

Subject: Concerns Regarding the Proposed Change of Exclusive Farm Use to General Industrial for the Past Amazon Site

Dear Morrow County Planning Commission,

I hope this letter finds you well. I am writing to express my deep concerns regarding the proposed change of land designation from Exclusive Farm Use to General Industrial for the past Amazon site. While I understand the potential economic benefits that may come with such a change, it is crucial that we thoroughly consider the long-term implications for the community and the environment.

First and foremost, one of the pressing issues is the availability of water for the site. With the conversion to general industrial use, it is essential to conduct comprehensive studies to ensure that the increased demands for water can be met sustainably without negatively impacting local water sources, neighboring communities, or existing agricultural operations.

Additionally, adequate transportation studies should be conducted to assess the potential impact of increased traffic and logistical challenges associated with the proposed change. It is imperative to thoroughly evaluate the infrastructure requirements and the potential burden it may place on existing roadways, public services, and the overall quality of life for residents in the area.

One concern that has been raised by many in the community is the apparent disparity between the treatment of large corporations like Amazon and small businesses or individual property owners. It often feels as though major corporations receive preferential treatment and are granted leniency on various regulatory details, while small businesses or property owners face significant challenges and bureaucratic hurdles. It is crucial that equal justice and fairness prevail in matters like these, ensuring that all stakeholders have an equal opportunity to be heard and considered.

I strongly believe that we must not turn a blind eye to these concerns and instead prioritize the importance of due diligence and thorough vetting of the proposed land use change. It is our responsibility to ensure that the decision made regarding this site aligns with the best interests of the community, both in terms of economic growth and the preservation of our natural resources.

In conclusion, I respectfully urge the Morrow County Planning Commission to conduct further studies on water availability and transportation impacts before making a final decision on the change of land designation. We owe it to our community to approach this matter with transparency, fairness, and a

commitment to the long-term well-being of our region.

Thank you for your attention to this matter. I trust that you will carefully consider these concerns and take appropriate action to ensure the proper evaluation of the proposed changes.

Sincerely,

Jonathan Tallman

February 21, 2022

Please place this comments into the record for ZP 2956-22

To the Morrow County Planning Commission,  
It's unusual that we see this particular piece of land again in such a short period of time. If you recall this property was first introduced in a land swap application from the Port of Morrow. Where it was deemed to be isolated from industrial infrastructure including roadways, rail, water and sewer , utilities and industrial process lines and deemed un- feasible for any industrial purpose. In fact the application was justified, processed and approved by this Planning Commission to return this industrial land back into EFU.

Further the "Port" retained the right to convert the zoning from industrial to agricultural (Exhibit 1) this document was adopted into the Morrow County Comprehensive plan dated Oct 12, 2010. This land was never intended to be anything but a place holder of inventoried industrial land that could be exchanged at a later date. The land was intended to remain EFU. A zone that complements the surrounding area.

The zoning ownership has not been conveyed to the current property owner of record. Any permit at this time by this applicant is out of compliance with Morrow County Comprehensive Plan. A plan amendment must be completed before any permit is in order. The Port could remove the zoning at anytime leaving the application frustrated. This permit should be denied until that lift has been accomplished.

An urban use is defined as any residential, commercial, industrial, transit, transportation passenger facility, or retail use, or any combination of those uses. Urban uses are intended to be placed in urban areas for good reason . Is there any reasonable expectation for urbanization here? What is the future Public benefit? Amazon is asking for public facilities to be placed in a rural agricultural setting, and not only is this setting rural it is located adjacent to a subdivision.

The proposed 5 acre waste water plant is not something that should be located adjacent to a housing subdivision, building a fence around it does not minimize the stench, nor the stench it

will produce when applied to the surrounding agricultural areas. It is these undisclosed amounts of applied water that are contaminating wells and poisoning our unborn and children with nitrates and heavy metals. That particular area is a hot spot according to the testing Lab and realtors alike.

Our Planning commission stumbles routinely on the difference between waste water and sewage. Nowhere in this application is there any reference to sewage disposal.

Morrow county does not support sewage treatment facilities according to Plan. Pg 183 MC ( Exhibit 2)

MC 3.070 A ) Uses permitted outright and accessory uses.

I do not believe that we can stretch the definition of a accessory use to include a security building. Nothing precludes this building to be located off shore.

3.070. C (1)

If our planning commission sees it fitting to place a large scale urban industrial plant next to a rural residential area and in the heart of agriculture. Clearly planning has gone out the window. The approval of this permit will violate our " County Plan", To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. This is supported by OAR 660-015-0000(11). It is also supported in the Industrial Element of our plan. " Industrial uses should not encroach on our residential or agricultural uses" Page 37 MC Comprehensive plan.( Exhibit 3) The reasons, or justifications do not support the fact that we as a county have limited the size of a facility to 2 acres. The applicant has asked us approve this large scale urban facility on 120 plus acres, slightly over two.

You can't put enough lipstick on a pig to call it anything but a pig. The applicant has failed to give any substantial reasons to permit this size and scale next to a residentially zoned neighborhood and subdivision.

1.) Applicant states it meets the development criteria for M-G standards, however it does not meet the requirements of MC 3.070 C. Those M-G requirements can be met inside the urban growth boundary or within in the Port areas where this type of large scale facility should be sited.

2.) Applicant suggests the buildings or "primary data center use" will be near the west end of the project, however nothing precludes them from building on the entire premises or dividing

off another parcel. Nothing provides evidence that the proposed accessory dwellings, security building or sewer ponds won't be located next to the residential area. As we know in land use a **map** is a mere suggestion. Nothing in the text supports this concept. And the map that was provided is so small its un readable.

A perimeter slatted fence and some shrubbery will not minimize acoustical or roof top mechanical equipment and lighting. This was the same song and dance that PDX 90 supported, bet you can't see or hear that eye- sore and its associated uses.

Data Centers operate 24/ 7 families and children sleep. The Zellers family that lives closest to PDX 90 can tell you about the volumes of traffic that flows day and night from workers and security. They are forced to live with the constant hum and the constant light that pierces their windows. These large scale facilities should be located in designed areas and not on islands that abut residential sites.

3.) The applicant points to the fact that access is from Bombing Range, but what precludes them from another access point off Miller. I believe PDX 90 was required to have both an entrance and exit for emergency service providers, not a turn around as proposed.

4.) Applicant states they "**may**" design it to minimize adverse impacts. That does not say shall or will. What does minimize mean anyway. In my humble opinion no dust, glare, traffic ,odor, vapor or blasting is what our Morrow County plan provides to our residential areas. Not some minimized amount.

5.) Again lipstick, lipstick, lipstick!!!! You cannot hide a 126.92 acre data center campus.

The conditions of approval do not address odor, dust, water quality or quantity , sewer service or sewer facilities. Provides for **minimal** fencing and landscape and suggest **should** be designed and not will be. How will a goal 11 exception be met for water and sewer ?

Timing and planning go hand in hand. Can we warrant the need for this development? Do we need more jobs? Can it be located elsewhere? Is it site specific? Does it meet our goals in our "Plan" Consideration needs to be applied our resources and public facilities. Water for this project is from municipalities, What are our reserves? How much Agricultural land will be condemned by UEC.

Here is what our plan says. " promote public health, safety and general welfare based on these considerations. MC plan pg 2 (

#### Exhibit 4)

1. The various characteristics of the various areas in the county, the suitability of the area for a particular land uses and improvements, the land uses and improvements in the area, property values, the needs of economic enterprises in the future development of the area, needed access to particular sites in the area, natural resources of the county and prospective needs for development thereof, and the public need for healthful, safe, aesthetic surroundings and conditions. (Page 2 MC Comp Plan) Ask yourself how your Comprehensive Plan applies to this development.

1. Simply does not fit the character of the surrounding area.
2. There is better suitability in Oregon's 2nd largest port industrial area, shovel ready with all wet and dry utilities already provided.
3. No room for improvements as all other surrounding land is EFU.
4. Will drive property values of Ag lands up and residential properties down.
5. There is no future development of MG planned in the future of the area.
6. Several Data centers exist currently and none have contributed to our poverty level.
7. This project is in or near the critical ground water area and a known area of high nitrates.
8. And there isn't enough lipstick in the world to make this Data Center aesthetically pleasing.

#### 3070.E. Traffic Impacts

A TIA is required for trips generated over 400. To simply compare an existing Data Center that may not have security buildings, storage tanks, water treatment facilities, data storage, and waste water holding ponds is not sufficient evidence that a TIA is not required. A traffic Impact study should be completed prior to the development, to factually assess the level of service, intersection project areas, peak levels and to address any mitigation that will be needed.

Clearly this permit application is premature and needs to be denied, given the fact that the applicant does not hold the ownership rights to the MG zoning that has been applied to this parcel. As stated above, an amendment to the comprehensive

plan will be required before further action can be taken.

That is not the only reason this permit should be denied. Assess the damages to your neighbor, the condemnations of Ag land required for 230 KV lines, the resources consumed for what social value, property values, quality of life, and uphold the " Plan " that was crafted and put in place to eliminate what very permit would destroy. Flavor of the month planning results in unfavorable issues that remain for decades and become the struggles of future generations.

I'm sorry I cannot attend tonight, due to the fallout from the previous Amazon permitting process, I have to defend my property rights in a hearing being held at the same time in the City of Boardman.

Jonathan Tallman