

**BEFORE THE COLUMBIA COUNTY
COLUMBIA COUNTY PLANNING COMMISSION
ST.HELENS, OREGON**

In the matter of an application of the City of Vernonia)
for a Comprehensive Plan Map Amendment to amend)
the city's Urban Growth Boundary by trading)
approximately 37 acres designated as UGB for)
approximately 49 acres of land that is designated as)
Rural Residential)

FINAL ORDER PA 24-01

This matter came before the Columbia County Planning Commission on the application of the City of Vernonia to amend the Columbia County Comprehensive Plan Map by trading approximately 37 acres of urban residential land (zoned for forest and rural residential uses) at the edge of the Vernonia Urban Growth Boundary (UGB) for approximately 49 acres of Rural Residential exception area land surrounded on three sides by the Vernonia City Limits. This UGB adjustment will:

- Restore some forested land currently within the UGB to forest resource use;
- Remove outlying extensions of rural residential lands that are difficult to serve with urban facilities; and
- Create a compact and efficient urban form by including rural residential land closer to the school complex, shopping, employment and services.

Notification of this request was published in the Columbia County Spotlight and the Chronicle local newspapers and notification was sent to the Oregon Department of Land Conservation and Development as well as all affected property owners. The City of Vernonia City Council adopted these amendments on October 16, 2023. A public hearing was held on December 4, 2023 where the Planning Commission heard testimony from the applicant and interested parties and considered written materials including the Staff Report dated November 27, 2023.

After due consideration, the Columbia County Planning Commission hereby adopts the findings and conclusions included in the staff report and during the Planning Commission Hearing and incorporates them herein by this reference and recommends the Columbia County Board of Commissioners **APPROVE** these proposed Legislative Amendments to Columbia County Comprehensive Plan.

COLUMBIA COUNTY PLANNING COMMISSION



DAN MAGNIA, CHAIR

12/8/23
DATE

