



CITY OF PILOT ROCK

P.O. BOX 130 • 144 N. ALDER PLACE • PILOT ROCK, OREGON 97868
OFFICE: 541-443-2811 • FAX: 541-443-2254

PacificCorp
Attn: Kris Bremer
825 NE Multnomah Street
Portland, OR 97232

11/30/23

COPY

RE: Pilot Rock Industrial Land Infrastructure Planning

Dear Kris,

We are reaching out to share our effort and vision in developing 440Ac of Industrial Zoned land in the City of Pilot Rock, Oregon. This parcel was deeded to us by International Paper in the 1980's and is one of the largest, industrial areas actively zoned and marketed in Eastern Oregon. The contiguous parcel is near and served by your Pilot Rock Substation.

After DEQ clearances, we have recently expanded local, regional, and statewide marketing of the property through our municipal website, and Business Oregon which is the state's economic development agency. Promotion of the property includes the designation of the Pendleton-Pilot Rock Enterprise Zone to attract business incentives for new parcel sales and lease end users that invest capital creating benefit that provide employment measures.

We ask that PacifiCorp to be aware of, actively plan for and accommodate Industrial-type service for this land. We have invested in a survey plat and deed restrictive 80ft wide utility and road easement from Circle Rd, north ~2000LF into the interior of the parcel. The easement focuses essential lot services for existing 6in gas main by Cascade Gas, City's sewer main, and near-term City water main line. For obvious reasons, we desire a single pole line adjacent to this infrastructure. Our zoning code allows for a wide range of uses that would use services at 480V, 12.7kV or more as available.

Steve Draper, Public Works Director, met Doug Treibelhorn at the easement and discussed the landholding, easement, and pole placement for one long-term lessor. The adjacent parcel to this area was sold for use as a construction and fire equipment refurbishing shop with other interest West and North of the easement ongoing.

Electrical service is essential to our vision to develop this area. Your assistance in infrastructure planning for this area's development is greatly appreciated.

Sincerely,

Randy Gawith
Mayor