



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, July 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 provide comments before **July 17, 2026.***

1. ST 96-26, 1005 Federal Street, William Lennox

Applicant proposes to vacate a portion of the undeveloped public right-of-way dedicated as East 9th Street, located between Federal Street and Case Street.

The area proposed for vacation is zoned "RH" High Density Residential and is identified as being between Map and Tax Lots 1N 13E 3 CB 7300 and 4200.

Planner: Cialita Keys

2. ST 97-26, 2N 13E 33 CB 1900 West 8th St, Taner Elliott

Applicant proposes the development of a new commercial RV storage facility and separate office building on a current vacant lot at Myrtle St and West 8th Street.

The subject property is zoned "CG" General Commercial and is identified as being Map and Tax Lot 2N 13E 33 CB 1900.

Planner: Cialita Keys

3. ST 98-26, 2735 East 9th Street, Kor Harrison

Applicant proposes to partition one existing residentially developed parcel into two parcels.

The subject property is zoned "RH" High Density Residential and is identified as being Map and Tax Lot 2N 13E 33 CB 1900.

Planner: Cialita Keys

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. Right-Of-Way & City Property Encroachment / Use Application, 1N 13E 04 CC 3200 | Adjacent to 2416 Wright Street, Scott Walsh

Request to install landscaping and removable irrigation improvements on City-owned Tax Lot 3200. Staff is seeking input regarding existing and planned utilities, maintenance considerations, and other operational issues that may affect review of the request.

2. Laydown Yard / Temporary Construction Parking – Code Discussion

Discussion regarding the development of proposed code amendments establishing permitting procedures and development standards for temporary laydown yards and temporary construction parking facilities. Staff is seeking input regarding application requirements, utility and infrastructure review, development standards, interdepartmental review responsibilities, and other operational considerations that should be addressed as future draft code language is developed.

Planner: Joshua Chandler

Next regularly scheduled meeting: Thursday, August 6, 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 96-26
Received: 6/29/2026
Filing Fee: \$103
Receipt #: 675653
Meeting Date: 7/23/2026

Filing fee due with submittal

Site Team / Pre-Application Meeting

- Adjustment
- Mobile Home Park
- Conditional Use Permit
- Property Line Adjustment
- Building Permit
- Site Plan Review
- Minor Partition/Replat
- Planned Unit Development
- Variance
- Vacation (Street)
- Comp Plan Amendment
- Comp Plan/Zone Change
- Subdivision
- Zone Change
- Other: _____

Applicant

Name: William Lennox
Address: 1005 Federal ST

Phone #: 541 980-5157
Email: wblennox@gmail.com

Legal Owner (if other than Applicant)

Name: _____
Address: _____

Phone #: _____
Email: _____

Property Information

Address: 1005 Federal ST

Map and Tax Lot: ROW between Case Street and Federal Street extending west from E. 9th St

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

VACATE E 9th Street (Beaton)

Please refer to: Exhibit 1 Subject property in yellow
Exhibit 2 Survey J. Kelly prop showing E 9th Street —

* once vacated right of way will be split between property owners.

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

WB Jensen

6/19/26

Date

WB Jensen

Date

Department Use Only

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

Geohazard Zone: N/A Flood Designation: N/A

Historic Structure: Yes No Current Use: City-Owned ROW

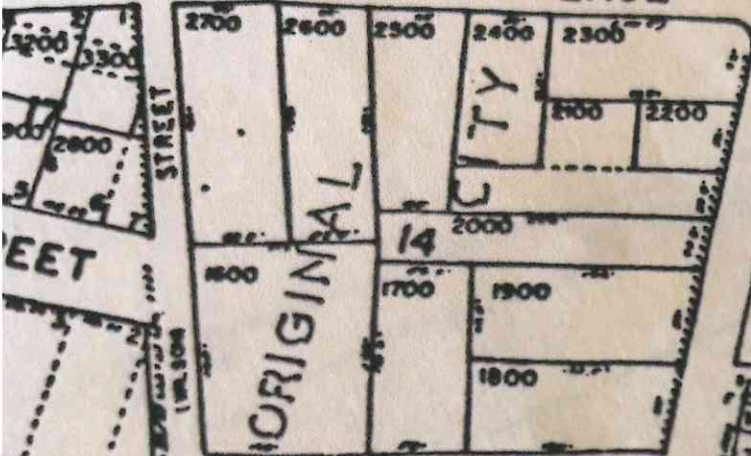
Previous Planning Actions:

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

1

DALLAS

E. SEVENTH PLACE



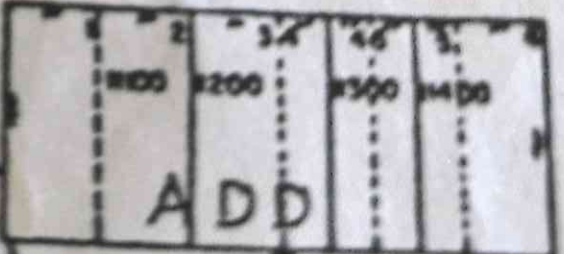
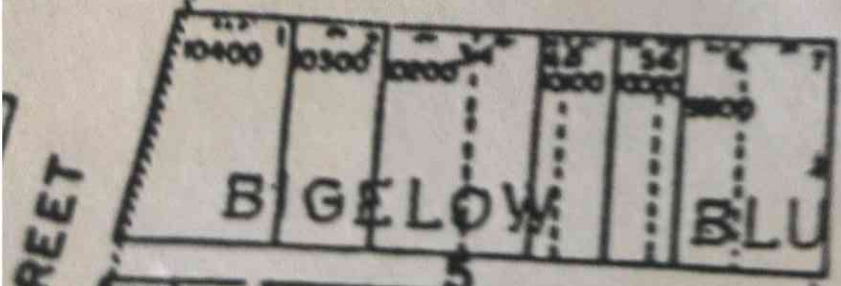
E. 8th (ALVORD) ST.



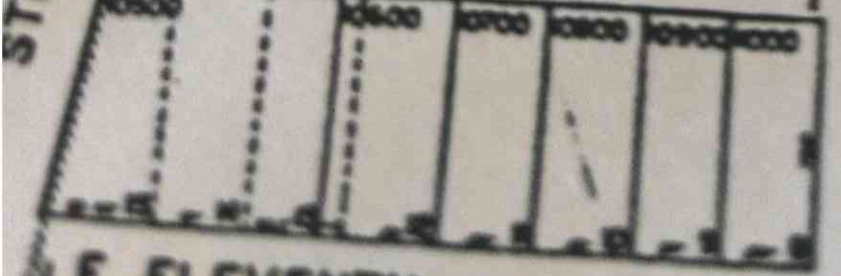
E. 9th (BENTON) ST.



E. TENTH (CLAY) STREET

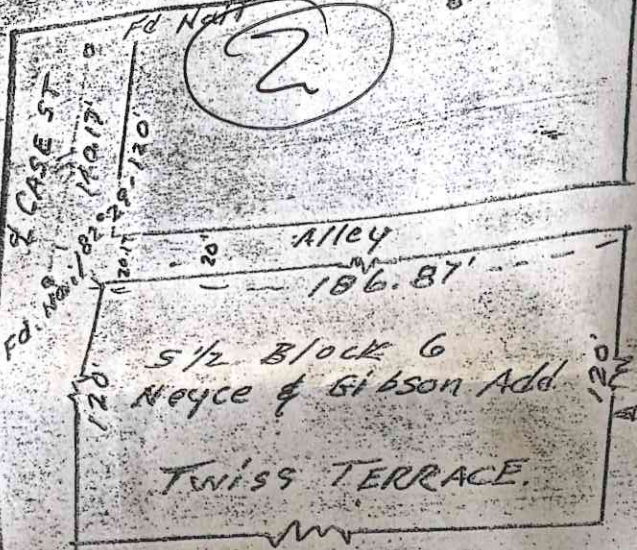


E. ELEVENTH (WESTER) STREET

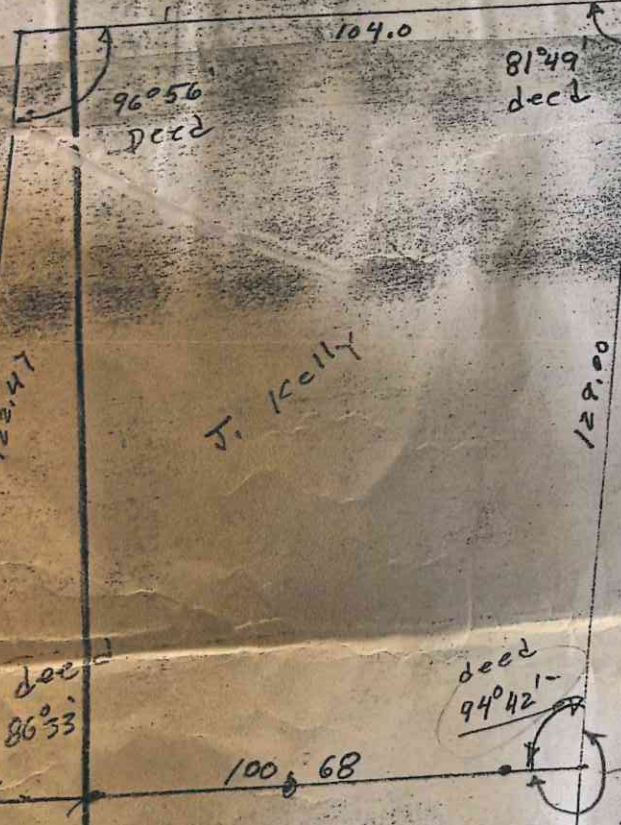


LAUGHLIN ST.

(2)



R.P.s C.C. Nails in curb



FEDERAL ST. S. 32° 02' W



M. 123' to E. edge of (120')
By Proportion, Meas.

(8)
NEYCE & GIBSON ADD.
By Deed 123-34 (47)
The North 110' of Lots 1 & 2

Hedges & Wall
S. 65° 50' E.
121.13'

By Deed 65-533 (5)
Remainder of Lots 1 & 2

Set 1-R. Conc. Wall S & E of (120')
122.06'
N. 65° 44' W.





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www.thedalles.org

Site Team #: ST 97-26
Received: 7-1-26
Filing Fee: \$103
Receipt #: 320684383
Meeting Date: 7-23-26

Filing fee due with submittal

Site Team / Pre-Application Meeting

- Adjustment
- Building Permit
- Variance
- Subdivision
- Mobile Home Park
- Site Plan Review
- Vacation (Street)
- Zone Change
- Conditional Use Permit
- Minor Partition/Replat
- Comp Plan Amendment
- Other: _____
- Property Line Adjustment
- Planned Unit Development
- Comp Plan/Zone Change

Applicant

Name: Tanner Elliott
Address: 137 Southshore Ave
The Dalles OR 97058
Phone #: 541-993-8896
Email: tannerelliott@gmail.com

Legal Owner (if other than Applicant)

Name: _____
Address: _____
Phone #: _____
Email: _____

Property Information

Address: Myrtle & W 4th St TD

Map and Tax Lot: 2N 13E 33 CB 1900

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

Covered RV storage

Application Policy

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Signature of Applicant

Signature of Property Owner

7/1/26
Date

Date

Department Use Only

City Limits: Yes No Zone: CG Overlay: No Airport Zone: Yes No
 Geohazard Zone: No Flood Designation: N/A
 Historic Structure: Yes No Current Use: Vacant Commercial Lot

Previous Planning Actions:

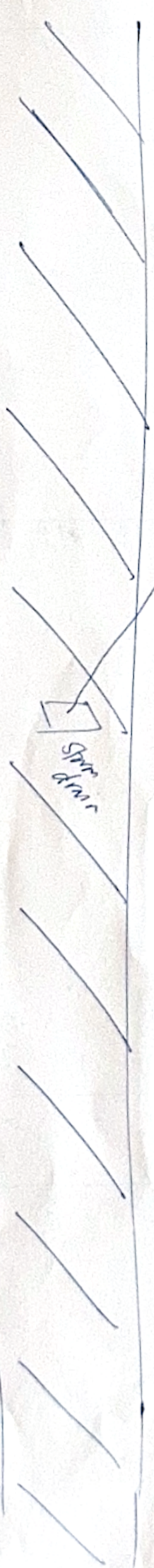
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

Myrtle 250'

15' sidewalk

GATE ENTRANCE

OFFICE



← 30' → 8 bays

32 bays
pikup opening

8th st sidewalk

← 350' →

1" = 20'

5' sidewalk

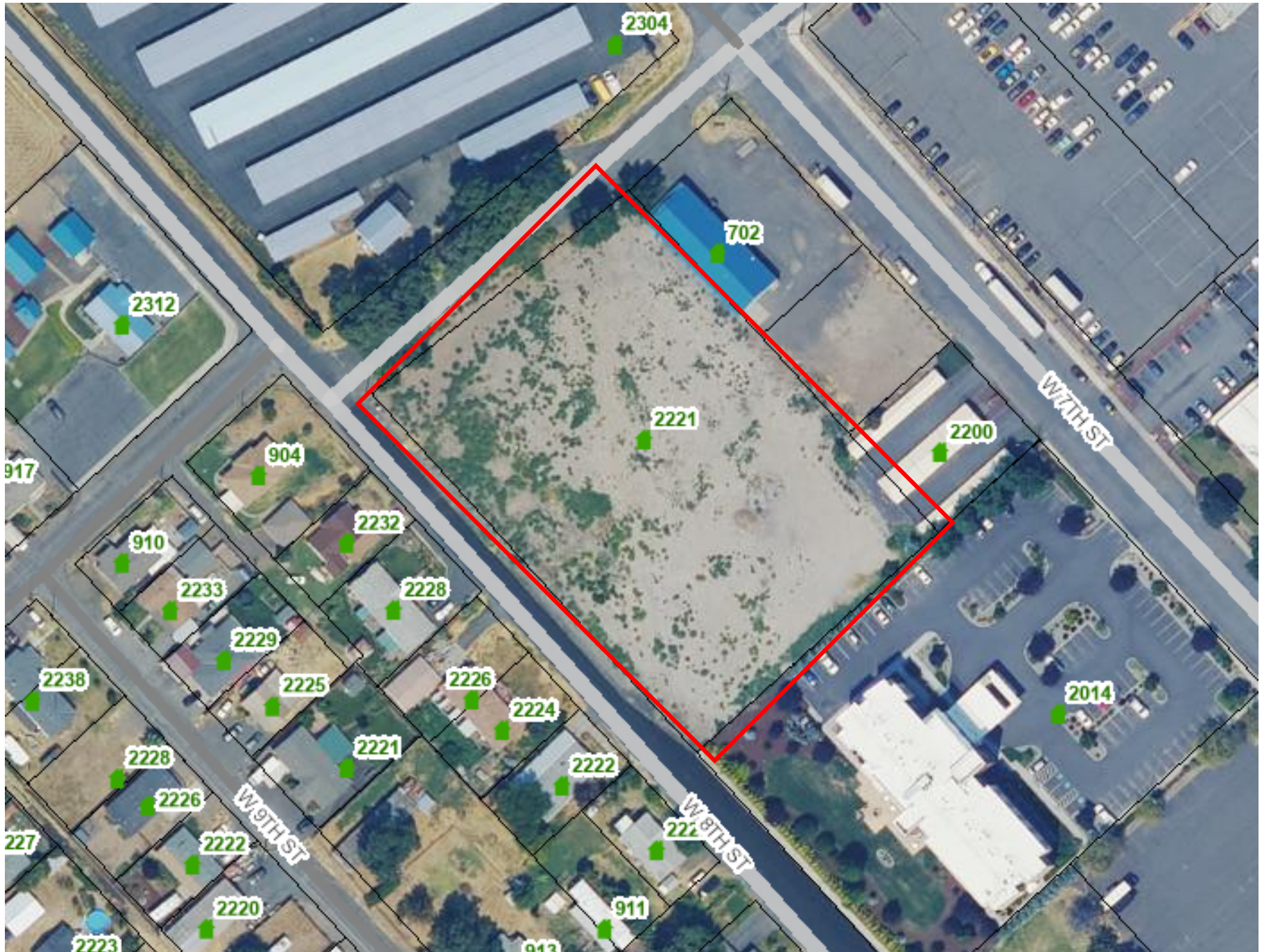
42'

110'

35'

42'

5'





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 Received: 7/7/26
 Filing Fee: \$103
 Receipt #: 675654
 Meeting Date: 7/23/26

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 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: Kor Harrison
 Address: P.O. Box 92
Hood River, OR 97031
 Phone #: 541-490-5809
 Email: Korharrison@aol.com

Legal Owner (if other than Applicant)

Name: _____
 Address: _____
 Phone #: _____
 Email: _____

Property Information

Address: 2735 E. 9th Street
The Dalles, OR 97058

Map and Tax Lot: D1N13E01CB-1902

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

Minor partition - To build a single family house on the North side of property.

New (Parcel 1) proposed lot would be. North side - 58.82' South side - 58.54' East side - 99.07' West side - 98.97'	(Parcel 2) New proposed lot North - 58.82' South - 55.75' East - 113.79' West - 96.80'
---	--



Current Property Dimensions ST 98-26 | Harrison

North - 58.82

South - 55.75

East - 212.84

West - 195.77

Existing Structures

House - $24 \times 20 = 2$ levels = 960 sq ft.

Shed - $15 \times 13 = 195$ sq ft.

New Proposed Structure

House - $46' \times 24' = 1104$ sq ft.

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Signature of Applicant

Signature of Property Owner


 _____ 7/6/26
 Date


 _____ 7/6/26
 Date

Department Use Only

City Limits: Yes No Zone: RH Overlay: No Airport Zone: Yes No
 Geohazard Zone: Zone 3 Flood Designation: N/A
 Historic Structure: Yes No Current Use: Residential Developed Lot

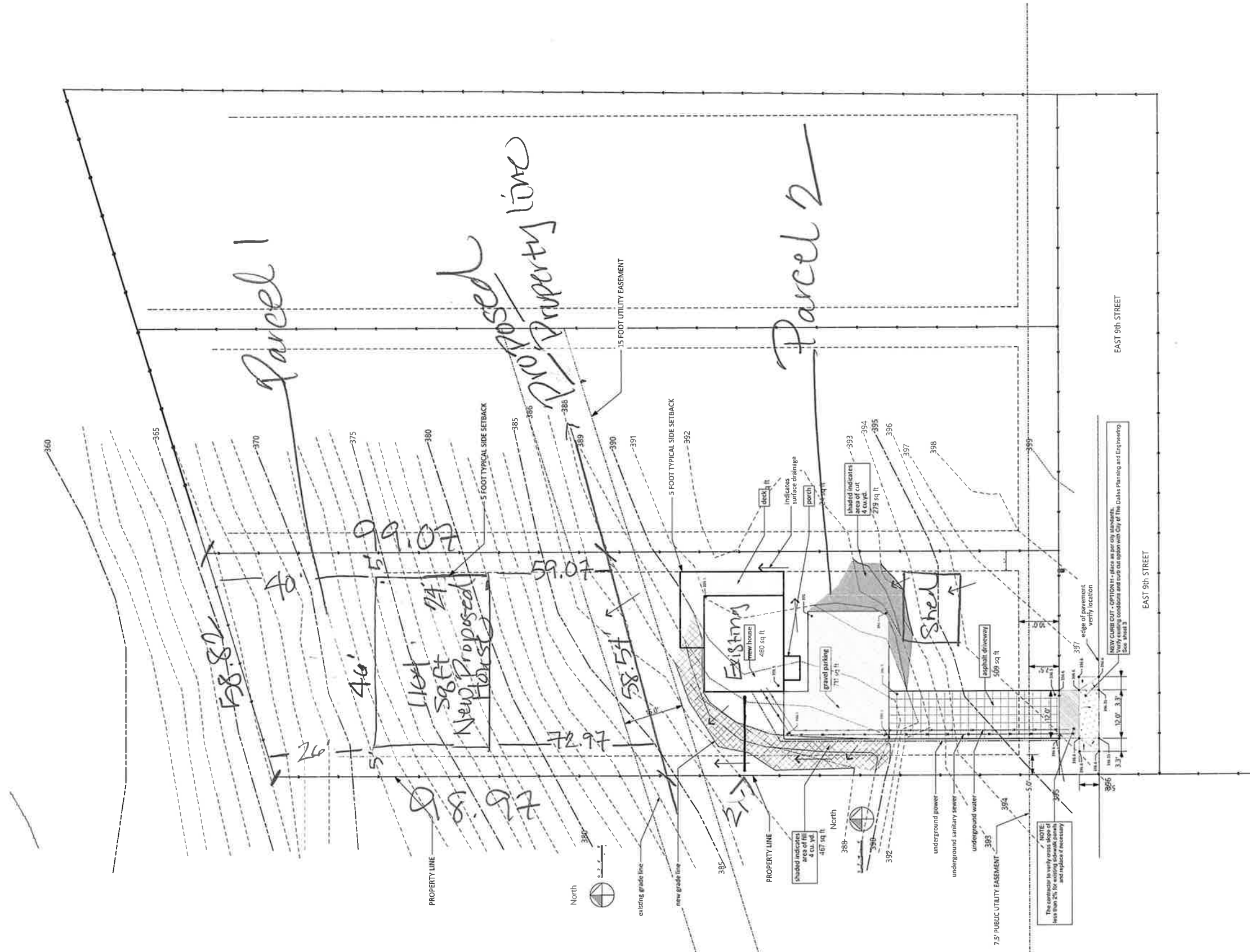
Previous Planning Actions:

Building Permit 892-26 - Addition/Expansion of deck to SF Dwelling

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

E. City Inactive Landslide Deposit

date of printing
4/13/2026



1 SITE PLAN
SCALE: 1/16" = 1'-0"

606 State Street - B3 -
Hood River, OR 97031
+
541.308.0655
davidbearss.com

Harrison TD
Harrison Builders

LOT

sheet

1

SITE PLAN

OWNER:
KOR HARRISON

ZONING:
CITY OF THE DALLES
RH
HIGH DENSITY RESIDENTIAL

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 1902 INTO PARCELS 1 AND 2. ALL 4 PROPERTY CORNERS (NE, SE, SW AND NW) WERE RECOVERED FROM WASCO COUNTY SURVEY No. 23-032 AND ARE NOTED ON THE PLAT.

SURVEYOR CERTIFICATE:
TAX LOT 1902 (1N-13E-1CB)

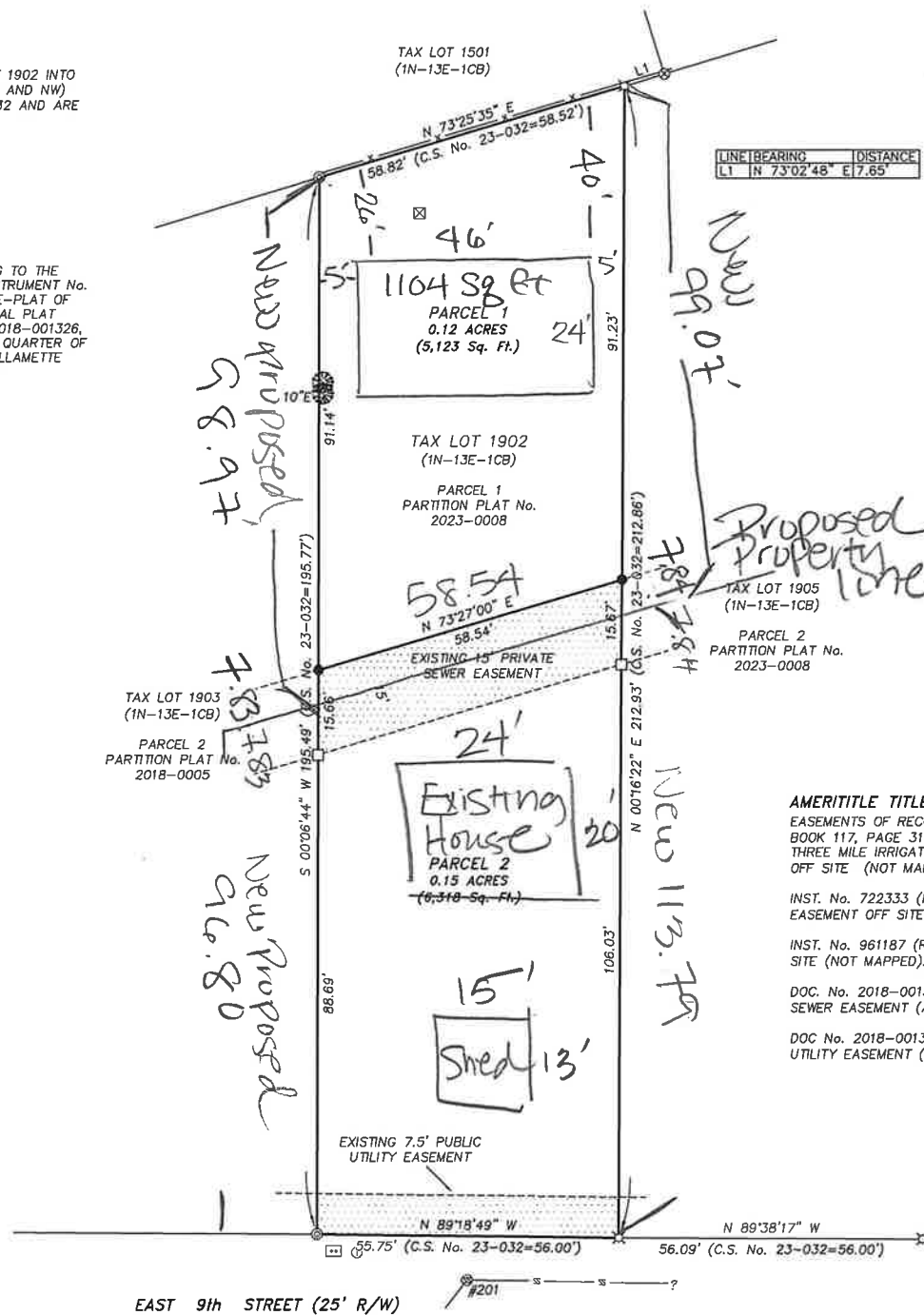
PARCEL 1 OF PARTITION PLAT No. 2023-0008P, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JUNE 26, 2023, AS INSTRUMENT No. 2023-001592, WASCO COUNTY MICROFILM RECORDS, THE RE-PLAT OF PARTITION PLAT No. 2018-0005, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED APRIL 16, 2018 AS INSTRUMENT No. 2018-001326, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, CITY OF THE DALES, WASCO COUNTY, OREGON.

- LEGEND:**
- SET 5/8" IRON ROD WITH RED CAP, L.S. 72306
 - FOUND MONUMENT, AS NOTED
 - ✕ FOUND 5/8" IRON ROD, L.S. 45884
 - ⊗ FOUND 5/8" IRON ROD, L.S. 2786
 - ⊙ FOUND 5/8" IRON ROD, NO CAP
 - () CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL
 - ⊕ WATER VALVE
 - ⊕ W WATER METER
 - ⊕ HYDRANT
 - ⊕ SPIGOT
 - ⊕ POWER TRANSFORMER/VAULT
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ SANITARY SEWER CLEANOUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ ELM(E) TREE
 - x-365.0' SPOT ELEVATION

REFERENCES:
FILED AT THE WASCO COUNTY SURVEYORS OFFICE:
C.S. No. 19-102, PARTITION PLAT No. 2018-0005 (SLIDE No. D-159B) BY AMOTAN LAND SURVEYING, LLC, L.S. 45884, FILED: APRIL 16, 2018.
C.S. No. 23-032, PARTITION PLAT No. 2023-0008 (SLIDE No. E-022A) BY AMOTAN LAND SURVEYING, LLC, L.S. 45884, FILED: JUNE 26, 2023.

TERRA SURVEYING
PARTITION PLAT
for
KOR HARRISON

LOCATION:
TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON.



AMERITITLE TITLE FILE No. 671586AM. DATED: MARCH 17, 2025
EASEMENTS OF RECORD:
BOOK 117, PAGE 317 (RECORDED: OCTOBER 21, 1949) GRANTED TO THREE MILE IRRIGATION COOPERATIVE, INC. FOR PIPELINE EASEMENT OFF SITE (NOT MAPPED).
INST. No. 722333 (RECORDED: OCTOBER 24, 1972) ACCESS ROAD EASEMENT OFF SITE (NOT MAPPED).
INST. No. 961187 (RECORDED: APRIL 30, 1996) SEWER EASEMENT OFF SITE (NOT MAPPED).
DOC. No. 2018-001326 (PARTITION PLAT No. 2018-0005) 15' PRIVATE SEWER EASEMENT (AS SHOWN ON MAP).
DOC. No. 2018-001326 (PARTITION PLAT No. 2018-0005) 7.5' PUBLIC UTILITY EASEMENT (AS SHOWN ON MAP).

WASCO COUNTY SURVEYOR'S OFFICE
SURVEY No. _____
FILED: _____
BY: _____
DOCUMENT No. _____
PLAT No. _____
SLIDE No. 23-032=7.65)

RECORDING INFORMATION

DECLARATION
I, the owner of the land shown herein, hereby declare that this division of land has been made with my free consent and in accordance with the provisions of ORS Chapter 92 as shown on this plat.

Kor Harrison _____ DATE _____

ACKNOWLEDGMENT
This instrument was acknowledged before me on _____, 20__ by Kor Harrison
State of _____ }
County of _____ } s.s.

Notary Signature _____
Notary Print _____
Public Notary-OREGON
Commission number: _____
My Commission expires: _____

I hereby certify this partition was examined and approved as of this _____ day of _____, 20__
Wasco County Surveyor _____

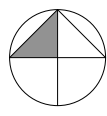
I hereby certify this partition was examined and approved as of this _____ day of _____, 20__
Wasco County Planning Director
Planning Number, _____

I hereby certify this partition was examined and approved as of this _____ day of _____, 20__
Wasco County Tax Assessor _____
Wasco County Tax Collector _____

TERRA SURVEYING
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
DATE: JANUARY 16, 2025
PROJECT: 25055 PART PLAT
SCALE: 1" = 20'
ASSESSORS MAP: 1N-13E-1CB T.L. 1902

REGISTERED PROFESSIONAL LAND SURVEYOR
for review
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December 31, 2027

North



0 2' 4' 6'

existing grade line

new grade line

5 FOOT TYPICAL SIDE SETBACK

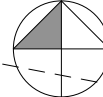
385

PROPERTY LINE

shaded indicates area of fill 4 cu. yd. 474 sq ft

388 North

0 2' 4' 6'



390

392

underground power

underground sanitary sewer

underground water

7.5' PUBLIC UTILITY EASEMENT

NOTE: The contractor to verify cross slope of less than 2% for existing sidewalk panels and replace if necessary

1 SITE ENLARGED

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

NEW CURB CUT - OPTION H - place as per city standards. Verify existing conditions and curb cut option with City of The Dalles Planning and Engineering. See sheet 3

EAST 9th STREET

ENLARGED SITE PLAN

sheet

2

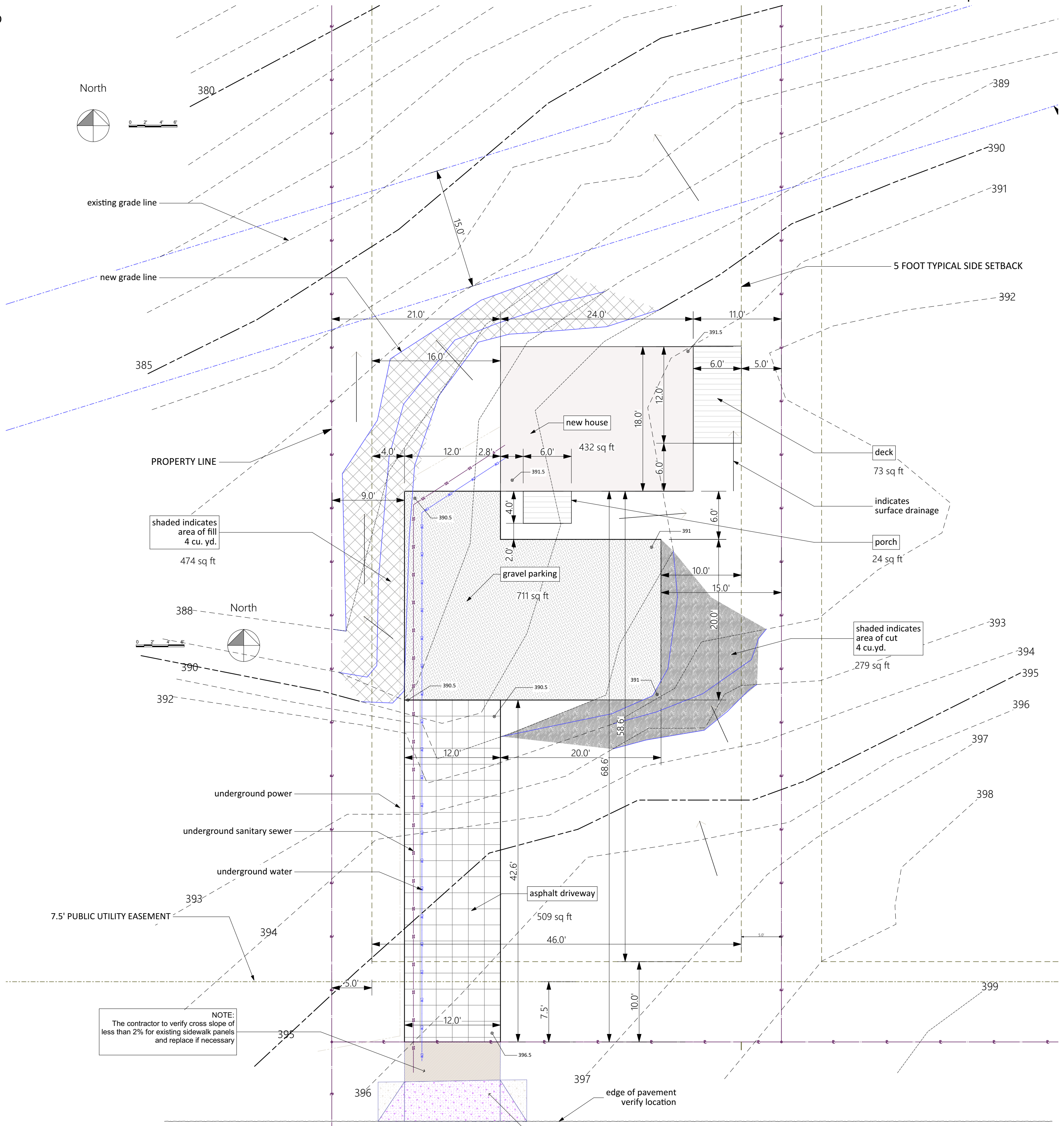
LOT

Harrison TD
Harrison Builders

606 State Street - B3 -
Hood River, OR 97031
+
541.308.0655
davidbearss.com

date of printing
1/13/2026

APPROVED
By Paula Webb at 1:15 pm, Feb 17, 2026



PROPOSED SITE PLAN

SURVEY LOCATED IN
WASCO COUNTY, STATE OF OREGON
1N 13E 01CB TAX LOT 1903

LEGEND

- PROPERTY BOUNDARY LINE
- - - ROAD RIGHT OF WAY LINE
- - - EXISTING EASEMENT
- - - EDGE OF GRAVEL
- W — WATER MAIN
- BE — BURIED ELECTRIC LINE
- T — BURIED COMMUNICATION LINE
- G — BURIED GAS LINE
- S — SANITARY SEWER LINE
- 1 FOOT CONTOUR LINE
- ⊗ W/V WATER METER
- ⊗ W/V WATER METER
- MONUMENT OF RECORD
- △ CONTROL POINT
- EG EXISTING GROUND
- FG PROPOSED FINISH GRADE
- 5% FINISH OR PROPOSED SLOPE

NOTE

THE DRIVEWAY APPROACH WIDTH IS 20 FEET WIDE.
THE SLOPE FROM THE ROAD IS 12% OR LESS.

SMALL RETAINING WALLS WILL BE UTILIZED ALONG THE WEST AND NORTH SIDE OF THE DRIVEWAY.

SMALL RETAINING WALLS WILL BE UTILIZED ON THE SOUTH SIDE OF THE DRIVEWAY

THE HOUSE IS SINGLE LEVEL WITH A FINISH FLOOR OF 386.5.

STEP FOOTINGS WILL BE USED FOR THE FOUNDATION TO MATCH EXISTING GROUND.

A FRONT PORCH WILL BE USED TO ACCESS THE FRONT DOOR OF THE HOUSE FROM THE DRIVEWAY.

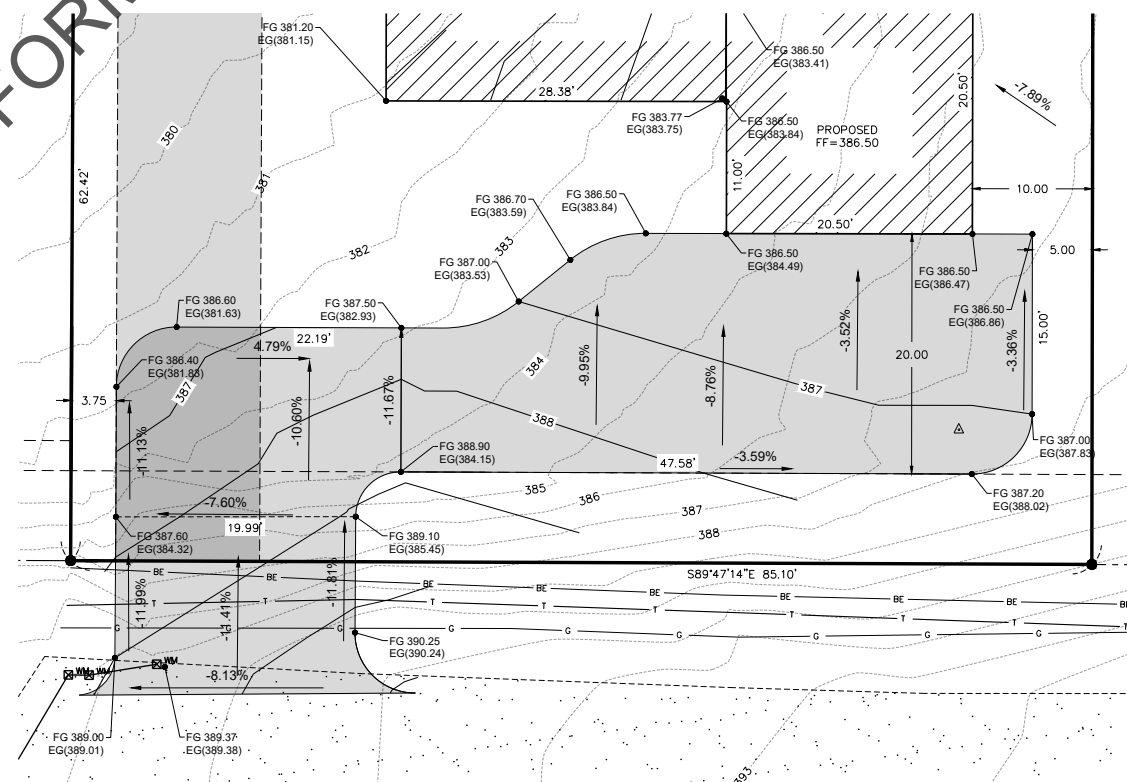
VOLUMES ARE BASED ON FINISH GRADE ELEVATIONS.

VOLUME NOTE

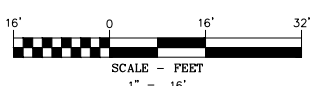
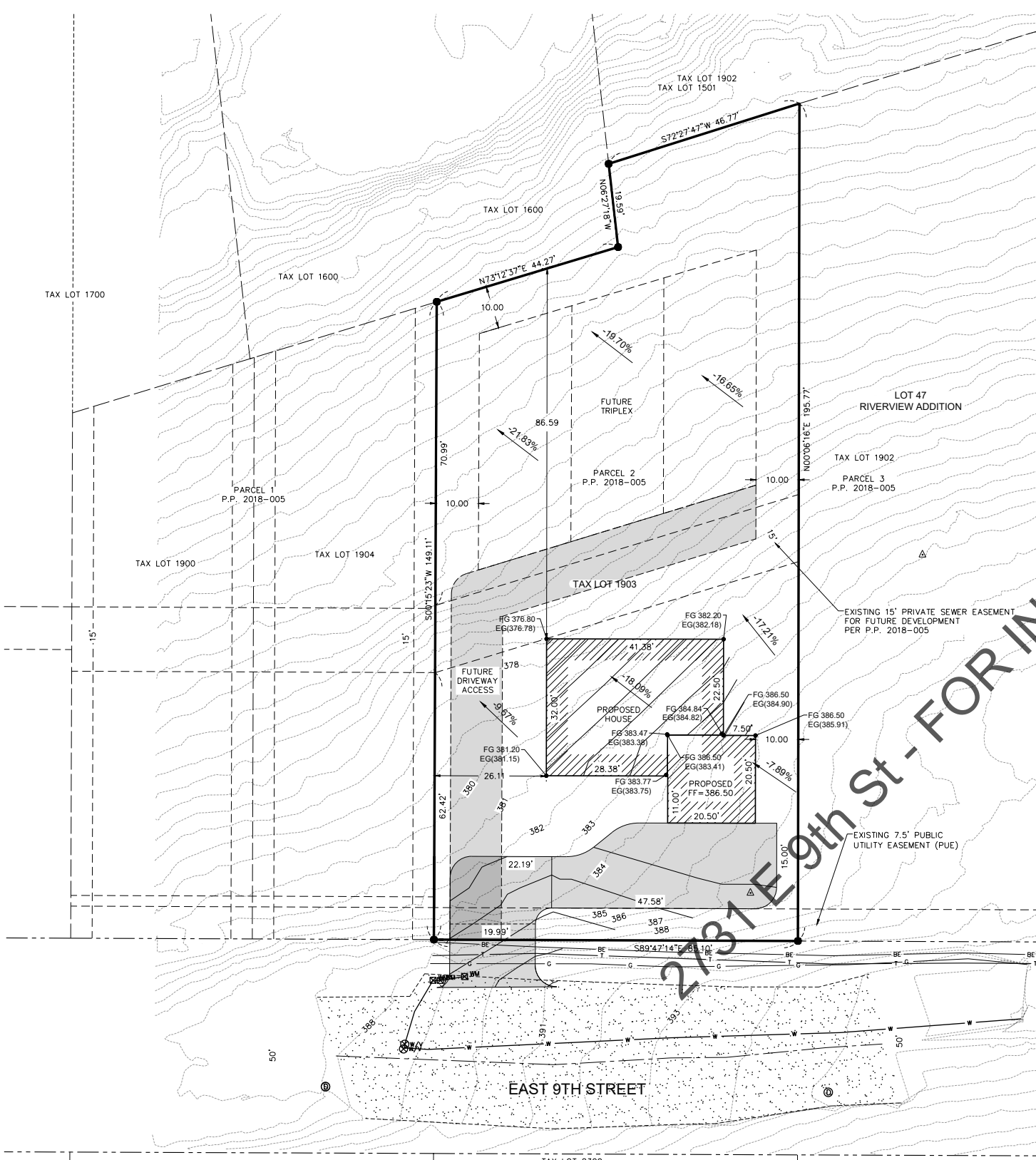
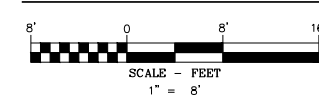
4.6 YARDS CUT
188.0 YARD FILL
NET = 183.4 FILL



2131 E 9th St - FOR INFORMATION ONLY



DRIVEWAY GRADING DETAIL



OWNER
TAYLOR CAVE
AND
HEATHER WRAY

SURVEY PERFORMED FOR:
TAYLOR CAVE
DATE OF SURVEY: 08-04-22
PROJECT: 220717 DRAFT: LJS
FILE: 220717SM.DWG LAYOUT TAB: LAYOUT1

APPROVED
By Kaitlyn Cook at 4:53 pm, Sep 07, 2022

CAVE LOT GRADING PLAN
2701 E. 9TH STREET
THE DALLES, OREGON

NO.	DESCRIPTION	DATE

PROJECT: 22-07-17
FILE No: 220717-Site Plan-12-rev2.dwg
FILE PATH
Z:\PROJECTS\2022\220717 Cave SM\Drawing\Active Drawing
LAYOUT: Layout Name
SURVEYED: Initials
DESIGN: Initials
DRAFT: Initials
APPROVE: Initials
DATE:

AUG. 10, 2022

SHEET 1 OF 1
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4 SEC T. R.
01CB 1N. 13E.

1 OF 1



1215 WEST 1ST STREET
THE DALLES, OREGON 97058
(541) 296-5401

RIGHT-OF-WAY & CITY PROPERTY ENCROACHMENT / USE APPLICATION

The City regulates public rights-of-ways under TDMC Chapter 2.24. TDMC 2.24.040 provides that no person may occupy or encroach on a public right-of-way without the City’s permission, which may be granted by franchise, license, permit, easement, or other City-approved written authorization. This application asks the City to review a proposed use or encroachment involving the public right-of-way, undeveloped right-of-way, City-owned property, or other City-regulated land.

Submittal of this application, City staff review, Site Team review, or Public Works pre-approval does not approve the request and does not grant any property interest, permit, license, easement, franchise, vested right, or right to occupy or use City-controlled property.

The City may approve, approve with conditions, modify, or deny the request in its discretion. If the request is approved, the City will determine the appropriate form of written authorization, if any, in each particular case and based on the characteristics of the City’s interests in the land considered.

Applicant is responsible for providing, at applicant’s cost, all legal descriptions, exhibit maps, title information, surveys, plans, insurance, permits, recording fees, and other materials the City requires.

A right-of-way construction permit is separate from any license, easement, franchise, or other written authorization allowing occupancy or use of City-controlled property. A street/sidewalk closure permit, sidewalk/approach permit, building permit, planning approval, franchise approval, or other permit may also be required depending on the proposed work. No work may begin, and no occupancy or use may occur, until the City has issued all required approvals and the required written authorization has been fully executed (and, if required, recorded).

Submit the completed application, required attachments, and applicable fees to Public Works at the address above or by email to publicworks@thedalles.gov. Incomplete applications may be returned or placed on hold until all required information, attachments, and fees are received.

Applicant Name: Scott Walsh Applicant Property Address: 914 W 23rd St., The Dalles

Applicant Mailing Address: Same Applicant Phone: 541.460.8515

Applicant Email: scottwalsh3@gmail.com

Record owner(s) of adjacent or benefitted property: Scott and Ally Walsh / The City of The Dalles

Applicant’s relationship to property: Owner / Tenant / Agent / Other: Owner

Benefitted property address: Tax lot 3200

Assessor’s map and tax lot: Tax lot 3200



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If applicant is not the record owner, attach the owner's written authorization.

Description. Describe proposed encroachment, including (1) all proposed structures, fencing, gates, landscaping, irrigation, retaining walls, drainage facilities, surfacing, storage, private utilities, access improvements, or other improvements; (2) the proposed dimensions and area; (3) the proposed duration; (4) if any, the method of construction or installation; and (5) the applicant's proposed maintenance responsibility:

- (1) Small plants, grass/wild flower ground cover, small shrubs/trees, removable irrigation
- (2) The North East half of 3200 that is along 3300 and 3400(my current property)
- (3) For as long as we own 914 w 23rd st
- (4) DIY light machinery
- (5) BI weekly

Site Plan. Attach a preliminary site plan (drawn to scale, if practicable) showing the affected right-of-way or City property, adjacent property lines, existing and proposed improvements, dimensions of the proposed encroachment or use area, sidewalks, curbs, pavement edges, driveways, utilities known to applicant, drainage features, trees, landscaping, fences, sight-distance areas, access routes, and photographs of the area.

Legal Description and Exhibit Map. If the City determines that the proposed use may proceed to final review, applicant must provide, at applicant's cost, a legal description and exhibit map in a form acceptable to the City showing the exact area proposed for use or encroachment. The legal description and exhibit map must be prepared by an Oregon licensed surveyor unless the City determines otherwise in writing. Applicant remains solely responsible for the accuracy of all legal descriptions, exhibit maps, surveys, and title information submitted to the City.

Fees and Costs. The City will review applicant-submitted legal descriptions and exhibit maps after applicant pays the applicable review fee consistent with the City's adopted [Fee Schedule](#). The current Public Works review fee for applicant-submitted legal descriptions and exhibit maps is **\$50**. This fee is for City review only and does not include applicant's independent costs to prepare legal descriptions or exhibit maps, recording fees, permit fees, survey costs, title work, insurance, or other costs required for the proposed use or encroachment.

Review Criteria. The City may consider any relevant factor, including but not limited to:

- Impact on access, operations, maintenance, repair, replacement, and future expansion of existing and future City utilities, public utilities, and franchise utilities.
- Impact on sight distance, traffic operations, emergency access, pedestrian access, bicycle access, ADA accessibility, sidewalk/path continuity, and public safety.
- Impact on existing or future streets, alleys, sidewalks, paths, curbs, driveways, drainage facilities, stormwater facilities, utilities, and other public improvements or adopted City plans.
- Impact on public health, safety, welfare, drainage, erosion, environmental conditions, nuisance conditions, maintenance responsibility, and the City's ability to regulate, maintain, improve, or use the area in the future.



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- Consistency with the TDMC, City standards, land use approvals, building and fire code requirements, franchise or utility rights, public access rights, title and boundary information, and any other applicable local, state, or federal requirements.

Possible conditions of approval or final written authorization may include, without limitation:

- If the City grants a license, the license will be revocable by the City as stated in the final written license. If the City grants an easement, franchise, permit, or other authorization, revocation, termination, relocation, and removal rights will be as stated in the final written authorization and as allowed by applicable law.
- Applicant may be required to remove, relocate, or modify the encroachment or use area and restore the affected area to a condition satisfactory to the City, at applicant's sole cost, upon revocation, termination, expiration, City utility or public improvement need, emergency, violation, or other condition stated in the final written authorization.
- Applicant may be required to install, maintain, repair, remove, relocate, and replace all landscaping, fencing, structures, private utilities, irrigation, surfacing, or other improvements and materials at no cost or expense to the City.
- Applicant is responsible for all recording costs if the City requires recording of the final written authorization. Recording does not convey title to City property, does not create ownership rights beyond the final written authorization, and does not limit the City's police power or regulatory authority.
- The final written authorization may require applicant to maintain insurance, name the City as an additional insured, defend and indemnify the City to the extent permitted by Oregon law, maintain the encroachment or use area, keep the area safe and free of nuisance conditions, allow City and utility access, comply with all permits and laws, and acknowledge that no adverse possession, prescriptive right, ownership interest, or permanent private right is created except as expressly stated in the final written authorization.

ACKNOWLEDGMENT OF APPLICANT RESPONSIBILITY AND NO APPROVAL

To the fullest extent permitted by Oregon law, applicant agrees to indemnify, defend, and hold harmless the *City of The Dalles and its officers, agents, employees, and volunteers* from and against third-party claims, liabilities, damages, losses, costs, and expenses, including reasonable attorney fees, to the extent arising from or caused by applicant's proposed use, applicant's submitted materials, applicant's entry onto City-controlled property, or the acts or omissions of applicant or applicant's officers, agents, employees, contractors, invitees, or assigns in connection with this application or the proposed use. This acknowledgment does not require applicant to indemnify the City for the City's own negligence or willful misconduct beyond the extent permitted by Oregon law, and it does not replace any insurance, indemnity, defense, or hold-harmless obligations required in a final written authorization or permit.

Applicant certifies that the information submitted is true and complete to the best of applicant's knowledge; applicant has authority to submit this application; applicant will not begin work or occupy or use the affected area unless and until the City has issued all required approvals and fully executed the required written authorization; applicant accepts responsibility for all applicant costs and City-required fees; and applicant authorizes City staff and reviewing agencies to enter the affected City-controlled area



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and any affected private property controlled by applicant, upon reasonable notice when practicable, to evaluate the request.

Public Records Notice. *Materials submitted to the City may be public records subject to disclosure under Oregon Public Records Law. Applicant should not submit confidential information unless the information is clearly identified and applicant has confirmed with the City that the information may lawfully be protected from disclosure.*

The City may require original signatures, notarization, and recordable-format documents for any final written authorization

Applicant / Authorized Agent Signature Scott Walsh Date 6/18/2026
 Printed Name and Title: Scott Walsh

Record Property Owner Signature (if different from Applicant): _____ Date: _____
 Printed Name and Title: _____

CITY USE ONLY

Date	Application Status	Authorizing Party	Comments
	Received		
	Application Complete / Fee Paid		
	Public Works Preliminary Review		
	Site Team / Franchise Utility Review (if needed)		
	City Attorney's Office		
	Final Decision: Approved / Approved with Conditions / Denied Final Written Authorization Executed / Recorded (if needed)		
	Applicant notified		



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INTERNAL ROUTING FOR REVIEW AND FINAL AUTHORIZATION

Department	Review or Approval	Date
Public Works – City Engineer		
Public Works – Director		
Community Development (if applicable)		
Franchise Utility Review (if applicable)		
City Attorney’s Office		
City Manager (if applicable)		

Public Works will notify applicant of the final decision after all required reviews are complete and, if approved, after the City determines the required form of written authorization.



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3300

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3400

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3200

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01N13E04CC

Wright St

W 23rd

2401

998

01N