



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

# NOTICE OF ADMINISTRATIVE DECISION

## SPR 547-25

### Nate Powell

**DECISION DATE:** May 30, 2025

**APPLICANT:** Nate Powell

**PROPERTY OWNER:** Design, LLC

**REQUEST:** Applicant is requesting approval to site and construct a 1,752 square-foot heat recovery building next to the existing data storage and office building to support the implementation of a waste heat reuse program.

**LOCATION:** The subject property is located at **4400 River Trail Way** and further described as 2N 13E 21 C tax lot 1100.

**COMPREHENSIVE  
PLAN AND ZONING  
DESIGNATIONS:** I – Industrial District

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

**DECISION:** Based on the findings of fact and conclusions in the staff report of **SPR 547-25**, the request by **Nate Powell** is hereby **approved** with the following conditions:

#### 1. Conditions Requiring Resolution Prior to Final Plan Approval:

- a. Final plan submission must meet all requirements of The Dalles Municipal Code, Title 10 Land Use and Development, and all other applicable provisions of The Dalles Municipal Code.
- b. A final detailed site plan, construction/design consistent with conditions of approval included within this staff report must be approved by the Director and the City Engineer before a building permit is issued.
- c. All drive approaches shall meet the design requirements specified by the Americans with Disabilities Act and be approved by the City Engineer.

**2. Conditions Requiring Resolution Prior to Building Permit 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, as applicable.
- b. All System Development Charges shall be paid.
- c. Plans submitted with the building permit shall be consistent with the approved Site Plan Review Application (SPR 547-25).

**3. Conditions Required Prior to Construction:**

- a. Prior to the installation of public facilities, a pre-construction meeting is required between the City and the applicant.

**4. Conditions Required During Construction:**

- a. All new bicycle racks must be designed and constructed per the requirements of TDMC 10.7.040.
- b. Each use, activity, or operation within this district shall comply with all applicable local, state, and federal standards and shall not create a nuisance beyond the zone district boundary because of odor, vibration, noise, dust, vector control, smoke or gas. Uses shall also prevent materials and debris that could collect and cause a nuisance to be windblown or migrate off-site.
- c. The subject development be reviewed for fire-life safety requirements to ensure safe and convenient vehicular access for emergency vehicles and any requirements of the fire department shall be illustrated on the final site plan.
- d. During construction, erosion control measures such as straw bales, sediment fences, etc., shall be incorporated into plans to control erosion from the site as needed.

**5. Conditions Required Prior to Occupancy:**

- a. All bicycle racks must be installed.

**6. Ongoing Conditions:**

- a. All development must adhere to the approved site plan for this development.
- b. All landscaping shall be maintained to ensure plant survival.
- c. All proposed lighting shall not directly illuminate adjoining properties. Lighting sources on the new accessory building shall be shielded and arranged to prevent 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.

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*Signed this 30<sup>th</sup> day of May, 2025 by*



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Joshua Chandler  
Director  
Community Development Department

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

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

**APPEAL PROCESS:** The Director's approval, approval with conditions, or denial is the City's final decision, and may be appealed to the Planning Commission if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on **June 9, 2025**. The following may file an appeal of administrative decisions:

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

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