


**RE: CU 23-11 & DR 21-03 MOD - Applicant's First Open Record Period Submittal (Email 2)**

Stephenson, Garrett H. <GStephenson@SCHWABE.com>

Wed 1/24/2024 3:15 PM

To: Planning Department.UserGroup <planning@columbiacountyor.gov>

Cc: Hayden Richardson <Hayden.Richardson@columbiacountyor.gov>; 'Brian Varricchione (BVarricchione@mcknze.com)' <BVarricchione@mcknze.com>; Hicks, Jane M. <JHicks@SCHWABE.com>

 3 attachments (8 MB)

00LTR-Columbia County Board of Commissioners-CUP and DR MOD Supplemental Evidence-240124 (003).pdf; 1-23-24 CCA-NEXT Rail Mitigation Recommendations.pdf; Mf\_NEXT BDIC Response to Commissioners.pdf;

**CAUTION:** This email was NOT sent by the Columbia County email system. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.  
Also, do NOT scan any 'QR' codes in this email.

To Whom it May Concern:

Proceeding from our communication below, attached are additional documents respectfully submitted in the above-referenced matter prior to the close of the first open record period.

Please confirm receipt and place these documents into the official record and before the County Board of Commissioners on these proceedings.

Thank you.

Enclosures:

- Letter from Brian Varricchione responding to evidence and argument submitted at or shortly before the hearing.
- Letter from Brian Heikkila regarding rail operations.
- Letter from Brian Tino, PE, Maul Foster & Alongi, Inc., responding to comments submitted by the Beaver Drainage District.

**Garrett Stephenson**

Shareholder

D: [\(503\) 796-2893](tel:(503)796-2893)

C: [\(503\) 320-3715](tel:(503)320-3715)

[gstephenson@schwabe.com](mailto:gstephenson@schwabe.com)

**Schwabe**

---

**From:** Stephenson, Garrett H.  
**Sent:** Wednesday, January 24, 2024 2:45 PM  
**To:** [planning@ColumbiaCountyOR.gov](mailto:planning@ColumbiaCountyOR.gov)  
**Cc:** Hayden Richardson <[Hayden.Richardson@columbiacountyor.gov](mailto:Hayden.Richardson@columbiacountyor.gov)>; 'Brian Varricchione (BVarricchione@mcknze.com)' <[BVarricchione@mcknze.com](mailto:BVarricchione@mcknze.com)>; Hicks, Jane M. <[JHicks@SCHWABE.com](mailto:JHicks@SCHWABE.com)>  
**Subject:** CU 23-11 & DR 21-03 MOD - Applicant's First Open Record Period Submittal (Email 1)

To Whom it may Concern:

This office represents NEXT Renewable Fuels, Inc., applicant in the above-references land use applications. The Applicant testified orally during the Jan 10, 2024 Columbia County Board Hearing on the applications. At the conclusion of that hearing, the Board closed the record to further oral testimony but allowed the written record to remain open for the following purposes and on the following schedule:

1. Until 5:00 PM on Jan. 24th for any party to submit any evidence or testimony.
2. Until 5:00 PM on Feb. 7th for any party to submit evidence or testimony in response to testimony submitted during the first open record period.
3. Until Feb. 21st for Applicant's final written argument.

This is the first of several emails enclosing the Applicant's testimony and evidence for the first open record period, and is timely submitted prior to 5:00 PM on January 24<sup>th</sup>. Please confirm receipt and place these documents into the official record and before the County Board of Commissioners on these proceedings.

Thank you.

Enclosures:

- Adopted County Findings on CU-21-04.
- Adopted County Findings on DR 21-03 and V 21-05.

**[Garrett Stephenson](#)**

---

Shareholder  
D: [\(503\) 796-2893](tel:(503)796-2893)  
C: [\(503\) 320-3715](tel:(503)320-3715)  
[gstephenson@schwabe.com](mailto:gstephenson@schwabe.com)

**Schwabe**

---

NOTICE: This email may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.