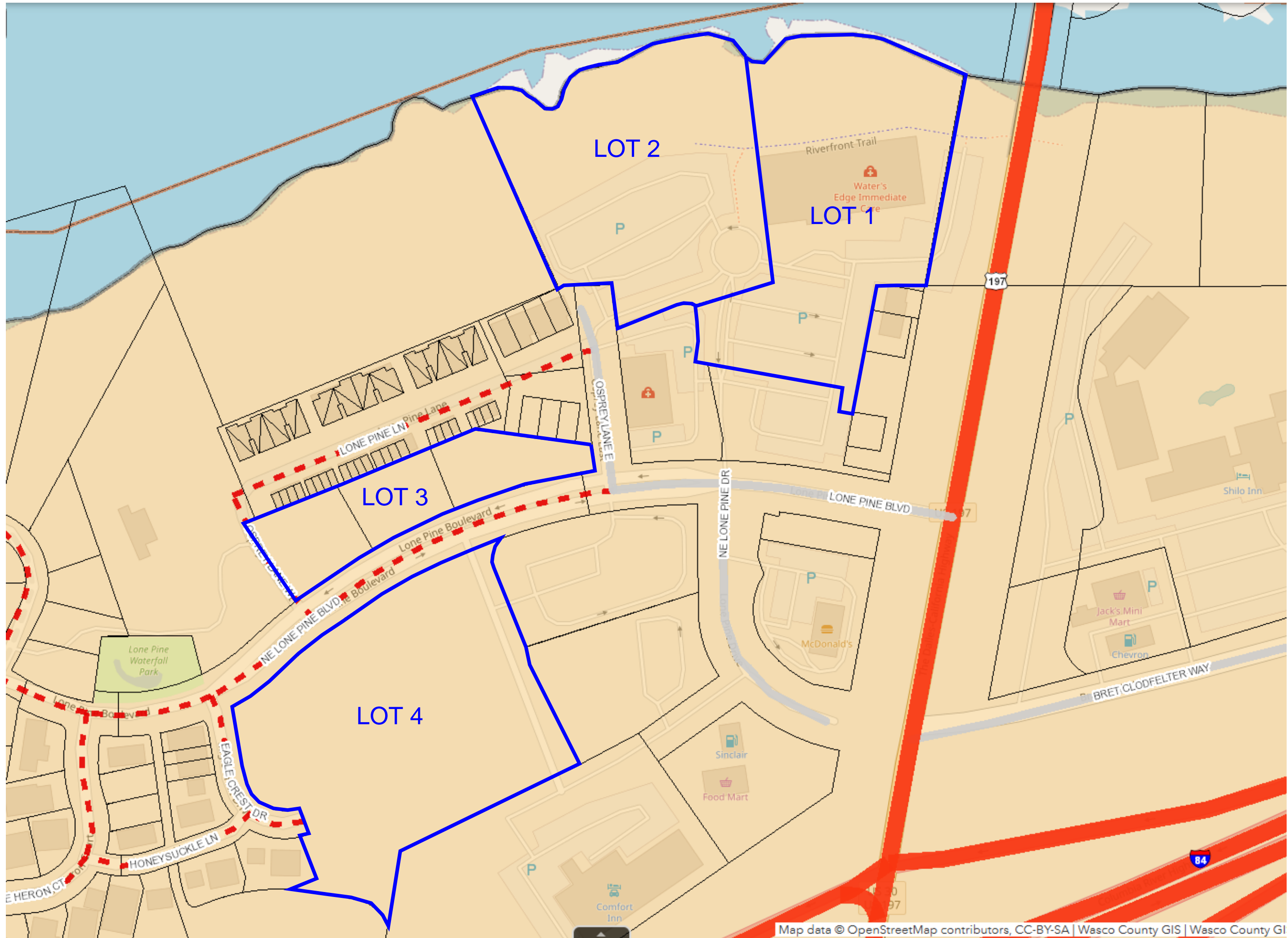


5. Current flood plain mapping is shown below in blue. However, the revised study is also shown below. The proposed building placement is based on this new study. Please confirm if floodplain development permitting will be based on the new study. Also, please confirm that section 10.8.030.140 (G)(1)(b) of the The Dalles Municipal Code should have a "not" between "would" and "result".



- There is a trail easement located behind the proposed building on tax lot 2N13E3600500. Could the proposed building be constructed over the trail by either cantilevering the building over the trail, or placing pilasters on the north side of the trail to support the building?

7. Can staff please speak to the minimum parking requirements and what options the design team might have to reduce, share, count on-street parking towards those requirements?
8. Is there anything else the design team or owner should know about developing the property?
9. Please confirm that there are no stormwater treatment and flow control requirements for the Lone Pine PUD.
10. Are there any recent fire flow tests available in the area?



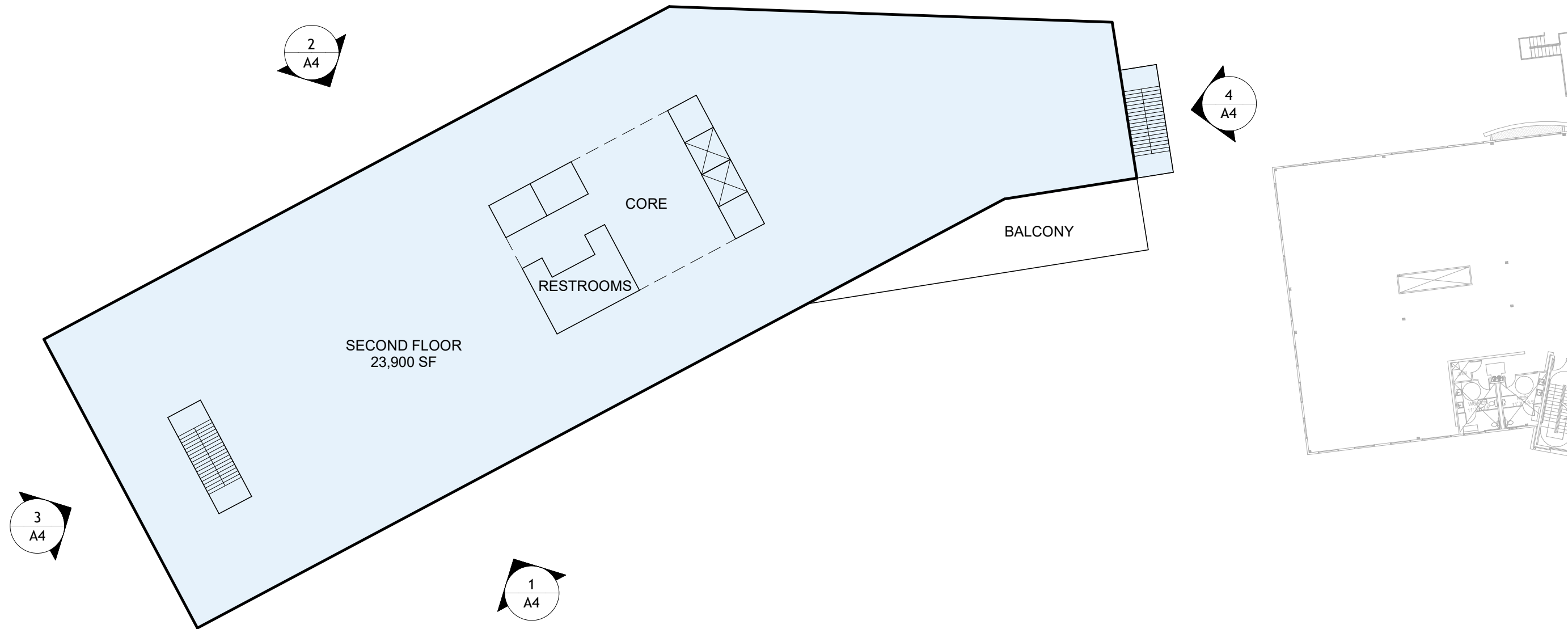
LOT 2

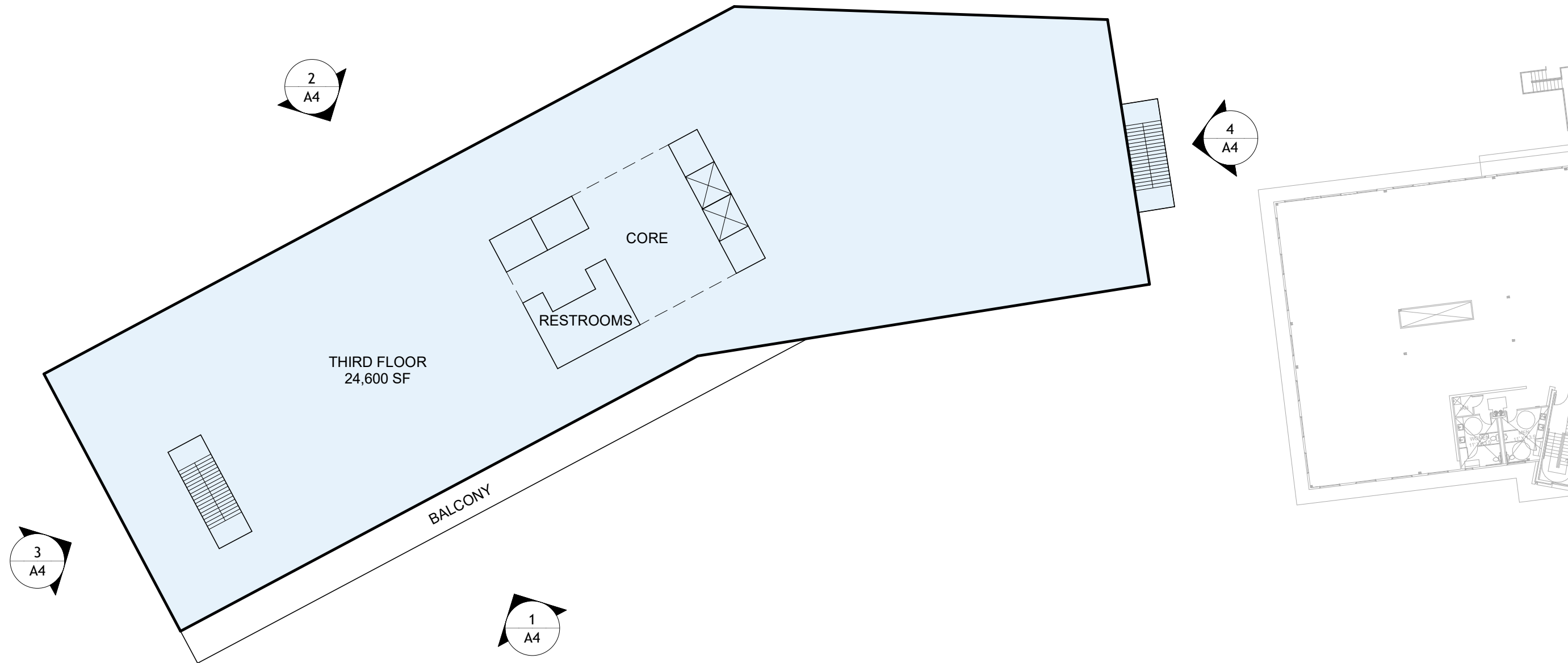
LOT 1

LOT 3

LOT 4





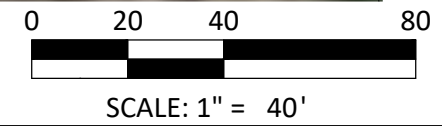


R:\101-Portland\CCD (Cascadia Development)\CCD-01 (Lone Pine Development)\1Structure Parking\1Structure Parking_Opt2.dwg

PARKING STALL QUANTITIES	
STANDARD	ADA ACCESSIBLE
37 (W/ 3' BUMPER OVERHANG) 59 (NO OVERHANG)	5



LOT 3 - 101 Parking Spaces

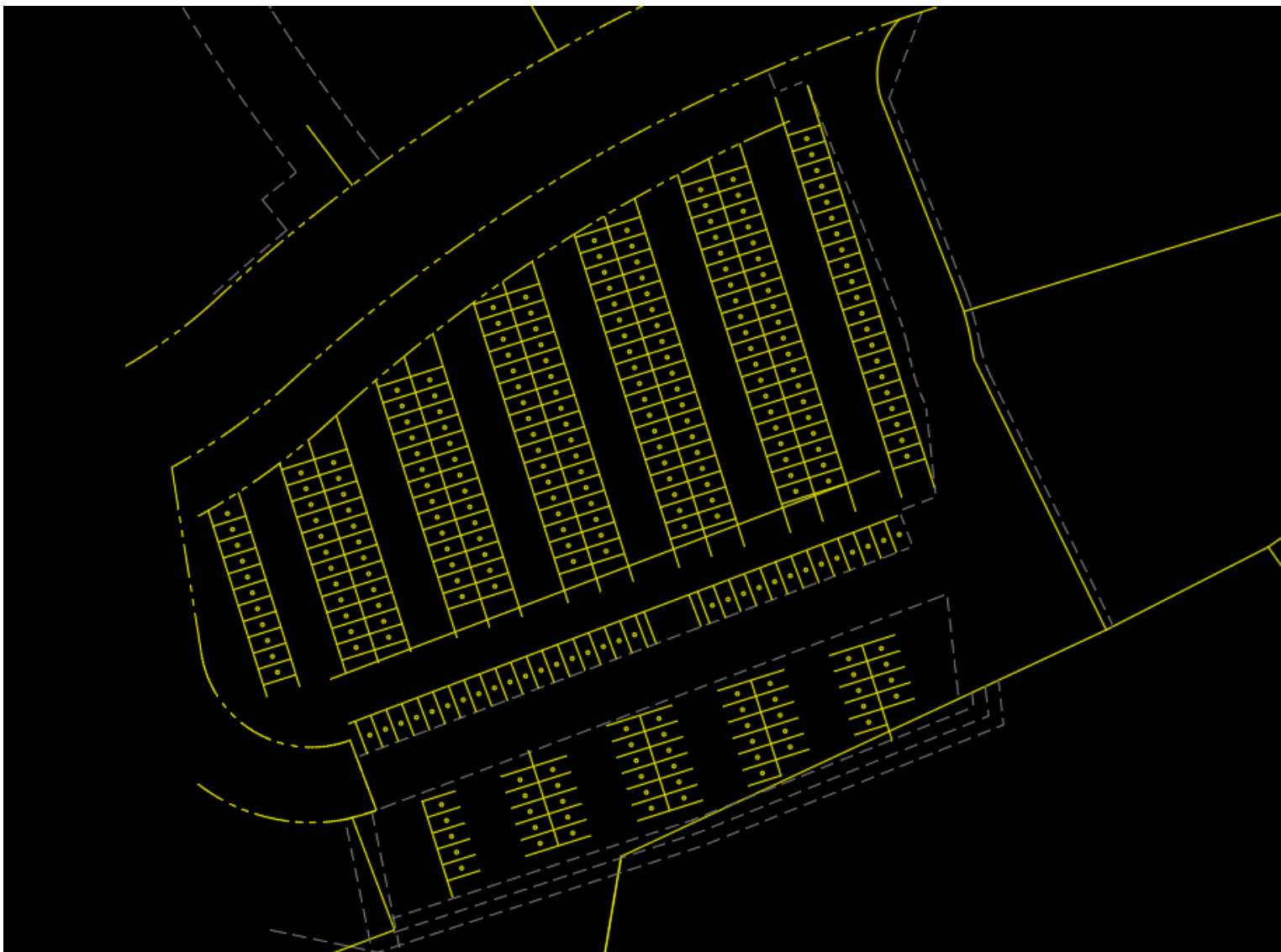


PARKING ADDITION CONCEPT 2
WATER'S EDGE ADDITION
 THE DALLES, OREGON

Harper Houf Peterson
RHP **Righellis Inc.**
ENGINEERS + PLANNERS
 LANDSCAPE ARCHITECTS + SURVEYORS
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpri.com fax: 503.221.1171

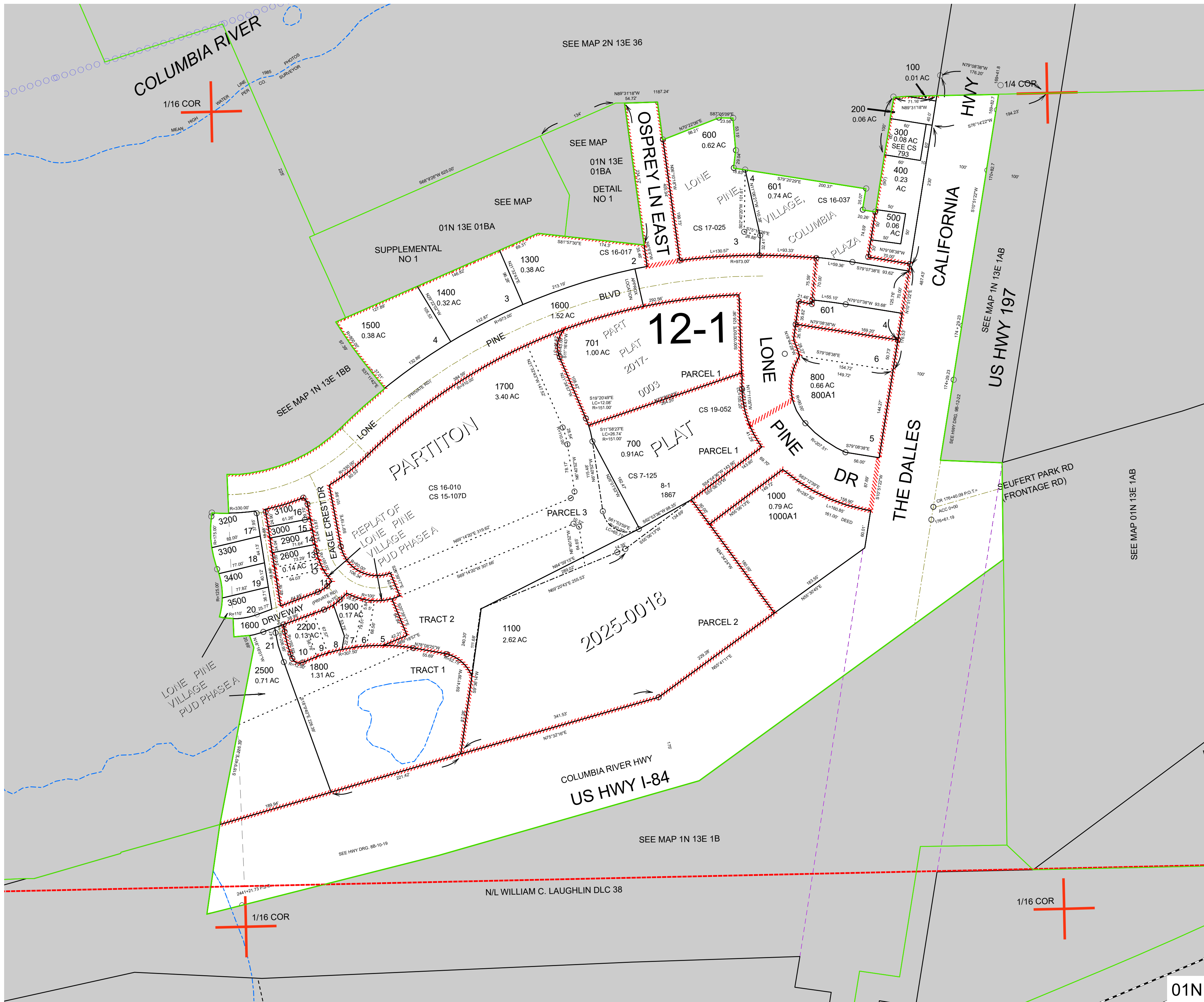
DESIGNED:	RMM
DRAWN:	RMM
CHECKED:	RMM
DATE:	5/5/2026

SHEET NO.	EX-2
JOB NO.	OST-01

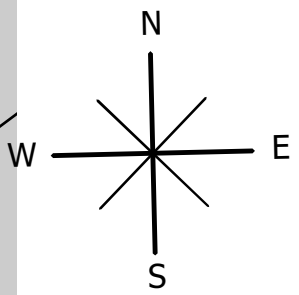


LOT 4 - Approx. 250
Parking Spaces - Staff
Parking Only





- Cancelled No.
- 900
 - 1205 THRU 1219
 - 1223
 - 2000
 - 2100
 - 2700
 - 2800
 - 2400
 - 2300
 - 90000



PRINTED ON
Date: 1/8/2026



CITY OF THE DALLES

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

MEMORANDUM

TO: Site Team

FROM: Joshua Chandler, Community Development Director

DATE: June 12, 2026

SUBJECT: Middle Housing Implementation Discussion

On June 4, 2026, the Planning Commission discussed potential code amendments intended to expand housing opportunities and implement recommendations contained within the City's adopted Housing Production Strategy. A primary focus of that discussion was *middle housing*, which generally refers to housing types that fall between detached single-unit dwellings and larger multi-unit residential developments. Examples include duplexes, triplexes, quadplexes, townhouses, cottage clusters, and accessory dwelling units (ADUs). These housing types are intended to provide additional housing choices while maintaining a residential scale generally compatible with surrounding neighborhoods.

As part of the June 4 discussion, the Planning Commission provided direction supporting ministerial review of middle housing developments containing up to four dwelling units. Under this concept, qualifying developments would generally proceed through a building permit process rather than Site Plan Review.

This represents a shift from the City's current review framework, where residential developments containing more than two dwelling units generally require Site Plan Review prior to building permit review. Under the concept discussed by the Planning Commission, many middle housing projects that currently require both land use review and building permit review could instead proceed directly through the building permit process.

No changes are currently being contemplated for larger multi-unit residential developments containing five or more dwelling units, which would generally continue to follow existing land use and building permit review procedures.

The purpose of this discussion is to identify implementation considerations and understand how this potential change may affect departmental review responsibilities and existing review procedures. Because many review items currently addressed through Site Plan Review may

need to be incorporated into permit review, application requirements, or future code standards, staff is seeking input from all reviewing departments before draft amendments are prepared.

Staff is seeking feedback regarding:

- Utility and infrastructure review requirements.
- Fire and emergency access requirements.
- Access, circulation, parking, and addressing considerations.
- Easement, maintenance, and service connection requirements.
- Information and plan requirements necessary to support permit review.
- Review items currently addressed through Site Plan Review that should continue to be reviewed through another process.

Discussion questions include:

1. Are there review items currently addressed through Site Plan Review that would be difficult or inappropriate to evaluate solely through the building permit process?
2. What information or application requirements would departments need to adequately review middle housing developments through a building permit process?
3. Are there unique considerations associated with townhouses, cottage clusters, or multiple ADUs that may warrant additional standards or review procedures?
4. Are there utility, infrastructure, public works, fire, or building code concerns that should be addressed before transitioning from the current Site Plan Review and Building Permit framework to a building permit-only review process for qualifying middle housing developments?
5. Are there additional implementation considerations, concerns, or opportunities that should be evaluated as part of this effort?

Staff is currently targeting preparation and adoption of draft code amendments in August 2026. Feedback received through this discussion will help identify implementation needs, code amendments, and inform development of the proposed amendments.

The goal of this discussion is not to revisit Planning Commission policy direction, but rather to identify the standards, procedures, and coordination necessary to successfully implement that direction. Team members are encouraged to attend and participate in the discussion. If you are unable to attend, please provide comments or concerns to Planning staff for consideration.