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 and Zone Change with a 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 REMAND PROCEEDINGS (PUBLICATION)

1. Notice is hereby given that on Wednesday, October 7, 2026 at 10:00 AM, at the John Gumm Building and Civic Center Auditorium, 251 St. Helens St., St. Helens, OR 97051, the Board of County Commissioners will conduct remand proceedings on the Port of Columbia County's application for a Comprehensive Plan Map Amendment, Zone Change and an Exception to Statewide Planning Goal 3 for an 837-acre expansion of the Port Westward Rural Industrial Area (Port Westward) (see County File No. PA 13-02 and ZC 13-01). The subject property is located at the Port Westward Industrial Site in Clatskanie, Oregon. It is identified in the County Assessor's records as Tax Map Nos. 8N4W1600500; 8N4W2000 200, 300; 8N4W2100300, 301, 400, 500, 600; 8N4W2200400, 500, 600, 700; 8N4W2300900; and 8N4W23B0400, 500, 600, 700.

2. The applicant seeks to change the Comprehensive Plan Map designation of the expansion area from Agricultural Resource to Resource Industrial and to change the zoning from Primary Agriculture (PA-80) to Resource Industrial Planning Development (RIPD) to allow for the following uses:

   - Forestry and wood products processing, production, storage, and transportation;
   - Dry bulk commodities transfer, storage, production, and processing;
   - Liquid bulk commodities processing, storage, and transportation;
   - Natural gas and derivative products, processing, storage, and transportation; and
   - Breakbulk storage, transportation, and processing.

   An exception to Goal 3, which provides for the preservation of agricultural lands, is required to change the Comprehensive Plan designation from an agricultural use to an industrial use. The County approved the Port's original application in 2014. The County's decision on the Port's original application was appealed to LUBA, which affirmed parts of the decision and remanded others. In response to the remand, the Port modified its application, and the County approved the modified application in 2018. The County's decision on the modified application was appealed to LUBA, which affirmed parts of the decision and remanded on a single issue: the "compatibility" standard under ORS 197.732(2)(c)(D) and OAR 660-004-0020(2)(d). LUBA's decision on the modified application was appealed to the Oregon Court of Appeals, where it was affirmed in 2019. In response to the second remand, the Port asked the County to take up the remand and supplemented its application with a compatibility report that evaluated potential impacts from the five categories of industrial uses on adjacent uses. The County approved the second modified application in 2021. The County's decision on the second modification application was appealed to

LUBA, which remanded the County's decision, directing the County to evaluate and make additional compatibility findings under ORS 197.732(2)(c)(D) and OAR 660-004-0020(2)(d). In response to the third remand, the Port requested that the County initiate remand proceedings and submitted supplemental materials for that purpose on August 19, 2024, and again on November 1, 2024.

3. The purpose of this remand proceeding is for the County to determine whether "the proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts" pursuant to ORS 197.732(2)(c)(D) and OAR 660-004-0020(2)(d). In addition, the County will also evaluate compliance with the following pursuant to OAR 660-004-0020(2)(d): "The exception shall describe how the proposed use[s] will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use[s] [are] situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. 'Compatible' is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

4. Interested parties may appear and be heard by submitting written evidence, arguments and testimony. Such evidence, arguments and testimony shall be limited to the issues stated in paragraph 3, above. Any evidence, argument or testimony not related to this issue will be rejected and not entered into the record.

5. The Board has provided the period for submission of written evidence, arguments, and testimony, as follows:

   - Interested parties may submit written evidence, arguments, and testimony until 5:00 PM on November 6, 2026 (the "open record period").

   - Interested parties may submit written evidence, arguments, and testimony in response to evidence, arguments, and testimony submitted during the open record period until 5:00 PM on December 12, 2026 (the "response period". Submissions received during the response period must be limited to written evidence, arguments, and testimony responding to submissions received during the open record period. Any evidence, argument, or testimony received during the response period that is not responsive to submissions received during the open record period will be rejected and not entered into the record.

   - Unless waived by the applicant, the applicant shall have until 5:00 PM on December 23, 2026, to submit final written arguments in support of the application.

6. All evidence, arguments, and testimony must be submitted to the Board of County Commissioners' Office, in person at John Gumm Building and Civic Center at 251 St. Helens Street, St. Helens, Oregon 97051, by mail to 230 Strand Street, St. Helens, Oregon 97051, or by email to Jacyn Normine by email at jacyn.normine@columbiacountyor.gov on or before the applicable deadline identified in paragraph 5, above.

7. Failure to raise an issue accompanied by statements or evidence sufficient to afford the Board and the parties an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

8. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Board to respond to the issue precludes an action for damages in circuit court.

9. A copy of the staff report, applicable criteria, and applicant's written submission materials will be available for inspection at no cost at least seven days prior to the date set for deliberations. Copies of these materials will be provided at a reasonable cost upon request. Additional information about this application may be obtained from Jacyn Normine at (503) 397-8400.

10. The Board of County Commissioners will hold deliberations on this matter on Wednesday, January 20, 2027, at 10:00 AM, at the John Gumm Building and Civic Center Auditorium, 251 St. Helens St., St. Helens, OR 97051. The Board may announce a tentative decision at the meeting or carry the matter over for consideration at a later date. The decision will not be considered final until it is put in writing and notice of the decision is sent to all parties to the proceeding.

Dated this 17th day of September 2026

For the BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Jacyn Normine, Board Office Administrator

Spotlight: Please publish in your September 25, 2026, edition.