



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### NOTICE OF ADMINISTRATIVE DECISION

## CUP 215-25 POWER Constructors, Inc.

**DECISION DATE:** July 1, 2025

**APPLICANT:** City of The Dalles

**REQUEST:** Applicant requests approval of a Minor Modification to Conditional Use Permit (CUP 206-22) to expand Northern Wasco County PUD's existing Gorge 230kV Switchyard by installing a new interconnecting transmission line to provide bulk power to new data processing building and campus.

**LOCATION:** Property is located at 3600 River Road, and further described as 2N 13E Section 28 A tax lot 707 (Parcel 2).

**PROPERTY OWNER:** Design LLC c/o Corporation Service Co.

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

**DECISION:** Based on the findings of fact and conclusions in the staff report of CUP 215-25, and after a hearing in front of the Planning Commission, the request by **POWER Constructors, Inc.** is hereby approved with the following conditions:

#### 1. Conditions Required Prior to Final Plan Approval:

- 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, as applicable.
- d. Applicant is required to coordinate any franchise utility requirements, timing of installation, and payment for services with the appropriate utility provider, as applicable.

## 2. Conditions Required During Construction

- a. All proposed franchise utilities are required to be installed in accordance with each utility provider, as applicable.

## 3. Ongoing Conditions

- a. All development shall maintain compliance with original conditions of approval under CUP 206-22, as applicable.
- 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. The expansion of this project shall not exceed 10% (9,180 sq. ft.) of the existing 91,800 square foot, 230Kv switchyard substation originally approved under Conditional Use Permit CUP 206-22.

*Signed this 1st day of July, 2025, by*



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 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 **July 11, 2025**, the 10<sup>th</sup> day following the date of the mailing of the Notice of Public Hearing Decision. 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 public hearing 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. A Notice of Appeal form is also available at The Dalles Community Development Office. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures, The Dalles Municipal Code, Title 10 Land Use and Development Ordinance.**