

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Amending)	
the Columbia County Comprehensive Plan)	ORDINANCE NO. 95-07
Map to expand the City of Vernonia)	
Urban Growth Boundary)	

The Board of County Commissioners for Columbia County, Oregon ordains as follows:

SECTION 1. TITLE.

This ordinance shall be known as Ordinance No. 95-07.

SECTION 2. AUTHORITY.

This ordinance is adopted under the authority of ORS 203.035, 215.050, 215.233 and the Columbia County/City of Vernonia Urban Growth Boundary Agreement, labeled Exhibit "A" and incorporated herein by this reference.

SECTION 3. PURPOSE.

The purpose of this ordinance is to approve the expansion of the Vernonia Urban Growth Boundary by 161 acres more or less, to allow for more urbanizable land for residential, commercial and industrial purposes.

SECTION 4. AMENDMENT.

Map No. 63 of the Columbia County Comprehensive Plan Map is amended to include 161 acres more or less into the City of Vernonia Urban Growth Boundary. The parcels are more particularly described in the City of Vernonia Ordinance No. 689, adopted by the City on October 17, 1994. Ordinance No. 689 is attached hereto, labeled Exhibit "B" and incorporated herein by this reference.

SECTION 5.

FINDINGS.

Findings of Fact and Conclusions of Law in support of this amendment, submitted by the City of Vernonia as part of their ordinance contained in Exhibit "B", are hereby adopted by the County. The Findings of Fact found in a staff report prepared by the Department of Land Development Services, dated April 17, 1995, attached hereto, labeled Exhibit "C" and incorporated herein by this reference, are ratified as well.

SECTION 6.

SEVERABILITY.

If any provision of this ordinance, including Exhibits "A" through "C", are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the remaining portions thereof.

SECTION 7.

EMERGENCY CLAUSE.

This ordinance being immediately necessary to maintain the public health, safety and welfare, an emergency is declared to exist and this ordinance shall take effect immediately upon its adoption.

REGULARLY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON THIS 25th DAY OF October, 1995.

Approved as to form

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: Ann Corcoran Briggs
Office of County Counsel

By: Joel E. Gaylor
Chairman

Attest: Jan Suenkel
Recording Secretary

By: William H. ...
Commissioner

First Reading: 10/25/95
Second Reading: 10/25/95
Effective Date: 10/25/95

By: Carole L. Smith
Commissioner

URBAN GROWTH AREA MANAGEMENT AGREEMENT

The parties to this Management Agreement shall be the City of Vernonia, Oregon and Columbia County, Oregon.

This Management Agreement is intended to facilitate the orderly and efficient transition from urbanizable to urban land uses within the City of Vernonia Urban Growth Area, and is entered into pursuant to Chapters 190 and 197 of the Oregon Revised Statutes and the Oregon Statewide Planning Goals.

The purposes of this agreement are: to preserve land around the City of Vernonia for economical and efficient development and public services so that the cost of future development will be placed more directly on those who benefit; and to differentiate land inside the Urban Growth Area from that outside the area so that future growth will be concentrated in and around the City.

The City of Vernonia and Columbia County will manage the Urban Growth Area according to the terms contained in this agreement. Their mutual expectations and decisions regarding land use shall promote the above-stated purposes. The City and the County will coordinate with all local service districts and service associations in providing public facilities. The City and the County shall cooperate in the development of a Comprehensive Plan and in the Zoning of the Urban Growth Area.

The terms of this Management Agreement shall be applicable to the City of Vernonia's Urban Growth Area. For the purposes of this agreement, the Urban Growth Area shall be defined as that area of land extending from the City of Vernonia's corporate limits to the City of Vernonia's Urban Growth Boundary as defined in the Comprehensive Plan, adopted February 20, 1979.

Words and phrases used in this joint Management Agreement, the Comprehensive Plan and implementing ordinances of the City of Vernonia, and the Comprehensive Plan and implementing ordinance of Columbia County shall be construed in accordance with ORS Chapters 92, 197, 215 and 227 and applicable Oregon Statewide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this agreement.

- A. In order to promote an orderly and efficient transition from urbanization to urban land within the Urban Growth Boundary and retention of land for non-urban uses outside of the Urban Growth Boundary, the comprehensive plans of the City of Vernonia and Columbia County shall not conflict.
- B. Columbia County and the City of Vernonia recognize the need to coordinate their plans and ordinances.
- C. Furthermore, it is a policy of the City of Vernonia and Columbia County to maintain ongoing planning processes that will facilitate the development of mutually compatible plans and implementing ordinances.
- D. Columbia County and the City of Vernonia will share the responsibility of land use planning and regulation for the land within the Urban Growth Area. County responsibility for enforcement of any land use ordinance or prosecution thereof will be relinquished over any land within this area upon its annexation to the City.

I. ZONING ORDINANCE PROVISIONS.

- A. Zone Amendments. The Columbia County Board of Commissioners shall retain the decision making responsibility on all zoning amendments for all land in the Urban Growth Area outside the corporate limits of the City of Vernonia. However, such decisions shall be made after the receipt of a recommendation, in accordance with Section II (C and D) of this agreement, from the City of Vernonia Planning Commission as well as the County Planning Commission, and its Citizen Planning Advisory Committee (CPAC).
- B. Other land use actions as defined by the Zoning Ordinance. The Columbia County Planning Commission shall retain the decision making responsibility, subject to appeal to the County Board of Commissioners, for all variances, conditional use permits and exceptions as described in the County Zoning Ordinance. However, such decisions shall be made only after the receipt of a recommendation, in accordance with Section II (C and D) of the agreement, by the City of

- C. The County Planning Department shall refer each of the above requests within the Vernonia Urban Growth Area to the City of Vernonia Planning Department for the City's review and comment within five (5) days of the date the request was filed with the County Planning Department.
- D. The City of Vernonia Planning Commission shall review the request and submit its recommendation to the County Planning Commission within twenty (20) days of the date the request was received by the City of Vernonia. Should no recommendations be forthcoming within twenty (20) days of its receipt, absent request for extension, the City of Vernonia shall be presumed to have no comment regarding the application.

III. SUBDIVISION ORDINANCE PROVISIONS:

- A. The decision-making responsibility for all subdivisions and major partitionings of all land within the Vernonia Urban Growth Area outside corporate limits of the City of Vernonia will remain with Columbia County. However, subdivision and major partition approval shall be made only after receipt of a recommendation, in accordance with Section II (C and D) of this agreement, by the City of Vernonia Planning Commission.
- B. All subdivisions in the Vernonia Urban Growth Area shall meet or exceed the design standards for roads and provisions for sewer and storm drainage as stated in the City of Vernonia Subdivision Ordinance. Likewise, all major partitions will meet or exceed the standards of the City of Vernonia Subdivision Ordinances.
- C. It is agreed that Columbia County will not exercise any right to waive conditions as authorized by the City of Vernonia Subdivision Ordinance unless prior written approval on any land the City proposes to annex has been obtained from the City of Vernonia Planning Commission.
- D. In order to preserve efficient subdivision opportunities consistent with the City of Vernonia Comprehensive Plan, no subdivisions will be approved without sewer and water services as outlined in Section

IV below. Minor and Major Partitions shall be allowed without City Services.

- E. Within Urban Growth Boundary areas, major and minor partitions shall be accompanied by a redivision plan. This redivision plan shall show the proposed location of future streets, lot lines and any proposed structures.

IV. CITY SERVICES

- A. The City of Vernonia shall have sewer and water capacity to serve all planned growth in the Urban Growth Area. The City of Vernonia may extend City sewer and water service to any site located within the City of Vernonia's Urban Growth Area at the affected property owner's request and expense, subject to an unlimited agreement signed by the affected property owner that the site be annexed at a specific time.
- B. For the purposes of this Management Agreement, expenses to be incurred by the property owner shall include the extension of service mains or lines from the City mains or lines, including tap-in costs, to the properties to be annexed.
- C. Services and hook-on charges shall be established by the Vernonia City Council.
- D. Columbia County shall not approve any subdivision that is within the Urban Growth Area that is to be annexed unless such subdivision is connected to public water and sewer service, and unless prior written approval for such service waiver has been obtained from the City of Vernonia Planning Commission.
- E. The City of Vernonia shall develop a timetable and capital improvement program for the construction of sewer mains into the Urban Growth Area.

V. ANNEXATION.

Annexation of sites within the Vernonia Urban Growth Area shall be in accordance with relevant annexation procedures contained in the Oregon

Revised Statutes, Oregon Case Law, and Vernonia City Ordinances and shall not occur until such sites become contiguous to the City of Vernonia.

VI. ROADS.

Prior to annexation, Columbia County and the City of Vernonia shall cooperatively develop an implementation policy regarding streets and roads within the Urban Growth Area and the City limits which is consistent with the comprehensive plans of each. Such policy shall include, but not be limited to, the following:

- A. The circumstances under which the City of Vernonia will assume control of and maintain responsibility for County roads within the City limits.
- B. The conditions under which existing roads designated as future arterials in the Comprehensive Plan will be developed.

VII. APPEALS.

- A. Except for the waiver of Subdivision design standards, Columbia County retains responsibility for land use decisions and actions affecting the Urban Growth Area outside corporate limits of the City of Vernonia, appeals from such decisions and actions shall be in accordance with the appeals procedure specified in the Columbia County Zoning, Subdivision Ordinances and the State law. In cases of waiver of Subdivision design standards, the appellant must appeal to the City of Vernonia Planning Commission, which shall be responsible for conducting a public hearing.

VIII. AMENDMENTS TO THE COMPREHENSIVE PLAN AND IMPLEMENTING MEASURES.

If sections of the Comprehensive Plan or implementing ordinances that affect the Urban Growth Area are in need of revision, for whatever reason, the document shall be amended according to the procedures described in the Comprehensive Plan. Such amendments shall be adopted by the Columbia County Board of Commissioners after recommendations have been received from the Planning Commissioners of the City of Vernonia, Columbia County and its Citizen Planning Advisory Committee (CPAC).

IN WITNESS WHEREOF, this Urban Growth Area Management Agreement is signed and executed this 30 day of April, 1979.80.

BOARD OF COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Robert M. Hunt
Chairman

Marion Sabagci
Commissioner

J. Ahlborn
Commissioner

CITY COUNCIL FOR THE CITY OF
VERNONIA, OREGON

L.P. Harris
Mayor

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STATE OF OREGON
COLUMBIA COUNTY
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BOOK 7 PAGE 238
RETA C. KERRY, CO. CLK.
BY P. Benton DEP.

ORDINANCE NO. 689

AN ORDINANCE AMENDING THE CITY OF VERNONIA'S COMPREHENSIVE PLAN MAP, ADOPTED BY ORDINANCE NO. 534.

The City of Vernonia finds that:

1. There exists a need to amend the Urban Growth Boundary and Plan Map to accommodate the short term residential growth needs of the City of Vernonia and to identify and protect lands that are needed for economic development in the City. The land to be included within the City of Vernonia Urban Growth Boundary are shown on the map attached to this ordinance and included herein.
2. A Public Hearing was held before the Planning Commission which unanimously recommended that the proposed changes be approved by the City Council.
3. All public notices required by the Vernonia Ordinances were properly given. At least 45 day notice to the Department of Land Conservation and Development was properly given.
4. A Public Hearing before the City Council was held on October 17, 1994.

The City of Vernonia does ordain as follows:

Section 1.

The property shown on the attached map is hereby included in the City of Vernonia Urban Growth Boundary.

Section 2.

The property shown on the attached map as areas 1, 2, 3, 4, and 5 are designated as Residential. The area shown as Industrial Area 1 on the attached map is designated as Light Industrial.

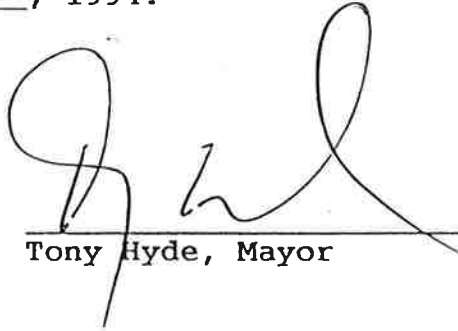
Section 3.

Council finds it is necessary for the peace, health and safety of the City and its citizens that this Ordinance take effect immediately upon its passage and approval by the Mayor and an emergency is therefore declared to exist.

Read for the first time.
Read for the second time and passed.

VOTE: 3 Ayes 0 Nays 1 Absent

APPROVED this 17 day of Oct. , 1994.



Tony Hyde, Mayor

ATTEST:



Jana Borst, City Recorder

PROPOSED URBAN GROWTH BOUNDARY EXPANSION
CITY OF VERNONIA

Proposed Action: Amend the Urban Growth Boundary and Plan Map to accommodate the short term residential growth needs of the City of Vernonia and to identify and protect lands that are needed for the economic development in the City. This proposed amendment has been initiated by the City.

Why Action is Urgently Needed: When the City of Vernonia's current Urban Growth Boundary and Plan Map was established in 1981-82 several large undeveloped parcels were identified as areas that would accommodate future residential development. Since the development of the UGB, some of the property owners have decided that they will not convert these lands to urban residential uses in the near future or develop them to the densities called for in the plan. As a result, the City is now experiencing a shortage of urbanizable lands. This shortage of developable lands, coupled with the increased demand for building sites in the Vernonia area has caused buildable land to more than double in value during this past year. The city has been able to identify over 109 acres designated for residential development that are either in the city or in the Urban Growth Boundary that will not be converted to urban residential uses in the near future. There is an additional 16 acres within the City that the Land Use Designation is being changed from residential to Planned Industrial and therefore not available for urban residential development. The City needs to identify and designate additional residential lands to accommodate current residential development demands. The City will be addressing the long term residential needs during the Periodic Review process that will begin within the next few months.

The current comprehensive plan has designated only the old Oregon-American Mill site (approximately 90 acres) for industrial use. Since the development of the comprehensive plan, the Federal Emergency Management Administration (FEMA) revised the 100-year flood plain and recomputed the flood elevations. This revision placed nearly all of the mill site within the flood plain. In addition, since the mill was abandoned in the late 1950's, none of the drainage channels on the property were maintained on a regular basis. Therefore, much of the area has now become wetlands as defined by the state and federal government regulations. Both the flood plain regulations and the wetland restrictions have made industrial development infeasible at this location. The City therefore does not have any area that is immediately available for industrial development.

The City is initiating this Urban Growth Boundary Map change to accommodate the short term residential growth and economic development needs of the City. The City of Vernonia will soon begin a process of periodic review of the entire comprehensive

Area 5: This area is located between Spencer and Missouri Streets, and is entirely within the City. This parcel is 10.34 acres in size. The owner of the property is using the property as a small tree farm. It is being intensively managed on a sustained yield basis. There are two dwellings on this property. The owner of the property has no plans to develop the property into urban residential uses. The owner is using the property to supplement retirement income. None of the land is within the flood plain.

Area 6: This area of residentially designated, but undeveloped land is a 35 acre parcel of land. This parcel is located outside the City but is within the Vernonia Urban Growth Boundary. This is the last major parcel of land in the Urban Growth Boundary that has yet to be brought into the City. At the time the Comprehensive Plan and Urban Growth Boundary was established, the owner of this property had plans to expand the Riverside Meadows Mobile Home Park into this area. He petitioned the City to have the land included in the Urban Growth Boundary. However, both the undeveloped property and mobile home park has since been sold, and the new owners have no immediate plans to develop the property. It is unlikely that the owners will want to bring this parcel into the city or develop the property within the planning period.

Area 7: This area is comprised of approximately 16 acres of residentially designated lands that are adjacent to Highway 47, just north of Knott Street. The City is proposing to change the designation from residential to Planned Industrial. This change is being proposed to accommodate industrial growth within the city. Currently there are no suitable locations in which a light industrial use can be accommodated in the city.

Summary of lands within the City and the Urban Growth Boundary that are not available for Urban Residential Development in the near future and that are needed to accommodate current residential growth.

AREA	ACREAGE	REASON NOT AVAILABLE
Area 1	14.68	Owner preference and Flood Plain restrictions
Area 2	25.00	Owner Preference and Flood Plain restrictions
Area 3	23.37	Owner preference and Flood Plain restrictions
Area 4	3.21	Committed to other use
Area 5	10.34	Owner preference and small wood lot use
Area 6	32.92	Owner has no plans for immediate development
Area 7	<u>16.10</u>	Changed designation from residential to Planned Industrial
TOTAL	125.62 Acres	

has lost the opportunity to have several businesses locate in the Vernonia area. The city currently has two businesses that would be willing to locate or expand their businesses in Vernonia if there were vacant industrial available. Generally, the businesses that have expressed an interest in locating locally operate on a relatively short time line. They also want to be assured up front that their business would be able to locate on a given parcel of land in which they would invest and not be required to go through a long and costly permitting process with an uncertain outcome.

PROPOSED ADDITIONS TO THE VERNONIA UGB FOR RESIDENTIAL USE

Area 1:

Size: 8.17 acres consisting of two lots. Lot 700 is 5.40 acres and lot 701 is 2.77 acres in size.

Description: The parcel that is 5.40 acres in size is part of a single ownership that is partly in the city and partly outside the city and the UGB. The property was recently purchased and the new owner would like to develop a residential subdivision on the property. The City of Vernonia Planning Commission has been working with the developer on a preliminary subdivision plat for that portion of the property inside the city. The developer has indicated that to cost effectively develop the subdivision, the entire parcel needs to be developed into residential uses, including that portion of his property that is outside the city. The second parcel of land that is being proposed to be included in the UGB is a 2.77 acre area that is already receiving city sewer and water services. There is one house on this parcel.

Area 2:

Size: 20 acres in one parcel, owned by the City of Vernonia.

Description: This parcel of land is part of a total of 80 acres that the City owns just outside the western city limits. The parcel that is being proposed to be included in the UGB is a separate 20 acre parcel. This parcel is adjacent to existing residentially zoned lands in the city. The remaining 60 acres of city owned property to the west is being reserved for future city use, including future expansion of the Vernonia Memorial Cemetery.

Area 3:

Size: 16.9 gross acres (10.1 net acres after platted right-of-ways are factored out).

Description: This area was platted as part of the First Addition to Vernonia in the early part of the century but this portion of the subdivision was never included in the City limits. There are 88 platted 50' X 100' lots in this area. Much of this area is hillside and will develop at lower densities due to lack of adequate building sites. The City has installed water and sewer lines through this area.

area: the county zoning of the adjacent properties in the unincorporated area to the north is R-10, Single Family Residential, and Rural Residential (RR-5) to the east.

Area 4: City: The Zoning of the property in the adjacent city limits to the north is Residential. Unincorporated area: the county zoning of the adjacent properties in the unincorporated area to the north is R-10, Single Family Residential, the rest of the surrounding property is zoned Rural Residential (RR-5).

Area 5: City: The Zoning of the property in the adjacent city limits to the west is Residential. Unincorporated area: the county zoning of the adjacent properties in the unincorporated area to the north, east and south is Forest Agriculture - 19, (FA-19).

5. Current and Surrounding Land Uses:

Area 1: This area is an undeveloped parcel of property that was at one time a small saw mill. The entire mill site was cleaned up and has been proposed for a residential subdivision. Surrounding land uses include residential development on the north, east and south. The property to the west is in forestry production.

Area 2: This city owned area is undeveloped. Surrounding land uses include residential development to the south and east. The area to the north was logged in the past 5 years and is now in forest reproduction. The area to the west is city owned property that is used as a cemetery, water reservoir and the location of the local cable television company's antennas.

Area 3: This area is currently undeveloped residential lands. The surrounding land uses are residential on the south and west. There is a mobile home park to the north and rural residential land uses to the east.

Area 4: This area is currently used as rural residential property. The adjacent property in the city limits is in residential use. The adjacent property to the west and south is in rural residential use. The area immediately to the east is the State Highway 47.

Area 5: This area is part of an old farm. However, the parcels are too small to comprise a viable farm unit. The current use in this area is residential. The surrounding land uses to the west and south are residential. The lands to the east and north are forest use.

6. Services Available:

The full array of urban level services is already available to each of these areas. Water and sewer services are already available on the property or can be easily extended at the developers expense. Most areas are already served by electricity, phone and cable television service. NW natural gas

the few available 5000 sq. ft. lots have more than doubled in the past two years. This increased demand for building lots and the increasing prices are beginning to put the houses beyond what the low and moderate income families can afford. Since the Comprehensive Plan was first adopted, the City has approved a total of 50 new lots in two subdivisions. Roseview Heights subdivision was approved in 1992 and all of the 24 lots have now been sold. Heather Park Subdivision has 26 lots that were created in two phases. Because these lots contain certain covenant restrictions regarding dwelling type and materials, the lots are more expensive and are marketed to the middle and upper income resident. Between 1990 and April 1994, the city has issued building permits for 78 new dwellings and 46 non-residential buildings. There are no other areas that are available for new residential development other than a few scattered vacant lots around the city. The recent trends in developing residential building lots in Vernonia has been towards lots larger than 50' x 100' so they can accommodate the newer housing designs and triple wide manufactured homes and still meet the yard requirements and maintain livability of the community. This amendment would help alleviate the shortage of available land for residential development.

Orderly and economic provision for public facilities and services.

All of the areas that are being proposed to be added to the Urban Growth Boundary have city water and sewer service up to the property. Any extensions into these areas will be at the owners expense and will conform to city specifications. Development in these areas will allow water services to be looped to improve fire flows. All of these areas either have streets and public right-of-ways already platted or are located such that the existing street system could be easily extended.

Maximum efficiency of land uses within and on the fringe of the existing urban area.

This area is immediately adjacent to the City limits. It is a logical extension of the UGB and does not skip over other lands. These proposed additions to the Urban Growth Boundary would help "square up" the city limits in several areas. This would also be the most efficient use of existing and planned public facilities in these areas. The city has also been approached by a many of the property owners wishing to extend urban services to these areas.

Environmental, energy, economic and social consequences.

None of the areas that are being considered for inclusion in the Urban Growth Boundary are in environmentally sensitive areas. None of the areas are located in the flood plain. Since these areas are adjacent to the existing UGB and the existing public facilities and services, costs to future residents of the area would not be as expensive as land further away from the necessary facilities and services.

2. Proximity to City limits and/or existing UGB:

This area is immediately north of the existing city limits. This area is the only relatively flat area that is out of the flood plain and close to the city limits left in large ownership that could accommodate industrial development.

3. Present County Zoning:

Primary Agriculture, PA-38

4. Surrounding Zoning:

The zoning within the city, to the south and west, is currently zoned residential. However it is also proposed that portions of this area be changed to Light Industrial. The area to the north is zoned Primary Agriculture, PA-38, and the area to the east is zoned Primary Forest, PF-76.

5. Current and Surrounding Land Uses:

The largest parcel in this area was at one time a dairy farm. However, the area has not been in commercial use for at least 10 years. The second parcel in this area is in hay production. The land to the southwest is currently in light industrial use through a Conditional Use permit. The area to the north is in hay production and scattered residential use. The area to the east is commercial forest production.

6. Services Available:

The full array of urban services is available on Knott Street, including: Water, sewer, electrical, phone, natural gas, and cable television. Access to this area is off Knott Street.

7. Soils:

Udifluvents-Dystrochrepts complex. This soil complex is a class VI SCS soil type generally not suited to agricultural activities. The capability for timber production is widely variable.

Demonstrated need to accommodate long range urban population growth requirements consistent with LCDC goals.

The city is in need of readily available planned industrial sites since the only area that industrial use is currently permitted in the City is the old Oregon-American Mill site. The City has no industrial base, few employment opportunities in the city. Without an economic base, the city's citizens are required to travel out of the area to seek employment. The lack of industrial base also places an additional burden on the residents in providing adequate funding base for public facilities.

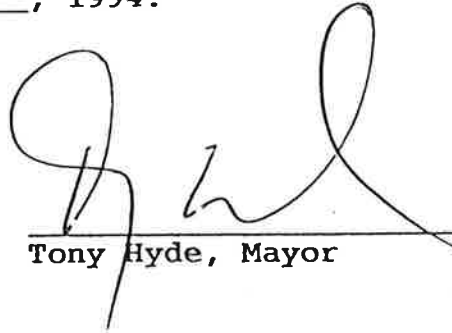
Need for housing, employment opportunities, and livability.

According to the 1990 census, one-half of the people employed did not work in Columbia county. Over two-thirds of those living in Vernonia did not work here. Since the census, a majority of the people moving into the Vernonia area commute to the Washington county area to work. This is primarily due to the

Read for the first time.
Read for the second time and passed.

VOTE: 3 Ayes 0 Nays 1 Absent

APPROVED this 17 day of Oct. , 1994.



Tony Hyde, Mayor

ATTEST:



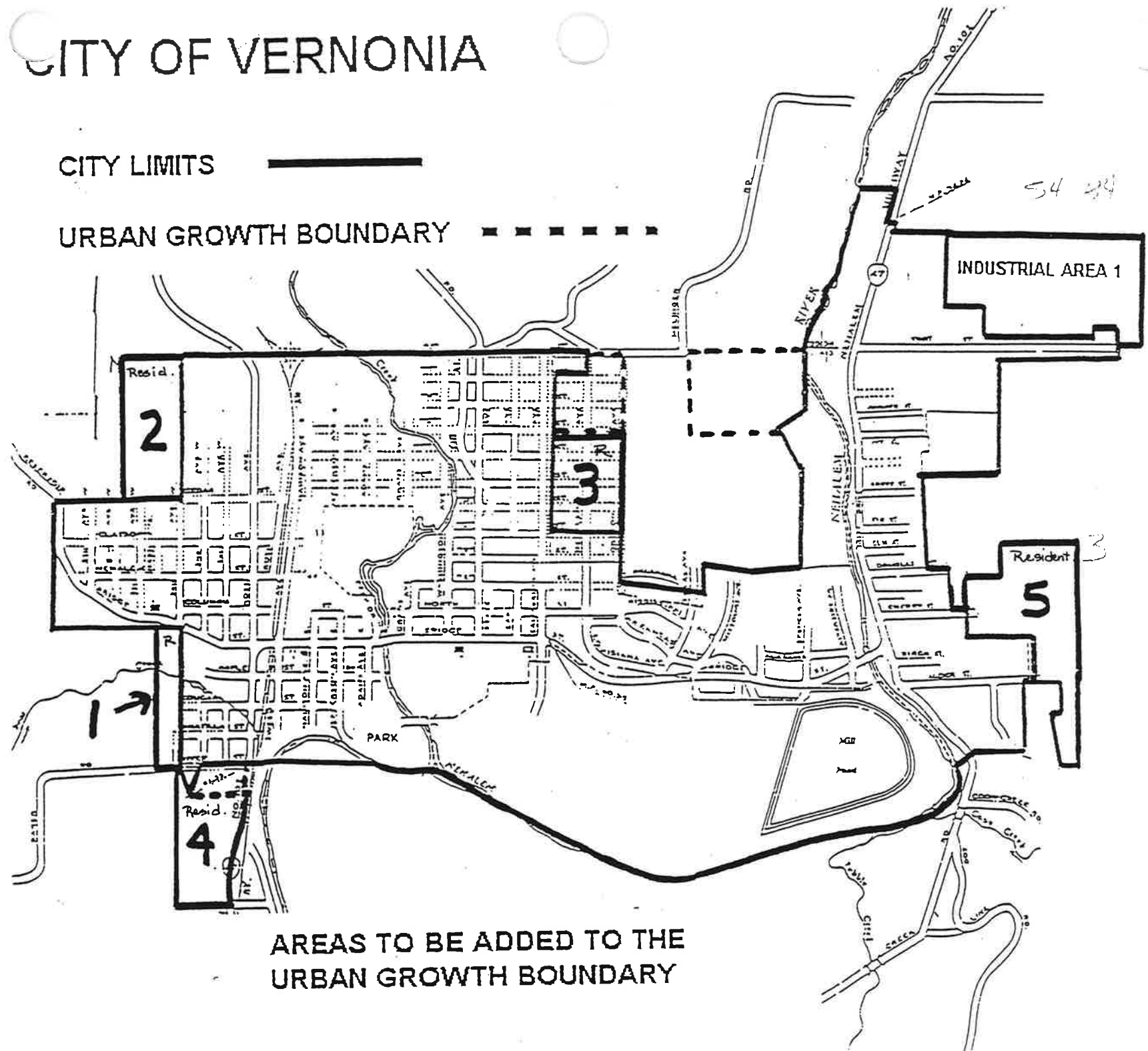
Jana Borst, City Recorder

CITY OF VERNONIA

CITY LIMITS



URBAN GROWTH BOUNDARY



AREAS TO BE ADDED TO THE URBAN GROWTH BOUNDARY

Columbia County Board of Commissioners
STAFF REPORT

Major Map Amendment - UGB Expansion

FILE NUMBER: PA 6-94

APPLICANT: City of Vernonia
919 Bridge St.
Vernonia, OR 97064

REQUEST: To expand the Vernonia Urban Growth Boundary (UGB) by a total of 161.55 acres in 6 areas around the city.

BACKGROUND:

The City of Vernonia wishes to expand its UGB to include the following areas for residential and industrial uses (see map for area locations):

Area	Map Number	Acres	Zoning	Existing Development
<u>1</u>	4405-000-00700	0.94	RR-5	None
	701	2.27	RR-5	17819 Noakes Rd.
	702	4.46	RR-5	None
<u>2</u>	4405-000-00100	20.0	PF-76	None
<u>3</u>	4404-012-01300, 1400, 1500, 1600, 1800, 1900, 2000, 2100, 2200, 2300(part), 2400, 2600(part), 2700, 2900		Gross acres: 16.9 Net acres: 10.1 Zoning: RR-5	None
	4404-013-00200, 300, 301, 400(part)			
<u>4</u>	4405-000-01800,	0.96	RR-5	178346 Noakes Rd.
	1900(part)	1.0	RR-5	None
	1901	9.05	RR-5	None
	2000	5.07	RR-5	59185 Nehalem Hwy.
	2100	1.85	RR-5	59143, 59145 Nehalem Hwy.
	2101	1.17	RR-5	59065 Nehalem Hwy.
<u>5</u>	4403-000-00801	3.66	FA-19	None
	4403-024-01800	1.79	FA-19	19375 Cherry St.
	1900, 2000,	1.64	FA-19	None
	2100, 2200,	2.45	FA-19	None
	2300	12.34	FA-19	None

Industrial Area:

5434-000-01700, 1900(part),
1901(part), 76.0 acres PA-38 None
1902, 2100(part)

Areas 1, 3 and 4 are designated RURAL RESIDENTIAL on the Columbia County Comprehensive Plan map and are zoned Rural Residential RR-5. Area 2 is designated FOREST RESOURCE and is zoned Primary Forest PF-76. Area 5 is designated FOREST RESOURCE and is zoned Forest Agriculture FA-19. The Industrial Area is designated AGRICULTURE RESOURCE and is zoned Primary Agriculture PA-38.

The only floodplain (Nehalem River) on any of the areas is on the west edge of Area 5 near the end of Cherry Street. The only identified wetland on any of the areas is the seasonal watercourse across the southwest corner of the Industrial Area; this wetland is designated on the National Wetlands Inventory as R4SBF (Riverine, Intermittent, Streambed, Semipermanent).

All the areas are adjacent to the Vernonia city limits and the existing Urban Growth Boundary, and are within the Vernonia Rural Fire Protection District.

The County Planning Commission held a hearing on this request on March 6, 1995 and voted to recommend approval.

FINDINGS:

The applicable sections of the Zoning Ordinance are as follows:

"1605 Zone Change - Major Map Amendment: The hearing for a major map amendment shall follow the procedure established in Sections 1502, 1502.1, 1502.1A and 1502.1B. This hearing cannot result in the approval of a major map amendment. The Commission may make a recommendation to the Board of Commissioners that such a zone change be granted. Approval by the majority of the Commission is necessary in order to make recommendation to the Board of Commissioners. The Board of Commissioners hearing on the proposed zone change - major map amendment will be on the record unless a majority of the Board votes to allow the admission of new evidence."

"1502 Zone Changes (Map Amendments): There are two types of Zone Changes which will be considered by the Commission: Major Map Amendments and Minor Map Amendments.

.1 Major Map Amendments are defined as a Zone Change which requires the Comprehensive Plan Map to be amended in order to allow the proposed Zone Change to conform with the Comprehensive Plan. The approval of this type of Zone Change is a two step process:

A. The Commission shall hold a hearing on the proposed Zone Change, either concurrently or following a hearing, on the proposed amendment to the Comprehensive Plan which is necessary to allow the proposed zoning to conform with the Comprehensive Plan. The Commission may recommend approval of a Major Map Amendment to the Board of Commissioners provided they find adequate evidence has been presented at the hearing substantiating the following:

1. The proposed Zone Change is consistent with the policies of the Comprehensive Plan;
2. The proposed Zone Change is consistent with the Statewide Planning Goals (ORS 197); and
3. The property and affected area is presently provided with adequate facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

B. Final approval of a Major Map Amendment may be given by the Board of Commissioners. The Commissioners shall hold a hearing on the proposed Zone Change either concurrently or following a hearing on the proposed Comprehensive Plan Amendment which is necessary to allow the proposed zoning to conform with the Comprehensive Plan. The Board may approve a Major Map Amendment provided they find adequate evidence has been presented substantiating the following:

1. The proposed Zone Change is consistent with the policies of the Comprehensive Plan;
2. The proposed Zone Change is consistent with the Statewide Planning Goals (ORS 197); and
3. The property and affected area is presently provided with adequate facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

.2 Minor Map Amendments are defined as a Zone Change which does not require an amendment to the Comprehensive Plan. The Commission may grant a Minor Map Amendment provided they find adequate evidence has been presented at a hearing substantiating the following:

- A. The Zone Change is consistent with the Comprehensive Plan; and
- B. The property and affected area is presently provided with adequate facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property."

Finding 1: The amendment is being processed as a Major Map Amendment, as the request requires the Comprehensive Plan Map to be amended to show the relocated Urban Growth Boundary.

Section 1502.1A requires the Planning Commission to find adequate evidence substantiating that:

- "1. The proposed Zone Change is consistent with the policies of the Comprehensive Plan;"

Finding 2: The subject properties are designated RURAL RESIDENTIAL, FOREST RESOURCE and AGRICULTURAL RESOURCE on the Comprehensive Plan map, and are zoned Rural Residential (RR-5), Forest Agriculture (FA-19) and Primary Agriculture (PA-38).

The City of Vernonia, in its Ordinance No. 689 and accompanying staff report "PROPOSED URBAN GROWTH BOUNDARY EXPANSION", has provided data and arguments to justify the city's need for additional residential and industrial lands within its UGB. These are sufficient to show consistency with the Columbia County Comprehensive Plan.

Continuing with Zoning Ordinance Section 1502.1.A:

- "2. The proposed Zone Change is consistent with the Statewide Planning Goals (ORS 197); and"

Finding 3: The City of Vernonia, in its Ordinance No. 689 and accompanying staff report "PROPOSED URBAN GROWTH BOUNDARY EXPANSION", has provided data and arguments to justify the city's need for additional residential and industrial lands within its UGB. These are sufficient to show consistency with the Statewide Planning Goals.

Continuing with Zoning Ordinance Section 1502.1A:

- "3. The property and affected area is presently provided with adequate facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property."

Finding 4: The only facilities, services and transportation networks in the area of the proposed zone changes are power, telephone, the Vernonia Rural Fire Protection District, county roads and city streets. These are adequate for properties inside the Vernonia UGB, as evidenced by other areas in the county which have similar services inside UGBs and which have experienced no unusual problems associated with this designation.

Continuing with Zoning Ordinance Section 1502.1:

"B. Final approval of a Major Map Amendment may be given by the Board of Commissioners. The Commissioners shall hold a hearing on the proposed Zone Change either concurrently or following a hearing on the proposed Comprehensive Plan Amendment which is necessary to allow the proposed zoning to conform with the Comprehensive Plan. The Board may approve a Major Map Amendment provided they find adequate evidence has been presented substantiating the following:

1. The proposed Zone Change is consistent with the policies of the Comprehensive Plan;
2. The proposed Zone Change is consistent with the Statewide Planning Goals (ORS 197); and
3. The property and affected area is presently provided with adequate facilities, services, and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property."

Finding 5: The Board of County Commissioners must make findings on the same issues as the Planning Commission, in approving or denying the Major Map Amendment.

"1611 Notice of Legislative Hearing: The notice of a legislative hearing shall contain the following items:

- .1 Date, time and place of the hearing;
- .2 A description of the area to be rezoned or the changes to the text;
- .3 Copies of the statement for the proposed changes are available in the Planning Department. These proposed changes may be amended at the public hearing;
- .4 Interested parties may appear and be heard;
- .5 Hearings will be held in accordance with the provisions of the Zoning Ordinance."

Finding 6: All of the above were included in the Notice of Public Hearing published twice in the Chronicle and Spotlight newspapers.

COMMENTS:

1. Frazer Rohm and M.E. Meyers, members of the Vernonia CPAC, have no objection to approval of the request as submitted.
2. The Vernonia Rural Fire Protection District has no objection to approval of the request as submitted.
3. The Vernonia Planning Commission, through its secretary, "enthusiastically supports the expansion of the Vernonia UGB as submitted and recommends your approval."
4. The Columbia County Sanitarian has no objection to approval of the request as submitted.

No other comments have been received from government agencies or nearby property owners as of the date of this staff report (April 17, 1995).

CONCLUSION AND RECOMMENDATION:

Based upon the above findings, the Planning Commission and planning staff recommend approval of the Major Map Amendment to expand the Vernonia Urban Growth Boundary by 161.55 acres in the 6 subject areas described herein.