

ORDINANCE No. 942

**AN ORDINANCE OF THE CITY OF VERNONIA AMENDING
THE URBAN GROWTH BOUNDARY AND REPEALING ORDINANCE 939**

WHEREAS, the Vernonia City Council desires to adjust the Vernonia Urban Growth Boundary (UGB) to remove land unlikely to be developed to urban densities from the UGB and to include buildable residential land within the UGB in proximity to the Vernonia School;

WHEREAS, the properties subject to this amendment are shown in Exhibit A, attached hereto and thereby incorporated herein;

WHEREAS, the areas proposed for removal from the UGB are unlikely to efficiently develop to urban densities and some properties proposed for removal are better suited as forest resource land;

WHEREAS, land within the UGB can be more efficiently urbanized and developed through the extension of the street grid and public facilities along the street grid in conformance with the comprehensive plan map and text amendments as shown in Exhibit B, attached hereto and thereby incorporated herein;

WHEREAS, the City of Vernonia has coordinated with Columbia County regarding the proposed UGB adjustment and related plan map and text amendments and the Columbia County Board of Commissioners is scheduled to hold a public hearing to review and co-adopt these comprehensive plan amendments;

WHEREAS, the City of Vernonia has provided notice to the Department of Land Conservation and Development of the proposed UGB adjustment at least 35 days prior to the first evidentiary hearing before the City as required by ORS 197.610;

WHEREAS, on April 17th, 2023, after considering the recommendation of the Planning Commission and evidence and argument in the record, the City Council held a duly noticed public hearing on the application and voted to adopt Ordinance 939, An Ordinance of the City of Vernonia Amending the Urban Growth Boundary, which would only become effective following the Columbia County Board of Commissioners' Order co-adopting the UGB adjustment;

WHEREAS, following the Vernonia City Council adoption of Ordinance 939, when it was discovered that several properties proposed for removal from the UGB were served by City water and sewer, and therefore could not legally be removed from the UGB, the proposed UGB amendment was revised to keep those properties served by City water and sewer within the UGB.

WHEREAS, following the Vernonia City Council adoption of Ordinance 939, and considering public testimony regarding possible wetlands received on the April 17th, 2023 public hearing, the UGB adjustment was revised to include a study of potential wetlands in the area to be added to the Urban Growth Boundary and revised the demonstration street grid and buildable land calculations to reflect potential wetlands in the area proposed to be added to the UGB.

WHEREAS, on September 19th, 2023, after considering the recommendation of the Planning Commission and evidence and argument in the record, the City Council held a duly noticed public hearing on the application; and

WHEREAS, the Vernonia City Council upon consideration of all testimony, comments, the staff reports and findings found in Exhibit C attached hereto and thereby incorporated herein, and determined that the UGB adjustment and accompanying comprehensive plan map and text amendments are appropriate and necessary to better achieve the goals and policies of the City's comprehensive plan and statewide planning goal requirements;

NOW THEREFORE, the City Council of Vernonia does ordain as follows:

Section 1. Ordinance No. 939 is hereby repealed.

Section 2. The City Council hereby amends the UGB by removing 6 properties and adding 13 properties identified in Exhibit A. Such properties added are hereby made a part of the City of Vernonia Urban Growth Boundary and such properties removed are no longer a part of the City of Vernonia Urban Growth Boundary.

Section 3. The City Council hereby adopts comprehensive plan map and text amendments that assign a Residential plan designation to the properties added to the UGB and encourages the extension of the existing street grid to these properties upon annexation to the City. The full comprehensive plan map and text amendment package is attached as Exhibit B.

Section 4. The territories involved in the UGB adjustment are real property in the County of Columbia, State of Oregon, listed as follows:

Properties withdrawn from the Urban Growth Boundary:

Tax Lots: 4N4W0500001000, 4N4W04CB06900, 4N4W05DA06600
4N4W05DD01300, 4N4W05DD01200, 4N4W05DD01100.

Properties added to the Urban Growth Boundary:

Tax Lots: 4N4W04AV00200, 4N4W04AB01000, 4N4W04AB00100, 4N4W04AB01700, 4N4W04AB01701,
4N4W040000200, 4N4W040000102, 4N4W04AC00100, 4N4W04AC00102, 4N4W04AC00101,
4N4W04AC00103, 4N4W04AC00104, 4N4040000401

The areas removed and added to the UGB are further illustrated on the map attached as Exhibit A.

Section 5: This Ordinance becomes effective 30 days after signing by the Mayor and following the Columbia County Board of Commissioners' Order co-adopting the UGB adjustment and comprehensive plan amendment package as described in Section 1 of this document.
(Must read in full if requested)

First reading as read by title only this 16th day of October, 2023, by the following vote:

Ayes: 3 Nays: 0 Abstain: 0 Absent: 2

Second reading adopted as read by title only for a second time and passed this 16th day of October, 2023 by the following vote:

Ayes: 3 Nays: 0 Abstain: 0 Absent: 2


Rick Hobart, Mayor

Attest: 
Stephanie Borst, City Recorder

