

**CONDITIONAL USE PERMIT APPLICATION**

**PROPOSED USE:** Rail Branchline in PA-80 zone

**APPLICANT:** Name: Next Renewable Fuels Oregon, LLC, Attn: Gene Cotten

Mailing address: 11767 Katy Freeway, Suite 705

<u>Houston</u>	<u>Texas</u>	<u>77079</u>
City	State	Zip Code

Phone No.: Office (661) 201-2653 Home \_\_\_\_\_

Email Address: gene@nextrenewables.com

Are you the \_\_\_\_\_ property owner?  owner's agent?

**PROPERTY OWNER:** \_\_\_\_\_ same as above, OR:

Name: Port of Columbia County (tax lot 8423-B0-00700)

Mailing Address: PO Box 190

<u>Columbia City</u>	<u>Oregon</u>	<u>97018</u>
City	State	Zip Code

Phone No.: Office (503) 397-2888 Home \_\_\_\_\_

**PROPERTY ADDRESS** (if assigned): not assigned

_____	_____	_____
City	State	Zip Code

**TAX MAP NO.:** 8423-B0-00700 Acres: 11.5 Zoning: PA-80

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

**PRESENT USES:** (farm pasture, forest, residential, etc.)

<u>Use:</u>	<u>Approx. Acres</u>
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<u>Vacant and Wetlands</u>	<u>7.3</u>
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<u>Wetlands and powerlines</u>	<u>4.2</u>
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Total acres (must agree with above):	<u>11.5</u>
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Mailing address: 11767 Katy Freeway, Suite 705

<u>Houston</u>	<u>Texas</u>	<u>77079</u>
<small>City</small>	<small>State</small>	<small>Zip Code</small>

Phone No.: Office (661) 201-2653 Home \_\_\_\_\_

Email Address: gene@nextrenewables.com

Are you the \_\_\_\_\_ property owner?  owner's agent?

**PROPERTY OWNER:** \_\_\_\_\_ same as above, OR:

Name: Felipe and Bobby De La Cruz (tax lot 8423-B0-00800)

Mailing Address: 80393 Kallunki Rd

<u>Clatskanie</u>	<u>Oregon</u>	<u>97016</u>
<small>City</small>	<small>State</small>	<small>Zip Code</small>

Phone No.: Office \_\_\_\_\_ Home \_\_\_\_\_

**PROPERTY ADDRESS** (if assigned): not assigned

<small>City</small>	<small>State</small>	<small>Zip Code</small>
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**TAX MAP NO.:** 8423-B0-00800 Acres: 4.4 Zoning: PA-80

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

**PRESENT USES:** (farm pasture, forest, residential, etc.)

<u>Use:</u>	<u>Approx. Acres</u>
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<u>Hay/row crops</u>	<u>2.8</u>
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<u>Wetlands and powerlines</u>	<u>1.6</u>
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Total acres (must agree with above):	<u>4.4</u>
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**WATER SUPPLY:** \_\_\_\_\_Private well.  
\_\_\_\_\_Community system.

Is the well installed? \_\_\_\_Yes \_\_\_\_No  
Name\_\_\_\_\_ *N/A; no water use proposed*

**METHOD OF SEWAGE DISPOSAL:** \_\_\_\_\_Community Sewer. Name\_\_\_\_\_  
\_\_\_\_\_ *x* \_\_\_\_\_Not applicable.  
\_\_\_\_\_Septic System.

*N/A; no sewage disposal required*

If Septic, does the subject property already have a system?\_\_\_\_Yes \_\_\_\_No  
If no, is the property approved for a Septic System?\_\_\_\_Yes \_\_\_\_No

**ELECTRICITY SUPPLIER:** *Clatskanie PUD*

**CONTIGUOUS PROPERTY:** List all other properties you own which have boundary lines touching this property:

- 8422-00-00100 (Port of Columbia County), 52.7 acres*
- 8422-00-01100 (Port of Columbia County), 208.6 acres*
- 8423-B0-00600 (Port of Columbia County), 4.8 acres*
- 8423-B0-00500 (Port of Columbia County), 20.0 acres*
- 8423-B0-00900 (Felipe & Bobby De La Cruz), 11.9 acres*

Co-owners (if any)

\_\_\_\_\_  
\_\_\_\_\_

**ACCESS CONSULTATION:** The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION:**

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: 5/2/2023 Signature: \_\_\_\_\_ *Eugen Coth* \_\_\_\_\_

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Planning Department Use Only

Date Rec'd. \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Or: Administrative \_\_\_\_\_ Receipt No. \_\_\_\_\_

Zoning: \_\_\_\_\_ Staff Member: \_\_\_\_\_

Previous Land Use Actions: \_\_\_\_\_

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June 23, 2021

Mr. Matthew Laird  
Planning Manager, Land Development Services  
Columbia County  
230 Strand Street  
St. Helens, OR 97051

**Re: Port of Columbia County Authorization for NEXT Renewable Diesel Proposal for Port Westward**

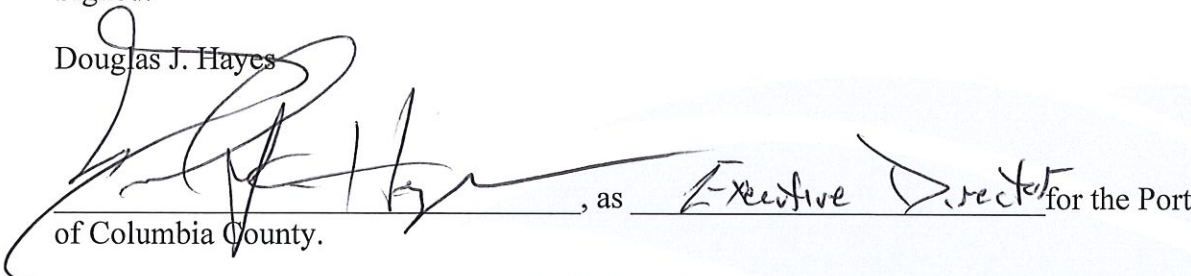
NEXT Renewable Fuels Oregon, LLC (“NEXT”) and the Port of Columbia County (the “Port”) have entered into a contractual relationship to allow NEXT to use all or a portion of the listed properties for its proposed Renewable Diesel facility at Port Westward. The Port hereby authorizes NEXT to apply for land use and development permits on the below-identified Port-owned properties in its land use application(s) for the Renewable Diesel facility.

The Port is the owner of the following properties:

8421-00-00600	8422-00-00100
8422-00-00400	8422-00-00500
8422-00-00600	8423-00-00900
8422-00-00200	8422-00-0700
8423-B0-00700	

Signed:

Douglas J. Hayes

  
\_\_\_\_\_, as Executive Director for the Port  
of Columbia County.

Date: 23 Jun 21

Mr. Matthew Laird  
Planning Manager, Land Development Services  
Columbia County  
230 Strand Street  
St. Helens, OR 97051

**Re: Owner Authorization for NEXT Renewable Diesel Proposal for Port Westward**

I, Bobby De La Cruz, am one of two owners of property identified as tax lot 800 of Columbia County Assessor's Map No. 80423B0. I hereby authorize NEXT Energy Group, Inc. to apply for a land use permit(s) to use a portion of my property for a railroad spur road to service NEXT's proposed Renewable Diesel facility at Port Westward. This authorization is for the limited purpose of applying for the land use application and applies only to the portion of my property identified in the application.

Signed,

Date: 7/2/2021

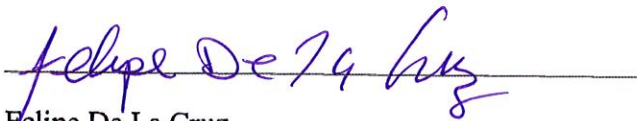


Bobby De La Cruz

I, Felipe De La Cruz, am one of two owners of property identified as tax lot 800 of Columbia County Assessor's Map No. 80423B0. I hereby authorize NEXT Energy Group, Inc. to apply for a land use permit(s) to use a portion of my property for a railroad spur road to service NEXT's proposed Renewable Diesel facility at Port Westward. This authorization is for the limited purpose of applying for the land use application and applies only to the portion of my property identified in the application.

Signed,

Date: 7-2-2021



Felipe De La Cruz

## CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

1. New Uses: What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

[Rail branchline. See accompanying narrative.](#)

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2. Suitability: Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

[See accompanying narrative.](#)

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3. Compatibility: How will the use be compatible with surrounding uses?

[See accompanying narrative.](#)

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4. Impact: What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

See accompanying narrative.

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5. Hazards: Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

See accompanying narrative.

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**Submission: All of the following must be completed and submitted for a complete application:**

1. The attached CONDITIONAL USE PERMIT APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.
7. Please also address the criteria (on a separate sheet of paper) of Section 1503, Conditional Uses, from the Columbia County Zoning Ordinance. (See below.)

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**+ Section 1503, Conditional Uses:**

- .5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposes use also satisfies the following criteria:
  - A. The use is listed as a Conditional Use in the zone which is currently applied to the site;
  - B. The use meets the specific criteria established in the underlying zone;
  - C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;
  - D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
  - E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
  - F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;
  - G. The proposal will not create any hazardous conditions.