



July 12, 2021

Columbia County Land Development Services  
Attention: Matt Laird  
230 Strand Street  
St. Helens, OR 97051

Re: **NEXT Renewable Fuels Conditional Use Permit CU 21-04**  
*Incompleteness Determination Response*  
Project Number 2200315.00

Dear Matt:

In response to your land use application completeness review letter dated February 17, 2021, we have addressed the items below, with our responses following your comments.

1. *Provide additional detail and information regarding the size and location of wetland mitigation area. Provide number of acres impacted and number of acres mitigated. (Application page 4).*

**Response:** The narrative has been updated to indicate that the applicant is proposing 488 acres of wetland mitigation south of the site.

2. *Revise Rail Spur Site Plan to show location of agricultural farm crossings on the rail line that allow access to the farmland on both sides of the rail spur. Provide construction detail of crossing. (Reference CCZO 307.1(A), Sheet C1.15, Application pages 7-9).*

**Response:** The rail alignment has been shifted to avoid the guy anchors for the overhead transmission lines and additional tracks have been added to satisfy Portland & Western Railroad requirements. Sheets C1.15 to C1.18 illustrate the revised alignment and the proposed location of the agricultural rail crossing (including a construction detail for the rail crossing). As the rail alignment now traverses additional parcels, the narrative has been revised accordingly.

3. *Address Columbia County Comprehensive Plan, Part V, Agriculture, Policy 16, Waiver of Remonstrance. (Application pages 21-22).*

**Response:** Responses to this section of the Comprehensive Plan have been added to the narrative.

4. *Address Columbia County Comprehensive Plan, Part X, Economy, Goal 2 and Policies 6, 8, and 10. (Application page 22).*

**Response:** Responses to this section of the Comprehensive Plan have been added to the narrative.

In accordance with ORS 215.427, the applicant is providing the noted material and requesting that the County deem the application complete within the 180th day of application submittal. Of course, we understand that questions, comments and suggestions from staff come up within the review process. We welcome such dialogue and intend to respond timely to queries and suggestions as they may arise.



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Please contact me if you have any questions, I may be reached at [bvarricchione@mcknze.com](mailto:bvarricchione@mcknze.com) or (971) 346-3742.

Sincerely,



Brian Varricchione  
Land Use Planner

Enclosure(s): Revised application materials

c: Christopher Efird, Gene Cotten – NEXT Renewable Fuels  
Garrett Stephenson – Schwabe, Williamson & Wyatt

M.