



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

SITE TEAM AGENDA

The information contained in this agenda is for preliminary comments/concerns only.

Thursday, November 14, 2024, 1:00 p.m.

Please note: Applicant start time is 2:00 p.m.

Meeting held via Zoom

<https://us06web.zoom.us/j/88316496257?pwd=VVdxVm5wQjRialdpOG9TdGFVeWF2QT09>

Meeting ID: **883 1649 6257** Passcode: **636603**

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

Action Items

This item is for your review and comment. Please comment on or before the scheduled Site Team Meeting.

- A. **Blacktail RV Park LLC, Charles Foote** – Minor Partition. Applicant is requesting approval to partition one parcel into three parcels of 9,226 SF, 3,040 SF and 3,420 SF respectively. The applicant is not attempting to develop an RV park. The property is located at 815 E. 16th Place and further described as 1N 13E 10 BA tax lot 2800. Property is zoned RH – High Density Residential District.
Planner: Frank Glover
- B. **Prayut Patel** – Site Plan Review. Applicant is requesting approval to site and construct a Heat Recovery Building to implement a waste heat reuse program. The Heat Recovery Building is planned to be a pre-engineered metal building with a footprint of 47’-4” x 37’ and a single roof sloped in one direction. The building is to be a non-sprinklered, single-story building with a maximum height of 25 feet. This building is designed to house heat exchangers and pumps for heat recovery. The property is located at 4400 River Trail Way and further described as 2N 13E 21 C tax lot 1100. Property is zoned I – Industrial District.
Planner: Joshua Chandler
- C. **Victoria Holtzheimer** – Site Plan Review. Applicant is requesting approval to vacate the dead-end portion of Columbia Road, bordered on both sides by the subject properties. The vacation will facilitate operation of a new entrance kiosk and installation of a traffic island with drop arm barriers, and construction of a tractor-trailer turnaround area. The properties are located at 4150 Columbia Road and 231 Steelhead Way, and further described as 2N 13E 28 B tax lots 100 and 700. Property is zoned I – Industrial District.
Planner: Joshua Chandler

Please note: The Site Team meeting scheduled for November 28, 2024 will be cancelled due to the holiday.

The following meeting will be held Thursday, December 12, 2024.



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

Site Team #: ST 037-24
Received: 10-31-24
Filing Fee: \$100
Receipt #: XBP 213906568
Meeting Date: 11/14/24

Site Team/Pre-Application Meeting

- | | | | |
|---------------------------------------|---|---|--|
| <input type="radio"/> Adjustment | <input type="radio"/> Mobile Home Park | <input type="radio"/> Conditional Use Permit | <input type="radio"/> Property Line Adjustment |
| <input type="radio"/> Building Permit | <input type="radio"/> Site Plan Review | <input checked="" type="radio"/> Minor Partition/Replat | <input type="radio"/> Planned Unit Development |
| <input type="radio"/> Variance | <input type="radio"/> Vacation (Street) | <input type="radio"/> Comp Plan Amendment | <input type="radio"/> Comp Plan/Zone Change |
| <input type="radio"/> Subdivision | <input type="radio"/> Zone Change | <input type="radio"/> Other: _____ | |

Applicant

Name: Blacktail RV Park LLC -Charles Foote
Address: 919 E 18th St
The Dalles, OR. 97058
Phone #: 541-965-2049
Email: charliefoote@windermere.com

Legal Owner (if other than Applicant)

Name: _____
Address: _____

Phone #: _____
Email: _____

Property Information

Address: 815 E 16th Place

Map and Tax Lot: 1N 13E 10 BA 2800

Project Description (continue on next page if necessary)

Partition subject property into 3 total lots. See attached sketch. Please note that I acquired this property through my company Blacktail RV Park LLC. I am not attempting to develop an RV park. I sold a property owned by Blacktail RV Park and had to acquire the subject property under the same name for tax purposes. I'll likely change the name down the road.

Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Signature of Property Owner

<p>DocuSigned by: <i>Charlie Foote</i> E447D4718C5C42D... _____ 10/31/2024 12:45 Date</p>	<p>DocuSigned by: <i>Charlie Foote</i> E447D4718C5C42D... _____ 10/31/2024 12:45 PM Date</p>
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Department Use Only

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

Geohazard Zone: _____ Flood Designation: _____

Historic Structure: Yes No Current Use: _____

Previous Planning Actions:

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

Notes

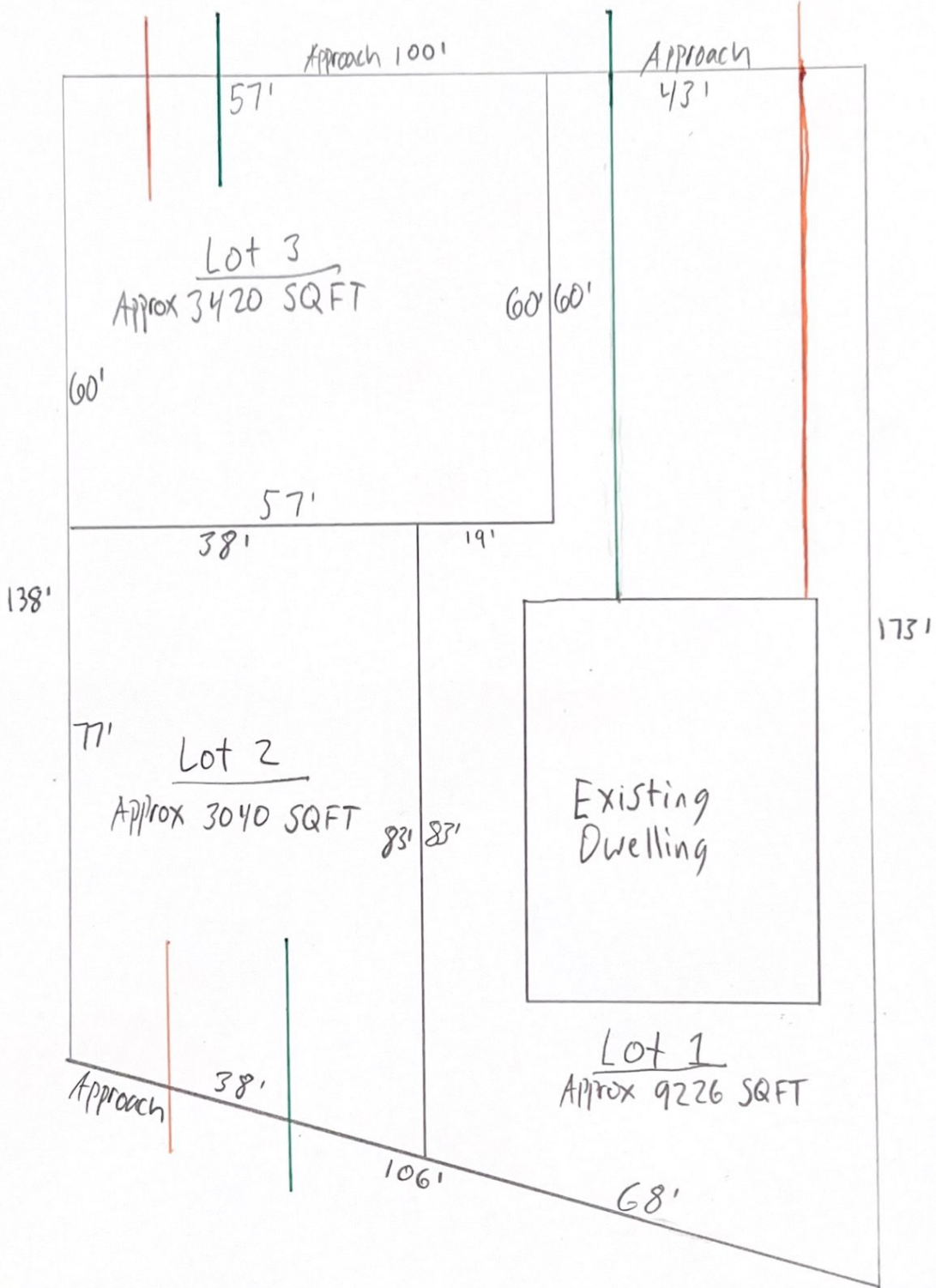
- I acquired the subject property as Blacktail RV Park LLC. I am not attempting to develop an RV park. I had to acquire this subject property under the same name in which I sold a property for tax purposes. I will likely change how title is held later.
- I have not verified where water/sewer connections would be for the proposed parcels. I do believe the sewer line for the existing home is as drawn as I had it scoped and located recently. I'm hoping there is sufficient grade on lot 2 for sewer to connect at 16th Place. If not, I would consider an ejector pump or easement(s) to 15th St.
- By my minimum density estimations, 3.6 units would be required? Meaning one of the parcels would need to have 2 units? Would an ADU(internal or external) suffice or would it need to be a duplex?

Option 1

N

— Water
— Sewer

E 15th St.



E 16th Pl



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

Site Team #: ST 036-24
Received: 10/22/2024
Filing Fee: \$100
Receipt #: XBP 213627666
Meeting Date: 11/14/2024

Site Team/Pre-Application Meeting

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

Applicant

Name: Prayut Patel
Address: 231 Steelhead Way,
The Dalles, OR 97058.
Phone #: (949)402-4666
Email: prayutp@google.com

Legal Owner (if other than Applicant)

Name: Design LLC
Address: 251 Little Falls Drive
Wilmington, DE 19808
Phone #: _____
Email: _____

Property Information

Address: 4400 River Trl Wy, The Dalles, OR 97058

Map and Tax Lot: 2N 13E 21 C 1100

Project Description (continue on next page if necessary)

This project will involve the expansion of existing CUB at TLK facility by building a Heat Recovery Building to implement a waste heat reuse program.

The Heat Recovery Building is planned to be a pre-engineered metal building with footprint of 47'-4" x 37' and a single roof sloped in one direction. The building is to be a non-sprinklered, single-story building with a maximum height of 25 feet. This building is designed to house heat exchangers and pumps for heat recovery.

The building will be used to recover waste heat from the TLK Data Center Process Cooling Water Return pipe. This will provide a lower temperature PCWR return piping back to the CUB.

Application Policy

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The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Signature of Property Owner

Signed by:
Prayut Patel
FC1F8D7AF38A42E...
Prayut Patel
10/17/2024
Date

DocuSigned by:
Dan Morrison
C4CD304C8784409...
Dan Morrison
10/21/2024
Date

Department Use Only

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

Geohazard Zone: _____ Flood Designation: _____

Historic Structure: Yes No Current Use: _____

Previous Planning Actions:

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



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

Site Team #: ST 038-24
Received: 11/05/2024
Filing Fee: \$100
Receipt #: XBP 214291018
Meeting Date: 11/14/2024

Filing fee due with submittal

Site Team/Pre-Application Meeting

- | | | | |
|---------------------------------------|---|--|--|
| <input type="radio"/> Adjustment | <input type="radio"/> Mobile Home Park | <input type="radio"/> Conditional Use Permit | <input type="radio"/> Property Line Adjustment |
| <input type="radio"/> Building Permit | <input checked="" type="radio"/> Site Plan Review | <input type="radio"/> Minor Partition/Replat | <input type="radio"/> Planned Unit Development |
| <input type="radio"/> Variance | <input type="radio"/> Vacation (Street) | <input type="radio"/> Comp Plan Amendment | <input type="radio"/> Comp Plan/Zone Change |
| <input type="radio"/> Subdivision | <input type="radio"/> Zone Change | <input type="radio"/> Other: _____ | |

Applicant

Name: Victoria Holtzheimer
Address: 1905 NW 169th PI
Beaverton, OR 97006
Phone #: 503-608-8228
Email: victoria.holtzheimer@corbinengineering.com

Legal Owner (if other than Applicant)

Name: Design LLC
Address: 251 Little Falls Drive
Wilmington, DE 19808
Phone #: _____
Email: _____

Property Information

Address: 4150 Columbia Road and 231 Steelhead Way Map and Tax Lot: 2N-13E-28B #100 and #700

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

This project proposes to vacate the dead-end portion of Columbia Road bordered on both sides by the subject properties. The vacate will facilitate operation of a new entrance kiosk and installation of a traffic island with drop arm barriers, and construction of a tractor-trailer turnaround area.

For Tax Lot #100, the project includes site grading and pavement of about 0.4 acres for creation of a new truck turnaround area. A new security kiosk and parking lot lighting will be added.

On Tax Lot #700, the project will involve construction of an approximately 2,015 square foot (SF) loading dock enclosure addition to the existing 30,000 SF structure along with HVAC & electrical upgrades and re-grading portions of the ~2.5 acre site to allow for five (5) recessed loading dock spaces.

The use of the facility will remain the same - storage, light manufacturing, and shipping & receiving, which are permitted outright in the I-Industrial District.

The project will also include construction of a perimeter fence with secure gates similar to the one on the adjacent property.


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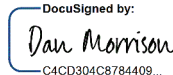
The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Signature of Property Owner

Victoria Holtzheimer  Date: 2024.11.04 11:00:45-08'00' 11/4/24

Date

 DocuSigned by: Dan Morrison C4CD304C8784409... 11/5/2024

Date

Department Use Only

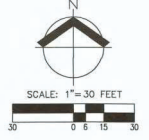
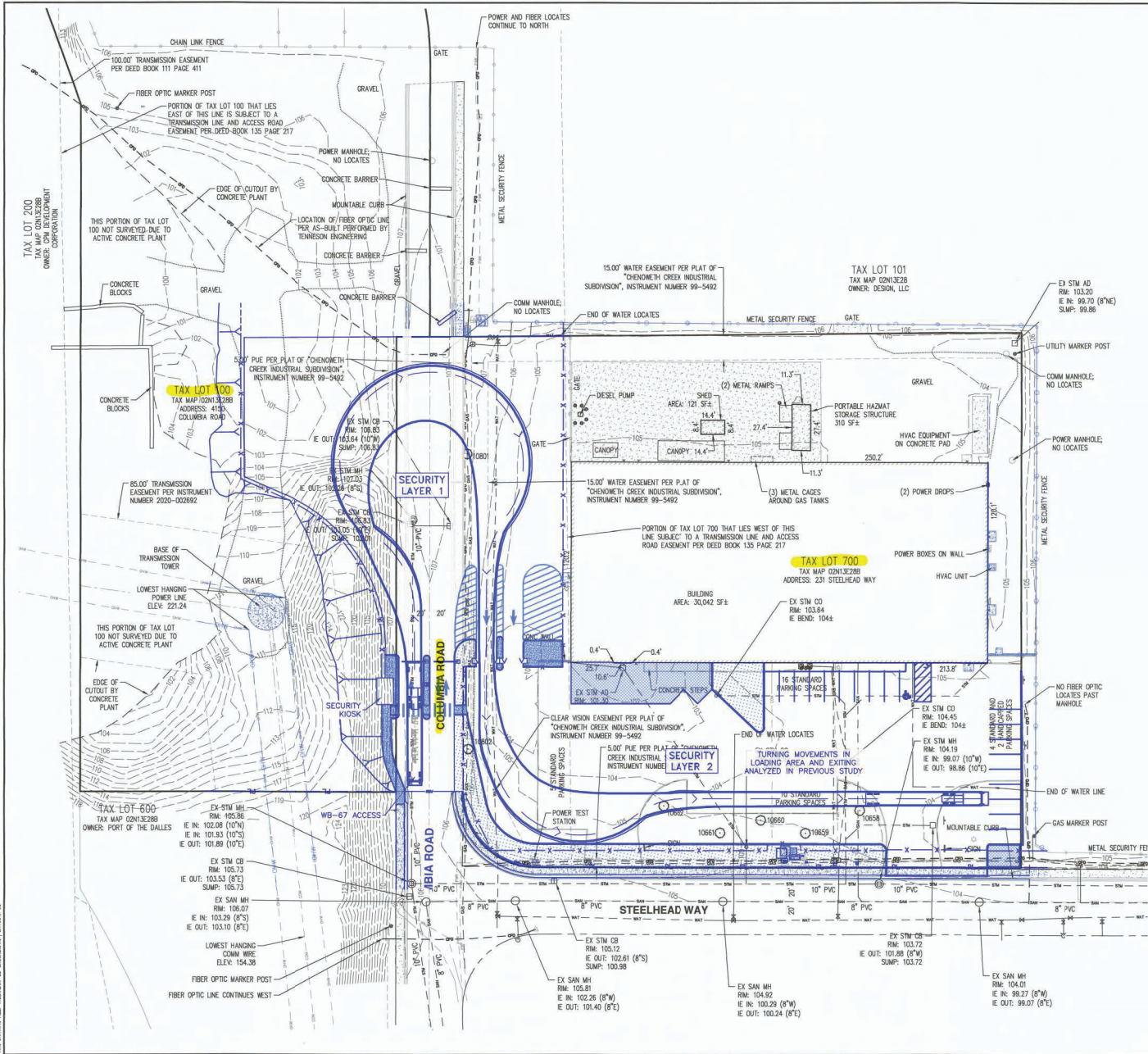
City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No

Geohazard Zone: _____ Flood Designation: _____

Historic Structure: Yes No Current Use: _____

Previous Planning Actions:

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



TREE TABLE			
TREE NUMBER	TYPE	DBH (IN)	
10658	DECIDUOUS	4	
10659	DECIDUOUS	4	
10660	DECIDUOUS	3	
10661	DECIDUOUS	3	
10662	DECIDUOUS	3	
10601	DECIDUOUS	4	
10602	DECIDUOUS	4	

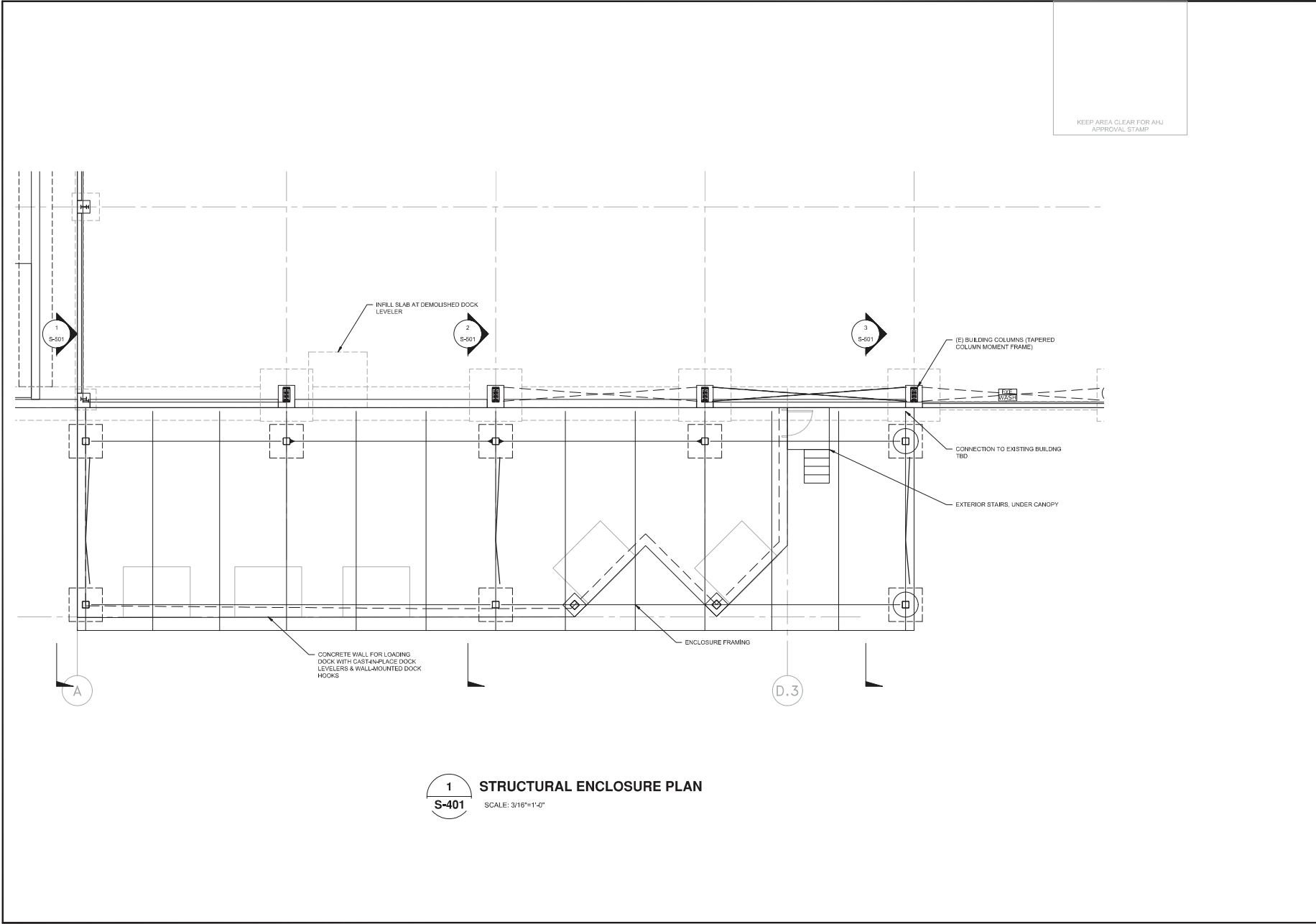
- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PER UTILITY LOCATE TICKET NUMBERS 242713 AND 241004. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED FEBRUARY 8 - 9, AND MAY 2 - 3, 2024.
 - THE BASIS OF BEARINGS IS PER LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON SOUTH 3602, INTERNATIONAL FOOT, NAD 83(2011) SPOOD=290.000, BY MULTIPLYING THE PROJECT MEAN COMBINED GROUND SCALE FACTOR OF 1.0001746054 AT A CENTRAL POINT WITH STATE PLANE GRID COORDINATES OF N 717026.000 E 6182277.000 WITH A MERIDIAN CONVERGENCE ANGLE OF -029'55.7". STATE PLANE COORDINATES WERE DERIVED FROM THE OREGON REALTIME GEODETIC NETWORK.
 - ELEVATIONS ARE DERIVED FROM GPS OBSERVATIONS USING THE OREGON REALTIME GEODETIC NETWORK, WHICH IS BASED ON THE NAVD 83 VERTICAL DATUM. CONTOUR INTERVAL IS 1 FOOT.
 - CONTOUR INTERVAL IS 1.00 FOOT.
 - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - TREES WITH DIAMETER OF 3" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

ALTA/NSPS
LAND TITLE SURVEY
THE DALLES
OREGON
 TAX MAP 02N13E28

EXISTING
CONDITIONS PLAN

DESIGNED BY: **CC**
 DRAWN BY: **DE**
 CHECKED BY: **BB**
 DATE: **5/29/2024**
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 13, 1999
 BENJAMIN B. BECKHA
 50000
 RENEWS: 12/31/2025
 REVISIONS:
 JOB NUMBER
11051
 SHEET
03





1 **STRUCTURAL ENCLOSURE PLAN**
S-401 SCALE: 3/16"=1'-0"

KEEP AREA CLEAR FOR AHJ
APPROVAL STAMP



CORBIN
CONSULTING ENGINEERS
Houston, TX 77060-4476
Tampa, AZ 88055-9975
www.corbin-engineering.com

ENGINEER STAMP

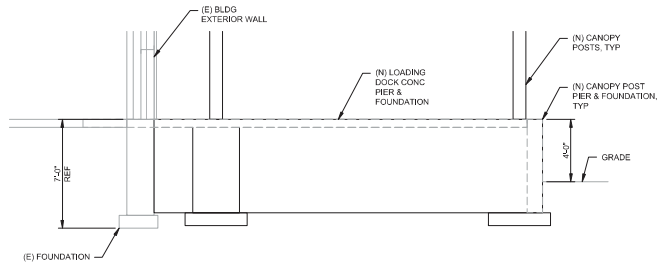
PROJECT: BENTLEY ROUNDTOP FEASIBILITY STUDY
CLIENT:

REV	DESCRIPTION	DATE	APPR	CEG
A	ISSUED FOR FEASIBILITY STUDY	05/10/24		

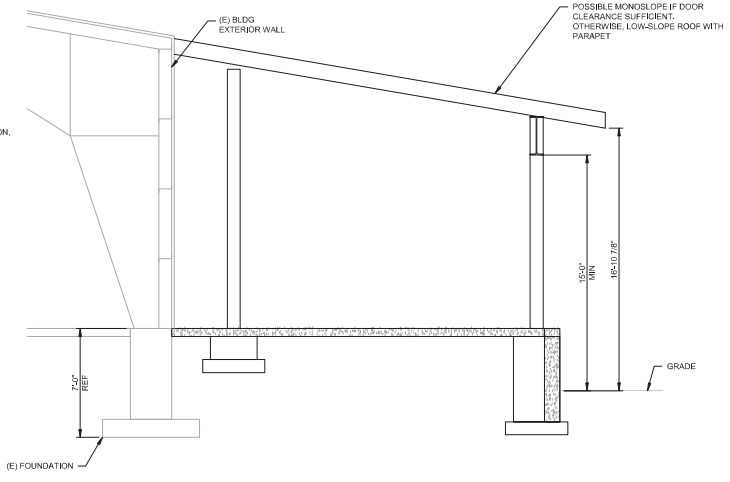
Sheet Title:
STRUCTURAL ENLARGED PLANS

Sheet Number:
S-401

Proj No: CC23813

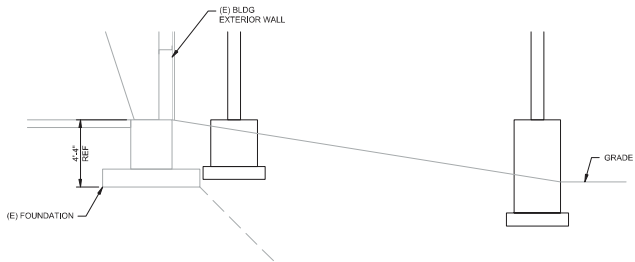


1 FOUNDATION SECTION (GRID A)
S-501

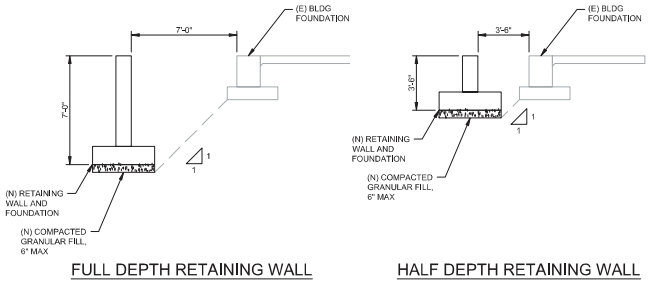


2 ENCLOSURE SECTION (GRID C)
S-501

KEEP AREA CLEAR FOR AHJ APPROVAL STAMP



3 FOUNDATION SECTION (GRID E)
S-501



4 FOUNDATION SECTION
S-501



ENGINEER STAMP

PROJECT: BENTLEY ROUNDTOP FEASIBILITY STUDY
CLIENT:

REV	DESCRIPTION	DATE	APPR
A	ISSUED FOR FEASIBILITY STUDY	05/10/24	CEG

Sheet Title:
STRUCTURAL
DETAILS

Sheet Number:

S-501

Proj No. CC23813