



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 February 26, 2026, 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

These items are for your review and comment. Please comment on or before the scheduled Site Team Meeting.

1. ST 82-26, Osa Lisa Zwick – Minor Partition

The applicant is requesting approval to divide Tax Lot 1N 13E 2 DD 1800 into three parcels of approximately 5,188 square feet, 5,791 square feet, and 5,795 square feet, each, respectively. The property is located at 2510 East 10th Street and is further described as 1N 13E 2 DD tax lot 1800. The subject property is zoned RH – High Density Residential.

Planner: Cialita Keys

2. ST 83-26, Tim and Rachel Brown – Minor Partition

The applicant seeking approval to divide one lot into 3 lots of approximately 14,394 SF; 11,631 SF; and 11,175 SF, respectively. The property is located at 2912 West 10th Street and is further described as 1N 13E 2 CD tax lot 5500.

Planner: Cialita Keys

3. ST 84-26, The Whiting-Turner Contracting Company – Site Plan Review

The applicant is seeking approval to site and construct an approximately 77,000 square foot data center with additional infrastructure to support the data center that includes an electrical yard and end-of-life equipment renovation of the existing mechanical building. The estimated footprint of the site is approximately the same as the existing building, to be demolished, which is approximately six acres of the 34-acre site. The property is located at 4200 Columbia Road and is further described as 2N 13E 28 tax lot 101. The subject property is zoned I – Industrial.

Planner: Joshua Chandler

Next regularly scheduled meeting: Thursday, March 12, 2026.



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 82-26
 Received: 2/10/2026
 Filing Fee: \$103
 Receipt #: 875797
 Meeting Date: 2/26/2026

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: Lisa Zwick
 Address: 942 Hood View Ct.
Hood River, OR 97031
 Phone #: 541-806-2298
 Email: lisazwick@aol.com

Legal Owner (if other than Applicant)

Name: _____
 Address: _____
 Phone #: _____
 Email: _____

Property Information

Address: 2510 E 10th St
The Dalles OR 97058

Map and Tax Lot: Section 3 township
1 N Range 13 E quarter 1 B D P R C L
71900 Map tax Lot

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

Attached paper work has description of project.

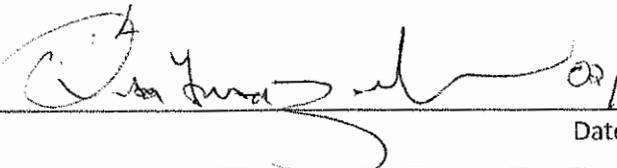
Application Policy

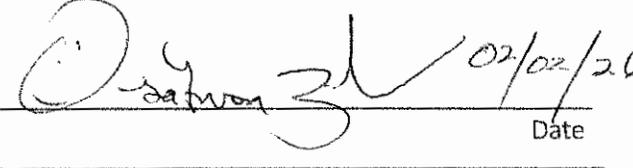
I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality 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

 02/02/26
Date

 02/02/26
Date

Department Use Only

City Limits: Yes No Zone: RH Overlay: No Airport Zone: Yes No
Geohazard Zone: Zone 3 - Landslide Deposit Flood Designation: N/A
Historic Structure: Yes No Current Use: Residential

Previous Planning Actions:

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

**WASCO COUNTY
SURVEYOR'S OFFICE**

Survey No. _____
 Filed _____
 By _____
 Document No. _____
 Plat No. _____
 State No. _____

RECORDING INFORMATION

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT THE PROPERTY DESCRIBED AS THE WEST HALF OF LOT 5, BLOCK 5, THOMPSON'S ADDITION BY WARRANTY DEED 2018-004362 INTO 3 NEW PARCELS.

MONUMENTS OF RECORD WERE FOUND AS SHOWN ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 10TH STREET, BEING THE NORTH LINE OF BLOCK 5, FROM THE WESTERLY MONUMENT FOLDED FROM C.S.#18-024, WHICH DEPICTS A BREAKDOWN OF BLOCK 5. I HELD THE RECORD DISTANCE AS SHOWN TO CALCULATE THE NW CORNER OF LOT 4, THE EASTERLY MONUMENT WAS HELD AS THE MIDPOINT OF LOT 5 AS PER C.S.#1333. BEING PARTITION PLAT 79-001. I THEN RECALCULATED THE ORIGINAL PLAT DISTANCE BETWEEN THESE MONUMENTS TO CALCULATE THE LOCATION OF THE NW & NE CORNERS OF LOT 5 AND THE DEED CORNERS AT THE MIDPOINTS OF THE LOTS. I HELD THE MONUMENTS FOUND FROM MY C.S.#18-085, PARTITION PLAT 2009-0018, OF THE WEST HALF OF LOT 18 FOR THE SOUTHERLY CORNERS OF THE SUBJECT TRACT.

THE PROPERTY WAS THEN SPLIT INTO 3 NEW PARCELS AS SHOWN:

THIS PARTITION IS DEDICATING THE SOUTHERLY 25 FEET OF THE SUBJECT PROPERTY FOR PUBLIC RIGHT-OF-WAY AND IS CREATING THE 25 FOOT WIDE PUBLIC UTILITY EASEMENTS AND PRIVATE ACCESS EASEMENTS AS SHOWN:

SURVEYOR'S CERTIFICATE:

I Bradley J. Cross, registered land surveyor #60051 in the State of Oregon, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments, according to O.R.S. Chapter 92 and the City of The Dalles municipal code, this partition map of the lands conveyed to Nicholas Jenkins, by statutory warranty deed document No. 2018-004362, recorded December 7, 2018, located in portion of Lot 5, Block 5, Thompson's Addition in Dalles City, in the Southeast quarter of Section 2, Township 1 North, Range 13 East of the Willamette Meridian, in the City of The Dalles, Wasco County Oregon, described as follows:

The West half of Lot 5, Block 5, in Thompson's Addition to Dalles City.

The initial point of this plat being the 5/8" iron rod with yellow plastic cap inscribed "B BESEDA PLB 50800" found at the southwest corner of said Lot 5.

NOTES:

1. CITY OF THE DALLES GEOLOGIC HAZARD ZONE 3, EAST CITY INACTIVE LANDELINE DEPOSIT.
2. ZONING: "RP" HIGH DENSITY RESIDENTIAL DISTRICT.
3. DOMESTIC WATER: EXISTING CITY WATER LINE IN EAST 10TH STREET SERVES PARCEL 1.
4. SANITARY SEWER: EXISTING CITY SEWER LINE IN EAST 10TH STREET SERVES PARCEL 1.
5. STORM WATER RUNOFF IS DIVERTED TO EXISTING DITCH IN EAST 10TH STREET.
6. THERE ARE NO SIGNIFICANT PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS EROSION CONTROL, FLOOD WAYS, FLOOD PLAINS, NATURAL DRAINAGE WAYS, OR GEOLOGIC HAZARD AREAS ASSOCIATED WITH THIS LOT.
7. THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, STREAMS, PONDS, OR RIPARIAN AREAS ASSOCIATED WITH THIS PROPERTY.
8. THIS PARTITION IS SUBJECT TO THE CITY OF THE DALLES NOTICE OF ADMINISTRATIVE DECISION, NIP 7-32.

REFERENCES:

WASCO TITLE #10, PRELIMINARY TITLE REPORT ORDER NUMBER 7, DATED 7, 2021

WASCO COUNTY SURVEYORS OFFICE:

SUBDIVISION PLAT OF THOMPSON'S ADDITION, RECORDED APRIL 8, 1899, DEED VOLUME O, PAGE 129.
 C.S.#1329 - PARTITION PLAT 79-001 BY PERRY GRAYFORD, P.L.S. 80, RECORDED JUNE 19, 1979.
 C.S.#15-075 - SURVEY FOR FRED WENDT BY TENNISON ENGINEERING, P.L.S. 5000, DATED FEBRUARY 13, 2005.
 C.S.#18-085 - PARTITION PLAT 2009-0018 BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S. 60051, RECORDED AUGUST 10, 2019, S.L.D.# D-824.
 C.S.#18-024 - SURVEY FOR MENT DUFFY BY TENNISON ENGINEERING, P.L.S. 2790, FILED NOVEMBER 18, 2013.

WASCO COUNTY ASSESSORS MAPS:

01N-13E-02D, REVISED MARCH 15, 2021.
 01N-13E-02D, REVISED DECEMBER 2, 2020.

PARTITION PLAT

A REPLAT OF THE WEST HALF OF LOT 5, BLOCK 5, THOMPSON'S ADDITION
 LOCATED IN THE S.E. 1/4 OF SECTION 2,
 TOWNSHIP 1 NORTH, RANGE 13 EAST W.M.,
 TAX LOT 1800 (ACCOUNT #3216), 1N-13E-02DD,
 Sheet 2 of 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWED: 12/8/2023

OWNER:

NICHOLAS JENKINS
 P.O. BOX 414
 THE DALLES, OR 97058

PROJECT NUMBER: 2022019
 DATE OF MAP: NOVEMBER 16, 2022
 WASCO COUNTY ASSESSORS MAP: 01N-13E-02DD

**COLUMBIA RIVER
SURVEYING
& MAPPING**

1767 12th STREET, #191
 HOOD RIVER, OREGON, 97031
 PHONE: 541-388-9002
 EMAIL: INFO@COLUMBIASURVEYING.COM

DECLARATION:

I as owner of the land shown herein, hereby declare 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 my desires, and I hereby grant the 25 foot wide public utility easement and private access easements as shown and dedicate to the public the Right-of-Way shown hereon for road and utility purposes.

Nicholas Jenkins Date

ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Nicholas Jenkins.

Notary Signature _____

NOTARY PUBLIC - OREGON
(Print Name)

COMMISSION No. _____

MY COMMISSION EXPIRES _____

I hereby certify this Partition was examined and approved as of this _____ day of _____, 20____.

Sherman County Surveyor
 as per ORS 92.100(4)

I hereby certify this Partition was examined and approved as of this _____ day of _____, 20____.

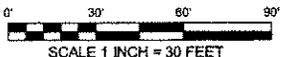
City of The Dalles Engineer

I hereby certify this Partition was examined and approved as of this _____ day of _____, 20____, and accept on behalf of the public the Right-of-Way dedication shown hereon.

City of The Dalles Planning Director

I hereby certify this Partition was examined and approved as of this _____ day of _____, 20____.

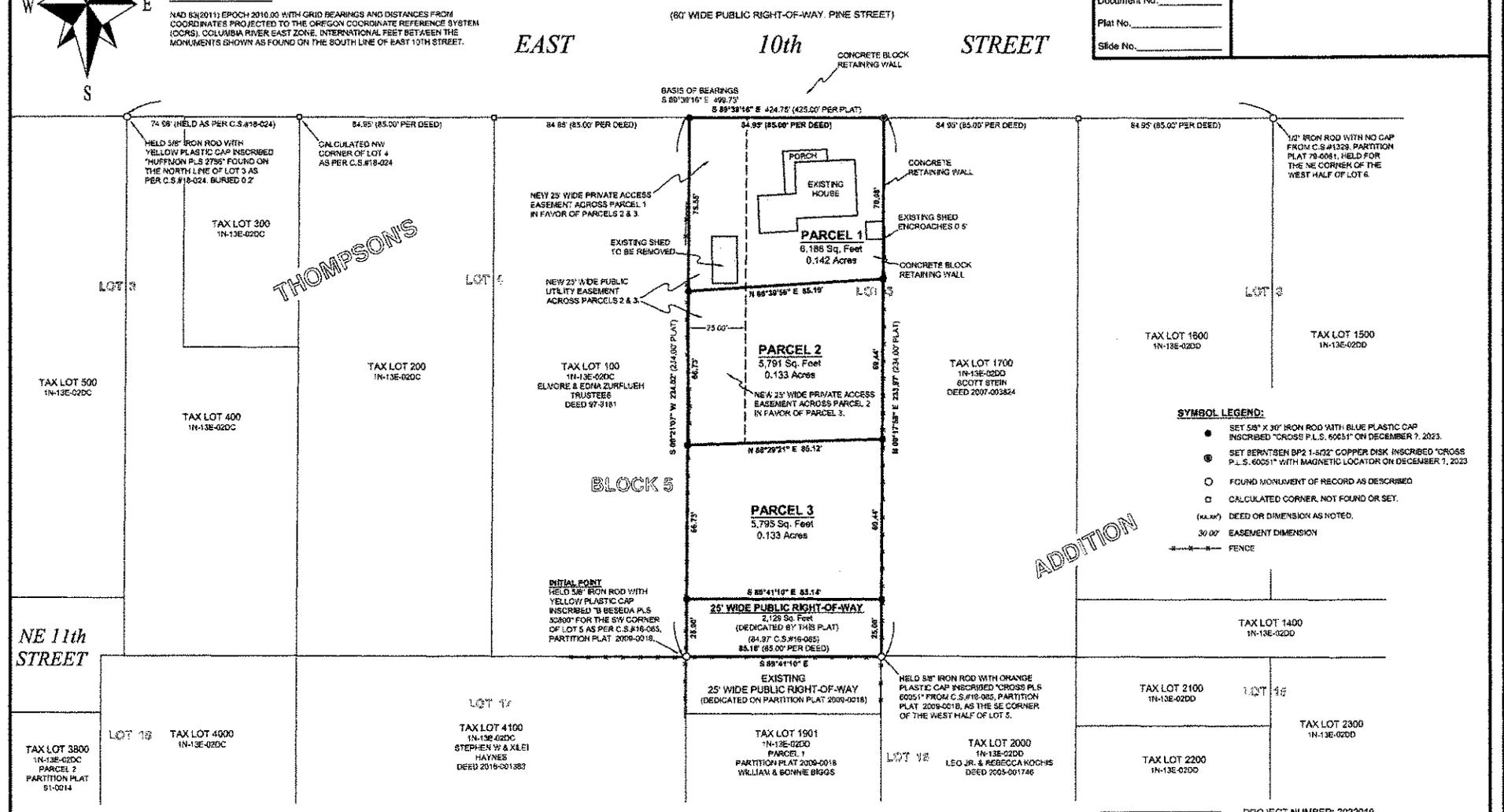
Wasco County Assessor / Tax Collector



BASIS OF BEARINGS:

NAD 83(2011) EPOCH 2010.00 WITH GRID BEARINGS AND DISTANCES FROM COORDINATES PROJECTED TO THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), COLUMBIA RIVER EAST ZONE. INTERNATIONAL FEET BETWEEN THE MONUMENTS SHOWN AS FOUND ON THE SOUTH LINE OF EAST 10TH STREET.

WASCO COUNTY SURVEYOR'S OFFICE		RECORDING INFORMATION
Survey No. _____		
Filed _____		
By _____		
Document No. _____		
Plat No. _____		
Slide No. _____		



- SYMBOL LEGEND:**
- SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051" ON DECEMBER 7, 2023.
 - ⊙ SET BERNSTEIN BP2 1-1/2" COPPER DISK INSCRIBED "CROSS P.L.S. 60051" WITH MAGNETIC LOCATOR ON DECEMBER 7, 2023
 - FOUND MONUMENT OF RECORD AS DESCRIBED
 - CALCULATED CORNER, NOT FOUND OR SET.
 - (x.x.x) DEED OR DIMENSION AS NOTED.
 - 30.00' EASEMENT DIMENSION
 - FENCE

PARTITION PLAT
 A REPLAT OF THE WEST HALF OF LOT 5, BLOCK 5, THOMPSON'S ADDITION
 LOCATED IN THE S.E. 1/4 OF SECTION 2,
 TOWNSHIP 1 NORTH, RANGE 13 EAST W.M.,
 TAX LOT 1800 (ACCOUNT #3216), 1N-13E-02DD,
 Sheet 2 of 2

REGISTERED PROFESSIONAL LAND SURVEYOR

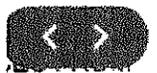
PROJECT NUMBER: 2022019
 DATE OF MAP: NOVEMBER 19, 2022
 WASCO COUNTY ASSESSORS MAP: 01N-13E-02DD

COLUMBIA RIVER SURVEYING & MAPPING

OREGON
 JANUARY 15, 2002
 BRADLEY J. CROSS
 60051

1767 12th STREET, #191
 HOOD RIVER, OREGON, 97031
 PHONE: 541-386-9002
 EMAIL: INFO@COLUMBIASURVEYING.COM

RENEWS: 12/31/2023



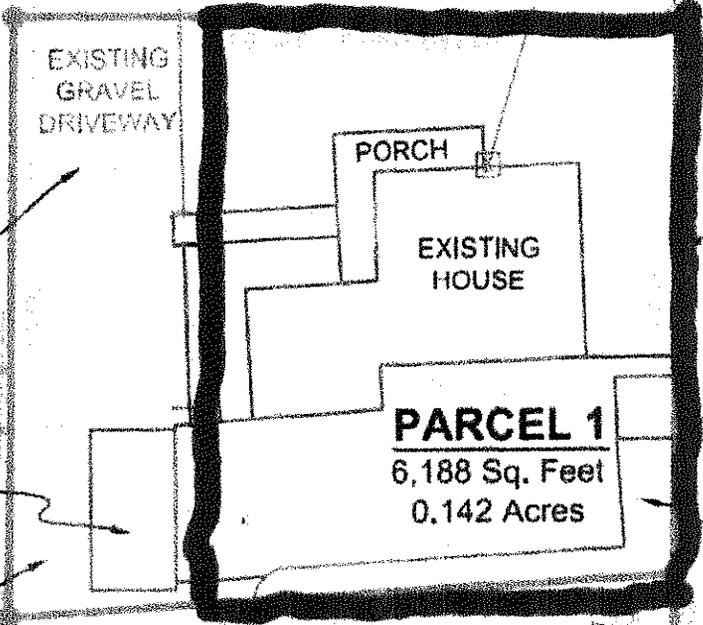
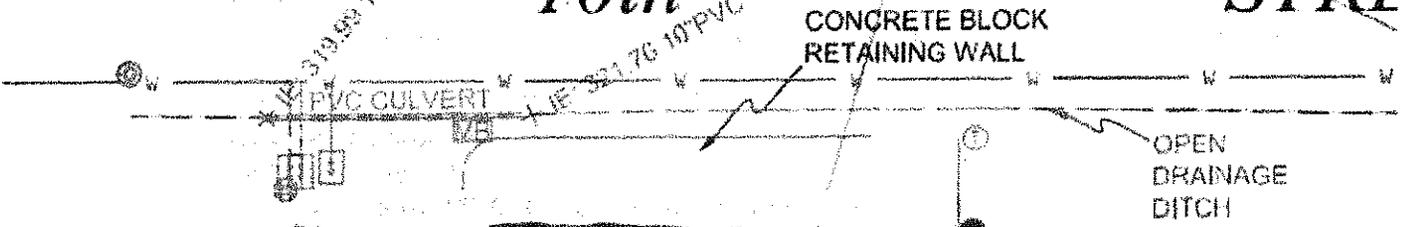
REFERENCE SYSTEM
BETWEEN THE
10TH STREET.

(60' WIDE PUBLIC RIGHT-OF-WAY, PINE STREET)

EAST

10th

STREET



NEW 25' WIDE PRIVATE ACCESS
EASEMENT ACROSS PARCEL 1
IN FAVOR OF PARCELS 2 & 3.

EXISTING SHED
TO BE REMOVED

NEW 25' WIDE PUBLIC
UTILITY EASEMENT
ACROSS PARCELS 2 & 3.

TAX LOT 100
1N-13E-02DC
ELMORE & EDNA ZURFLUEH
TRUSTEES
DEED 97-3181

PARCEL 2
5,791 Sq. Feet
0.133 Acres

24" FIR
TREE

NEW 25' WIDE PRIVATE ACCESS
EASEMENT ACROSS PARCEL 2
IN FAVOR OF PARCEL 3.

TAX LOT 170C
1N-13E-02DD
SCOTT STEIN
DEED 2007-00382

30



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 86-26
Received: 2/11/2026
Filing Fee: \$103
Receipt #: 875799
Meeting Date: 2/26/2026

Filing fee due with submittal

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: Tim & Rachel Brown
Address: 2912 West 10th Street
The Dalles, OR 97058
Phone #: T: ~~541-910~~ 8063 / R: 541-300-9116
Email: skycamconstruction@outlook.com

Legal Owner (if other than Applicant)

Name: Same
Address: _____
Phone #: _____
Email: _____

Property Information

Address: 2912 West 10th Street The Dalles, OR 97058

Map and Tax Lot: 01N13 E02CD05500

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

Partition subject lot into 3 lots per preliminary partition 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 herby 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

DocuSigned by: <i>Tim Brown</i> 87A309A1AD2342C...	DocuSigned by: <i>Rachel Brown</i> F74ECC73FF03419...	DocuSigned by: <i>Tim Brown</i> 87A309A1AD2342C...	DocuSigned by: <i>Rachel Brown</i> F74ECC73FF03419...
	3/2026 5:42 PM PST		2/3/2026 5:42 PM
	Date		Date

Department Use Only

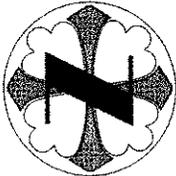
City Limits: Yes No Zone: _____ Overlay: _____ Airport Zone: Yes No

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?



0' 50' 100'
SCALE IN FEET

PRELIMINARY PARTITION PLAT

TAX LOT 02N-13E-32DB 400 (ACCT. #2677)
LYING IN THE SE1/4 OF THE NW1/4
OF SECTION 32, T.2N R.13E., W.M.
CITY OF THE DALLES, WASCO COUNTY, OREGON
JUNE 15, 2023

WASCO COUNTY
SURVEYOR'S OFFICE

Survey No. _____
Filed _____
By _____

RECORDING INFORMATION

OWNERS:
TIMOTHY & RACHEL N. BROWN
2910 WEST 10TH STREET
THE DALLES, OR 97058

Document Number _____
Plat Number _____
Slide Number _____

DECLARATION:
We, Timothy and Rachel N. Brown, the owners 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 our free consent and in accordance with our desires and by this plat create the private access and public utility easement shown hereon for the stated purpose.

Timothy Brown _____ Date _____
Rachel N. Brown _____ Date _____

ACKNOWLEDGEMENT
This instrument was acknowledged before me on the _____ day of _____ 2023 by Timothy and Rachel N. Brown

Notary signature _____
NOTARY PUBLIC PRINTED NAME _____
STATE OF _____
COUNTY OF _____
COMMISSION No. _____
MY COMMISSION EXPIRES _____

I hereby certify this Replat was examined and approved as of this _____ day of _____, 2023
Wasco County Surveyor

I hereby certify this Replat was examined and approved as of this _____ day of _____, 2023
The Dalles City Engineer

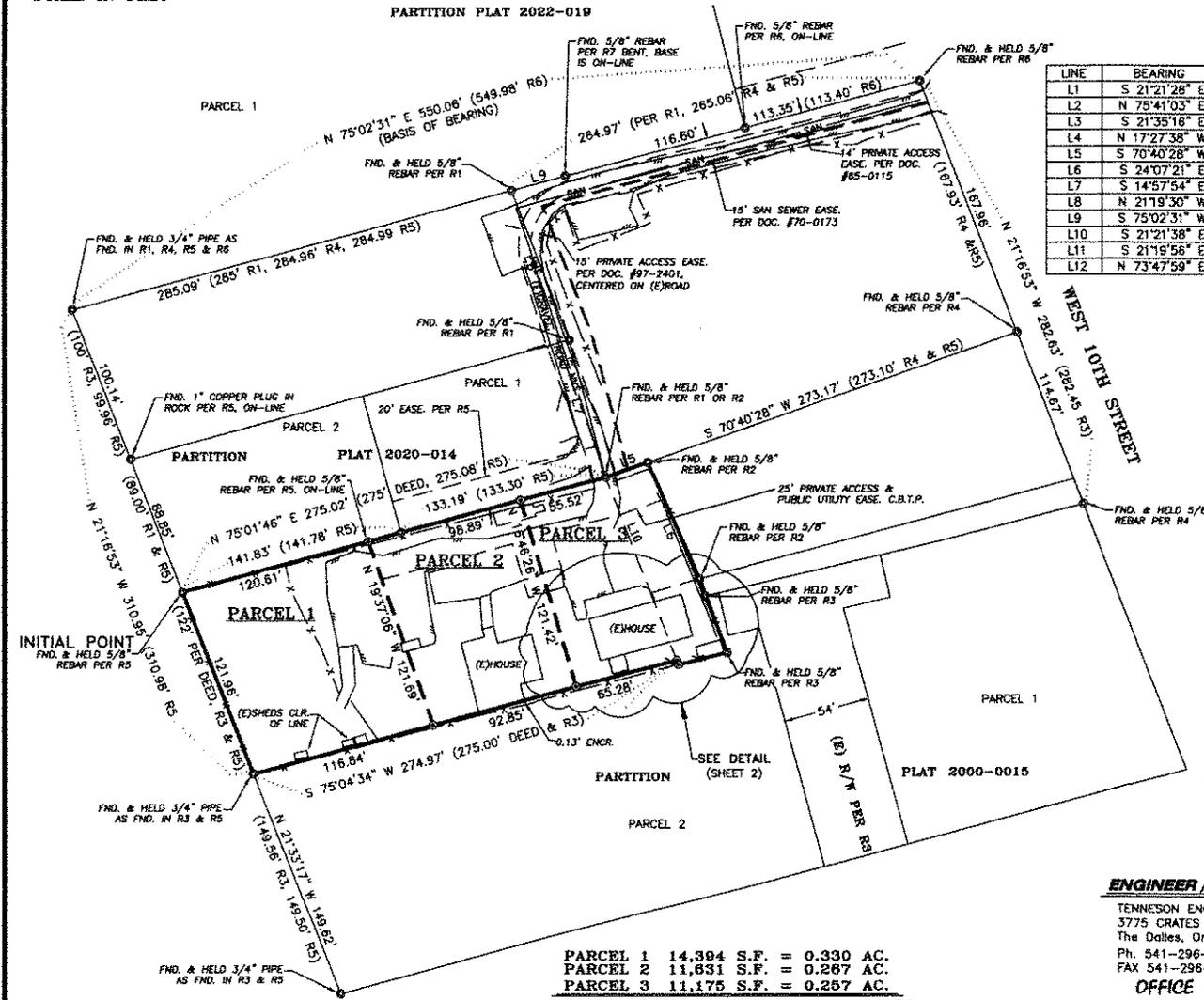
I hereby certify this Replat was examined and approved as of this _____ day of _____, 2023

Planning Director

I hereby certify this Replat was examined and approved as of this _____ day of _____, 2023

Wasco County Assessor
Wasco County Tax Collector

LINE	BEARING	DISTANCE	
L1	S 21°21'28" E	2.96'	(PER R3)
L2	N 75°41'03" E	31.32'	(PER DEED & R3)
L3	S 21°35'16" E	37.83'	(37.73' DEED & R3)
L4	N 17°27'38" W	11.14'	(11.39' DEED & R3)
L5	S 70°40'28" W	27.87'	(28' DEED & R2)
L6	S 24°07'21" E	79.13'	(79.56' DEED & R2)
L7	S 14°57'54" E	88.44'	(88.50' R1 R2, R4 & R5)
L8	N 21°19'30" W	99.92'	(100' R1 & R2, 99.97' R4 & R5)
L9	S 75°02'31" W	35.02'	(35.12' R4 & R5)
L10	S 21°21'38" E	77.17'	(77' DEED, R2 & R3)
L11	S 21°19'56" E	45.00'	(45' R2)
L12	N 73°47'59" E	31.80'	(31.25' R2, R3 & DEED)



- LEGEND:**
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B" BESEDA PLS 50800"
 - FOUND MONUMENTS, AS NOTED.
 - CALCULATED CORNERS, NOT SET.
 - R SURVEY REFERENCE NUMBER
 - FND. FOUND
 - CALC. CALCULATED
 - () RECORD SURVEY OR DEED CALL
 - MON. MONUMENT
 - EASE EASEMENT
 - (E) EXISTING
 - R/W RIGHT OF WAY
 - DOC. DOCUMENT
 - C.B.T.P. CREATED BY THIS PLAT
 - N.A.P. NOT A PART
 - N/A NOT ACCEPTED
 - CLR. CLEAR
 - ENCR. ENCROACHMENT

PARCEL 1 14,304 S.F. = 0.330 AC.
PARCEL 2 11,631 S.F. = 0.267 AC.
PARCEL 3 11,175 S.F. = 0.257 AC.
TOTAL 37,200 Sq.Ft. = 0.854 ACRES
(TAX LOT 02N-13E-32DB 400)

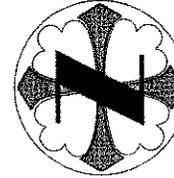
ENGINEER / SURVEYOR:
TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon, 97058
Ph. 541-296-9177
FAX 541-296-6657
OFFICE COPY

REGISTERED PROFESSIONAL LAND SURVEYOR
FOR REVIEW ONLY
OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800
EXPIRES: 12/31/2023

PLOT DATE: 6/15/2023
DRAWING ORDERS: 16300, 16341, DRAWINGS: 16341, Plat.dwg

PRELIMINARY PARTITION PLAT

TAX LOT 02N-13E-32DB 400 (ACCT. #2677)
 LYING IN THE SE1/4 OF THE NW1/4
 OF SECTION 32, T.2N R.13E., W.M.
 CITY OF THE DALLES, WASCO COUNTY, OREGON
 JUNE 15, 2023



0' 5' 10' 20'
 SCALE IN FEET

WASCO COUNTY
 SURVEYOR'S OFFICE

Survey No. _____
 Filed _____
 By _____

RECORDING INFORMATION

Document Number _____
 Plat Number _____
 Slide Number _____

OWNERS:

TIMOTHY & RACHEL N. BROWN
 2910 WEST 10TH STREET
 THE DALLES, OR 97058

REFERENCES:

- 1) SURVEY OF TAX LOTS 3800 & 3900 BY TENNESON ENGR. CORP. WO.#5473 MAY 11, 1978 C.S. #901
- 2) SURVEY FOR E.A. STILLWELL BY TENNESON ENGR. CORP. WO.#6306 APRIL 9, 1982 C.S. #1476
- 3) PARTITION PLAT 2000-015 FOR ERIC & MALINDA WHITMIRE BY SPINNAKER LAND SURVEYING[®] RECORDED JULY 27, 2000 DOC. #2000-3069 (SLIDE C-134A) C.S. #11-155
- 4) SURVEY FOR TAMMY OLDFIELD BY COLUMBIA RIVER SURVEYING & MAPPING FILED AUGUST 11, 2004 C.S. #18-058
- 5) PARTITION PLAT 2020-0014 FOR PATRICK & BRENDA ALLEN BY COLUMBIA RIVER SURVEYING & MAPPING RECORDED JULY 8, 2020 DOC. #2020-002809 (SLIDE D-185A) C.S. #20-098
- 6) PARTITION PLAT 2022-019 FOR DEANNA PHILLIPS BY TENNESON ENGR. CORP. WO.#16278 RECORDED NOVEMBER 16, 2022 DOC. #2022-3956 (SLIDE E-015A) C.S. #22-050
- 7) MINOR PARTITION 90-0019 FOR KARL JOHNSON BY TENNESON ENGR. CORP. WO.#7288 RECORDED OCTOBER 11, 1990 SLIDE B-019 C.S. #1845 (C.S. #1845 & RECORDED PARTITION ARE NOT IDENTICAL)

NOTES:

1. BEARINGS ARE OREGON COORDINATE SYSTEM NORTH ZONE GRID NAD83(2011) EPOCH 2010.0 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN MONUMENTS FOUND AT THE SOUTHEASTERLY AND SOUTHWESTERLY CORNERS OF PARTITION PLAT 2022-019 AS SHOWN ON THE MAP.
2. MONUMENTATION FOR THIS PARTITION WAS COMPLETED ON _____, 2023.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A IDENTIFIED GEOLOGIC HAZARD AREA.
4. SANITARY SEWER PROVIDED BY THE CITY OF THE DALLES. DOMESTIC WATER PROVIDED BY CHENOWETH WATER PUD.
5. ZONE: HIGH DENSITY RESIDENTIAL.
6. THERE ARE NO SIGNIFICANT PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS FLOOD WAYS, FLOOD PLAIN OR NATURAL DRAINAGE ASSOCIATED WITH THE SITE. THE WESTERLY PORTION OF THE PROPERTY EXCEEDS 15% NATURAL GROUND SLOPE AND LIES IN THE ZONE 5: WEST CITY INACTIVE LANDSLIDE DEPOSITS AND STEEP SLOPES GEOLOGIC HAZARD ZONE.
7. THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS CREEKS, STREAMS, PONDS, RIPARIAN AREAS OR ROCK OUTCROPS ASSOCIATED WITH THIS SITE, THE SITE DOES CONTAIN MATURE DECIDUOUS TREES.
8. THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY THE CITY OF THE DALLES AS MIP-427-23.
9. OWNERSHIP, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD VERIFIED BY REFERENCE TO _____ PRELIMINARY TITLE REPORT, ISSUED _____, 2023 UNDER ORDER No. _____
10. THE SUBJECT PROPERTY IS VESTED IN TIMOTHY AND RACHEL N. BROWN BY PERSONAL REPRESENTATIVE'S WARRANTY DEED RECORDED AT DOCUMENT NO. 2023-000798 RECORDS OF WASCO COUNTY.

SURVEYOR'S CERTIFICATE:

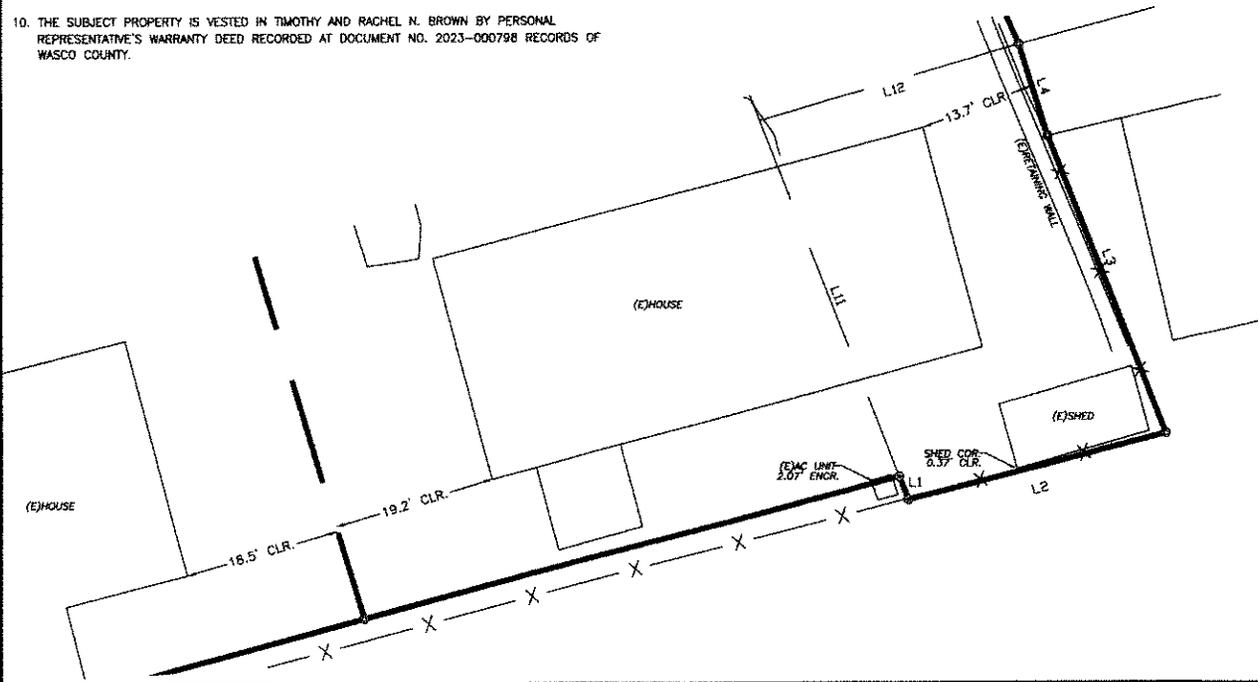
TO BE ON FINAL PLAT...

NARRATIVE:

TO BE ON FINAL PLAT...

LEGEND:

- ⊗ SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- R SURVEY REFERENCE NUMBER
- F.M.D. FOUND
- C.A.L.C. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- EASE. EASEMENT
- (E) EXISTING
- R/W RIGHT OF WAY
- DOC. DOCUMENT
- C.B.T.P. CREATED BY THIS PLAT
- N.A.P. NOT A PART
- N/A NOT ACCEPTED
- CLR. CLEAR
- ENCR. ENCROACHMENT



ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
 3775 CRATES WAY
 The Dalles, Oregon. 97058
 Ph. 541-296-9177
 FAX 541-296-8657



OFFICE COPY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

FOR REVIEW ONLY

OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

EXPIRES: 12/31/2023



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 84-26
Received: 2/13/2026
Filing Fee: \$103
Receipt #: 263175937
Meeting Date: 2/26/2026

Filing fee due with submittal

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: The Whiting-Turner Contracting Company
Address: 4380 South Macadam Ave, Suite 560
Portland, Oregon 97239
Phone #: (858)967-0818
Email: trenton.smiley@whiting-turner.com

Legal Owner (if other than Applicant)

Name: Design, LLC
Address: 1600 Amphitheater Pkwy
Mountain View, CA 94043
Phone #: (503)998-9376
Email: danmorrison@google.com

Property Information

Address: 4200 Columbia Rd, The Dalles, OR 97058

Map and Tax Lot: 2N 13E 28, 101

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

The current proposed project consists of the design and construction of one, single story, +/- 77,000 sq. ft. Data Center (DC), which generally consists of a serverhall, necessary control and operation rooms, as well as staff support areas (e.g. meeting rooms, kitchenettes, etc.). Additional infrastructure to support the DC includes an electrical yard and end-of-life equipment renovation of the existing Mechanical building. The estimated footprint of the development is approximately the same as the existing DLS B3 building (to be demolished) and is +/- 6 acres of the +/- 34 site. It is planned to maintain the existing landscape buffer provided along the East and South property borders.

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: Trenton Smiley _____ 2/12/2026 _____
8931010650BD447... Date

DocuSigned by: Dan Morrison _____ 2/12/2026 _____
C4CD304C8784409... 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:

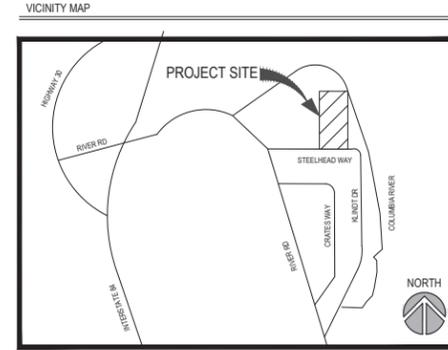
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

DLS-4

CONCEPTUAL SITE PLAN

BEING A PORTION OF PARCEL 1
PARTITION PLAT NO.2005-0003
LOCATED IN THE NW & NE QUARTER
OF SECTION 28 TOWNSHIP 2 NORTH,
RANGE 13 EAST, WILLAMETTE
MERIDIAN CITY OF THE DALLES,
WASCO COUNTY, OREGON

Project # 10242600-002



INDEX OF DRAWINGS				100% CIVIL SFR PACKAGE
SHEET COUNT	SHEET NUMBER	SHEET NAME		
1	4-C-100	TITLE SHEET & DRAWING INDEX	X	
2	4-C-200	SITE PLAN	X	
3	4-C-300	GRAVING AND DRAINAGE PLAN	X	
4	4-C-400	UTILITY PLAN	X	
5	4-C-500	FIRE ACCESS PLAN	X	
6	4-C-600	TYPICAL SECTIONS	X	

PROJECT INFO
Type IB construction,
Sprinklered,
One Story Unlimited Area with Group B, F-1 and H4 separated occupancies.
BMR with DLS4 PEMB is being considered one building per Oregon Structural Specialty Code (OSSC) 2025 Section 503.1.2: Buildings on Same Lot

EARTHWORK QUANTITIES
CUT: 1,500 CU. YD.
FILL: 1,256 CU. YD.
NET: 244 CU. YD. (FILL)

LEGEND:

	BUILDING OUTLINE WITH DOOR
	CONCRETE SURFACE
	GRAVEL SURFACE
	ASPHALT SURFACE
	WALL
	BUILDING OVERHANG
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	LOT LINE
	PROPERTY LINE
	ELECTRICAL LINE
	FIBER OPTICS LINE
	TELECOMMUNICATIONS LINE
	STORM LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	OVERHEAD UTILITY LINES
	UNDERGROUND LINE PER AS-BULTS
	SIGN
	DOUBLE POST SIGN
	BOLLARD
	DRIVEWAY ENTRY
	HANDICAP RAMP
	ROOF DRAIN
	ELECTRICAL MANHOLE
	ELECTRICAL JUNCTION BOX
	ELECTRICAL RISER
	ELECTRICAL CABINET
	ELECTRICAL VAULT
	TRANSFORMER
	OVERHEAD LIGHT
	GAS METER
	GAS VALVE
	SANITARY MANHOLE WITH STRUCTURE
	STORM MANHOLE WITH STRUCTURE
	CATCH BASIN
	AREA DRAIN
	SANITARY/STORM CLEAN OUT
	SANITARY/STORM STRUCTURE #
	TELECOMMUNICATIONS MANHOLE
	TELECOMMUNICATIONS VAULT
	WATER VALVE
	FIRE HYDRANT
	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECT
	WATER VAULT
	HOSE BIB
	IRRIGATION CONTROL VALVE
	SECURITY CAMERA
	KEYPAD/CARD READER
	UNKNOWN UTILITY RISER
	DECIDUOUS TREE
	CONIFEROUS TREE
	-PERIMETER REPRESENTS DRILINE
	FOUND MONUMENT
	PROJECT CONTROL POINT

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 852-001-0010 THROUGH OAR 852-001-0100. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).
POTENTIAL UNDERGROUND FACILITY OWNERS
Call before you dig.
 or 800-332-2344

Plotted: 2/10/26 at 11:11 am By: Alex.Solomonov N:\3900-002 - DLS4 Data Center \Jacobson\CAD\Plans\Primary\DLS-4-C-100-TITLE 2026-02-09 12:14:09 PM

ARCHITECTURE:
JACOBS
1999 BRYAN STREET
SUITE 3500
DALLAS, TX 75201
PH. (402) 981-7697

STRUCTURE:

MEP:

CIVIL:
KPFF
111 SW 5TH AVENUE,
SUITE 2400
PORTLAND, OR 97204
PH. (503) 542-3860

DLS-4
SITE PLAN

REVISIONS	
NO.	DESCRIPTION

DRAWN:

APPROV'D:

DLS-4
PROJECT ADDRESS:
4200 COLUMBIA ROAD
THE DALLES, OR 97058
PROJ. NO. 10242600-002

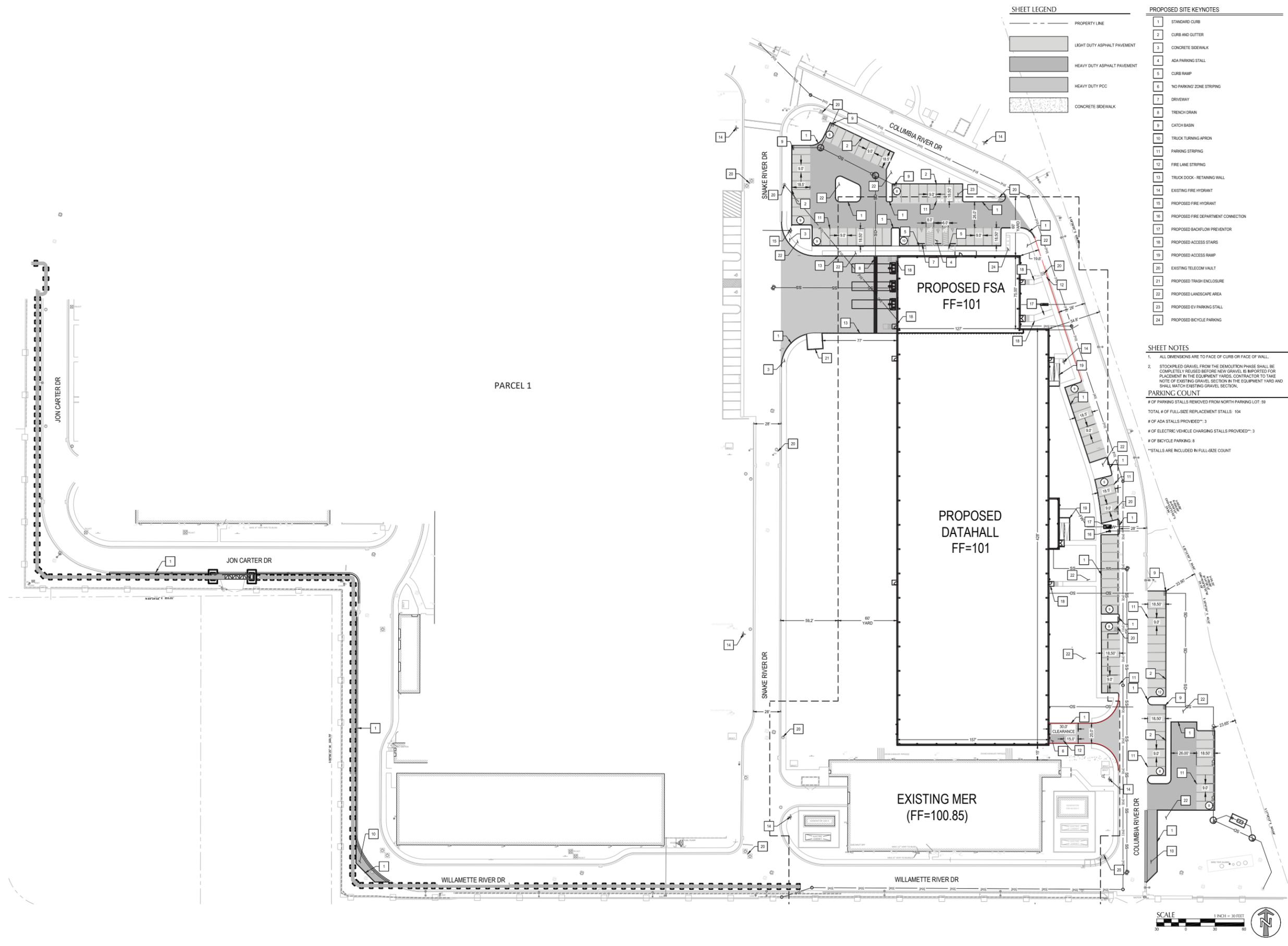
TITLE SHEET & DRAWING INDEX

SCALE: NTS

SHEET NUMBER:
4-C-100

PHASE:

Plotted: 2/10/26 at 11:12am By: Alex.Sotomayor
 N:\3800-002 - DLS4 Data Center (Jacobs)\CADD\Plans\Preliminary\DL-4-C-200-SITE PLAN 2026-02-10 8:56:13 AM



PARCEL 1

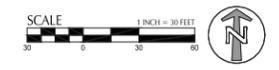
PROPOSED FSA
FF=101

PROPOSED DATAHALL
FF=101

EXISTING MER
(FF=100.85)

- SHEET LEGEND**
- PROPERTY LINE
 - LIGHT DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - HEAVY DUTY PCC
 - CONCRETE SIDEWALK
- PROPOSED SITE KEYNOTES**
- 1 STANDARD CURB
 - 2 CURB AND GUTTER
 - 3 CONCRETE SIDEWALK
 - 4 ADA PARKING STALL
 - 5 CURB RAMP
 - 6 NO PARKING ZONE STRIPING
 - 7 DRIVEWAY
 - 8 TRENCH DRAIN
 - 9 CATCH BASIN
 - 10 TRUCK TURNING APRON
 - 11 PARKING STRIPING
 - 12 FIRE LANE STRIPING
 - 13 TRUCK DOCK - RETAINING WALL
 - 14 EXISTING FIRE HYDRANT
 - 15 PROPOSED FIRE HYDRANT
 - 16 PROPOSED FIRE DEPARTMENT CONNECTION
 - 17 PROPOSED BACKFLOW PREVENTOR
 - 18 PROPOSED ACCESS STAIRS
 - 19 PROPOSED ACCESS RAMP
 - 20 EXISTING TELECOM VAULT
 - 21 PROPOSED TRASH ENCLOSURE
 - 22 PROPOSED LANDSCAPE AREA
 - 23 PROPOSED EV PARKING STALL
 - 24 PROPOSED BICYCLE PARKING

- SHEET NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
 2. STOCKPILED GRAVEL FROM THE DEMOLITION PHASE SHALL BE COMPLETELY REUSED BEFORE NEW GRAVEL IS IMPORTED FOR PLACEMENT IN THE EQUIPMENT YARD. CONTRACTOR TO TAKE NOTE OF EXISTING GRAVEL SECTION IN THE EQUIPMENT YARD AND SHALL MATCH EXISTING GRAVEL SECTION.
- PARKING COUNT**
- # OF PARKING STALLS REMOVED FROM NORTH PARKING LOT: 59
 TOTAL # OF FULL-SIZE REPLACEMENT STALLS: 104
 # OF ADA STALLS PROVIDED: 3
 # OF ELECTRIC VEHICLE CHARGING STALLS PROVIDED: 3
 # OF BICYCLE PARKING: 8
 **STALLS ARE INCLUDED IN FULL-SIZE COUNT



ARCHITECTURE: JACOBS
 1999 BRYAN STREET
 SUITE 3500
 DALLAS, TX 75201
 PH. (402) 981-7697

STRUCTURE:

MEP:

CIVIL: KPFF
 111 SW 5TH AVENUE,
 SUITE 2400
 PORTLAND, OR 97204
 PH. (503) 542-3860

DLS-4

NO.	REVISIONS	DATE

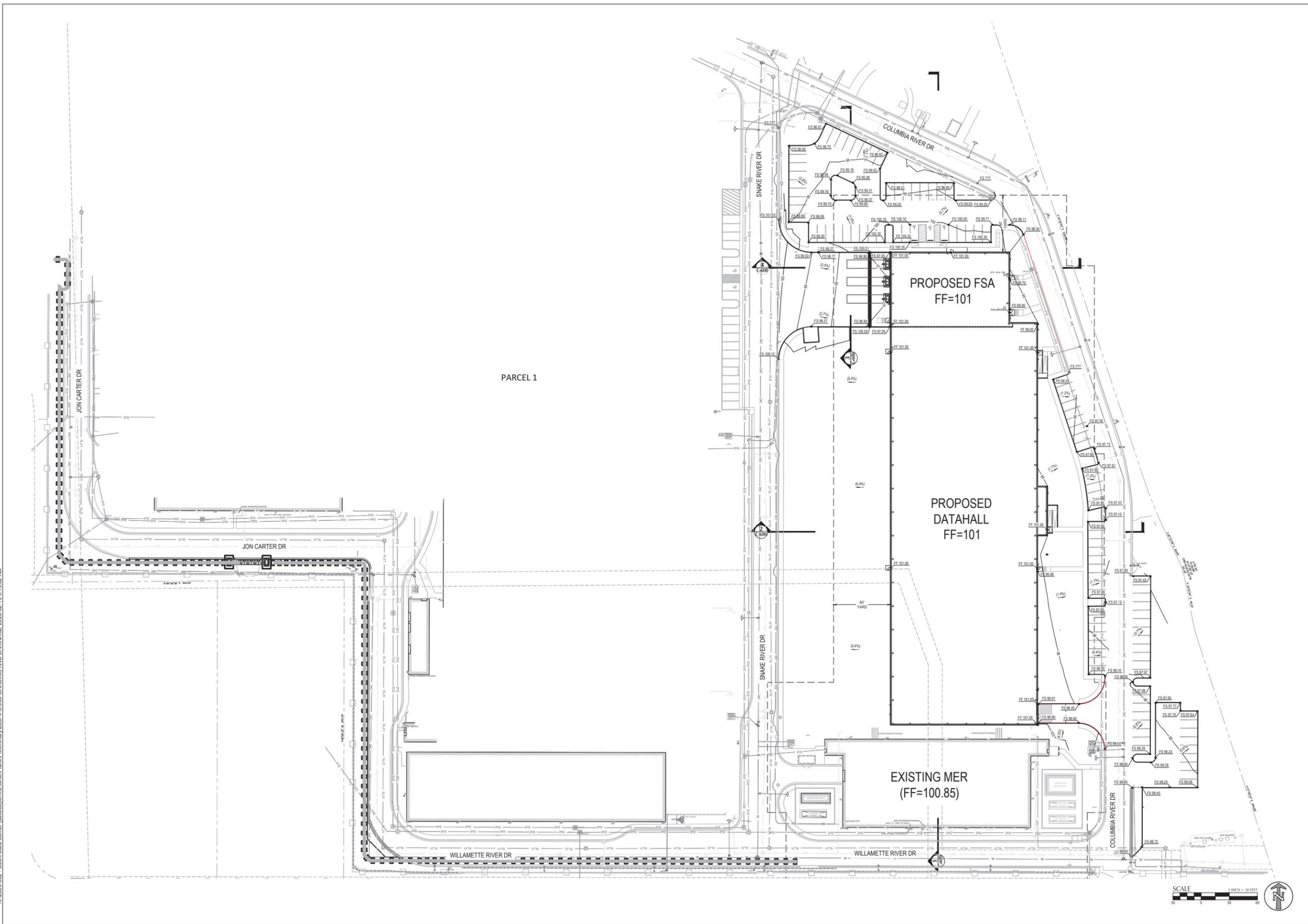
DRAWN: DLS-4
 APPROV.:

PROJECT ADDRESS:
 4200 COLUMBIA ROAD
 THE DALLES, OR 97058
 PROJ. NO. 10242600-002

SITE PLAN
 SCALE: 1" = 30'

SHEET NUMBER:
4-C-200
 PHASE:

Plotted: 2/10/26 at 11:13am By: Alex.Sotomayor
 N:\2604-002 - DLS4 Data Center (Jacobs)\CADD\Plans\Primary\DLS-4-C-300-GRADING AND DRAINAGE 2026-02-10 9:13:02 AM



ARCHITECTURE:
 JACOBS
 1999 BRYAN STREET
 SUITE 3500
 DALLAS, TX 75201
 PH. (402) 981-7697

STRUCTURE:

MEP:

CIVIL:
 KPFF
 111 SW 5TH AVENUE,
 SUITE 2400
 PORTLAND, OR 97204
 PH. (503) 542-3860

DLS-4

NO.	REVISIONS

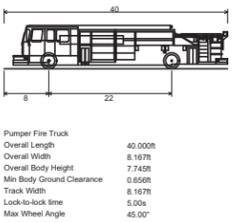
DRAWN:
 APPRVD:

DLS-4
 PROJECT ADDRESS:
 4200 COLUMBIA ROAD
 THE DALLES, OR 97058
 PROJ. NO. 10242600-002

GRADING AND DRAINAGE PLAN
 SCALE: 1" = 30'

SHEET NUMBER:
4-C-300
 PHASE:

Plotted: 2/10/26 at 11:16am By: Alex.Sotomayor
 N:\2604-002 - DL54 Data Center (Jacobbs)\CADD\Plans\ Preliminary\DL5-4-C-500-FIRE ACCESS 2026-02-10 10:30:59 AM



- FIRE STRUCTURE KEY NOTES**
- | NOTE | DESCRIPTION | DETAIL REF. |
|------|---|-------------|
| 1 | EXISTING FIRE HYDRANT | |
| 2 | INSTALL NEW FIRE HYDRANT | |
| 3 | EXISTING FIRE DEPARTMENT CONNECTION | |
| 4 | INSTALL NEW FIRE HYDRANT WITHIN 100 FT OF BUILDING FIRE DEPARTMENT CONNECTION. FIRE HYDRANT SHALL BE ISOLATED FROM THE EDC TO PREVENT CIRCULAR WATER FLOW. | |
| 5 | NEW FIRE DEPARTMENT CONNECTION FOR BUILDING. MINIMUM OF 40 FT FROM THE BUILDING WITH NO CONTROL VALVES BETWEEN THE FIRE DEPARTMENT CONNECTION AND THE FIRE SPRINKLER RISER. | |
| 6 | PROPOSED FIRE WATER DOWNS | |

- FIRE ACCESS KEY NOTES**
- | NOTE | DESCRIPTION |
|------|------------------|
| 1 | FIRE ACCESS LANE |

- WATER INFRASTRUCTURE KEY NOTES**
- | NOTE | DESCRIPTION |
|------|---|
| 1 | PROPOSED 8-INCH PRIVATE FIRE PROTECTION LINE |
| 2 | PROPOSED 6-INCH PRIVATE FIRE PROTECTION LINE |
| 3 | EXISTING 8-INCH PRIVATE FIRE PROTECTION MAIN |
| 4 | EXISTING 18-INCH PRIVATE FIRE PROTECTION MAIN |

UTILITY STRUCTURE LEGEND

SYMBOL	DESCRIPTION
FH	FIRE HYDRANT
GV	GATE VALVE
HB	HORIZONTAL BEND
TIE	TIE
VB	VERTICAL BEND

- SHEET NOTES**
- FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS AND SHALL BE SURFACED WITH ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES PER THE 2022 OFC APPENDIX D SECTION D10.1.
 - ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL, XCCX.
 - STRUCTURE LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
 - INSTALL THRUST BLOCK ON FIRE AND WATER LINES PER DETAIL, XCCX AND RESTRAIN ALL JOINTS AND FITTINGS.
 - INSTALL VERTICAL BENDS AS REQUIRED TO PROVIDE CLEARANCE AROUND EXISTING INFRASTRUCTURE AND GRAVITY UTILITIES PER XCCX.

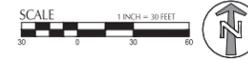
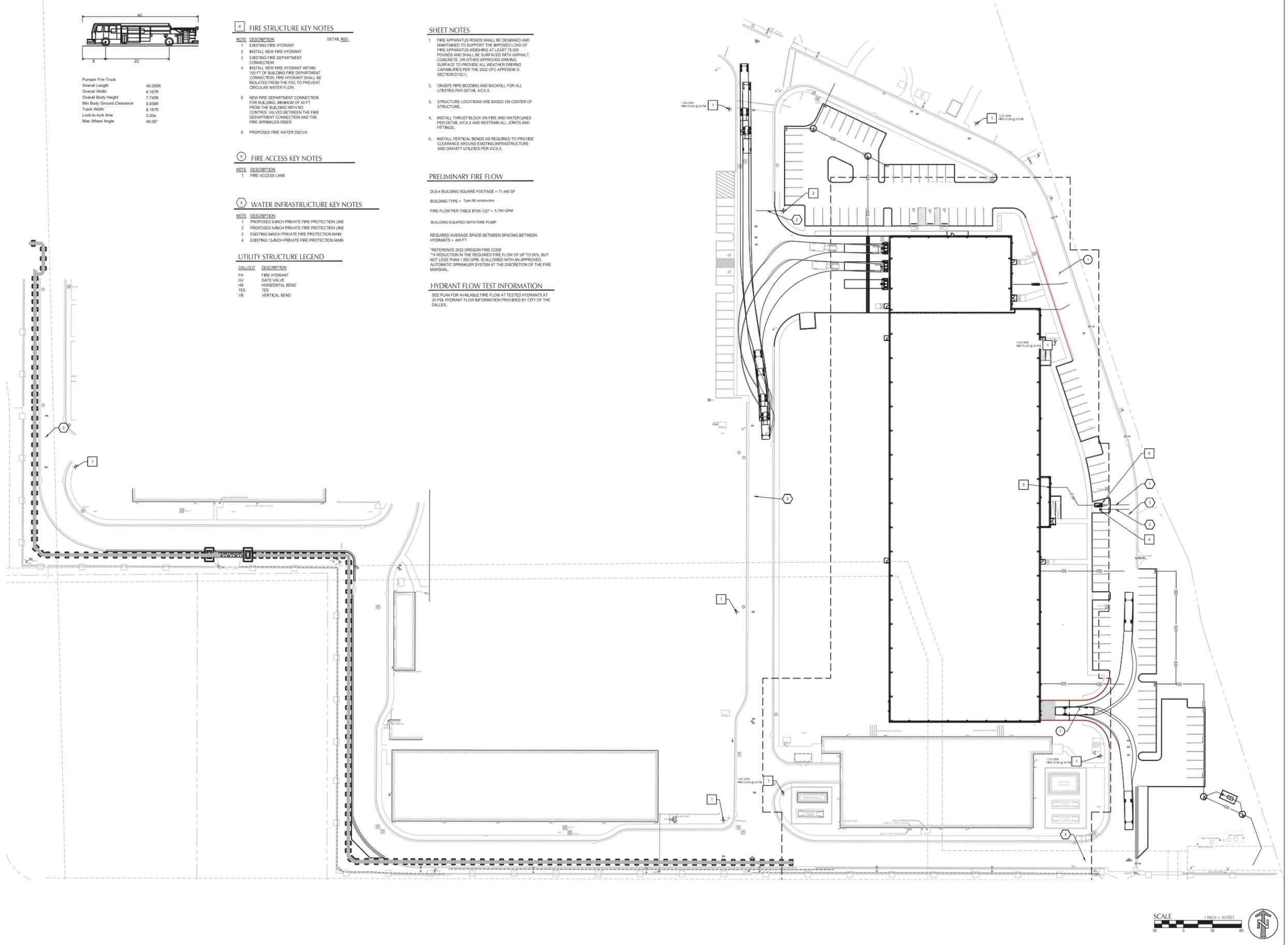
PRELIMINARY FIRE FLOW

DL5-4 BUILDING SQUARE FOOTAGE = 71,440 SF
 BUILDING TYPE = Type III construction
 FIRE FLOW PER TABLE B105.1(2)* = 5,750 GPM
 BUILDING EQUIPPED WITH FIRE PUMP
 REQUIRED AVERAGE SPACE BETWEEN SPACING BETWEEN HYDRANTS = 400 FT

REFERENCE 2022 OREGON FIRE CODE
 *A REDUCTION IN THE REQUIRED FIRE FLOW OF UP TO 50% BUT NOT LESS THAN 1,500 GPM, IS ALLOWED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM AT THE DISCRETION OF THE FIRE MARSHAL.

HYDRANT FLOW TEST INFORMATION

SEE PLAN FOR AVAILABLE FIRE FLOW AT TESTED HYDRANTS AT 20 PSI HYDRANT FLOW INFORMATION PROVIDED BY CITY OF THE DALLES.



ARCHITECTURE:
 JACOBS
 1999 BRYAN STREET
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 DALLAS, TX 75201
 PH. (402) 981-7697

STRUCTURE:
 JACOBS
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CIVIL:
 KPFF
 111 SW 5TH AVENUE,
 SUITE 2400
 PORTLAND, OR 97204
 PH. (503) 542-3860

DLS-4

NO.	REVISIONS	DATE

DRAWN: DLS-4
 APPROVED: PROJECT ADDRESS:
 4200 COLUMBIA ROAD
 THE DALLES, OR 97058
 PROJ. NO. 10242600-002

FIRE ACCESS PLAN
 SCALE: 1" = 40'

SHEET NUMBER:
4-C-500
 PHASE: