

**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 Cook Site Regionally Significant Industrial Area as defined by the parcels identified in the nomination and the letter dated May 9<sup>th</sup>, 2014, by the City of Hermiston, a recognized local government, and
2. Consideration of the Interagency Staff Report, public comments, and ERRC discussions in properly noticed public meeting of May 14, 2014, and the reconvened meeting of May 28<sup>th</sup> 2014, and,
3. Considered By:
  - a. Tim McCabe, Director, Business, Oregon
  - b. Matthew Garrett, Director, Oregon Department of Transportation
  - c. Chris Castelli (on behalf of Mary Abram, Director), Department of State Lands
  - d. Karen Tarnow (on behalf of Dick Pederson, Director), Oregon Department of Environmental Quality
  - e. Carrie MacLaren (on behalf of Jim Rue, Director), Land Conservation and Development

**FINDINGS:**

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

1. 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;
2. Has site characteristics that give the area significant competitive advantages that are difficult or impossible to replicate in the region;
3. Has superior access to transportation; and,
4. Is located in proximity to major labor markets.

However, it is the findings of the Council that the nomination does not sufficiently meet:

5. Area is planned and zoned for industrial use;

**THEREFORE:** By decision on May 28<sup>th</sup>, 2014; the Economic Recovery Review Council hereby conditionally approves designation of the Cook Site Regionally Significant Industrial Area under conditions of ORS 197.722;

**AND;**

Directs rulemaking to administer the area or adopt rules as necessary to implement the Nomination as a Regionally Significant Industrial Area after the following conditions have been met:

1. The City of Hermiston adopts a binding method (meaning a restrictive zone overlay or equivalent) to ensure that industrial uses within the subject area will be no less than 70% of the net developed area; and,
2. Proof of the adopted binding restrictions will be provided directly to the ERRC by June 30, 2015 to be approved by the Director of DLCD in a letter stating conditional approval criteria has been satisfactorily met.

**APPROVED BY; "**



Tim McCabe, Chairman  
Economic Recovery Review Council

5-28-2014  
Date

**WITNESSED BY:**



Sierra Gardiner, Industrial Lands Specialist  
Oregon Business Development Department

5.28.2014  
Date