



PLANNING DEPARTMENT

PO Box 40 • Irrigon, Oregon 97844
(541) 922-4624

July 18, 2023

TO: Planning Commission
FROM: Tamra Mabbott, Planning Director
RE: Second Hearing

AC-145-23; ACM-146-23; AZM-147-23 Comprehensive Plan and Map Amendment. Rowan Percheron, LLC, Applicant. The property is located approximately 9 miles south of I-84 on Tower Road. The application proposes to amend the Comprehensive Plan to allow for rezoning approximately 274 acres from Exclusive Farm (EFU) Use to General Industrial (MG) and adopt a Limited Use Overlay Zone to limit MG uses to a data center only. The application also includes an exception to Statewide Planning Goals 3 Farmland, Goal 11 Public Facilities, and Goal 14 Urbanization. Applicable Criteria include Morrow County Zoning Ordinance (MCZO) Article 8 Amendments, Oregon Administrative Rules (OAR) 660-004-0010.

The applicant has submitted additional documentation to support their application for plan and zone amendment and Goal exceptions. The new materials are listed in the attached Amendment list. Your packet this month includes only the new materials submitted after the June 27th hearing. We did not re-copy materials from June but you will want to review them prior to the hearing.

All materials are on our website in two locations.

1. Under Meetings and Agendas here: <https://www.co.morrow.or.us/meetings> and,
2. In a special location on the Planning Department webpage. This location includes the entire application and all the various report and studies here: <https://www.co.morrow.or.us/meetings>

I expect to receive additional materials prior to and during the hearing. I will be presenting a more detailed staff report and comments on the draft Findings at the July 25th hearing.