

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Applications by NEXT Renewable Fuels Oregon, LLC for a Use Permitted Under Prescribed Conditions, Site Design Review and Variance for a Renewable Diesel Production Facility at Port Westward (DR 21-03; V 21-05) and a Conditional Use Permit for a Rail Branchline near Port Westward (CU 21-04)

NOTICE OF PUBLIC HEARING
(PROPERTY OWNER NOTICE)

1. The Board of County Commissioners will hold a virtual public hearing on Wednesday, January 19, 2022, at or after 10:00 a.m., at the Columbia County Courthouse, 230 Strand Street, St. Helens, Oregon.
2. The purpose of the hearing is to consider the applications by NEXT Renewable Fuels Oregon, LLC, for a renewable fuel facility at Port Westward. NEXT has submitted two applications, which the County has consolidated for review:

(1) Application DR 21-03 and V 21-05, for a Use Permitted Under Prescribed Conditions in the Resource Industrial – Planned Development (RIPD) Zone, Site Design Review and a Variance. The proposed development includes the construction of a renewable diesel production facility with multiple buildings (office, laboratory, warehouse, maintenance, process control etc.), parking, private roadways, storage tanks, processing equipment, gas flare, wastewater treatment facilities, outdoor laydown yards, electrical equipment, landscaping and security fencing. The variance is for fence height and screening requirements. The approximately 109-acre site is located at Port Westward, near Clatskanie, Oregon, identified as Tax Map ID Nos. 8422-00-00100, 8422-00-00200, 8422-00-00300. The site will be accessed from a driveway to Hermo Road with an emergency secondary access to Kallunki Road.

(2) Application CU 21-04 for a Conditional Use Permit to establish a “rail branchline” to connect the site to Portland & Western Railroad’s facilities, which would pass through land zoned Primary Agricultural Use (PA-80) adjacent to Port Westward near Clatskanie, Oregon, identified as Tax Map ID Nos. 8421-00-00600, 8422-00-00400, 8422-00-00500, 8422-00-00600, 8423-B0-00700 and 8423-B0-00800. All interested parties may appear and be heard virtually by:

Computer, tablet or smartphone:

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

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3. If you are in need of any special accommodations to participate at this hearing, please call the Board of County Commissioners Office at (503) 397-4322 at least two days in advance.
4. The hearing will be held according to the procedures in the Columbia County Zoning Ordinance.
5. The applicable decision criteria are as follows:

Columbia County Zoning Ordinance

Section 300 Primary Agricultural Use Zone (PA-80)
Section 680 Resource Industrial - Planned Development
Section 1170 Riparian Corridors, Wetlands, Waterways
Section 1180 Wetland Area Overlay Zone
Section 1504 Variance
Section 1550 Site Design Review
Section 1530 Conditional Use

Columbia County Stormwater & Erosion Control Ordinance

Chapter I Introduction

Additional criteria may be identified in the staff report.

6. The failure to raise an issue at the hearing, in person or in writing, or the failure to provide sufficient specificity to afford the Board an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals based on that issue.
7. The application, including its documents and evidence, and applicable criteria are available for inspection at no cost. The staff report will be available for inspection at no cost at least seven days before the hearing. You may view the application and staff report on the County website at www.columbiacountyor.gov/departments/LandDevelopment/Planning. Copies of the application materials and the staff report will be provided at reasonable cost.
8. You may obtain additional information on this application by contacting the Planning Division of the Land Development Services Department at (503) 397-1501. You may submit written comments by email to planning@columbiacountyor.gov or by U.S. Mail to Columbia County, Department of Land Development Services, 230 Strand Street, St. Helens, OR 97051.

9. At each hearing, the applicant has the burden of presenting substantial evidence showing that the application meets all of the applicable criteria. Following presentation of the staff report, the applicant and other persons in favor of the application will be allowed to address the Board explaining how the application meets the applicable criteria. Then any person opposed to the application may present evidence and argument explaining how the application does not meet the applicable criteria. The applicant will then have an opportunity to rebut any evidence or arguments presented in opposition. After the presentation of evidence and arguments, the hearing record will be closed. The Board will then make a tentative decision to be followed by approval of written order and statement of findings and conclusions supporting the decision. The Board may continue the hearing in its discretion at the request of the parties or on its own motion as necessary to afford substantial justice and comply with the law.

DATED this 22nd day of December, 2021.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: *s/ Margaret Magruder*
Margaret Magruder, Chair

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST
PROMPTLY BE FORWARDED TO THE PURCHASER.**

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