



CITY OF THE DALLES

Community Development Department

313 COURT STREET
THE DALLES, OREGON 97058
(541) 296-5481 ext. 1125

NOTICE OF ADMINISTRATIVE DECISION

DECISION DATE: August 3, 2026

APPLICATION NUMBER: SPR 559-26

APPLICANT(S): The Whiting-Turner Contracting Company

PROPERTY OWNER(S): Design LLC

REQUEST: Applicant is requesting approval to site and construct a +/- 77,000 SF data center with supporting infrastructure.

LOCATION: The property is located at **4200 Columbia Rd** and further described as 2N 13E 28 101. Property is zoned I – Industrial.

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 559-26, the request by The Whiting-Turner Contracting Company is hereby **approved** with the following conditions:

1. Conditions Required Prior to Building Permit Issuance:

- a. Final plan revisions shall be consistent with this approval and all applicable provisions of The Dalles Municipal Code, Title 10 Land Use and Development.
- b. Detailed site, construction/design, and landscape plans, where required, shall be approved by the Community Development Director and the City Engineer consistent with these Conditions of Approval.
- c. All plans shall be drawn to scale and contain consistent dimensions and information throughout the plan set.
- d. Prior to building permit issuance, Applicant shall identify on a final campus-wide parking plan a minimum of eight (8) designated carpool/vanpool parking spaces in accordance with TDMC 10.7.020.080. The designated spaces shall be located closer to the applicable building entrances than other long-term employee parking spaces, except accessible parking spaces, and shall be signed in accordance with TDMC 10.7.020.080.

- e. Applicant shall submit a completed Wastewater Survey Questionnaire.
- f. The City Engineer shall verify the existing oil/water separator has adequate capacity to serve the proposed development and that all required maintenance agreements remain in effect or are updated as necessary.
- g. Applicant shall submit bicycle parking details demonstrating compliance with TDMC Article 10.7.040, including bicycle rack type, spacing, dimensions, anchoring, and surfacing.

2. Conditions Required Prior to Construction

- a. Prior to installation of any public utilities or public facilities, the Applicant shall participate in a pre-construction meeting with the City.

3. Conditions Required During Construction

- a. Any new or modified parking and vehicle maneuvering areas shall be surfaced with materials approved by the City Engineer.
- b. All parking spaces shall be permanently striped in accordance with the approved plans.
- c. Accessible parking spaces shall be installed in accordance with the approved plans and all applicable Oregon Americans with Disabilities Act requirements, including stall dimensions, access aisles, striping, signage, and accessible routes.
- d. Refuse collection facilities shall be screened and refuse containers placed on concrete pads with positive surface drainage.
- e. Landscaping shall be installed in accordance with the approved landscape plans, including restoration of existing landscape buffers along Steelhead Way and protection of existing landscape buffers identified for preservation.

4. Conditions Required Prior to Commencement of the Approved Use

- a. All required landscaping shall be installed or financially guaranteed (bonded).
- b. All required vehicle parking spaces shall be installed.
- c. All required bicycle parking facilities shall be installed.
- d. All required accessible parking spaces, refuse collection facilities, and site improvements approved through this Site Plan Review shall be completed and available for use.

5. Ongoing Conditions

- a. Development shall remain in substantial conformance with the approved plans, except as modified through subsequent City approval.
- b. The proposed use shall comply with all applicable local, state, and federal regulations and shall not create a nuisance due to odor, vibration, noise, dust, smoke, gas, vector attraction, or windblown debris.

- c. All landscaping, landscape buffers, screening, and irrigation systems shall be continuously maintained to ensure the survival and health of plant materials.

Signed this 3rd day of August 2026, by



Joshua Chandler, Director

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 may be appealed to the Hearings Officer by filing a completed Notice of Appeal on a form prescribed by the Community Development Department, together with the required appeal fee. The Notice of Appeal and appeal fee must be received by the Community Development Department no later than 5:00 p.m. on the 12th day following the date of mailing of this Notice of Administrative Decision, **August 17, 2026**. Notices of Appeal will not be accepted by fax, email, or telephone.

The following may file an appeal of an administrative decision:

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 Council by majority vote.
4. The City Manager.

A complete record of this application and decision 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 Department. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures of The Dalles Municipal Code, Title 10 Land Use and Development.**