



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF ADMINISTRATIVE DECISION
SPR 512-22
Whiting-Turner

DECISION DATE: October 31, 2022

APPLICANT: Whiting-Turner

OWNER: Design, LLC

REQUEST: Applicant is requesting approval to site and construct one, single story, 288,530 SF data center, separate office building, and associated infrastructure.

LOCATION: Property is located at 3500 River Road, further described as 2N 13E 28 tax lot 700.

COMPREHENSIVE PLAN AND ZONING DESIGNATIONS: I – Industrial District

AUTHORITY: City of The Dalles Municipal Code, Title 10 Land Use and Development

DECISION: Based on the findings of fact and conclusions in the staff report of **SPR 512-22**, the request by **Whiting-Turner**, is hereby **approved** with the following conditions:

1. Conditions Requiring Resolution Prior to Final Plan Approval:

- a. Final plan submission must meet all the requirements of The Dalles Municipal Code, Title 10 Land Use and Development, and all other applicable provisions of The Dalles Municipal Code.
- b. A detailed site plan, construction/design and landscape plan consistent with all Conditions of Approval included within this staff report must be approved by the Director and the City Engineer.
- c. All plans must be drawn to scale. Dimensions included within each plan set must be consistent with corresponding scale.

- d. Applicant must provide a report from a licensed engineer demonstrating that one 35' driveway is not sufficient for the proposed use.
- e. Applicant must submit functional turning templates demonstrating northbound ingress/egress movements into the site.
- f. Applicant must provide documentation of any stormwater discharge agreement currently in place to ensure all stormwater discharge is adequately addressed.
- g. Applicant may install no more than 257 parking spaces, with no less than six ADA accessible spaces, one of which being van accessible. This parking reduction must be included on a revised plan set.
- h. Applicant must provide no less than 38 bicycle parking spaces on a revised plan set.
- i. Applicant must provide no less than eight "carpool/van" parking spaces on a revised plan set.
- j. Applicant is required to coordinate all franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider.
- k. Applicant shall coordinate with the City Engineer to determine any street lighting requirements.
- l. All mail delivery facilities location and construction must be approved by the City Engineer and Post Office.

2. Conditions Requiring Resolution Prior to Building Permit Approval:

- a. Trim details must be provided on all building corners and must be shown on a revised set of building profiles.
- b. All construction/design plans for public infrastructure, improvements, or rights-of-way required with this development must be approved by the City Engineer.
- c. Applicant shall submit a Wastewater Survey.

3. Conditions Required Prior to Construction:

- a. Prior to the installations of public utility or facilities, a pre-construction meeting is required between the City and the Applicant.

4. Conditions Required During Construction:

- a. Driveway and entrance grades at the sidewalk shall not exceed 2%, and the approach grade not to exceed 5% for the first 20'.
- b. Drive approaches installed in the public right-of-way shall be constructed of concrete, in accordance with City Public Works standards.
- c. All on-site areas used for the parking and maneuvering of vehicles shall be surfaced with material approved by the City Engineer.
- d. All parking spaces shall be striped.
- e. All accessible parking spaces must be located closest to accessible building entrances. Accessible parking spaces shall be a minimum of 9' wide with a 6' access aisle per space, or between each two spaces. Van accessible parking spaces shall be a

minimum of 8' wide. All accessible parking painting and signage shall meet Oregon Transportation Commission's Disabled Parking Standards.

- f. These spaces shall be closer to the building entrances than other parking spaces, except for accessible parking, and be clearly marked "Reserved - Carpool/Vanpool Only".
- g. All refuse storage facilities shall be screened, and containers placed on concrete pads with a positive surface drainage.
- h. All parking stall and aisle dimensions must comply with TDMC 10.7.030.130.
- i. All bicycle racks/parking areas must be designed and constructed per the requirements of TDMC 10.7.040.

5. Conditions Required to Prior to Occupancy:

- a. All proposed landscaping shall be completed, or financially guaranteed (bonded) prior to occupancy.
- b. All vehicle and bicycle parking spaces must be installed.
- c. All right-of-way improvements and 5' landscaping buffer along the subject property must be installed.
- d. Upon completion of ROW improvements, the City Engineer will conduct a final inspection of all improvements to ensure they meet City standards before the City formally accepts them for ownership, operation or maintenance.

6. Ongoing Conditions:

- a. All development must adhere to the approved plan set.
- b. The proposed use and operation shall comply with all applicable local, state, and federal standards, and shall not create a nuisance because of odor, vibration, noise, dust, vector control, smoke or gas. Applicant shall prevent materials and debris that could collect and cause a nuisance to be windblown or migrate off-site.
- c. All landscaping, buffering, and screening must be adequately maintained and irrigated to ensure the survival of plant materials
- d. Applicant shall warranty all public improvements against any defects and workmanship provided for a period of one year from the date of the City's final acceptance of the work.
- e. The timing of right-of-way improvements and 5' landscaping buffer for the "NWPUD Substation" and "Future Lift Station" parcels must be coordinated with the Community Development Director and City Engineer upon completion of both projects.

Signed this 31st day of October, 2022, by



Joshua Chandler
Director
Community Development Department

TIME LIMITS: The period of approval is valid for the time period specified for the particular application type in City of The Dalles Municipal Code, Title 10 Land Use and Development. All conditions of approval shall be fulfilled within the time limit set forth in the approval thereof, or, if no specific time has been set forth, within a reasonable time. Failure to fulfill any of the conditions of approval within the time limits imposed can be considered grounds for revocation of approval by the Director.

Please Note! No guarantee of extension or subsequent approval either expressed or implied can be made by the City of The Dalles Community Development Department. Please take care in implementing your approved proposal in a timely manner.

APPEAL PROCESS: The Director's approval, approval with conditions, or denial is the City's final decision, and may be appealed to the Planning Commission if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on the 10th day following the date of the mailing of the Notice of Administrative Decision, **November 10, 2022**. The following may file an appeal of administrative decisions:

1. Any party of record to the particular administrative action.
2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application for administrative action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. Notice of Appeal forms are also available at The Dalles Community Development Office. The fee to file a Notice of Appeal is \$500.00. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures of The Dalles Municipal Code, Title 10 Land Use and Development.**