

AGENDA

PLANNING COMMISSION

January 5, 2023

5:30 p.m.

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

Via Zoom

<https://us06web.zoom.us/j/82327794645?pwd=cld2UGhUb1BoVithR0tFUzZzcWtXQT09>

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. ELECTION OF OFFICERS
6. APPROVAL OF MINUTES – November 3, 2022 and November 17, 2022
7. 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.
8. QUASI-JUDICIAL PUBLIC HEARING
 - A. 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.
 - B. CUP 207-22 – RTD Development, LLC, 2514 W. Tenth Street, 2N 13E 32 DB 1100
Request: Applicant is requesting approval to site and construct a nine-space Recreational Vehicle (RV) park on a 3.6-acre parcel.
9. RESOLUTION
 - Resolution PC 611-22: Approval of CUP 206-22, Power Constructors, Inc.
 - Resolution PC 612-22: Approval of CUP 207-22, RTD Development, LLC

CITY OF THE DALLES

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

10. STAFF COMMENTS / PROJECT UPDATES

11. COMMISSIONER COMMENTS / QUESTIONS

12. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

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.

- 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.

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.*

Subject
Property

905 Heritage Way
2N 13E 29 DC 11600



Subject
Property

905 Heritage Way
2N 13E 29 DC 11600



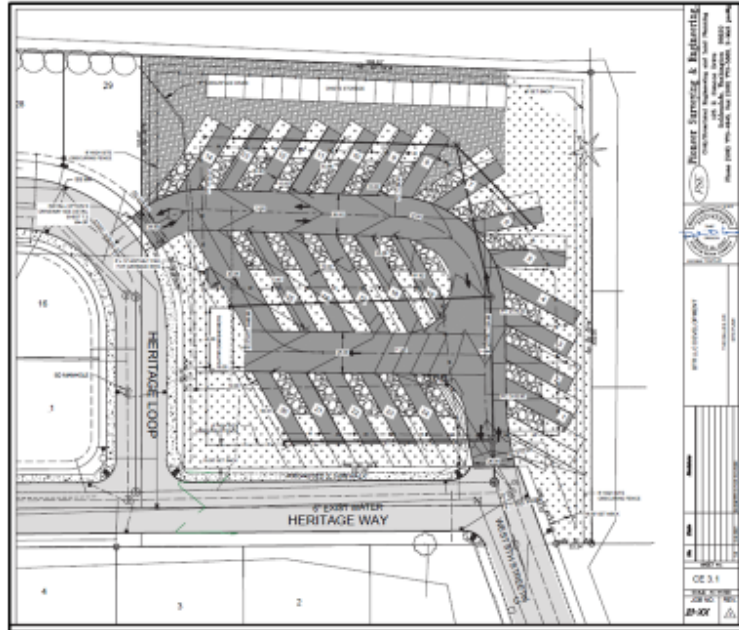
Proposal

24 total RV spaces

Buildings

- Bathroom/ Showers
- Storage Units (x16)

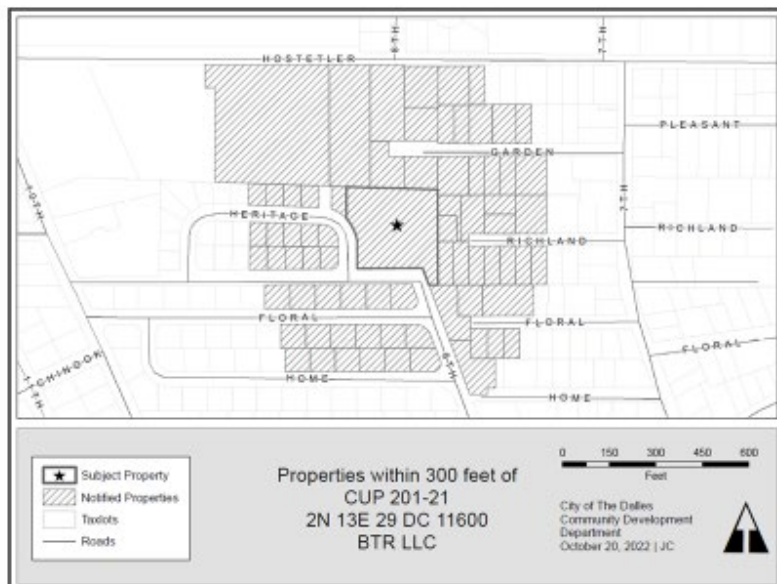
Landscaping/screening
throughout



Notification

Notice sent to all properties
within 300' radius (72 in total)

State requirement = 100'



Comments Received

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)

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)

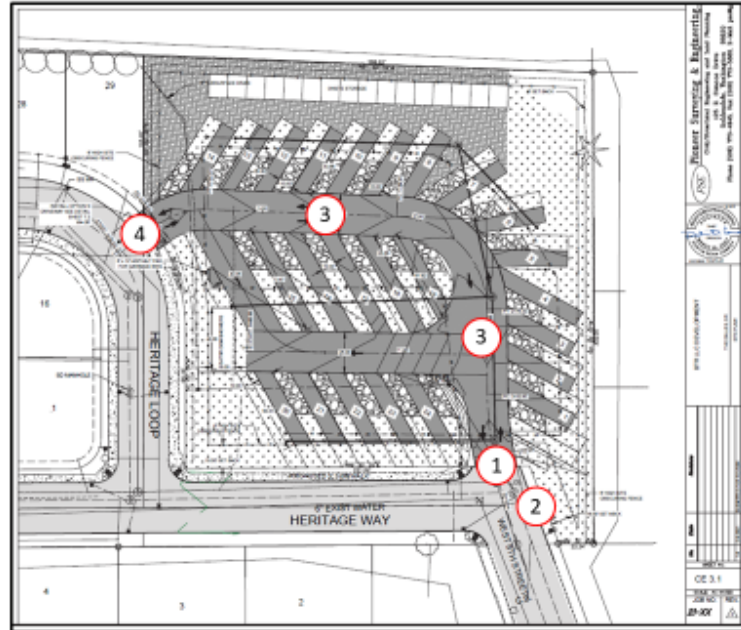
3. Dust and other particulate matter shall be confined to the subject property.
4. The following odors shall be completely confined to subject property:
 - a. *Industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;*
 - b. *Fuels; and*
 - c. *Fertilizers, manure, 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)

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.

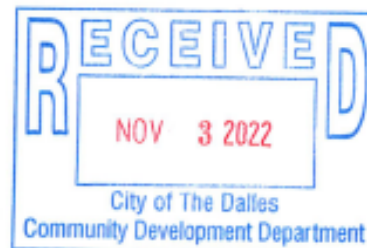
I have a 4-year-old that I currently feel safe letting play in the yard and with the other neighborhood kids because we generally know everyone who comes in and out and have limited traffic in our neighborhood. Having a RV park directly across the road from my house will change that for not only my child, 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 7th / Ponoma, 8th / Ponoma, and 10th / 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

David Arnold
Cheryl Arnold





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 2nd 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

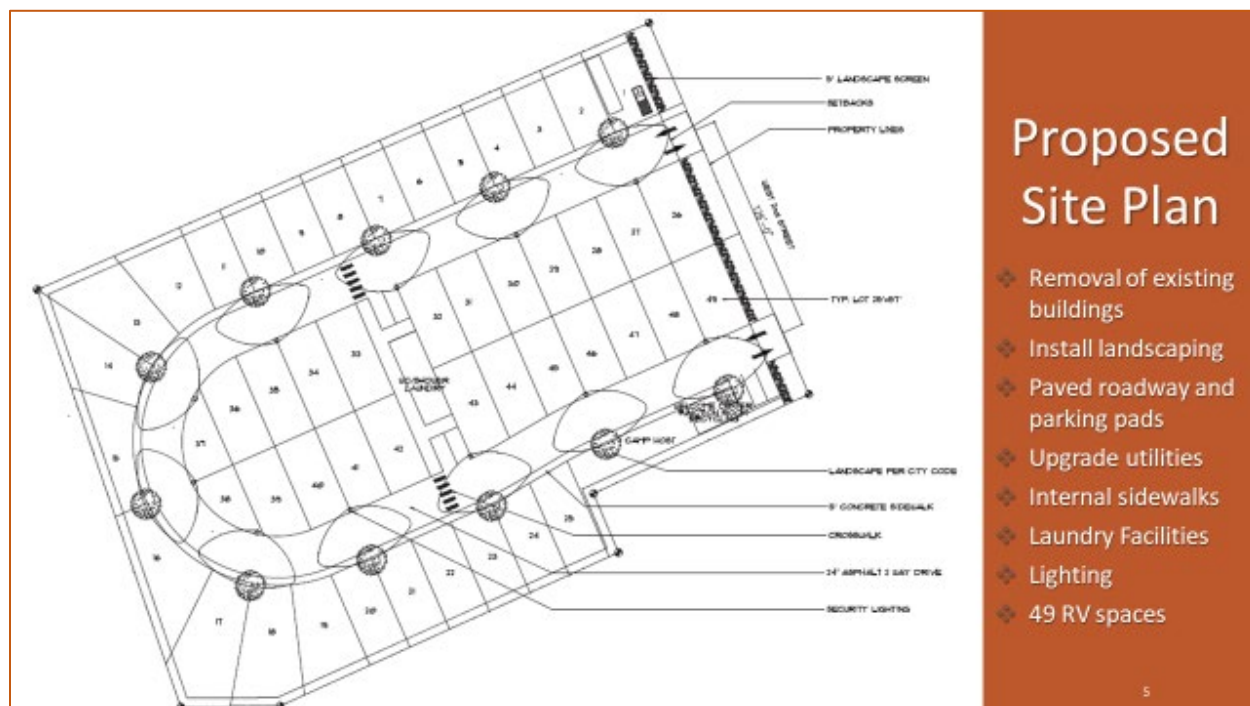
Background

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



Current Conditions



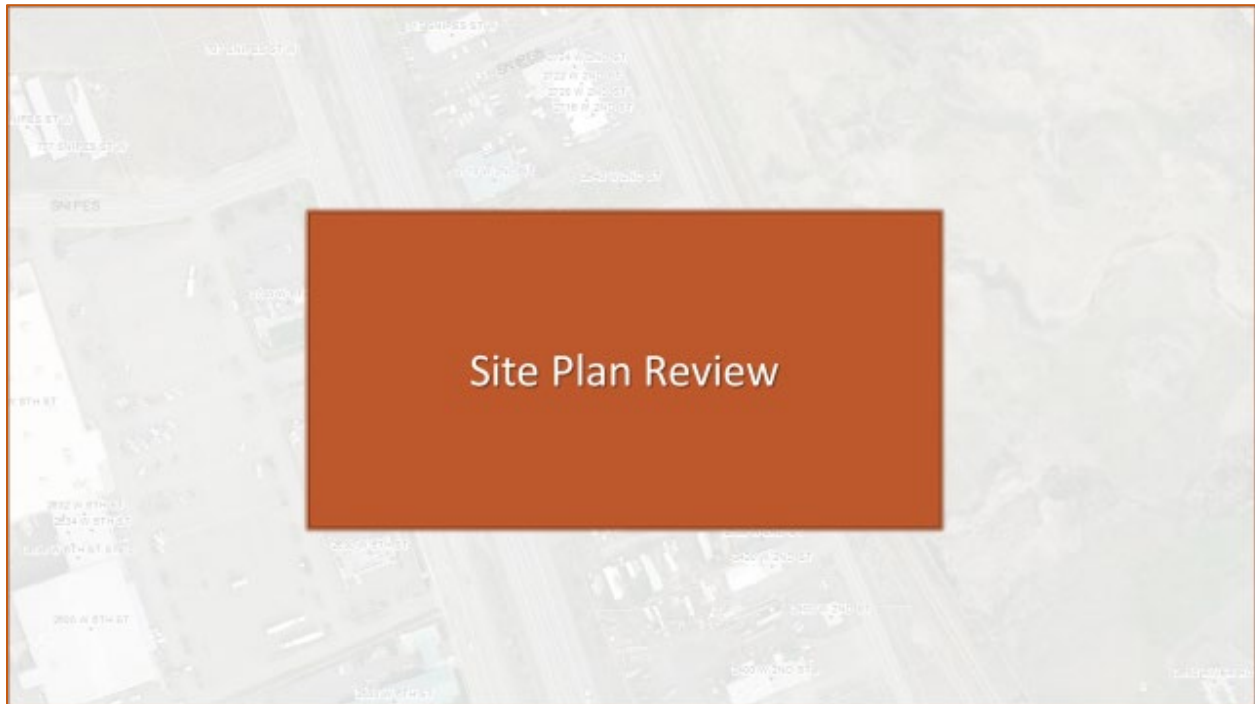


Concept Review

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.

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



Length of Stay

Section 10.12.060

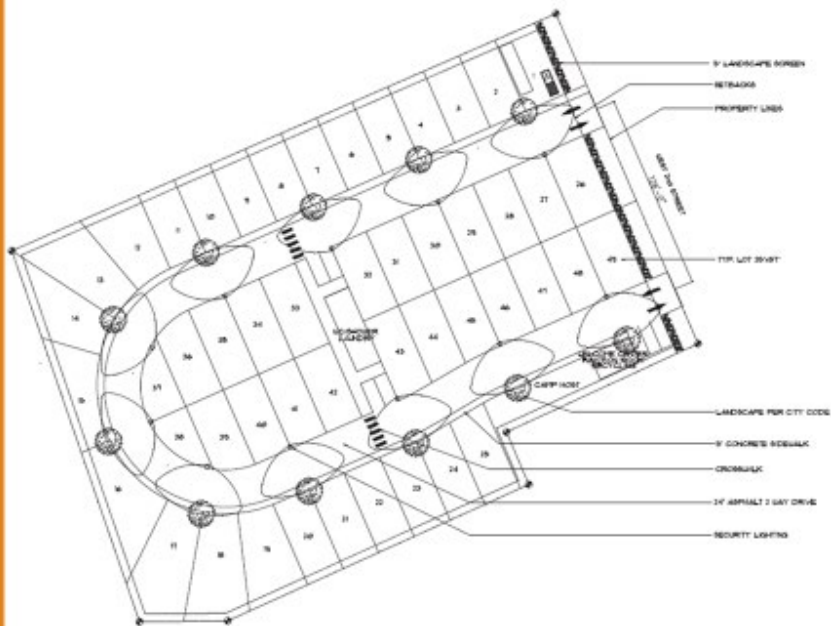
Per TDMC 10.12.060, stays longer than one (1) year may be approved by the Planning Commission.

9

Impact Mitigation

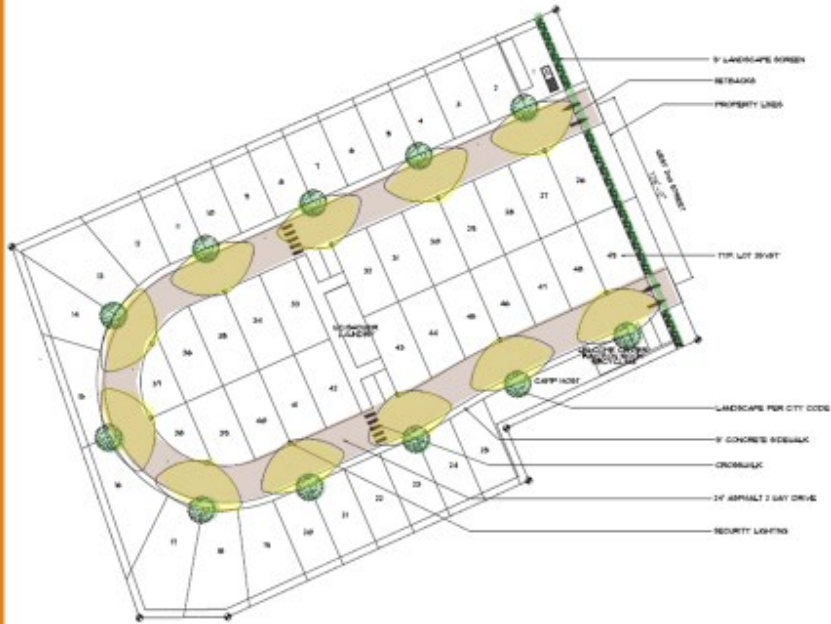
(Review Criteria 10.3.050.040C)

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



10

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



11

Staff Recommends Approval with Conditions

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.

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

- ❖ 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

- ❖ 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

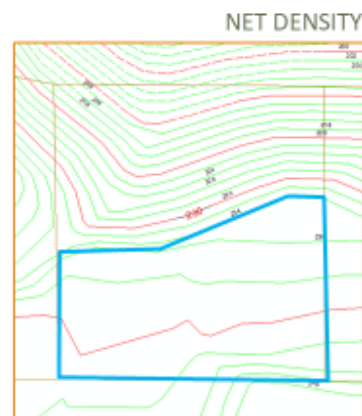
Calculating Density: Gross/Density (page 3 of Ex. B)

- ❖ 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)

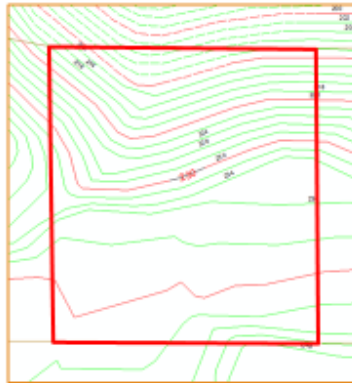
Proposed Code Amendment: When determining **minimum required density** of an individual development, net density is used for calculations.

- 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

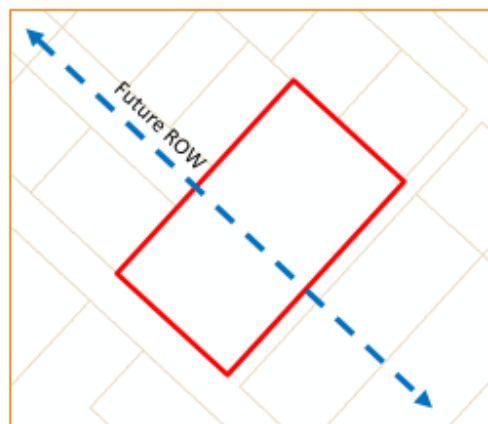
Regulating Density (page 5 & 6 of Exhibit B)

- ❖ 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

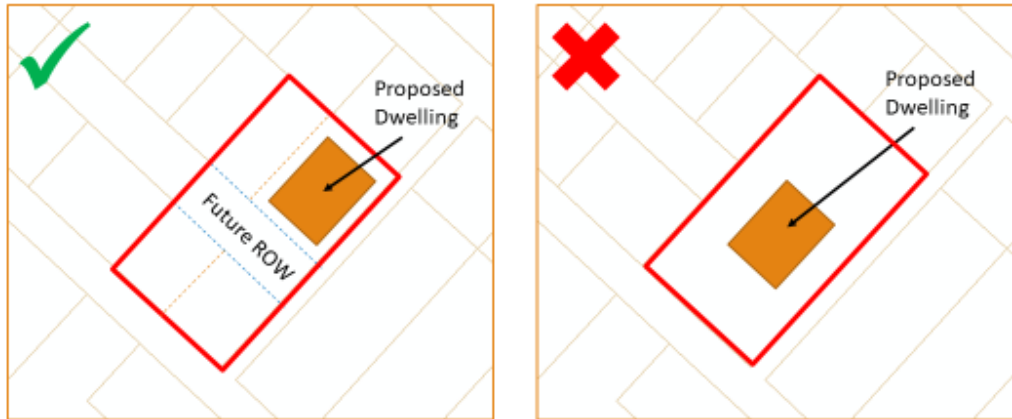
Redevelopment Plan (page 5 & 6 of Exhibit B)

- ❖ *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)

❖ 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)

❖ 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)

- ❖ 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

- ❖ 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

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

STAFF REPORT CUP 206-22

Applicant: POWER Constructors, Inc.

Procedure Type: Quasi-Judicial

Hearing Date: January 5, 2023

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 (December 29, 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 (tax lots 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: This application was previously scheduled for the December 1 and December 15 Planning Commission meetings; however, rescheduled due to lack of quorum. Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made for each meeting. **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 the 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 Facility 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 for 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 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.

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 (ft²): 732 sq. ft

Total Number of Parking Spaces Proposed: 0 Parking Lot Landscaping Proposed (ft²): 0

Total Landscaping Proposed (ft²): 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: 0FTE 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:

Site Team / Pre-Application:

Completed application

Concept plan (PDF recommended)

50% application fee

Official Conditional Use Permit Review:

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:



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Larry Sevy
Department Manager

Date

2 of 5

DocuSigned by:



A5AC67FB5E3E47C...

Patrick Gammons

Director of Planning Commission Agenda Packet

8/3/2022 January 5, 2023 | Page 56 of 129

Date





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 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.
3 CENTERPOINTE DRIVE
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PHONE 503-892-6700
FAX 503-892-6799

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.

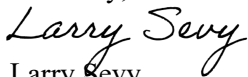
In addition to the above we are responding to your request for additional information in narrative addressing **Site Plan Review criteria (10.3.030.040)**. We have reviewed this section and believe we have addressed all the requirements in the above discussion and as provided with our original application. 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 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 \[library.qcode.us\]\(B\)](https://library.qcode.us/10.7.030.040): 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



October 31, 2022

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

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

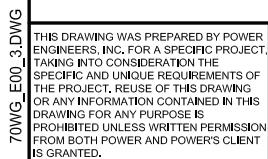
ENGINEER:
POWER ENGINEERS INC.
3 CENTERPOINTE ST. SUITE 500
LAKE OSWEGO, OR
CONTACT: JEFF JOHNSON
(503) 892-6789

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

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

0 30 60 120 180 FEET

1" = 60'




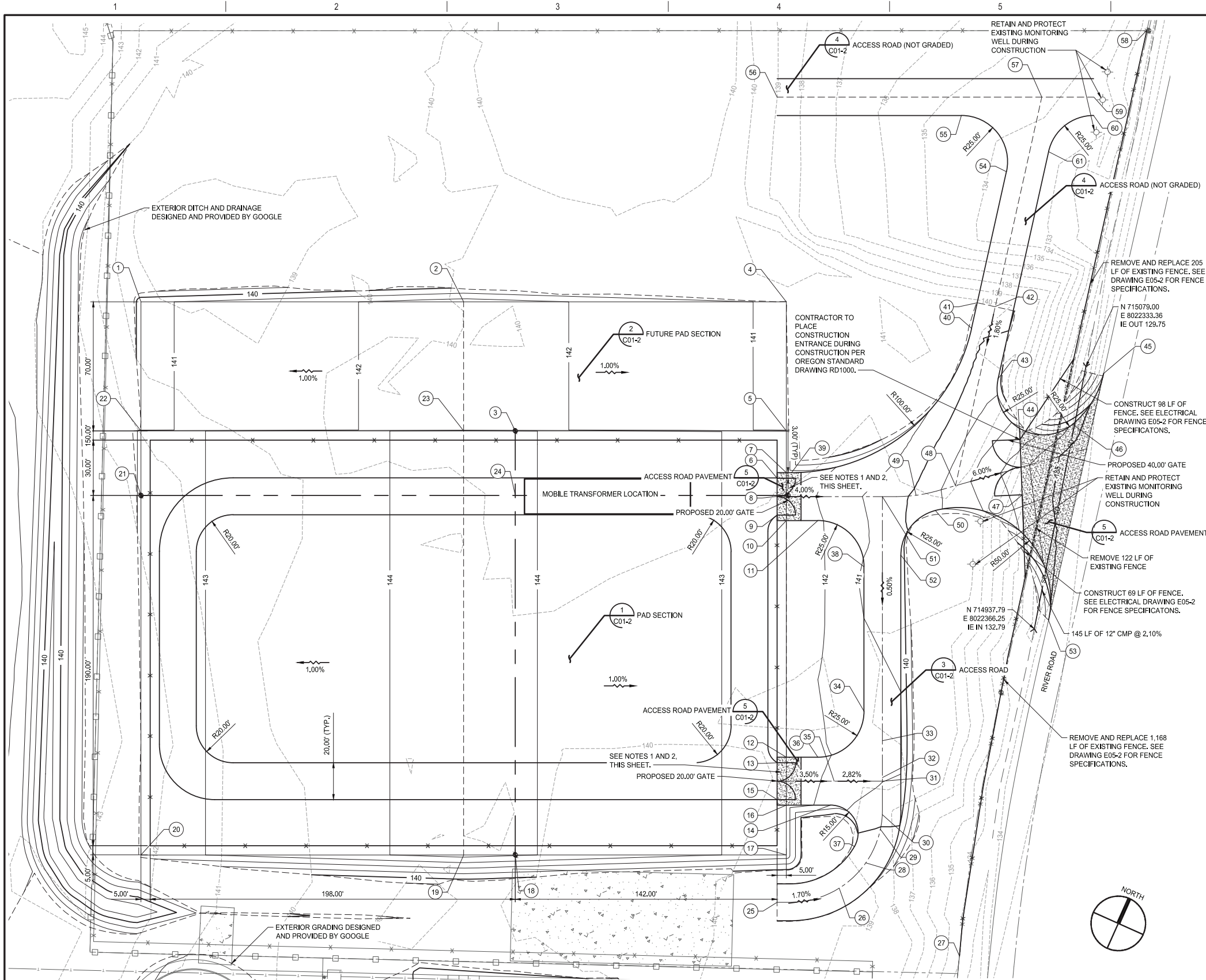
B	DAY 1 OPTIMIZATION		SKL	SKL					
A	ISSUED FOR 95% REVIEW	03/11/21	SKL	JEM			E01-1	GENERAL ARRANGEMENT	
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD		REFERENCE DRAWINGS	

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



Planning Commission Agenda Packet

JOB NUMBER 154269	REV 
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	714943.16	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

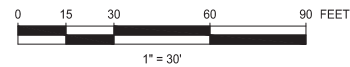
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	EXISTING MINOR CONTOURS (1 FT)
	EXISTING MONITOR WELL
	EXISTING ROAD
	EXISTING ROAD CENTERLINE
	EXISTING DITCH FLOWLINE
	EXISTING FENCE
	EXISTING MONUMENT
	EXISTING CONCRETE PAD
	REMOVE FENCE
	PROPOSED MAJOR CONTOURS (5 FT)
	PROPOSED MINOR CONTOURS (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 APPROACHNOTES 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



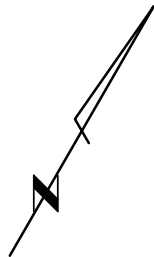
THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT, TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S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

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				
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS		

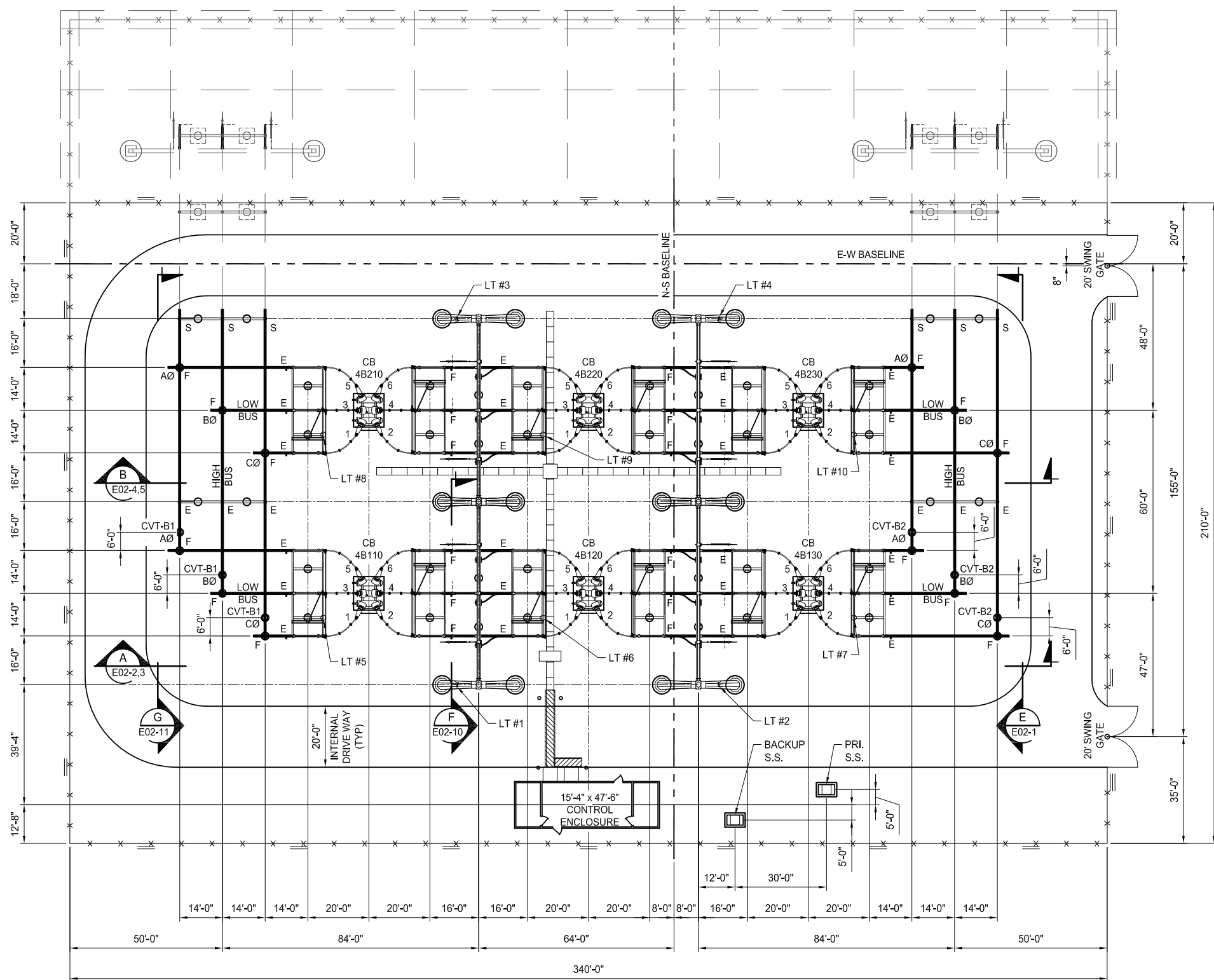
DSGN	KLS	DEC-2020
DRN	KLS	DEC-2020
CKD	JL	JUN-2022
SCALE: 1" = 30'-0"		
FOR 22x34 DWG ONLY		



NWCPUD		JOB NUMBER	REV
GORGE 230KV SWITCHYARD		178297	
Planning Commission Agenda Packet C01-1		DRAWING NUMBER	



PERUN #1A 230KV LINE (NOTE 6)
SW
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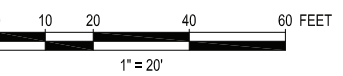




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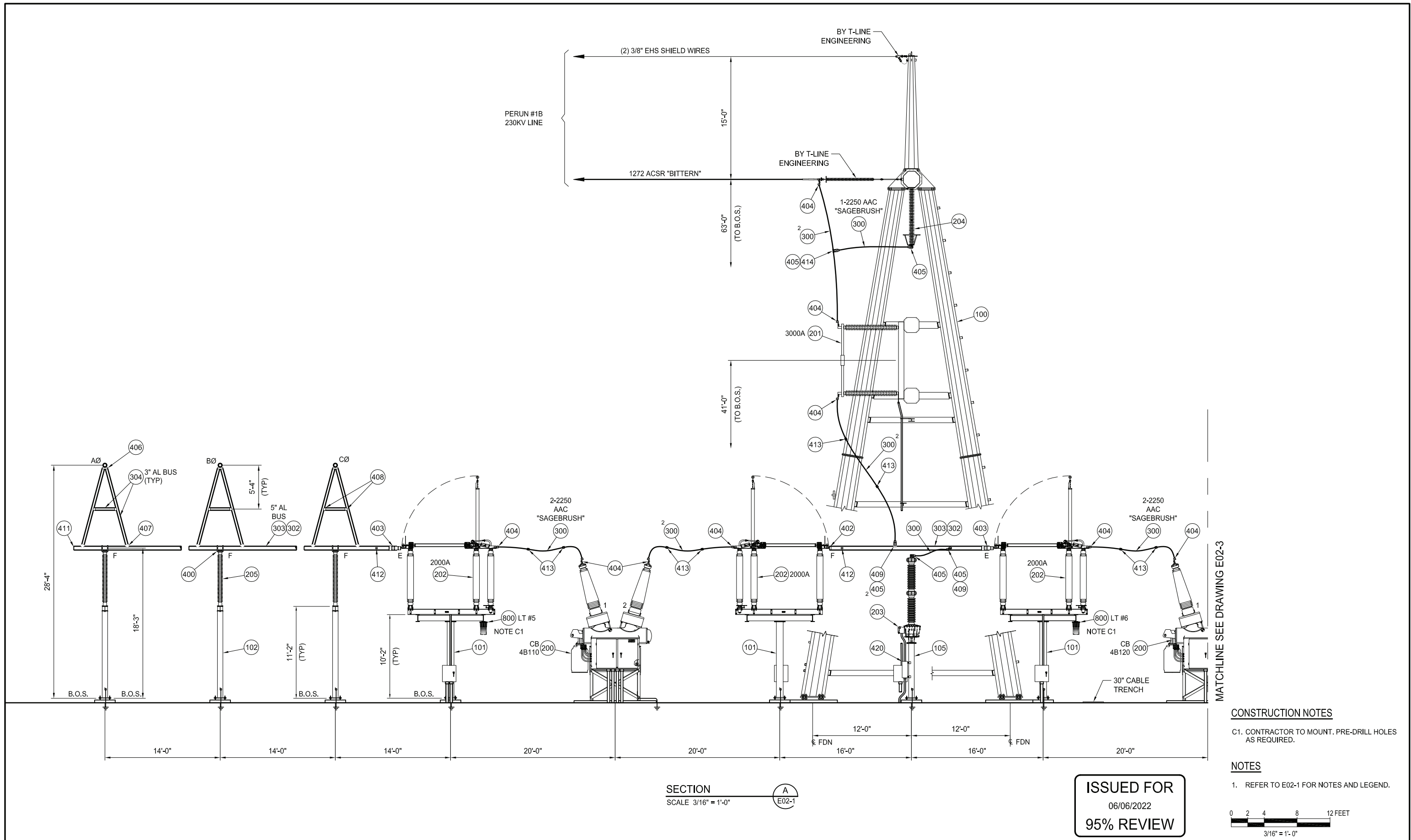
- LEGEND**
- BASELINE
 - FUTURE
 - × × FENCE
 - × × SIGN (STATION NAME)
 - × × SIGN (DANGER, HIGH VOLTAGE, HARD HAT AREA)
 - (XXX) ITEM NUMBER IN MATERIAL LIST E03-1
 - B.O.S. BOTTOM OF STEEL
 - E INDICATES EXPANSION JOINT
 - F INDICATES FIXED FIT CONNECTION FOR BUS AT INSULATOR
 - S INDICATES SLIP FIT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




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

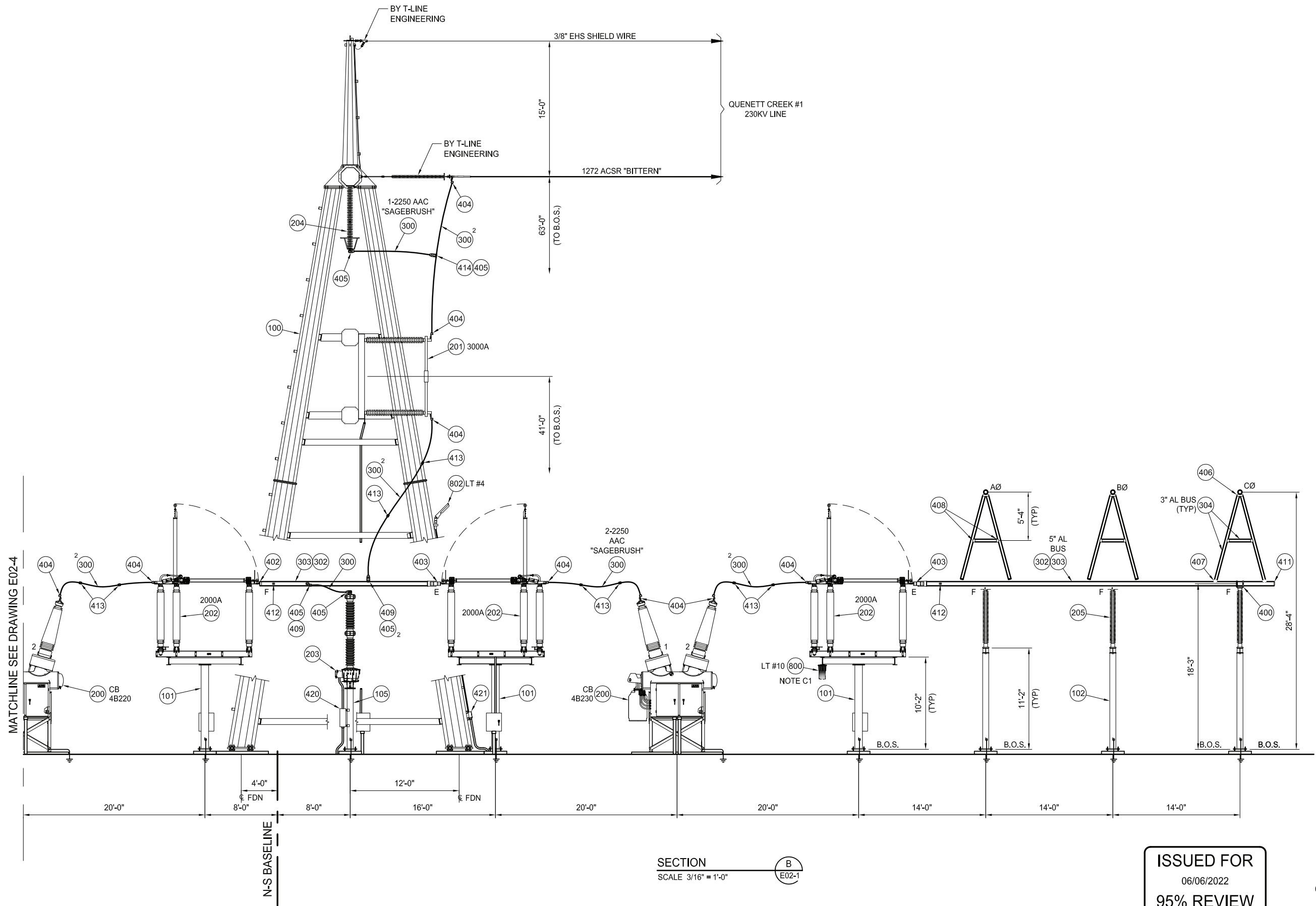
ISSUED FOR
06/06/2022
95% REVIEW



70WG-E02-1.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 POWER'S CLIENT IS GRANTED.										DSGN	SKL	12/14/20		NWCPUD	JOB NUMBER 154269	REV <div>C</div>
										DRN	SKL	12/14/20				
	C	DAY 1 OPTIMIZATION			SKL	SKL			E03-1	MATERIAL LIST	CKD					
	B	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM			E02-2 - 11	ELECTRICAL ASSEMBLY SECTIONS	SCALE: 1" = 20'				GORGE 230KV SWITCHYARD	DRAWING NUMBER E02-1
	A	ISSUED FOR 65% REVIEW	01/06/21	SKL	SKL	JEM			E01-1	GENERAL ARRANGEMENT	FOR 22x34 DWG ONLY					
	REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS								



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	12/14/20		NWCPUD	JOB NUMBER	REV	
								E06-2, 3	CONDUIT DETAILS	DRN	SKL	12/14/20			154269		
	C	DAY 1 OPTIMIZATION			SKL	SKL		E05-2, 3	GROUNDING DETAILS	CKD							
	B	ISSUED FOR 95% REVIEW	03/11/21		SKL	SKL	JEM		E03-1	MATERIAL LIST	SCALE: 3/16"=1'-0"				GORGE 230KV SWITCHYARD	DRAWING NUMBER	E02-2
	A	ISSUED FOR 65% REVIEW	01/06/21		SKL	SKL	JEM		E02-1	ELECTRICAL ASSEMBLY PLAN VIEW							
	REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS			FOR 22x34 DWG ONLY						
ELECTRICAL ASSEMBLY SECTION SHEET															Planning Commission Agenda Packet		

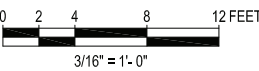


CONSTRUCTION NOTES

C1. CONTRACTOR TO MOUNT. PRE-DRILL HOLES AS REQUIRED.

NOTES

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



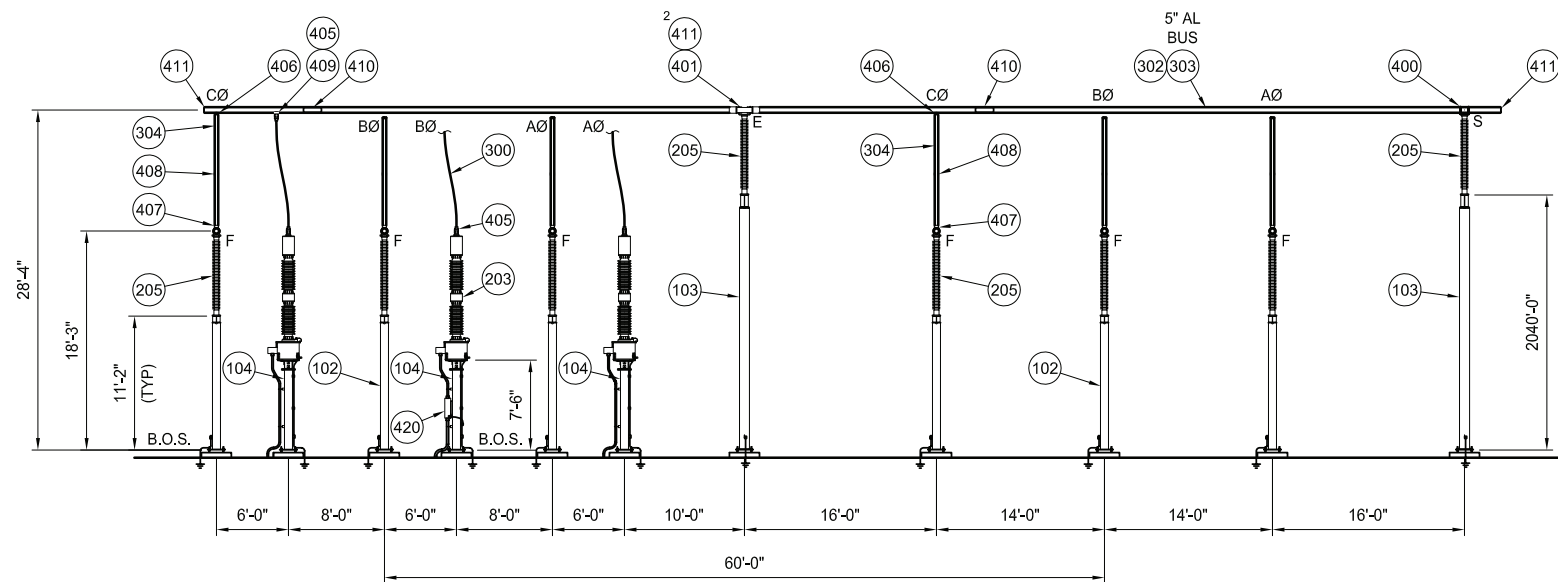
ISSUED FOR
06/06/2022
95% REVIEW

SECTION B
SCALE 3/16\"/>

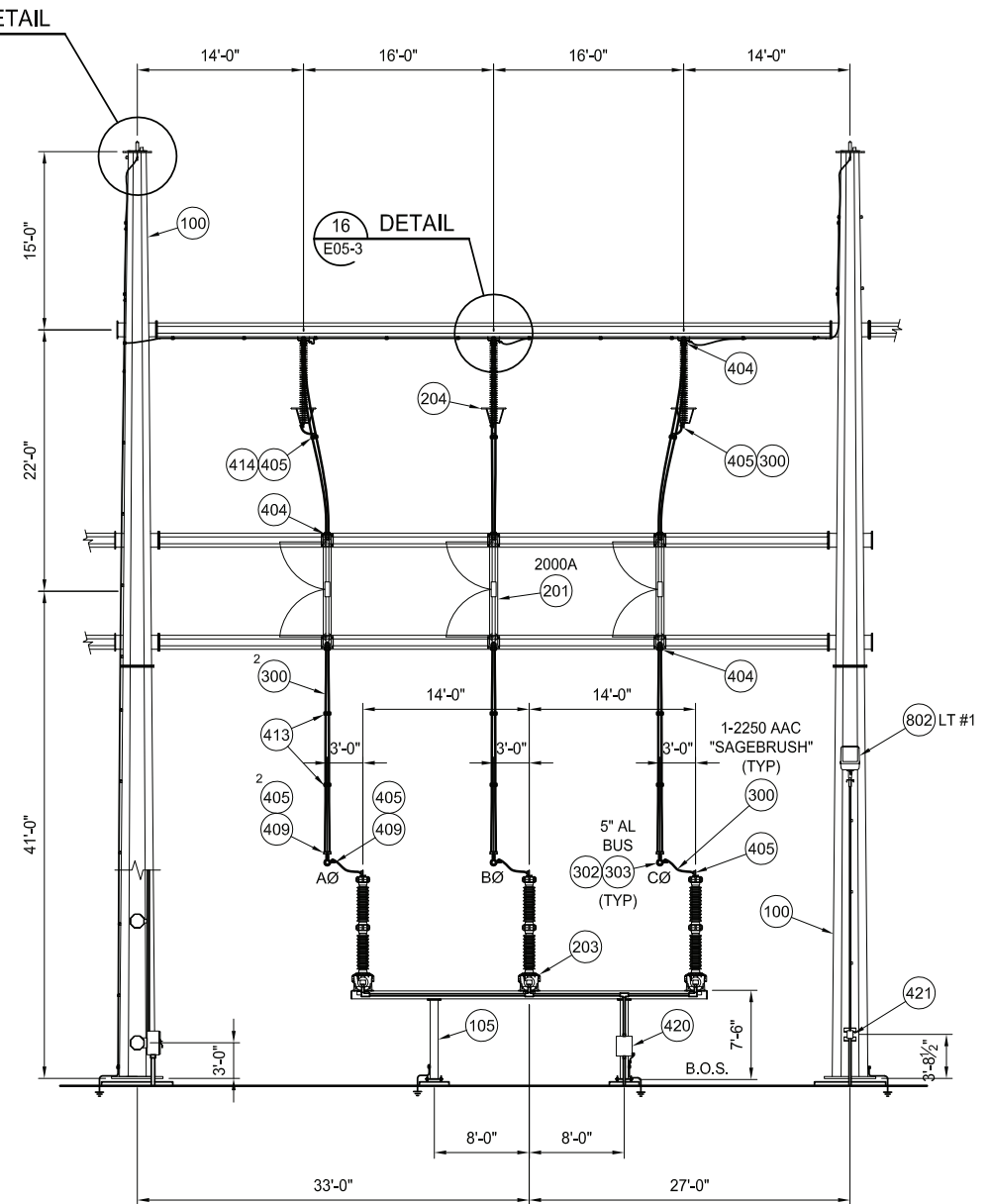
70WG E02 5.DWG

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 IS GRANTED.

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

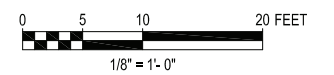




SECTION F
SCALE 1/8" = 1'-0"

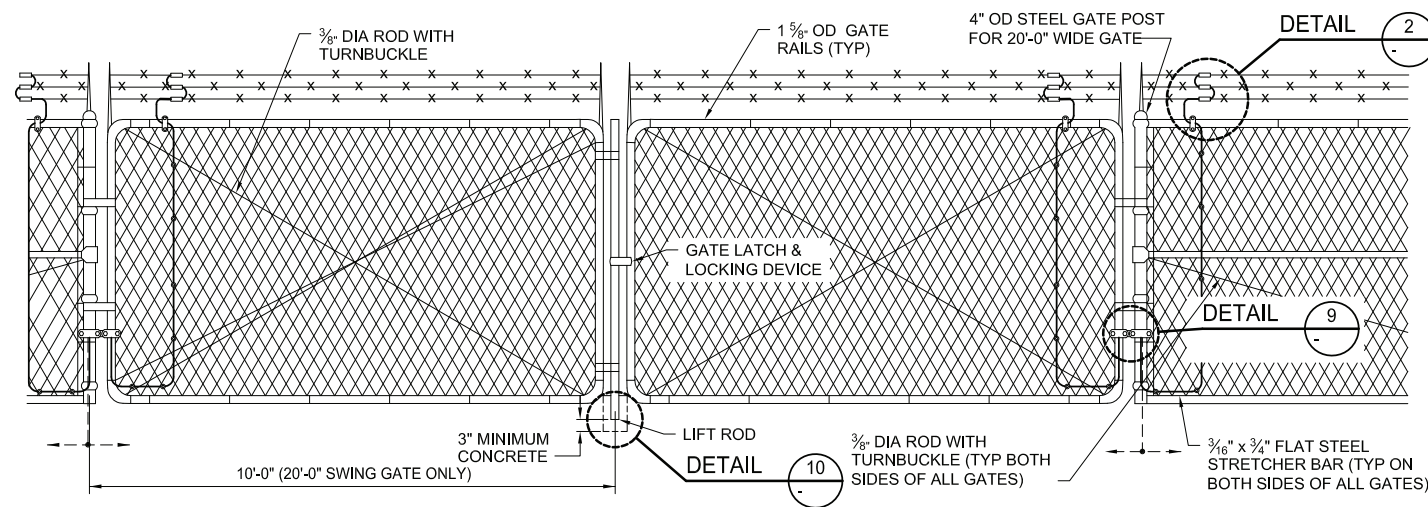
NOTES

- REFER TO E02-1 FOR NOTES AND LEGEND.

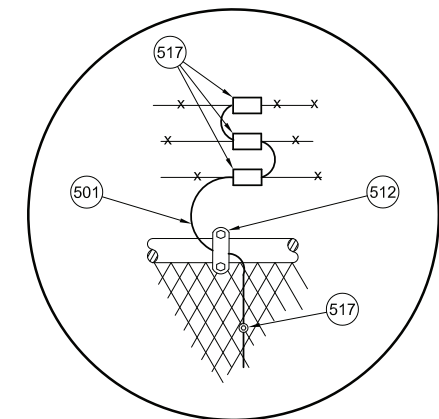
ISSUED FOR
06/06/2022
95% REVIEW



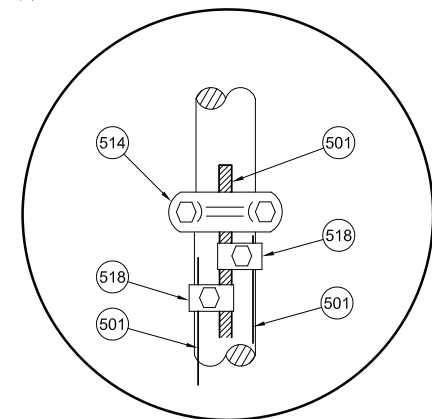
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									E05-2, 3	GROUNDING DETAILS	DRN	SKL	12/14/20					GORGE 230KV SWITCHYARD
	C	DAY 1 OPTIMIZATION				SKL	SKL					CKD				ELECTRICAL ASSEMBLY	DRAWING NUMBER	E02-10
	B	ISSUED FOR 95% REVIEW	03/11/21			SKL	SKL	JEM	E03-1	MATERIAL LIST & NAMEPLATE SCHEDULE	SCALE: 1/8" = 1'-0"			FOR 22x34 DWG ONLY				
	A	ISSUED FOR 65% REVIEW	01/06/21			SKL	SKL	JEM	E02-1	ELECTRICAL ASSEMBLY PLAN VIEW								
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD			REFERENCE DRAWINGS									



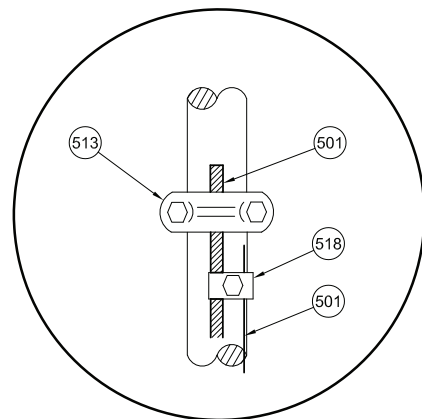
DETAIL 1
20'-0" DRIVE GATE
INSTALLATION DETAILS
(3) REQUIRED



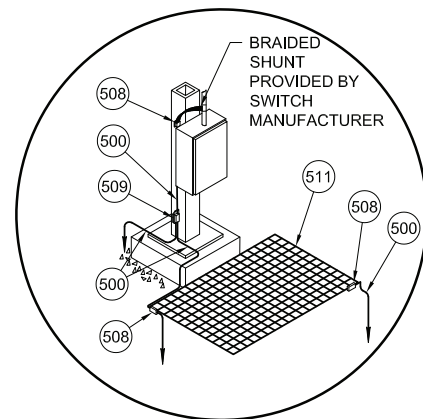
BARBED WIRE & RAIL GROUNDING
DETAIL 2
SCALE NTS
(85) REQUIRED



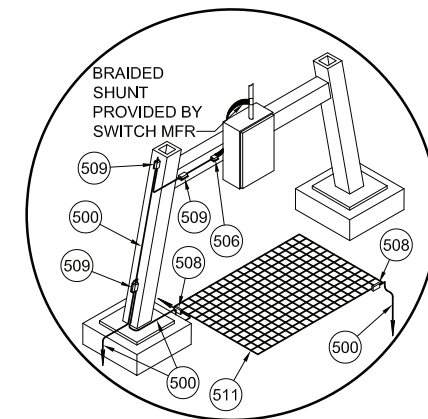
CORNER POST GROUNDING
DETAIL 3
SCALE NTS
(4) REQUIRED



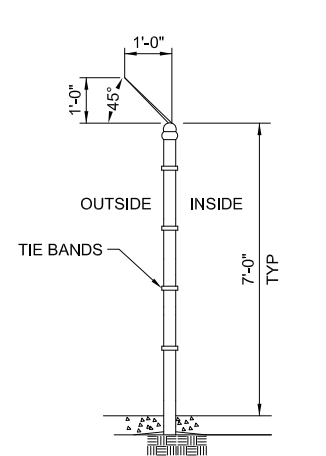
LINE POST GROUNDING
DETAIL 4
SCALE NTS
(50) REQUIRED



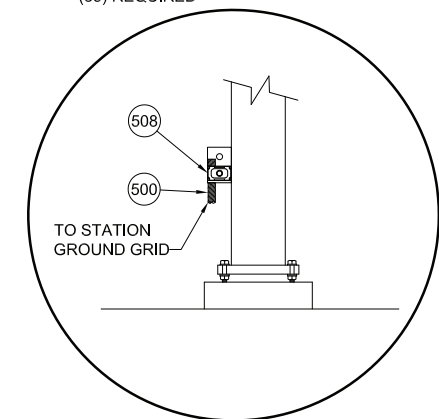
M.O. SWITCH OPERATOR GROUNDING
DETAIL 5
SCALE NTS
(12) REQUIRED



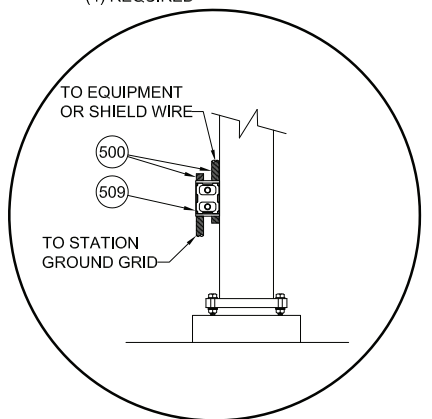
A-FRAME STRUCTURE & M.O. OPERATOR GROUNDING
DETAIL 6
SCALE NTS
(4) REQUIRED



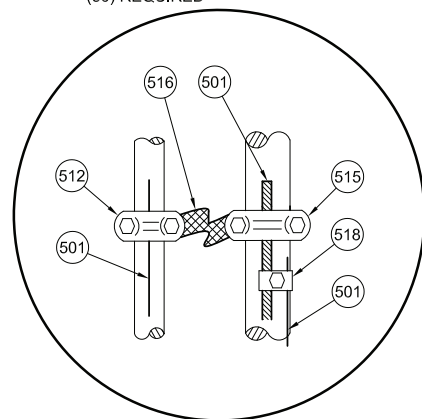
SECTION A
NTS



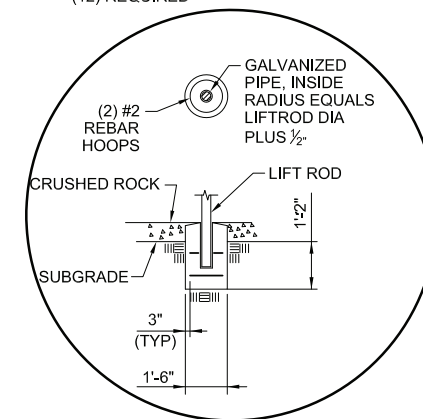
TYPICAL STRUCTURE GROUNDING
DETAIL 7
SCALE NTS
(42) REQUIRED



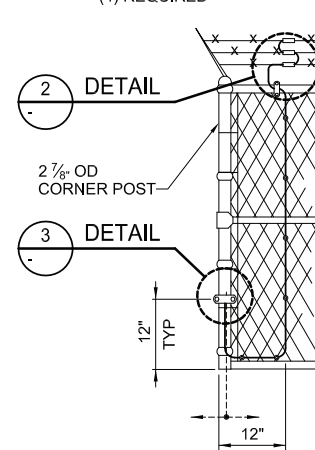
TYP STRUCTURE WITH EQUIPMENT GROUNDING
DETAIL 8
SCALE NTS
(40) REQUIRED



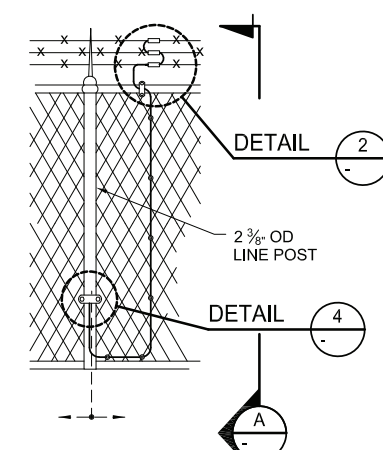
20'-0" DRIVE WAY GATE GROUNDING
DETAIL 9
SCALE NTS
(4) REQUIRED



TYP GATE STOP
DETAIL 10
SCALE NTS
(2) REQUIRED



CORNER POST
SCALE NTS



LINE POST
SCALE NTS

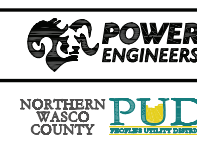
NOT FOR
CONSTRUCTION
ISSUED FOR
09/02/2022
BID

- NOTES
- REFER TO THE SPECIFICATIONS FOR INSTALLATION AND MATERIAL REQUIREMENTS.




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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	
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD

DSGN	SKL	12/12/20
DRN	SKL	12/12/20
CKD		
SCALE:	NTS	
FOR 22x34 DWG ONLY		



NWCPUD	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	C
GROUNDING DETAILS	DRAWING NUMBER	
	E05-2	

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						NP4	1	4B110	2"								
104	6	STRUCTURE; 230KV SINGLE PHASE CCVT SUPPORT, 7'-6" 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	NP5	1	4B120	2"								
105	4	STRUCTURE; 230KV THREE PHASE CCVT SUPPORT, 7'-6" HEIGHT	TBD	CONTRACTOR						NP6	1	4B130	2"								
106	-	NOT USED			504	12	GROUND ROD, CU-BONDED, 3/4" x 10'	ERICO; 613400	CONTRACTOR	NP7	1	4B210	2"								
EQUIPMENT					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	NP8	1	4B220	2"								
ITEM	QTY	DESCRIPTION	MFR/REMARKS	PROCUREMENT	506	36	GROUND CLAMP, BRONZE, 2/0-4/0, (1) CABLE TO FLAT	ANDERSON; GC141A02	CONTRACTOR	NP9	1	4B230	2"								
200	6	POWER CIRCUIT BREAKER, SF6 GAS, 230KV, 3000A, 63KA, 900KV BIL, 125VDC	HITACHI	OFCI	507	27	GROUND CLAMP, BRONZE, 2/0-4/0, (2) CABLES TO FLAT	ANDERSON; GC143A02	CONTRACTOR	NP10	1	4K109	2"								
201	4	SWITCH; CENTER BREAK, GOAB, 230KV, 2000A, WITH MOTOR OPERATOR MECHANISM, VERTICALLY MOUNTED	HITACHI	OFCI	508	130	TERMINAL CONNECTOR, CU, COMPRESSION, 4/0 AWG CU TO NEMA 2 HOLE PAD	BURNDY; YCA282NDT	CONTRACTOR	NP11	1	4K111	2"								
202	12	SWITCH; VERTICAL BREAK, GOAB, 230KV, 3000A, WITH MOTOR OPERATOR MECHANISM, HORIZONTALLY 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	NP12	1	4K115	2"								
203	18	CCVT; 230KV, 900KV BIL, 1200/2000:1 RATIO	HITACHI	OFCI	510	175	CABLE TRENCH GROUND CONDUCTOR SUPPORT BRACKET; 4/0 AWG CU TO TRENCH	TBD	CONTRACTOR	NP13	1	4K119	2"								
204	12	SURGE ARRESTER; STATION CLASS, 144KV MCOV, 900KV BIL, UNDERHUNG	TBD	OFCI	511	16	GROUNDING MAT; MESH 4/0 AWG CU, 4' X 6' W/ 4" X 4" MESH SPACING	ERICO; MESH TYPE	CONTRACTOR	NP14	1	4K121	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	512	62	GROUND CLAMP, BRONZE, 1 5/8" O.D. (1 1/4" IPS) TO #4 CU	ANDERSON; GC1115B	CONTRACTOR	NP15	1	4K125	2"								
206	2	XFMR; STATION SERVICE, 100KVA, 12.47KV, 120/240V	TBD	OFCI	513	50	GROUND CLAMP, BRONZE, 2 3/8" O.D. (2" IPS) TO #4 CU	ANDERSON; GC1117B	CONTRACTOR	NP16	1	4K129	2"								
CONDUCTORS					514	4	GROUND CLAMP, BRONZE, 2 7/8" O.D. (2 1/2" IPS) TO #4 CU	ANDERSON; GC1118B	CONTRACTOR	NP17	1	4K131	2"								
ITEM	QTY	DESCRIPTION	MFR/REMARKS	PROCUREMENT	515	4	GROUND CLAMP, BRONZE, 4" O.D. (3 1/2" IPS) TO #4 CU	ANDERSON; GC11110B	CONTRACTOR	NP18	1	4K209	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	NP19	1	4K211	2"								
301	-	NOT USED			517	522	CONNECTOR; SINGLE CENTER BOLT, PARALLEL GROOVE, #4 AWG CU TO BARBED WIRE	ANDERSON; ST3	CONTRACTOR	NP20	1	4K215	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	NP21	1	4K219	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	NP22	1	4K221	2"								
304	276'	CONDUCTOR; RIGID, 3" ALUMINUM BUS, SCH 40, 6063-T6	TBD	CONTRACTOR						NP23	1	4K225	2"								
305	-	NOT USED	TBD	CONTRACTOR	520	8	CONNECTOR; CU, TIN-PLATED, COMPRESSION, TO BARE CU 4/0 AWG, 19 STR	DMC POWER; GC929B004T	CONTRACTOR	NP24	1	4K229	2"								
ASSEMBLY MATERIALS					521	1	SIGN; STATION IDENTIFICATION SIGN, METAL, PER NESC, ANSE Z535	TBD	OFCI	NP25	1	4K231	2"								
ITEM	QTY	DESCRIPTION	MFR/REMARKS	PROCUREMENT	522	22	SIGN; SAFETY SIGN, "DANGER - HIGH VOLTAGE", METAL, PER NESC, ANSE Z535	TBD	OFCI	NP26	1	CVT-B1	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	NP27	1	CVT-B2	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	NP28	1	CVT-P1A	2"								
402	12	TERMINAL CONNECTOR; AL. WELD. 5" IPS RUN TO 4 HOLE NEMA PAD	BURNDY; SWAC24A44N	CONTRACTOR	ENCLOSURES					NP29	1	CVT-QC1	2"								
403	24	TERMINAL CONNECTOR; AL. WELD. 5" IPS EXPANSION TO 4 HOLE NEMA PAD	BURNDY; WXA24A44NR90	CONTRACTOR	ITEM	QTY	DESCRIPTION	MFR/REMARKS	PROCUREMENT	NP30	1	PERUN #1A	3"								
404	108	TERMINAL CONNECTOR; AL. WELD. (2) 2250 MCM AAC TO 4 HOLE NEMA PAD	BURNDY; SW2A48A44N	CONTRACTOR	600	1	16' X 48' CONTROL ENCLOSURE	TBD	OFCI	NP31	1	PERUN #1B	3"								
405	84	TERMINAL CONNECTOR; AL. WELD. 2250 MCM AAC TO 4 HOLE NEMA PAD	BURNDY; SWA48A44N	CONTRACTOR	CABLE TRENCH					OUTDOOR NAMEPLATES SHALL BE BLACK LAMACOID WITH WHITE TEXT											
406	12	V-CONNECTOR; AL. WELD. 5" IPS RUN TO (2) 3" IPS TAP, A-FRAME	BURNDY; SWAT24A20A-30	CONTRACTOR	ITEM	QTY	DESCRIPTION	MFR/REMARKS	PROCUREMENT												
407	24	TEE CONNECTOR; AL. WELD. 5" IPS RUN TO 3" IPS TAP 75 DEG, A-FRAME	BURNDY; SWT24A20A75	CONTRACTOR	700	258'	TRENCH; 30" WIDE, 18" DEEP, NON-DRIVEABLE	TBD	CONTRACTOR												
408	24	TEE CONNECTOR; AL. WELD. 3" IPS RUN TO 3" IPS TAP 75 DEG, A-FRAME	BURNDY; SWT20A20A75	CONTRACTOR	701	34'	TRENCH; 30" WIDE, 18" DEEP, DRIVEABLE	TBD	CONTRACTOR												
409	30	TEE CONNECTOR; AL. WELD. 5" IPS TO 4 HOLE NEMA PAD	BURNDY; SWAB86A-44N	CONTRACTOR	702	3	PULLBOX; 56" X 56" X 52"	TBD	CONTRACTOR												
410	15	COUPLER; AL. WELD. 5" IPS SCH 40 TO 5" IPS SCH 40, INTERNAL	BURNDY; WS24A	CONTRACTOR	703	1	PULLBOX; IN-LINE, 40" X 86" X 24"	TBD	CONTRACTOR												
411	36	END PLUG; AL. 5" IPS SCH 40	BURNDY; LB24A	CONTRACTOR	LIGHTS																
412	24	GROUND STUD; AL. WELD. TO 5" IPS	BURNDY; WG86A	CONTRACTOR	ITEM	QTY	DESCRIPTION	MFR/REMARKS	PROCUREMENT												
413	120	SPACER; AL. BOLTED, (2) 2250 MCM AAC 4" SPACING	AFL; CASV250-4-AA	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												
414	12	SPACER; AL. BOLTED, (2) 2250 MCM AAC 4" SPACING W/ 4 HOLE NEMA PAD	AFL; CASV250-4-4N4-AA	CONTRACTOR	801	6	PHOTOCELL; 120 V, 50/60 Hz	EATON; D2S20	CONTRACTOR												
415	7	DEAD END STRAIN CLAMP; 3/8" EHS, 7 STR SHIELD WIRE, 15K LBS MAX STRENGTH	ANDERSON; SWDE46N	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												
416	7	ANCHOR SHACKLE; 2-3/8" LENGTH, 30K LBS MAX STRENGTH	ANDERSON; AS25	CONTRACTOR	NOTES																
417	1	FIBER OPTIC CABLE SPLICE ENCLOSURE	AFL; SB01-72	CONTRACTOR	<div>ISSUED FOR 06/06/2022 95% REVIEW</div>																
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, ½" 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	<div>1. REFER TO SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.</div> <div>2. QUANTITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.</div> <div>3. "OFCI" REFERS TO OWNER FURNISHED, CONTRACTOR INSTALLED ITEMS.</div>																
423	688	NUT, HEX, ½" - 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 ½" 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 ½" BOLT DIA., STAINLESS STEEL, AUSTENITIC 18-8, (ASTM A276) OR TYPE 303 (ASTM A582), 1¼" 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																	
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		NWCPUD GORGE 230KV SWITCHYARD	JOB NUMBER 154269	REV 		
													E05-2, 3	GROUNDING DETAILS	DRN					SKL	12/12/20
					C	DAY 1 OPTIMIZATION		SKL	SKL				E05-1	GROUNDING PLAN	CKD						
					B	ISSUED FOR 95% REVIEW	03/11/21	SKL	SKL	JEM			E02-2 - 11	ELECTRICAL ASSEMBLY SECTIONS	SCALE: NTS						
					A	ISSUED FOR 65% REVIEW	01/06/21	SKL	SKL	JEM			E02-1	ELECTRICAL ASSEMBLY PLAN VIEW							
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS			FOR 22x34 DWG ONLY				.MATERIAL LIST & NAMEPLATE SCHEDULE	DRAWING NUMBER E03-1						

70WVG-E03 1.DWG

Planning Commission Agenda Packet

70WG E03_1.DWG

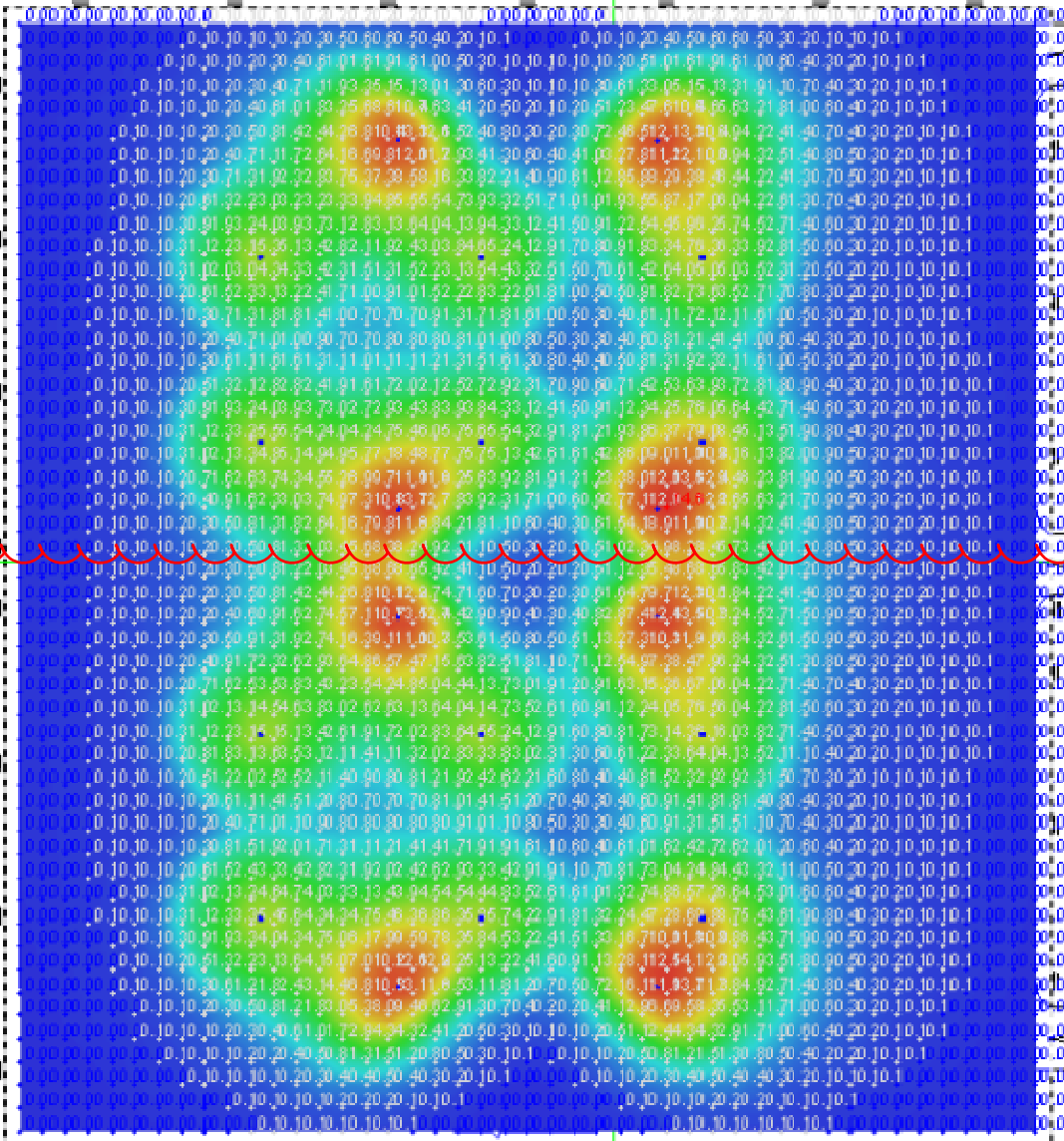


GORGE SWITCHYARD LIGHTING PLAN

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

1 of 3

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.



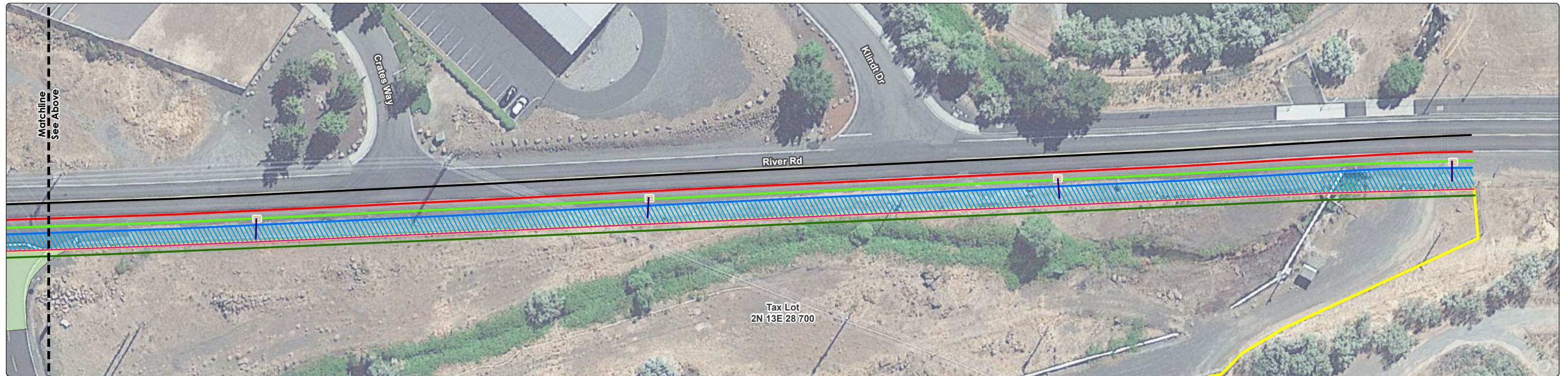
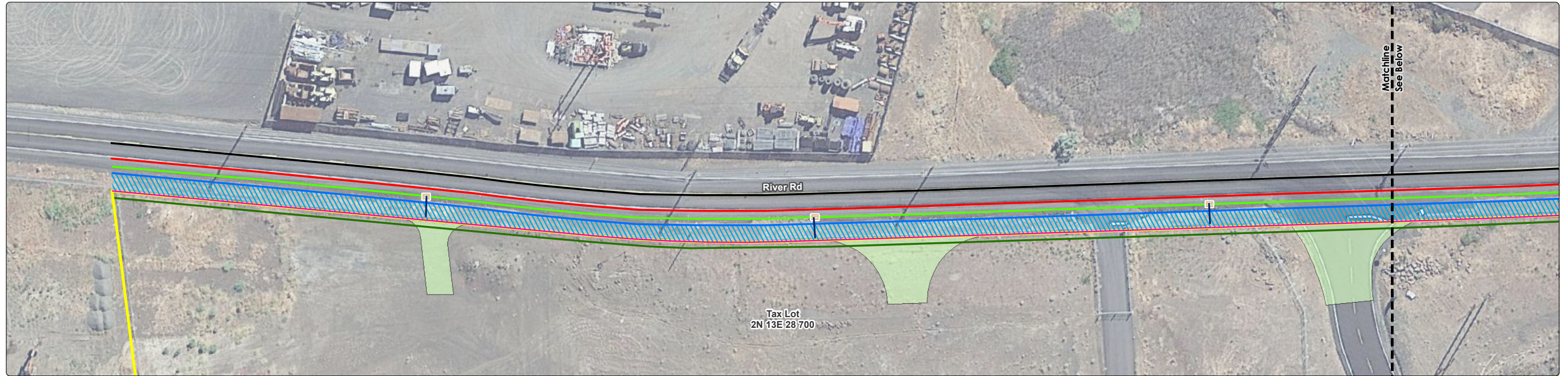
STATION LIGHTING

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 Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		8	GE LIGHTING SOLUTIONS	EPH101_AA7750NDS1DKBZR	EPH101 EVOLVE LED FLOOD	LED	1	EPH101_AA7750NDS1	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		



Legend

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

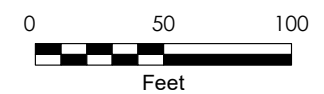
Figure
Proposed River Road Frontage Improvements
The Dalles, Oregon

Confidential Draft

Data Source:
Aerial photo obtained from Google Earth.

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

STAFF REPORT CUP 207-22

Applicant: RTD Development, LLC

Procedure Type: Quasi-Judicial

Hearing Date: January 5, 2023

Property Owner: RTD Development, LLC

Assessor's Map: Township 2 North, 13 East, Section 32 DB

Tax Lot: 1100

Address: 2514 W. 10th Street

Zoning District: "RH" High Density Residential

Prepared By: Joshua Chandler, Community Development Director

REQUEST: Applicant is requesting approval to site and construct a nine-unit Recreational Vehicle (RV) Park.

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

COMMENTS RECEIVED: Three comments were received as of the date this report was published (December 29, 2022), two in opposition and one in support of the proposal. Staff has provided a brief summary of the comments below:

- *December 9, 2022: Dayna Wynn-Elledge, 1409 Gordon Court.* This comment was received in opposition of the proposal, citing the following:
 - Traffic flow issues
 - Environmental impacts
 - Concerns for children walking in the area
 - Issues concerning poor quality of existing roads
 - Tourism activities should be located downtown

- *December 10, 2022: Elizabeth Turner, 77849 Hwy 216 | Maupin, OR 97037* (located outside The Dalles UGB) – This comment was received in support of the proposal as it addresses needed housing, specifically workforce housing.
- *December 11, 2022: Richard Hynd, 2426 W. 13th Street.* This comment was received in opposition of the proposal, citing the following:
 - Unsuitable location for a RV park due to slope, lot dimensions, and ingress/egress
 - Questions future development options of the W. 13th Street frontage
 - Development will likely result in vagrant camping, litter, pollution, and vandalism
 - Environmental and drainage concerns

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: Applicant submitted a Pre-application/Site Team meeting request on October 4, 2022 for consideration of a Conditional Use Permit (CUP) application for a Recreational Vehicle park. This meeting was held on October 13, 2022. Following the Site Team meeting, Staff requested additional information to include with the application material. On November 28, 2022, the Applicant submitted all required information.

Criterion met.

B. Completeness

FINDING #2: The application was deemed complete on November 29, 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: This application was previously scheduled for the December 15 Planning Commission meeting; however, rescheduled due to lack of quorum. Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made for each meeting. **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 a revised site plan, construction/design, and landscape plan consistent with all Conditions of Approval be approved by the Community Development Director and the City Engineer prior to the 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 10.12.020, RV parks are allowed conditionally in the I (Industrial), NC (Neighborhood Center Overlay), RH (High Density Residential), and RM (Medium Density Residential) zones. The subject property is zoned RH. **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: The Applicants are proposing to operate the RV park year-round. Normal park hours will be between 8a-5p, Monday through Saturday. The existing on-site dwelling will be used for the park host housing/office with staff available by phone after hours. Park reservations will be conducted online detailing the check-in/out process. Staff will include as a Condition of Approval the Applicants establish and enforce reasonable quiet hours within the park, and would encourage check-in/out times to occur within these quiet hours. In addition to these hours, all guests must adhere to the requirements of TDMC concerning public offenses, specifically addressed in Chapters 5.04, 5.08, and 5.12. It is the responsibility of the property owner to monitor such offenses. Any nuisance concerns that may arise with this development will be addressed on a complaint basis.

To ensure noise impacts are mitigated within the park, no mechanical component of a RV may exceed 60 decibels across property lines. In addition, no exterior generators will be permitted within the park, pursuant to TDMC 10.12.050 which prohibits outside storage of materials or equipment belonging to the park or to any of the guests. Staff will include these requirements as Conditions of Approval. **Criterion met with conditions.**

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: The Applicants are proposing to install minimal lighting within the park, with lighting located at the utility hookups of each RV parking spaces. No additional lighting is proposed at this time. As required per 10.3.050.040 (C,2), lighting impacts across the property line shall not exceed 0.5 foot-candles. Staff will include this lighting requirement as a Condition of Approval. **Criterion met with conditions.**

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

FINDING #12: The Applicants are proposing to install gravel, asphalt/concrete, and grass throughout the park, as well as install a 6' privacy fence along all property lines and street frontages, which will help to mitigate impacts to neighboring properties from dust and debris. Staff will address additional screening requirements in subsequent findings. **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: The Applicants stated none of the odorous materials listed in TDMC 10.3.050.040 (4) will be used on-site. Any nuisance concerns that may arise with this development will be addressed on a complaint basis. **Criterion met.**

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

FINDING #14: Other than the incidental use of RVs moving throughout the park, Staff does not anticipate vibrations from the proposed use that 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 subject property is located on W. 10th Street and classified in the City of The Dalles Transportation System Plan (TSP) as a "Proposed Major Collector." It is located less than one mile from two intersections studied in the City of The Dalles Transportation System Plan (TSP) from 2017: 1) Hostetler St. / W. 10th St. and 2) Webber St. / W. 10th St., listed as Intersections #5 and #8. As detailed in the TSP, both intersections are currently performing and have a projected (year 2035) performance

rating “below applicable performance targets”, therefore, requiring no mitigation. Staff does not anticipate the proposed development will generate a significant increase in traffic congestion. Staff will address pedestrian, bicycle, and street requirements in subsequent findings. **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.**

Section 10.5.020.030 Conditional Uses

FINDING #17: See Finding #8. **Criterion met.**

Section 10.5.020.060 Development Standards

FINDING #18: Staff determined the proposal complies with setback requirements of the RH zoning district. Landscaping and access requirements will be addressed in subsequent findings. **Criterion met.**

Section 10.5.020.070 Design Standards

FINDING #19: The Applicants are proposing to reuse an existing dwelling as a park host housing/office and an existing barn for park maintenance and equipment storage. Pursuant to TDMC 10.5.020.070 (C), exterior building elevations shall incorporate architectural design features such as offsets, balconies, base/wall/cornice design, projections, windows, entries, bays, seating, porches, wall articulation, or similar elements to preclude large expanses of uninterrupted building surfaces. Staff determined many of the architectural features are included on both of the existing structures. **Criterion met.**

Article 6.010 Landscaping Standards

FINDING #20: Staff will address screening and landscaping standards in subsequent findings. **Criterion met.**

Article 6.050 Access Management

FINDING #21: See Finding #34. **Criterion met with conditions.**

Article 6.060 Driveway and Entrance Standards

FINDING #22: Pursuant to TDMC 10.6.060.030, the grade of the access point shall not exceed 5% for the first 20’. Staff will include this requirement as a Condition of Approval. **Criterion met with conditions.**

Article 6.100 Vision Clearance

FINDING #23: Staff will address vision clearance requirements in subsequent findings. **Criterion met.**

Section 10.10.040 Pedestrian Requirements

B. Connectivity

FINDING #24: Pursuant to TDMC 10.10.040 (B), “safe and convenient pedestrian facilities shall be provided with new development, with internal pedestrian circulation connecting to existing and planned pedestrian facilities which abut the development site.” Staff determined from the submitted plans that an internal pedestrian system was not included in the overall design of the RV park. To ensure pedestrian connectivity between the sidewalk system and the RV park, Staff will include as a Condition of Approval that the Applicants include an internal pedestrian walkway separated from vehicle parking or maneuvering areas by grade, different paving material, or landscaping throughout the park. The Applicants may request an alternative to these separation/surfacing standards subject to Planning Commission approval. This walkway must be included on a revised site plan. All proposed walking paths must be maintained to ensure safe and efficient circulation on the subject property. **Criterion met with conditions.**

D. Pedestrian Network

FINDING #25: Pursuant to TDMC 10.10.040 (D), “To provide for orderly development of an effective pedestrian network, pedestrian facilities installed concurrent with development of a site shall be extended through the site to the edge of adjacent property(ies).” Staff will include as a Condition of Approval that the Applicants install half-street right-of-way (ROW) improvements, including sidewalks, along the entire street frontage of the subject property. Sidewalks on collector streets shall be a minimum width of 5’. **Criterion met with conditions.**

Section 10.10.050 Bicycle Requirements

FINDING #26: The subject property is located on W. 10th Street with existing bicycle lanes. **Criterion met.**

Section 10.10.060 Street Requirements

FINDING #27: 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.” The Applicants will be required to install ROW improvements along the entire frontage of W. 10th Street. Staff will include this requirement as a Condition of Approval. **Criterion met with conditions.**

Section 10.10.070 Public Utility Extensions

FINDING #28: The subject property is currently connected to City services; however, additional upsizing will be required with this development. The Applicants are proposing a private internal utility system and will be responsible for continued maintenance of this system. Staff will include this maintenance as a Condition of Approval. **Criterion met with conditions.**

Section 10.10.100 Franchise Utility Installations

A. General

FINDING #29: The subject property is currently connected to multiple franchise utilities; however, additional upsizing will be required with this development. It is the responsibility of the Applicants to coordinate design and installation of all franchise utilities with the City and appropriate utility provider. The Applicants are proposing a private internal utility system and will be responsible for continued maintenance of this system. Staff will include this maintenance as a Condition of Approval. **Criterion met with conditions.**

Section 10.12.020 Zoning

FINDING #30: See Finding #8. **Criterion met.**

Section 10.12.030 Development Standards

A. Laws and Regulations

FINDING #31: Pursuant to TDMC 10.12.030 (A), RV parks must adhere to all federal, state, and local laws and regulations. Staff will address all applicable TDMC standards within this staff report; however, it is the responsibility of the Applicants to ensure all other federal and state requirements are met. Staff will include as a Condition of Approval the Applicants contact Wasco County Building Codes and/or the State of Oregon Building Codes Division Department of Consumer and Business Services for additional permitting requirements associated with the proposed development. If any additional requirements involve modifications to RV park features/plans, these features must be provided on a revised site plan. **Criterion met with conditions.**

B. Hazards to Property and Occupants.

FINDING #32: Staff does not anticipate park occupants will be subject to the any of the hazards outlined in TDMC 10.12.030 (B). **Criterion met.**

C. Setbacks

FINDING #33: See Finding #18. **Criterion met.**

D. Access in Residential Zones

FINDING #34: Pursuant to TDMC 10.12.030 (D,4), residentially zoned RV parks of 10 or more spaces must provide at least two vehicular exits spaced no closer than 75' (edge to edge), and shall be accessed from an arterial or collector street. The subject property is located on W. 10th Street, classified in the TSP as a collector street, and nine RV spaces are proposed with this development. The Applicants are proposing one new centrally located 24' driveway with this development and will be removing the existing driveway along the southern property line. Vehicle-turning templates for six different types of RVs were provided demonstrating ingress/egress to the park. Staff will include as a Condition of Approval that the existing southern driveway be removed and replaced with new ROW improvements. **Criterion met with conditions.**

E. Screening

FINDING #35: Pursuant to TDMC 10.12.030 (E), RV parks shall be screened with vegetation on all sides abutting ROWs and neighboring properties per the requirements of TDMC 10.11.050. Vegetation must reach a height of 5' within 2 years of planting. All screening must be set back 15' from the ROW and 5' from the side property lines. The Applicants are proposing to install 6' privacy fencing along the front and side property lines. Staff determined from the site plan that the screening along the side property lines does not comply with the 5' screening setback requirement. Staff will include as a Condition of Approval that all side yard screening be set back no less than 5' from the neighboring property lines. This detail must be shown on a revised site plan.

In addition, all perimeter screening must meet the vision clearance requirements of Article 6.100, with no plantings, walls, screens, structures, or other obstructions exceeding 24" in height, placed within the vision clearance of the park access. This requirement would also apply to signage. Staff will address the vision clearance requirements as a Condition of Approval. **Criterion met with conditions.**

F. Surfacing

FINDING #36: The Applicants are proposing to install asphalt/concrete for each of the nine RV spaces, with crushed gravel as the surface for each additional vehicle parking space. **Criterion met.**

G. Non-Recreational Vehicle Parking Requirement

FINDING #37: Pursuant to TDMC 10.12.030 (G), there shall be a maximum of one non-RV parking space per RV space. The Applicants are proposing to install one non-RV parking space at each of the nine RV parking spaces. **Criterion met.**

Section 10.12.040 Landscaping

FINDING #38: The Applicants submitted a landscaping plan as well as a narrative detailing the proposed landscaping improvements for the RV park. The plan includes numerous shade trees, pine trees, shrubs, and grass throughout, with future plans to install additional trees and colorful perennial plants. Staff will include as a Condition of Approval that all landscaping be maintained and irrigated to ensure survival of plant materials. **Criterion met with conditions.**

Section 10.12.050 Park Maintenance and Storage

FINDING #39: The Applicants are proposing to operate the RV park year-round. Normal park hours will be between 8a-5p, Monday through Saturday, with staff available by phone after hours. Staff will include as a Condition of Approval that current contact information for park management be clearly displayed at all times within the park. It is the sole responsibility of the Applicants to ensure the park is kept in a neat appearance, with no outside storage of materials or equipment belonging to the park or any of the guests allowed. Staff will include these requirements as a Condition of Approval. **Criterion met with Conditions.**

Section 10.12.060 Length of Stay

FINDING #40: Pursuant to TDMC 10.12.060, short-term stays are defined as “up to 30 days”, while long-term stays are defined as “up to one year”; however, the Planning Commission may approve stays for longer than one year. The Applicants are proposing to provide nine RV spaces with this development: six short-term spaces and three long-term spaces. The Applicants are intending on providing the long-term spaces for periodic workforce housing and request that the length of stay be extended for these spaces based on completion of park occupants assigned projects. The approving authority will not monitor individual project timelines associated with project completion; therefore, Staff requests the Planning Commission establish a fixed length of stay for this development. If the Commission approves stays longer than one (1) year, Staff will amend Resolution 609-22 and Notice of Decision to include language addressing the approved length of stay.

All RV spaces must be clearly identified on a revised site plan as well as labeled at the park. In addition, all short-term stays must pay Transient Lodging Taxes to the City’s Finance Department for each nightly stay. Staff will include these requirements as Conditions of Approval. **Criterion met with conditions.**

Section 10.12.070 Review Process

FINDING #41: This proposal is being reviewed as a CUP. **Criterion met.**

Section 10.12.080 Review Criteria

FINDING #43: See Finding #7. **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 207-22, 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. A detailed site plan, construction/design and landscape plan consistent with all Conditions of Approval must 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. Submit engineered plans for review and approval by the Public Works Department. All design and installation of public improvements shall be installed or bonded by the Applicant in accordance with the City of The Dalles Municipal Code, Title 10 – Land Use and Development Public Improvement Procedures and the APWA standards, specifications, and drawings, as amended and adopted by the City and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.

- e. The Applicants must include an internal pedestrian walkway separated from vehicle parking or maneuvering areas by grade, different paving material, or landscaping on a revised site plan. The Applicants may request an alternative to these separation/surfacing standards subject to Planning Commission approval.
- f. All ROW improvements must be clearly shown on a revised site plan.
- g. The Applicants must contact Wasco County Building Codes and/or the State of Oregon Building Codes Division Department of Consumer and Business Services for additional permitting requirements associated with the proposed development. If any additional requirements require modifications to recreational vehicle (RV) park features, these features must be provided on a revised site plan.
- h. Screening must be provided along all ROW frontages and neighboring properties, with vegetation reaching the required height of 6' within two (2) years of planting.
- i. All side yard screening must be setback no less than 5' from the neighboring property lines.

2. Conditions Required Prior to Submission of City Building Permit

- a. All Conditions of Approval listed in Section #1 above.

3. Conditions Required During Construction

- 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. The Applicants 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. The Applicants will be required to install half-street ROW improvements along the entire frontage of the subject property and must extend through the site to the edge of adjacent properties.
- e. All drive approaches must not exceed 5% grade for the first 20'.
- f. All proposed landscaping must be installed.
- g. The existing southern driveway be removed and replaced with new ROW improvements.

4. Ongoing Conditions

- a. Applicant must establish and enforce reasonable quiet hours within the park. Staff encourages that all RV check-in/out times occur within these quiet hours.
- b. No mechanical component of a RV may exceed 60 decibels across property lines.
- c. No exterior generators may be permitted.
- d. Lighting impacts across the property line shall not exceed 0.5 foot-candles.
- e. All development must adhere to the approved site plan for this development.

- f. Applicant will be responsible for continued maintenance of the internal private utility system.
- g. Current contact information for park management must be clearly displayed at all times within the park.
- h. It is the sole responsibility of the Applicant to ensure the park is kept in a neat appearance, with no outside storage of materials or equipment belonging to the park or to any of the guests.
- i. All proposed walking paths must be maintained to ensure safe and efficient circulation on the subject property.
- j. All landscaping must be maintained and irrigated to ensure survival of plant materials.
- k. No plantings, walls, screens, structures, or other obstructions exceeding 24” in height may be placed within the vision clearance of the park access.
- l. All short-term stays must pay Transient Lodging Taxes to the City’s Finance Department for each nightly stay.

COMMISSION ALTERNATIVES:

- 1. **Staff recommendation:** The Planning Commission move to adopt Resolution PC 612-22 approving Conditional Use Permit 207-22, 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 207-22, 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 207-22

Filing Fee: Paid, CUP 199-21

Receipt #: 483753

Deemed Complete: _____

Ready to Issue: _____

Date Issued: _____

Received: 10/04/2022

Conditional Use Permit Application

Applicant

Name: RTD Development LLC

Address: 1020 Sunflower St W

Phone #: 541-340-0062

Email: bmcwane@netscape.net

Legal Owner (if different than Applicant)

Name: _____

Address: _____

Phone #: _____

Email: _____

Property Information

Address: 2514 W 10th

Zone: R/High Density

City Limits: ☒ Yes ☐ No

Geohazard Zone: _____

Map and Tax Lot: 20 13E 32 DB 1100

Overlay: _____

Size of Development: 9 RV spots

Flood Designation: _____

Project Information

☐ New Construction ☐ Expansion/Alteration ☐ Change of Use ☐ Amend Approved Plan

Current Use of Property: Bare Land

Proposed Use of Property: 9 spot RV Park

Briefly Explain the Project: Put in RV Park with 9 large RV spaces. Use existing house for office/caretaker. Use existing Barn for equipment storage. Will utilize online Reservations. Use existing well for watering Grass.

Proposed Building(s) Footprint Size (ft²): 0

Total Number of Parking Spaces Proposed: 9

Parking Lot Landscaping Proposed (ft²): _____

Total Landscaping Proposed (ft²): See plat

Percentage of Irrigated Landscaping: _____

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: 1

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:

Site Team / Pre-Application:

Completed application

Concept plan (PDF recommended)

50% application fee

Official Conditional Use Permit Review:

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

[Signature] 10-3-22
[Signature] 10.3.22

Date

2 of 5

[Signature] 10.3.22
[Signature] 10-3-22

Date

October 3, 2022

RE: RTD Development LLC
The Dalles RV Park Proposal
2514 W 10th ST

We would like to put an RV Park off 10th Street with 9 sites. Of the 9 sites we will have 3 long term sites to accommodate people coming to The Dalles for temporary work and ask that if their temporary jobs are longer than 1 year that they can stay until the jobs are complete. All sites are long enough for RV and 1 vehicle parking. Each site will have grass next to the RV parking spot. The grass areas are 10 feet wide and run the full length of the RV Site. The RV parking spots will be pavement or gravel or concrete whichever is accessible and cost effective at the time we are putting them in. We will also put in additional vegetation once all is in place to decide best placement of trees and colorful perennial plants. Reservation system will be online and give detailed arrival process and driving instructions to the park. The lighting will be on each power station at each site to assist them if parking after dark to see the plug in and water hook up. The lights are soft lights and low to the ground so the light does not travel farther than 1 foot.

All areas will be gravel, grass asphalt or concrete so there should be no blowing debris and there will be fencing along the west side to keep any debris from traveling outside the property. We will also plant vegetation along the fence.

We have no need or use for odorous items listed in the review criteria for our use of the property. We have no vibrations that come into play for our use of the property.

With 9 spaces available the impact on traffic will be minimal on 10th street. They will enter and exit from one entry way off 10th street. The sites are large enough to accommodate parking of private vehicles. There will be a large garbage container with fencing around it just off 10th street.

Snow removal will be placed on the south end of the proposed site.

The existing structures will remain. The small house will be used for office/camp host and will put a walking path to the house. The barn will be used to store equipment for snow removal and lawn care and replacement parts for underground sprinklers and other items needed. The sprinkler system will be attached to the existing well on the property.

The park will run year-round and will have an office open 9-5 Monday through Saturday and an on-call person after hours.

Robbie McVane Tammy McVane David A Griffith

Robbie McVane 541-340-9047
Tammy McVane 541-340-0062
David A Griffith 541-980-7873

PROPOSED 10TH STREET RV, LLC DEVELOPMENT FOR TAX LOT 02N-32-DB-1100

LEGEND	
NEW	EXISTING

INDEX:

CE 1.0	COVER SHEET	CE 11.0	EROSION CONTROL PLAN
CE 2.0	GENERAL NOTES	CE 11.1	EROSION CONTROL DETAIL
CE 3.0	SITE SURVEY	CE 12.0	TURNING TEMPLATE
CE 4.0	SITE PLAN	CE 12.1	TURNING TEMPLATE
CE 5.0	UTILITY PLAN		
CE 6.0	UTILITY PLAN		
CE 7.0	GRADING PLAN		
CE 7.1	SLOTTED DRAIN DETAIL		
CE 8.0	SIDEWALK PLAN		
CE 9.0	ROAD PROFILE		
CE 9.1	ROAD PROFILE		
CE 10.0	DETAILS		
CE 10.1	DETAILS		
CE 10.2	DETAILS		
CE 10.3	DETAILS		
CE 10.4	FENCE DETAILS		

UTILITIES:

POWER:

NORTHERN WASCO CO. P.U.D.
2345 RIVER ROAD,
THE DALLES, OR. 97058.
PH. (541) 296-2226
CONTACT: ED ORTEGA

TELEVISION:

CHARTER COMMUNICATIONS, INC.
409 UNION STREET
THE DALLES, OR. 97058
PH. (541) 296-1146
CONTACT: DAN WALLACE

TELEPHONE:

CENTURY LINK
285 WEBBER STREET,
THE DALLES OR. 97058
PH. (541) 387-9255
CONTACT:

BUILDING OFFICIAL:

WASCO COUNTY
2705 EAST 2ND STREET
THE DALLES, OREGON 97058
PH. (541) 506-2650

STREETS (WEST 7TH STREET):

CITY OF THE DALLES,
PUBLIC WORKS DEPT.
1215 W. 1ST STREET
THE DALLES, OR. 97058
PH. (541) 506-2021
CONTACT: DALE McCABE, CITY ENGINEER

FIRE PROTECTION:

MID-COLUMBIA FIRE AND RESCUE
1400 WEST 8TH. STREET
THE DALLES, OREGON 97058
PH. (541) 296-9445
CONTACT: JAY WOOD, FIRE MARSHAL

GAS:

NW NATURAL
1125 BARGEWAY ROAD
THE DALLES, OR. 97058
PH. (541) 296-2229
CONTACT: TONYA BRUMLEY

WATER:

CHENOWETH WATER
2312 W. 8TH STREET
THE DALLES, OR. 97058
PH. (541) 296-5363

SANITARY SEWER:

CITY OF THE DALLES,
PUBLIC WORKS DEPT.
1215 W. 1ST STREET
THE DALLES, OR. 97058
PH. (541) 506-2021
CONTACT: DALE McCABE, CITY ENGINEER

PLANNING JURISDICTION:

CITY OF THE DALLES
COMMUNITY DEVELOPMENT/ PLANNING
313 COURT ST.
THE DALLES, OREGON 97058
PH. (541) 296-5481
CONTACT: DAWN HERT, PLANNER

OWNER:

RTD DEVELOPMENT LLC
1020 SUNFLOWER ST.
PH. (541) 980-7873
CONTACT: DAVID GRIFFITH

ENGINEER:

PIONEER SURVEYING AND ENGINEERING
125 E SIMCOE DRIVE
GOLDENDALE, WA 98620
PH. 509-773-4945
DUSTIN CONROY (PROJECT MANAGER)



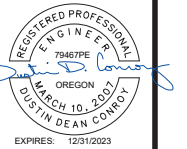
THE DALLES VICINITY MAP

SCALE: N.T.S.

Pioneer Surveying & Engineering, Inc.

Civil/Structural Engineering and Land Planning
125 E. Simcoe Drive
Goldendale, Washington 98620

Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net,



RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100

THE DALLES, OR
COVER PAGE

No.	Date	Revisions
3.0	3-15-2022	SUBMITTED FOR REVIEW
2.0	2-27-2022	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW

SHEET NO.	
CE 1.0	
SCALE: AS NOTED	JOB NO. REV.
21-XX	0

GENERAL NOTES:

- A) CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY. OWNER TO PAY ALL PROJECT PERMIT COSTS. CONTRACTOR SHALL PROVIDE OWNER 48 HOURS NOTICE PRIOR TO REQUIRING PAYMENT FOR PERMITS.
- B) CONTRACTOR TO PAY ALL PROJECT UTILITY TAPPING, TV, AND CHLORINATION COSTS. COST FOR RETESTING SHALL BE BORNE BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH CONNECTING TO EXISTING WATER, SANITARY SEWER AND STORM SEWER FACILITIES.
- C) CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
- D) ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, WASC0 COUNTY OREGON HEALTH DIVISION (OHD), OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), WASHINGTON DEPARTMENT OF HEALTH (DOH) AND THE WASHINGTON DEPARTMENT OF ECOLOGY (DOE).
- E) UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 AM. AND 6:00 P.M., MONDAY THROUGH FRIDAY.
- F) THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
- G) THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION AND COMPLY WITH ALL OTHER REQUIREMENTS OF ORS 757.541 TO 757.571 AND RCW 19.122.
- H) ANY INSPECTION BY THE CITY OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES AND AGENCY REQUIREMENTS.
- I) CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER CITY REQUIREMENTS IN ACCORDANCE WITH THE MUTCD (INCLUDING OREGON AND/OR WASHINGTON AMENDMENTS), ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES, ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- J) CONTRACTOR SHALL BE LICENSED WITH THE CONSTRUCTION CONTRACTOR BOARD.
- K) ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
- L) A PRE-CONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION. THE MEETING SHALL INCLUDE AT LEAST THE CONTRACTOR, CITY ENGINEER, AND CITY DEVELOPMENT INSPECTOR. IT IS RECOMMENDED THAT THE DEVELOPER/PROPERTY OWNER, AND PROJECT ENGINEER/MANAGER BE PRESENT AS WELL.

EXISTING UTILITIES & FACILITIES:

- A) THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE CITY UPON REQUEST. FAILURE TO CONFORM TO THIS REQUIREMENT MAY RESULT IN DELAY OF PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- B) UPON COMPLETION OF CONSTRUCTION OF ALL NEW FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT DRAWINGS TO THE ENGINEER FOR USE IN THE PREPARATION OF AS-BUILT DRAWINGS FOR SUBMITAL TO THE CITY AND OWNER. ALL INFORMATION SHOWN ON THE CONTRACTORS FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION BY THE ENGINEER. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED BY THE ENGINEER, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND/OR QUALIFIED ENGINEER SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- C) THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWING, ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- D) THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTORS EXPENSE.
- E) CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
- F) ALL FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY ENGINEER.
- G) UTILITIES OR INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES IN A METHOD APPROVED BY THE CITY.
- H) CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES (POSTAL SERVICE NOTIFICATION REQUIRED), FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.
- I) ANY SEPTIC TANKS ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT. CONTRACTOR SHALL BREAK BOTTOM OF TANK OUT AND BACKFILL WITH PEA GRAVEL UNLESS OTHERWISE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION. SEPTIC TANK REMOVAL TO BE IN ACCORDANCE WITH SANITARIAN REQUIREMENTS.
- J) ANY WELLS ENCOUNTERED SHALL BE ABANDONED PER STATE REQUIREMENTS.
- K) ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER STATE REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.
- L) CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH REMOVING OR ABANDONING ANY SEPTIC TANKS, WELLS (INCLUDING BOREHOLE PIEZOMETERS) AND FUEL TANKS ENCOUNTERED AS PER REGULATING AGENCY REQUIREMENTS. WHEN SHOWN ON THE DRAWINGS, THESE STRUCTURES SHALL BE REMOVED OR ABANDONED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY SEPTIC TANKS, WELLS OR FUEL TANKS NOT SHOWN ON THE DRAWINGS, AND OBTAIN CONCURRENCE FROM THE OWNER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A DETAILED COST BREAKDOWN OF ALL WORK RELATED TO REMOVING ABANDONING SAID STRUCTURES. THE CONTRACTOR BE REMBURSED ON A TIME & MATERIALS BASIS OR AT A NEGOTIATED PRICE AS AGREED TO BY THE OWNER.
- M) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.

CURBS & SIDEWALKS:

- A) UNLESS OTHERWISE SHOWN OR INDICATED ON THE DRAWINGS, 6-INCHES NOMINAL CURB EXPOSURE USED FOR DESIGN OF ALL PARKING LOT AND STREET GRADIES.
- B) CONTRACTOR SHALL CONSTRUCT HANDICAP ACCESS RAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- C) SIDEWALK TO BE INSTALLED AS INDIVIDUAL LOTS ARE DEVELOPED.
- D) SIDEWALKS SHALL BE A MINIMUM OF 4-INCHES THICK AND STANDARD DRIVEWAYS SHALL BE A MINIMUM OF 6-INCHES THICK. COMMERCIAL USE DRIVEWAYS AND ALLEY APPROACHES SHALL BE MINIMUM 8-INCHES THICK. ALL CURBS, SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED USING 3300 PSI CONCRETE WITH TYPE 1 OR TYPE 1D CLEAR CURING COMPOUND. (PER RD 720)
- E) WHEN TRENCH EXCAVATION REQUIRES REMOVAL OF PCC CURBS AND/OR SIDEWALKS, THE CURBS AND/OR SIDEWALKS SHALL BE SAWCUT AND REMOVED AT A TOGGED JOINT UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE CITY. THE SAWCUT LINES SHOWN ON DRAWINGS ARE SCHEMATIC AND NOT INTENDED TO SHOW THE EXACT ALIGNMENT OF SUCH CUTS.

GRADING, PAVING & DRAINAGE:

- A) UNLESS OTHERWISE NOTED, ALL GRADING, ROCKING AND PAVING TO CONFORM TO ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY, CURRENT EDITION.
- B) CLEAR AND GRUB WITHIN WORK LIMITS ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ECT., DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
- C) STRIP WORK LIMITS. REMOVING ALL ORGANIC MATTER, WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
- D) IMMEDIATELY FOLLOWING STRIPPING OPERATIONS, COMPACT SUBGRADE TO 95% WITHIN PAVED AREAS (90% IN OTHER AREAS) OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR). SUBGRADES MUST BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING EMBANKMENTS, ENGINEERED FILLS OR FINE GRADING FOR BASE ROCK. CITY TO INSPECT WORK PERFORMED WITHIN R.O.W.
- E) ALL FILLS SHALL BE ENGINEERED EXCEPT FOR FILLS LESS THAN 18-INCHES IN DEPTH WHICH ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, BUILDING PADIS, PARKING LOTS OR OTHER AREAS TO BE IMPROVED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6" LIFTS OVER APPROVED SUBGRADES. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR)(90% ASTM D-698 FOR ALL OTHER AREAS).
- F) CRUSHED ROCK SHALL CONFORM TO SECTION 00641 (AGGREGATE SUBBASE, BASE, AND SHOULDERS) ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR). WRITTEN COMPACTION TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY BE RECEIVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING A.C. PAVEMENT.
- G) A.C. PAVEMENT SHALL CONFORM TO SECTION 00744 (HOT MIXED ASPHALT CONCRETE PAVEMENT (HMCC)) ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. PAVEMENT SHALL BE COMPACTED TO MINIMUM OF 91% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD.
- H) UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN.
- I) FINISH PAVEMENT GRADES AT TRANSITION IN EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
- J) ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADES OF THE PAVEMENT. SIDEWALK LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE. VERIFY THAT ALL VALVE BOXES AND RISERS ARE CLEAN AND CENTERED OVER THE OPERATION NUT. ADJUSTMENT AFTER PLACEMENT OF FINAL WEARING COURSE WILL NOT BE ALLOWED.
- K) UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V.
- L) CONTRACTOR SHALL SEED AND MULCH ALL EXPOSED SLOPES AND DISTURBED AREA, WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.
- M) CDF BACKFILL WILL BE REQUIRED IN ALL STREET CUTS AND TRENCHES LOCATED IN COLUMBIA VIEW DRIVE AS IT IS A COUNTY ROAD.

TESTING AND INSPECTION

- A) THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY THE OWNER'S AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS ARISING FROM UNINSPECTED WORK.
- B) UNLESS OTHERWISE SPECIFIED, THE FOLLOWING TABLE OUTLINES THE MINIMUM TESTING SCHEDULE FOR THE PROJECT. THIS TESTING SCHEDULE IS NOT COMPLETE, AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING ALL NECESSARY INSPECTIONS FOR ALL WORK PERFORMED, REGARDLESS OF WHO IS RESPONSIBLE FOR PAYMENT.

REQUIRED TESTING AND FREQUENCY		Party Responsible for payment	
		Contractor	Others (See note 1)
STREETS, PARKING LOTS, PADIS, FILLS, ETC.		✓ See note 2	
SUBGRADE	1 TEST/4000 S.F./LIFT (2 MIN)	✓ See note 2 & note 3	
BASEROCK	1 TEST/4000 S.F./LIFT	✓ See note 2	
ASPHALT	1 TEST/4000 S.F./LIFT (2 MIN)		
PIPED UTILITIES, ALL			
TRENCH BACKFILL	1 TEST/200 FOOT TRENCH/LIFT (2 MIN)	✓ See note 2	
WATER			
PRESSURE	(TO BE WITNESSED BY ENGINEER OR APPROVING AGENCY)	✓	
BACTERIAL WATER TEST	PER OHD/DOH	✓ See note 2	
CHLORINE RESIDUAL TEST	PER CITY REQUIREMENTS	✓	
SANITARY SEWER			
AIR TEST	PER CITY OR ODOT/APWA WHICHEVER IS MORE STRINGENT	✓ See note 4	
MANDREL	95% OF ACTUAL INSIDE DIAMETER	✓	
TV INSPECTION	LINES MUST BE CLEANED PRIOR TO TV WORK	✓	
MANHOLE OR APPROVING AGENCY.	VACUUM TEST EACH MANHOLE. WITNESSED BY ENGINEER	✓ See note 2 & note 4	
STORM			
MANDREL	95% OF ACTUAL INSIDE DIAMETER	✓	
TV INSPECTION	LINES MUST BE CLEANED PRIOR TO TV WORK	✓	
NOTE 1: OTHERS REFERS TO OWNER, ENGINEER OR APPROVING AGENCY AS APPLICABLE. CONTRACTOR RESPONSIBLE FOR SCHEDULING TESTING. ALL TESTING MUST BE COMPLETED PRIOR TO PERFORMING SUBSEQUENT WORK.			
NOTE 2: TESTING MUST BE PERFORMED BY AN APPROVED INDEPENDENT TESTING AGENCY.			
NOTE 3: IN ADDITION TO IN PLACE DENSITY TESTING, THE SUBGRADE AND BASEROCK SHALL BE PROOF-ROLLED WITH A LOADED TO YARD DUMP TRUCK PROVIDED BY THE CONTRACTOR. LOCATION AND PATTERN OF PROOF-ROLL TO BE AS DIRECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE.			
NOTE 4: CONTRACTOR MAY USE HYDROSTATIC TESTING IN LIEU OF VACUUM AND AIR TESTINGS.			

PIPED UTILITIES:

- A) ALL TAPPING OF EXISTING MUNICIPAL SANITARY SEWER, STORM DRAIN MAINS, AND MANHOLES MUST BE DONE BY CONTRACTOR FORCES.
- B) UNDER FUTURE STREETS OR SIDEWALKS, USE CLASS "B" (3/4" MINUS AGGREGATE) BACKFILL FROM 6" BELOW PIPE TO SUBGRADE WHERE DEPTH OF COVER IS BETWEEN 2 AND 3 FEET AND WELL-GRADED CLASS A (NATIVE MATERIAL) ONLY TESTING WITHIN WORK LIMITS. ROCKS IF APPLIED BY THE CITY) ELSEWHERE. ROCKS NOT EXCEEDING 6 INCHES IN GREATEST DIMENSION, WHICH ORIGINATE FROM THE TRENCH, WILL BE PERMITTED IN THE BACKFILL FROM 1 FOOT ABOVE THE TOP OF ANY PIPE TO 1 FOOT BELOW SUBGRADE. WHEN THE TRENCH IS WIDER THAN 3 FEET, ROCKS NOT EXCEEDING 6 INCHES IN GREATEST DIMENSION, WHICH ORIGINATE FROM THE TRENCH, WILL BE PERMITTED IN THE BACKFILL FROM 1 FOOT ABOVE THE TOP OF ANY PIPE OR BOX TO 5 FEET BELOW THE FINISHED SURFACE. ROCKS GREATER THAN 2 1/2 INCHES IN ANY DIMENSION WILL NOT BE PERMITTED IN BACKFILL PLACED WITHIN 1 FOOT OF SUBGRADE. WHERE ROCKS ARE INCLUDED IN THE BACKFILL, THEY SHALL BE MIXED WITH SUITABLE EXCAVATED MATERIALS SO AS TO ELIMINATE VOIDS. SUBJECT TO THE PROVISIONS SPECIFIED HEREIN, THE MATERIAL OBTAINED FROM PROJECT EXCAVATIONS MAY BE USED AS BACKFILL PROVIDED THAT ALL ORGANIC MATERIAL, RUBBISH, DEBRIS, AND OTHER OBJECTIONABLE MATERIALS ARE FIRST REMOVED.
- C) CONTRACTOR SHALL ARRANGE TO ABANDON EXISTING SEWER AND WATER SERVICES NOT SCHEDULED TO REMAIN IN SERVICE IN ACCORDANCE WITH APPROVING AGENCY REQUIREMENTS.
- D) ALL PIPED UTILITIES ABANDONED IN PLACE SHALL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUAL TO 2 TIMES THE DIAMETER OF THE ABANDONED PIPE.
- E) THE END OF ALL UTILITY STUBS SHALL BE MARKED WITH A 2X4 COLOR CODED AND WIRED TO PIPE STUB.
- F) ALL NON-METALLIC WATER, SANITARY AND STORM SEWER PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE USING BLUE WIRE FOR WATER AND GREEN FOR STORM AND SANITARY PIPING. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES, CLEAN-OUTS, MANHOLES AND CATCH BASINS. TRACER WIRE PENETRATIONS INTO MANHOLES SHALL BE WITHIN 18 INCHES OF THE RM ELEVATION AND ADJACENT TO MANHOLE STEPS. THE TRACER WIRE SHALL BE TIED TO THE TOP MANHOLE STEP OR OTHERWISE SUPPORTED TO ALLOW RETRIEVAL FROM THE OUTSIDE OF THE MANHOLE. USE WATERPROOF FITTINGS AT ALL CONNECTIONS.
- G) NO TRENCHES IN ROADS OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL SUCH TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORK DAY AND NORMAL TRAFFIC FLOWS RESTORED.
- H) SANITARY SEWER LATERALS TO BE RUN TO EDGE OF R.O.W. AT 1/4" PER 12" SLOPE. LATERALS TO BE INSTALLED DOWNSTREAM OF MAINLINE CLEAN OUTS AND/OR MANHOLES. ALL CATCH BASINS TO HAVE 8" PVC. SDR-35 LATERALS. CATCH BASIN LOCATION MAY BE MODIFIED TO ACCOMMODATE LOW SPOTS CREATED DURING CONSTRUCTION. ENGINEER AND/OR CITY PROJECT MANAGER MAY REQUIRE ADDITIONAL CATCH BASINS TO BE PLACED AT LOW SPOTS CREATED DURING CONSTRUCTION.
- I) CONTRACTOR TO MAKE MINOR ADJUSTMENT TO SERVICE LOCATIONS, WHERE NECESSARY, TO AVOID CONFLICT. MAINTAIN 5' MINIMUM SEPARATION BETWEEN STORM AND SANITARY AND 10' MIN. SEPARATION BETWEEN SANITARY AND WATER, 1' TO MANHOLES OR CATCH BASINS AND 5' BETWEEN MANHOLES AND CATCH BASINS. MAINTAIN 1' VERTICAL AND 2' HORIZONTAL SEPARATION BETWEEN CITY AND PRIVATE FRANCHISE UTILITY SERVICES AND 2' HORIZONTAL SEPARATION BETWEEN CITY UTILITIES IN A COMMON TRENCH.

WATER SYSTEM: (CHIENOWITH WATER PUD)

- A) PUD FORCES TO OPERATE ALL VALVES INCLUDING FIRE HYDRANTS ON EXISTING PUBLIC MAINS.
- B) ALL WATER MAINS SHALL BE PVC C-900, DR-18. ALL FITTINGS 4-INCHES THROUGH 24-INCHES IN DIAMETER SHALL BE PVC FITTINGS IN CONFORMANCE WITH AWWA C-153 OR AWWA C-110. THE MINIMUM WORKING PRESSURE FOR ALL MJ CAST IRON OR DUCTILE IRON FITTINGS 4-INCHES THROUGH 24-INCH IN DIAMETER SHALL BE 350 PSI FOR MJ FITTING AND 250 PSI FOR FLANGED FITTINGS.
- C) MATERIALS THAT COME INTO CONTACT WITH POTABLE WATER SHALL MEET NATIONAL SANITATION FOUNDATION STANDARD 61, SECTION 9 REQUIREMENTS.
- D) ALL WATER MAINS TO BE INSTALLED WITH A MINIMUM 30 INCH COVER TO FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED. SERVICE LINE TO BE INSTALLED WITH A MINIMUM 24 INCH COVER. DEEPER DEPTHS MAY BE REQUIRED AS SHOWN ON THE DRAWINGS OR TO AVOID OBSTRUCTIONS.
- E) UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER, ALL VALVES SHALL BE FLANGE CONNECTED TO ADJACENT TEES OR CROSSES.
- F) WATER SERVICE PIPE ON THE PUBLIC SIDE OF THE METER SHALL BE AS SHOWN IN THE WATER SERVICE DETAIL.
- G) ALL CONNECTIONS INTO EXISTING WATERLINE ARE TO BE DONE BY PUD APPROVED CONTRACTOR. SUBMIT NAME, QUALIFICATIONS AND MATERIAL SPECIFICATIONS TO PUD FOR REVIEW AND APPROVAL A MINIMUM OF 1 WEEK IN ADVANCE OF WORK.
- H) CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT AND MATERIALS (INCLUDING PLUGS, BLOWOFFS, VALVES, SERVICE TAPS, ETC.) REQUIRED TO FLUSH, TEST AND DISINFECT WATERLINES PER PUBLIC AGENCY REQUIREMENTS. PRESSURE TESTING SHALL BE DONE IN WITH AWWA SECTION 1140.51.
- I) THE WORK SHALL BE PERFORMED IN A MANNER DESIGNATED TO MAINTAIN WATER SERVICE TO RESIDENCES SUPPLIED FROM THE EXISTING WATERLINES. IN NO CASE SHALL SERVICE TO ANY RESIDENTS BE INTERRUPTED FOR MORE THAN FOUR (4) HOURS IN ANY ONE DAY. CONTRACTOR SHALL NOTIFY THE PUD AND ALL AFFECTED RESIDENTS AND BUSINESSES A MINIMUM OF 24 BUSINESS HOURS (1 BUSINESS DAY) PRIOR TO ANY INTERRUPTION OF SERVICE.
- J) WHERE SANITARY SEWER LINES CROSS ABOVE OR WITHIN 18" INCHES VERTICAL SEPARATION BELOW A WATERLINE, SEWER MAINS AND/OR LATERALS SHALL BE REPLACED WITH C-900 PVC PIPE (DR 18) AT THE CROSSING. CENTER ONE FULL LENGTH OF C-900 PVC PIPE AT POINT OF CROSSING. CONNECT TO EXISTING SEWER LINES WITH APPROVED RUBBER COUPLING. BACKFILL WITH CDF AT CROSSINGS.

SANITARY SEWER SYSTEM:

- A) UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D3034, SDR 35. MINIMUM STIFFNESS SHALL BE 45 PPI. END JOINT SHALL BE GASKETED AND JOINT SHALL BE GASKET CONFORMING TO ASTM D-3212. ALL OTHER APPURTENANCES AND INSTALLATION TO CONFORM TO THE CITY SPECIFICATIONS.
- B) ALL PRECAST MANHOLES SHALL BE PROVIDED WITH INTEGRAL RUBBER BOOTS. WHERE MANHOLES WITH INTEGRAL RUBBER BOOTS ARE NOT USED, A SHEAR JOINT SHALL BE PROVIDED ON ALL MAINLINES WITHIN 1.5 FEET OF THE OUTSIDE FACE OF THE MANHOLE. WATERTIGHT LOCKDOWN LIDS REQUIRED ON ALL MANHOLES OUTSIDE OF PUBLIC RIGHT-OF-WAY. ALL MANHOLES ARE TO HAVE FLOW CHANNELS CAST IN THEM.
- C) OPENINGS FOR CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY SAWCUTTING OR CORE-DRILLING EXISTING MANHOLE STRUCTURE. USE OF PNEUMATIC JACKHAMMER SHALL BE PROHIBITED. CONNECTIONS TO BE WATERTIGHT AND SHALL PROVIDE A SMOOTH FLOW INTO AND THROUGH THE MANHOLE. SMALL CHIPPING HAMMERS OR SIMILAR LIGHT TOOLS WHICH WILL NOT DAMAGE OR CRACK THE MANHOLE BASE MAY BE USED TO SHAPE CHANNELS OR ENLARGE EXISTING OPENINGS IF AUTHORIZED BY THE ENGINEER.
- D) PER DEQ/DOE REQUIREMENTS, CONTRACTOR SHALL HAVE PUBLIC SEWER INSTALLATION INSPECTED AND TESTED AND CERTIFIED BY A LICENSED ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH 48 HOURS ADVANCE NOTICE FOR INSPECTION.
- E) CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT FACILITIES TO TEST SANITARY SEWER PIPE AND APPURTENANCES FOR LEAKAGE IN ACCORDANCE WITH CITY CONSTRUCTION STANDARDS. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE. LEAKAGE TESTS SHALL INCLUDE AN AIR TEST OF ALL SEWER MAINS AND LATERALS AND VACUUM TESTING OF THE MANHOLES. MANHOLE TESTING SHALL BE PERFORMED AFTER COMPLETION OF AC PAVEMENT AND FINAL SURFACE RESTORATION.
- F) MANHOLES CONSTRUCTED OVER EXISTING SANITARY SEWERS SHALL CONFORM TO SECTION 00490.41 (MANHOLES OVER EXISTING SEWERS) OF THE ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. THE EXISTING PIPE SHALL NOT BE BROKEN OUT UNTIL AFTER THE COMPLETION OF THE MANHOLE TESTS.
- G) PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, FLUSH AND CLEAN ALL SEWERS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES AND MANHOLES.
- H) CONTRACTOR SHALL CONDUCT DEFLECTION TESTS OF FLEXIBLE SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THOUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
- I) UPON COMPLETION OF ALL SEWER CONSTRUCTION, TESTING AND REPAIR, THE CONTRACTOR SHALL CONDUCT A COLOR TV ACCEPTANCE INSPECTION OF ALL PUBLIC MAINLINES IN ACCORDANCE WITH SECTION 00445.74 (TELEVISION INSPECTION OF SANITARY AND STORM SEWERS) OF THE ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. THE TV INSPECTION SHALL BE CONDUCTED BY AN APPROVED TECHNICAL SERVICE, WHICH IS EQUIPPED TO MAKE AUDIO-VISUAL RECORDING OF THE TV INSPECTIONS ON VHS VIDEO TAPE OR DVD. UNLESS OTHERWISE REQUIRED BY AGENCY WITH JURISDICTION, A STANDARD 1-INCH DIAMETER BALL SHALL BE SUSPENDED IN FRONT OF THE CAMERA DURING THE INSPECTION. SUFFICIENT WATER REVEAL TO LOW AREAS OR REVERSE GRADES SHALL BE DISCHARGED INTO THE PIPE IMMEDIATELY PRIOR TO INITIATION OF THE TV INSPECTION. THE VHS TAPE AND WRITTEN REPORT SHALL BE DELIVERED TO THE CITY.

STORM DRAIN SYSTEM:

- A) STORM SEWER PIPE MATERIALS TO CONFORM TO THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS (PVC D3034 ONLY, NO HDPE UNLESS SPECIFICALLY AUTHORIZED BY THE CITY). UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS, STORM SEWER PIPE MATERIALS WITH WATERTIGHT JOINTS SHALL CONFORM TO THE TABLE BELOW. CONTRACTOR SHALL USE UNIFORM PIPE MATERIAL ON EACH PIPE RIM BETWEEN STRUCTURES UNLESS OTHERWISE DIRECTED OR APPROVED.
- B) CONTRACTOR SHALL DESIGNATE THE PIPE MATERIAL ACTUALLY INSTALLED ON THE FIELD RECORD DRAWINGS AND PROVIDE THIS INFORMATION TO THE ENGINEER FOR AS-BUILT DRAWINGS.
- C) CATCH BASINS SHALL BE SET SQUARE WITH BUILDINGS OR WITH THE EDGE OF THE PARKING LOT OR STREET WHERE THEY LIE. STORM DRAIN INLET STRUCTURES AND PAVING SHALL BE ADJUSTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
- D) UNLESS OTHERWISE APPROVED BY THE ENGINEER, ALL STORM DRAIN CONNECTIONS SHALL BE BY MANUFACTURED TEES OR SADDLES. CATCH BASIN LATERALS ARE TO USE MFG. 45° WYES.
- E) UNLESS OTHERWISE SHOWN OR DIRECTED, INSTALL STORM SEWER PIPE IN ACCORDANCE WITH MANUFACTURERS INSTALLATION
- F) PRIOR TO MANDREL TESTING OR FINAL ACCEPTANCE, FLUSH AND CLEAN ALL STORM DRAINS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES, MANHOLES AND CATCH BASIN.
- G) CONTRACTOR SHALL CONDUCT DEFLECTION TEST OF FLEXIBLE STORM SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL THE 95% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
- H) CATCH BASIN LATERALS ARE TO BE "WYED" INTO THE MAIN. STAGGER WYE'S SLIGHTLY WHERE CATCH BASINS ARE DIRECTLY ACROSS FROM ONE ANOTHER.
- I) ALL MANHOLE BASES SHALL BE CONSTRUCTED WITH FLOW THROUGH CHANNELS

COVER DEPTH	8" -- 48" DIAMETER
LESS THAN 2' COVER	CLASS 52 DUCTILE IRON PIPE WITH BELL AND SPIGOT JOINTS AND RUBBER GASKET OR HDPE (HIGH DENSITY POLYETHYLENE) PIPE CONFORMING TO ASHTO M-252 (8"-10") OR ASHTO M-294, TYPE S (12"-48") WITH PRESSURE TESTABLE FITTINGS AND O-RING GASKETS CONFORMING TO ASTM F-1336 AND ASTM F-477 RESPECTIVELY WITH CDF BACKFILL.
2' TO 2.5' COVER	PIPE SPECIFIED FOR LESSER COVER DEPTH PVC ASTM D3034, SDR-35 ELASTOMERIC GASKETS CONFORMING TO ASTM D-3212.
2.5' TO 15' COVER	PIPE SPECIFIED FOR LESSER COVER DEPTH

STREET LIGHTS:

- A) STREET LIGHTS SHALL BE INSTALLED AFTER ALL OTHER EARTHWORK AND PUBLIC UTILITY INSTALLATIONS ARE COMPLETED AND AFTER ROUGH GRADING OF THE PROPERTY IS ACCOMPLISHED TO PREVENT DAMAGE TO THE POLES.
- B) STREET LIGHTS POLES SHALL BE SET TO A DEPTH AS SPECIFIED BY THE MANUFACTURER, BUT NOT LESS THAN 5 FEET.
- C) STREET LIGHT POLES SHALL BE INSTALLED WITHIN ONE DEGREE (1°) OF PLUMB.
- D) CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND PAY ALL COSTS FOR PROCUREMENT, INSTALLATION, WIRING AND HOOK UP OF STREET LIGHTS.

PRIVATE UTILITIES:

- A) UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR APPROVED BY JURISDICTION HAVING AUTHORITY, ALL NEW PRIVATE UTILITIES (POWER, CABLE TV, TELEPHONE & GAS) SHALL BE INSTALLED UNDERGROUND. INSTALLATION OF PRIVATE UTILITIES IN A COMMON TRENCH WITH WATER, SANITARY SEWER OR STORM SEWER IS PROHIBITED.
- B) CONTRACTOR SHALL COORDINATE POWER, TELEPHONE, AND CABLE TV COMPANY FOR LOCATION OF VAULTS, PEDESTALS, ETC. ALL ABOVE GRADE FACILITIES SHALL BE PLACED IN A LOCATION OUTSIDE THE PROPOSED SIDEWALK LOCATION.
- C) POWER, TELEPHONE AND CATV TRENCHING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH PULL WIRE. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANY FOR SIZE AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION. ALL CHANGES IN DIRECTION OF UTILITY CONDUIT RUNS SHALL HAVE LONG RADIUS STEEL BENDS.
- D) CONTRACTOR SHALL NOTIFY AND COORDINATE WITH PRIVATE UTILITY FOR RELOCATION OF POWER POLES, VAULTS, ETC.
- E) ALL PRIVATE UTILITY STRUCTURES (VAULTS, PEDESTALS, LIGHT POLES, ETC.) SHALL BE SET A MINIMUM OF 1 FOOT FROM ANY PROPERTY CORNER OR SURVEY MONUMENT.

Pioneer Surveying & Engineering, Inc.

PSE



RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100

Date	No.	Rev.	Submitted for Review	Submitted for Review
3-15-2023	3.0		2-27-2023	12-23-2021
3-15-2023	3.0		2-27-2023	12-23-2021
3-15-2023	3.0		2-27-2023	12-23-2021

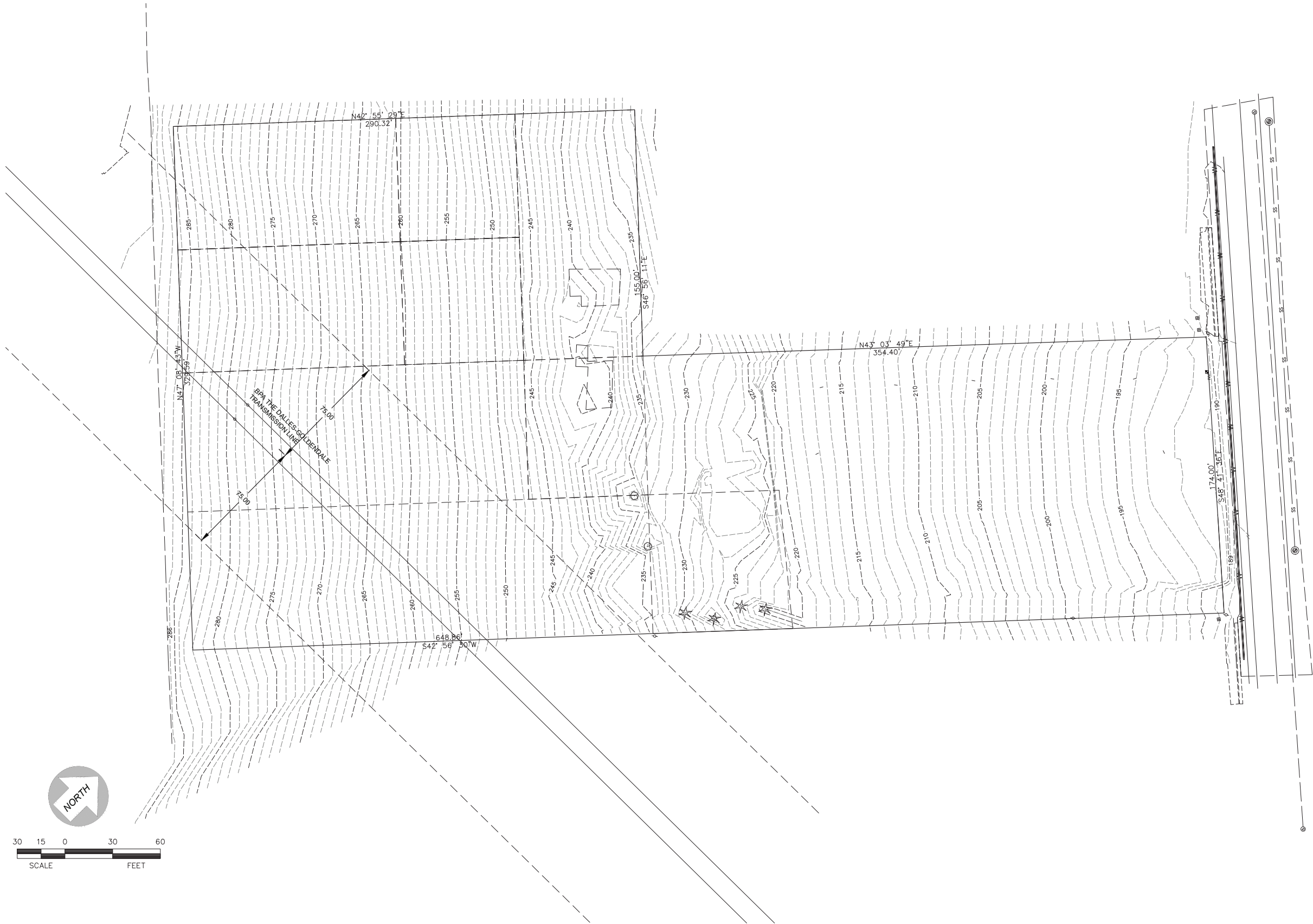
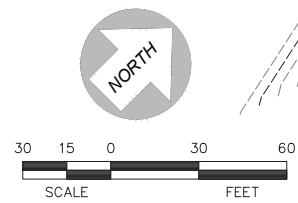
SHEET NO.

CE 2.0

SCALE: AS NOTED

JOB NO. 27-XX

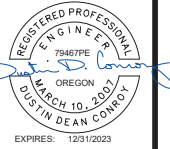
REV.




No.	Date	Revisions
3.0	3-15-2023	SUBMITTED FOR REVIEW
2.0	2-21-2023	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW

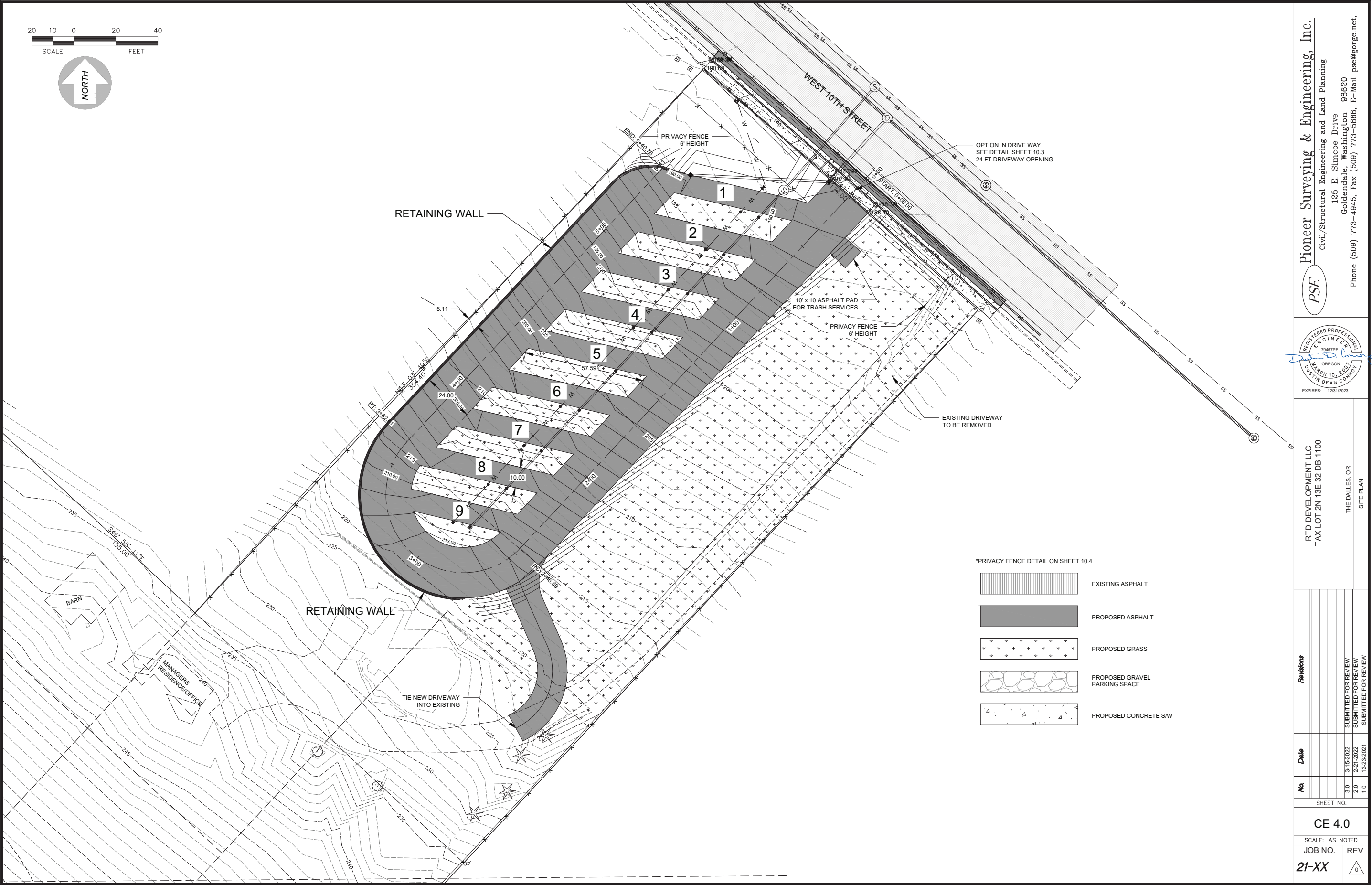
RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100

THE DALLES, OR
SITE SURVEY



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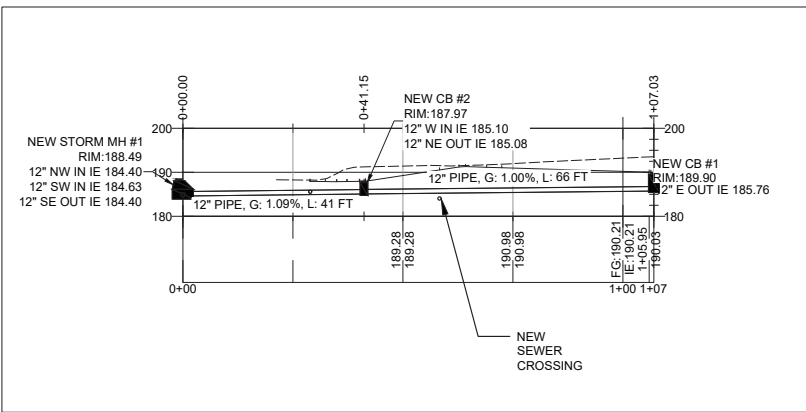
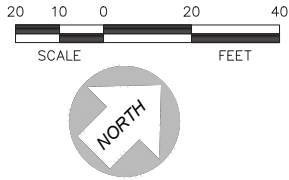
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RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100
THE DALLIES, OR
SITE PLAN

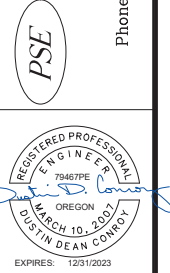
Revisions	
No.	Date
3.0	3-15-2022
2.0	2-27-2022
1.0	12-23-2021
SUBMITTED FOR REVIEW	
SUBMITTED FOR REVIEW	

SHEET NO.
CE 4.0
SCALE: AS NOTED
JOB NO. 21-XX
REV. 0



STORM SEWER NOTES
1. EXISTING WATER LINE ELEVATION TO BE FIELD VERIFIED BEFORE START OF CONSTRUCTION BY CONTRACTOR

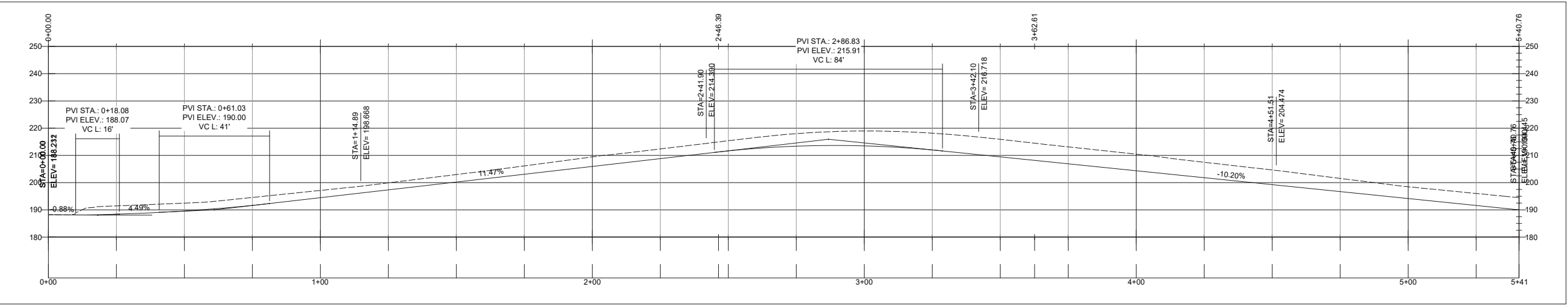
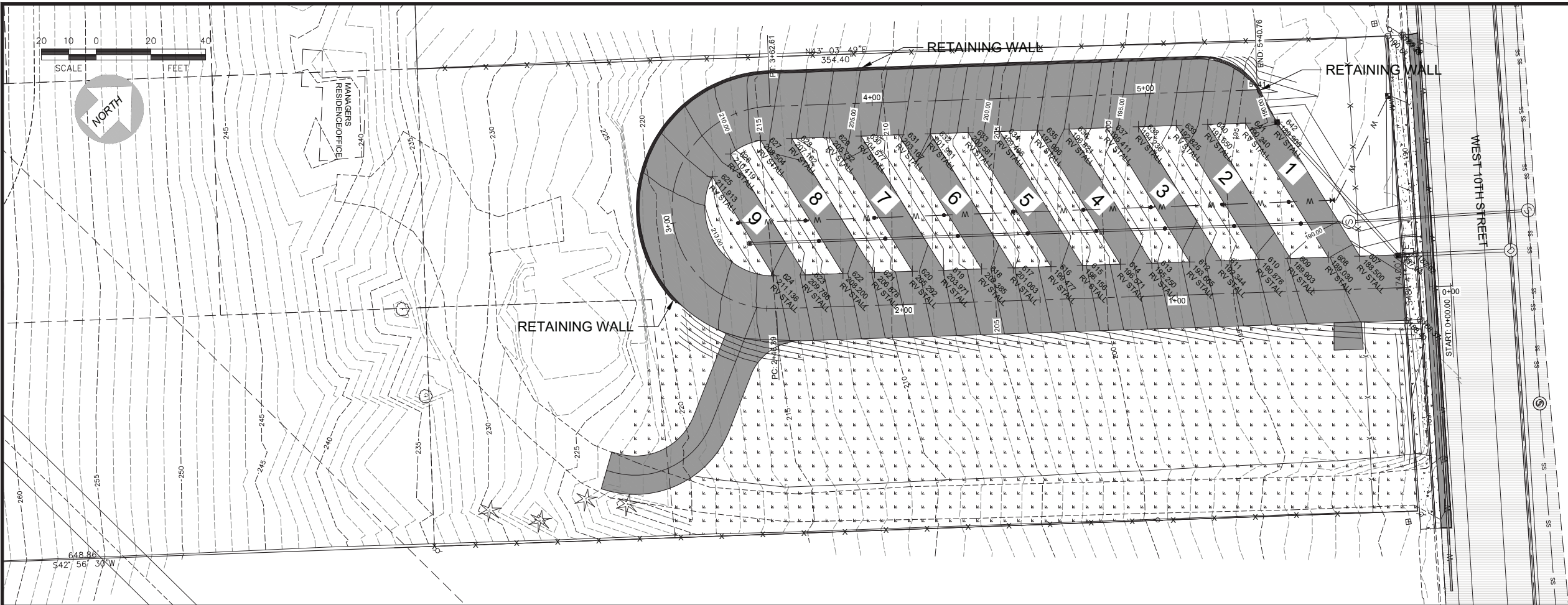
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RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100
THE DALLIES, OR
UTILITY PLAN

No.	Date	Revisions
3.0	3-15-2022	SUBMITTED FOR REVIEW
2.0	2-21-2022	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW

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21-XX



Pioneer Surveying & Engineering, Inc.
Civil/Structural Engineering and Land Planning
125 E. Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100

THE DALLES, OR
MAIN ROAD PLAN AND PROFILE

No.	Date	Revisions
3.0	3-15-2022	SUBMITTED FOR REVIEW
2.0	2-21-2022	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW

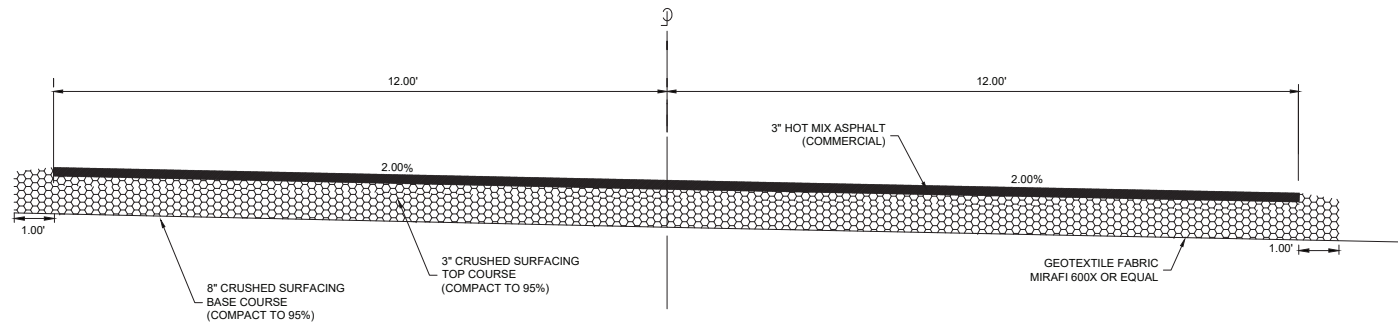
SHEET NO.

CE 9.0

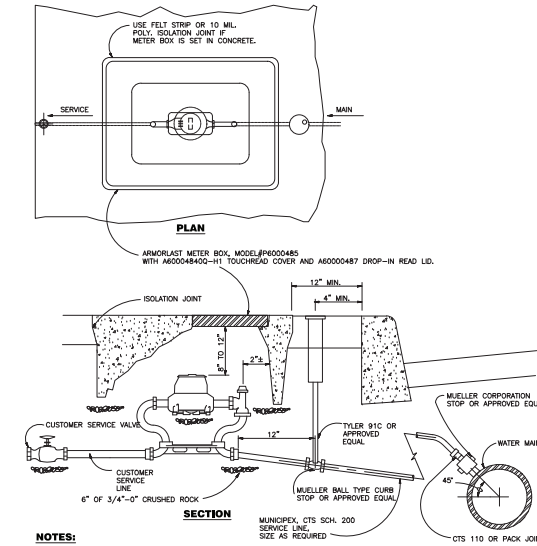
SCALE: AS NOTED

JOB NO. REV.

21-XX

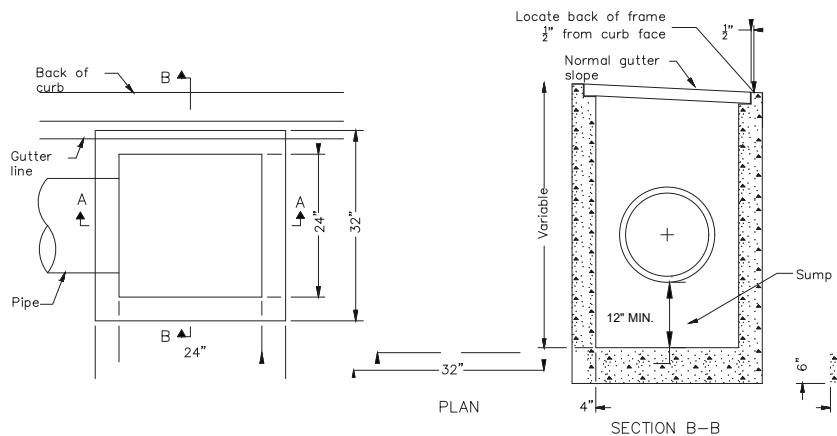
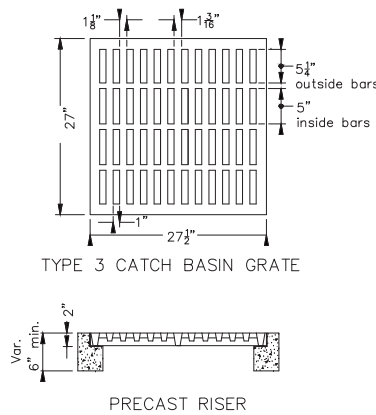
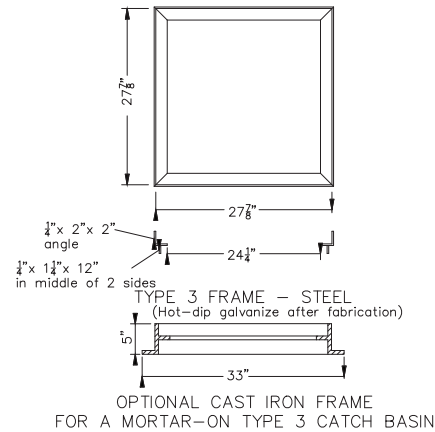
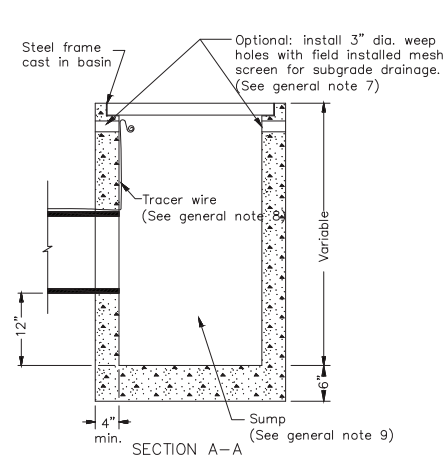


2 MAIN ACCESS ROAD
(NOT TO SCALE)

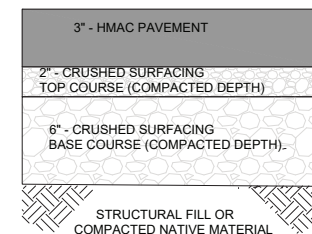


NOTES:
1. METER TO BE CENTERED AND SET PLUMB INSIDE METER BOX.
2. MANUFACTURED METER SETTER SHALL BE USED FOR 3/4" TO 1" SERVICES.
3. SET CURB STOP BOX 4" MINIMUM BEHIND CURB OR SIGNAL.
4. METER BOXES SET IN DRIVEWAYS SHALL HAVE TRAFFIC LIDS.
5. METER SHALL BE KEPT IN 1-10 TOUCH READ GALLON READ, PROGRAMMED TO READ TO 1000 GAL.
6. STAMP A "W" IN CURB FACE AT WATER SERVICE LOCATION.

CHENOWITH WATER P.U.D. 3/4" TO 1" WATER METER SETTING DETAIL



GENERAL NOTES FOR ALL DETAILS:
1. Catch basin & grate shall meet H20 loading.
2. All concrete shall be commercial grade concrete.
3. Precast walls shall be a minimum of 4" thick.
4. For use by local agencies on low volume residential facilities as directed.
5. Knockouts allowed for precast option.



5 HMAC DRIVEWAY AND PARKING SECTION
CE3.0 NTS

3 CATCH BASIN
CE3.0

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RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100
THE DALLIES, OR
DETAILS

No.	Date	Revisions
3.0	3-15-2022	SUBMITTED FOR REVIEW
2.0	2-21-2022	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW

SHEET NO.
CE 10.0
SCALE: AS NOTED
JOB NO. REV.
21-XX



NOTE: All material and workmanship shall be in accordance with the current edition of the City of The Dalles Standard Specifications	
CITY OF THE DALLES STANDARD DRAWING	
STREET CUT	
2020	
DATE	REVISION DESCRIPTION

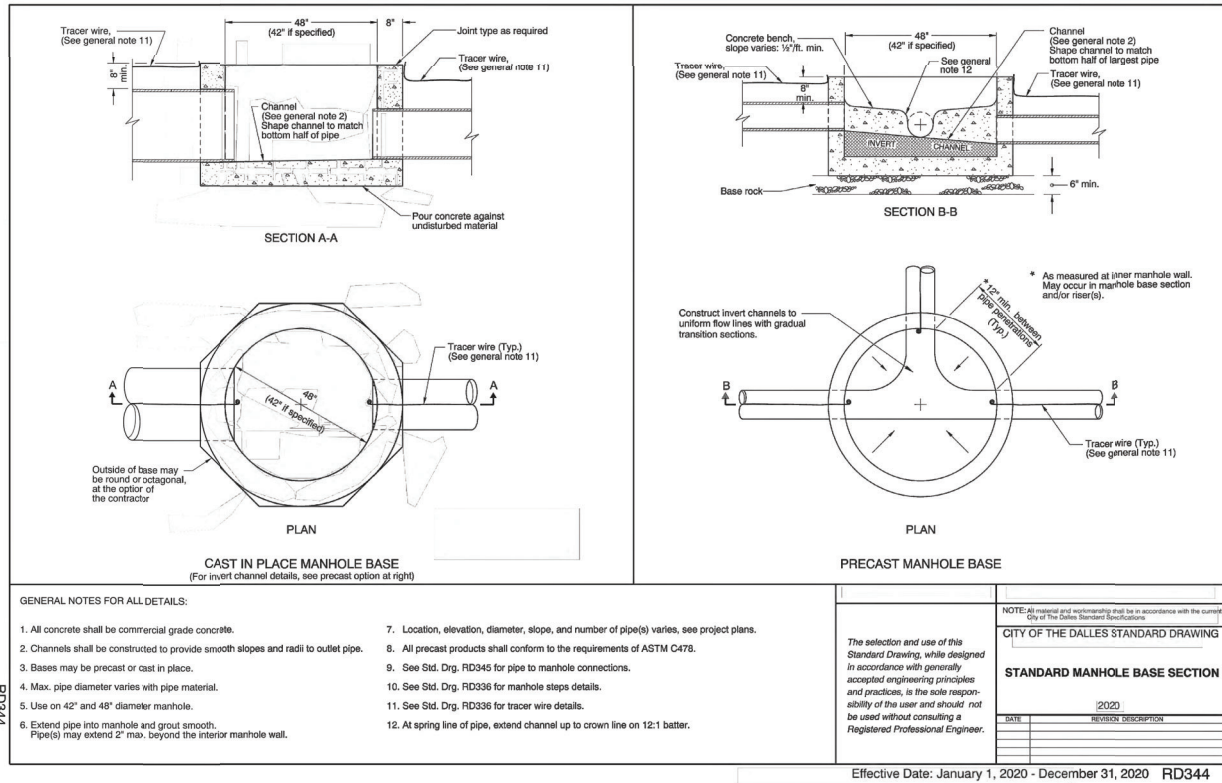
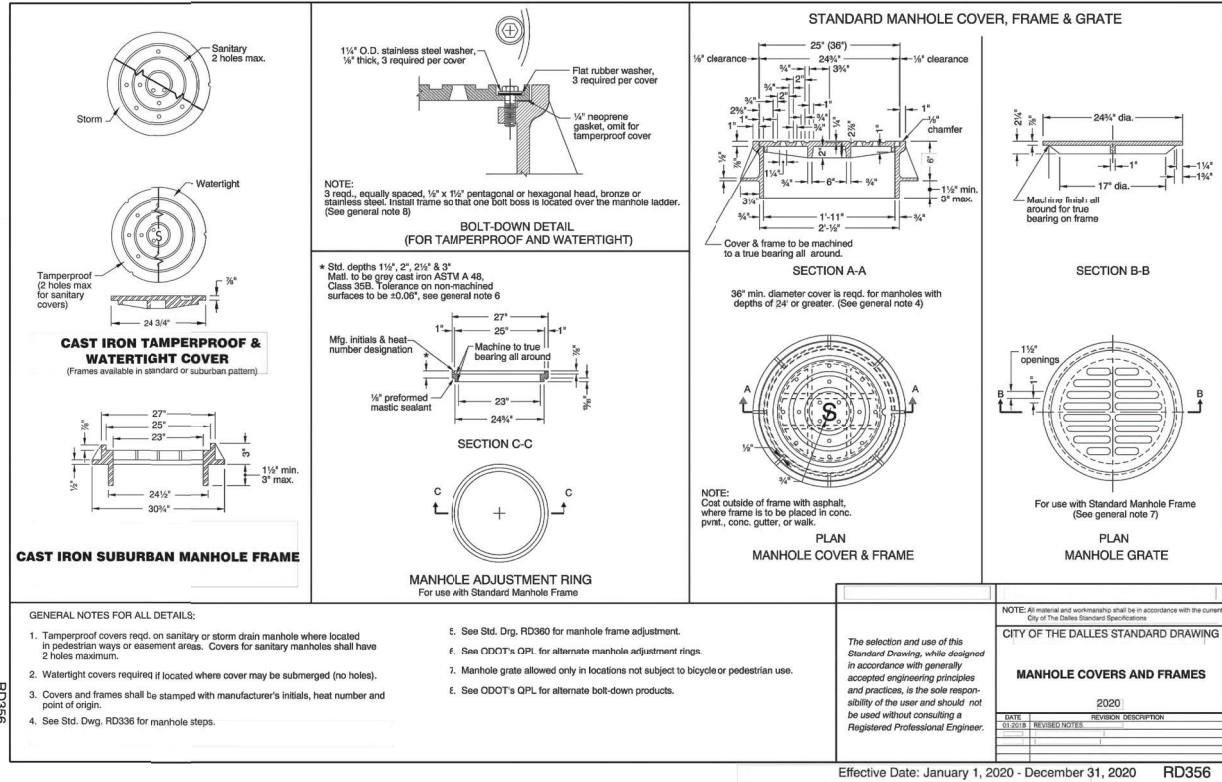
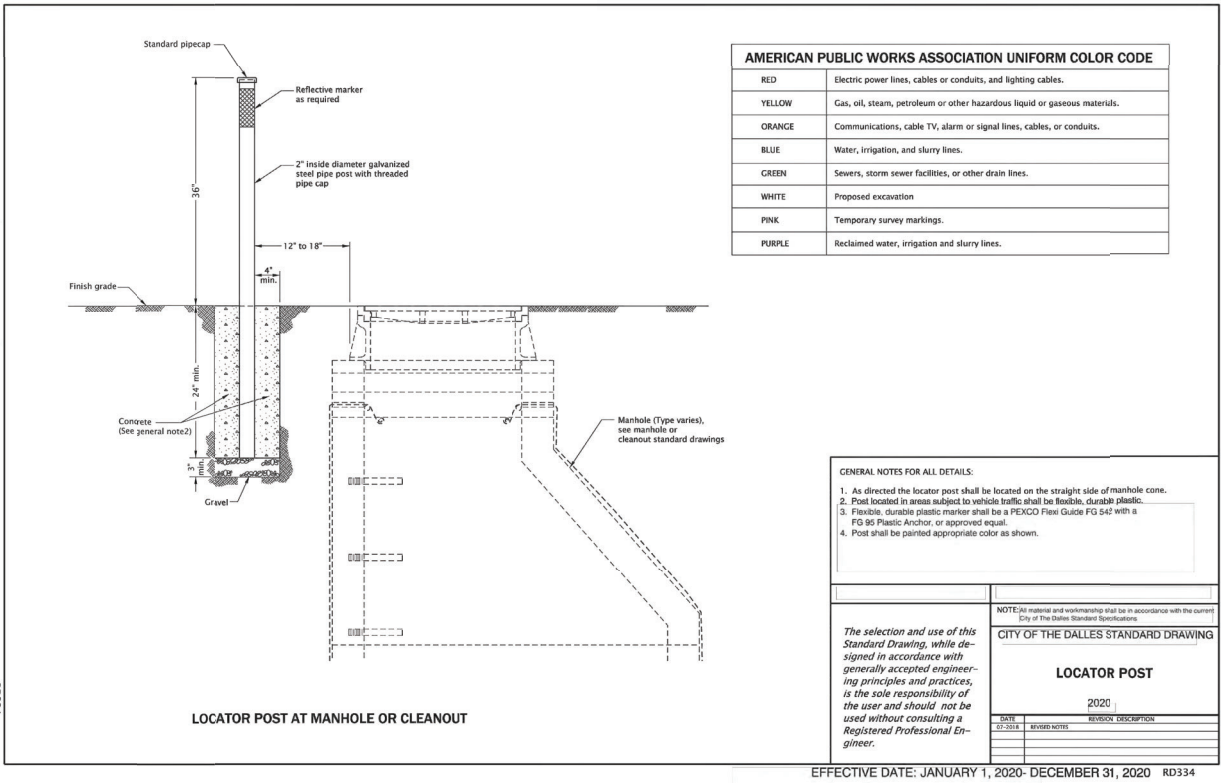
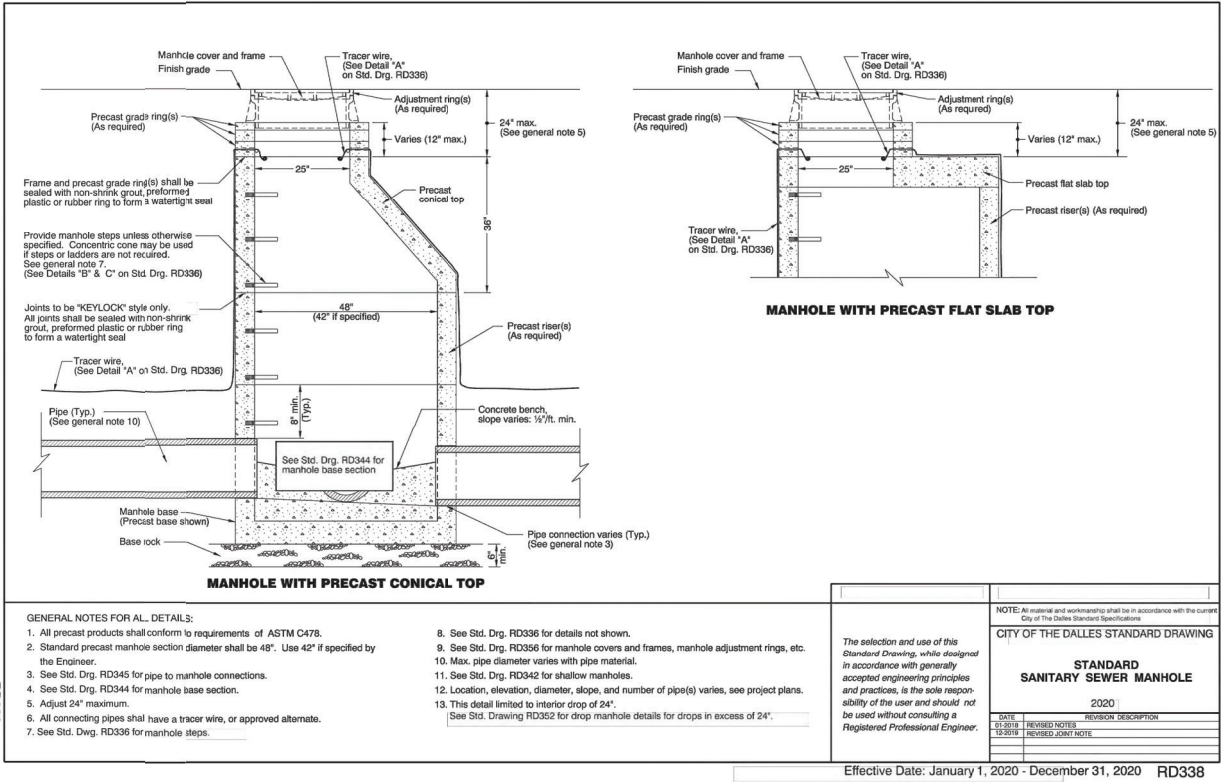
CAST IRON COVER



NOTE: All material and workmanship shall be in accordance with the current edition of the City of Dallas Standard Specifications	
CITY OF THE DALLAS STANDARD DRAWING	
<p align="center">SANITARY CLEANOUT</p> <p align="center">2020</p>	
DATE	REVISION DESCRIPTION

CITY OF THE DALLES STANDARD DRAWING	
TRENCH BACKFILL, BEDDING, PIPE ZONE AND MULTIPLE INSTALLATIONS	
2020	
DATE	REVISION DESCRIPTION

[illegible]



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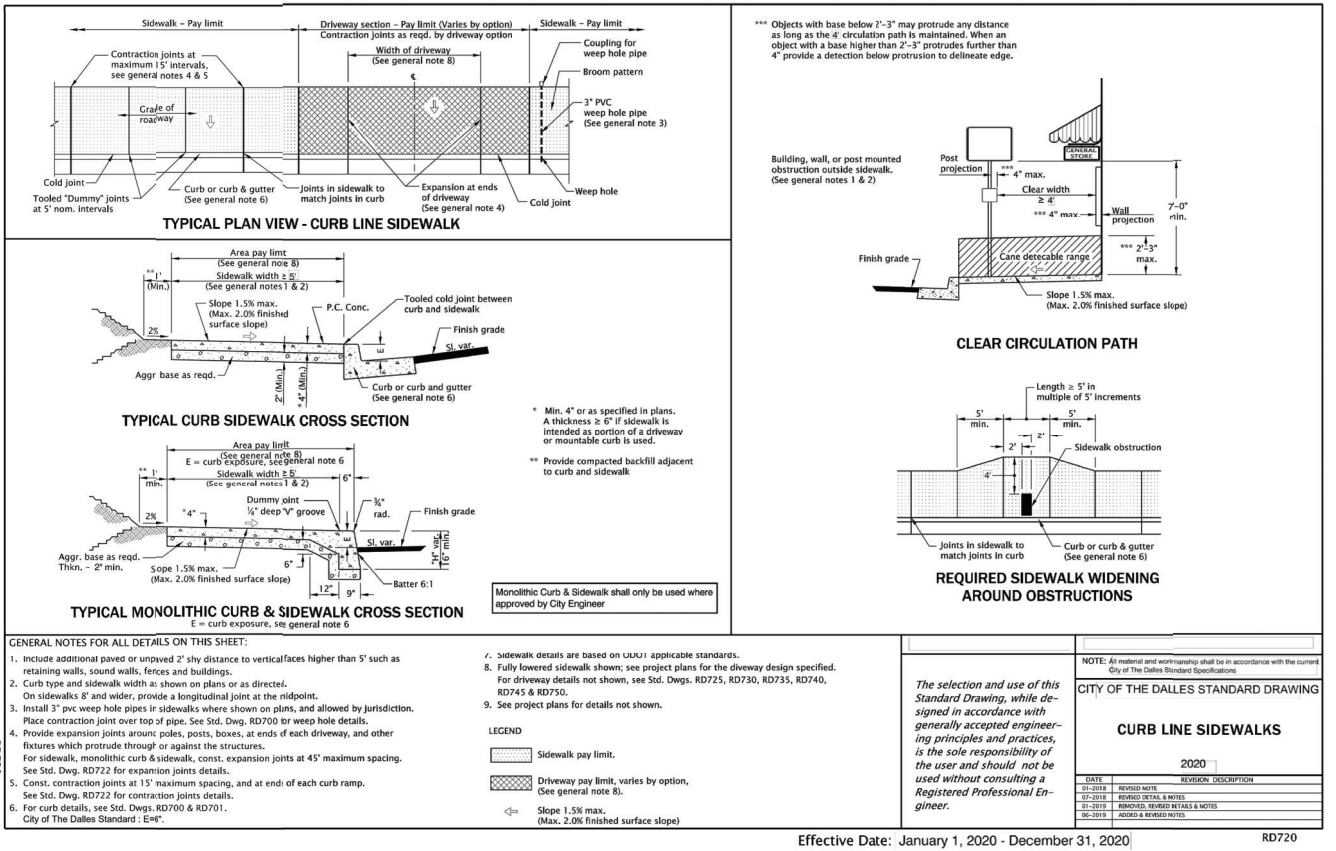
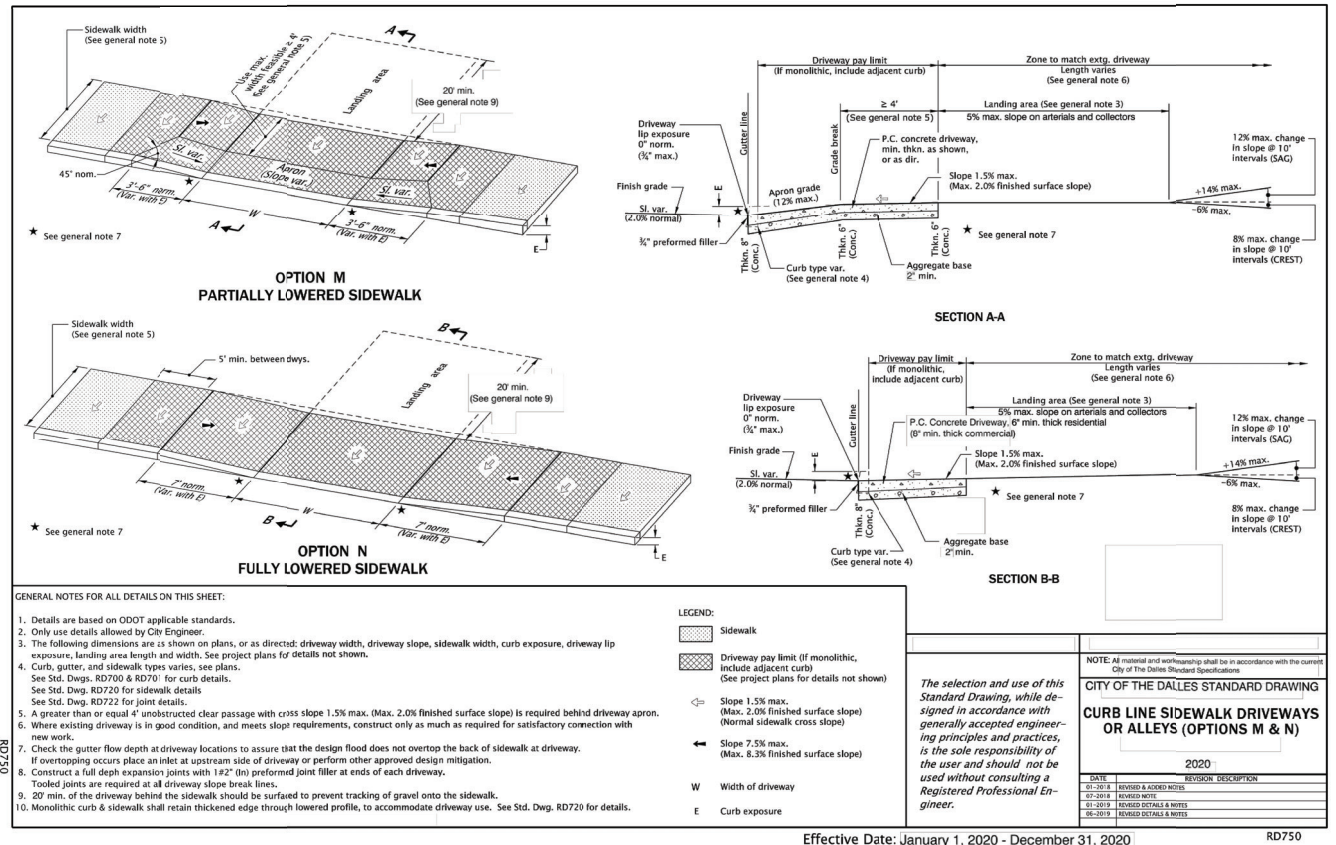
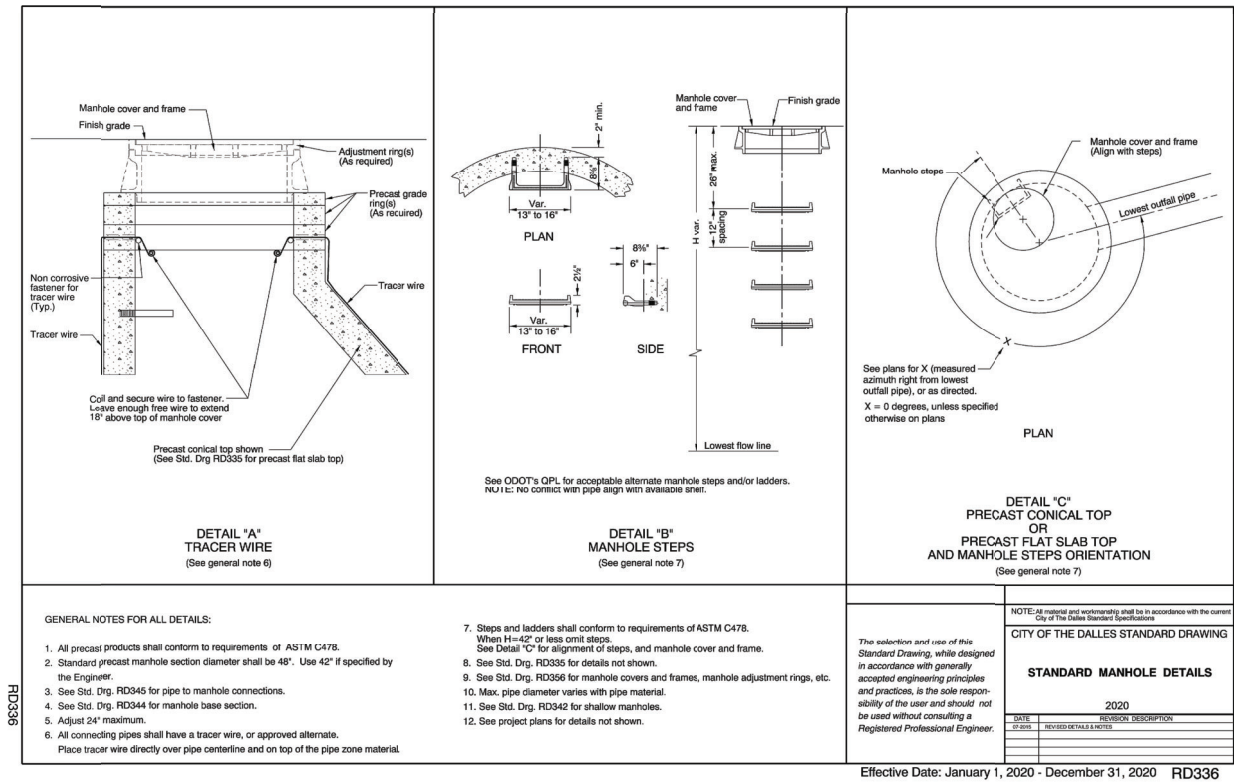
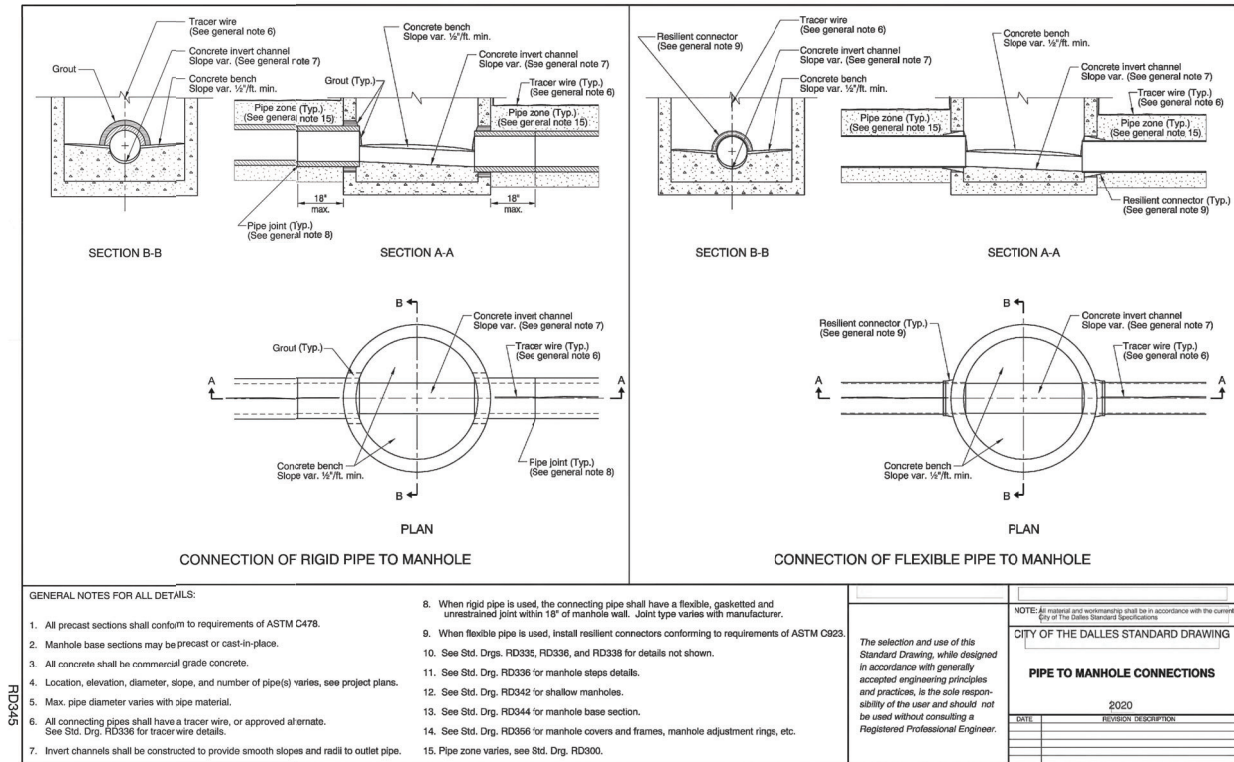
RTD DEVELOPMENT LLC
 TAX LOT 2N 13E 32 DB 1100
 THE DALLES, OR
 DETAILS

No.	Date	Revisions
3.0	3-15-2022	SUBMITTED FOR REVIEW
2.0	2-21-2022	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW

SHEET NO. **CE 10.2**

SCALE: AS NOTED

JOB NO. **21-XX** REV.

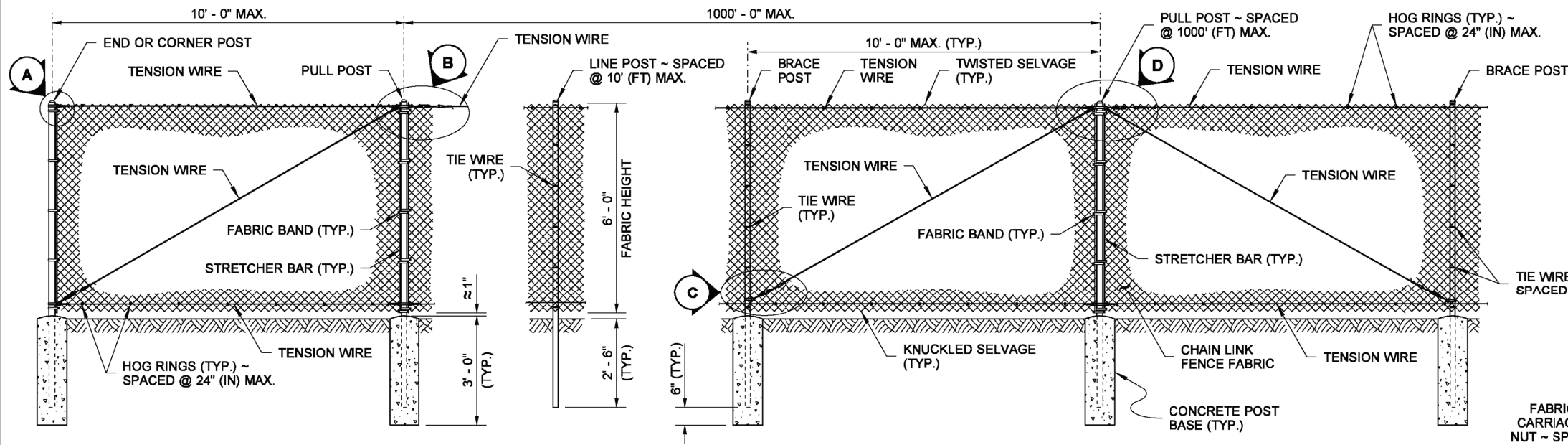


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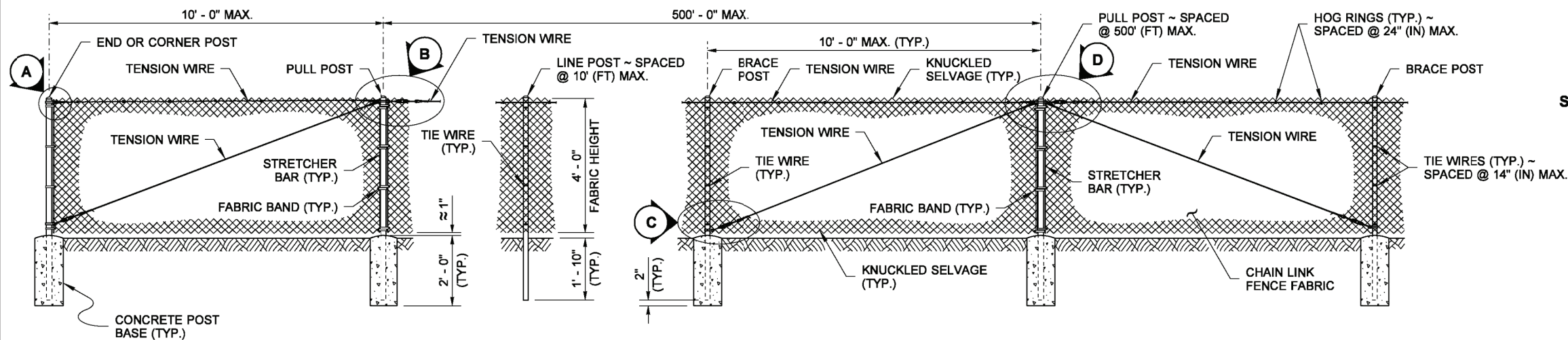


RTD DEVELOPMENT LLC
 TAX LOT 2N 13E 32 DB 1100
 THE DALLES, OR
 DETAILS

No.	Date	Revisions
3.0	3-15-2022	SUBMITTED FOR REVIEW
2.0	2-21-2022	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW
SHEET NO.		
CE 10.3		
SCALE: AS NOTED		
JOB NO. REV.		
21-XX		



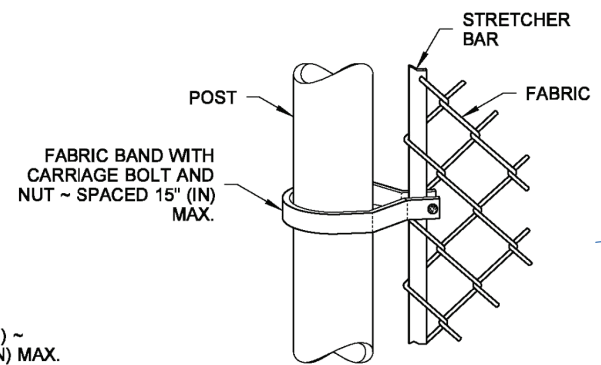
TYPE 3



TYPE 4

NOTES

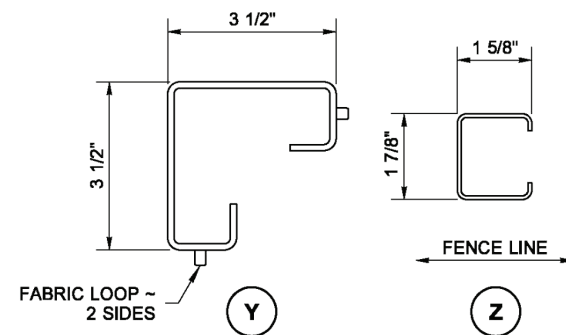
1. All concrete post bases shall be 10" (in) minimum diameter.
 2. Along the top and bottom, using Hog Rings, fasten the Chain Link Fence Fabric to the Tension Wire within the limits of the first full fabric weave.
 3. Details are illustrative and shall not limit hardware design or post selection of any particular fence type.
- INSTALL PRIVACY SLATS ACCORDING TO MANUFACTURE SPECIFICATIONS

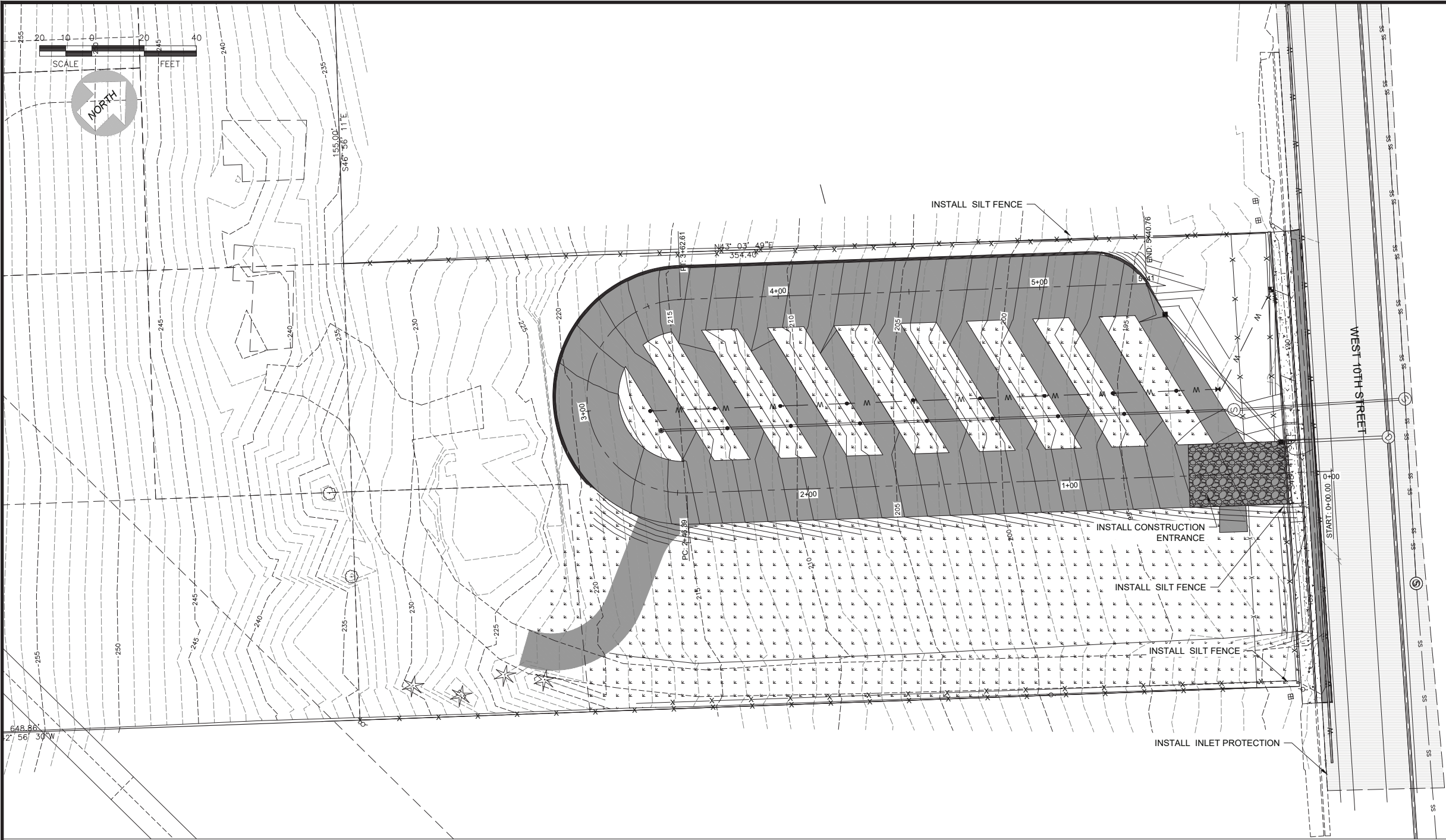


METHOD OF FASTENING STRETCHER BAR TO POST

POST AND RAIL SPECIFICATIONS

POST	PIPE	ROLL FORMED	
	NOM. SIZE (SCH. 40) I.D.	SECTION	WEIGHT (lb/ft)
END, CORNER, OR PULL POST	2 1/2" DIAM.	(Y)	5.10
LINE OR BRACE POST	2" DIAM.	(Z)	1.85





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2.0	2/21/2023	SUBMITTED FOR REVIEW
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SHEET NO.

CE 11.0

SCALE: AS NOTED

JOB NO. 21-XX

REV. 0

RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100

THE DALLES, OR

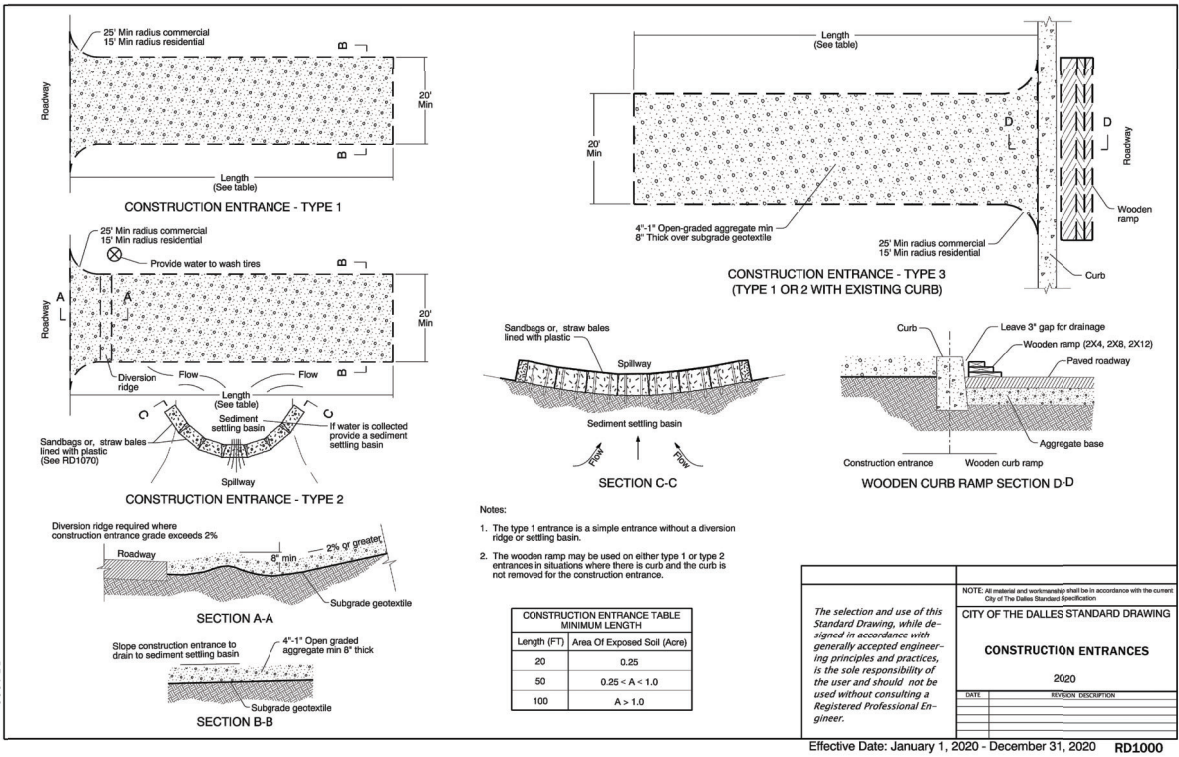
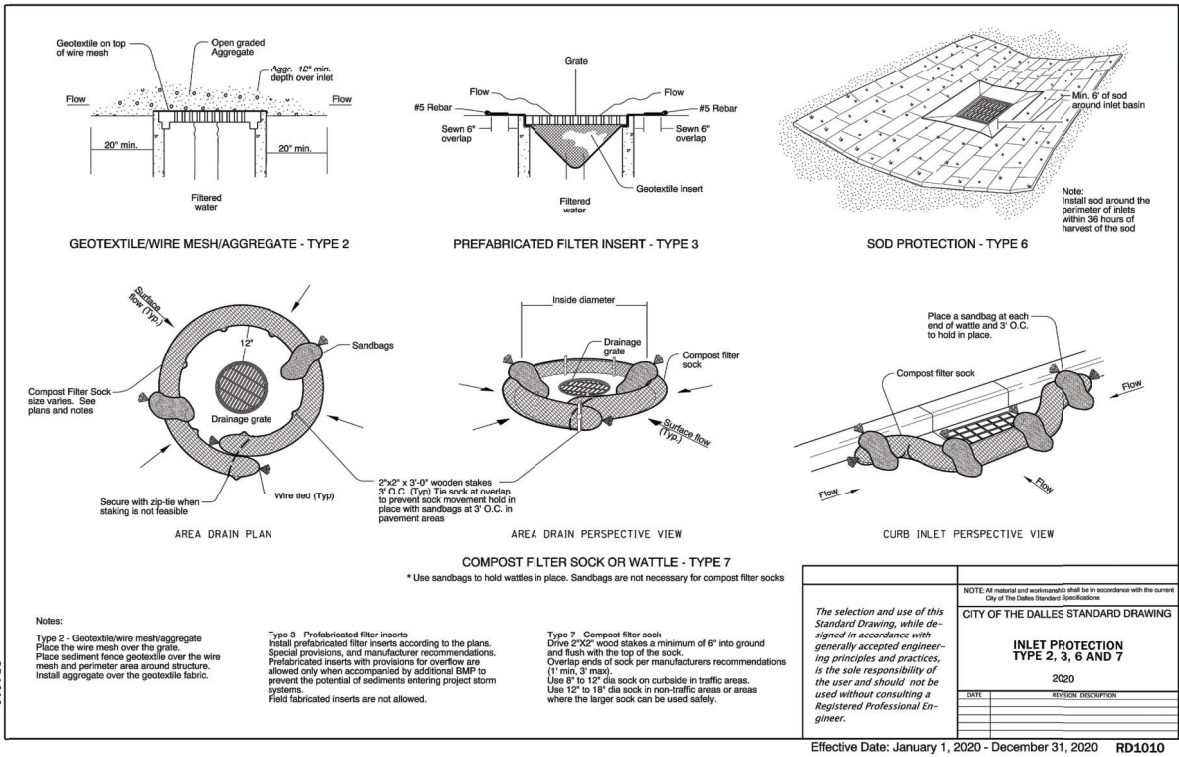
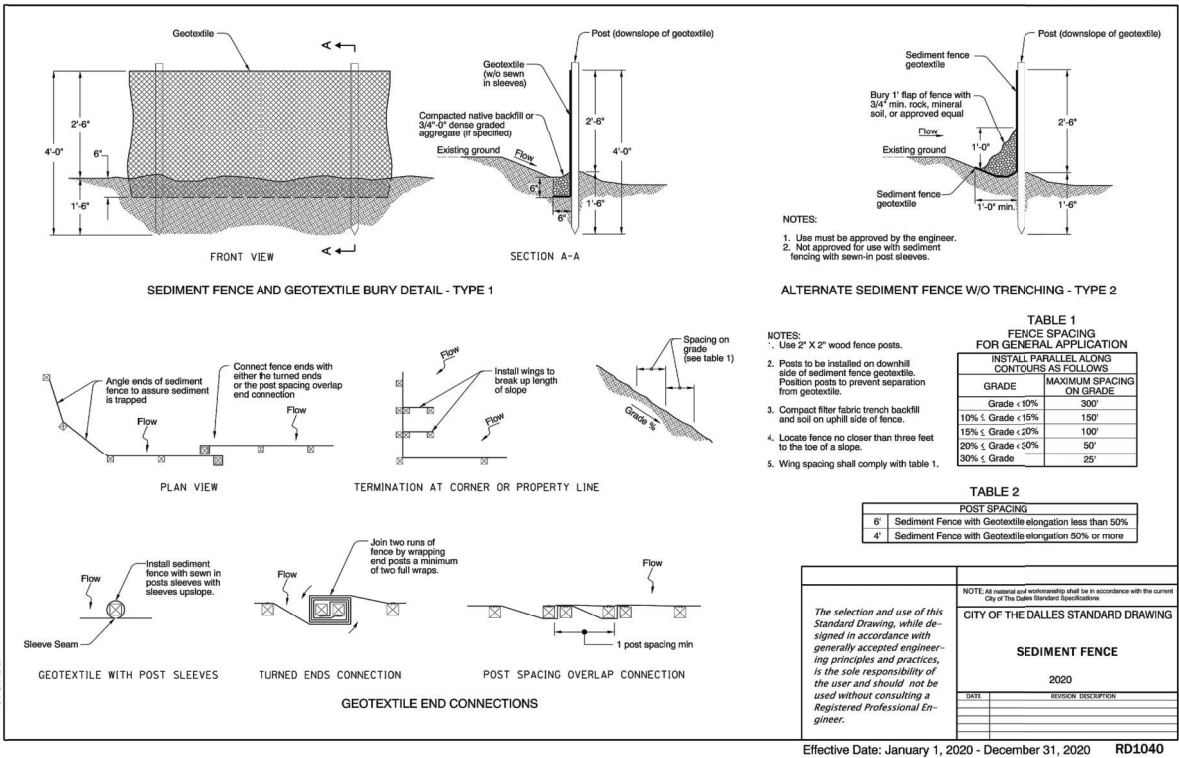
EROSION CONTROL PLAN



Pioneer Surveying & Engineering, Inc.
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125 E. Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net.

EROSION CONTROL NOTES:

1. CONTRACTORS AND BUILDERS SHALL KEEP CUTTING AND CLEARING TO A MINIMUM AND WITHIN THE PHASE UNDER CONSTRUCTION. EVERY EFFORT SHOULD BE MADE TO DISTURB AS LITTLE EXISTING VEGETATION AS POSSIBLE, AND TO REESTABLISH GOOD GROUND COVER AS SOON AS POSSIBLE AFTER GRADING.
2. SEEDING OF DISTURBED AREAS, SUCH AS CUTS, FILLS, AND STORAGE AREAS SHALL BE DONE AS SOON AS POSSIBLE AFTER USE OF THE AREA IS CONCLUDED, OR CONSTRUCTION IS FAR ENOUGH ALONG THAT THE AREA WILL NOT BE DISTURBED.
3. IF AN AREA IS NOT, OR CANNOT BE SEEDED ADEQUATELY TO PROTECT IT FROM EROSION, THEN IT SHALL BE PROTECTED BY COVERING WITH SOME PROTECTIVE MATERIAL, SUCH AS MULCH, STRAW, TARPS, PLASTIC AND CHIPPED BRUSH.
4. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE). SEEDING OF CLEARED AREAS SHALL BE ACCOMPLISHED WITHIN SEVEN DAYS UNLESS OTHERWISE STABILIZED. TEMPORARY IRRIGATION MAY BE REQUIRED TO ESTABLISH AND MAINTAIN VEGETATION. ALL DISTURBED AREAS SHALL BE SEEDED.
5. THE CONTRACTOR SHALL INSPECT ROADS DAILY AND CLEAN AS NEEDED SO THAT NO SEDIMENT IS WASHED OR CARRIED OFF SITE.
6. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
7. THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADE OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
8. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
10. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
11. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
12. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
13. WATER WILL BE USED AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION ACTIVITIES.



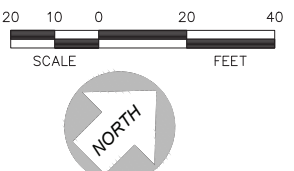
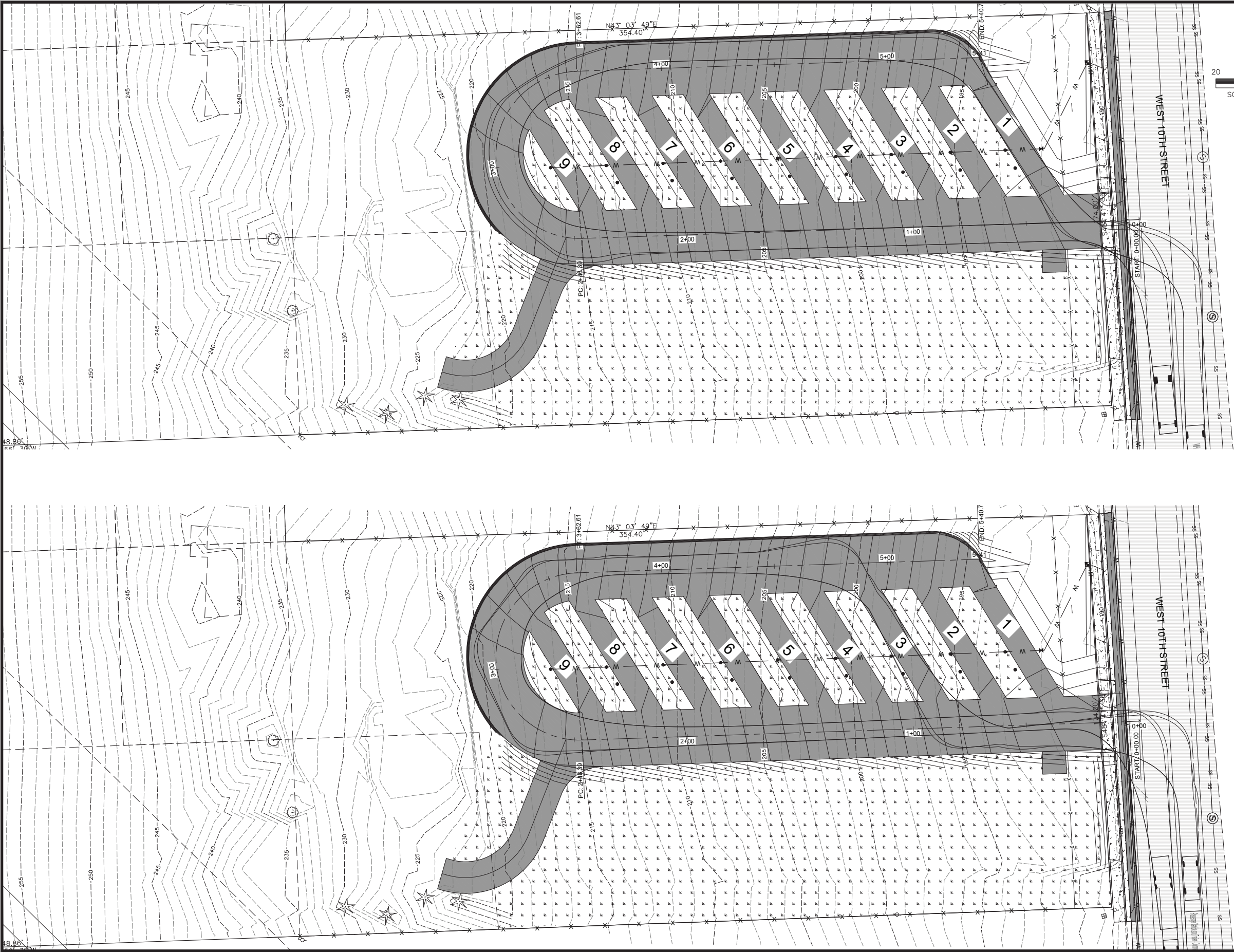
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Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net,



RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100
THE DALLES, OR
EROSION CONTROL DETAILS

No.	Date	Revision
3.0	3-15-2022	SUBMITTED FOR REVIEW
2.0	2-21-2022	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW

SHEET NO.
CE 11.1
SCALE: AS NOTED
JOB NO. 21-XX
REV. 0



1. MOTOR HOME O.L. 30'

2. VEHICLE AND RV TRAILER O.L. 42'

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RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100

THE DALLES, OR
TURNING TEMPLATES

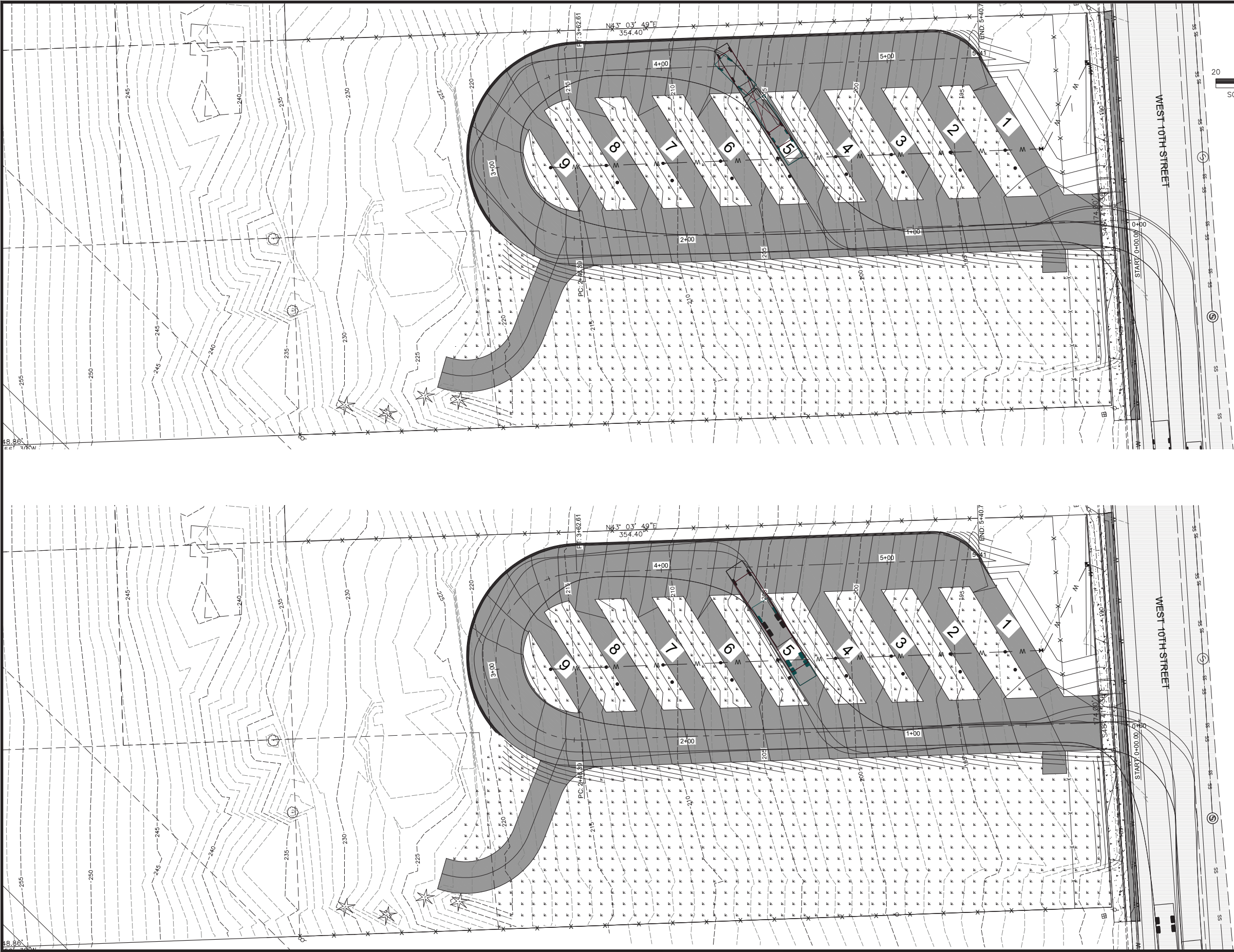
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SHEET NO.

CE 12.0

SCALE: AS NOTED

JOB NO. **21-XX** REV.



PASSENGER VEHICLE AND RV TRAILER
O.L. 56'

MOTOR HOME WITH O.L.
OF 40'

PSE

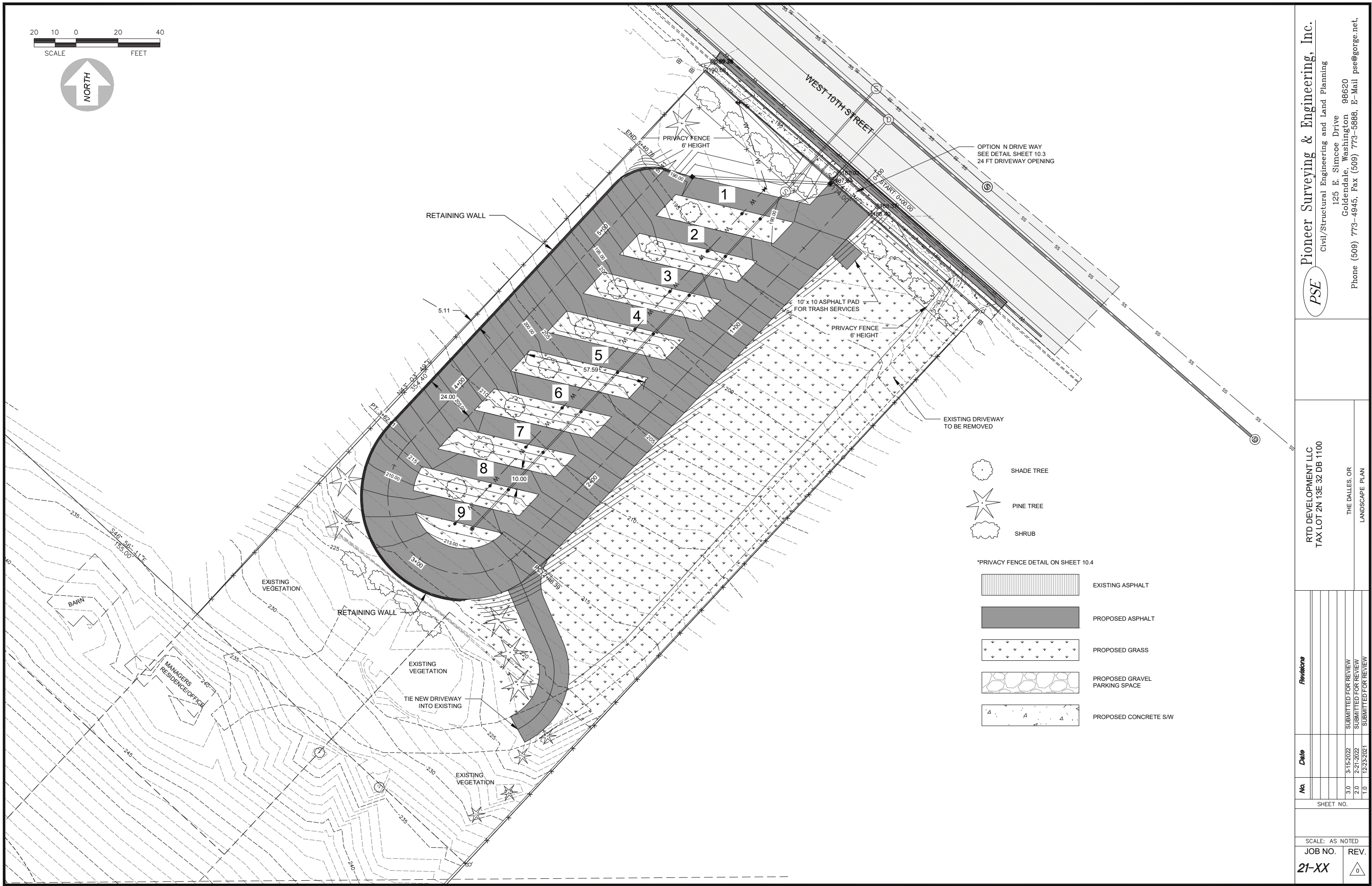
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Civil/Structural Engineering and Land Planning
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Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net,

REGISTERED PROFESSIONAL
ENGINEER
79467PE
OREGON
MARCH 10, 2020
DUSTIN DEAN CONROY
EXPIRES: 12/31/2023

RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100

No.	Date	Revisions
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2.0	2-21-2023	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW

SHEET NO.
CE 12.1
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JOB NO. 21-XX
REV. 0



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Civil/Structural Engineering and Land Planning
125 E. Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5868, E-Mail pse@gorge.net,

RTD DEVELOPMENT LLC
TAX LOT 2N 13E 32 DB 1100

No.	Date	Revisions
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2.0	2-21-2022	SUBMITTED FOR REVIEW
1.0	12-23-2021	SUBMITTED FOR REVIEW

SHEET NO.

SCALE: AS NOTED

JOB NO. **21-XX**

REV. **0**



Paula Webb

Subject: FW: CUP 207-22

From: Dayna Wynn-Elledge <dayna@quest-1.com>
Sent: Friday, December 09, 2022 8:40 AM
To: Joshua Chandler <jchandler@ci.the-dalles.or.us>
Subject: CUP 207-22

WARNING: Email from external source. Links and attachments could pose security risks.
Investigate sender and think before you click.

Good Morning

We got wind of another attempt by RTD Development on the RV Park

I am not going to waste time sending out another letter- This email should be enough.

I am appalled that they think that by changing the number of spaces in the park will appease our neighborhood.

Again, We are against this Business to be built in a family neighborhood.

1. Traffic flow is still an issue
2. Enviornmentail impacts to the community- people and wild life.
3. Concerns of children in the area- walking to and from school, church and friends.
4. The roads are a mess and this added large vehicles will only create more issues
5. If this is for bringing tourism—it needs to be downtown. We do not need these vehicles up and down our community.

Thank you
Dayna

Dayna Wynn-Elledge | Development Manager | Quest One, LLC

Email dayna@quest-1.com

Main Phone (470) 554-7747

Cell 425-318-2868

AS 9120/ISO 9001:2015 Certified | A woman Owned Small Business | Website www.quest-1.com



Quest One

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Quest One Mission Statement:

The Quest One Team of Professionals "go the extra mile" to exceed our client's requirements by providing the highest quality product, creative solutions, responsive service, and value. We are committed to being your trusted Supplier of choice.

Paula Webb

Subject: FW: RV park on 13th

From: Elizabeth Turner <marklizturner3@gmail.com>

Sent: Saturday, December 10, 2022 2:11 PM

To: Joshua Chandler <jchandler@ci.the-dalles.or.us>

Subject: Fwd: RV park on 13th

WARNING: Email from external source. Links and attachments could pose security risks.
Investigate sender and think before you click.

----- Forwarded message -----

From: Elizabeth Turner <marklizturner3@gmail.com>

Date: Sat, Dec 10, 2022, 2:10 PM

Subject: RV park on 13th

To: <jchandler@ci.the-dalles.or.us>

I am absolutely for the RV park..

If the request application is legal the city should adopt and ok it..to not do it is discrimination.

We have a documented terrible housing problem. I served two years on a area wide committee. It's very true. We lost our paid staff on that committee because she could find no housing

RV life is being chosen now by many. Including tiny houses. They are excellent choices for downsizing. I've known several who live in them full time. People working that are respected in their fields.

If your going to base your decisions on ignorant selfish bigots instead of the legal requirements you should be sued. They do not have the right to decide what kind of housing others live in when it's legal. Nobody does.

I do not think that legal plans that offer our city needed housing even need hearings. Does every dwelling in town being built get a hearing?

The city needs to adhere to the law not a bunch of bitchy people who are heartless and frankly uninformed. The city can't grow, there's no place to live. Progress is being made with the new area on the west for business. But nobody can establish a new business here without housing.

Ignore the screaming idiots and follow the law. I have no sympathy for anyone against legal housing.

Elizabeth Turner

77849 Hwy 216

Maupin, Oregon 97037

Paula Webb

Subject: FW: CUP 199-21

From: Richard Hynd <rlh3030@gmail.com>

Sent: Sunday, December 11, 2022 12:49 PM

To: Joshua Chandler <jchandler@ci.the-dalles.or.us>

Subject: Re: CUP 199-21

WARNING: Email from external source. Links and attachments could pose security risks.
Investigate sender and think before you click.

this is the letter i sent on June 14. All provisions still apply

On Tue, Jun 14, 2022 at 6:59 PM Richard Hynd <rlh3030@gmail.com> wrote:

2514 W 10TH

Mr. Chandler

I live on 13th street a bit S.E. of the subject property. I have developed property in The Dalles and have owned several RVs including a 36 foot diesel pusher.

When I first heard of the proposal I was sceptical because it appears to be the very worst of several site choices for an RV Park. The slope, Ingress and Egress as well as dimensions and site location would seem to eliminate this location as an option. Having said that, my main concern is what's not addressed in the application;the remaining property abutting 13th street. It seems highly likely that the developer will create an attractive nuisance area that would result in vagrant camping and the associated litter, pollution and vandalism. Can you insure that that will not happen?

I will agree that The Dalles desperately needs RV sites, but the need for single and multi family dwellings is as dire and would be much more appropriate for this area I can't imagine that highest and best use for this property is 26 RV spaces. It makes me wonder what the long term plan may be

At the very least I think an environmental impact study is in order regarding wildlife and drainage..

Sincerely Richard L Hynd 2426 W 13th



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(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 January 5, 2023 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 January 5, 2023 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 5TH DAY OF JANUARY, 2023.

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 5th day of January, 2023.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

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



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

RESOLUTION PC 612-22

Approval of Conditional Use Permit Application **207-22, RTD Development, LLC**, for approval to site and construct a nine-space Recreational Vehicle (RV) park on a 3.6-acre parcel. Property is located at 2514 W. Tenth Street and further described as 2N 13E 32 DB tax lot 1100. Property is zoned RH – High Density Residential District.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on January 5, 2023 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 207-22 and the minutes of the January 5, 2023 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 207-22 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. A detailed site plan, construction/design and landscape plan consistent with all Conditions of Approval must 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. Submit engineered plans for review and approval by the Public Works Department. All design and installation of public improvements shall be installed or bonded by the Applicant in accordance with the City of The Dalles Municipal Code, Title 10 – Land Use and Development Public Improvement Procedures and the APWA standards, specifications, and drawings, as amended and adopted by the City and approved by the City Engineer, or otherwise guaranteed to be completed by the applicant to the satisfaction of the City.

- e. The Applicants must include an internal pedestrian walkway separated from vehicle parking or maneuvering areas by grade, different paving material, or landscaping on a revised site plan. The Applicants may request an alternative to these separation/surfacing standards subject to Planning Commission approval.
- f. All ROW improvements must be clearly shown on a revised site plan.
- g. The Applicants must contact Wasco County Building Codes and/or the State of Oregon Building Codes Division Department of Consumer and Business Services for additional permitting requirements associated with the proposed development. If any additional requirements require modifications to recreational vehicle (RV) park features, these features must be provided on a revised site plan.
- h. Screening must be provided along all ROW frontages and neighboring properties, with vegetation reaching the required height of 6' within two (2) years of planting.
- i. All side yard screening must be setback no less than 5' from the neighboring property lines.

2. Conditions Required Prior to Submission of City Building Permit

- a. All Conditions of Approval listed in Section #1 above.

3. Conditions Required During Construction

- 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. The Applicants 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. The Applicants will be required to install half-street ROW improvements along the entire frontage of the subject property and must extend through the site to the edge of adjacent properties.
- e. All drive approaches must not exceed 5% grade for the first 20'.
- f. All proposed landscaping must be installed.
- g. The existing southern driveway be removed and replaced with new ROW improvements.

4. Ongoing Conditions

- a. Applicant must establish and enforce reasonable quiet hours within the park. Staff encourages that all RV check-in/out times occur within these quiet hours.
- b. No mechanical component of a RV may exceed 60 decibels across property lines.
- c. No exterior generators may be permitted.
- d. Lighting impacts across the property line shall not exceed 0.5 foot-candles.

- e. All development must adhere to the approved site plan for this development.
- f. Applicant will be responsible for continued maintenance of the internal private utility system.
- g. Current contact information for park management must be clearly displayed at all times within the park.
- h. It is the sole responsibility of the Applicant to ensure the park is kept in a neat appearance, with no outside storage of materials or equipment belonging to the park or to any of the guests.
- i. All proposed walking paths must be maintained to ensure safe and efficient circulation on the subject property.
- j. All landscaping must be maintained and irrigated to ensure survival of plant materials.
- k. No plantings, walls, screens, structures, or other obstructions exceeding 24" in height may be placed within the vision clearance of the park access.
- l. All short-term stays must pay Transient Lodging Taxes to the City's Finance Department for each nightly stay.

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 1ST 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 1st day of December, 2022.

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

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