

CONDITIONAL USE PERMIT APPLICATION

PROPOSED USE: Rail Branchline in PA-80 zone

APPLICANT: Name: NEXT Renewable Fuels Oregon, LLC, Attn: Christopher Efird

Mailing address: 11767 Katy Freeway, Suite 705

Houston Texas 77079
City State Zip Code

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

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

Columbia City Oregon 97018
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.)

Use: Approx. Acres

Vacant and Wetlands 7.3

Wetlands and powerlines 4.2

Total acres (must agree with above): 11.5

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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

Clatskanie Oregon 97016
City State Zip Code

Phone No.: Office _____ Home _____

PROPERTY ADDRESS (if assigned): not assigned

City State Zip Code

TAX MAP NO.: 8423-B0-00800 Acres: 4.4 Zoning: PA-80

Acres: _____ Zoning: _____

Acres: _____ Zoning: _____

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

Use: Approx. Acres

Hay/row crops 2.8

Wetlands and powerlines 1.6

Total acres (must agree with above): 4.4

File No. CU _____

WATER SUPPLY: _____ Private well. Is the well installed? ____ Yes ____ No
_____ Community system. Name N/A; no water use proposed

METHOD OF SEWAGE DISPOSAL: _____ Community Sewer. Name N/A; no sewage disposal required
_____ Not applicable.
_____ Septic System.

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:

Tax Account No.	Acres	Co-owners (if any)
8422-00-00100 (Port of Columbia County),	52.7 acres	
8423-B0-00600 (Port of Columbia County),	4.4 acres	
8423-B0-00500 (Port of Columbia County),	19.0 acres	
8423-B0-00900 (Felipe & Bobby De La Cruz),	11.8 acres	

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: 1/8/2021 Signature:  _____
DocuSigned by: F2997E1BB024417...

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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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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.](#)

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.](#)

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

[See accompanying narrative.](#)

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.](#)

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.