



Rowan Percheron Data Center

Morrow County Planning Commission

Zone Change and Goal Exceptions Request

June 27, 2023

(Docket No. AC-145-23, AC(Z)-146-22, AZM-147-23)



Today's Presentation

- Introduction of the Team
- Applicant's Request
- Overview of the Project Location
- Consultation and Studies
- Staff Report and Public Comments
 - Water Supply
 - Alternatives Analysis
 - Economic Impact Benefits
 - Construction Traffic and Road use
 - Proposed Conditions
- Questions



Rowan: Bobby Hollis, COO; Kirstin Gunderson, VP of Site Strategy; David Schiflet, Director of Development; and Martin Romo, Sr. Director of Economic Development & Policy

Hubbell: Nathaniel Brown, Manager, Public Affairs

ERM: Nikki Payne, Project PM

DWT: Elaine Albrich, Partner; Olivier Jamin, Associate

Applicant



Rowan was founded in 2020 with a mission to deliver high-quality digital infrastructure solutions to hyperscale customers. Rowan partners with customers who share our values and our deep commitment to sustainability and responsible resource use.

The Rowan team brings decades of experience in data center development and energy to our portfolio of active projects located throughout the US.

What leaders have to say about Rowan's projects:



"Sustainable projects like this can serve as a model for other development, especially on one the few remaining parcels of industrial land in our County. Having exceeded the requirements of community engagement, we are confident that the Meriwether project will be a positive asset for the entire region."

Elizabeth Mazzara Myers, executive director, Westside Economic Alliance



"As commissioner of the most rural area of the county, I am always supportive of opportunities for economic growth and utilization of industrial land. As we continue to recover from the economic devastation of COVID, it is vital that our workforce has access to living-wage jobs, as this project would bring."

Washington County Commissioner Jerry Willey, District 4

Stakeholder and Community Engagement

Building meaningful relationships in the community with early and upfront information sharing and engagement.

- Understand big issues facing community
- Address initial questions about project
- Explore opportunities to collaborate long-term
- Keep community up to date



Applicant's Request

- Zone Change and Comprehensive Plan Amendment for 274 acres
 - Exclusive Farm Use → Industrial (MG) + Limited Use Overlay to limit to data center only
 - Goal 3 exception to allow MG zoning and data center use
 - Goal 11 exception to extend Port of Morrow water service
 - Goal 14 exception to allow scale of data center development
- Request requires Planning Commission review and make recommendation to Board of County Commissioners. Board makes the final decision on the request.
- Staff recommended 2 hearings before Planning Commission. First evidentiary hearing tonight then continued hearing for additional Q/A and deliberations on July 25. Applicant to provide written response to Planning Commission questions before 2nd hearing (if needed).

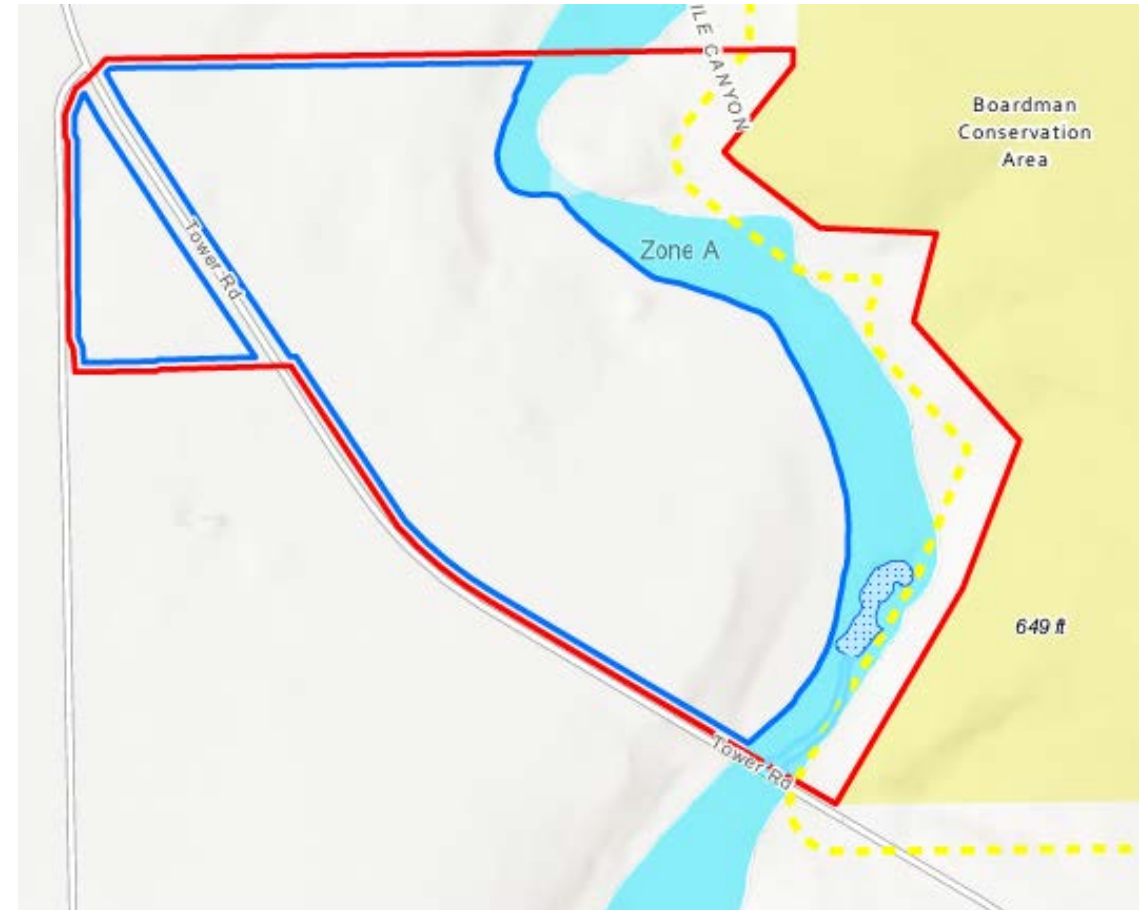
Project Parcel

- 274-acre parcel off Tower Road, ½ mile from Carty reservoir and power generation site
- Owned by Threemile Canyon Farm, no history of agricultural cultivation or no irrigation; poor soil quality
- Adjacent to existing transmission ROW, existing (Grassland Switch Station) and planned transmission infrastructure (Grassland Annex Substation) for power supply



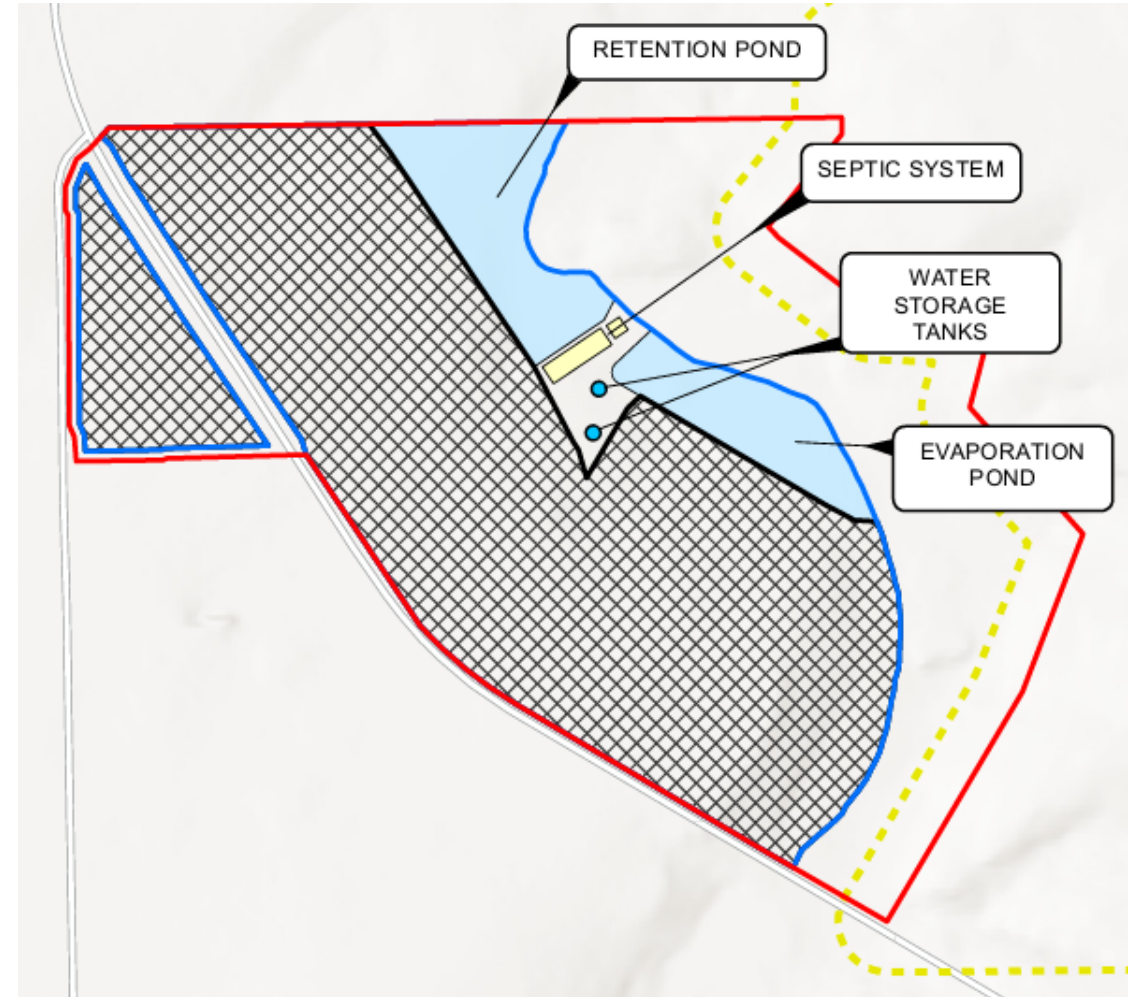
Project Footprint

- Project Footprint microsited within Project Parcel to avoid environmental impacts
 - 190-acre footprint in Project Parcel
 - Avoids wetlands and drainages
 - Avoids floodplain
 - 250-foot buffer from conservation area
 - Predominately nonarable soils
 - Not irrigated



Project Components

- Data center campus with multiple data system warehouse buildings
- Parking for employees and internal access roads
- Onsite septic, stormwater, and wastewater (cooling water) management systems
- Fire protection system, including water storage tanks
- Back-up power supply
- Onsite substation and electrical interconnection equipment



Consultations and Studies

Consultations
Oregon Department of Fish and Wildlife
Oregon Department of State Lands
Morrow County Planning Department
Morrow County Public Works
US Navy, Northwest Region
Confederated Tribes of Umatilla Indian Reservation
Port of Morrow
Boardman Rural Fire District (outreach)

Studies
Soils Analysis Memorandum, ERM (January 2023)
Alternatives Analysis, ERM (April 2023)
Historic Aerial Imagery
Economic Analysis Memorandum, Johnson Economics (February 2023)
Washington Ground Squirrel Protocols Survey Results (May 2023)
Traffic Impact Analysis, Kittelson & Associates (February 2023)
Threatened and Endangered Species Habitat Assessment, AKS (November 2021)
Wetlands Delineation Report and DSL Concurrence, AKS (April 2023)
Cultural Resources Desktop Report, Terracon (October 2021)
Geotechnical Investigation, Terracon (May 2023)

Framework of Application and Proposed Findings:

- Applicant provided reasons to justify the goal exception requests
 - Reason 1 Rural Industrial Development (Goals 3, 11, 14)
 - Reason 2 Minimal Impact to Productive Agriculture (Goals 3, 11, 14)
 - Reason 3 Comparative Economic Benefit (Goals 3, 11, 14)
 - Reason 4 Air and Water Suitability and Availability (Goal 14)
- Applicant analyzed alternative sites before selecting Project Parcel to show no other reasonable sites are available.
- Applicant evaluated the Environmental, Economic, Social and Energy consequences of the project on the Project Parcel to find no significant adverse EESE impacts.
- Applicant analyzed the potential impacts on surrounding lands to find the project compatible with surrounding land uses.

Staff Report and Public Comments

- Applicant's Response to Identified Items
 - Water Supply
 - Construction Traffic and Road Use Agreement
 - Alternatives Analysis
 - Economic Development Benefits
- Outreach to Public Works Director
- Outreach to Boardman Rural Fire District
- Response to DLCD Comment Email



Applicant's Alternatives Analysis

Develop Siting Criteria

Applicant identified 8 Siting Criteria for successful project:

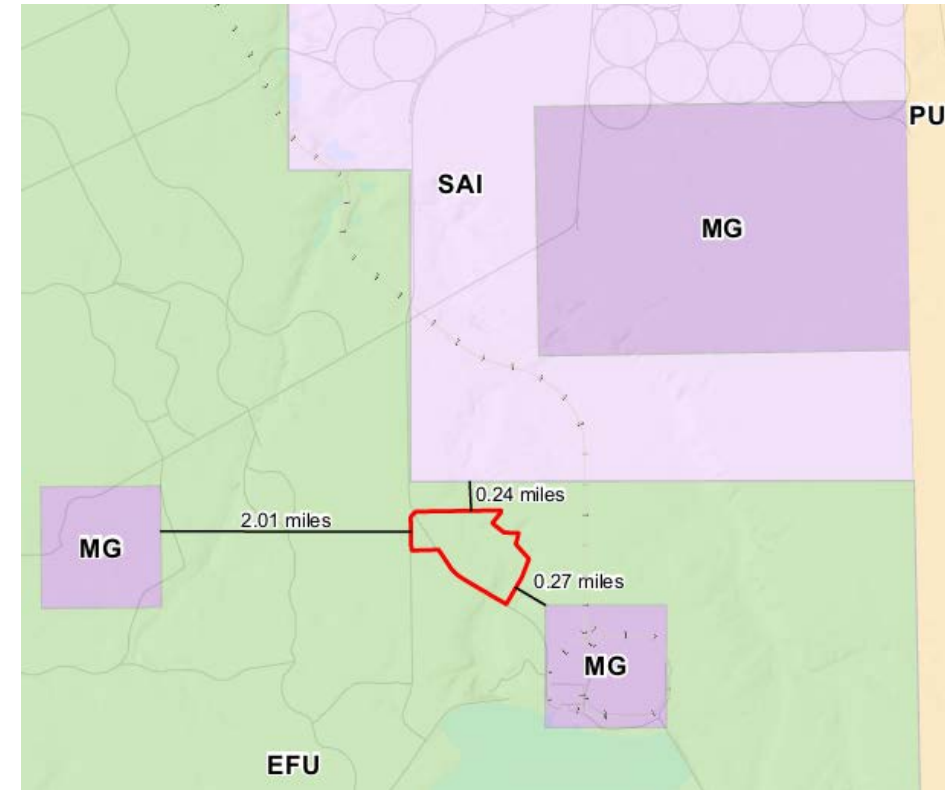
1. Access to electrical infrastructure and power availability
2. Water supply and discharge
3. Land characteristics (200+ acres, vacant, <15% slope to minimize grading, etc.)
4. Environmentally sensitive resources and protected areas
5. Road access
6. Fiber network connectivity
7. Land use and zoning
8. Financial feasibility

Applicant's Alternatives Analysis (cont'd)

Identify Land and Alternatives Analysis/Methodology

Steps of Analysis:

- Nonresource lands in UGBs of Umatilla and Morrow counties [Figure 6a and 6b]
- Suitable zones outside of UBGs of Umatilla and Morrow counties [Figure 6a and 6b]
- Nonresource lands requiring zone change but no exception [Figure 6c to 6e]
- EFU land [Figure 6c to 6e]
 - *Many disregarded potential alternatives sites*
 - *4 alternative sites and proposed Project Parcel identified*
 - *Project Parcel met 7/8 siting criteria except for zoning [Figure 6f]*



Economic Impact Benefits

- Repositioning an unfarmable, economically unproductive parcel into a significant revenue-generating property.
- Over half a billion dollars of capital investment will be deployed locally, with significant subsequent investment on an ongoing basis for business equipment.
- A positive ripple effect of economic impacts beyond this project, given induced demand for service providers and suppliers.
- Low impact on the need for public services.
- Recession-strong industry; long-term fiscal revenue stream.
- Hundreds of construction jobs and many well-paying permanent positions.
- Multiplier effect on employment; for every data center job another four/five jobs are supported in the wider economy.



Economic Impact Benefits (cont'd)

- Data center operator likely to support workforce development and retain high-tech jobs that will continue to be in demand in the future.

- Morrow County's *Comprehensive Plan's Economic Element* focuses on four sectors, including "Large Industrial Activity." This project supports the policies of the Plan, specifically it advances:
 - Goal 2: To expand job opportunities, reduce unemployment, reduce out-migration of youth, and accommodate growth of County workforce.

- The project also supports Greater Eastern Oregon Development Corporation's *Comprehensive Economic Development Plan*, specifically it advances:
 - Goal 1.1: Encourage industry clusters to explore opportunities for growth and expansion;
 - Goal 2: Encourage diversification of local economies within the region to increase stability and resiliency.

Applicant's Proposed Conditions

- *Prior to construction, Applicant shall enter into a Road Use Agreement with Morrow County Public Works department to fund \$267,000 to pay for chip seal on the first nine (9) miles of Tower Road.*

- *Prior to construction, Applicant shall provide notice to Threemile Canyon Farms, the area farming operator, of its construction traffic schedule and coordinate with Threemile Canyon Farms to minimize any potential impacts to farm traffic during harvest.*

- *Applicant shall obtain all local, state and federal permits and approvals for the data center campus construction and operation including but not limited to:*
 - *DEQ NPDES 1200-C Stormwater Permit*
 - *DEQ, Onsite Septic Permit*
 - *DEQ, Basic Air Contaminant Discharge Permit*

Questions?



Rebuttal



Thank you for your consideration