

**AGENDA**

**PLANNING COMMISSION**

December 1, 2022

5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon

Via Zoom

<https://us06web.zoom.us/j/82327794645?pwd=c1d2UGhUb1BoVithR0tFUzczcWtXQT09>

Meeting ID: **823 2779 4645** Passcode: **001537**

Dial: 1-669-900-6833 or 1-253-215-8782

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – November 3, 2022 and November 17, 2022
6. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
7. QUASI-JUDICIAL PUBLIC HEARING  
CUP 206-22 – Power Constructors, Inc., 3600 River Road, 2N 13E 28 707  
Request: Applicant is requesting approval to site and construct an electrical substation.  
Approval of the CUP will establish a Community Facilities Overlay on the site.
8. RESOLUTION  
Resolution PC 611-22: Approval of CUP 206-22, Power Constructors, Inc.
9. STAFF COMMENTS / PROJECT UPDATES
10. COMMISSIONER COMMENTS / QUESTIONS
11. ADJOURNMENT

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Meeting conducted in a room in compliance with ADA standards.

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**CITY OF THE DALLES**

"By working together, we will provide services that enhance the vitality of The Dalles."

Prepared by/  
Paula Webb, Secretary  
Community Development Department

**MINUTES**

**PLANNING COMMISSION MEETING**

November 3, 2022

5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Cody Cornett, Chair

**COMMISSIONERS PRESENT:** Karly Aparicio, John Grant, Maria Pena, Mark Poppoff,  
Nik Portela

**COMMISSIONERS ABSENT:** Philip Mascher

**STAFF PRESENT:** Director Joshua Chandler, Associate Planner Kaitlyn Cook,  
City Attorney Jonathan Kara, and Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair Cornett at 5:31 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Cornett led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Aparicio and seconded by Portela to approve the agenda as submitted. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

**APPROVAL OF MINUTES**

It was moved by Pena and seconded by Poppoff to approve the minutes of October 6, 2022 as submitted. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

**PUBLIC COMMENT**

None.

**QUASI-JUDICIAL PUBLIC HEARINGS**

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, bias, or a conflict of interest which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 5:39 p.m.

**CUP 201-21, BTR, LLC, 905 Heritage Way**

Request: Applicant is requesting approval to site and construct a 24-unit Recreational Vehicle Park.

Director Chandler noted two key differences in the proposals before the Commission. Both are Conditional Use applications for Recreational Vehicle (RV) parks. However, the level of review differs widely. The first is a comprehensive review; the second is a conceptual review.

Director Chandler provided the staff report and presentation, Exhibit 1.

In response to Commission questions, Director Chandler replied:

- A sidewalk is required on a portion of W. Eighth Street to meet existing sidewalks on Heritage Way and Heritage Loop.
- A landscaping screen must reach 5' within two years of installation. In addition to landscaping screening, a fence must also be installed.
- There will be parking for one vehicle per space. No guest parking is proposed. RV parking standards are not the same as parking standards for multi-family use.
- Extraneous items must be located within the storage units; nothing may be store around the RVs. There are 24 spaces and 16 storage units proposed.
- All units will have full utility hookups. In addition, a bathroom facility will be provided.
- Staff reviewed the Traffic Impact Analysis; no mitigation is required. No additional entrance or exit is required.

*Chris Rogers, BTR, LLC, 4328 Lords Lane, Lake Oswego, Oregon 97035*

Mr. Rogers stated the following:

- The intent is long-term stays. If possible, an allowed stay of greater than one year is preferred.
- Lighting will be similar to that used in campgrounds.
- One parking space per RV is allocated; however, the depth of the space allows room for two vehicles parked end to end.
- Storage units will be rented on a first-come, first-served basis. No external storage is permitted.
- Each site will have a light with complete power, water and sewer hookup. There will be no need for a generator.
- A manager will live on site with contact information posted. Check in and check out will be held during daytime hours.

- Upon entrance to the park, a list of rules and regulations will be provided. Renters out of compliance will be given notice to correct issues. Renters with repeated infractions will be held to the lease agreement, and ultimately may be asked to leave.
- The RV sites are 60' deep with additional space for vehicle parking.
- To ensure a "high end" park, rents will be substantially higher and more services will be provided. Applicants will be screened.
- Typically a deposit and first month rent will be required, in addition to the lease.
- In cases of non-payment, the applicant will follow the State's specific rules for non-payment of rent.
- Added expense will provide good fencing, screening, gated entry and exit, services, and well-manicured landscaping in order to attract a higher end clientele.
- When comparing manufactured home parks versus long-term RV parks, it has become more affordable to live in RV parks. In addition, the tenant has mobility. The park will provide affordable housing, not low-income housing.
- The site is 1.68 acres.

Proponents: None.

Opponents:

Dave Arnold, 962 Heritage Loop, The Dalles

Mr. Arnold noted his written comments were submitted earlier in the afternoon, Exhibit 2.

Tenants staying over one year may want more than one car. The applicant is not providing extra parking. Many cars are parking on the streets. If the tenants park on the street, who will enforce that?

Residents on Heritage Loop and Heritage Way were not notified.

The applicant spoke of a 24/7 operation and long-term leases. Why is the applicant looking at both? If it is 24/7, people will come in and out. Will tenants for a weekend be screened?

This will not be good for a family neighborhood. It will not increase anyone's income in the City. The houses there will probably go down in value, generating lower property taxes.

Seth Sakraida, 952 Heritage Loop, The Dalles

Mr. Sakraida's comments were submitted November 3, 2022, Exhibit 3.

Mr. Sakraida stated short stays will generate more traffic. This is a residential neighborhood; an RV park does not fit the demographic of the neighborhood.

The property was built for one driveway, not two driveways. The second drive will go into the neighborhood next to a house.

Many children play in the neighborhood. This park could be a problem.

Property values will be affected by the RV park. Who will buy a house next to an RV park?

The City won't get any tax money from this, other than the property itself. If the property was divided into lots, the City would get tax money on each of the lots.

Will there be an age restriction on the RV?

Who will enforce the rules?

Chair Cornett replied this works conceptually like an apartment complex. The complex has an on-site property manager responsible for collecting fees and ensuring tenants comply with the rules. The City's Code Enforcement Officer will also respond to complaints from neighbors.

Travis Yates, 1213 Jefferson Street, The Dalles

This is a family neighborhood that is not high density. The applicant is proposing 24 sites in right next to a neighborhood where families are living and raising children. This brings in a new dynamic. The residents did not purchase homes to end up next to a campground.

Property values will go down. RV users are not invested in the neighborhood. They are not paying taxes. Are campgrounds allowed in the City?

Director Chandler replied this is an RV park and a conditional use allowed in the City.

Mr. Yates is opposed to this as a citizen and property owner in The Dalles. By allowing this in the neighborhood, you are telling the citizens of this area, "We don't care about your property value. We don't care about your safety. We don't care about the influx of traffic and possibility of crime, theft, vagrancy in the neighborhood." You are allowing the invasion of "out-of-towners."

Dave Arnold, 962 Heritage Loop, The Dalles

Mr. Arnold stated mobile homes are more expensive because they are designed to be lived in 365 days a year. He has yet to see an RV designed to be lived in for more than 3-6 months a year.

Neither Proponent or Opponent:

Scott McKeown, 1017 C Pomona Street, The Dalles

Mr. McKeown stated he was not speaking in opposition. He added it seems many neighbors are concerned about short-term stays, and the applicant does not want that either. Would the applicant consider setting minimum stays?

Chris Rogers, BTR, LLC, 4328 Lords Lane, Lake Oswego, Oregon 97035

In response to comments, Mr. Rogers replied:

- Short-term stays change management and taxation of individual sites. This request is for a 30-day minimum stay.
- We are willing to increase the screening height to reduce potential "eyesore" vehicles.
- Typically, visitors are retired couples or work force individuals. Most have only one vehicle. We are willing to include in the rules some method to reduce on-street parking by tenants.
- An additional driveway was required for ingress and egress.

MINUTES

Planning Commission Meeting

November 3, 2022

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- This application is not for a campground – the park will require 30-day minimum stays.
- Landscaping and maintenance will be hired out to third parties.

Director Chandler noted all RV parks specifically require a second exit.

Commissioner Poppoff stated he would like the addition of shade trees. Director Chandler replied the Planning Commission could require trees.

Chair Cornett closed the public hearing at 6:49 p.m.

Commissioner Portela suggested a Condition of Approval (COA) requiring shade for noise insulation and prevention of a heat island. Director Chandler noted there would be screening vegetation surrounding the development.

Commissioner Aparicio asked if the minimum stay is automatically applied, or if a COA is required.

Director Chandler replied the Code requires each stay to be 30 days to one year. A short-term stay of less than 30 days must be reflected on the plan and report nightly stays. Short-term stays, considered transient lodging, require a transient lodging tax. System Development Charges are calculated differently for short-term stays.

Chair Cornett added a COA requiring stays over 30 days. No stay may exceed one year.

Chair Cornett added a COA requiring all RVs to be less than 20 years old.

Commissioner Grant noted many older RVs are completely renovated. This COA would exclude renovated RVs. The Commission consensus was to include the 20 year threshold.

Chair Cornett added a COA for submittal of a revised Site Plan illustrating placement of additional shade trees. Director Chandler noted the Applicant will be required to provide a revised Site Plan reflecting included Conditions such as a drive approach and sidewalk. Slight modifications are typical after going through the review process.

Chair Cornett added a COA requiring business hours for check-in and check-out from 9:00 a.m. to 5:00 p.m. and quiet hours from 10:00 p.m. through 8:00 a.m.

Commissioner Aparicio noted the second driveway exits directly into the neighborhood, and asked if the driveway could be located elsewhere.

Director Chandler noted the Code requires driveways be separated by at least 75 feet. Chair Cornett suggested a mandated left turn from the second driveway.

Commission consensus agreed to a COA requiring the exit on Heritage Loop is a mandatory left turn exit.

It was moved by Poppoff and seconded by Portela to approve CUP 201-21 with additional Conditions of Approval. The motion carried 4/2; Cornett, Grant, Poppoff and Portela voting in favor, Aparicio and Pena opposed, Mascher absent.

**CUP 208-22, Lonny Hutchison, 2510 W. Second Street**

Request: Applicant is requesting conceptual approval to improve and expand an existing Recreational Vehicle Park, per TDMC 10.3.050.030 (C). Upon approval of conceptual review, the Applicant will proceed with a Site Plan Review to site and construct the development.

Chair Cornett asked if any Commissioner had ex parte contact, bias, or a conflict of interest which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 7:17 p.m.

Associate Planner Cook provided the staff report and presentation, Exhibit 2.

Commissioner Aparicio requested confirmation the Applicant was requesting stays over one year. Chair Cornett asked if the Commission was approving only stays over one year. Planner Cook replied they were correct.

Commissioner Aparicio referred to the past discussion regarding impacts to the neighborhood. She encouraged the Commission to take into consideration all the conditions imposed on the last site, for this site as well.

Chair Cornett noted the zoning for this site is different, and asked if zoning made a difference. Commissioner Aparicio replied yes and no. Not all of the same conditions are necessary, but check-in and check-out hours, among others, should be considered.

Commissioner Pena agreed. If the Commission is trying to improve the community, the Commission should attempt to prevent a regression to the site's current condition.

Associate Planner Cook noted the length of stay should be added as a Condition of Approval.

*Matt Williams, 21510 NE Blue Lake Road, Fairview, Oregon 97024*

Mr. Williams said his business partner, Lonny Hutchison, was present via Zoom.

Mr. Williams stated manufactured housing communities, mobile home parks and RV parks are all different, not only in code but also in the way they are seen by state and federal entities. Manufactured housing communities contain homes built post-HUD, prior to HUD guidelines in June, 1976. Mobile homes are built prior to 1976 for permanent residence but not to HUD standards. RV parks are for structures with axles, a tongue, and mobility.

The intent of the project is to remove two deteriorating buildings following the proper environmental process. In addition to the buildings, the site currently contains 21 units consisting of manufactured homes and RVs. The site is operating as long-term use.

The Applicant is requesting approval from the City that the Applicant can provide a clean, healthy, safe environment from an affordable perspective by allowing a length of stay greater than one year. Spaces will rent from \$600 to \$700; current rents are approximately \$550.

Eight trees over 50 feet tall are on site. The plan is to keep as many trees as possible, dependent on advice from an arborist.

The business plan is based on long-term stays, greater than one year. Park rules allow only vehicles newer than 10 years.



Some view RV parks as less desirable, consisting of dilapidated eyesores. A dilapidated RV park does not benefit the investor. Stays of greater than one year allow the requirement of skirting around the RV, contributing to a permanent façade and providing additional protection from adverse weather, dirt, debris, and storage under the RV.

Two parking spaces are provided for each unit; seven guest parking spaces are included in the plan. Lighting and paving will be included.

The property is in poor condition. One challenge will be redeveloping the property while retaining current residents. Approximately \$650,000 will go toward excavation, paving, system development charges, drainage, landscaping, and permitting.

In response to Commission questions, Mr. Williams replied:

- Stays over one year provide security to tenants. Limiting stays to less than one year forces management to remove or relocate tenants.
- RV parks fall under Oregon Landlord Tenant Law. Tenant law dictates any landlord/tenant relationship beyond 30 days.
- RVs that age beyond 10 years while under the lease agreement may remain in the park until they fail to maintain their property or violate the lease agreement.
- The site is not in a neighborhood; it will not generate a hindrance to adjacent properties.
- The intent is not to provide stays of less than 30 days. Minimum 30 day stays are 10% of the park; 90% of the park require a one-year lease minimum.
- An on-site manager will live in the park.

Lonny Hutchison, 400 NE Lucas Rd, Troutdale, Oregon 97060

Mr. Hutchison stated the property has been in use for many years for long-term housing. This is a continuation of that use. If the intent was not to improve the part, no approval would be required. Approval is required to redevelop and improve the park.

Proponents:

Scott McKeown, 1017 C Pomona Street, The Dalles

Mr. McKeown is pleased with this project. It will make the neighborhood more beautiful, and improve the west end of town.

Lisa Wallace, 3720 Columbia View Drive, The Dalles

Ms. Wallace, Wallace Plumbing, would be thrilled to have them next door.

There were no opponents.

Chair Cornett closed the public hearing at 8:00 p.m.

Attorney Kara requested additional time to research an unresolved question of law connected with the length of stay.

Director Chandler noted the Applicant is in a due diligence period for purchase of the property. Without approval for stays greater than one year, the Applicant will not purchase the property.

Attorney Kara stated an extension could be some prejudice to the Applicant. Best practices might suggest allowing the Applicant to inform this specific question as to what the harm might be were we to continue this hearing to November 17, 2022.

The public hearing re-opened at 8:09 p.m.

*Matt Williams, 21510 NE Blue Lake Road, Fairview, Oregon 97024*

Mr. Williams stated they are in escrow with the due diligence period ending November 7, 2022; the closing date is November 14, 2022. Mr. Williams negotiated an extension to attend tonight's hearing. Based on the decision tonight, we will withdraw from the transaction or move forward. The seller has indicated they are not interested in extending the period.

Mr. Williams said, unless the ordinance specifically prevents a long-term stay, his request is to address any other hurdles during the actual Site Plan Review.

Attorney Kara stated there is a prohibition on permanent residency. Although the Planning Commission may allow stays greater than one year, the Commission may not allow stays on a permanent basis.

Attorney Kara suggested setting a time limit of a date certain, a cap on the number of years.

Mr. Williams directed attention to ORS 197493, which states:

“A state agency or local government may not prohibit the placement or occupancy of a recreational vehicle, or impose any limit on the length of occupancy of a recreational vehicle, solely on the grounds that the occupancy is in a recreational vehicle, if the recreational vehicle is:

- a) Located in a manufactured dwelling park, mobile home park or recreational vehicle park;
- b) Occupied as a residential dwelling; and
- c) Lawfully connected to water and electrical supply systems and a sewage disposal system.”

Attorney Kara replied this seems to suggest the City may not impact the length of any occupancy wholly on those grounds. However, it seems the City could limit the length of occupancy on other grounds.

Mr. Williams stated RV residents typically stay four to six years.

Attorney Kara stated he had not indicated anything that would prevent this Commission from allowing what the Applicant sought to achieve here, which was the extension of allowing more than a one-year stay. Attorney Kara did not see anything in the application requesting permanent residency.

Mr. Williams stated the existing code caps residency at one year. The Applicant's proposal, technically, was beyond a year for long-term housing. A cap on residency could be detrimental, but the proposal specifically request approval from the City for long-term housing beyond a year.

Attorney Kara replied it would be appropriate for the Commission to impose as a condition, the applicant may include long-term stays, and stays longer than one year, to be determined through Site Plan Review. In that way, the hearing could be resolved tonight, with the understanding that the final deadline for capping length of stay would be at a later date.

Chair Cornett closed the public hearing at 8:33 p.m.

Chair Cornett stated the concept of permanent dwelling is not defined, and we are not given the opportunity to define it in the criteria in the packet we have. Therefore, that concept is not applicable to a decision given the substantive information received in the public hearing. Chair Cornett did not find it necessary to define a length of stay.

It was moved by Cornett and seconded by Poppoff to approve CUP 208-22 with proposed Conditions of Approval, including the Condition that stays greater than one year are allowed, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

### **RESOLUTIONS**

Resolution PC 608-22: Approval of CUP 201-21, BTR, LLC

It was moved by Cornett and seconded by Poppoff to approve Resolution PC 608-22 for CUP 201-21 with amended Conditions of Approval. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

Resolution PC 609-22: Approval of CUP 208-22, Lonny Hutchison

It was moved by Cornett and seconded by Poppoff to approve Resolution PC 609-22 for CUP 208-22 with amended Conditions of Approval. The motion carried 6/0; Aparicio, Cornett, Grant, Pena, Poppoff and Portela voting in favor, none opposed, Mascher absent.

### **STAFF COMMENTS / PROJECT UPDATES**

Chair Cornett requested postponing the remaining agenda items to the next meeting.

### **COMMISSIONER COMMENTS / QUESTIONS**

The Planning Commission congratulated the new CDD Director, Joshua Chandler.

### **ADJOURNMENT**

Chair Cornett adjourned the meeting at 8:42 p.m.

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Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED: \_\_\_\_\_  
Cody Cornett, Chair

ATTEST: \_\_\_\_\_  
Paula Webb, Secretary  
Community Development Department



# City of The Dalles Planning Commission

THURSDAY, NOVEMBER 3, 2022 | 5:30 PM

## Conditional Use Permit No. 201-21

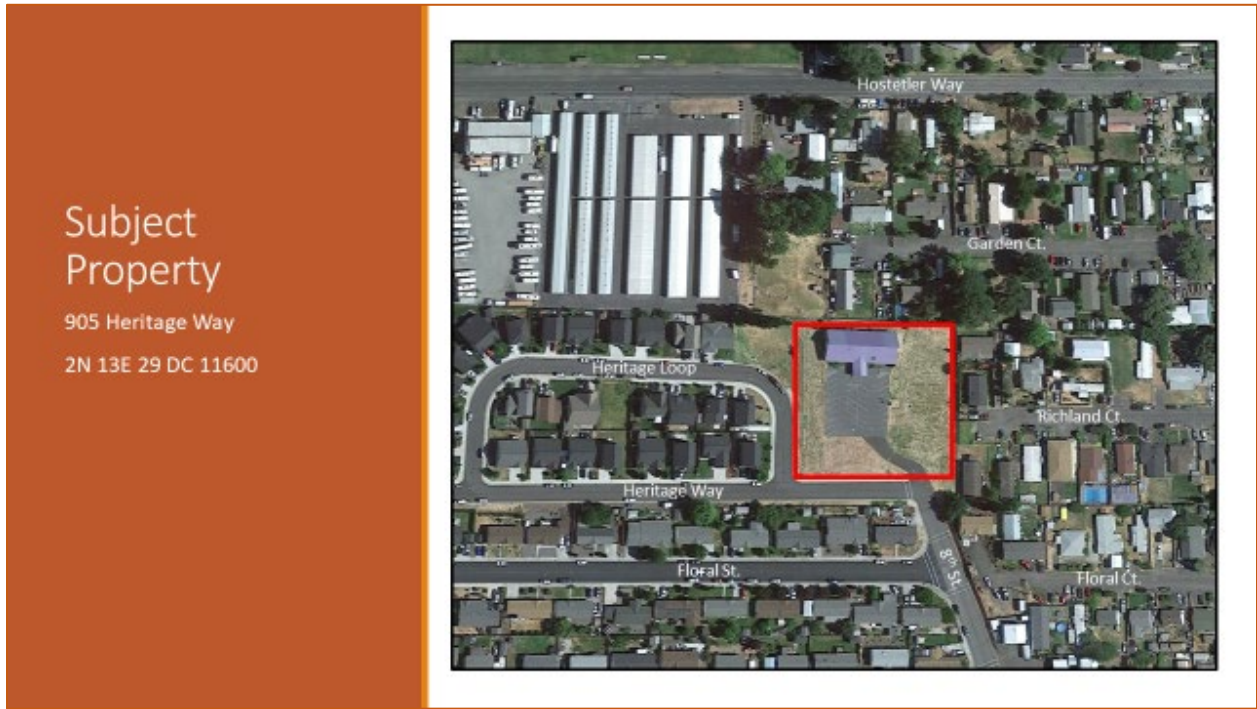
**Applicant:** BTR LLC

**Address:** 905 Heritage Loop

**Assessor's Map and Tax Lot:** 2N 13E 29 DC 11600

**Zoning District:** Medium Density Residential "RM"

**Proposal:** *Applicant is requesting approval to site and construct a 24-unit Recreational Vehicle Park.*



## Proposal

- 24 total RV spaces
- Buildings
  - Bathroom/ Showers
  - Storage Units (x16)
- Landscaping/screening throughout

## Notification

- Notice sent to all properties within 300' radius (72 in total)
- State requirement = 100'

★ Subject Property

▨ Notified Properties

□ Tractlots

— Roads

Properties within 300 feet of  
 CUP 201-21  
 2N 13E 29 DC 11600  
 BTR LLC

0 150 300 450 600  
 Feet

City of The Dalles  
 Community Development  
 Department  
 October 20, 2022 | JC

## Comments Received

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As of 3pm today, two comments were received:

- Seth Sakraida, 952 Heritage Loop
- David and Cheryl Arnold, 962 Heritage Loop

Staff forwarded these comments to the applicant encouraging their response

## Impact (TDMC 10.3.050.040)

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1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.
2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)
3. Dust and other particulate matter shall be confined to the subject property.
4. The following odors shall be completely confined to subject property:
5. Vibrations shall not be felt across the property line.
6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:
7. ~~In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of Chapter 11.12—Historic Resources.~~



## Impact (TDMC 10.3.050.040)

1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.

Proposed Conditions:

- 5a. Applicant establish and enforce reasonable quiet hours
- 5b. No mechanical component of a RV may exceed 60 decibels across property lines
- 5c. No exterior generators

Recommendations:

- Check in/Check out times occur within quiet hours

## Impact (TDMC 10.3.050.040)

2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)

Proposed Conditions:

- 2c. Additional landscaping required along street frontage

## Impact (TDMC 10.3.050.040)

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3. Dust and other particulate matter shall be confined to the subject property.
4. The following odors shall be completely confined to subject property:
  - a. *Industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;*
  - b. *Fuels; and*
  - c. *Fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.*
5. Vibrations shall not be felt across the property line.

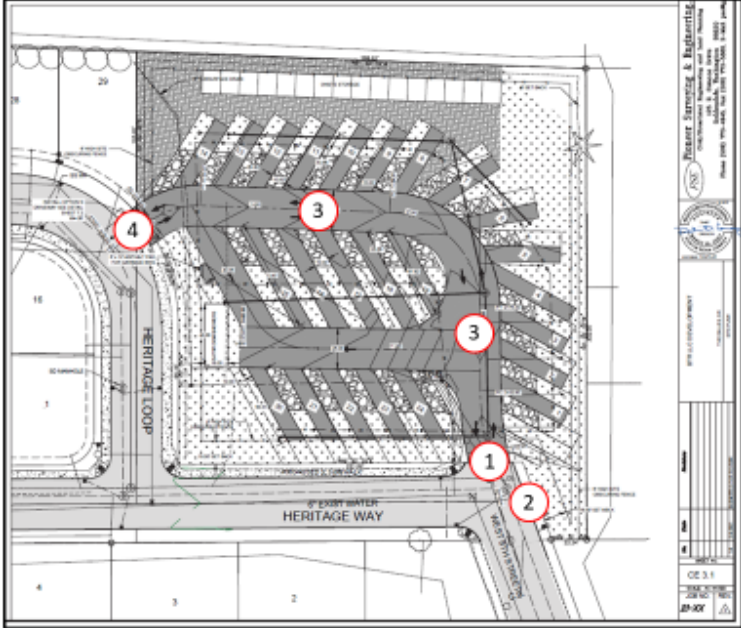
## Impact (TDMC 10.3.050.040)

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6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:
  - a. *Street designation and capacities;*
  - b. *On-street parking impacts;*
  - c. *Bicycle safety and connectivity;*
  - d. *Pedestrian safety and connectivity*

## Required Modifications

1. Drive Approach Required at Entrance
2. Sidewalk extension required to property line
3. Internal pedestrian walkway
4. Access points must be no closer than 5' from property line



## Access

1. In/out required at both access points
2. Turning templates for both access points
3. Traffic Impact Study required
  - Classified as "Mobile Home Park" per ITE
  - Turning templates provided for 3 study intersections
  - No mitigation required

## Additional Requirements

- RV stays may not exceed 1 year (unless approved by PC this evening)
- Manager contact information must be posted on-site at all times
- No outside storage
- All other State RV Park requirements must be met

*Violations of park requirements will be handled on a complaint basis*

## Commission Alternatives

1. **Staff recommendation:** The Planning Commission move to adopt Resolution PC 608-22 approving Conditional Use Permit 201-21, with the proposed Conditions of Approval included with this report, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
2. If the Planning Commission desires to deny Conditional Use Permit 201-21, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.

To whom it may concern,

My name is Seth Sakraida, I live at 952 Heritage Loop. This letter is in response to the notice of public hearing regarding the proposed Recreational Vehicle Park at 905 Heritage Way.

I would like it to be known that I am against the development of a RV park at this location. I have lived in this neighborhood since May 2014 and have always been assured that it is and always has been a quiet, clean, family friendly neighborhood with very little crime. These facts are what has made myself as well as the people of this community view our homes and neighborhood as an ideal place to raise our kids and have little to no fear that our community would ever be a harm bearing place for our families to bloom and grow. I feel that if the RV park is approved it will alter this mindset, as well as tarnish the value, integrity, and the already existing family-oriented environment of not only my neighborhood, but the surrounding neighborhoods as well.

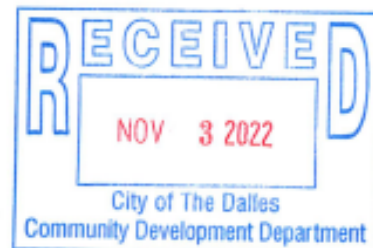
I have a 4-year-old that I currently feel safe letting play in the yard and with the other neighborhood kids because we generally know everyone who comes in and out and have limited traffic in our neighborhood. Having a RV park directly across the road from my house will change that for not only my child, but all the other children who live here. The increase traffic, of well over 100 trips per week, will increase risk of traffic hazards to residents who live in the surrounding neighborhoods, thus putting our kids in danger. The property in question currently and has always had one entrance and exit point on Heritage Way. The plan proposes a second entrance and exit on Heritage Loop. Heritage Loop is a narrow neighborhood road where many residents and visitors park along the sides of the road. This does not allow room for large recreational vehicles to safely navigate in and out of the park, nor does it have room to accommodate the increased traffic of daily residents and visitors that the proposed RV Park would entail.

I do not feel that proper notification was sent to everyone who will be impacted by the development of a RV Park in the middle of a residential area. Only properties within 300 feet of the building site were notified of the proposal, which included less than half of the properties within the individual streets and neighborhoods surrounding the proposed RV Park. Notice should have been sent to all properties on each of the streets and neighborhoods within the 300 feet perimeter. Additionally, the application submitted by BTR LLC shows that traffic impact studies were done on the intersections of 7<sup>th</sup> / Ponoma, 8<sup>th</sup> / Ponoma, and 10<sup>th</sup> / Ponoma. Properties within 300 feet of each of those intersections should have also been notified as the increased traffic from the development of this proposed RV Park will also impact their safety. The failure to notify all of the properties mentioned above shows a lack of professionalism and respect for the members of the community which will be impacted. Whether or not this was intentional, I feel that the proposed RV Park effects a lot more than just the people who were originally notified. I believe it is necessary for all surrounding residence of the neighborhood to be notified as they deserve a chance to speak on this matter.

I do feel that developing the property in question is necessary, however, additional permanent residential homes would be a more appropriate use of this property. This would add to the value of the existing properties in the area and create more revenue for the city in property taxes while still maintaining the family-oriented environment of the surrounding neighborhoods.

Thank you for considering these points in your decision.

*Seth Sakraida*



Comments on 905 Heritage Way 24-unit RV Park.

Is a 24 unit RV Park allowed in a residential neighborhood?  
Does the city need more RV-trailers in town being used as permanent residences?  
I would think a RV-trailer park would be more of a commercial type of use of this property. The goal is now to generate a profit from this property by using it in this way. If a 3,250 sq ft lot size is the maximum density for the city then the math would allow for about 20 spaces with 20% for infrastructure. Why is there 24?

There is only one way in or out of this property and that is from 8th street. Currently 29 homes use this with 24 more added we would end up with 53 homes with at least 1 or 2 cars some with more cars using only one enter exit point. Is this safe? Driving to the property from 6th street, you would come in on Pomona and go to the 7th st.stop sign. That is already a very bad intersection\place to cross 7th street. There is no visibility to the left for oncoming traffic. Pomona street,from 7th to 8th st, is falling apart with the current traffic.

There are over 50 properties that will be affected by the traffic from this rv park going in. These houses were NOT notified of this proposal. 14 houses in Heritage loop\way, 13 houses on Floral St. 23 homes on 8th st., and at least 7 more on Pomona st.

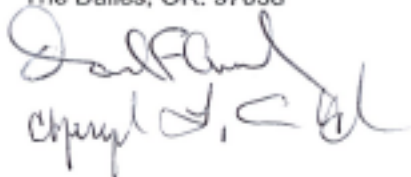
I understand planning can not go less than 300ft for notices so please change to 1000ft notice range for future proposals. This might better inform affected homeowners in the area.

If there is no time limit on the spaces as long as you pay rent then do we end up with more "permanent resident RV/Trailer park" and not really a Recreational Vehicle Park? I could see a trailer / motorhome move in and then never move out. If this happens we will end up with a 24 unit trailer park. I do not think a trailer park is the best use for this property that is in the middle of single family homes.

There is no open space / park play area in this plan for the 50 or more people that would live there. When people moved to this housing area the church had a swing set, basketball hoop, teeter-totter and places for kids in the neighborhood to play. That is now gone. Kids are now playing on the streets and sidewalks in the area.

Do the people that are proposing this project have any other trailer parks of this type that they now run? Who is BTR LLC from Lake Oswego? Do they have any experience in this type of property management? Who will be responsible for code enforcement in the park? Will the city handle the code violations? Will the 24 homes and residents be paying property taxes to The Dalles or DMV registrations to the state?

David and Cheryl Arnold  
962 Heritage Loop  
The Dalles, OR. 97058





# City of The Dalles Planning Commission

NOVEMBER 3, 2022 | 5:30 PM

1

## Conditional Use Permit 208-22

- ❑ **Applicant:** Lonny Hutchison
- ❑ **Land Owner:** Spee Dee Haulers, Inc.
- ❑ **Address:** 2510 West 2<sup>nd</sup> Street
- ❑ **Zoning:** Commercial Light Industrial

**Proposal:** The Applicant is requesting conceptual approval to improve and expand an existing Recreational Vehicle (RV) Park. Upon approval of conceptual review, the Applicant will proceed with a Site Plan Review to site and construct the development.

2

## Background

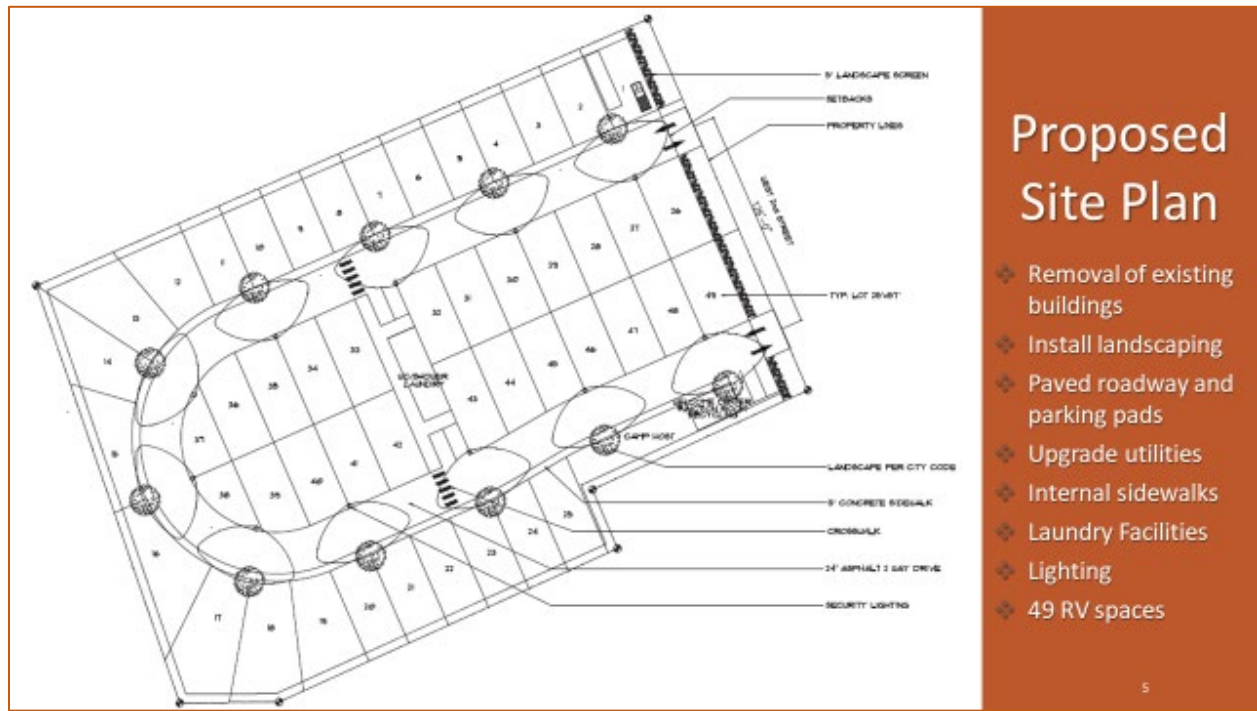
- Known as Spee Dee Haulers
- No comments received during the 14 day comment period.
- Currently 21 RV spaces.



## Current Conditions







## Concept Review

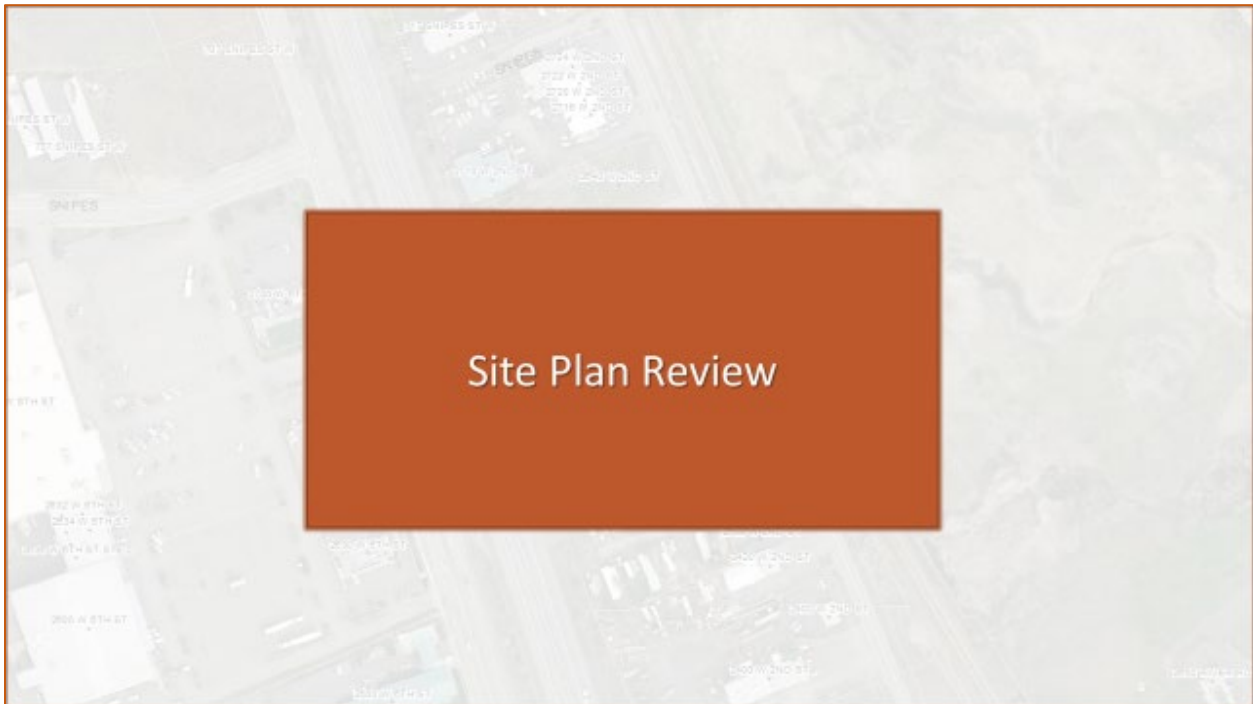
Section 10.3.050.030 C.

1. The City offers a two-stage concept approval process for conditional uses. The applicant may request initial concept approval using the quasi-judicial process. If approval of the concept is granted, the applicant must then submit a detailed site plan and get final approval through the site plan review process.
2. Applicants choosing the concept option must provide sufficient information in the form of site plans, narratives, or other documents to allow the Commission to make an initial decision.
3. The Commission may impose conditions or require performance guarantees on concept approval in the same manner as for regular conditional use applications.

The Concept Review does not include the following:

- Landscaping Standards
- Access Management Standards
- Driveway and Entrance Standards
- Parking Standards
- Improvements Required with Development
- RV Park Requirements of TDMC Chapter 10.12

7



## Length of Stay

Section 10.12.060

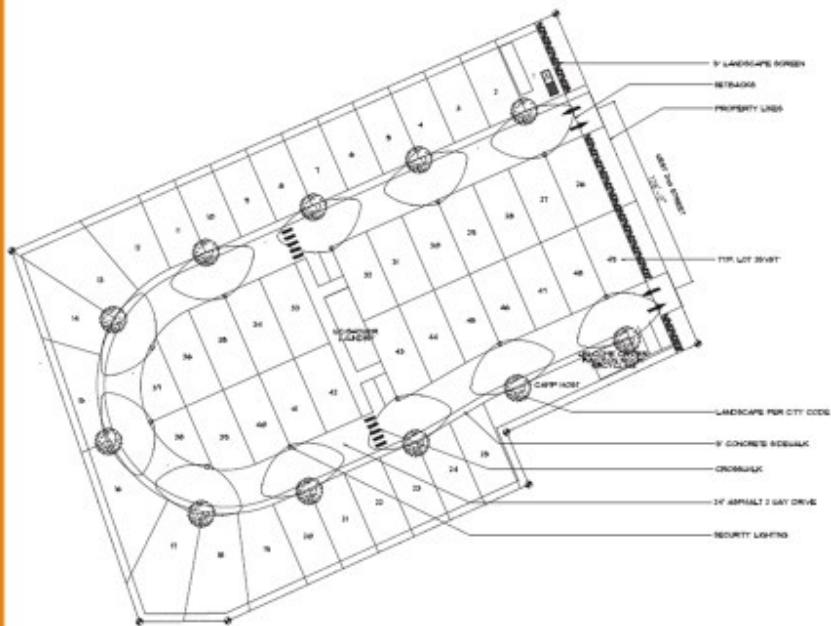
Per TDMC 10.12.060, stays longer than one (1) year may be approved by the Planning Commission.

9

## Impact Mitigation

(Review Criteria 10.3.050.040C)

- a) Noise
- b) Lighting
- c) Dust and Particulate Matter
- d) Odors
- e) Vibrations
- f) Transportation System



10

**Impact Mitigation**  
(Review Criteria 10.3.050.040C)

- a) Noise
- b) Lighting
- c) Dust and Particulate Matter
- d) Odors
- e) Vibrations
- f) Transportation System

11

**Staff Recommends Approval  
with Conditions**

12

## Recommendation

Based on the application materials and findings demonstrating compliance with the applicable criteria, **Staff recommends approval of Conditional Use Permit 208-22 subject to the following conditions of approval.** Any modifications to the approved plans, other than those required by this decision, will require a new land use application and approval.

1. Following an approved concept plan, a Site Plan Review shall be required to site and construct the development.
2. The site plan must clearly identify all RV spaces as long-term or short-term.
3. All short-term stays must pay Transient Lodging Taxes to the City for each nightly stay.

13

## Commission Alternatives

1. **Staff recommendation:** The Planning Commission move to approve Conditional Use Permit 208-22, with the proposed Conditions of Approval included with this report, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
2. If the Planning Commission desires to deny Conditional Use Permit 208-22, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.

14

**MINUTES**

**PLANNING COMMISSION MEETING**

November 17, 2022  
5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Cody Cornett, Chair

**COMMISSIONERS PRESENT:** Karly Aparicio, John Grant, and Mark Poppoff

**COMMISSIONERS ABSENT:** Philip Mascher, Maria Pena, and Nik Portela

**STAFF PRESENT:** Director Joshua Chandler, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair Cornett at 5:41 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Cornett led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Aparicio and seconded by Grant to approve the agenda as submitted. The motion carried 4/0; Aparicio, Cornett, Grant, and Poppoff voting in favor, none opposed, Mascher, Pena, and Portela absent.

**PUBLIC COMMENT**

None.

**LEGISLATIVE PUBLIC HEARING**

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, bias, or a conflict of interest which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 5:48 p.m.

CPA 54-22 and ZOA 107-22, City of The Dalles

Approval of proposed changes to The Dalles Comprehensive Plan. The amendment purpose is to revise Comprehensive Plan Goal 10 Housing Policies by adjusting the existing prescribed

density ranges of the Comprehensive Plan consistent with residential zoning development standards of The Dalles Municipal Code.

Approval of proposed changes to The Dalles Municipal Code, Title 10 Land Use and Development. The amendment is intended to create clear and objective standards concerning residential density, including defining common density terms, calculating and rounding density figures, regulating density, and requirements for redeveloping land below prescribed density ranges.

Director Chandler provided the staff report and presentation, Exhibit 1.

Chair Cornett closed the public hearing at 6:22 p.m.

It was moved by Grant and seconded by Poppoff to approve applications CPA 54-22 and ZOA 107-22 as presented. The motion carried 4/0; Aparicio, Cornett, Grant, and Poppoff voting in favor, none opposed, Mascher, Pena, and Portela absent.

### **RESOLUTION**

Resolution PC 610-22, Approval of CPA 54-22 and ZOA 107-22, City of The Dalles

It was moved by Cornett and seconded by Poppoff to approve Resolution PC 610-22 as presented. The motion carried 4/0; Aparicio, Cornett, Grant, and Poppoff voting in favor, none opposed, Mascher, Pena, and Portela absent.

### **STAFF COMMENTS / PROJECT UPDATES**

Director Chandler stated the Planning Technician position was filled by Brad Mead. Positions for Senior Planner, Economic Development Officer, and Facilities Supervisor remain unfilled.

One application is scheduled for review at the December 1, 2022 meeting. The December 15, 2022 and January 5, 2023 meetings will probably be cancelled.

### **COMMISSIONER COMMENTS / QUESTIONS**

None.

### **ADJOURNMENT**

Chair Cornett adjourned the meeting at 6:28 p.m.

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Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED: \_\_\_\_\_  
Cody Cornett, Chair

ATTEST: \_\_\_\_\_  
Paula Webb, Secretary  
Community Development Dept.



# City of The Dalles Planning Commission

ZONING ORDINANCE AMENDMENT NO. 107-22  
COMPREHENSIVE PLAN AMENDMENT NO. 54-22  
THURSDAY, NOVEMBER 17, 2022 | 5:30 PM

## History of TD Density

- ❖ The Dalles Zoning Ordinance (TDZO) No. 80-986 (1980-1998)
  - Est. minimum lot sizes & maximum density
- ❖ The Dalles Comprehensive Plan (1994)
  - Est. minimum/maximum density ranges
- ❖ TDMC Title 10, Land Use Development Ordinance (1998)
  - Amended TDZO lot sizes
  - Codified Comp Plan density ranges
  - “minimum density” added in 2011
  - Minimum lot size amendments (2019 & 2021, “Middle Housing”)

**Comp Plan density ranges ≠ TDMC Lot sizes**



## Adoption Background

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- ❖ February 2022: PC directed staff to review TDMC pertaining to density
- ❖ July 7, 2022: First PC Discussion on density
- ❖ August 11, 2022: Distributed proposed amendments to local contractors, surveyors, engineers requesting comment
  - 1 comment received
- ❖ October 6, 2022: Second PC Discussion on density
- ❖ November 17, 2022: Adoption hearing

## Density Code Amendments

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- ❖ Establish a new TDMC Article: Density
- ❖ Restructure multiple existing TDMC Articles
- ❖ Adjust Comprehensive Plan density ranges
- ❖ Create flexibility within development scenarios, w/ Clear and Objective Standards

## Density Code Amendments

- ❖ Definitions
- ❖ Adjusting minimum/maximum density ranges
  - Removing “minimum density”
- ❖ Rounding/Truncation
- ❖ Calculating Density
- ❖ Regulating Density
- ❖ Redevelopment Plans
- ❖ Minimum Lot Allowances (*one lot = one dwelling*)

## Adjusting Density Ranges (pages 1 & 7 of Exhibit B)

- ❖ Currently density ranges and lot sizes are not evenly dividable into each other (density range / minimum lot size)
  - RL: 3 - 6 units/gross acre ÷ 5,000 SF
  - RM: 7 - 17 units/gross acre ÷ 2,000 SF
  - RH: 10 - 25 units/gross acre ÷ 1,500 SF
- ❖ Example (RL):
  - $15,000 \text{ SF} / 5,000 \text{ SF (min. lot size)} = 3 \text{ dwellings/lot}$
  - $0.34 (15,000 \text{ SF}) \times 6 \text{ (max. density)} = 2 \text{ dwellings/lot (2.06 rounded down)}$

## Adjusting Density Ranges (pages 1 & 7 of Exhibit B)

### ❖ Current Minimum Lot Sizes

- RL: 5,000 SF
- RM: 2,000 SF\*
- RH: 1,500 SF\*

### ❖ Calculations

- RL:  $43,560 \text{ SF} / 5,000 \text{ SF} = 8.712$  | Current (max. density) = 6
- RM:  $43,560 \text{ SF} / 2,000 \text{ SF} = 21.78$  | Current (max. density) = 17
- RH:  $43,560 \text{ SF} / 1,500 \text{ SF} = 29.04$  | Current (max. density) = 25

*\* Minimum lot sizes in the RM and RH zones vary depending on building type and number of dwelling units; therefore, Staff used the smallest lot size option in each of these zones for calculation*

## Adjusting Density Ranges (pages 1, 4 & 7 of Exhibit B)

### ❖ Proposed Code Amendment:

- RL: 3 - ~~6~~ **8.712** units/gross acre
- RM: 7 - ~~17~~ **21.78** units/gross acre
- RH: 10 - ~~25~~ **29.04** units/gross acre

### ❖ Density Rounding Provision:

*Any rounded whole number, which results in a total number of dwelling units exceeding the maximum Comprehensive Plan density range, shall be permitted no more than one dwelling unit greater than the density range.*

*For example, a RL zoned development with a maximum density of 8.65 may be rounded up to 9; thus exceeding the 8.712 maximum allowed density of the RL zoning district.*

## Rounding/Truncation (pages 2, 3, & 4 of Exhibit B)

- ❖ Currently:
  - No language regarding truncation
  - Minimum Requirements always rounded up
    - *(11.053 rounded up to 12)*
  - Maximum Allowed always rounded down
    - *0.48 acres x 6 units (max density: RL zone) = 2.88 (rounded down to 2)*
- ❖ Proposed:
  - Truncation: 2 numbers past the decimal point (ex: 3.4289 = 3.42)
  - Rounding at 0.50 (ex: 2.49 = 2 | 2.50 = 3)

## Calculating Density (page 3 of Exhibit B)

- ❖ Density Denominator – based on individual development site basis (NOT by tract, neighborhood, subdivision, etc.)
- ❖ Net Area Deductions – lists land constraints for calculating net area:
  - Right-of-way dedications for (new or expansion)
  - Slopes of 25% or greater
  - 100 year floodplain (FEMA)
  - Wetlands (OR Department of State Lands)
  - Stream corridors (Article 5.130)
  - Open space or parkland that will be publically owned or open space owned in common by owners within a residential development
  - Public utility easements

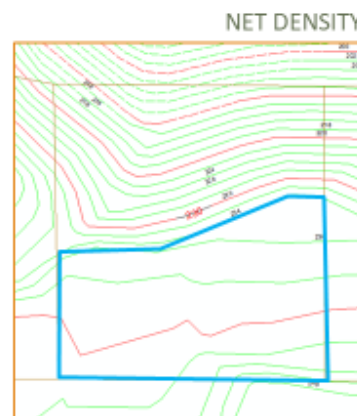
## Calculating Density: Gross/Density (page 3 of Ex. B)

- ❖ Gross Density = number of residential units per overall acre
- ❖ Net Density = number of units per acre of land, excluding various constraints (such as ROW, slopes, wetlands, etc)
- ❖ Proposed:
  - Net = minimum required
  - Gross = maximum allowed

## Calculating Density: Gross/Density (page 3 of Ex. B)

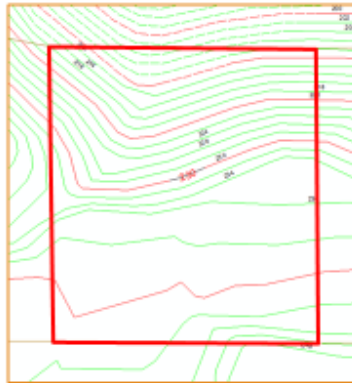
Proposed Code Amendment: *When determining **minimum required density** of an individual development, net density is used for calculations.*

- Only “buildable” area is considered
- Constrained land (ex. slopes) results in less required dwellings/lots
- Ability to “minimize” density



## Calculating Density: Gross/Density (page 3 of Ex. B)

GROSS DENSITY



Proposed Code Amendment: *When determining **maximum allowed density** of an individual development, gross density is used for calculations.*

- Constrained land (ex. slopes) may be used in overall calculation
- Ability to “maximize” density

## Regulating Density (pages 4 & 5 of Exhibit B)

❖ Minimum Density:

- Duplexes = 2 dwelling units
- ADUs = 1 dwelling unit

❖ Maximum Density:

- Duplexes = 1 dwelling unit
- ADUs = 0 dwelling units

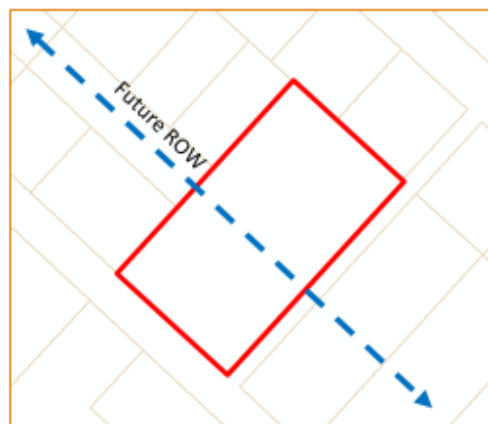
## Regulating Density (page 5 & 6 of Exhibit B)

- ❖ No proposed development may exceed the maximum net density of the underlying zone.
- ❖ RL, RH, and RM zoning districts (All development)
  - A Redevelopment Plan is required for all proposed developments that do not meet minimum density
  - All future development on parcel(s) shall comply with approved Redevelopment Plan, unless a new Redevelopment Plan is approved by the City.
  - Approved Redevelopment Plans shall be filed with the Wasco County Clerk

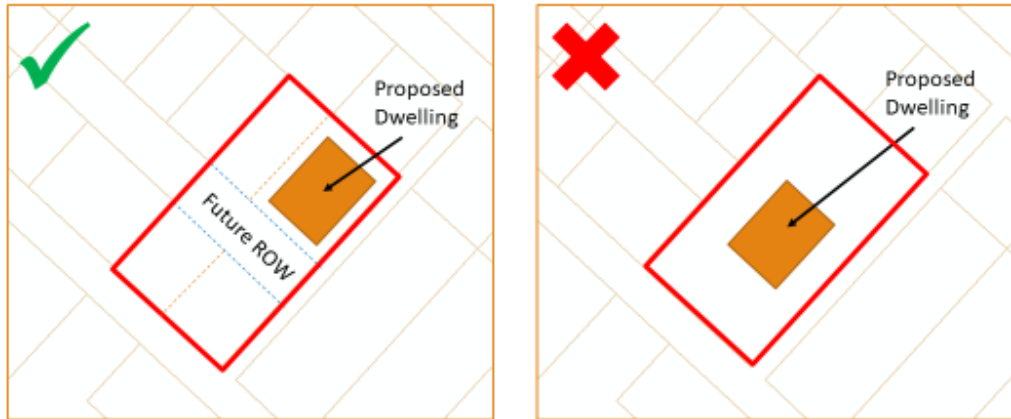
## Redevelopment Plan (page 5 & 6 of Exhibit B)

- ❖ *Newly proposed Article in Chapter 10.3*
- ❖ *Same requirements as Site Plan Review section 10.3.030.030*
- ❖ *Used to demonstrate how proposed development allows for minimum density to be achieved*
- ❖ *Currently required with all land division; referred to as a "Shadow Plat"*

5 dwelling units (gross)  
4 dwelling units (net) - ROW



## Redevelopment Plan (page 5 & 6 of Exhibit B)



## Findings (Exhibit A)

- ❖ The Dalles Municipal Code
- ❖ The Comprehensive Plan
  - Goal #1. Citizen Involvement
  - Goal #2. Land Use Planning
  - Goal #10. Housing
- ❖ Oregon Revised Statute
  - ORS 197.307 (4)



## Findings (Exhibit A)

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### ❖ The Comprehensive Plan

- Goal #1. Citizen Involvement
  - **Policy 3.** *The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.*
- Goal #2. Land Use Planning
  - **Policy 6.** *Implement this Plan through appropriate ordinances and action. Implementing measures shall be developed to allow administrative review and approval authority.*
  - **Policy 8.** *Implementing ordinances shall be consistent with this plan.*

## Findings (Exhibit A)

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### ❖ The Comprehensive Plan

- Goal #10. Housing
  - **Policy 2.** *Adopt standards to ensure that residential development occurs within planned density ranges within each residential district.*
  - **Policy 5.** *Plan for the more efficient use of vacant land by encouraging infill development which is sensitive to existing neighborhoods and by encouraging new development which achieves the density allowed by the comprehensive plan.*
  - **Policy 8.** *Flexibility in implementing ordinances is needed to accommodate infill and to foster a variety of development scenarios and housing options.*

## Findings (Exhibit A)

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- ❖ Oregon Revised Statute
  - ORS 197.307(4)
  - *A local government may adopt and apply only **clear and objective standards**, conditions and procedures regulating the development of housing, including needed housing.*

## Next Steps

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- ❖ January 24, 2023: City Council adoption hearing
  - January 7, 2023: Newspaper Notice
  - January 10, 2023: BM 56 Notice *(if needed)*
- ❖ Amendments take effect: **February 24, 2023**

## Council Alternatives

1. **Staff recommendation:** Move to recommend to the City Council the approval of Zoning Ordinance Amendment 107-22 and Comprehensive Plan Amendment 54-22, adopting amendments and findings attached herein.
2. Move to recommend to the City Council the approval of a modified Zoning Ordinance Amendment 107-22 and Comprehensive Plan Amendment 54-22, after adopting any changed amendments or findings discussed at the regular November 17, 2022, Planning Commission meeting.
3. Decline adoption and provide additional direction.



# City of The Dalles Planning Commission

THURSDAY, NOVEMBER 17, 2022 | 5:30 PM



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### STAFF REPORT CUP 206-22

**Applicant:** POWER Constructors, Inc.  
**Procedure Type:** Quasi-Judicial  
**Hearing Date:** December 1, 2022  
**Property Owner:** Design LLC  
**Assessor's Map:** Township 2 North, 13 East, Section 28  
**Tax Lot:** 707  
**Address:** 3600 River Road  
**Zoning District:** "I" Industrial  
**Prepared By:** Kaitlyn Cook, Associate Planner

**REQUEST:** The Applicant is requesting approval to site and construct an electrical substation. Approval of the Conditional Use Permit (CUP) will establish a Community Facilities Overlay (CFO) on the site.

**NOTIFICATION:** Property owners within 300 feet, City Departments and Franchise Utilities.

**COMMENTS RECEIVED:** No comment received as of the date this report was published (November 23, 2022).

**BACKGROUND:** The subject property is a portion of the former Northwest Aluminum Company aluminum smelter plant. Following the closure of the plant in the 1980s, the plant property had multiple partitions and subsequent land transactions. This parcel is encumbered by a previously approved delayed development agreement along with two abutting parcels (taxlots 700, 708), which requires the property owner to install right-of-way (ROW) improvements for all three parcels at the time of development.

## REVIEW CRITERIA:

### ***I. City of The Dalles Municipal Code, Title 10 Land Use and Development***

#### ***Section 10.3.010.040 Applications***

##### ***A. Acceptance***

**FINDING #1:** The Applicant (further described as Applicant) submitted a Pre-application/Site Team meeting request on August 4, 2022 for consideration of a Conditional Use Permit (CUP) application to site and construct an electrical substation. A meeting was held on July 7, 2022 at Northern Wasco Public Utility District (NWPUD) office with representatives from NWPUD, Power Constructors, Inc. (PCI), and the City of The Dalles. A formal Site Team meeting did not occur as the City Engineer and Senior Planner determined no additional meeting would be needed. Following this meeting, Staff requested additional information to include with the application material. On November 10, 2022 the Applicant submitted all required information. **Criterion met.**

##### ***B. Completeness***

**FINDING #2:** The application was deemed complete on November 10, 2022. **Criterion met.**

#### ***Section 10.3.020.050 Quasi-Judicial Actions***

##### ***A. Decision Types.***

**FINDING #3:** Pursuant to The Dalles Municipal Code (TDMC), CUP applications are processed as Quasi-Judicial Actions. **Criterion met.**

##### ***B. Staff Report.***

**FINDING #4:** This document serves as the staff report. **Criterion met.**

##### ***D. Notice of Hearing.***

**FINDING #5:** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on November 17, 2022. **Criterion met.**

#### ***Section 10.3.050.030 Applications***

##### ***A. Applications.***

**FINDING #6:** Digital copies of all required plans have been submitted. Staff determined no paper copies are required at this point. **Criterion met.**

##### ***B. Review.***

**FINDING #7:** See Finding #3. Staff will include as a Condition of Approval that all final plans, consistent with all Conditions of Approval, be approved by the Community Development Director and the City Engineer prior to issuance of a building permit. **Criterion met with conditions.**

#### ***Section 10.3.050.040 Review Criteria***

***A. Permitted Conditional Use. The proposed use is conditionally permitted in the zone district where it is proposed to be located.***

**FINDING #8:** Pursuant to TDMC 10.5.090.030, Community Facilities sites are allowed conditionally in the Industrial (I) zone and are subject to the provisions of Article 5.100. **Criterion met.**

*B. Standards. The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purposes of this Title, and any other statutes, ordinances, or policies that may be applicable.*

**FINDING #9:** All applicable standards of TDMC are addressed within this staff report. **Criterion met.**

*C. Impact. The proposed structure(s) and use(s) shall be designed and operated in such a way as to meet the standards of this Article. Impacts caused by the construction of the conditional use shall not be considered regarding a decision on the validation of the application.*

*1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.*

**FINDING #10:** Applicant's narrative stated this site will not generate over 60 decibels as there are no moving parts other than electrical switches which, when operated, shall create less than 60 decibels. **Criterion met.**

*2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)*

**FINDING #11:** From the photometric plan provided, the site will not exceed 0.5 foot-candles across the property line. **Criterion met.**

*3. Dust and other particulate matter shall be confined to the subject property.*

**FINDING #12:** Applicant is proposing to install gravel at the site as well as screening that will help to mitigate dust and debris from impacting neighboring properties. **Criterion met.**

*4. The following odors shall be completely confined to subject property:*

- a. Industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;*
- b. Fuels; and*
- c. Fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.*

**FINDING #13:** Applicant stated that none of above-mentioned odorous materials would be stored on site. Staff does not anticipate odorous impacts with this development. **Criterion met.**

*5. Vibrations shall not be felt across the property line.*

**FINDING #14:** Staff does not anticipate vibrations from the proposed use will be felt across property lines. **Criterion met.**

6. *The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:*
  - a. *Street designation and capacities;*
  - b. *On-street parking impacts;*
  - c. *Bicycle safety and connectivity;*
  - d. *Pedestrian safety and connectivity; and*

**FINDING #15:** The provided narrative explained the proposed facility is a high voltage, uninhabited electrical switchyard. This facility is not open to the public other than electricians and professionals tending to the electrical facility. This site is required to install ROW improvements, including sidewalks and bicycle lanes. For timing of improvements see finding #38 not requiring the Applicant to install any pedestrian or bicycle facilities as it may be unsafe for the general public if granted access. Therefore, Staff does not anticipate an impact on the transportation system. **Criterion met.**

7. *In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of Chapter 11.12 - Historic Resources.*

**FINDING #16:** The proposed use is not located in a historic district or structure. **Criterion not applicable.**

### **Chapter 10.5 Zone District Regulations**

#### ***Article 9.090 Industrial District***

#### ***Section 10.5.030.030 Conditional Uses***

*I. Community facilities sites, subject to the provisions of Article 5.100: Community Facilities Overlay District.*

**FINDING #17:** This development proposal is for an electrical substation, classified as a CFO pursuant to TDMC Article 5.100. **Criterion met.**

#### ***Section 10.5.090.040 Development Standards***

**FINDING #18:** This proposal will establish a CFO to the underlying zoning district; therefore, Staff reviewed the CFO development standards with this staff report. See Finding #22. **Criterion met.**

#### ***Section 10.5.090.050 Pedestrian Walkways***

**FINDING #19:** This facility is not open to pedestrians; therefore, a pedestrian pathway is not required from the ROW to the site. **Criterion not applicable.**

#### ***Section 10.5.090.060 Exceptions to Standards***

#### ***B. Parking***

**FINDING #20:** TDMC 10.5.090.060 states that permitted and conditional uses may be exempted from off-street parking requirements for vehicles and bicycles if the Director

determines that the subject use will have no employees on site and are not open to the public. Applicant stated in their narrative the site is not open to the public and will be accessed only by NWPUD electrical workers. Applicant anticipates NWPUD electrical workers will visit the uninhabited switchyard once a week. Therefore, Staff determined parking standards are exempt with this development. **Criterion not applicable.**

***Section 10.5.090.070 Performance Standards***

**FINDING #21:** Pursuant to TDMC 10.5.090.070, the proposed use and operation shall comply with all applicable local, state, and federal standards, and shall not create a nuisance due to odor, vibration, noise, dust, vector control, smoke or gas. Applicant shall prevent the collection of nuisance materials and debris from being windblown or migrating off site. Staff will include these standards as Conditions of Approval. Any nuisance concerns that may arise with this development will be addressed on a complaint basis. **Criterion met with conditions.**

***Article 5.100 CFO Community Faculty Overlay District***

***Section 5.100.020 Allowed Uses***

***K. Public Utility Facilities***

**FINDING #22:** The proposed electrical substation is a NWPUD public utility facility. **Criterion met.**

***Section 10.5.100.050 Development Standards***

**FINDING #23:** Staff determined this proposal complies the development standards of the CFO district. Landscaping and access requirements will be addressed in subsequent findings. **Criterion met.**

***Section 10.5.100.060 Master Plans***

***A. General. Applications for community facilities sites shall include a master plan and narrative for the entire site. The master plan may substitute for the concept site plan required by the conditional use review process, providing that the master plan includes all items required by the concept site plan, and indicates all existing and proposed uses, buildings, structures, and all easements and rights-of-way.***

**FINDING #24:** Applicant has provided a narrative and engineered site plans illustrating easements, driveways, fencing, proposed uses, ROWs, and paved areas. **Criterion met.**

**Chapter 10.6 General Regulations**

***Article 6.010 Landscaping Standards***

***10.6.010.050 Screening***

**FINDING #25:** Applicant is proposing to install a 7' metal security fence around the perimeter of the development. **Criterion met.**

***Section 10.6.010.070 Required Landscaping by Zone***

***Zone I: Site Requirement: A 5-foot landscaping buffer adjacent to all public right-of-way, but limited to 10% of the area of the entire site. If a 5-foot buffer along the length of***



*the right-of-way exceeds 10% of the entire site, the City Community Development Department staff will indicate which portions of the right-of-way will have the buffer.*

**FINDING #26:** Applicant has no landscaping demonstrated on the site plan. Staff will add as a Condition of Approval that a 5' landscaping buffer along River Road be installed with this development. Landscaping is required to include a minimum of 40% live materials. Live landscaping shall be irrigated to ensure survival. Irrigation lines shall be required to install a backflow prevention device. All proposed landscaping shall be illustrated on the plan and shall be completed, or financially guaranteed (bonded) prior to occupancy. **Criterion met with conditions.**

**Article 6.050 Access Management**

**10.6.050.030 Access Standards**

*E. Emergency Access*

**FINDING #27:** NWPUD met with Mid-Columbia Fire and Rescue on July 26, 2022. All emergency access concerns have been addressed. **Criterion met.**

**10.6.050.040 Access Standards**

**FINDING #28:** In May 2020, the property owner hired a traffic engineering firm to submit an analysis to the City for consideration of three future access points located northwest of the Klindt Drive/River Road intersection. The City Engineer approved this report with requirements and recommendations on June 2020. The first of these access points was constructed later that year, now providing access to the Hydro Extrusions property (3100 River Road), as well as two future access roads and utility easements. One of these access points was designed for the electrical substation. All three access points identified on this plan exceed the minimum 300' distance as required by TDMC 10.6.050.040. **Criterion met.**

**Article 6.060 Driveway and Entrance Standards**

**10.6.060.020 General Standards**

**FINDING #29:** Pursuant to TDMC 10.6.060.020 (A),

*“Driveways for properties zoned commercial or industrial can apply for approval for driveways wider than 35 feet upon demonstrating that a need for a wider driveway exists. The applicant must provide a report from a licensed engineer showing that a 35-foot driveway is not sufficient. The applicant must also show the proposed driveway is safe, that the result will be compatible with adjacent properties, and that the driveway location will satisfy the provisions of Section 10.6.050.030(C)(1).”*

As mentioned in Finding #28, the Applicant's traffic engineer, Kittelson & Associates, submitted an analysis to the City in May 2020 for consideration of three future access points along the street frontage, however, this report did not address the need for a driveway wider than 35'. Staff will include as a Condition of Approval that the Applicant provide a report from their engineer demonstrating the necessity for a driveway greater than 35' in width. In addition, the Applicant shall demonstrate the driveway width for this development. **Criterion met with conditions.**

***10.6.060.030 Grade***

**FINDING #30:** Pursuant to TDMC 10.6.060.030, driveway and entrance grades at the sidewalk shall not exceed 2%, and the approach grade not to exceed 5%, for the first 20 feet. Staff will include these requirements as Conditions of Approval. **Criterion met with conditions.**

***10.6.060.040 Surfacing***

**FINDING #31:** Pursuant to TDMC 10.6.060.040, drive approaches installed in the public ROW shall be constructed of concrete, in accordance with City Public Works standards. Staff will include this requirement as a Condition of Approval. **Criterion met with conditions.**

**Article 6.100 Vision Clearance**

**FINDING #32:** Applicant demonstrated compliance with vision clearance on the submitted site plans. **Criterion met.**

**Chapter 10.7 Parking Standards**

***Article 7.020 General Provisions***

***10.7.020.100 Stormwater Pretreatment***

**FINDING #33:** There is no City stormwater line located in River Road; therefore, Applicant shall provide documentation demonstrating how on-site stormwater will be managed. **Criterion met with conditions.**

***Article 7.030 General Design Standards for Surface Parking Lots***

***10.7.030.020 Location, Surfacing, Striping and Curb Cuts***

**FINDING #34:** All on-site areas used for the parking and maneuvering of vehicles shall be surfaced with material approved by the City Engineer. Staff will include this requirement as a Condition of Approval. **Criterion met with conditions.**

***10.7.030.110 Refuse Collection***

**FINDING #35:** Any proposed refuse storage facilities shall be placed indoors or screened from the ROW. Refuse storage containers shall be placed on concrete pads with a positive surface drainage. Staff will include these requirements as Conditions of Approval. **Criterion met with conditions.**

***Chapter 10.10 Improvements Required with Development***

***10.10.030 Timing of Improvements***

**FINDING #36:** As mentioned, this parcel is encumbered by a previously approved delayed development agreement along with two abutting parcels (taxlots 700, 708). This agreement requires the property owner to install ROW improvements for all three parcels, including sidewalks and bicycle travel lane. In addition, the property owner will be required to install a 5' landscaping buffer along all three parcel street frontages. Staff will include as a Condition of Approval that the property owner and Applicant coordinate the timing of these improvements with the Community Development Director and City

Engineer. Staff anticipates the installation of improvements for all three parcels will occur concurrently. **Criterion met with conditions.**

***Section 10.10.040 Pedestrian Requirements***

**FINDING #37:** Applicant is required to install a 5' sidewalk along River Road. See finding #36 for timing of improvements. **Criterion met with conditions.**

***Section 10.10.050 Bicycle Requirements***

**FINDING #38:** A 6' bicycle lane is illustrated on the ROW improvements plan. Staff determined this bicycle lane complies with The Dalles TSP "Roadway Design Standards. See finding #36 for timing of improvements. **Criterion met with conditions.**

***Section 10.10.060 Street Requirements***

*C. Improved to Standards*

**FINDING #39:** Pursuant to TDMC 10.10.060 (C), "Where a development site abuts an existing public street not improved to City standards, the abutting street shall be improved to City standards along the full frontage of the property concurrent with development." Existing street frontage along River Road is unimproved. The property owner is required to install ROW improvements along River Road. See finding #36 for timing of improvements. Staff will include this requirement as a Condition of Approval. **Criterion met with conditions.**

***10.10.080 Public Improvement Procedures***

**FINDING #40:** Prior to the installations of public facilities, a pre-construction meeting is required between the City and the Applicant. Staff will include this requirement as a Condition of Approval. **Criterion met with conditions.**

***10.10.090 Final Inspection Procedure***

**FINDING #41:** 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. 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. Staff will include these requirements as Conditions of Approval. **Criterion met with conditions.**

***Section 10.10.100 Franchise Utility Installations***

*A. General*

**FINDING #42:** Applicant is required to coordinate all franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider. In addition, Applicant shall coordinate with the City Engineer to determine any street lighting requirements. All resulting franchise utility requirements must be shown on a site plan. Staff will include these requirements as Conditions of Approval. **Criterion met with conditions.**

**RECOMMENDATION:** Based on the application materials and findings demonstrating compliance with the applicable criteria, **Staff recommends approval of Conditional Use**

**Permit 206-22, subject to the following conditions of approval.** Any modifications to the approved plans other than those required by this decision will require a new land use application and approval.

**1. Conditions Requiring Resolution Prior to Submission of Final Plan:**

- 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. All final plans, consistent with all Conditions of Approval, shall be approved by the Community Development Director and the City Engineer prior to the issuance of a building permit.
- c. All construction/design plans for public infrastructure, improvements, or rights-of-way (ROW) shall be approved by the City Engineer.
- d. All plans must be drawn to scale.
- e. Applicant must provide a report from a licensed engineer demonstrating the necessity for a driveway greater than 35' in width.
- f. Applicant shall demonstrate the driveway width on the site plan.
- g. Applicant is required to coordinate all franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider.
- h. Applicant shall provide documentation of on-site stormwater management.

**2. Conditions Required Prior to Final Plan Approval**

- a. All construction/design plans for public infrastructure, improvements, or rights-of-way required with this development must be approved by the City Engineer.

**3. Conditions Required During Construction of Public Improvements and Franchise Utilities**

- a. A pre-construction meeting including the City Engineer and Construction Inspector is required prior to construction or site prep work. All public improvements shall first obtain design and construction approval from the City Engineer.
- b. Applicant must warranty all public improvements against defect for one year from the date of final acceptance by the City.
- c. All proposed franchise utilities are required to be installed in accordance with each utility provider.
- d. All ROW improvements shown on the approved site plan must be installed.

**4. Conditions Required Prior to City Building Permit Approval**

- a. All Conditions of Approval listed in Sections #1 and #2 above.
- b. Driveway and entrance grades at the sidewalk shall not exceed 2%, and the approach grade not to exceed 5% for the first 20 feet.

- c. Drive approaches installed in the public right-of-way shall be constructed of concrete in accordance with City Public Works standards.
- d. All on-site areas used for the parking and maneuvering of vehicles shall be surfaced with material approved by the City Engineer.
- e. All refuse storage facilities shall be stored indoors or screened from the ROW with containers placed on concrete pads with a positive surface drainage.

**5. Conditions Required Prior to Occupancy**

- a. All proposed landscaping shall be completed, or financially guaranteed (bonded) prior to occupancy.
- b. All irrigation lines shall be required to install a backflow prevention device.

**6. Ongoing Conditions**

- a. All lighting shall not directly illuminate adjoining properties. Lighting sources shall be shielded and arranged so as not to produce glare in any public ROW, with a maximum illumination at the property line not to exceed an average horizontal foot-candle of 0.3 for non-cut-off lights, and 1.0 for cut-off lights.
- b. All development must adhere to the approved site plan for this development.
- c. The proposed use and operation shall comply with all applicable local, state, and federal standards, and shall not create a nuisance due to odor, vibration, noise, dust, vector control, smoke or gas. Applicant shall prevent the collection of nuisance materials and debris from being windblown or migrating off site.
- d. All landscaping, buffering, and screening must be adequately maintained and irrigated to ensure the survival of plant materials
- e. Applicant shall warrant 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.
- f. The timing of right-of-way improvements and 5’ landscaping buffer must be coordinated with the Community Development Director and City Engineer.

**COMMISSION ALTERNATIVES:**

1. **Staff recommendation:** The Planning Commission move to adopt Resolution PC 611-22 approving Conditional Use Permit 206-22, with the proposed Conditions of Approval included with this report, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
2. If the Planning Commission desires to deny Conditional Use Permit 206-22, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.



**City of The Dalles**  
**Community Development Dept**  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481, ext. 1125  
www.thedalles.org

Application #: CUP 206-22  
Filing Fee: \$550  
Receipt #: XBP 125772548  
Deemed Complete: \_\_\_\_\_  
Ready to Issue: \_\_\_\_\_  
Date Issued: \_\_\_\_\_

Received: 08/04/2022

## Conditional Use Permit Application

### Applicant

Name: POWER Constructor's, Inc.  
Address: 3 Centerpointe Drive, Suite 500  
Lake Oswego, OR 97035-8663  
Phone #: 503-892-6725 / 503-475-2858  
Email: larry.sevy@powereng.com

### Legal Owner (if different than Applicant)

Name: Design LLC c/o Corporation Service Co.  
Address: 251 Little Falls Drive  
Wilmington, DE 19808  
Phone #: 307-231-5266  
Email: hafey@google.com

### Property Information

Address: 3600 River Road  
Zone: Commercial Light Industrial  
City Limits:  Yes  No  
Geohazard Zone: Zone C

Map and Tax Lot: 02N-13E-28 707 (Parcel 2)  
Overlay: None  
Size of Development: ~2 Acres of the 5.95 Acre Plot  
Flood Designation: Outside of FEMA Flood Zone

### Project Information

New Construction     Expansion/Alteration     Change of Use     Amend Approved Plan  
Current Use of Property: Vacant Lot  
Proposed Use of Property: Electric Power Switchyard

### Briefly Explain the Project:

Northern Wasco County PUD is requesting to construct a new electric power switchyard to provide bulk power to a new data processing building and campus at the site of the decommissioned NW Aluminum facility.

Proposed Building(s) Footprint Size (ft<sup>2</sup>): 732 sq. ft

Total Number of Parking Spaces Proposed: 0

Parking Lot Landscaping Proposed (ft<sup>2</sup>): 0

Total Landscaping Proposed (ft<sup>2</sup>): 0

Percentage of Irrigated Landscaping: 0



**Project Information (continued)**

**Economic Development Information**

Proposed Project is in the Enterprise Zone

*(for questions regarding Enterprise Zones, please contact the Assistant to the City Manager’s Office at (541) 296-5481, ext. 1150)*

Full Time Equivalent (FTE) jobs are currently provided: 0

FTE jobs are expected to be created by the proposed project:                      Avg 12 for 1 year

***In addition to the requirements of Article 3.010: Application Procedures, this application must be accompanied by the information required in Article 3.050 Site Plan Review, contained in Title 10 Land Use and Development of the City of The Dalles Municipal Code.***

***Upon submission of this application, please provide the following material:***

- |  |                                   |
|--|-----------------------------------|
| <u>Site Team / Pre-Application:</u>            | Completed application             |
|  | Concept plan (PDF recommended)    |
|  | 50% application fee               |
| <u>Official Conditional Use Permit Review:</u> | Remainder of application fees     |
|  | Professional plans (PDF required) |

***Following an approved Site Plan Review determination, plans with all necessary changes must be submitted to City Staff for final review. Please provide the following number of copies for review:***

- 1 – PDF of final plans
- 1 – 11” x 17” set of final plans
- 2 – Full size sets of construction detail plans

***Following final plan review, please provide the following number of copies:***

- 1 – PDF of final plans
- 2 – 11” x 17” sets of final plans
- 4 – Full size sets of construction detail plans

Signature of Applicant

Signature of Property Owner

DocuSigned by:  
Larry Sevy  
56F724D3F6564DB...

DocuSigned by:  
Patrick Gammons  
A5AC67FB5E3E47C...

Larry Sevy  
Department Manager

Patrick Gammons  
Director of Planning Commission Agenda Packet





POWER CONSTRUCTORS, INC.  
3 CENTERPOINTE DRIVE  
SUITE 500  
LAKE OSWEGO, OR 97035 USA

PHONE 503-892-6700  
FAX 503-892-6799

August 5, 2022

Joshua Chandler  
Senior Planner  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058

**Subject: Gorge Switchyard / Translink Transmission Line Permit Applications**

Joshua:

Thank you and Dale McCabe for meeting with Northern Wasco County People's Utility District (NWCPUD), POWER Engineer's, Inc. (PEI), and POWER Constructor's Inc. (PCI) at NWCPUD's office on July 7, 2022. In that meeting we reviewed permitting requirements for the NWCPUD 230 kV Gorge Switchyard and 230 kV TransLink Transmission Line. We agreed that the meeting fulfilled the City of The Dalles (COTD) Site Team / Pre-Application requirements provided that NWCPUD corresponds with the local fire marshal. NWCPUD has fulfilled that obligation and met with Mid-Columbia Fire & Rescue fire marshal, Jay Wood on July 26, 2022.

We would like to further thank you and acknowledge receipt of your Pre-Application notes provided via email on July 29, 2022.

As we discussed NWCPUD is tasked with providing bulk power delivery to their customer, Design LLC for a new data center located on River Road, The Dalles, Oregon. To summarize what we covered in the Site Team / Pre-Application meeting, NWCPUD has contracted with PEI and PCI (collectively POWER) to engineer, procure, and construct the 230 kV high voltage facilities that will serve as the infrastructure needed to provide the bulk delivery power. We further discussed Design LLC will permit and construct the data center facilities. For clarity the division of scope we discussed is as follows:

- POWER, acting as agent to NWCPUD, is responsible for the engineering, procurement, and construction of the 230 kV Gorge Switchyard and 230 kV TransLink Transmission Line. NWCPUD will own and operate the switchyard and transmission line. NWCPUD has entered a long-term lease with Design LLC who owns the property that the Gorge Switchyard will be constructed on. NWCPUD has obtained right-of-way easements with property owners along the transmission route. POWER, on NWCPUD's behalf, is responsible for permitting the construction of these projects with the COTD.
- Design LLC, as the owner of the data center is responsible for the engineering, procurement, and construction of the data center and related facilities. Design LLC and / or their designated construction contractor is responsible for permitting the data center and related facilities.
- There are a few overlapping responsibilities of POWER and Design LLC such as the site grading for the switchyard that will be completed by Design LLC's construction



August 05, 2022

contractor. Design LLC has acquired the State of Oregon 1200 – C – Construction Storm Water Permit that covers the data center and switchyard parcel. The 1200-C will be followed by Design LLC’s construction contractor that performs the grading of the entire data center and switchyard. Once the switchyard is graded, POWER will step in and follow the requirements of the State 1200 – C. This includes maintaining BMP’s in the area of the switchyard construction. We have not included the State 1200 – C as it is our understanding the COTD already has it. Let us know immediately if this is not the case.

As the responsible party to permit the project work within our scope, POWER is hereby submitting our initial permit applications and documentation as follows:

- **Gorge Switchyard Conditional Use Permit Application (Gorge CUP) inclusive of the following documents:**
  - a. Recorded Partition Plat Tax Lot 02N-13E-28 700
  - b. Issue for Bid or 95% Design Review (IFB) Site Grading Plan, Details and General Notes (Drawings C01-1 & C01-2). There is a note on C01-1 requiring installation of the temporary construction entrance for the north construction entrance to comply with COTD drawing RD1000.
  - c. IFB Site Layout (Drawing E00-3). Provides general site layout of the Gorge Switchyard.
  - d. IFB Electrical Assembly Plan View, Material List and Nameplate Schedule (Drawings E02-1 & E03-1). Provides light fixture locations and light fixture data within the switchyard.
  - e. Lighting photometrics calculations (Lighting Plan Rev A & GOR-Lighting Sh 1)
  - f. IFB Electrical Assembly (Drawings E02-2, through E02-5, E02-10 & E02-11) shows elevations of structural steel and high voltage bus within the switchyard.

The following applications will be submitted upon approval of the Gorge CUP:

- i. Gorge Physical Constraints Permit Application
- ii. Gorge SDC Permit Application
- iii. Gorge Minor Building Permit Application Packet
- iv. Gorge Construction Approach Permit Application
- v. Gorge Fence Permit Application
- vi. Gorge Laydown Yard Permit Application

- **TransLink Transmission Line Physical Constraints Permit Application inclusive of the following documents:**
  - a. Alignment Exhibit
  - b. NWCPUD TransLink 230 kV Structure Info Summary Sheet

The following applications will be submitted upon approval of the TransLink Physical Constraints Permit:

- i. TransLink Right of Way Permit Application
- ii. TransLink Laydown Yard Permit Application
- iii. TransLink Traffic Control Plans where applicable

August 05, 2022

- Please also refer to our attached COTD Permit Document List and Other Jurisdictional Permit List.

To further clarify and explain the division of responsibilities between the NWCPUD / POWER scope and Design LLC scope we are providing the following outline of the notes we compiled during the July 7, 2022, Site Team / Pre-Application meeting.

1. Overall Project Scope and Permitting
  - a. NWCPUD / POWER Scope
    - i. 230 kV Switchyard and Northern Switchyard Construction Entry
    - ii. 230 kV Transmission Line
  - b. Design LLC's Scope and Permitting
    - i. Data Center
    - ii. Data Center 230 kV / 13.8 kV Substation
    - iii. Site Rough Grading State 1200-C (Includes 230 kV Switchyard Grading)
    - iv. Southern Data Center Construction Entry
    - v. Permanent Curb, Sidewalk, Drive Approach
    - vi. Perimeter and data center site lighting
    - vii. Landscaping
  - c. Fence Scope
    - i. NWCPUD / POWER 230 kV Switchyard (Interior Chain Link)
    - ii. Design LLC Data Center (Exterior Decorative or other)
2. POWER has completed our permitting obligations with State, Federal and Wasco County as noted in the attached PDF entitled "Other Jurisdiction Permit List". Item 19 on that list is incomplete and therefore marked in red text. POWER does not intend to provide additional information regarding other jurisdictions unless specifically requested by the COTD.
3. Erosion and sediment control for the Gorge Switchyard construction will comply with the State of Oregon 1200 – C obtained by Design LLC as noted above. The construction of the Gorge Switchyard will be taking place on a decommissioned ex-superfund site. The construction will comply with the Oregon Department of Environmental Quality approved Contaminated Materials Management Plan and Addendum 3 to that plan (collectively the CMMP Plan). Per those documents, all spoils will remain on site. Handling of the spoils will be per the CMMP Plan. As noted above the State 1200 – C is not included with our application, nor have we provided the CMMP Plan, but can provide either upon request.
4. Erosion and sediment control for the TransLink Transmission Line construction will comply with the COTD standards as detailed in COTD drawings RD1010 through RD1015 & RD1030 through RD1033 & RD1040. Spoils from the TransLink project will be handled as noted:
  - a. Spoils from structure 1/10 are required to remain on site and will be spread at the structure location. This is a requirement as the structure is located at the Lockheed Martin CERCLA Superfund Site and no spoil materials are expected to be removed off-site.

August 05, 2022

- b. Spoils from structure 1/12 will remain on site as this structure is located at the Design LLC decommissioned ex-superfund site. All spoils will be handled per the CMMP Plan.
  - c. Spoils from all other structures will be hauled to the Design LLC decommissioned ex-superfund site as there is a need for fill material.
  - d. Any variances in spoil handling will be brought to the attention of the COTD prior to handling the spoils.
5. For clarity, the Gorge Switchyard is an electric utility high voltage switching station, often referred to as a substation. The switchyard is not intended for any habitable uses and there will be no water, sewer, or other system developments. There will be one prefabricated steel control enclosure, occupying approximately 750 to 800 square feet, set on a concrete slab, and used for relay, control, and protection of the high voltage system.
  6. The Gorge Switchyard will be constructed on Parcel 2 of Recorded Partition Plat Tax Lot 02N-13E-28 700. The switchyard development will be approximately 2 acres of the 5.95 acres of Parcel 2. Switchyard fence dimensions are 220 feet by 340 feet.
  7. Please note the drawings we are submitting for the Gorge Switchyard are the IFB or 95% Design drawings and actual issue for construction (IFC) drawings can be submitted later if needed by the COTD. In addition, final stamped drawings can be provided at the completion of construction.
  8. Our submitted drawings for the Gorge Switchyard include turning radii as discussed in our July 7, 2022, meeting. We have included a note on the drawings instructing the construction contractor to install the construction entrance per COTD drawing RD1000.

We trust our above plan will comply with COTD requirements for permitting the Gorge Switchyard and TransLink Transmission Line Projects. Should there be any questions or additional information required feel free to reach out and we will do our best to satisfy your needs.

Please contact me with any questions at [larry.sevy@powereng.com](mailto:larry.sevy@powereng.com) or 503-475-2858. We look forward to working with the COTD on this important and exciting project.

Sincerely,



Larry Sevy  
Department Manager  
Oregon CCB # 228659

Cc: Kurt Conger - NWCPUD  
Ben Burnham – Design LLC  
Heather Hafey – Design LLC  
Jeff Johnson – POWER Engineering, Inc.  
Nathan Weber – POWER Constructors, Inc.  
John Wills – POWER Constructors, Inc.



POWER CONSTRUCTORS, INC.  
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September 8, 2022

Joshua Chandler  
Senior Planner  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058

**Subject: Gorge Switchyard Application CUP 206-22 / Additional Information**

Joshua:

In response to your September 1, 2022, email requesting additional information we are responding as requested. We would like to start with adding some clarity regarding our original application and cover letter that was submitted to the City of The Dalles (COTD) on August 4, 2022. As discussed in our application cover letter Design LLC, as the owner of the data center is responsible for the engineering, procurement, and construction of the data center and related facilities. This was also discussed during the Site Team / Pre-Application meeting in NWCPUD's office on July 7, 2022. Admittedly, we did not provide enough clarity on the "related facilities" as to what was under development between ourselves and Design LLC regarding the River Road Frontage Improvements. We trust after review of this letter and our revised and additional documentation the delineation of responsibility of frontage improvements will be clear and acceptable to the COTD.

As part of our response, we are re-submitting our Issue for Bid or 95% Design Review (IFB) Site Grading Plan, Details and General Notes (Drawings C01-1 & C01-2). We have removed all references on drawing C01-1 regarding removing existing frontage road fencing and installing what was meant to be a temporary construction entrance gate. For clarity, we are also submitting the proposed River Road Frontage Improvements drawing created by Maul Foster Alongi (MFA) as discussed in the next paragraph.

It is POWER's understanding the attached MFA Frontage Improvements concept drawing was submitted to the COTD on July 11, 2022, by Whiting-Turner on behalf of Design LLC. Be advised that Design LLC and POWER have agreed that Design LLC is responsible for all River Road Frontage Improvements and Landscaping. It is also POWER's understanding the COTD Planning department is aware of the frontage improvement details coming separately from the Design LLC's and their authorized representatives. POWER also understands the COTD has agreed to let all the frontage improvements be designed and constructed as one instead of in sections corresponding to individual CUPs (data center, lift station and switchyard). Design LLC has informed us they are diligently working on the frontage design and further submissions will be forthcoming from the Design LLC team as required by the COTD. We appreciate and understand the need to carefully verify alignment of the multiple designs in this area and trust our revised IFB drawing CO1-1 and this letter will provide the clarity needed by the COTD. To be clear, Design LLC is taking responsibility for all frontage improvements and landscaping.

September 8, 2022

In addition to the above we are responding to your request for additional information in narrative addressing all applicable criteria to Conditional Use Permit criteria (10.3.050.030). We have cut and pasted a section of this article below in **red text** and inserted our additional narrative information below the Article.

### **10.3.050.030 Review Procedures**

**A. Applications.** In addition to the requirements of Article [3.010: Application Procedures](#), conditional use permit applications shall be accompanied by at least 15 copies of a concept site plan, and, when required, 2 copies of the detailed landscape and construction/design plans, per the provisions of Article [3.030: Site Plan Review](#).

POWER has followed application procedures as outlined in Article 3.010 requiring a Pre-Application Conference, which was held in NWCPUD's office on July 7, 2022.

POWER provided the Gorge Switchyard Conditional Use Permit Application documents in compliance with the requirements of Article 3.010 with the understanding electronic PDF format is acceptable. Should hard copies be required please let us know.

The Gorge Switchyard will not have any landscaping within the fenced electrical facility. All landscaping is the responsibility of Design LLC as noted in POWER's CUP Application cover letter with our complete application package on August 4, 2022 and explained above on Page 1 of this letter.

In reviewing Article 3.030 Required Plans POWER provided a Site Plan with our original application containing applicable information required in this section. A complete listing of drawings was provided in our original application cover letter. The drawing provided included the details as required by this article including project name, vicinity, local plat and tax lot identification, scale, north arrow, date, property lines, names and locations of existing streets, switchyard layout, and various other information as required. Also included in our original application we included location of switchyard lighting and photometric calculations, site grading and drainage.

For further clarity, the Gorge Switchyard is an uninhabitable electrical transmission facility with 230-thousand-volt (230 kV) equipment and bus work within a locked fenced and isolated area, inaccessible to the public. Our documentation does not include vehicle and bicycle parking spaces as the facility will be accessed only by NWCPUD qualified electrical workers. The qualified electrical workers will park their vehicles on the designated drive areas shown inside the fenced electrical switchyard. It is anticipated the frequency of visits to the uninhabited switchyard will be once a week by one or two NWCPUD employees. There will be no trash generated at the completed project site and trash facilities are not included in the completed design. As noted in our original application there will be no on-site water or sewer connections. For clarity there are no illuminated signs associated with the switchyard. There is no drainage catch basin associated with the switchyard and all drainage from the switchyard has been coordinated with the overall drainage plan as submitted to the COTD by Design LLC. Construction will follow the Design LLC obtained State 1200-C. The switchyard fence and gates are shown on the site plan provided with the original application.

September 8, 2022

Should any specific detail be missing for Article 10.3.050.030 please identify the exact detail required and we will be glad to respond.

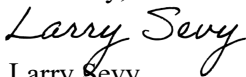
In addition to the above we are responding to your request for additional information in narrative addressing **Site Plan Review criteria (10.3.030.040)**. We have reviewed this section and believe we have addressed all the requirements in the above discussion and as provided with our original application. For further clarity we would like to emphasize the facility is a high voltage 230 kV uninhabitable switchyard and many of the requirements in this section are non-applicable. As noted in our cover letter with our original application and as noted above, there will be no sewer or water within the switchyard. We would like to add there will be no pedestrian, bicycle, or vehicular traffic in the switchyard and the only traffic as explained above is for the limited use of NWCPUD qualified electrical workers.

Respectively, should any specific detail be missing regarding Article 10.3.030.040 please identify the exact detail required and we will be glad to respond.

We trust our above response for additional information addresses the COTD concerns for permitting the Gorge 230 kV High Voltage Switchyard. Should there be any questions or additional information required feel free to reach out and we will do our best to satisfy your needs.

Please contact me with any questions at [larry.sevy@powereng.com](mailto:larry.sevy@powereng.com) or 503-475-2858. We look forward to working with the COTD on this important and exciting project.

Sincerely,



Larry Sevy  
Department Manager  
Oregon CCB # 228659

Cc: Kurt Conger - NWCPUD  
Ben Burnham – Design LLC  
Mason Dixon – Design LLC  
Heather Hafey – Design LLC  
Jeff Johnson – POWER Engineering, Inc.  
Nathan Weber – POWER Constructors, Inc.  
John Wills – POWER Constructors, Inc.



POWER CONSTRUCTORS, INC.  
3 CENTERPOINTE DRIVE  
SUITE 500  
LAKE OSWEGO, OR 97035 USA

PHONE 503-892-6700  
FAX 503-892-6799

October 31, 2022

Joshua Chandler  
Senior Planner  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058

**Subject: Gorge Switchyard Conditional Use Permit Application – Additional Information**

Joshua:

In response to your September 8, 2022, request for additional information for the Gorge Switchyard CUP and for clarity, we have cut and pasted your request, which is as follows in underlined italics:

Please include a narrative of:

- Conditional Use Permit criteria (10.3.050.040)
- Site Plan Review criteria (10.3.030.040)

I have included those sections needing addressed below (in blue). Some of the information may be included on a site plan. If so, make reference in the narrative. If a section is not applicable, make not of this in the narrative.

To ensure we have responded to all the City of The Dalles (COTD) requirements, we cut and pasted the sections needing addressed as provided (in blue), then provided our responses as appropriate in black text.

***10.3.050.040 Review Criteria***

*A conditional use permit shall be granted if the Commission finds that the proposed use conforms with, or can be made to conform with through added conditions, any related requirements of this and other City ordinances and all of the following criteria:*

*A. Permitted Conditional Use. The proposed use is conditionally permitted in the zone district where it is proposed to be located. Please refer to the August 4, 2022 Permit Application packet Map and Tax Lot 02N-13E-28 707 (Parcel 2) document 2022-02 Partition Plat Recorded.pdf.*

*B. Standards. The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purposes of this Title, and any other statutes, ordinances, or policies that may be applicable. Please refer to*

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the August 4, 2022, Permit Application packet Map and Tax Lot 02N-13E-28 707 (Parcel 2) document 2022-02 Partition Plat Recorded.pdf.

*C. Impact. The proposed structure(s) and use(s) shall be designed and operated in such a way as to meet the standards of this Article. Impacts caused by the construction of the conditional use shall not be considered regarding a decision on the validation of the application.*

*1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.* The Gorge Switchyard will generate zero decibels of noise as all components are electrical or physical in nature with no moving parts, except electrical high voltage switches which when operated will produce limited noise, well below the 60-decibel threshold.

*2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)* The Gorge Switchyard lighting plan and photometrics documents provided with the original application demonstrate there will be near zero foot-candles of light beyond the switchyard fence. Please refer to previously provided GOR-LIGHTING\_SH 1.pdf and LIGHTING PLAN Rev A.pdf.

*3. Dust and other particulate matter shall be confined to the subject property.* The Gorge Switchyard will be graveled with four to six inches of surface rock free of fines, and therefore will not generate any dust. The purpose of the switchyard surface rock is to provide isolation from ground for the qualified electrical workers that occasionally visit the switchyard.

*4. The following odors shall be completely confined to subject property:* None of the below items will be stored at the Gorge Switchyard and there will be no other items that are part of the Gorge Switchyard that produce odors. We have therefore marked the below items as Non/Applicable.

*a. Industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;* Non/Applicable

*b. Fuels;* and Non/Applicable

*c. Fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.* Non/Applicable

*5. Vibrations shall not be felt across the property line.* The Gorge Switchyard will not produce any vibrations internally or externally to the switchyard.

*6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:*



October 31, 2022

*a. Street designation and capacities;* Our documentation does not include vehicle and bicycle parking spaces as the facility will be accessed only by NWCPUD qualified electrical workers. The qualified electrical workers will park their vehicles on the designated drive areas shown inside the fenced electrical switchyard, therefore no street parking is required for the switchyard. It is anticipated the frequency of visits to the uninhabited switchyard will be once a week by one or two NWCPUD employees.

As previously communicated, it is POWER's understanding the attached MFA Frontage Improvements concept drawing was submitted to the COTD on July 11, 2022, by Whiting-Turner on behalf of Design LLC. Be advised that Design LLC and POWER have agreed that Design LLC is responsible for all River Road Frontage Improvements and Landscaping. It is also POWER's understanding the COTD Planning department is aware of the frontage improvement details coming separately from the Design LLC's and their authorized representatives. POWER further understands the COTD has agreed all frontage improvements can be designed and constructed as one instead of in sections corresponding to individual CUPs (data center, lift station and switchyard). Design LLC has informed us they are diligently working on the frontage design and further submissions will be forthcoming from the Design LLC team as required by the COTD. We appreciate and understand the need to carefully verify alignment of the multiple designs in this area and trust our revised IFB drawing CO1-1 and this letter will provide the clarity needed by the COTD. To be clear, Design LLC is taking responsibility for all frontage improvements and landscaping.

*b. On-street parking impacts;* The Gorge Switchyard will require Zero street parking spaces. Also, see response to item a. above.

*c. Bicycle safety and connectivity;* The Gorge Switchyard is fenced, restricting public access and bicycle traffic due to electrical hazards (high voltage) and OSHA and NESC safety requirements. Also, see response to item a. above.

*d. Pedestrian safety and connectivity; and* Same answer as c.

*e. Transit capacity and efficiency.* See response to item a., b., c., and d. above.

### **10.3.030.040 Review Criteria**

Regarding this section, POWER responded in our September 8, 2022, letter which said, in quotations as follows:

“In addition to the above we are responding to your request for additional information in narrative addressing **Site Plan Review criteria (10.3.030.040)**. We have reviewed this section and believe we have addressed all the requirements in the above discussion and as provided with our original application. For further clarity we would like to emphasize the facility is a high voltage 230 kV uninhabitable switchyard and many of the requirements in this section are non-applicable. As noted in our cover letter with our original application and as noted above, there will be no sewer

October 31, 2022

or water within the switchyard. We would like to add there will be no pedestrian, bicycle, or vehicular traffic in the switchyard and the only traffic as explained above is for the limited use of NWCPUD qualified electrical workers.”

However, to supplement our response regarding the COTD request for additional information, we have elaborated further below.

*The following criteria shall be used to approve, approve with conditions, or deny the site plan:*

*A. City Ordinance Provisions. All the provisions from the applicable City ordinances have been met or will be met by the proposed development.* Let us know if we have not addressed all provisions.

*B. Public Facilities Capacity. Adequate capacity of City facilities for water, sanitary sewer, storm sewer, and streets and sidewalks can and will be provided to, and where applicable, through the subject property in order to: (1) meet connectivity standards per the Transportation System Plan and other adopted plans and engineering standards of the City of The Dalles; and (2) provide for future development of surrounding property.* As stated within, the Gorge Switchyard will not require City water or sanitary sewer.

The frontage development concept drawing has been provided as discussed above and the frontage development is understood to be mutually agreed between all parties (COTD, NWCPUD, POWER, and Design LLC) to be the responsibility of Design LLC and / or their designated representative.

*C. Arrangement of Site Elements. Elements of the site plan are arranged to:*

*1. Promote pedestrian, bicycle, and vehicular safety and welfare. For housing developments this standard is met through compliance with the applicable zone standards and the requirements of this Article, as applicable.* Non-Applicable to a high voltage switchyard. Refer to previous responses and conceptual Frontage Improvements that are mutually agreed to the responsibility of Design LLC and / or their designated representative.

*2. Preserve and maintain public amenities and significant natural features. For housing developments this standard is met through compliance with the applicable zone standards and the requirements of this Article, as applicable.* There are no public amenities or significant natural features on Parcel 2 (Gorge Switchyard Parcel).

*3. Avoid traffic congestion. For housing developments this standard is met through compliance with subsection B, above.* See answer to 6. a. above.

*4. Minimize potential adverse impacts on surrounding properties. For housing developments this standard is met through compliance with the applicable zone standards and the requirements of this Article, as applicable.* Surrounding properties will not have adverse impacts because of the Gorge Switchyard, nor is this a housing development.

*D. Design Standards—All Development.*

October 31, 2022

1. *Scale. Buildings with walls greater than 80 feet in length shall include street façades that are varied and articulated at regular 20-, 30-, 40- or 50-foot intervals along the façade to provide the appearance of smaller buildings. Articulation shall be achieved through the use of offsets, jogs, variation of finishes, projections, windows, bays, porches, traditional storefront elements, entries or other similar distinctive changes.* There are no walls greater than 80 feet in length.
2. *Parking Location. With exception of driveway parking, parking areas and parking lots shall not be located in the front yard setback.* Non/ Applicable and see answer to 6. a. above.
3. *Fences/Walls. Fences and walls in front yards and corner side yards, individually or in combination, shall be no more than 4 feet in height. A fence and wall are considered combined when located less than 5 feet apart at grade.* The Gorge Switchyard is a high voltage facility operating at 230 thousand volts. Per OSHA and NESC safety requirements the fence will be 7 feet in height with a one-foot barbed wire top. The location of the fence is shown on drawing E02-1 that was provided with our original CUP application. We understand a separate fence permit is required, but also understood the fence permit could not be applied for until the Gorge CUP permit is issued. To support the issuance of the Gorge CUP permit we are now including drawing E05-2 that has the fencing details included.
4. *Parking Lot Landscaping. Where more than 4 contiguous surface parking spaces are provided, the requirements of Section [10.7.030.040 \[library.qcode.us\]\(B\): Landscaping and Screening Along a Public Right-of-Way](#) shall apply.* Non-Applicable to the Gorge Switchyard. Also, see answer to 6. A. above, and mutual understanding in B Public Facilities Capacity above.
5. *Pedestrian/Bicycle Circulation. All primary building entrances in a development shall be connected to the public right-of-way, on-site parking, and open space areas, if any, by a network of paved walkways or sidewalks of not less than 5 feet in width.* Non-Applicable to the Gorge Switchyard. Also, see answer to 6. A. above, and mutual understanding in B Public Facilities Capacity above.
6. *Building Orientation. Except where a building cannot orient to a street because it is accessed from a private drive or is part of a multi-building complex and does not have street frontage, new buildings shall have their primary orientation to the street utilizing features such as front porches, windows, doorways, walkways, and traditional storefront elements.* Non-Applicable to the Gorge Switchyard. Also, see answer to 6. A. above, and mutual understanding in B Public Facilities Capacity above.
7. *Front Porches. The minimum front setback for covered front porches is 5 feet less than the standard front setback for the zone. For purposes of this standard, a covered front porch must connect to the primary building entrance.* Non-Applicable to the Gorge Switchyard. Also, see answer to 6. A. above, and mutual understanding in B Public Facilities Capacity above.

October 31, 2022

8. *Trim and Details.* Trim shall be used around the windows, doors, frieze, and corners of buildings. Details shall be used around the porch, fascia board, and window and door tops. Non-Applicable to the Gorge Switchyard. Also, see answer to 6. A. above, and mutual understanding in B Public Facilities Capacity above.

F. *Lighting.* Proposed lighting shall not directly illuminate adjoining properties. See answer to C. 2. above.

G. *City Engineer Approval.* Detailed construction/design plans for public infrastructure, improvements, or rights-of-way affected by or located within a proposed development site shall be approved by the City Engineer prior to granting a building permit as a condition of site plan review approval. Please refer to drawings and documentation provided in our original application and follow up correspondence.

H. *Waiver of Remonstrance.* Where applicable, the applicant shall agree to waive any future rights to remonstrate against future public improvements, per the provision of Article 6.110 [library.qcode.us]: Waiver of Right to Remonstrate. Acknowledged.

I. *Deferring Approval.* For all land use actions, when another public entity has primary subject matter jurisdiction, the City may defer development approval for those subjects to the entity with the jurisdiction. Acknowledged.

J. *Improvements Required of Development.* The proposal complies with all of the applicable LUDO Chapter 10.10 [library.qcode.us] standards, including, but not limited to: See answer to 6. A. above, and mutual understanding in B Public Facilities Capacity above.

1. *Section 10.10.040 [library.qcode.us] Pedestrian Requirements.*

2. *Section 10.10.050 [library.qcode.us] Bicycle Requirements.*

3. *Section 10.10.060 [library.qcode.us] Street Requirements. (Ord. 21-1384; Ord. 19-1373)*

We trust the above and accompanying information fully satisfies the City of The Dalles requirements. Should there be any questions or additional information required feel free to reach out and we will do our best to satisfy your needs. Please contact me with any questions at larry.sevy@powereng.com or 503-475-2858. We look forward to working with the COTD on this important and exciting project.

Sincerely,

Larry Sevy  
Department Manager  
Oregon CCB # 228659



PTL 431-0490 170607 (2022-10-31)

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October 31, 2022

Cc: Kurt Conger - NWCPUD  
Andrea Klaas - POTD  
Nathan Weber – POWER Constructors, Inc.

# NORTHERN WASCO COUNTY PUD 230KV GORGE SWITCHYARD

N45°37'33" W121°12'32"  
THE DALLES, OREGON

**DEVELOPER:  
(OWNER)**  
NORTHERN WASCO PUD (NWCPUD)  
2345 RIVER ROAD  
THE DALLES, OR 97058  
CONTACT: KURT CONGER  
(541) 506-3813

**ENGINEER:**  
POWER ENGINEERS INC.  
3 CENTERPOINTE ST. SUITE 500  
LAKE OSWEGO, OR  
CONTACT: JEFF JOHNSON  
(503) 892-6789

**SURVEYOR:**  
TENNESON ENGINEERING  
2325 RIVER ROAD, #3  
THE DALLES, OR 97058  
CONTACT: RONALD GRAVES  
(541)298-8559 EXT. 114

TENNESON ENGINEERING CORP.  
3775 CRATES WAY  
THE DALLES, OR 97058  
CONTACT: BENJAMIN B. BESEDA  
(541) 296-9177

**GEOTECHNICAL:**  
GEODESIGN, INC.  
2325 RIVER ROAD, #2  
THE DALLES, OR 97058  
CONTACT: NICK PAVEGLIO  
(360) 693-8416

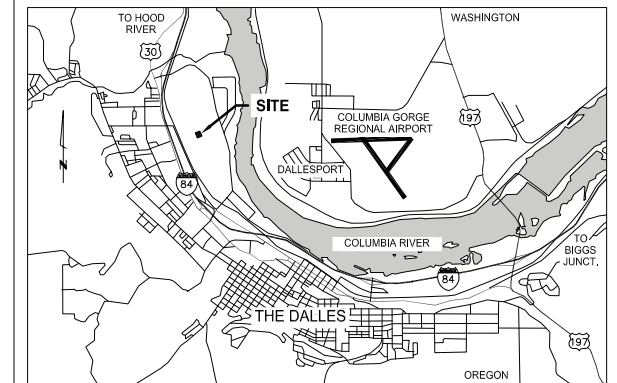
INTERTEK  
6032 NORTH CUTTER CIRCLE, SUITE 480  
PORTLAND, OR 97217  
CONTACT: HELEN RUSSELL  
(503) 289-1778

**SITE AREAS**

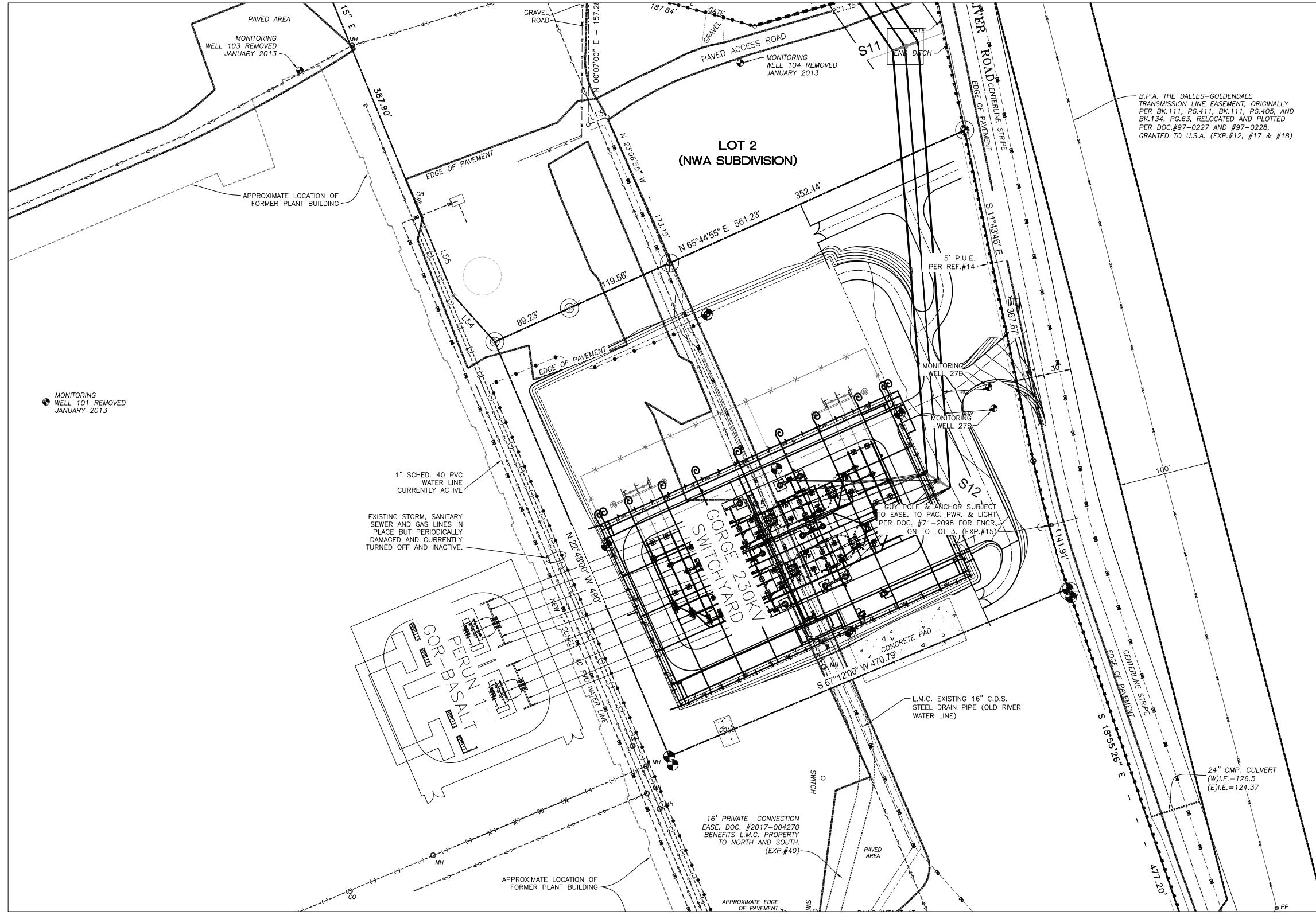
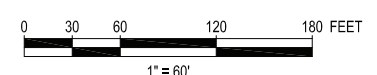
TOTAL FENCED AREA	3.05	ACRES
TOTAL DISTURBED AREA	3.93	ACRES (TBD)

**LEGEND**

	MANHOLE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	CATCH BASIN
	CLEAN OUT
	EXISTING WATER LINE
	NATURAL GAS LINE
	OVERHEAD ELECTRIC POWER LINE
	UNDERGROUND ELECTRIC POWER LINE
	EXISTING POWER POLE
	EXISTING LINE
	EXISTING EDGE OF PAVEMENT
	FUTURE
	RAILROAD (REMOVED)
	EXISTING EASEMENT
	PROPERTY LINE
	PROPOSED FENCE LINE
	STATION BASELINE
	PROPOSED T-LINE STRUCTURE



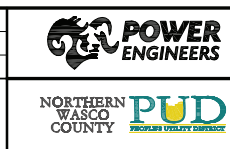
**ISSUED FOR**  
06/06/2022  
**95% REVIEW**



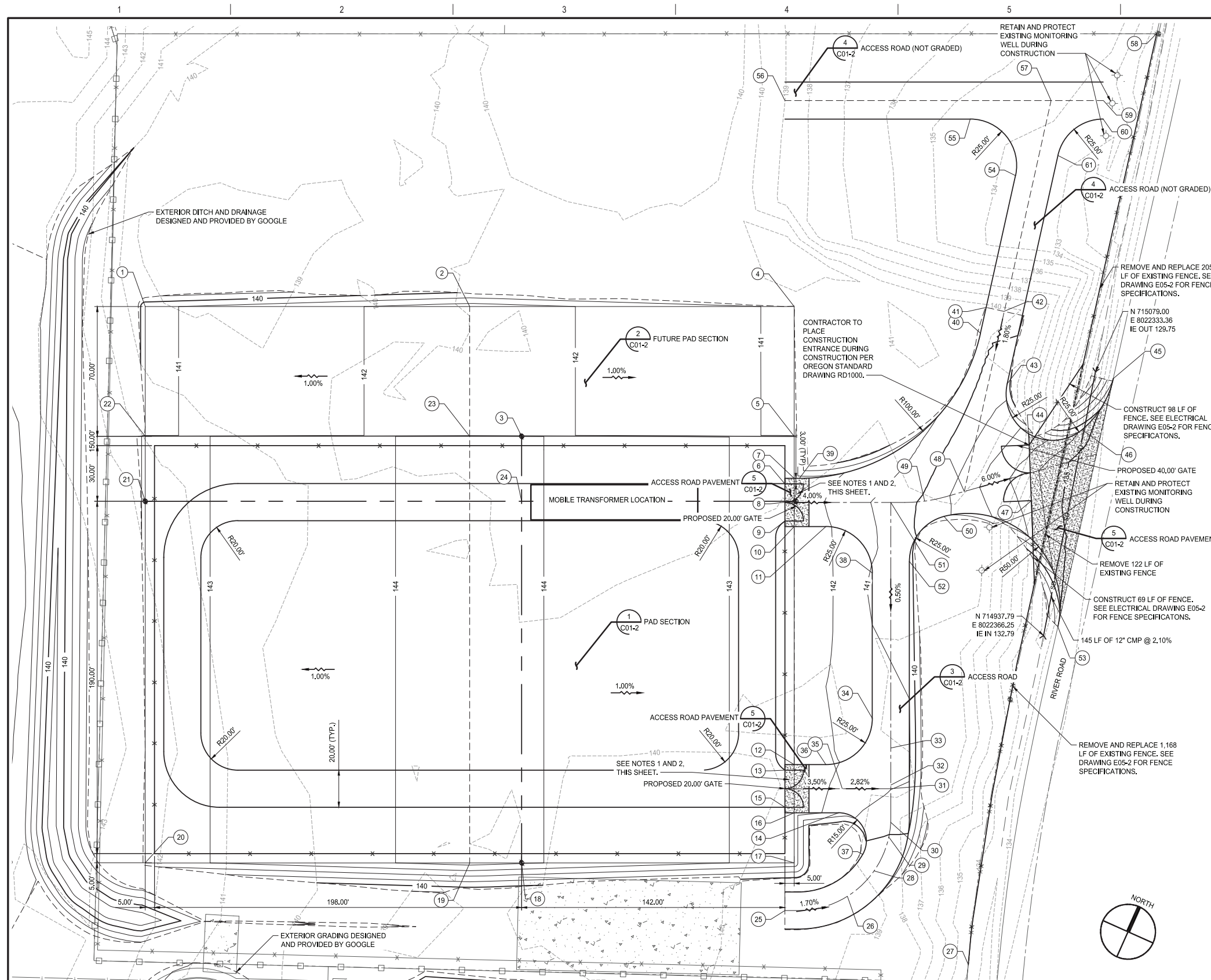
70WVG\_E00\_3.DWG  
THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT, REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED.

REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
B	DAY 1 OPTIMIZATION			SKL	SKL		
A	ISSUED FOR 95% REVIEW	03/11/21		SKL	SKL	JEM	E01-1 GENERAL ARRANGEMENT

DSGN	SKL	12/23/20
DRN	SKL	12/23/20
CKD		
SCALE:	1"=60'-0"	
	FOR 22x34 DWG ONLY	



NWCPUD	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	B
SITE LAYOUT	DRAWING NUMBER	E00-3



POINT TABLE				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	PAD CORNER	140.82	714900.53	8021851.66
2	GB	142.57	714972.44	8022011.24
3	NORTH BASELINE	143.97	714920.11	8022065.50
4	PAD CORNER	140.82	715044.32	8022170.76
5	PAD CORNER	141.74	714980.50	8022199.51
6	GATE	142.70	714955.05	8022205.52
7	EDGE OF ROAD	142.65	714959.83	8022208.83
8	EAST BASELINE	142.65	714948.60	8022213.91
9	GATE	142.70	714936.81	8022213.74
10	EDGE OF ROAD	142.65/140.82	714936.13	8022219.51
11	EDGE OF ROAD/PC	142.10	714843.16	8022235.12
12	EDGE OF ROAD	142.65	714819.13	8022272.23
13	GATE	142.70	714814.35	8022268.93
14	EDGE OF ROAD/PC	141.68	714805.22	8022304.67
15	GATE	142.70	714796.11	8022277.13
16	EDGE OF ROAD	142.65	714795.42	8022282.92
17	PAD CORNER	142.65	714770.81	8022294.01
18	SOUTH BASELINE	144.12	714710.41	8022159.98
19	GB	144.40	714698.94	8022134.48
20	PAD CORNER	142.65	714627.05	8021974.89
21	WEST BASELINE	142.65	714804.84	8021894.80
22	PAD CORNER	142.65	714836.71	8021880.42
23	GB	144.40	714908.62	8022039.99
24	BASELINE INTERSECTION	144.12	714888.22	8022079.89
25	END OF ROAD	139.89	714745.33	8022300.00
26	EVC	139.29	714766.14	8022327.56
27	FENCE TIE IN	142.65/140.82	714759.49	8022402.03
28	PVI	144.40/142.57	714784.57	8022335.07
29	BVC	139.93	714804.44	8022334.80
30	EVC	140.33	714812.16	8022332.46
31	INTERSECTION	141.01	714828.68	8022325.08
32	PVI	141.06	714830.43	8022324.29
33	BVC	141.23	714848.66	8022316.08
34	EDGE OF ROAD/PT	141.25	714859.22	8022300.36
35	GB	141.75	714817.94	8022301.24
36	EDGE OF ROAD/PC	142.18	714826.15	8022287.83
37	EDGE OF ROAD/PT	139.47	714790.17	8022325.77
38	EDGE OF ROAD/PT	140.86	714930.63	8022268.18
39	EDGE OF ROAD/PC	142.41	714961.00	8022211.43
40	EDGE OF ROAD/PT	140.14	715072.50	8022268.26
41	EDGE OF ROAD/PT	140.40	715086.39	8022265.38
42	END OF GRADING	140.49	715088.51	8022275.11
43	EDGE OF ROAD/PC	139.52	715053.50	8022292.63
44	GATE	137.34	715028.26	8022317.00
45	EDGE OF ROAD/PC	133.93	715079.56	8022343.63
46	EDGE OF ROAD/PT	135.87	715047.57	8022339.59
47	GATE	136.56	715001.45	8022330.45
48	INTERSECTION	138.51	714991.06	8022295.38
49	GB	139.82	714977.62	8022277.99
50	EDGE OF ROAD/PT	139.17	714974.29	8022290.97
51	INTERSECTION	140.57	714969.39	8022261.69
52	EDGE OF ROAD/PC	140.63	714944.54	8022283.85
53	EDGE OF ROAD/PC	134.62	714945.32	8022371.31
54	EDGE OF ROAD/PT	133.86	715157.71	8022250.57
55	EDGE OF ROAD/PC	134.58	715175.42	8022215.82
56	END OF ROAD	139.00	715143.50	8022120.63
57	INTERSECTION	134.21	715202.45	8022251.49
58	FENCE TIE IN	131.54	715258.71	8022288.47
59	END OF ROAD	133.69	715214.05	8022277.23
60	EDGE OF ROAD/PC	133.59	715204.87	8022281.20
61	EDGE OF ROAD/PT	133.65	715176.99	8022266.99

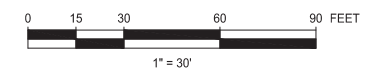
LEGEND	
	EXISTING MAJOR CONTOURS (5 FT)
	EXISTING MINOR CONTOURS (1 FT)
	EXISTING MONITOR WELL
	EXISTING ROAD
	EXISTING ROAD CENTERLINE
	EXISTING DITCH FLOWLINE
	EXISTING FENCE
	EXISTING MONUMENT
	EXISTING CONCRETE PAD
	REMOVE FENCE
	PROPOSED MAJOR CONTOURS (5 FT)
	PROPOSED MINOR CONTOURS (1 FT)
	PROPOSED FLOWLINE
	PROPOSED CENTERLINE
	PROPOSED ROAD
	PROPOSED FENCE
	PROPOSED BASELINE
	PROPOSED BASELINE MONUMENT
	PROPOSED GRADING LIMITS
	PROPOSED GRADE BREAK
	PROPOSED FLOW ARROW
	PROPOSED PAVEMENT

**DRIVE GATE APPROACH NOTES**

- OPERATOR OPENING/CLOSING GATE WILL BE HOLDING METAL GATE OUTSIDE OF GROUNDING GRID AREA.
- ASPHALT PROVIDES INSULATION FROM TOUCH POTENTIAL IN THIS AREA

**ISSUED FOR**  
08/03/2022  
**PERMIT**

**ISSUED FOR**  
08/03/2022  
**BID**



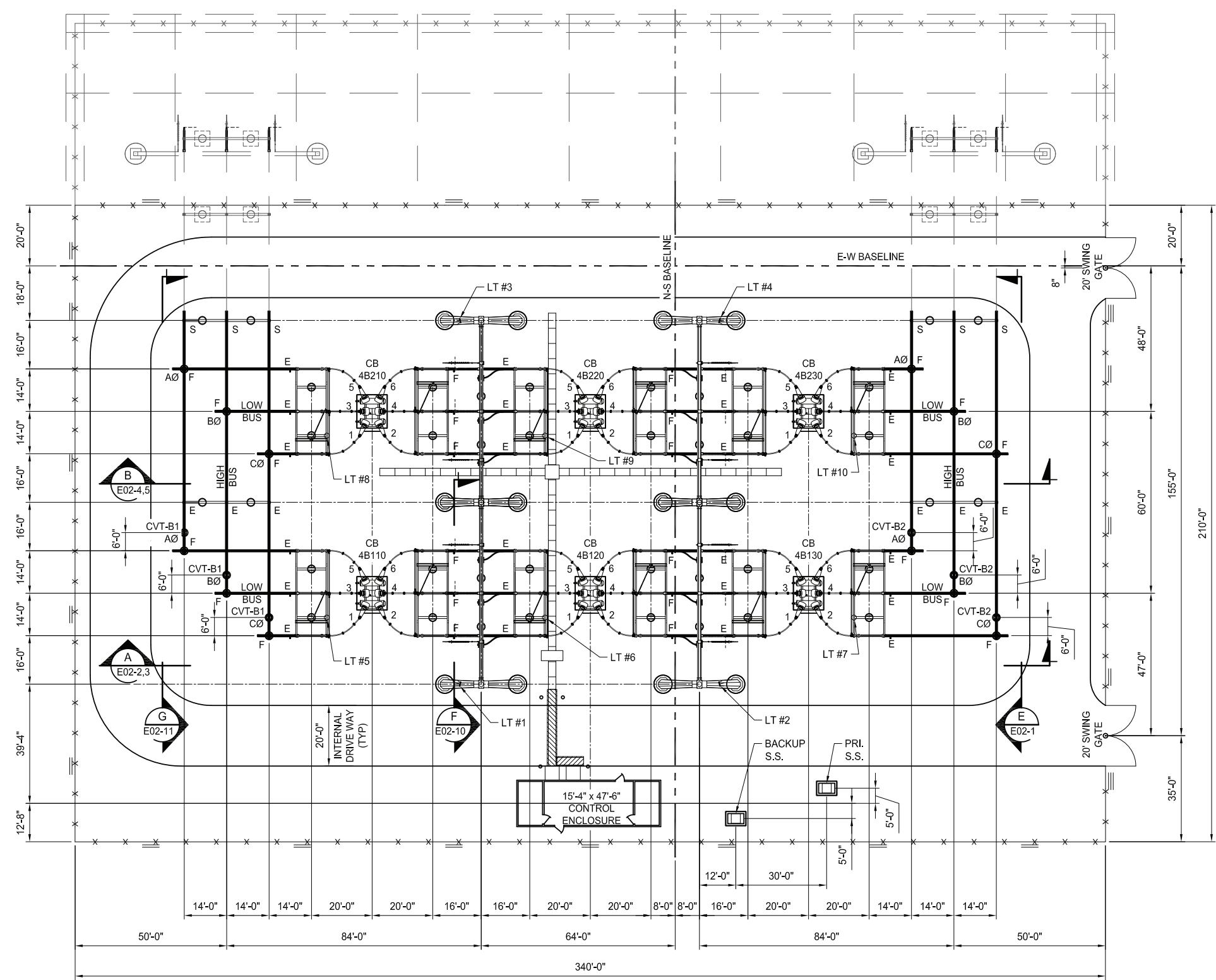
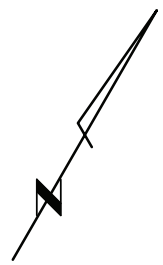
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REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
D	ISSUED FOR BID/PERMIT	08/03/2022	DA	KLS	WBG		
B	ISSUED FOR REVIEW	06/22/2022	KLS	KLS	JL		
C	ISSUED FOR 95% REVIEW	03/11/2021	KLS	KLS	WBG		
A	ISSUED FOR 65% REVIEW	01/06/2021	KLS	KLS	WBG		

DSGN	KLS	DEC-2020
DRN	KLS	DEC-2020
CKD	JL	JUN-2022
SCALE:		1" = 30'-0"
FOR 22x34 DWG ONLY		



NWCPUD		JOB NUMBER	REV
GORGE 230KV SWITCHYARD		178297	
DRAWING NUMBER		AGENDA PACKET C01-1	



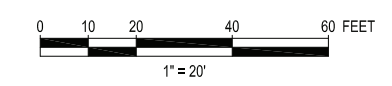
**LEGEND**

- BASELINE
- - - FUTURE
- x x x FENCE
- x x x SIGN (STATION NAME)
- x x x SIGN (DANGER, HIGH VOLTAGE, HARD HAT AREA)
- (XXX) ITEM NUMBER IN MATERIAL LIST E03-1
- B.O.S. BOTTOM OF STEEL
- E INDICATES EXPANSION JOINT
- F INDICATES FIXED FIT CONNECTION FOR BUS AT INSULATOR
- S INDICATES SLIP FIT CONNECTION FOR BUS AT INSULATOR
- SW SHIELD WIRE

**NOTES**

1. REFER TO SPECIFICATIONS FOR MATERIAL, ERECTION AND INSTALLATION REQUIREMENTS.
2. DRILL 1/4" WEEP HOLES IN ALL BUS RISERS, BENDS AND HORIZONTAL RUNS AT LOWEST PRACTICAL POINT TO DRAIN MOISTURE ACCUMULATION. DEBUR ALL HOLES.
3. RIGID BUS COUPLERS SHALL BE INSTALLED WITHIN THE FIRST QUARTER OF A SPAN BETWEEN BUS SUPPORTS.
4. FIELD CLEAN AND COAT W/NO-OXIDE GREASE ALL CONNECTION SURFACES ACCORDING TO THE SPECIFICATIONS JUST PRIOR TO INSTALLATION OF CONNECTORS.
5. PRE-STRAIGHTENED DAMPING CONDUCTOR (ITEM #302) SHALL BE INSTALLED WITHIN THE ENTIRE LENGTH OF HORIZONTAL RIGID BUS SPANS.
6. REFER TO E01-1 FOR T-LINE AND SHIELD WIRE TAKE-OFFS.
7. ALL MATERIAL CALLOUTS LISTED ARE QUANTITY PER PHASE UNLESS NOTED OTHERWISE.
8. BUS TO CANTILEVER A MINIMUM OF 12" FROM 'A' TAP.
9. ALL FIXED FITTINGS TO BE TAC-WELDED TO BUS.

ISSUED FOR  
06/06/2022  
95% REVIEW



70WG\_E02\_1.DWG  
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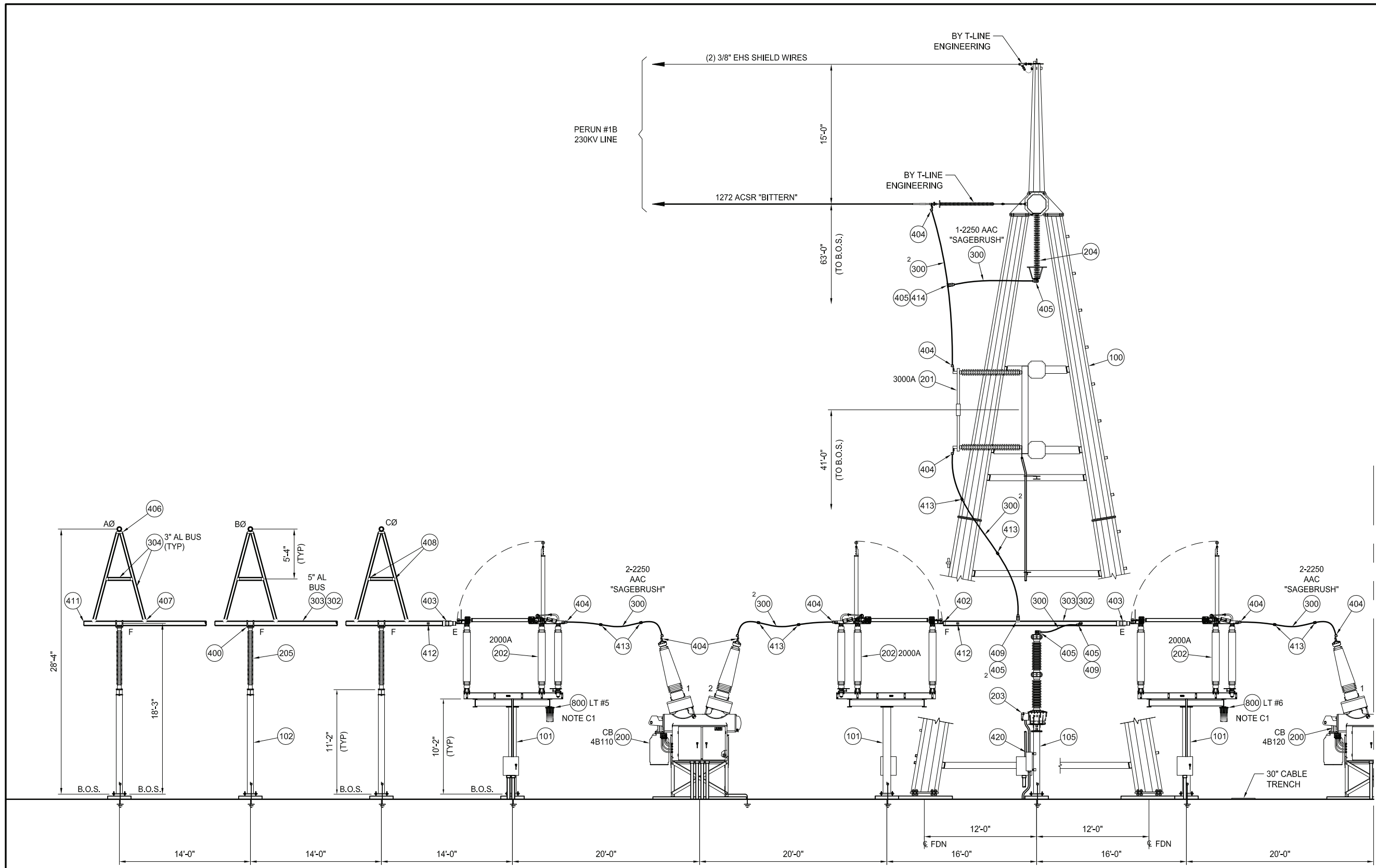
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
C	DAY 1 OPTIMIZATION			SKL	SKL		E03-1 MATERIAL LIST
B	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM		E02-2-11 ELECTRICAL ASSEMBLY SECTIONS
A	ISSUED FOR 65% REVIEW	01/06/21	SKL	SKL	JEM		E01-1 GENERAL ARRANGEMENT

DSGN	SKL	12/14/20		NWCPUD	JOB NUMBER	REV
DRN	SKL	12/14/20		GORGE 230KV SWITCHYARD	154269	C
CKD				ELECTRICAL ASSEMBLY	DRAWING NUMBER	E02-1

SCALE: 1" = 20'  
FOR 22x34 DWG ONLY

NORTHERN WASCO COUNTY PUD  
Planning Commission Agenda Packet

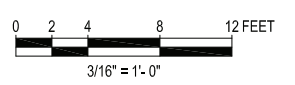




MATCHLINE SEE DRAWING E02-3

**CONSTRUCTION NOTES**  
 C1. CONTRACTOR TO MOUNT. PRE-DRILL HOLES AS REQUIRED.

**NOTES**  
 1. REFER TO E02-1 FOR NOTES AND LEGEND.



**SECTION**  
 SCALE 3/16" = 1'-0"  
 A  
 E02-1

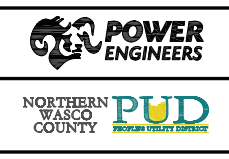
**ISSUED FOR**  
 06/06/2022  
 95% REVIEW

70WG E02\_2.DWG  
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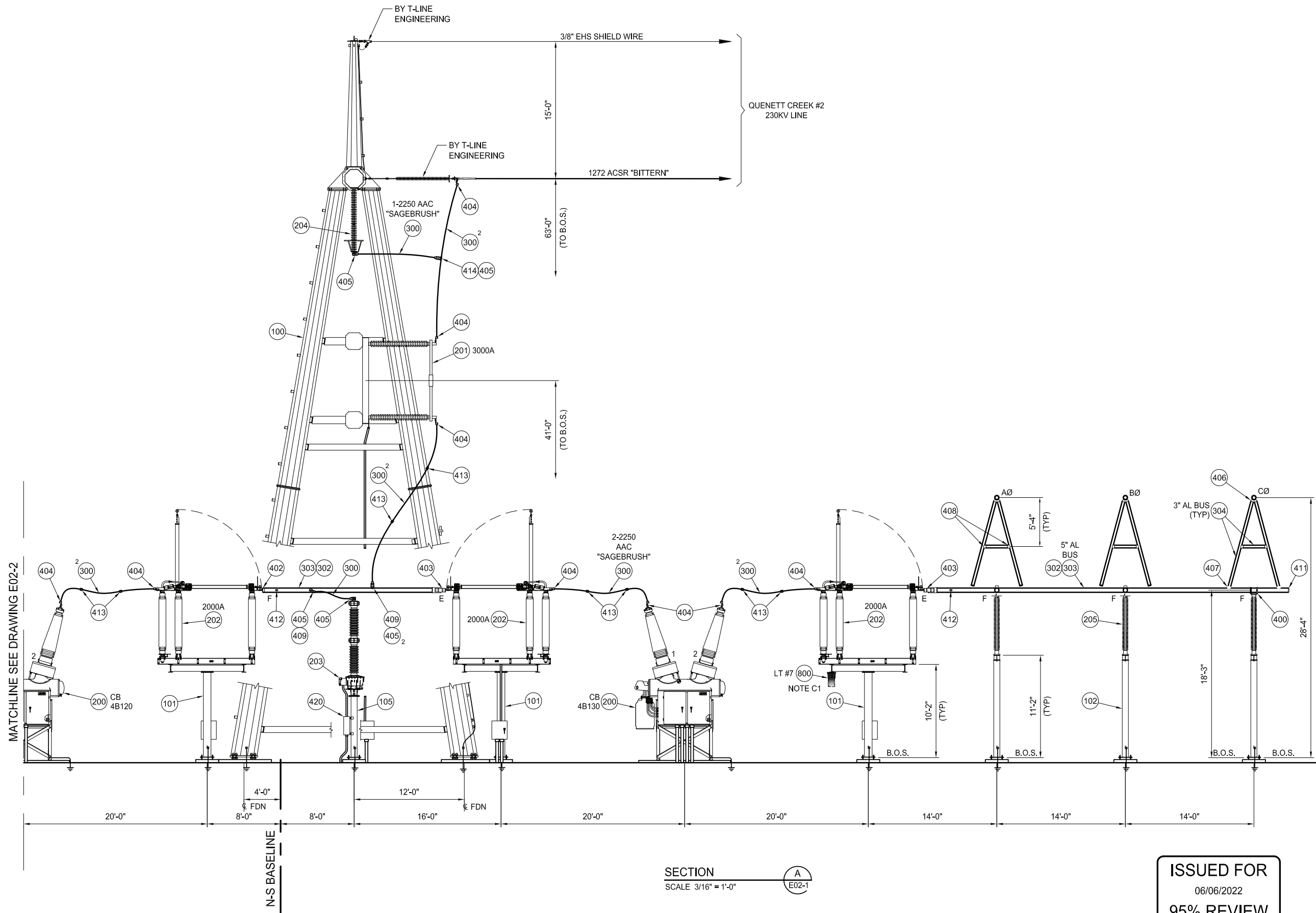
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD
C	DAY 1 OPTIMIZATION			SKL	SKL	
B	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM	
A	ISSUED FOR 65% REVIEW	01/06/21	SKL	SKL	JEM	

E06-2, 3	CONDUIT DETAILS	DSGN	SKL	12/14/20
E05-2, 3	GROUNDING DETAILS	DRN	SKL	12/14/20
E03-1	MATERIAL LIST	CKD		
E02-1	ELECTRICAL ASSEMBLY PLAN VIEW			
REFERENCE DRAWINGS		SCALE: 3/16" = 1'-0"		
		FOR 22x34 DWG ONLY		

DSGN	SKL	12/14/20
DRN	SKL	12/14/20
CKD		



NWCPUD	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	C
ELECTRICAL ASSEMBLY SECTION 1 SHEET	DRAWING NUMBER	E02-2



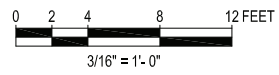
MATCHLINE SEE DRAWING E02-2

N-S BASELINE

SECTION A  
SCALE 3/16" = 1'-0"

**CONSTRUCTION NOTES**  
C1. CONTRACTOR TO MOUNT. PRE-DRILL HOLES AS REQUIRED.

**NOTES**  
1. REFER TO E02-1 FOR NOTES AND LEGEND.



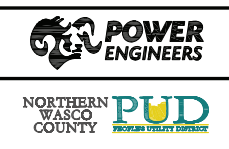
ISSUED FOR  
06/06/2022  
95% REVIEW

70WG E02\_3.DWG

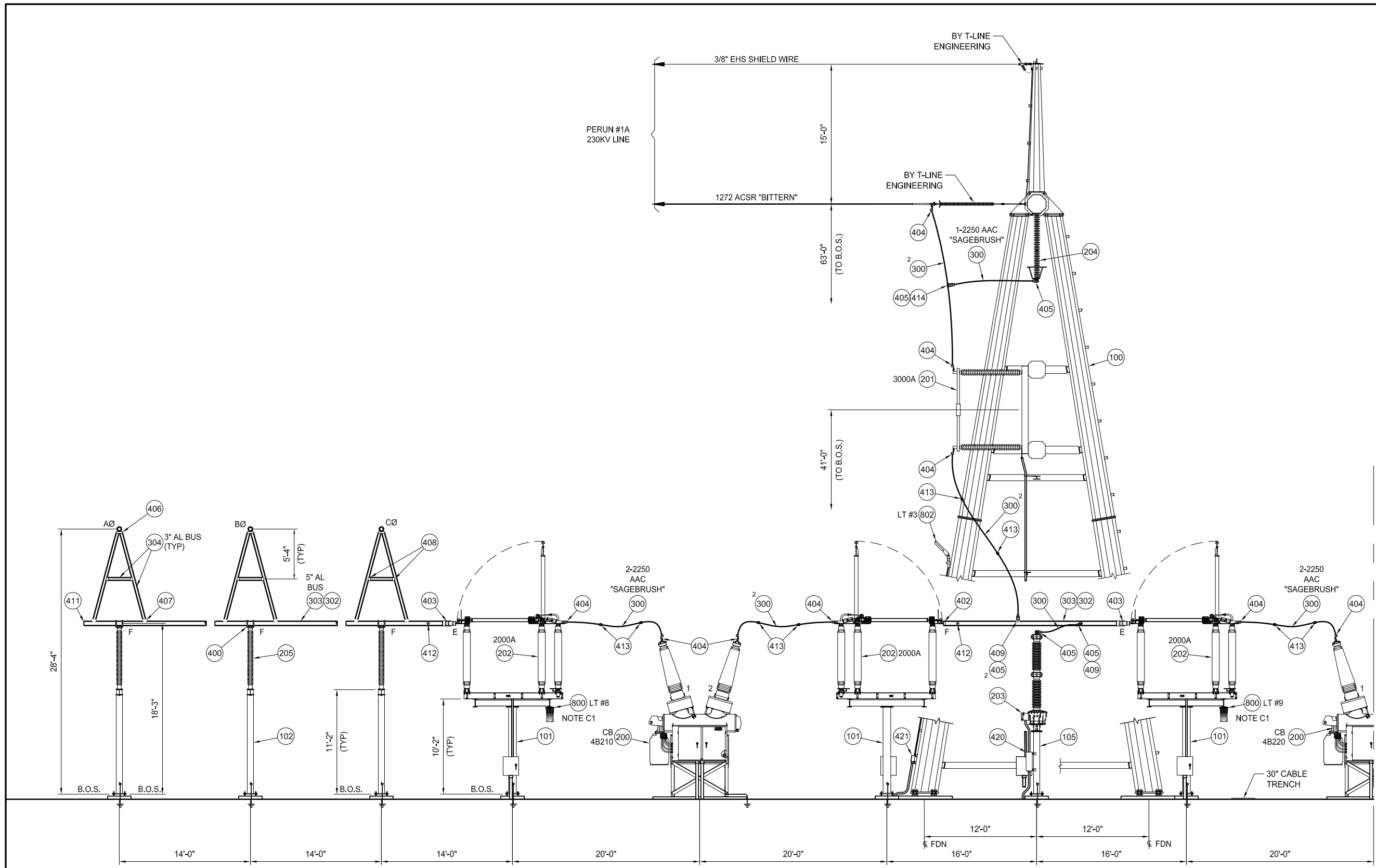
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REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
							E06-2, 3 CONDUIT DETAILS E05-2, 3 GROUNDING DETAILS
C	DAY 1 OPTIMIZATION			SKL	SKL		
B	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM		E03-1 MATERIAL LIST
A	ISSUED FOR 65% REVIEW	01/06/21	SKL	SKL	JEM		E02-1 ELECTRICAL ASSEMBLY PLAN VIEW

DSGN	SKL	12/14/20
DRN	SKL	12/14/20
CKD		
SCALE: 3/16" = 1'-0"		
FOR 22x34 DWG ONLY		



NWCPUD	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	C
ELECTRICAL ASSEMBLY SECTION 4 SHEET	DRAWING NUMBER	E02-3

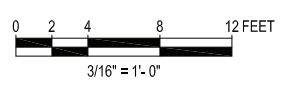


SECTION B  
SCALE 3/16" = 1'-0"

ISSUED FOR  
06/06/2022  
95% REVIEW

**CONSTRUCTION NOTES**  
C1. CONTRACTOR TO MOUNT. PRE-DRILL HOLES AS REQUIRED.

**NOTES**  
1. REFER TO E02-1 FOR NOTES AND LEGEND.

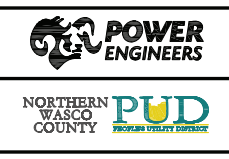


70WG E02\_4.DWG  
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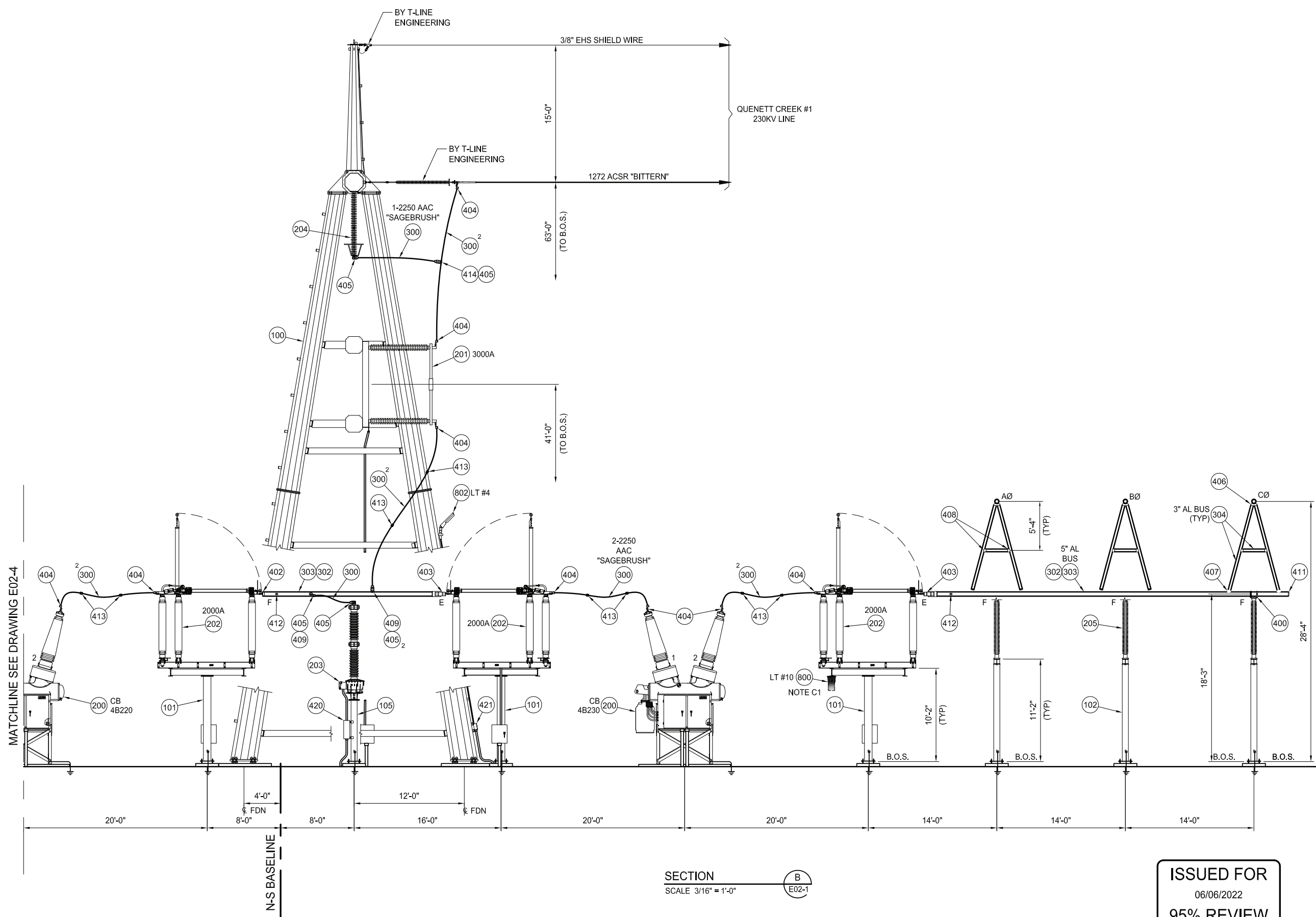
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD
B	DAY 1 OPTIMIZATION			SKL	SKL	
A	ISSUED FOR 95% REVIEW	03/11/21		SKL	SKL	JEM

E06-2, 3	CONDUIT DETAILS	DSGN	SKL	02/04/21
E05-2, 3	GROUNDING DETAILS	DRN	SKL	02/04/21
E03-1	MATERIAL LIST	CKD		
E02-1	ELECTRICAL ASSEMBLY PLAN VIEW			
	REFERENCE DRAWINGS			

SCALE:	3/16"=1'-0"
FOR 22x34 DWG ONLY	



NWCPUD	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	B
ELECTRICAL ASSEMBLY SECTION 3 SHEET	DRAWING NUMBER	E02-4



MATCHLINE SEE DRAWING E02-4

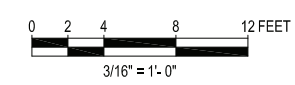
N-S BASELINE

SECTION B  
SCALE 3/16" = 1'-0"

**CONSTRUCTION NOTES**  
C1. CONTRACTOR TO MOUNT. PRE-DRILL HOLES AS REQUIRED.

**NOTES**  
1. REFER TO E02-1 FOR NOTES AND LEGEND.

ISSUED FOR  
06/06/2022  
95% REVIEW

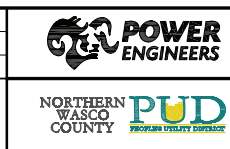


70WG\_E02\_5.DWG  
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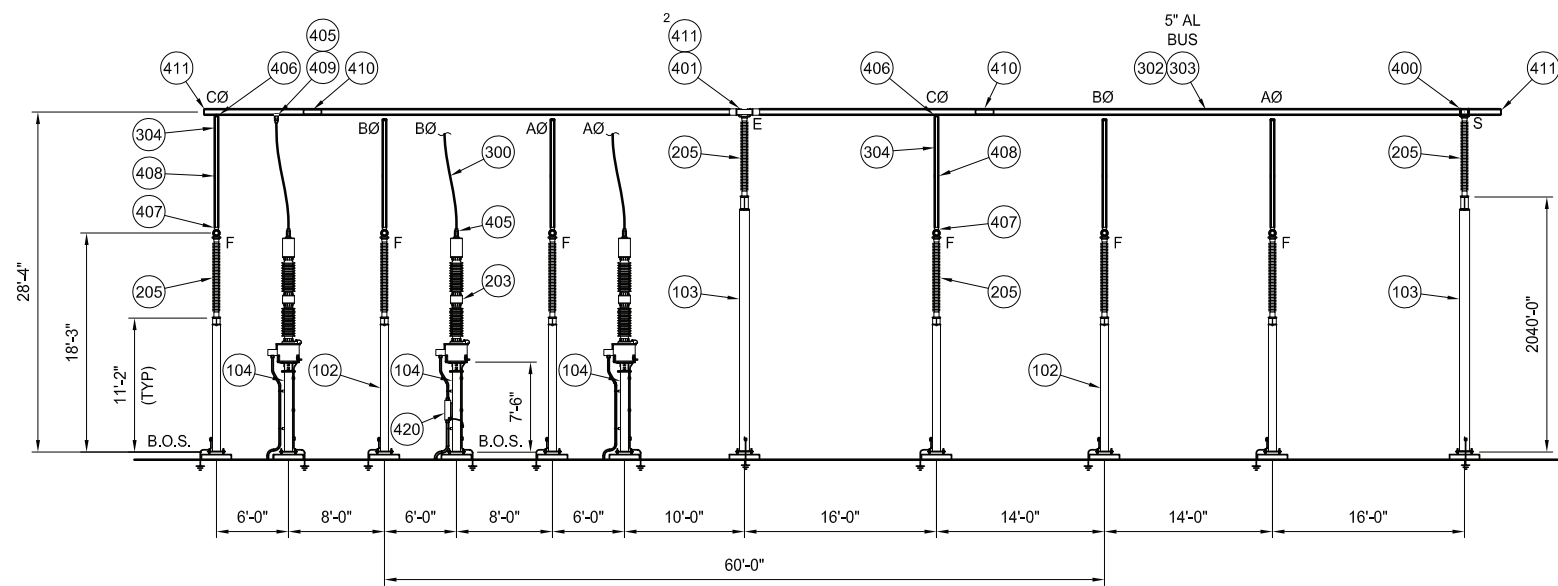
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD
B	DAY 1 OPTIMIZATION		SKL	SKL		
A	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM	

	E06-2, 3	CONDUIT DETAILS	DSGN	SKL	02/04/21
	E05-2, 3	GROUNDING DETAILS	DRN	SKL	02/04/21
	E03-1	MATERIAL LIST	CKD		
	E02-1	ELECTRICAL ASSEMBLY PLAN VIEW			
		REFERENCE DRAWINGS			

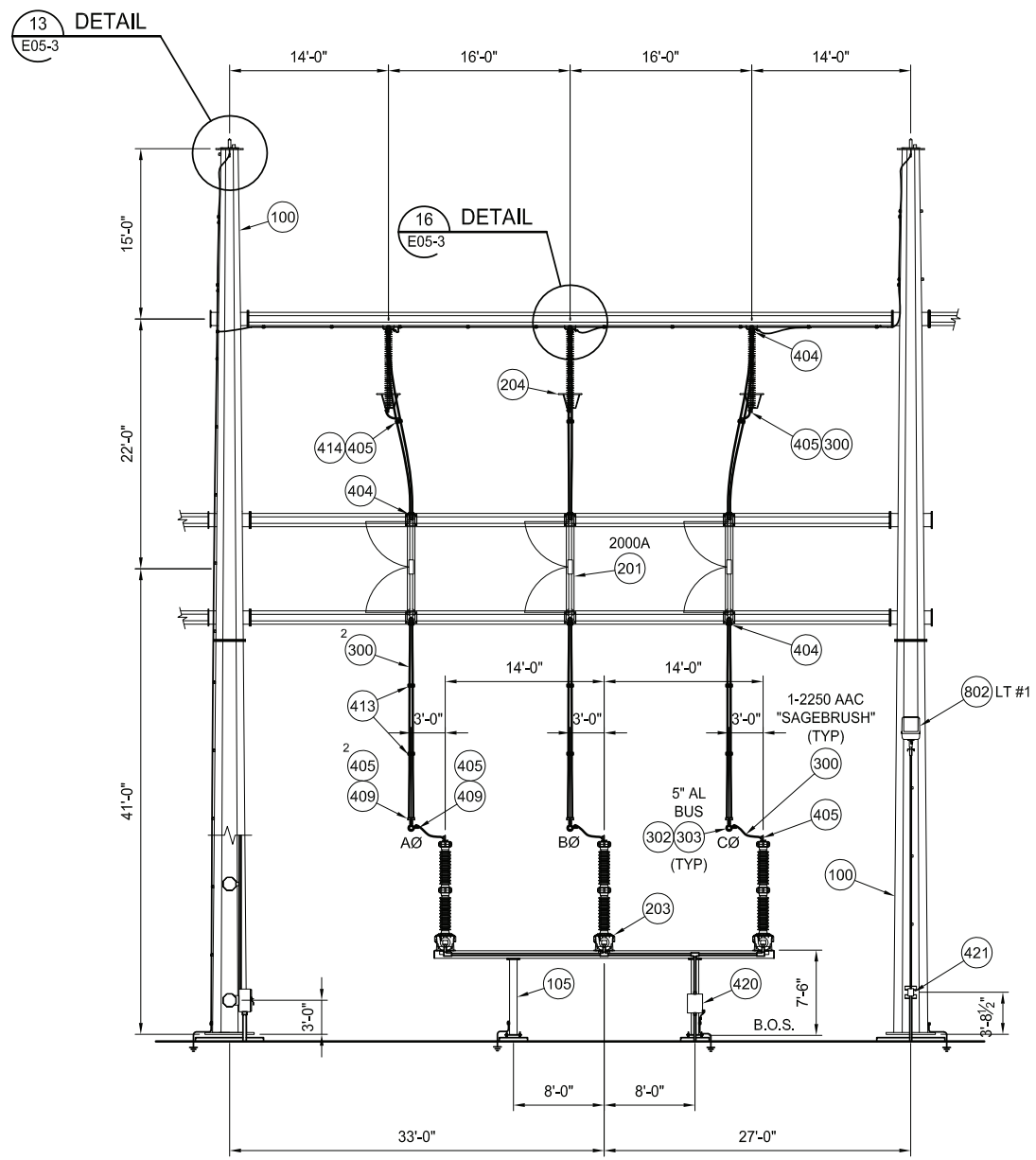
SCALE:	3/16" = 1'-0"
FOR 22x34 DWG ONLY	



NWCPUD	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	B
ELECTRICAL ASSEMBLY SECTION 3 SHEET	DRAWING NUMBER	E02-5



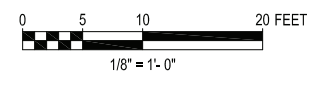
SECTION E  
SCALE 1/8" = 1'-0"



SECTION F  
SCALE 1/8" = 1'-0"

- NOTES
- REFER TO E02-1 FOR NOTES AND LEGEND.

ISSUED FOR  
06/06/2022  
95% REVIEW

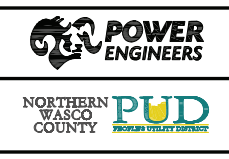


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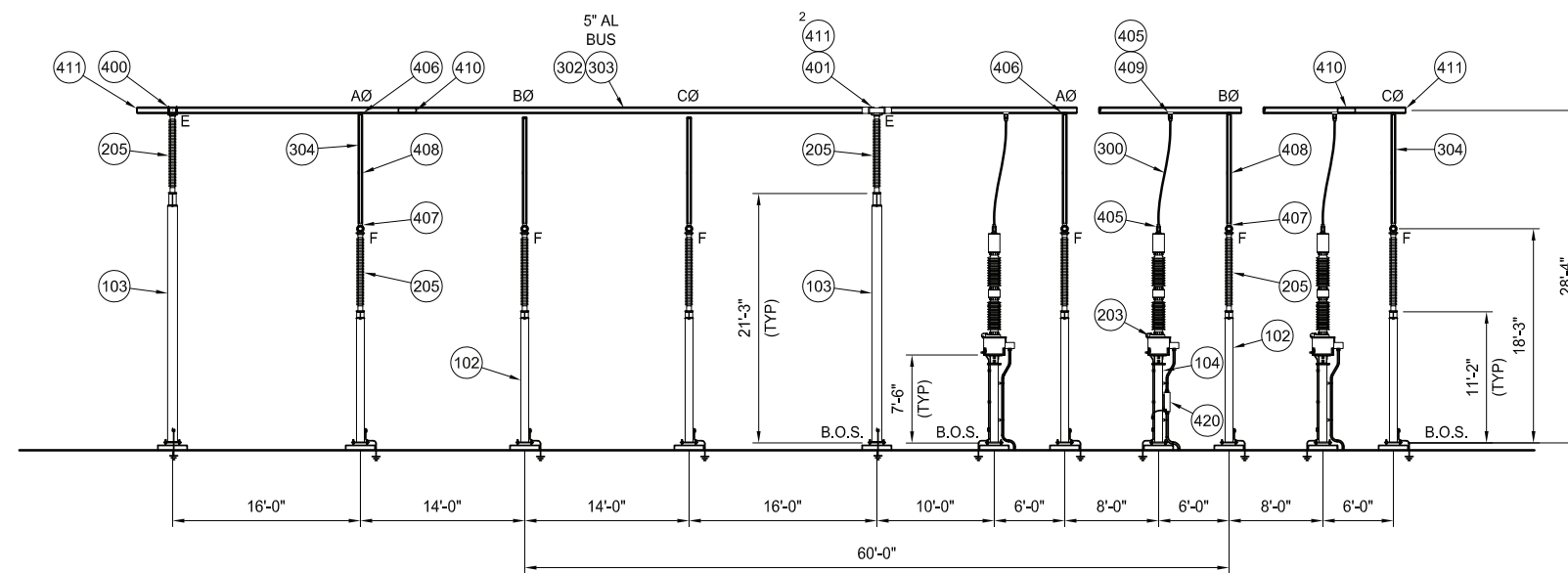
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REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
							E06-2, 3 E05-2, 3
C	DAY 1 OPTIMIZATION		SKL	SKL			CONDUIT DETAILS GROUNDING DETAILS
B	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM		E03-1 E02-1
A	ISSUED FOR 65% REVIEW	01/06/21	SKL	SKL	JEM		MATERIAL LIST & NAMEPLATE SCHEDULE ELECTRICAL ASSEMBLY PLAN VIEW

DSGN	SKL	12/14/20
DRN	SKL	12/14/20
CKD		
SCALE:	1/8" = 1'-0"	
FOR 22x34 DWG ONLY		



NWCPUD	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	C
ELECTRICAL ASSEMBLY SECTIONS	DRAWING NUMBER	E02-10

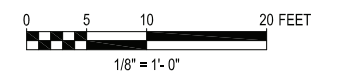


**SECTION**  
SCALE 1/8" = 1'-0" G  
E02-1

**NOTES**

- 1. REFER TO E02-1 FOR NOTES AND LEGEND.

**ISSUED FOR**  
 06/06/2022  
**95% REVIEW**

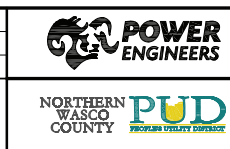


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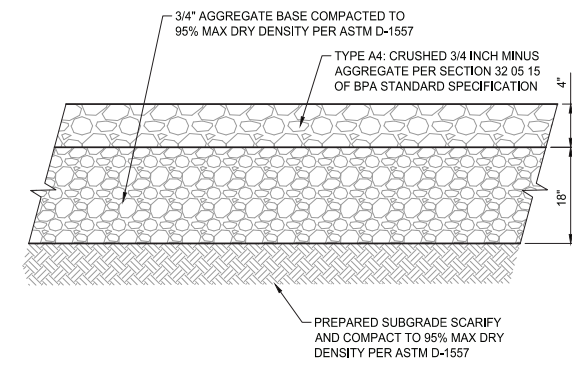
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REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
B	DAY 1 OPTIMIZATION		SKL	SKL			E06-2, 3 E05-2, 3
A	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM		E03-1 MATERIAL LIST & NAMEPLATE SCHEDULE E02-1 ELECTRICAL ASSEMBLY PLAN VIEW

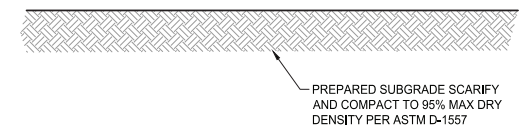
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DRN	SKL	02/04/21
CKD		
SCALE: 1/8" = 1'-0"		
FOR 22x34 DWG ONLY		



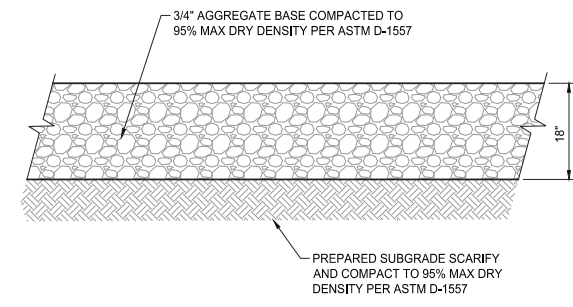
NWCPUD	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">B</span>
ELECTRICAL ASSEMBLY	DRAWING NUMBER	
	E02-11	



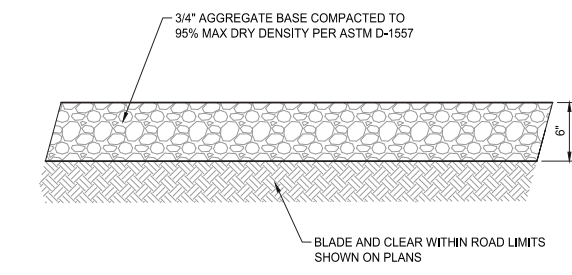
1 PAD SECTION  
C01-1 NTS



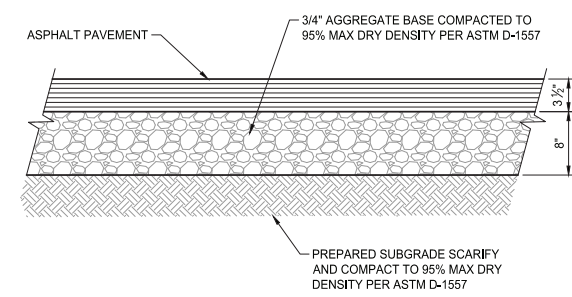
2 FUTURE PAD SECTION  
C01-1 NTS



3 ACCESS ROAD SECTION  
C01-1 NTS



4 ACCESS ROAD SECTION (NOT GRADED)  
C01-1 NTS



5 ACCESS ROAD PAVEMENT SECTION  
C01-1 NTS

**CIVIL SITE WORK**

- CONTRACTOR SHALL VERIFY LAYOUT INFORMATION SHOWN ON THE DRAWINGS, IN RELATION TO THE PROPERTY SURVEY AND EXISTING BENCHMARKS. BEFORE PROCEEDING TO LAYOUT THE WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING BENCHMARKS AND CONTROL POINTS. ALL PERMANENT REFERENCE POINTS SHALL BE PROTECTED DURING CONSTRUCTION.
- CLEARING AND GRUBBING SHALL NOT BEGIN UNTIL SILT FENCES, DIVERSION DITCHES AND SEDIMENTATION BASINS DESCRIBED IN THE SEDIMENTATION CONTROL PLAN ARE IN PLACE.
- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO PLANS FOR THIS JOB.
- FIELD VERIFY SITE LOCATION PRIOR TO CONSTRUCTION.
- DITCHES SHALL HAVE A MINIMUM 0.5% SLOPE IN THE DRAINAGE DIRECTION IF NOT INDICATED ON THE PLAN.
- WHERE POSSIBLE, NATURAL VEGETATION SHALL BE MAINTAINED FOR SILT CONTROL BEYOND THE FENCE LINE.
- EXCAVATING CONTRACTOR SHALL GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION.
- A GRADING AND DRAINAGE PLAN SHALL BE ON THE JOBSITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND OF INGRESS AND EGRESS TO CONSTRUCTION SITE.
- IN SOME AREAS OF THE SITE THERE MAY BE SOIL TYPES NOT SUITABLE FOR STRUCTURAL FILL. AT THE DIRECTION OF THE ENGINEER, THE FILL SHALL BE REMOVED AND STOCKPILED FOR USE AS NON-STRUCTURAL FILL.
- ALL STRIP MATERIAL AND SOIL NOT SUITABLE AS FILL MATERIAL SHALL BE REMOVED AND DISPOSED AT THE CONTRACTOR'S EXPENSE.
- SATISFACTORY FILL MATERIALS ARE AS FOLLOWS:

AGGREGATE AND BASE MATERIAL:

SOIL MAY NOT CONTAIN PARTICLES LARGER THAN 1 INCH IN MEDIAN DIAMETER AND MUST MEET THE REQUIRED GRADATION.

SIEVE	% PASSING
1"	100
3/4"	90-100
#4	40-65
#8	30-50
#200	3-9

DRAINAGE FILL: WASHED, EVENLY GRADED MIXTURE OF CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448, COARSE AGGREGATE GRADING SIZE 57, WITH 100 PERCENT PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 8 SIEVE.

FILTERING MATERIAL: EVENLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL OR CRUSHED AND NATURAL SAND, WITH 100 PERCENT PASSING AS 1-1/2 INCH SIEVE AND 0 TO 5 PERCENT PASSING A NO. 50 SIEVE.

- ALL SITE PREP SHOULD FOLLOW RECOMMENDATIONS SPECIFIED IN SECTION 6.1 OF GEOTECHNICAL REPORT DATED DECEMBER 14, 2020 BY GEODESIGN.

**ISSUED FOR**  
07/22/2022  
**PERMIT**

**ISSUED FOR**  
07/22/2022  
**BID**

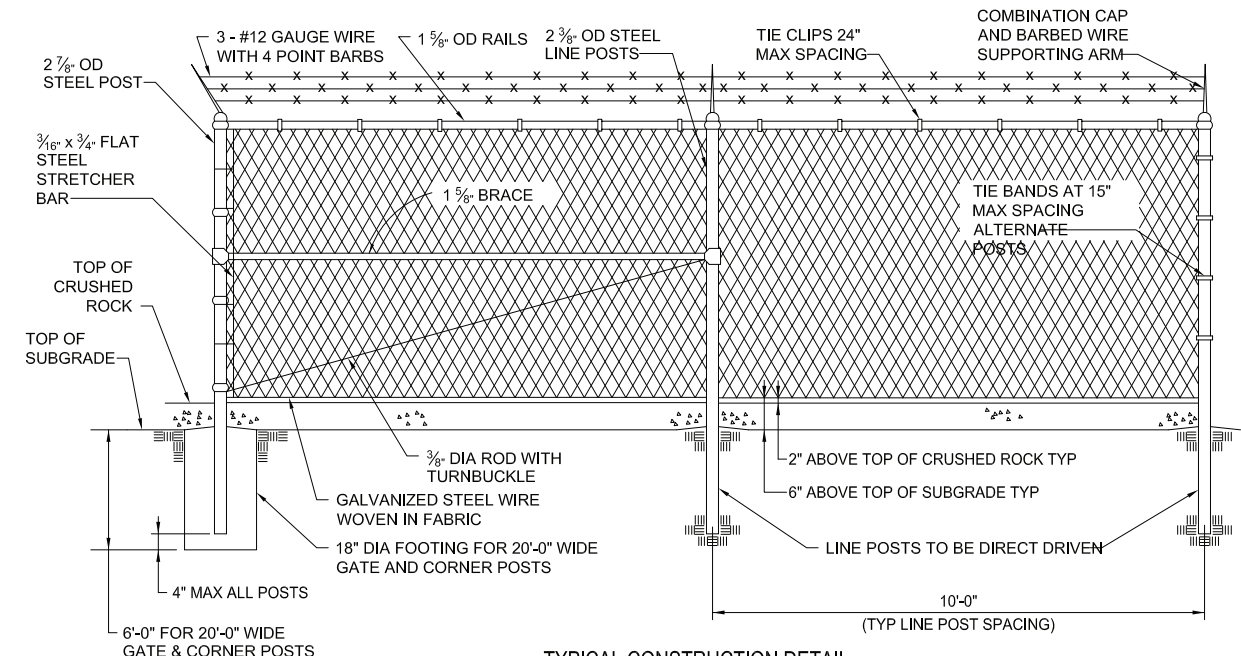
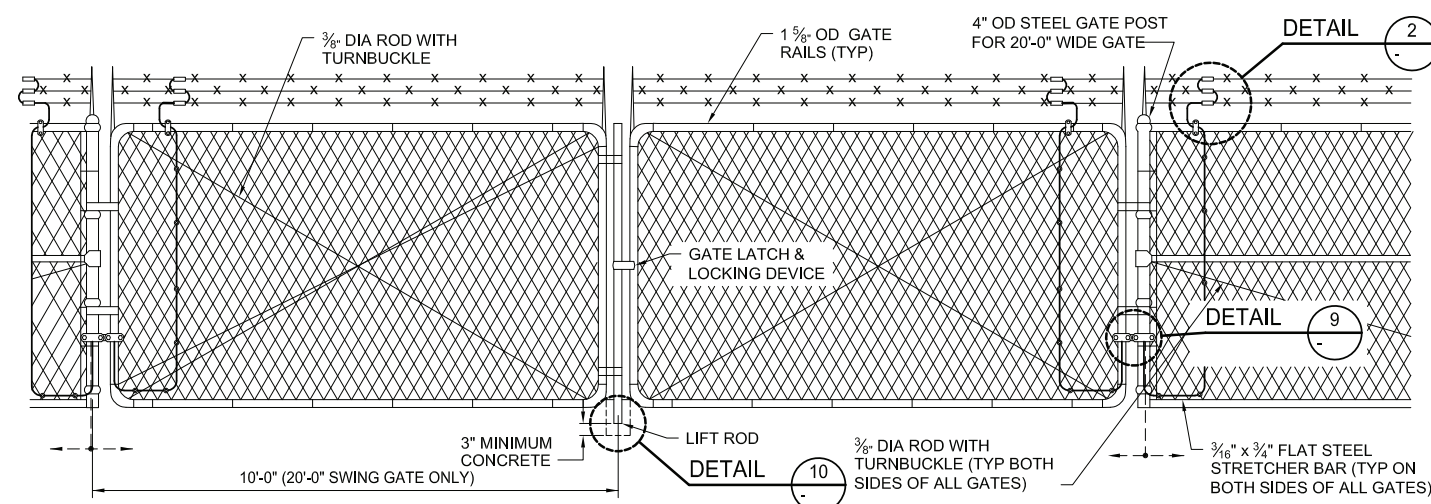
C01-2.dwg  
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REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
D	ISSUED FOR BID/PERMIT	07/22/2022	DA	KLS	WBG		
C	ISSUED FOR REVIEW	06/22/2022	KLS	KLS	JL		
B	ISSUED FOR 95% REVIEW	03/11/2021	KLS	KLS	WBG		
A	ISSUED FOR 65% REVIEW	01/06/2021	KLS	KLS	WBG		

DSGN	KLS	DEC-2020
DRN	KLS	DEC-2020
CKD	WBG	JUN-2022
SCALE: AS NOTED		
FOR 22x34 DWG ONLY		

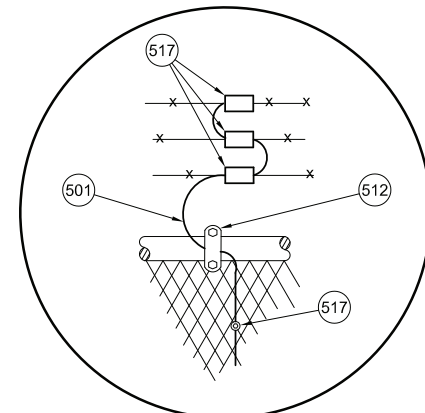


NWCPUD		JOB NUMBER	REV
GORGE 230KV SWITCHYARD		178297	△
DRAWING NUMBER		C01-2	

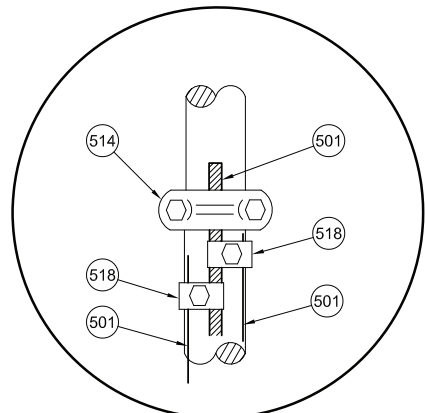


**DETAIL 1**  
20'-0" DRIVE GATE  
INSTALLATION DETAILS  
(3) REQUIRED  
E05-1

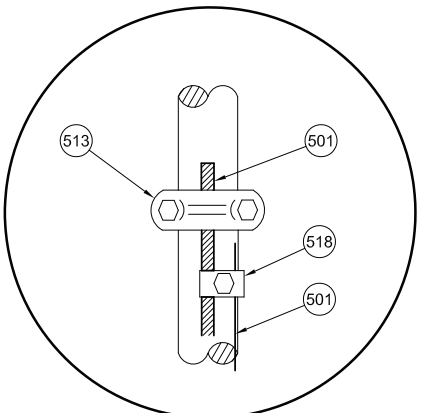
**TYPICAL CONSTRUCTION DETAIL**



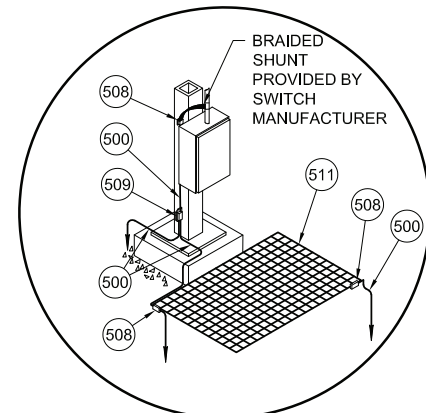
**DETAIL 2**  
SCALE NTS  
(85) REQUIRED



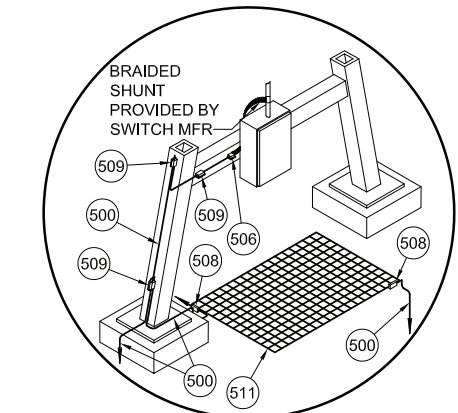
**DETAIL 3**  
SCALE NTS  
(4) REQUIRED



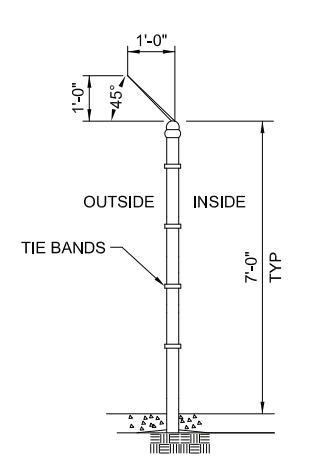
**DETAIL 4**  
SCALE NTS  
(50) REQUIRED



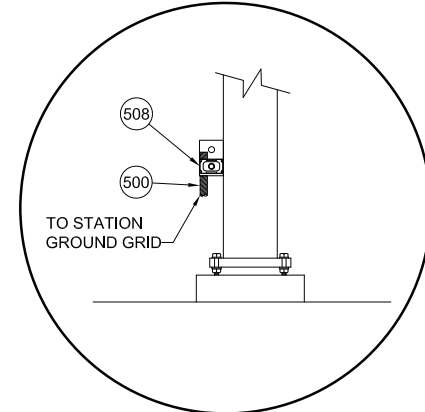
**DETAIL 5**  
SCALE NTS  
(12) REQUIRED  
E05-1



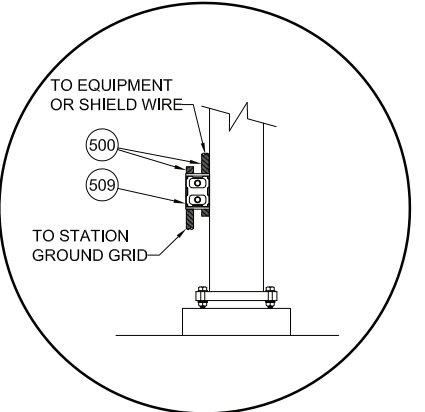
**DETAIL 6**  
SCALE NTS  
(4) REQUIRED  
E05-1



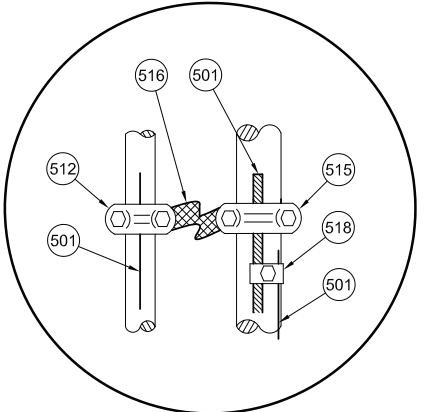
**SECTION A**  
NTS



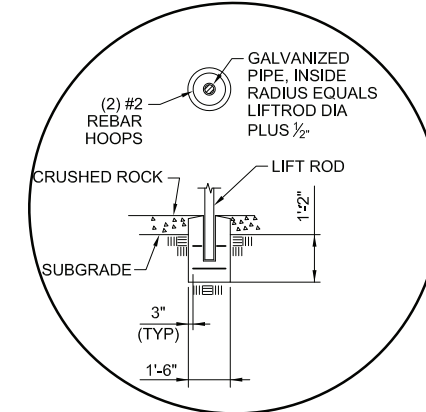
**DETAIL 7**  
SCALE NTS  
(42) REQUIRED  
E05-1



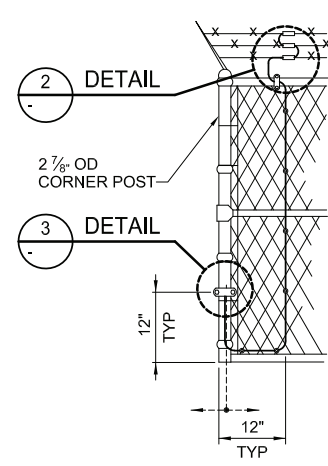
**DETAIL 8**  
SCALE NTS  
(40) REQUIRED  
E05-1



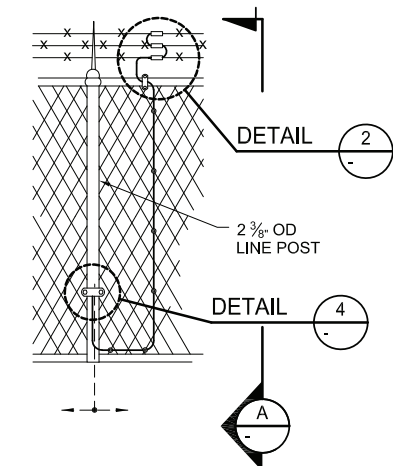
**DETAIL 9**  
SCALE NTS  
(4) REQUIRED



**DETAIL 10**  
SCALE NTS  
(2) REQUIRED  
E05-1



**CORNER POST**  
SCALE NTS



**LINE POST**  
SCALE NTS

**NOT FOR CONSTRUCTION**  
**ISSUED FOR**  
09/02/2022  
**BID**

**NOTES**  
1. REFER TO THE SPECIFICATIONS FOR INSTALLATION AND MATERIAL REQUIREMENTS.

70WG\_E05\_2.DWG  
THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT, REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED.

DSGN	SKL	12/12/20		NWCPUJ	JOB NUMBER	REV
DRN	SKL	12/12/20		GORGE 230KV SWITCHYARD	154269	C
CKD						
SCALE: NTS				GROUNDING DETAILS	DRAWING NUMBER	
FOR 22x34 DWG ONLY					E05-2	
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD
C	ISSUED FOR BID	09/02/2022	SKL	SKL		
B	DAY 1 OPTIMIZATION	06/06/2022	SKL	SKL	KW	
A	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM	





STRUCTURES					GROUNDING MATERIALS					ASSEMBLY NAMEPLATE SCHEDULE			
ITEM	QTY	DESCRIPTION	MFR/REMARKS	PROCUREMENT	ITEM	QTY	DESCRIPTION	MFR/REMARKS	PROCUREMENT	ITEM	QTY	DESCRIPTION	LTR HGT
100	2	STRUCTURE; 230KV DEADEND A-FRAME, DOUBLE BAY, 63'-0" HEIGHT	TBD	CONTRACTOR	500	8,500'	CONDUCTOR, BARE CU, 4/0 AWG, 19 STRAND	TBD	CONTRACTOR	NP1	16	AØ	3"
101	12	STRUCTURE; 230KV SWITCH SUPPORT, 10'-2" HEIGHT	TBD	CONTRACTOR	501	1,026'	CONDUCTOR, BARE CU, #4 AWG, 7 STRAND, SOFT DRAWN	TBD	CONTRACTOR	NP2	16	BØ	3"
102	12	STRUCTURE; 230KV SINGLE PHASE BUS SUPPORT, 11'-2" HEIGHT	TBD	CONTRACTOR	502	230	GROUND CONNECTOR, CU, COMPRESSION, OFFSET DUAL SPLIT ELBOW, TEE & CROSS, 4/0 TO 4/0	DMC POWER; GC888B004-004 OR EQUIVALENT	CONTRACTOR	NP3	16	CØ	3"
103	4	STRUCTURE; 230KV THREE PHASE BUS SUPPORT, 21'-3" HEIGHT	TBD	CONTRACTOR	503	58	GROUND CONNECTOR, CU, COMPRESSION, OFFSET DUAL SPLIT ELBOW, TEE & CROSS, 4/0 RUN TO #4 TAP	DMC POWER; GC888B004-04G OR EQUIVALENT	CONTRACTOR	NP4	1	4B110	2"
104	6	STRUCTURE; 230KV SINGLE PHASE CCVT SUPPORT, 7'-6" HEIGHT	TBD	CONTRACTOR	504	12	GROUND ROD, CU-BONDED, 3/4" X 10'	ERICO; 613400	CONTRACTOR	NP5	1	4B120	2"
105	4	STRUCTURE; 230KV THREE PHASE CCVT SUPPORT, 7'-6" HEIGHT	TBD	CONTRACTOR	505	8	GROUND CONNECTOR, CU, COMPRESSION, OFFSET DUAL SPLIT CROSS, T TYPE, 4/0 RUN TO 3/4" GROUND ROD	DMC POWER; GC742B004-682 OR EQUIVALENT	CONTRACTOR	NP6	1	4B130	2"
106	-	NOT USED			506	36	GROUND CLAMP, BRONZE, 2/0-4/0, (1) CABLE TO FLAT	ANDERSON; GC141A02	CONTRACTOR	NP7	1	4B210	2"
EQUIPMENT					507	27	GROUND CLAMP, BRONZE, 2/0-4/0, (2) CABLES TO FLAT	ANDERSON; GC143A02	CONTRACTOR	NP8	1	4B220	2"
200	6	POWER CIRCUIT BREAKER, SF6 GAS, 230KV, 3000A, 63KA, 900KV BIL, 125VDC	HITACHI	OFCI	508	130	TERMINAL CONNECTOR, CU, COMPRESSION, 4/0 AWG CU TO NEMA 2 HOLE PAD	BURNDY; YCA282NDT	CONTRACTOR	NP9	1	4B230	2"
201	4	SWITCH; CENTER BREAK, GOAB, 230KV, 2000A, WITH MOTOR OPERATOR MECHANISM, VERTICALLY MOUNTED	HITACHI	OFCI	509	31	CONNECTOR; PARALLEL GROOVE, BRONZE, TWO BOLT TYPE, 4/0 STRANDED CU 4/0 STRANDED CU, 1 3/4" BOLT SPACING, (2) CABLES TO FLAT	SEFCOR; GTT2-14-N-B	CONTRACTOR	NP10	1	4K109	2"
202	12	SWITCH; VERTICAL BREAK, GOAB, 230KV, 3000A, WITH MOTOR OPERATOR MECHANISM, HORIZONTALLY MOUNTED	HITACHI	OFCI	510	175	CABLE TRENCH GROUND CONDUCTOR SUPPORT BRACKET; 4/0 AWG CU TO TRENCH	TBD	CONTRACTOR	NP11	1	4K111	2"
203	18	CCVT; 230KV, 900KV BIL, 1200/2000:1 RATIO	HITACHI	OFCI	511	16	GROUNDING MAT; MESH 4/0 AWG CU, 4' X 6' W/ 4" X 4" MESH SPACING	ERICO; MESH TYPE	CONTRACTOR	NP12	1	4K115	2"
204	12	SURGE ARRESTER; STATION CLASS, 144KV MCOV, 900KV BIL, UNDERHUNG	TBD	OFCI	512	62	GROUND CLAMP, BRONZE, 1 5/8" O.D. (1 1/4" IPS) TO #4 CU	ANDERSON; GC1115B	CONTRACTOR	NP13	1	4K119	2"
205	24	INSULATOR; 230KV, STATION POST, POLYMER, HIGH STRENGTH, 900KV BIL, 80" HIGH, 5" B.C. TOP, 7" B.C. BOTTOM	NGK-LOCKE INSULATORS (TR-304)	CONTRACTOR	513	50	GROUND CLAMP, BRONZE, 2 3/8" O.D. (2" IPS) TO #4 CU	ANDERSON; GC1117B	CONTRACTOR	NP14	1	4K121	2"
206	2	XFMR; STATION SERVICE, 100KVA, 12.47KV, 120/240V	TBD	OFCI	514	4	GROUND CLAMP, BRONZE, 2 7/8" O.D. (2 1/2" IPS) TO #4 CU	ANDERSON; GC1118B	CONTRACTOR	NP15	1	4K125	2"
CONDUCTORS					515	4	GROUND CLAMP, BRONZE, 4" O.D. (3 1/2" IPS) TO #4 CU	ANDERSON; GC11110B	CONTRACTOR	NP16	1	4K129	2"
300	1,642'	CONDUCTOR; 2250 MCM AAC 91 STR "SAGEBRUSH"	TBD	CONTRACTOR	516	4	CONNECTOR; 18" FLEXIBLE CU BRAID, W/ 7/16" HOLE EACH END, TINNED	BURNDY; BD18	CONTRACTOR	NP17	1	4K131	2"
301	-	NOT USED			517	522	CONNECTOR; SINGLE CENTER BOLT, PARALLEL GROOVE, #4 AWG CU TO BARBED WIRE	ANDERSON; ST3	CONTRACTOR	NP18	1	4K209	2"
302	1,275'	CONDUCTOR; 336.4 MCM ACSR 26/7 STR "LINNET"	TBD	CONTRACTOR	518	66	CONNECTOR; PARALLEL GROOVE, BRONZE, SINGLE CENTER BOLT, #4 AWG CU, 7 STR TO #4 AWG CU, 7 STR	ANDERSON; ST3	CONTRACTOR	NP19	1	4K211	2"
303	1,151'	CONDUCTOR; RIGID, 5" ALUMINUM BUS, SCH 40, 6063-T6	TBD	CONTRACTOR	519	4	SPLICE; 3/4" CU-BONDED GROUND ROD TO BARE CU 4/0 AWG, 19 STR	DMC POWER; GC720B004-682 OR EQUIVALENT	CONTRACTOR	NP20	1	4K215	2"
304	276'	CONDUCTOR; RIGID, 3" ALUMINUM BUS, SCH 40, 6063-T6	TBD	CONTRACTOR	520	8	CONNECTOR; CU, TIN-PLATED, COMPRESSION, TO BARE CU 4/0 AWG, 19 STR	DMC POWER; GC929B004T	CONTRACTOR	NP21	1	4K219	2"
305	-	NOT USED			521	1	SIGN; STATION IDENTIFICATION SIGN, METAL, PER NESC, ANSE Z535	TBD	OFCI	NP22	1	4K221	2"
ASSEMBLY MATERIALS					522	22	SIGN; SAFETY SIGN, "DANGER - HIGH VOLTAGE", METAL, PER NESC, ANSE Z535	TBD	OFCI	NP23	1	4K225	2"
400	18	BUS SUPPORT; AL. WELD, 5" IPS TO 5" BOLT CIRCLE, SLIP OR FIXED	BURNDY; SWHRH24A5CH	CONTRACTOR	523	22	SIGN; "DANGER HARD HAT AREA", METAL, PER NESC, ANSE Z535	TBD	OFCI	NP24	1	4K229	2"
401	6	BUS SUPPORT; AL. WELD, EXPANSION 5" IPS TO 5" BOLT CIRCLE	BURNDY; WXHP24A5	CONTRACTOR	524	200	GEM GROUND ENHANCEMENT MATERIAL, 25 LB BAG	ERICO; GEM25A	CONTRACTOR	NP25	1	4K231	2"
402	12	TERMINAL CONNECTOR; AL. WELD, 5" IPS RUN TO 4 HOLE NEMA PAD	BURNDY; SWAC24A44N	CONTRACTOR	ENCLOSURES					NP26	1	CVT-B1	2"
403	24	TERMINAL CONNECTOR; AL. WELD, 5" IPS EXPANSION TO 4 HOLE NEMA PAD	BURNDY; WXA24A44NR90	CONTRACTOR	600	1	16' X 48' CONTROL ENCLOSURE	TBD	OFCI	NP27	1	CVT-B2	2"
404	108	TERMINAL CONNECTOR; AL. WELD, (2) 2250 MCM AAC TO 4 HOLE NEMA PAD	BURNDY; SW2A48A44N	CONTRACTOR	CABLE TRENCH					NP28	1	CVT-P1A	2"
405	84	TERMINAL CONNECTOR; AL. WELD, 2250 MCM AAC TO 4 HOLE NEMA PAD	BURNDY; SWA48A44N	CONTRACTOR	700	258'	TRENCH; 30" WIDE, 18" DEEP, NON-DRIVEABLE	TBD	CONTRACTOR	NP29	1	CVT-QC1	2"
406	12	V-CONNECTOR; AL. WELD, 5" IPS RUN TO (2) 3" IPS TAP, A-FRAME	BURNDY; SWAT24A20A-30	CONTRACTOR	701	34'	TRENCH; 30" WIDE, 18" DEEP, DRIVEABLE	TBD	CONTRACTOR	NP30	1	PERUN #1A	3"
407	24	TEE CONNECTOR; AL. WELD, 5" IPS RUN TO 3" IPS TAP 75 DEG, A-FRAME	BURNDY; SWT24A20A75	CONTRACTOR	702	3	PULLBOX; 56" X 56" X 52"	TBD	CONTRACTOR	NP31	1	PERUN #1B	3"
408	24	TEE CONNECTOR; AL. WELD, 3" IPS RUN TO 3" IPS TAP 75 DEG, A-FRAME	BURNDY; SWT20A20A75	CONTRACTOR	703	1	PULLBOX; IN-LINE, 40" X 86" X 24"	TBD	CONTRACTOR	OUTDOOR NAMEPLATES SHALL BE BLACK LAMACOID WITH WHITE TEXT			
409	30	TEE CONNECTOR; AL. WELD, 5" IPS TO 4 HOLE NEMA PAD	BURNDY; SWAB86A-44N	CONTRACTOR	LIGHTS								
410	15	COUPLER; AL. WELD, 5" IPS SCH 40 TO 5" IPS SCH 40, INTERNAL	BURNDY; WS24A	CONTRACTOR	800	6	LIGHT FIXTURE; 6,471 LUMEN LED, COOL WHITE, 3/4" CEILING MOUNT, WIRE GUARD, 120-277 VAC	EATON; PVM7L 2C G/UNV1	CONTRACTOR				
411	36	END PLUG; AL. 5" IPS SCH 40	BURNDY; LB24A	CONTRACTOR	801	6	PHOTOCELL; 120 V, 50/60 Hz	EATON; D2S20	CONTRACTOR				
412	24	GROUND STUD; AL. WELD, TO 5" IPS	BURNDY; WG86A	CONTRACTOR	802	4	FLOOD LIGHT; 120-277 VAC, LED, NEMA 7 X 7, NON-DIMMABLE, SHORTING CAP, KNUCKLE SLIPFITTER FOR 2.3" - 3.0" OD TENON, DARK BRONZE, ENHANCED SURGE PROTECTION	GE; EFH1010AA77750NDS1DKBZR	CONTRACTOR				
413	120	SPACER; AL. BOLTED, (2) 2250 MCM AAC 4" SPACING	AFL; CASV250-4-AA	CONTRACTOR									
414	12	SPACER; AL. BOLTED, (2) 2250 MCM AAC 4" SPACING W/ 4 HOLE NEMA PAD	AFL; CASV250-4-4N4-AA	CONTRACTOR									
415	7	DEAD END STRAIN CLAMP; 3/8" EHS, 7 STR SHIELD WIRE, 15K LBS MAX STRENGTH	ANDERSON; SWDE46N	CONTRACTOR									
416	7	ANCHOR SHACKLE; 2-3/8" LENGTH, 30K LBS MAX STRENGTH	ANDERSON; AS25	CONTRACTOR									
417	1	FIBER OPTIC CABLE SPLICE ENCLOSURE	AFL; SB01-72	CONTRACTOR									
418	1	FIBER OPTIC CABLE COIL STORAGE BRACKET	AFL; CB-44-3AL	CONTRACTOR									
419	15	FIBER OPTIC CABLE HARDWARE, DOWNLEAD CLAMP	AFL; OGCN2--B	CONTRACTOR									
420	6	JUNCTION BOX; NEMA 3R, 20" X 16" X 6", W/ COVER, PANEL SUPPORT KIT AND PANEL, WITH GROUND CONNECTOR	HOFFMAN; A20R166HCLO, A20P16	CONTRACTOR									
421	12	JUNCTION BOX; NEMA 3R, 8" X 6" X 4", W/ COVER, W/ GROUND CONNECTOR	HOFFMAN; A8R64HCLO	CONTRACTOR									
422	688	BOLT, HEX HEAD, 1/2" DIA., 3" LENGTH, STAINLESS STEEL, AUSTENITIC 18-8, TYPE 302 (ASTM A276) OR TYPE 303 (ASTM A582), FULL THREAD, UNC-2A, 13 THREADS/IN.	BURNDY; 50X300HSSB VANBOLSU; 50C300BTAS	CONTRACTOR									
423	688	NUT, HEX, 1/2" - 13, STAINLESS STEEL, AUSTENITIC 18-8, TYPE 302 (ASTM A276) OR TYPE 303 (ASTM A582), UNC-2A, 13 THREADS/IN.	BURNDY; 50HSSN VANBOLSU; 50CNFHS	CONTRACTOR									
424	1,376	WASHER, FLAT, FOR 1/2" BOLT DIA., STAINLESS STEEL, AUSTENITIC 18-8, TYPE 302 (ASTM A276) OR TYPE 303 (ASTM A582).	BURNDY; 50FWSS VND. METELICS; JSSW15 VANBOLSU; 50NWSAS	CONTRACTOR									
425	688	WASHER, BELLEVILLE, FOR 1/2" BOLT DIA., STAINLESS STEEL, AUSTENITIC 18-8, (ASTM A276) OR TYPE 303 (ASTM A582), 1 1/16" MAX OUTSIDE DIA.	BURNDY; 50X106BWSS VANBOLSU; 50N106WBVS	CONTRACTOR									
426	7	ANCHOR SHACKLE; 3" LENGTH, 30K LBS MAX STRENGTH	ANDERSON; AS25WBNK	CONTRACTOR									
427	7	CHAIN LINK; 2-1/4" LENGTH, 30K LBS MAX STRENGTH	ANDERSON; LK30	CONTRACTOR									

**ISSUED FOR**  
06/06/2022  
**95% REVIEW**

- NOTES**
- REFER TO SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.
  - QUANTITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
  - "OFCI" REFERS TO OWNER FURNISHED, CONTRACTOR INSTALLED ITEMS.

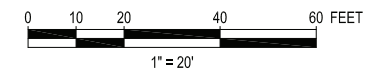
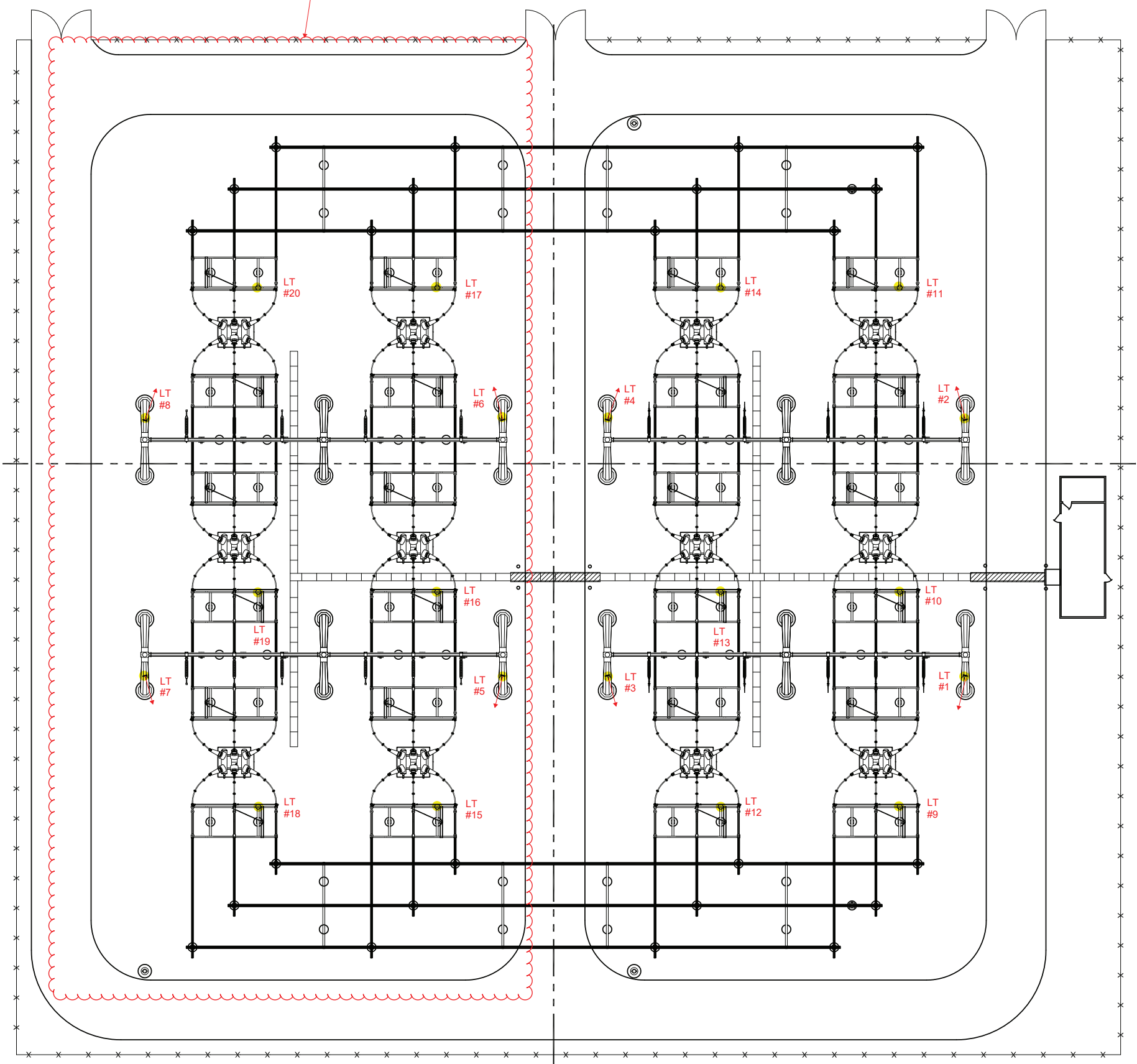
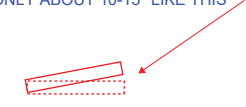
70WG-EG3-1.DWG  
THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT, REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWERS CLIENT IS GRANTED.

C	DAY 1 OPTIMIZATION									E05-2, 3	GROUNDING DETAILS	DSGN	SKL	12/12/20	  MATERIAL LIST & NAMEPLATE SCHEDULE	JOB NUMBER 154269 DRAWING NUMBER E03-1
B	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM	E02-2 - 11	ELECTRICAL ASSEMBLY SECTIONS	SCALE:	NTS	E05-1	GROUNDING PLAN	DRN	SKL	12/12/20		
A	ISSUED FOR 65% REVIEW	01/06/21	SKL	SKL	JEM	E02-1	ELECTRICAL ASSEMBLY PLAN VIEW			E02-1	ELECTRICAL ASSEMBLY PLAN VIEW	CKD				
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS	FOR 22x34 DWG ONLY								

Lighting analyzed for a full build-out that will not be installed. The additional analysis will be ignored as it does not affect lighting outside the station fence.

SWITCH LIGHT (LT'S 9-20): ITEM 800, 801  
MOUNT HEIGHT: 9'-6"  
CEILING MOUNT SO IT WILL NOT HAVE AN ANGLE.

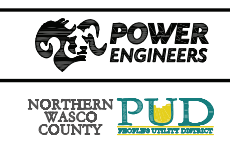
A-FRAME LIGHT (LT'S 1-8): ITEM 802  
MOUNT HEIGHT: 25'-0"  
TILT ONLY ABOUT 10-15° LIKE THIS



GORGE LIGHTING PLAN.DWG

THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT, REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION IS GRANTED FROM BOTH POWER AND POWER'S CLIENT.

DRGN	SKL	12/14/20					E03-1 MATERIAL LIST	
DRN	SKL	12/14/20					E02-2, 3, 4 ELECTRICAL ASSEMBLY SECTIONS	
CKD							REFERENCE DRAWINGS	
SCALE:	1" = 20'							
FOR 22x34 DWG ONLY								
REV	A	ISSUED FOR 65% REVIEW	01/06/21	SKL	SKL	JEM		
REVISIONS			DATE	DRN	DSGN	CKD	APPD	

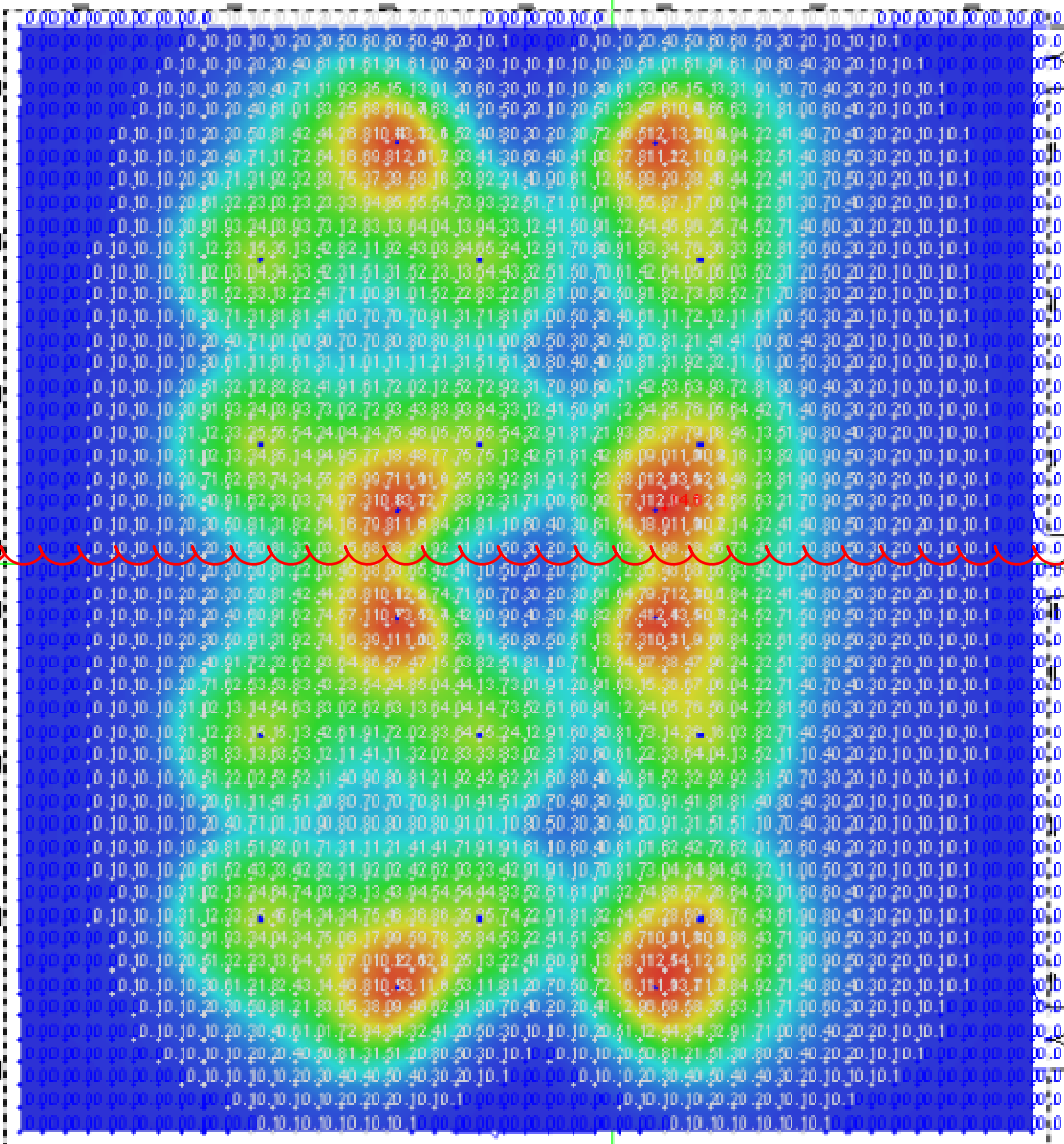
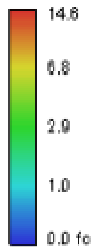


NWCPUD	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	A
DRAWING NUMBER		
LIGHT LAYOUT PLAN		



**GORGE SWITCHYARD LIGHTING PLAN**

Lighting analyzed for a full build-out that will not be installed. The additional analysis will be ignored as it does not affect lighting outside the station fence.



STATION LIGHTING

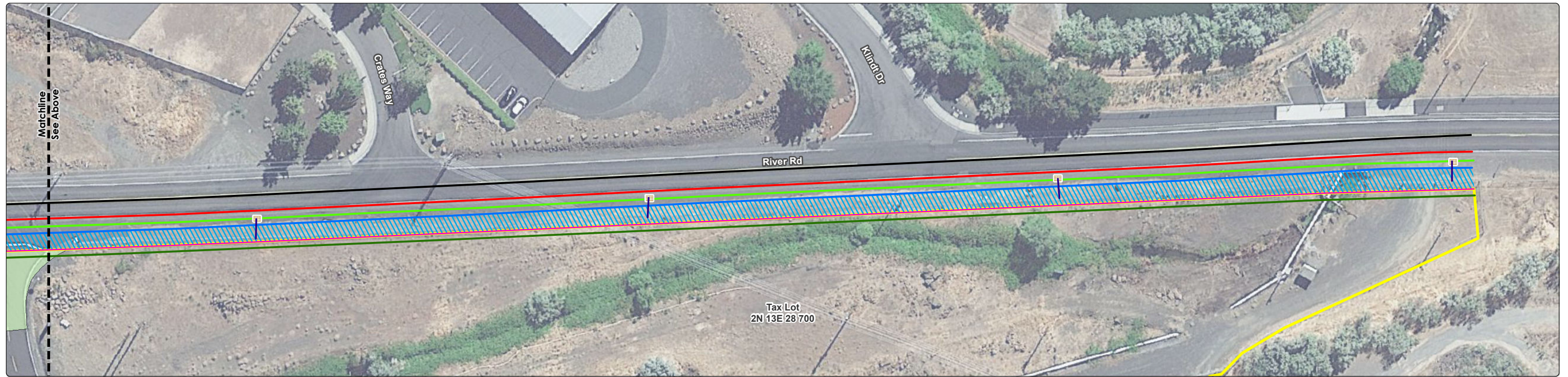
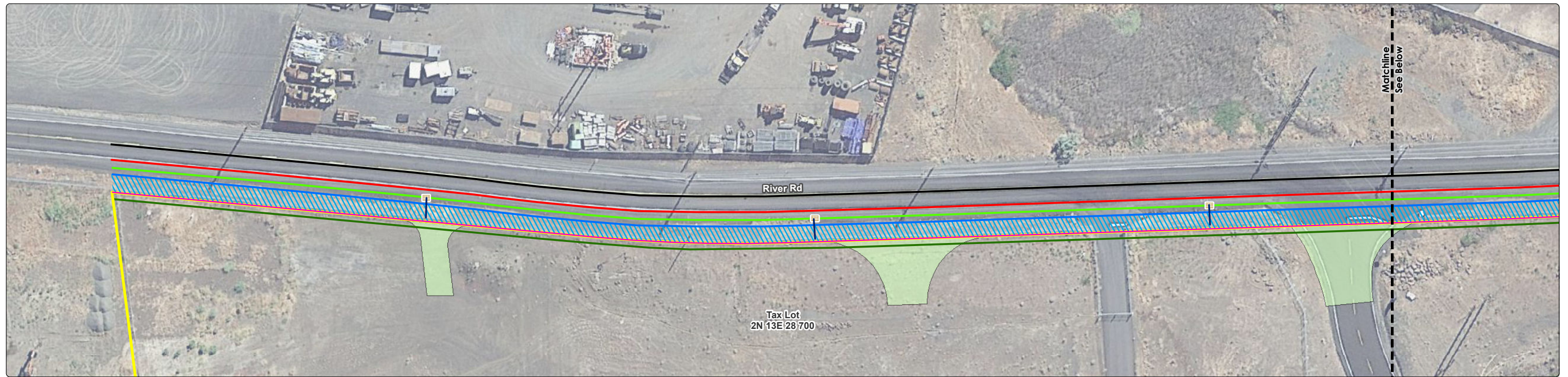
Luminaire Locations

No.	Label	MH	Orientation	Tilt
1	A	25.00	315.00	20.00
2	A	25.00	315.00	20.00
3	A	25.00	225.00	20.00
4	A	25.00	225.00	20.00
5	A	25.00	135.00	20.00
6	A	25.00	45.00	20.00
7	A	25.00	135.00	20.00
8	A	25.00	45.00	20.00
1	B	9.50	0.00	0.00
2	B	9.50	0.00	0.00
3	B	9.50	0.00	0.00
4	B	9.50	0.00	0.00
5	B	9.50	0.00	0.00
6	B	9.50	0.00	0.00
7	B	9.50	0.00	0.00
8	B	9.50	0.00	0.00
9	B	9.50	0.00	0.00
10	B	9.50	0.00	0.00
11	B	9.50	0.00	0.00
12	B	9.50	0.00	0.00

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distrib ion	Polar Plot	Notes
	A		8	GE LIGHTING SOLUTIONS	EFH101_AA77750NDS1DKBZR	EFH101 EVOLVE LED FLOOD	LED	1	EFH101_AA77750____.IE	Absolute	1	1	150	100%	NEMA 7x7		
	B		12	EATON POWER BUSINESS WORLDWIDE	800,801-PVM7L2C-UNV1	CHAMP PRO PVM LED	LED	1	GE454236.IES	5401	1	1	58	100%	MCS		

**Designer**  
SHAWN LILJENQUIST  
**Date**  
02/09/2021  
**Scale**  
Not to Scale  
**Drawing No.**  
LIGHTING  
**Summary**

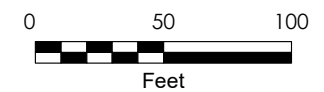


**Legend**

- Existing River Road Centerline
- Proposed Edge of Travel Lane (12 ft from Centerline)
- Proposed Edge of Bike Lane (6 ft from Travel Lane)
- Proposed Edge of Sidewalk (5 ft Width)
- Proposed Catch Basin
- Proposed Stormwater Pipe
- ▨ Proposed Stormwater Ditch
- Existing Right of Way (60 ft Total Width)
- Landscape Buffer
- Permitted Driveway (Designs and Dimensions to be Provided by Others)
- Property Boundary

**Figure**  
**Proposed River Road Frontage Improvements**  
 The Dalles, Oregon

Confidential Draft



Data Source:  
 Aerial photo obtained from Google Earth.



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### RESOLUTION PC 611-22

Approval of Conditional Use Permit Application **206-22, Power Constructors, Inc.**, for approval to site and construct an electrical substation. Approval of the CUP will establish a Community Facilities Overlay on the site. Property is located at 3600 River Road and further described as 2N 13E 28 tax lot 707. Property is zoned I – Industrial District.

#### I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on December 1, 2022 conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and staff recommendation.
- B. Staff's report of Conditional Use Permit 206-22 and the minutes of the December 1, 2022 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

#### II. RESOLUTION:

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

In all respects as set forth in Recitals, Part "I" of this resolution, Conditional Use Permit 206-22 is hereby approved with the following conditions of approval:

##### 1. Conditions Requiring Resolution Prior to Submission of Final Plan:

- 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. All final plans, consistent with all Conditions of Approval, shall be approved by the Community Development Director and the City Engineer prior to the issuance of a building permit.
- c. All construction/design plans for public infrastructure, improvements, or rights-of-way (ROW) shall be approved by the City Engineer.
- d. All plans must be drawn to scale.
- e. Applicant must provide a report from a licensed engineer demonstrating the necessity for a driveway greater than 35' in width.
- f. Applicant shall demonstrate the driveway width on the site plan.

- g. Applicant is required to coordinate all franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider.
- h. Applicant shall provide documentation of on-site stormwater management.

**2. Conditions Required Prior to Final Plan Approval**

- a. All construction/design plans for public infrastructure, improvements, or rights-of-way required with this development must be approved by the City Engineer.

**3. Conditions Required During Construction of Public Improvements and Franchise Utilities**

- a. A pre-construction meeting including the City Engineer and Construction Inspector is required prior to construction or site prep work. All public improvements shall first obtain design and construction approval from the City Engineer.
- b. Applicant must warranty all public improvements against defect for one year from the date of final acceptance by the City.
- c. All proposed franchise utilities are required to be installed in accordance with each utility provider.
- d. All ROW improvements shown on the approved site plan must be installed.

**4. Conditions Required Prior to City Building Permit Approval**

- a. All Conditions of Approval listed in Sections #1 and #2 above.
- b. Driveway and entrance grades at the sidewalk shall not exceed 2%, and the approach grade not to exceed 5% for the first 20 feet.
- c. Drive approaches installed in the public right-of-way shall be constructed of concrete in accordance with City Public Works standards.
- d. All on-site areas used for the parking and maneuvering of vehicles shall be surfaced with material approved by the City Engineer.
- e. All refuse storage facilities shall be stored indoors or screened from the ROW with containers placed on concrete pads with a positive surface drainage.

**5. Conditions Required Prior to Occupancy**

- a. All proposed landscaping shall be completed, or financially guaranteed (bonded) prior to occupancy.
- b. All irrigation lines shall be required to install a backflow prevention device.

**6. Ongoing Conditions**

- a. All lighting shall not directly illuminate adjoining properties. Lighting sources shall be shielded and arranged so as not to produce glare in any public ROW, with a maximum illumination at the property line not to exceed an average horizontal foot-candle of 0.3 for non-cut-off lights, and 1.0 for cut-off lights.
- b. All development must adhere to the approved site plan for this development.

- c. The proposed use and operation shall comply with all applicable local, state, and federal standards, and shall not create a nuisance due to odor, vibration, noise, dust, vector control, smoke or gas. Applicant shall prevent the collection of nuisance materials and debris from being windblown or migrating off site.
- d. All landscaping, buffering, and screening must be adequately maintained and irrigated to ensure the survival of plant materials
- e. 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.
- f. The timing of right-of-way improvements and 5’ landscaping buffer must be coordinated with the Community Development Director and City Engineer.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 1<sup>ST</sup> DAY OF DECEMBER, 2022.

\_\_\_\_\_  
 Cody Cornett, Chair  
 Planning Commission

I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 1<sup>st</sup> day of December, 2022.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 Joshua Chandler, Director  
 Community Development Department  
 City of The Dalles