



LAND USE APPLICATION

FILE NUMBER _____

Fee _____

Date Received _____

Date Deemed Complete _____

Type of Application (check one):

Non-Farm Use

Temporary Use

Dwelling Authorization

Agri-tourism

Event(s)

Other _____

Applicant:

Name(s) Rowan Percheron, LLC

Address 1330 Post Oak Boulevard, Suite 1350, Houston, TX 77056

Phone 231-218-6278 E-mail address dshifflet@rowan.digital

Legal Owner (if different from the applicant):

Name(s) Rowan Percheron, LLC AGENT

Address 1330 Post Oak Boulevard, Suite 1350, Houston, TX 77056

Legal owner: Threemile Canyon Farms

Legal and Physical Description:

Township 3N Range 24E Section 28 and 29 Tax Lot(s) 100

Physical Address Rowan Percheron LLC, see above

General Location The Project site is located approximately 10 miles southwest of Boardman on Tower Road.

PROPOSAL (Identify what you are proposing): _____

The Project is proposing a change in the current land use from Exclusive Farm Use (EFU) to General Industrial (MG), adoption of limited use overlay, and Statewide Goal 3 and 14 exception requests to support a data center facility and related infrastructure.

APPROVAL CRITERIA:

Zoning Designation MG Acreage 274.091 (~275)

List the applicable Article, Section(s), and Subsection(s): Morrow County Zoning Ordinance Sections 3.070 and 3.110 and Article 8 Zone Change Criteria; Oregon Administrative Rules 660, Division 4 and Division 14

A Planner can assist you in identifying the review criteria that apply to your request. The review criteria are used to determine whether your application will be approved or denied. It is your responsibility to provide adequate written justification and any other evidence you feel is relevant to explain how your request complies with the review criteria. Failure to provide adequate justification may result in your application being denied, or deemed incomplete until additional information is provided. For additional space on any questions, please attach a separate sheet of paper.

PHYSICAL FEATURES (Describe the site):

Vegetation on the property: See Attached

Topography of the property (i.e. rocky, hilly, forested): See Attached

Any significant features of the property (i.e. steep slopes, water bodies, etc.): See Attached

Soil type(s): See Attached

Is the land or any portion of it subject to flooding? See Attached

Most current use of the property: See Attached

Has the location been utilized as an integral part of the farming operation on the property? See Attached

Does the location have water rights for irrigation? See Attached

What are the predominant farming types in the area? See Attached

Is the property currently under special assessment by the County Assessor's Office? See Attached

EXISTING IMPROVEMENTS:

What structures or development does the property contain? Will any structure be removed or demolished? The Project site is vacant, undeveloped land. No structure will be removed or demolished.

DESCRIBE THE ACCESS TO THE PROPERTY (check one):

State Highway County Road Public Road USFS Private Easement

Road Name: Tower Road

Improvement type and condition of road: developed, two way road

Will any new access be required? No

EXISTING SERVICES:

Fire protection district or method: Boardman Rural Fire Protection District (RFPD)

Solid waste disposal method: Same method as used by other industrial development in County

Utilities and other public services provided: Electricity, Domestic and Industrial Water through Port of Morrow

Please include a map or plot plan with the following information:

- Existing and proposed water supply;
- Existing and proposed sewage disposal method;
- Location of existing and proposed structures; and
- Existing and proposed roads and accesses.

With the map please provide a description of:

How the proposal will be compatible with surrounding land uses: See Attached

How the proposal will protect and preserve existing natural resources such as trees, vegetation, water resources and wildlife habitat: See Attached

Whether you believe diking, screening or other landscaping will be required to protect nearby properties and habitats: See Attached

The applicant is responsible for providing all of the information to show compliance with the standards for approval. If you are unsure of the standards required by the code, the Planning Department will work with you to identify them. It is the applicant's duty to prove the proposal meets all of the given code requirements. Your plot plan and narrative should show or answer the above questions as well as address specific issues about your particular application.

Through applying for this application I authorize the Morrow County Planning Director or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. Morrow County shall contact the Land Owner prior to the site visit to arrange an appropriate time for the site visit.

Signatures:

I(we), the undersigned, acknowledge that I am familiar with the standards and limitations set forth by the Morrow County Zoning Ordinance and that additional information and materials may be required, as provided by the Zoning Ordinance and Comprehensive Plan. I propose to meet all standards set forth by the County's Zoning Ordinance and any applicable State and Federal regulations. I(we) certify that the statements and information provided with this application are true and correct to the best of my(our) knowledge.

Signed:	<small>DocuSigned by</small> <i>Bobby Bellis</i>	_____	_____
		(Applicant)	(Applicant)
	<i>B. Anzetta</i>	_____	_____
		(Legal Owner)	(Legal Owner)
	<i>Threemile Canyon Farms</i>		

If this application is not signed by the property owner a letter authorizing signature by the applicant must be attached.

Morrow County Planning Department
P.O. Box 40, Irrigon Oregon 97844
(541) 922-4624 FAX: (541) 922-3472