

WHEREAS: Under the authority given to the Economic Recovery Review Council (ERRC) established by ORS.197.723(1),

CONSIDERATION:

1. Consideration of the Nomination for Cities of Pendleton and Pilot Rock Regionally Significant Industrial Area as defined by the parcels identified in the nomination and the letter from the Cities of Pendleton and Pilot Rock, recognized local governments, and
2. Consideration of the Interagency Staff Report, public comments, and ERRC discussions in properly noticed public meeting of March 31, 2016, and
3. Considered By:
 - a. Chris Harder, Director, Business, Oregon
 - b. Matthew Garrett, Director, Oregon Department of Transportation
 - c. Jim Paul, Director, Department of State Lands
 - d. Karen Tarnow (on behalf of Joni Hammond, Director), Oregon Department of Environmental Quality
 - e. Rob Hallyburton (on behalf of Jim Rue, Director), Land Conservation and Development

FINDINGS:

It is the findings of the Council that the nomination meets:

1. Area is planned and zoned for industrial use;
2. Contains vacant sites, including brownfields, that are suitable for the location of new industrial uses or expansion of existing industrial uses and that can collectively provide significant additional employment in the region;
3. Has site characteristics that give the area significant competitive advantages that are difficult or impossible to replicate in the region;
4. Has superior access to transportation; and
5. Is located in proximity to major labor markets.

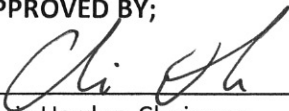
THEREFORE: By unanimous decision on March 31, 2016; the Economic Recovery Review Council hereby designates the Lincoln County Regional Industrial Area as a Regionally Significant Industrial Area under conditions of ORS 197.722;

AND;

Directs rulemaking not to administer the area or adopt rules as necessary to implement the Nomination as a Regionally Significant Industrial Area until the following conditions have been met:

1. Cities of Pendleton and Pilot Rock coordinate the adoption of a binding method of amending zoning code to limit conflicting non-industrial uses (including overlay zones or equivalent) within the subject areas.
 - a. Proof of the adopted binding documentation will be provided directly to the ERRC by March 30, 2017 to be approved by the Director of DLCD in a letter stating conditional approval criteria's been satisfactorily met.
2. Cities of Pendleton and Pilot Rock coordinate with DEQ on assessment reports; ODOT and local transportation authorities on transportation impact analyses to address potential access and safety issues; and, ODOT rail staff regarding potential options to service properties and address rail crossing issues as identified in the Staff Analysis.
 - a. Proof of assessment reports, transportation impact analysis, and rail crossing resolutions will be provided to local permitting authorities prior to an application for an expedited industrial land use permit, establish by ORS 197.724.

APPROVED BY;



Chris Harder, Chairman
Economic Recovery Review Council

4/7/16

Date

WITNESSED BY:



Gary Van Huffel, Lands Manager
Oregon Business Development Department

4/7/16

Date