



Oregon

Tina Kotek, Governor

Department of Land Conservation and Development

Community Services Division

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD

August 15, 2023

Tamra Mabbott, Planning Director
Morrow County Planning
P.O. Box 40/215 NE Main Ave.
Irrigon, OR 97844
(Transmitted via email: tmabbott@co.morrow.or.us)



Re: Percheron Application AC-145-23; ACM-146-23; AZM-147-23

Dear Tamra,

The Department of Land Conservation and Development (DLCD) is providing supplemental information for the Morrow County Board of Commissioners to consider on the subject application for Percheron. At the July 25, 2023 Morrow County Planning Commission public hearing, Jon Jinings, our Community Services Specialist provided testimony on DLCD's behalf reiterating that statewide goal exceptions are "exceptional", decisions to approve goal exceptions should be made when there is no other option. We do not believe that is the case with this application request.

Specifically, we would like to provide the Board of Commissioners with supplemental information to be considered for this development proposal pertaining to Oregon Statewide Goals: #3 Agricultural Lands, #14 Urbanization, and #11 - Public Facilities and Services.

Our agency supports economic development in Morrow County but have concerns about this selected site. We believe the applicant has not sufficiently reviewed or considered alternative sites per the Goal 3 exception criteria as detailed in OAR 660-004-0020(2)(b). We have compiled several alternative locations that could be considered. Attached are maps that provide information regarding:

- Transmission Lines & Substations in the region.
- Large amounts of lands planned and zoned for all levels of Industrial Activities per ORS 197.713.
- The Ports of Arlington, Morrow, and Umatilla, as well as the Columbia Development Authority that all have a mission to promote local economies and manage lands that are currently available for development.
- The location of multiple urban growth boundaries that include available industrial lands (Arlington, etc..) or could potentially be expanded if a need for this use can be justified.

In addition, we do not believe the Goal 14 exception criteria found in OAR 660-014-0040(3)(a) has been reviewed. There is potential that this type of urban development could be accommodated by a site we have provided (see attachment), through an expansion of an existing urban growth boundary or by intensification of development in an existing rural community.

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Please include this letter from my agency in the record for the upcoming public hearing proceeding. DLCD plans to have at least one staff person attend the Public Hearing on August 16th. Please feel free to reach out to me if you have any questions. I can be reached at 503.956.8163 or dawn.hert@dlcd.oregon.gov.

Sincerely,

A handwritten signature in blue ink that reads "Dawn Marie Hert". The signature is written in a cursive style.

Dawn Marie Hert,
Eastern Oregon Regional Representative

cc: Gordon Howard, DLCD Community Services Division Manager,
Jon Jinings, DLCD Community Services Specialist,
Hilary Foote, DLCD Farm/Forest Specialist,
Dan Kearns, Morrow County Legal Counsel,
Elaine Albrich, Davis Wright Tremaine, LLP, Applicant's Counsel

Attachment: Alternative Site Options

Attachment to DLCD Letter

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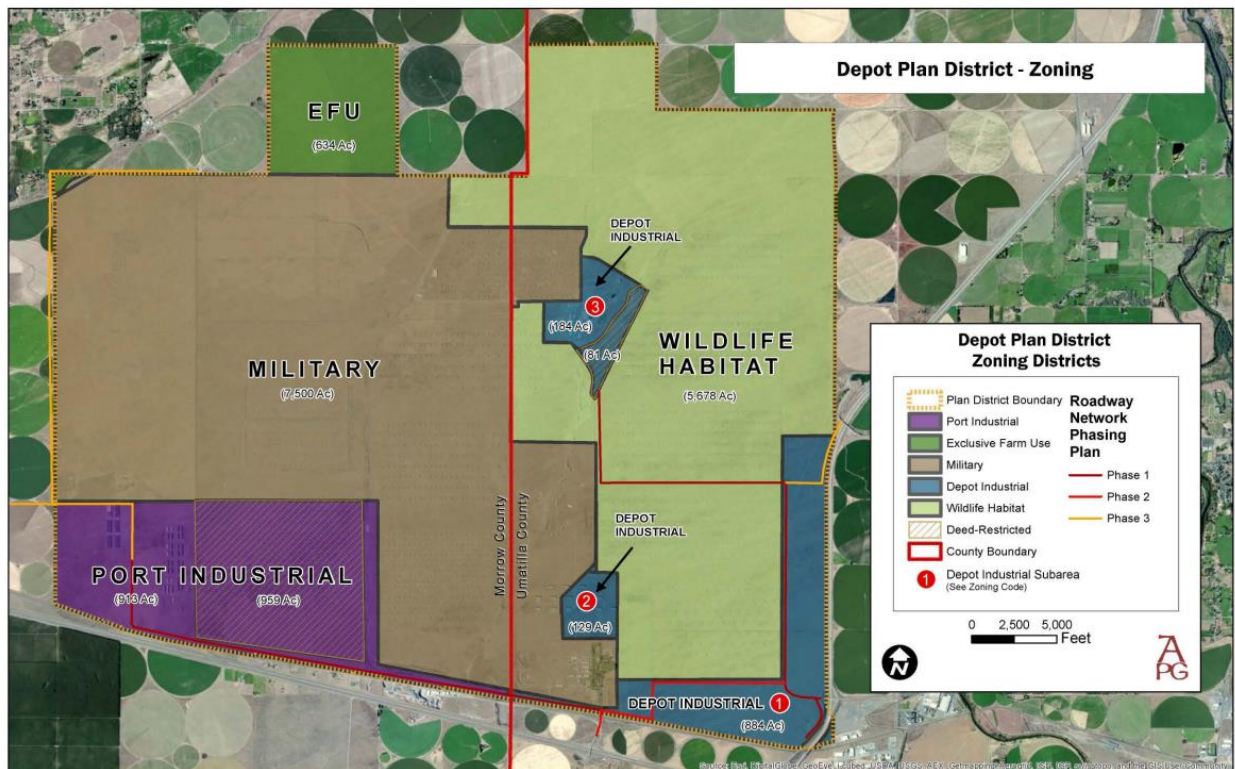
Columbia Development Authority – Umatilla County

Source: <https://www.umadra.com/map>

As of March 3rd, 2023, the CDA now owns 9,511 acres with about 4,000 acres slated for flexible heavy industry/and light industry zoning.

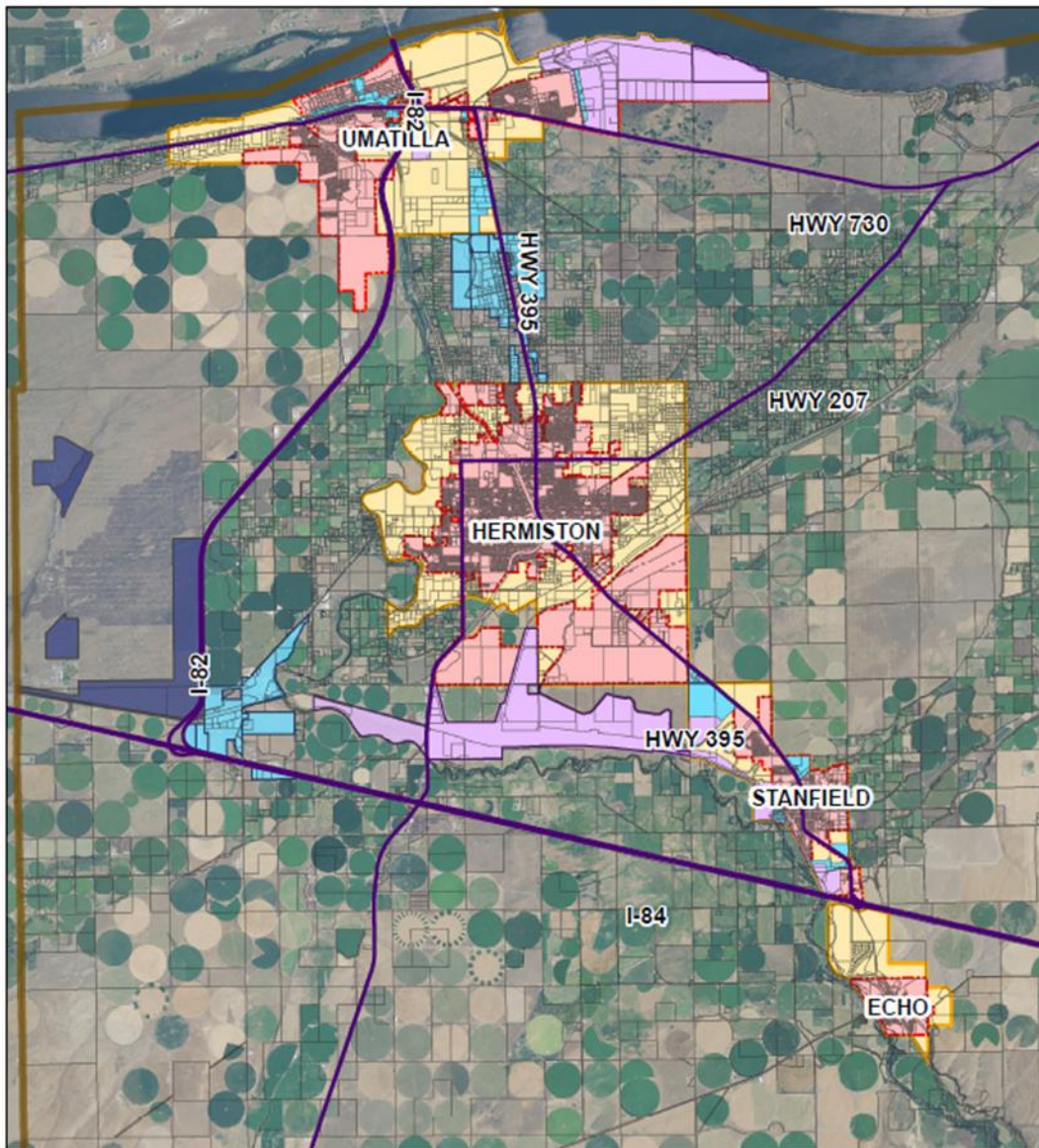
Among the sites are in (Umatilla County) 276 acres that was the site of a \$700 million demilitarization incinerator complex now decommissioned, dismantled, and environmentally certified to industrial standards, this site includes warehouse buildings, offices, and parking lots. This latter site has extensive utility and infrastructure investments desirable for the right industrial application, including substantial electric power and natural gas capacities, office space, and several larger structures suitable for warehouse or processing applications.

The industrial sites are free of all-natural hazards. Located in a cool, arid desert climate, the topography is flat with non-expansive soils. There is no risk of flooding and there are no sensitive wetlands. Moreover, the industrial parcels at the base offer secure locations, free of conflicting land uses.



West Umatilla County – Industrial Zoned Lands

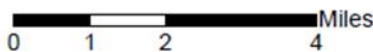
Source: Umatilla County Planning (Copied map NTS)



West Umatilla County Industrial Zoned Areas

Legend

- | | |
|---|---|
|  Depot Industrial Zone |  City Limits |
|  Light Industrial Zone |  Urban Growth Boundary |
|  Heavy & General Industrial Zone | |



Map Disclaimer: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of the data. Parcel data should be used for reference purposes only. Created by M. Green, Umatilla County Planning Department Date: 2/6/2020

Attachment to DLCD Letter

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Port of Morrow – Various Locations

Source: <https://www.portofmorrow.com/industrial-sites>



Airport Industrial Park

The 2,700-acre Airport Industrial Park centers around a 150-foot wide, 4,200-foot long general aviation landing strip regularly used by local industries including, but not limited to Portland General Electric and Lamb Weston. Whether you require sites close to the airport or a little farther away, the Port can accommodate that need. Hanger space is also available.



East Beach Industrial Park

East Beach Industrial Park offers more than 900 acres of industrial zoned land for development.

The park is home to diverse industries, including the Port of Morrow Freezer Warehouse, Morrow County Grain Growers, Northwest Container Services, Tredditt Tire, Cadman Sand & Gravel, Pacific Ethanol, ZeaChem, Windwave Communications, and more.

Many additional industrial sites are ready to build – in sizes up to several hundred acres.





Boardman Industrial Park

Food processors find a welcome home in the Boardman Industrial Park alongside some of the world's best-known names in the industry: Lamb Weston's French fry plant, Oregon Potato Company's potato flake plant and Boardman Foods' onion processing plant. Tens of thousands of tons of potato and onion storage facilities are already in place. And, Port of Morrow Warehousing, a public cold storage facility, is ideally located near all major transportation modes.



Boardman Industrial Park sites are particularly suited to transportation-dependent industries. Fiber and seed processing cluster the transportation facilities. Barenbrug USA cleans and ships grass seed all over the globe. Dodge Logging's chip reload facility and Tidewater Terminal's public container and chip reload find excellent Columbia River dock sites in the Port.

Additional plant sites are ready to build.



South Morrow Industrial Park

The South Morrow Industrial Park is approximately 130-acres zoned General Industrial located one mile north of Heppner. The park, which is the former site of the Kinzua Lumber Mill, includes an office building and warehouse/shop buildings. The site is home to Blue Mountain Manufacturing, the Oregon State University (OSU) 4-H extension office for Morrow County and the Oregon Department of Motor Vehicles (DMV).

Willow Creek Valley Economic Development & Heppner Chamber of Commerce

City of Heppner - Official City Website





Industrial Sites for Lease/Sale

The Port of Morrow offers industrial building sites from 1 to 2,000 acres in size as an economical alternative to metropolitan areas.

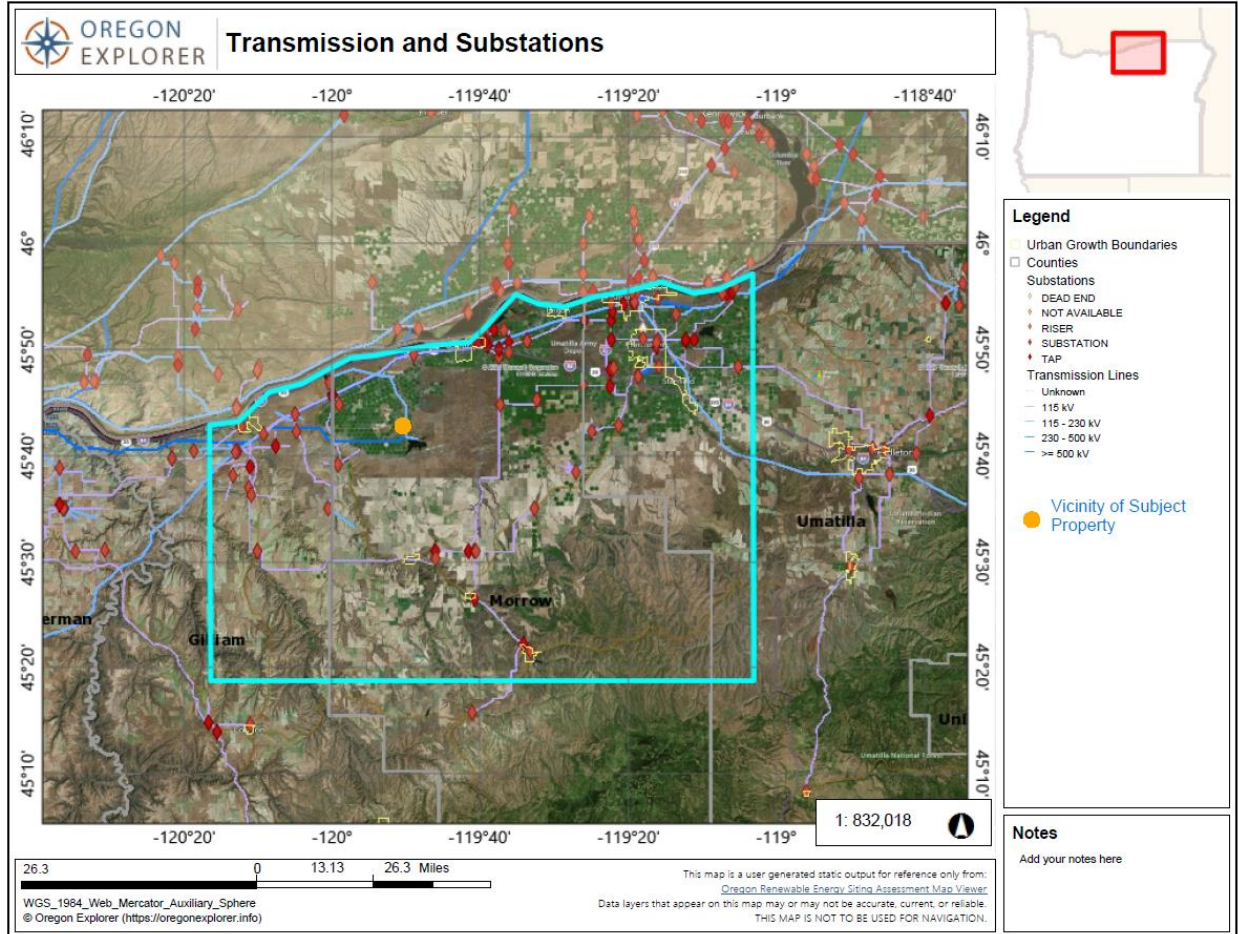
Four industrial parks, served by efficient transportation modes, and dependable and modern utilities, make the Port a sensible choice for many industries.

Contact us for more information. Phone: 541-481-7678



Morrow County – Transmission and Substations

Source: Oregon Explorer (Copied map NTS)



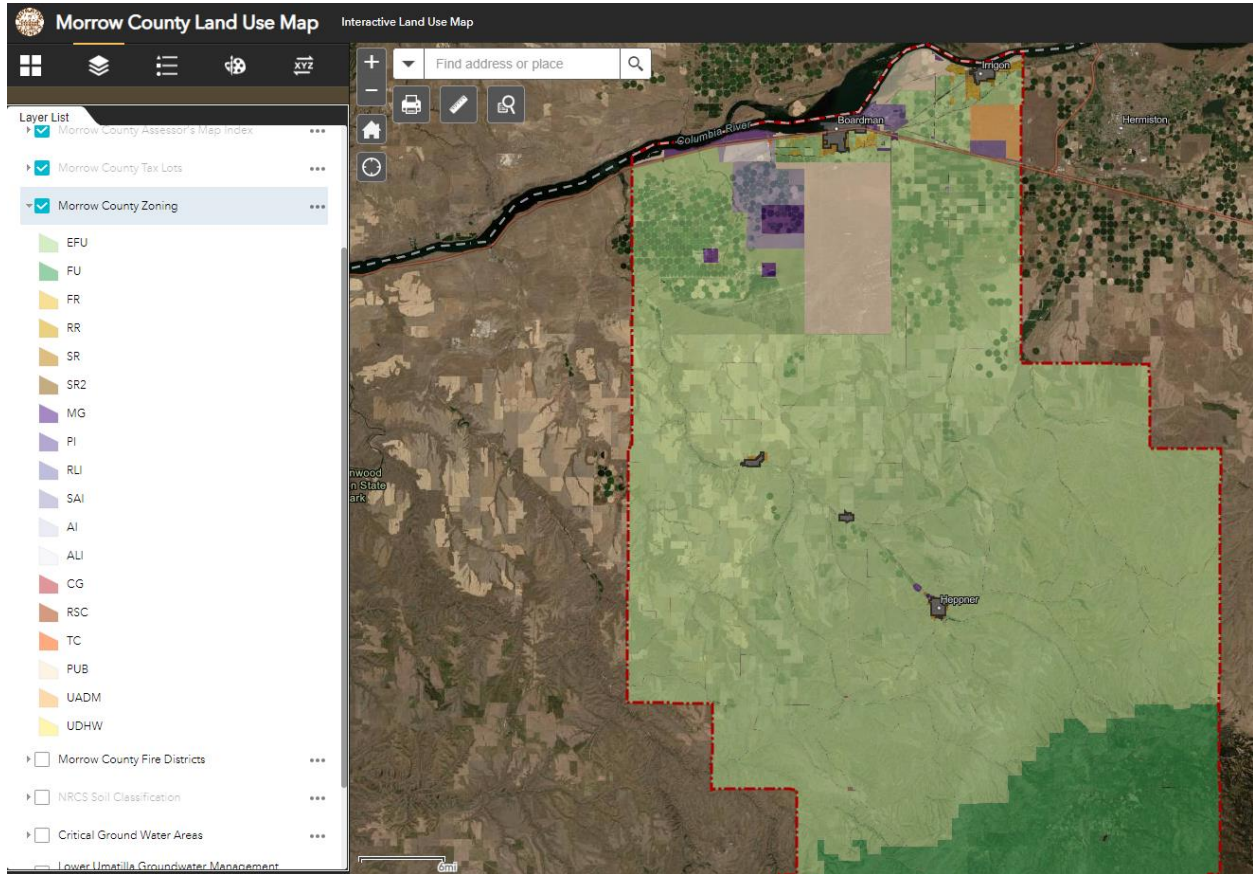
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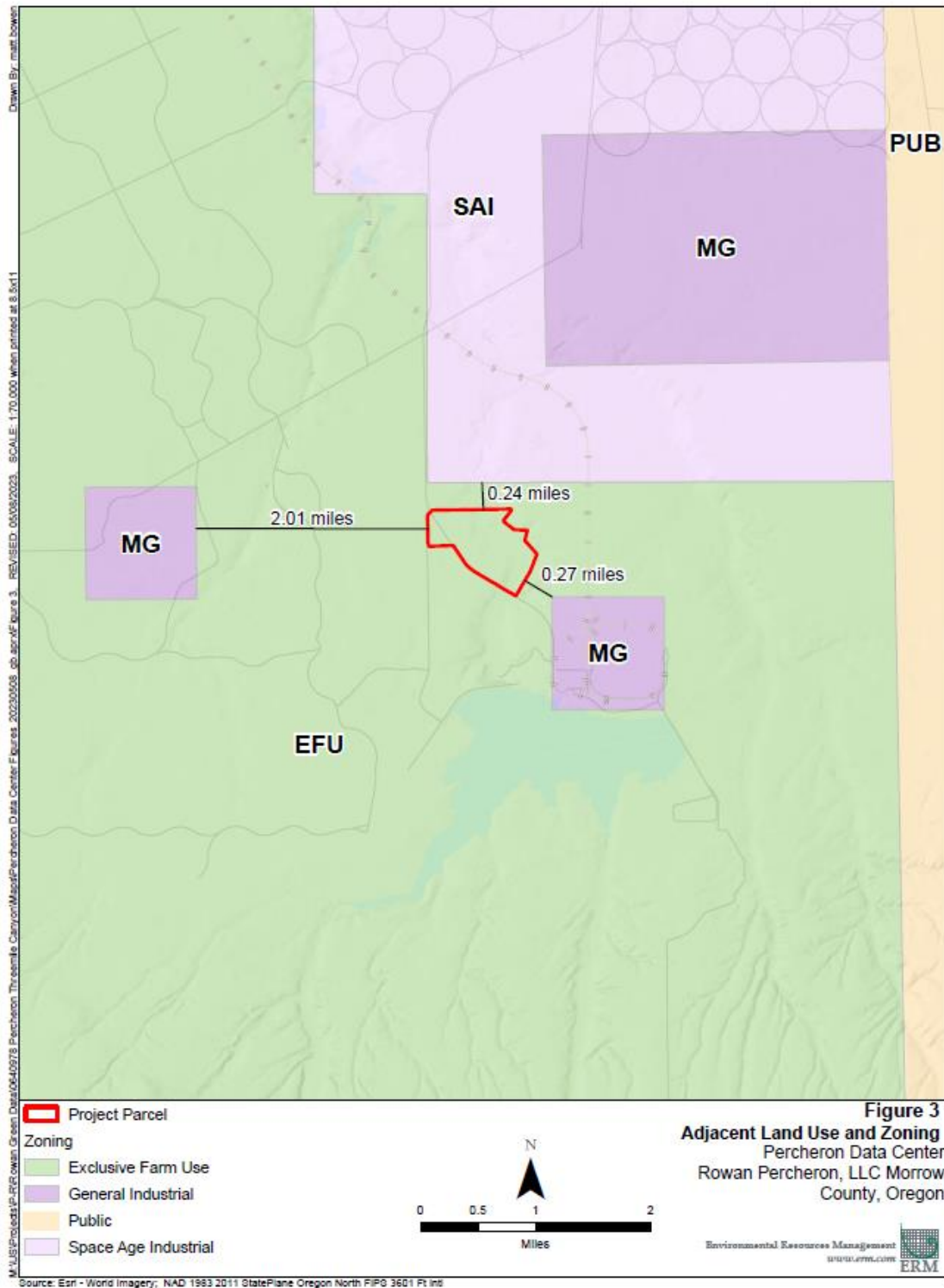
Morrow County – Zoning

Source: Morrow County GIS (Copied map NTS)



Morrow County Adjacent Land Use and Zoning

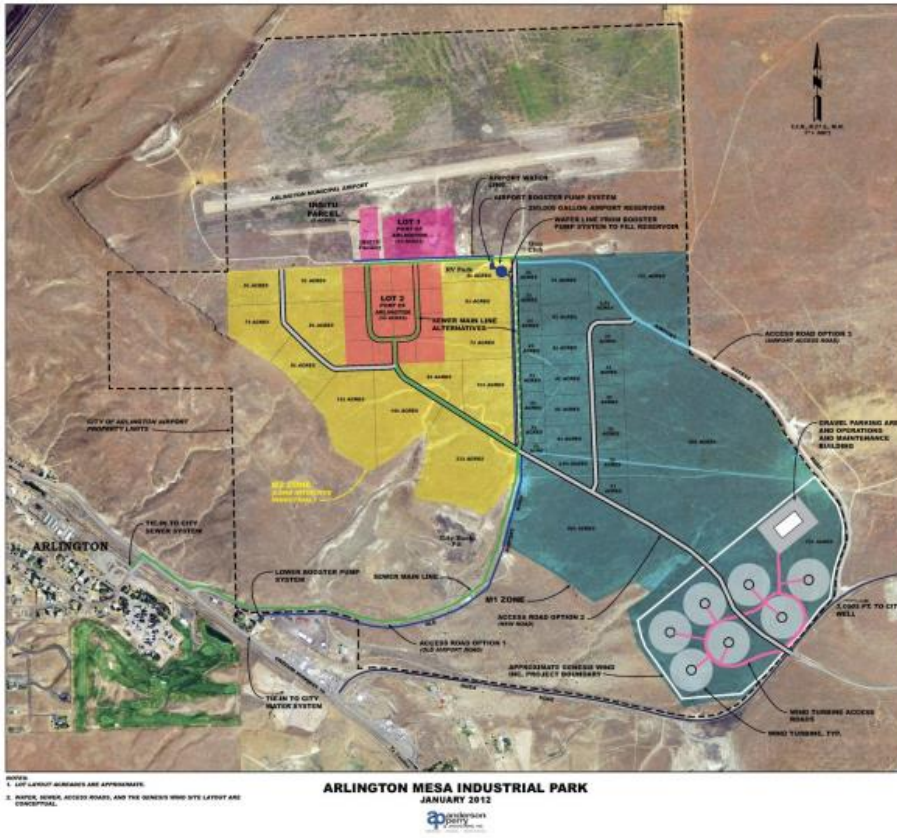
Source: Percheron Application Map (Copied map NTS)



Port of Arlington – Mesa Airport and Industrial Park
Source: <https://www.portofarlington.com/arlington-mesa.html>

Arlington Mesa Airport and Industrial Park

For Sale or Lease/ Build to Suit



Airport Development sites, up to 8 acres remaining
Industrial Development Sites, up to 364 acres remaining
Arlington, Oregon
January 2018

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Port of Arlington – Shuttler Station

Source: <https://www.portofarlington.com/shuttler-station.html>

Shuttler Station Industrial Park

2018

Shuttler Station Industrial Park

For Lease/ Build to Suit



Industrial Development Sites, up to ~~90~~ 65 acres remaining
200 acres undeveloped private Industrial land also available

Arlington, Oregon

August 2018