



February 17, 2021

NEXT Renewable Fuels Oregon LLC
Attn: Christopher Efird
11767 Katy Freeway Suite 705
Houston, TX 77079

Port of Columbia County
P O Box 190
Columbia City, OR 97018

Schwabe, Williamson & Wyatt
Attn: Garrett Stephenson
1211 SW 5th Ave, Suite 1900
Pacwest Center
Portland, OR 97204

Mackenzie
Attn: Brian Varricchione
1515 SE Water Ave, Suite 100
Portland, OR 97214

RE: Application for a Design Review

File No.: DR 21-03 / V 21-05
Map/Taxlot: 8422-00-00100, 00200, 00300, 01100
8421-00-00700 & 8416-00-00200, 00300
Site Address: 81009 Kallunki Rd, Clatskanie, OR
Zone: (RIPD) Resource Industrial Planned Development

To whom it may concern:

This Department has conducted a preliminary review of your land use application in accordance with ORS 215.427(2) and has determined the application to be **INCOMPLETE** and missing the following information:

1. You will need to send the payment for the Stormwater and Erosion Control review. The fee amount is \$350.00.
2. Need information on the location, size and type of sanitary sewer system, storm drain system and water system that will be used. Currently the application states that it will connect to the Port of Columbia County system. (See Sheet C1.30 and Application pages 3 and 8).
3. Provide documentation from the Port of Columbia County approving the connection to the sewer, storm and water systems of Port Westward.
4. Provide additional detail (curve radius, lane width, regarding the driveway connection with Hermo Road. Can a semi-truck make the turn into the facility if there are cars in the driveway waiting to turn left out of the facility? (Sheet C1.13).

5. Need details on the type and wattage of exterior lighting to be used. Also please clarify that all on structure lighting will be shielded and focused on the work area. Reference CCZO 1561(A), and 1563(E), Sheet C1.51, Application page 29).
6. Need information on the secondary access driveway connection to Kallunki Road. Please provide construction details, width, depth of rock, surface type, curve radius, rail crossing, etc. Also please clarify the signage to be used for this driveway, such as traffic, facility, and informational signs. Indicate this is not the primary entrance to the facility. Will there be a gate? If so, where? (Reference CCZO, 1563(G), Sheet C1.11 and C1.13 and C1.40, Application pages 24, 25 and 29).
7. Provide a draft lot combination covenant to bind the tax lots together so there are no parcel size or internal setback issues. (Reference CCZO 685.1, Application page 21).
8. Revise landscape plan to show Type A planting continued along the south property line all the way to Hermo Rd. Continue Type B planting along the east property line all the way to the north property line. (Sheet L1.10 and L1.11, Application page 26).
9. Provide details of proposed fence, type, height and elevation. (Reference CCZO 1504 and 1562(D)(.1), Application page 28 and 51).
10. Review internal vehicular access and circulation. Remove landscape strip between driveway and truck turn around area. Provide truck turning radius information for access to scale and for turnaround area in front of warehouse/laydown outdoor storage area. Consider moving guard shack closer to the gate and moving scale slightly to the east. Provide truck turnaround area at the end of the internal driveway in the southeast corner of the site near the hydrogen unit. (Reference CCZO 1406(1) and 1408(.1)(B), Sheet C1.11 and L1.10, Application pages 42 and 43).
11. Reconfigure parking area north of the main office to provide turn around area at the east end. Consider adding additional guest parking spaces. (CCZO 1415.2 and 1416.5, Sheet C1.12, Application page 44 and 46).
12. Provide additional details regarding type and location of internal traffic control, safety, and directional signage. Provide safety plan for building and area numbering for emergency response. (Reference CCZO 1313.6, Sheet C1.40, Application page 40).
13. Provide additional detail and information regarding the size and location of wetland mitigation area. Provide number of acres impacted and number of acres mitigated. (Reference CCZO 1563(B) and 1180 and 1184(C), Sheet C2.11, Application page 28).

Please communicate with this office and decide if you will:

1. Provide all of the missing information; or
2. Provide some of the missing information; or
3. Provide none of the missing information.

Please note, pursuant to ORS 215.427(4), on the 181st day after being submitted, the application is void if the applicant has not submitted a response to this letter.

If you have any questions concerning this letter or the status of your application, feel free to contact me directly at (503) 397-7217.

Land Development Services

Matt Laird
Planning Manager

cc: File