



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

# SITE TEAM AGENDA

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

**Thursday, February 13, 2025, 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. **Scott Gayer c/o AKS Engineering and Forestry** – Minor Partition. Applicant is requesting approval to divide 1N 13E 11 AA tax lot 1500 being Parcel 1 of Partition Plat 2019-0017 into three (3) approximately equal sized parcels of about 7,300 SF each. The parcels will each front on E. 17<sup>th</sup> Street. The property is located in the 2500 block of E. 17<sup>th</sup> Street and further described as 1N 13E 11 AA tax lot 1500. The subject property is zoned RL – Low Density Residential District.  
**Planner:** Cialita Keys
- B. **Power Construction** – Site Plan Review. Applicant is requesting approval to expand the existing 230kV switchyard and install new interconnecting lines. The property is located at 3600 River Road and further described as 2N 13E 28 tax lot 707. The subject property is zoned I – Industrial District.  
**Planner:** Sandy Freund

**Next regularly scheduled meeting: Thursday, February 27, 2025.**



**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 044-25  
Received: 01/22/2025  
Filing Fee: \$100.00  
Receipt #: 875644  
Meeting Date: 02/13/2025

*Filing fee due with submittal*

## Site Team/Pre-Application Meeting

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

### Applicant

Name: Scott Gayer, c/o AKS Engineering & Forestry  
Address: 3775 Crates Way  
The Dalles OR. 97058  
Phone #: (541)296-9177  
Email: besedab@aks-eng.com

### Legal Owner (if other than Applicant)

Name: Scott Gayer  
Address: 48529 Grant Avenue  
Kenai AK. 99611  
Phone #: (541)980-7598  
Email: sgss6151@gmail.com

### Property Information

Address: Unassigned, south side of East 17th St.

Map and Tax Lot: 01N-13E11AA 1500 (Acct. 8407)

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

This proposal is to divide Tax Lot 01N-13E-10AA 1500 being Parcel 1 of Partition Plat 2019-0017 into three approximately equal sized parcels of about 7,300 SF each. The parcels will each front on East 17th Street. The proposed partition is shown in detail on the attached preliminary plat.

# 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

Signed by:   
C53A7E5C6223423... 1/21/2025  
Date

Signed by:   
C53A7E5C6223423... 1/21/2025  
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:

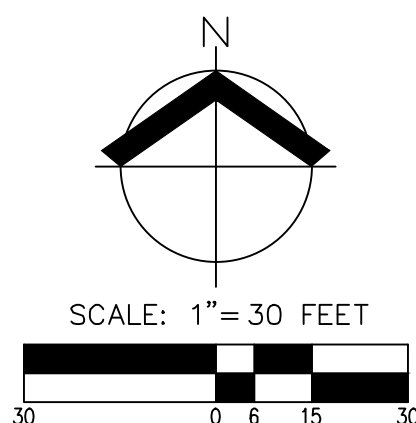
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

# PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 1 OF PP 2019-0017 (ACCOUNT NO. 8407)

LOCATED IN BLOCK 14, THOMPSON'S ADDITION IN SECTION 11,  
TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,  
CITY OF THE DALLES, WASCO COUNTY, OREGON

DATE: JANUARY 16, 2025



WASCO COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. \_\_\_\_\_

FILED \_\_\_\_\_

BY \_\_\_\_\_

RECORDING INFORMATION

DOCUMENT NUMBER \_\_\_\_\_

PLAT NUMBER \_\_\_\_\_

SLIDE NUMBER \_\_\_\_\_

**DECLARATION**

I, SCOTT H. GAYER, THE OWNER OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND IS A LEGAL PLAT PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES.

SCOTT H. GAYER \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, SCOTT H. GAYER

NOTARY SIGNATURE \_\_\_\_\_

NOTARY PUBLIC PRINTED NAME \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

WASCO COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

THE DALLES CITY ENGINEER

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

THE DALLES PLANNING DIRECTOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

WASCO COUNTY ASSESSOR

WASCO COUNTY TAX COLLECTOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**REVIEW COPY**

OREGON  
JULY 13, 1999  
BENJAMIN B. BESEDA  
50800

RENEWS: 12/31/2025

**SHEET 1 OF 2**

**PREPARED FOR**

SCOTT H. GAYER  
48529 GRANT AVENUE  
KENAI, ALASKA 99611

**LEGEND:**

- ⊙ 5/8" X 30' REBAR W/YPC INSCRIBED "AKS ENGR." SET \_\_\_\_\_, 2025
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON PLS 2786" PER R4
- ⊙ FOUND MONUMENTS, AS NOTED
- EXISTING FENCE LINE
- R SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- ( ) RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- C.S.# COUNTY SURVEY NUMBER
- R/W RIGHT OF WAY
- DOC. DOCUMENT
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- ORIG. ORIGINAL

TENNESON ENGINEERING | AN AKS COMPANY  
3775 CRATES WAY  
THE DALLES, OR 97058  
541.296.9177  
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

# PRELIMINARY PARTITION PLAT

A REPLAT OF PARCEL 1 OF PP 2019-0017 (ACCOUNT NO. 8407)

LOCATED IN BLOCK 14, THOMPSON'S ADDITION IN SECTION 11,

TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,

CITY OF THE DALLES, WASCO COUNTY, OREGON

DATE: JANUARY 16, 2025

RECORDING INFORMATION

WASCO COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. \_\_\_\_\_

FILED \_\_\_\_\_

BY \_\_\_\_\_

DOCUMENT NUMBER \_\_\_\_\_

PLAT NUMBER \_\_\_\_\_

SLIDE NUMBER \_\_\_\_\_

**PREPARED FOR**

SCOTT H. GAYER  
48529 GRANT AVENUE  
KENAI, ALASKA 99611

## REFERENCES

- ( )1 RECORD INFORMATION PER PLAT OF THOMPSON'S ADDITION
- ( )2 RECORD INFORMATION PER PP NO. 2003-0012 FOR COLUMBIA INVESTORS, INC. BY TENNESON ENGR. CORP. RECORDED JULY 17, 2003. DOCUMENT NUMBER 2003-4105 (SLIDE C-194A), CS 12-189
- ( )3 RECORD INFORMATION PER PLA AND P.P. NO. 2004-0016 FOR GAYER AND TIPTON BY TENNESON ENGR. CORP. RECORDED JUNE 30, 2003. DOCUMENT NUMBER 2004-4105 (SLIDE A-112A) CS 14-098
- ( )4 RECORD INFORMATION PER P.P. 2006-0011 FOR CONBORSTAL BY TENNESON ENGR. CORP. RECORDED MARCH 15, 2006. DOCUMENT NUMBER 2006-001510 (SLIDE A-123A) CS 14-046
- ( )5 RECORD INFORMATION PER SURVEY FOR KARL KMENT BY KLEIN & ASSOCIATES. MAY 1993, CS 8-091
- ( )6 RECORD INFORMATION PER SURVEY AND MINOR PARTITION PLAT NO. 83-0036 FOR WOLFE & VAN METRE BY BISHOP LAND SURVEYING. MAY 17, 1983, CS 1626 AND CS 5-053.
- ( )7 RECORD INFORMATION PER TOPOGRAPHIC MAP FOR CHUCK TOKOFSKY BY ROBERT WELTY ENGINEERS, INC. JUNE 27, 1977. MONUMENTATION NOTES DATED APRIL 13, 1987. CS F-17-1
- ( )8 RECORD INFORMATION PER PP NO. 2015-0011 FOR DENNIS B. WRIGHT BY TENNESON ENGR. CORP. RECORDED SEPTEMBER 28, 2015. DOCUMENT NUMBER 2015-003859 (SLIDE D-133B) CS 18-101
- ( )9 RECORD INFORMATION PER MONUMENT REPLACEMENT SURVEY, THOMPSON STREET BY THE WASCO COUNTY SURVEYORS OFFICE. FILED MARCH 13, 2018. CS 19-097
- ( )10 RECORD INFORMATION PER SURVEY FOR HOWARD DAVISON BY TENNESON ENGR. CORP. RECORDED JANUARY 12, 1999. CS 11-042
- ( )11 RECORD INFORMATION PER PP NO. 2019-0017 FOR SCOTT GAYER BY TENNESON ENGR. CORP. RECORDED DECEMBER 18, 2019. DOCUMENT NUMBER 2019-004310 (SLIDE D-178B) CS 20-056

## NOTES

- 1) BASIS OF BEARING: BEARINGS ARE BASED ON THE OREGON COORDINATE SYSTEM, NORTH ZONE GRID, NAD 83(2011), EPOCH 2010.0 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE MONUMENTS FOUND AT THE CENTERLINE INTERSECTIONS OF EAST 18TH STREET WITH MORTON AND THOMPSON STREETS.
- 2) CITY OF THE DALLES GEOLOGIC HAZARD ZONE 3, EAST SIDE CITY INACTIVE LANDSLIDE DEPOSITS.
- 3) THERE ARE NO SIGNIFICANT PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS LAND SLOPE, FLOOD WAYS, FLOOD PLAINS OR NATURAL DRAINAGE WAYS ASSOCIATED WITH SITE.
- 4) THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, CREEKS, STREAMS, PONDS, RIPARIAN AREAS OR MATURE DECIDUOUS TREES ASSOCIATED WITH THIS SITE.
- 5) THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY CITY OF THE DALLES AS MIP-\_\_\_\_-\_\_\_\_.
- 6) ZONE: "RL" (LOW DENSITY RESIDENTIAL)
- 7) MONUMENTS SET ON \_\_\_\_\_, 2025.
- 8) CITY OF THE DALLES POTABLE WATER AND SANITARY SEWER SYSTEMS ARE AVAILABLE TO SERVE THE PROPERTY FROM EAST 18TH. STREET.
- 9) THE SUBJECT PROPERTY IS VESTED IN SCOTT H. GAYER BY WARRANTY DEED RECORDED AUGUST 16, 2002 AT DOCUMENT #2002-4432.

## NARRATIVE

TO BE ON FINAL PLAT....

## SURVEYOR'S CERTIFICATE

TO BE ON FINAL PLAT....

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**REVIEW COPY**

OREGON  
JULY 13, 1999  
BENJAMIN B. BESEDA  
50800

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

RENEWS: 12/31/2025

**SHEET 2 OF 2**



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

Application #: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Receipt #: \_\_\_\_\_  
Deemed Complete: \_\_\_\_\_  
Ready to Issue: \_\_\_\_\_  
Date Issued: \_\_\_\_\_

Received: \_\_\_\_\_

## Site Plan Review Application

### Applicant

Name: POWER Constructors, Inc.  
Address: 3 Centerpointe Drive, Suite 500  
Lake Oswego, Oregon 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: Industrial  
City Limits:  Yes  No  
Geohazard Zone: N/A

Map and Tax Lot: 02N-13E-28 707 (Parcel 2)  
Overlay: N/A  
Size of Development: Less than 1 Acre  
Flood Designation: N/A

### Project Information

New Construction     Expansion/Alteration     Change of Use     Amend Approved Plan

Current Use of Property: Operating 230kV Electrical Switchyard

Proposed Use of Property: Continue to operate 230kV Electrical Switchyard and serve bulk power to data centers.

Briefly Explain the Project:

Expanding the existing 230kV Switchyard and installing new interconnecting lines.

Proposed Building(s) Footprint Size (ft<sup>2</sup>): 0

Total Number of Parking Spaces Proposed: 0

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

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

Percentage of Irrigated Landscaping: 0



**Project Information (continued)**

**Economic Development Information**

Proposed Project is in the Enterprise Zone

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

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

FTE jobs are expected to be created by the proposed project: 12 in one year

***In addition to the requirements of Article 3.010: Application Procedures, this application must be accompanied by the information required in Article 3.030 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 Site Plan Review:

- Remainder of application fees
- Professional plans (PDF required)

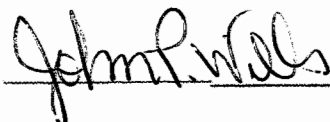
***Following an approved Site Plan Review determination, plans with all necessary changes must be submitted to City Staff for final review. Please provide the following number of copies for review:***

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

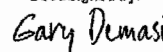
***Following final plan review, please provide the following number of copies:***

- 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:  
  
FBA44D740D9A4DE...

Date

Gary Demasi

1/22/2025

Date



October 21, 2024

LEGAL DESCRIPTION  
for  
Northern Wasco County P.U.D. Easement

A tract of land lying in Parcel 1 of Partition Plat 2022-004 in the Southwest 1/4 of Section 28, Township 2 North, Range 13 East, Willamette Meridian, City of The Dalles, Wasco County, Oregon, being more particularly described as follows:

Commencing at the Northeasterly corner of said Parcel 1; thence on the Easterly line of said Parcel 1, South 22°21'15" East 58.61 feet to the true point of beginning of this description; thence continuing on said Easterly line, South 22°21'15" East 410.14 feet; thence South 41°45'35" East 67.45 feet; thence South 22°48'00" East 152.59 feet; thence leaving said Easterly line, South 65°39'02" West 116.95 feet; thence North 22°33'16" West 538.42 feet; thence South 59°06'15" West 207.99 feet; thence North 22°50'09" West 158.91 feet; thence North 75°48'15" East 254.89 feet; thence North 67°28'04" East 49.87 feet to the true point of beginning.

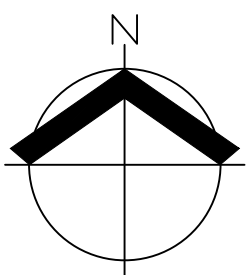
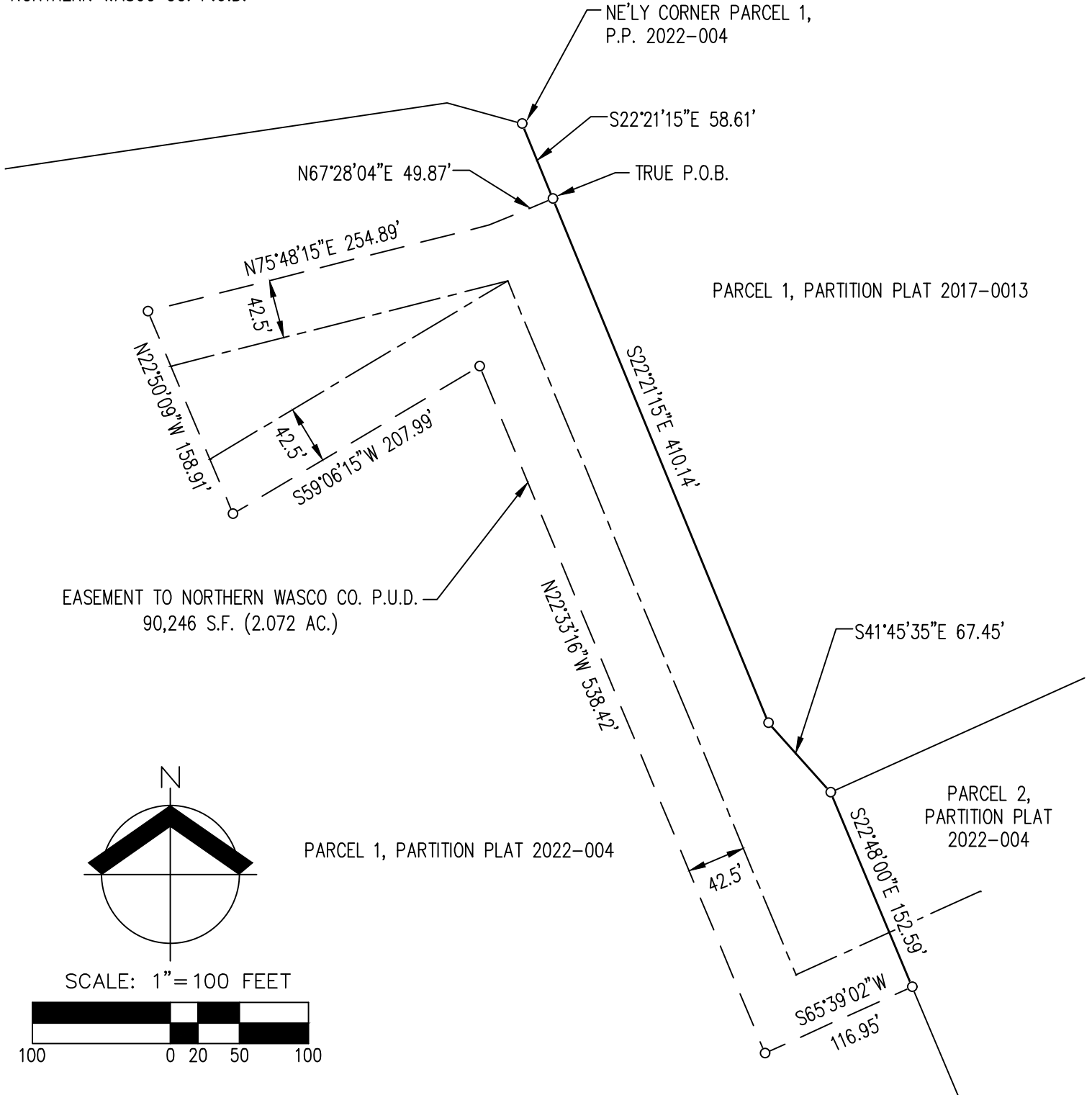
Contains 90,246 square feet (2.072 acres), more or less.

<11776>

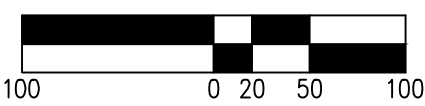


EXHIBIT MAP OF NORTHERN WASCO CO. P.U.D. EASEMENT  
 IN PARCEL 1, PARTITION PLAT 2022-004  
 IN THE SW 1/4, SEC. 28, T2N, R13E, W.M., CITY OF THE  
 DALLES, WASCO COUNTY, OREGON

PREPARED FOR  
 NORTHERN WASCO CO. P.U.D.



SCALE: 1" = 100 FEET



TENNESON ENGINEERING | AN AKS COMPANY  
 3775 CRATES WAY  
 THE DALLES, OR 97058  
 541.296.9177 WWW.AKS-ENG.COM



N.W.C.P.U.D. EASEMENT

DATE: 10/22/2024	
DRWN: HMH	CHKD: BBB
AKS JOB: 11776	EXHIBIT

# NORTHERN WASCO COUNTY PUD 230KV GORGE SWITCHYARD

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

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

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

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

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

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

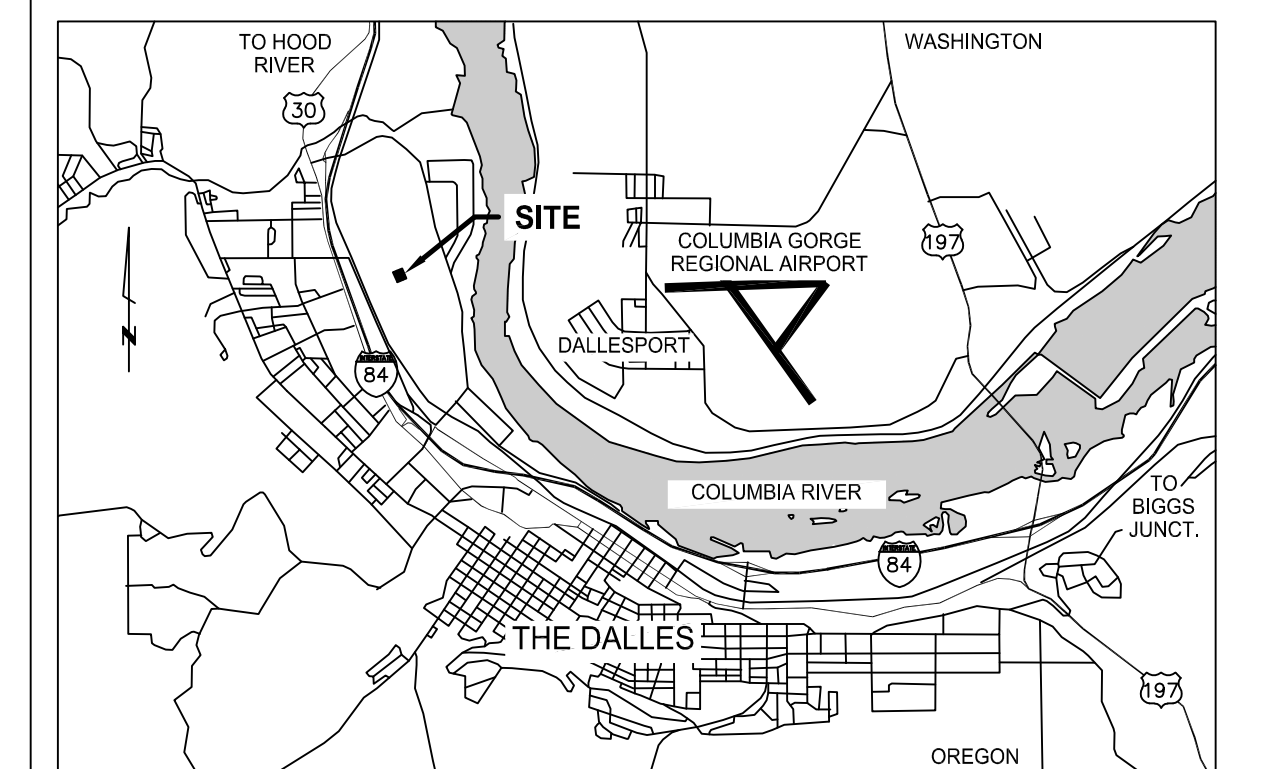
INTERTEK  
6032 NORTH CUTTER CIRCLE, SUITE 480  
PORTLAND, OR 97217  
CONTACT: HELEN RUSSELL  
(503) 289-1778

### SITE AREAS

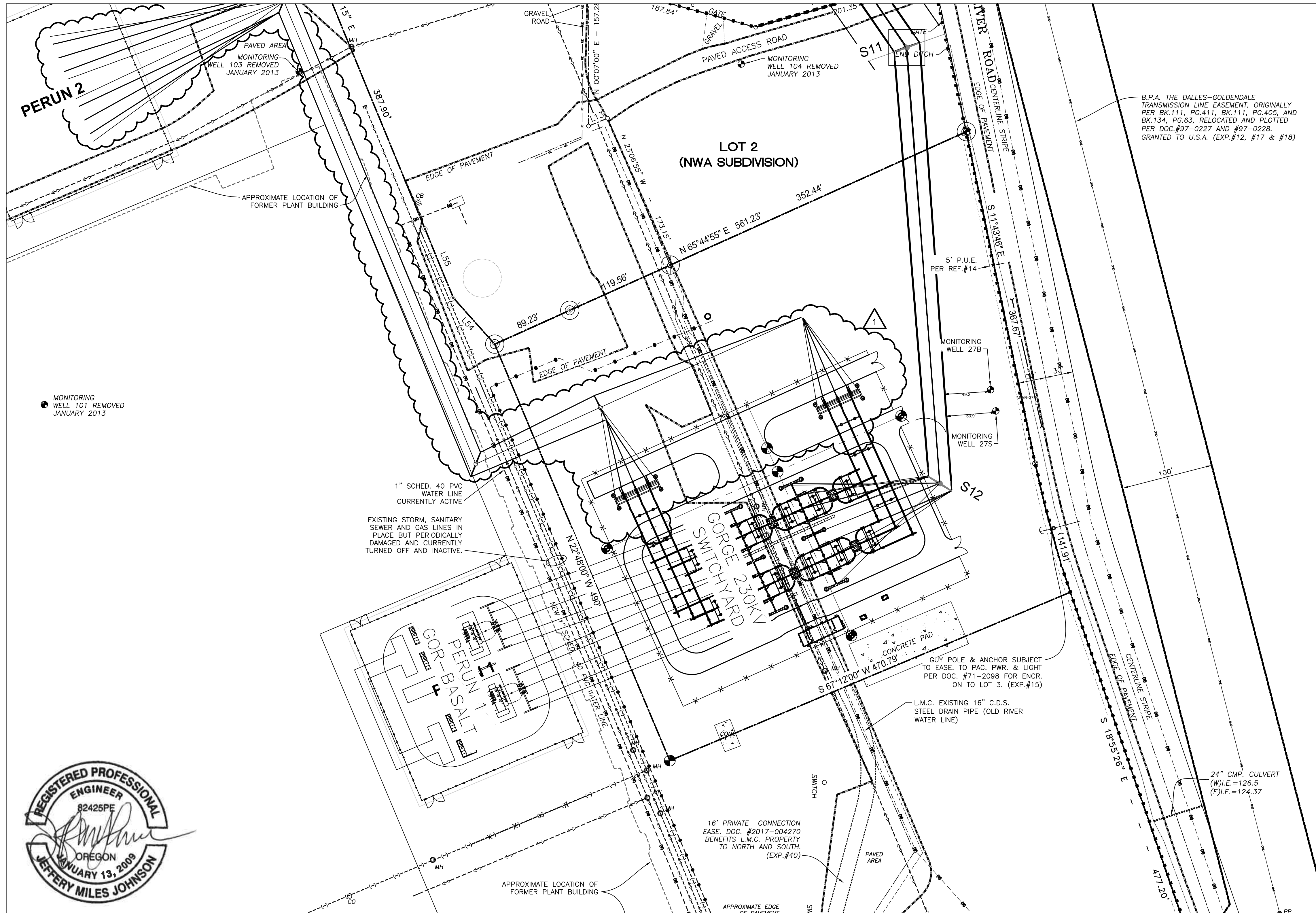
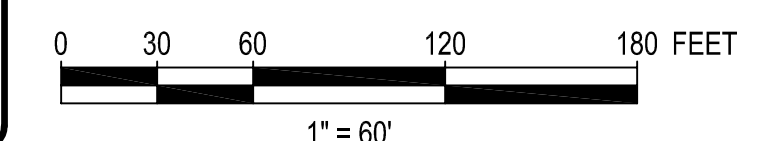
TOTAL FENCED AREA	3.05	ACRES
TOTAL DISTURBED AREA	3.93	ACRES (TBD)

### LEGEND

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



ISSUED FOR  
07/12/2024  
CONSTRUCTION

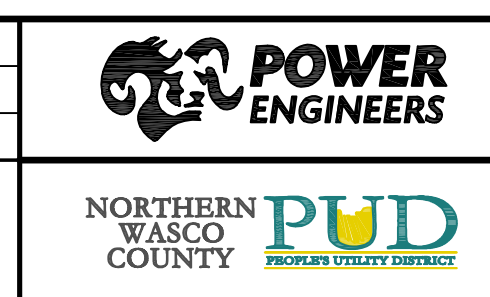


70WVG\_E00\_3.DWG

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

REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
1	ISSUED FOR CONSTRUCTION	07/12/2024	JEM	JEM	SKL	JMJ	
0	ISSUED FOR CONSTRUCTION	12/16/2022	SKL	SKL	JEM	JMJ	E01-1 GENERAL ARRANGEMENT

DSGN	SKL	12/23/2020
DRN	SKL	12/23/2020
CKD	JEM	12/30/2020
SCALE:		1"=60'-0"
FOR 22x34 DWG ONLY		



NWCPU	JOB NUMBER	REV
GORGE 230KV SWITCHYARD	154269	1
SITE LAYOUT	DRAWING NUMBER	E00-3