



## NOTICE OF PUBLIC HEARING

(Remote Access Available)

**Date:** January 10, 2024

**File #** CU 23-11 & DR 21-03 MOD

**Owner:** Port of Columbia County/NEXT Renewable Fuels, Inc.

**Applicant:** NEXT Renewable Fuels, Inc.

**Map/Taxlots:** 8422-00-00100, 8422-00-00200, 8422-00-01100, 8421-00-00700,  
8416-00-00200, 8416-00-00300, 8422-00-00300, 8423-B0-00700,  
and 8423-B0-00800

**Site Address:** 81009 Kallunki Road, Clatskanie, OR 97016

**Zone:** RIPD – Resource Industrial Planned Development & Primary Agriculture – PA-80

**Size:** ~125 Acres

**NOTICE IS HEREBY GIVEN** that NEXT Renewable Fuels, Inc., has submitted an application, for a Modification of Prior Approval for a previously approved Site Design Review and Variance (DR 21-03/V 21-05). If approved, the proposal would relocate the rail tracks, tree buffer, and storm facilities northward from the Primary Agriculture (PA-80) zone into the Rural Industrial Planned Development (RIPD) zone. The rail tracks, tree buffer and storm facilities were previously approved as part of a separate application (CU 21-04), but that application was appealed and reversed by the Oregon Land Use Board of Appeals. The application proposes moving the rail tracks, tree buffer and storm facilities entirely onto land zoned RIPD. The properties total approximately 109 acres and are located at 81009 Kallunki Road.

In addition to the Modification of Prior Approval, the applicant has submitted an application for a Conditional Use Permit for a proposed railroad branchline in the Primary Agriculture (PA-80) zone, intended to serve the previously approved renewable diesel production facility. The application proposes a limited rail connection between the renewable diesel production facility and the existing Portland & Western Railroad tracks. The two affected tax lots include 8423-B0-00700 and 8423-B0-00800 and total approximately 15.9 acres.

**SAID PUBLIC HEARING** will be held before the Columbia County Board of Commissioners on **Wednesday, January 10<sup>th</sup>, 2024**, starting at or after 10:00am. This meeting will be hybrid in nature, allowing participants to log into a digital Go-To-Meeting (link provided below) or attend in person at 230 Strand Street, Room 310, St. Helens, OR 97051.

<https://global.gotomeeting.com/join/357054141>

United States (Toll Free): 1 866 899 4679

Access Code: 357-054-141

Interested parties may appear and be heard. If you have any questions or concerns regarding access to the meeting or need accommodation, please call Jacyn Normine in the Board of Commissioner's office at (503) 397-4322.

The criteria to be used in deciding the request will be found in the following:

Columbia County Zoning Ordinance Section 200 General Provisions Section 300 Primary Agriculture, Section 680 Resource Industrial-Planned Development, Section 1100 Flood Hazard Overlay, Section 1120 Sensitive Bird Habitat Overlay, Section 1130 Historic Overlay, Section 1170 Riparian Corridors, Wetlands, Water Quality, and Fish and Wildlife Habitat Protection Overlay Zone, Section 1180 Wetland Area Overlay, Section 1185 Natural Area Overlay, Section 1190 Big Game Habitat Overlay, Section 1300 Signs, Section 1400 Off-Street Parking and Loading, Section 1450 Transportation Impact Analysis, Section 1550 Site Design Review, Section 1603 Quasijudicial Public Hearings, as well as Columbia County Stormwater and Erosion Control Ordinance Section I(B) Applicability.

A copy of the staff report will be available for inspection at no cost at least one week prior to the public hearing. Copies of these materials will be provided at a reasonable cost upon request. All application materials will also be available for inspection in person or on the Columbia County Board of Commissioner's webpage at:

<https://www.columbiacountyor.gov/departments/BoardofCommissionersOffice/Hearings>

You received this notice because you own property located near the property that is the subject of this notice. Columbia County is required only to notify the applicant, owner, owners of record of property of adjacent properties per the most recent property tax assessment roll, and other persons identified. You may want to share this notice with others in your neighborhood as some may not be aware of the proposal.

**Notice to mortgagee, lien holder, vendor or seller: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser. Failure to raise an issue in a hearing, in person or by writing, or failure to provide statements or evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.**

Additional information about this application may be obtained by calling Hayden Richardson at (503) 397-1501. Written materials may be submitted prior to the public hearing. Those submitting written materials are encouraged to submit their materials prior to the date of the public hearing. Please submit written materials to [Planning@ColumbiaCountyOR.gov](mailto:Planning@ColumbiaCountyOR.gov)

You can also send written materials via US Mail to:

Columbia County  
Land Development Services  
Attn: [Planning](#)  
230 Strand Street  
St. Helens, OR 97051

The hearing will be held according to the procedures established in the Columbia County Zoning Ordinance, including CCZO Section 1603, and in accordance with ORS 197.797. Under state law, the failure to raise an issue at the hearing, in person or by letter, or the failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, precludes the ability to appeal the decision based on that issue.