

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Application by the Port of
Columbia County for a Comprehensive Plan
Amendment, Zone Change and Goal 3 Exception to
Reclassify and Rezone Property from Primary
Agriculture (PA-80) to Resource Industrial Planned
Development (RIPD) for an 837 Acre Expansion of
Port Westward on Remand from the Oregon Land
Use Board of Appeals

NOTICE OF DECISION

ORDINANCE NO. 2021-3

NOTICE IS HEREBY GIVEN that on September 22, 2021, the Columbia County Board of Commissioners adopted Ordinance No. 2021-3, "In the Matter of the Application by the Port of Columbia County for a Comprehensive Plan Amendment, Zone Change and Goal 3 Exception to Reclassify and Rezone Property from Primary Agriculture (PA-80) to Resource Industrial Planned Development (RIPD) for an 837 Acre Expansion of Port Westward on Remand from the Oregon Land Use Board of Appeals." The subject property includes the following tax lots (identified by Tax Map ID): 8N4W 16 00 500; 8N4W 20 00 200, 300; 8N4W 21 00 300, 301, 400, 500, 600; 8N4W 22 00 400, 500, 600, 700; 8N4W 23 00 900; and 8N4W 23 BO 400, 500, 600, 700. (NOTE: 8N4W 20 00 100 and 8N4W 29 00 100 were included in original application, but not the modified application and are therefore not part of this approval.)

The purpose of this Ordinance is to approve Application No. PA 13-02 / ZC 13-01 of the Port of Columbia County (formerly the Port of St. Helens), (hereinafter, the "Port"), as modified and supplemented, for a Comprehensive Plan Amendment, Zone Change and Goal 2 Exception to Goal 3 to change the Comprehensive Plan designation of approximately 837 acres from Agricultural Resource to Resource Industrial. The approval also changes the zoning of the property from Primary Agriculture – 80 Acres (PA-80) to Rural Industrial – Planned Development (RIPD). The approved Goal Exception further limits the uses allowed in the expansion area to the following five uses, which must be significantly dependent on the deepwater port at Port Westward:

- (1) Forestry and wood products processing, production, storage, and transportation;
- (2) Dry bulk commodities transfer, storage, production, and processing;
- (3) Liquid bulk commodities processing, storage, and transportation;
- (4) Natural gas and derivative products, processing, storage, and transportation; and
- (5) Breakbulk storage, transportation, and processing.

Persons who participated in the proceedings leading to the adoption Ordinance No. 2021-3 may appeal the decision to the Land Use Board of Appeals under ORS 197.830 to 197.845. *A Notice of Intent to Appeal the decision must be filed with the Land Use Board of Appeals not later than 21 days after the date the decision becomes final.* The date that this Notice was mailed is indicated on the reverse of this Notice.

A copy of Ordinance No. 2021-3 is available for review and may be obtained between the hours of 8:30 and 5:00, Monday through Friday, at the Board of County Commissioners' Office located in the Columbia County Courthouse, 230 Strand Street, Room 338, St. Helens, Oregon 97051, and may be reviewed electronically at: <https://www.columbiacountyor.gov/departments/BoardofCommissionersOffice/Hearings>. Questions may be directed to Jacyn Normine at (503) 397-4322.

DATED this 29 day of September, 2021.

By: 
Jacyn Normine, Board Office Administrator