



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

12/11/2012

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Vernonia Plan Amendment
DLCD File Number 002-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, December 27, 2012

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. **NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.**

Cc: Carole Connell, City of Vernonia
Gordon Howard, DLCD Urban Planning Specialist
Patrick Wingard, DLCD Regional Representative
Thomas Hogue, DLCD Economic Development Policy Analyst
Christine Shirley, DLCD Natural Hazards/Floodplain Specialist

<paa> Y

2

DLCD

Notice of Adoption

☐ In person ☐ electronic ☐ mailed

DEPT OF

DEC 07 2012

LAND CONSERVATION
AND DEVELOPMENT

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

For DLCD Use Only

Jurisdiction: *City of Vernonia* Local file number: *PAZC 12-02*
Date of Adoption: *December 3, 2012* Date Mailed: *December 6, 2012*
Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date: *7-10-12*
☒ Comprehensive Plan Text Amendment ☒ Comprehensive Plan Map Amendment
☒ Land Use Regulation Amendment ☒ Zoning Map Amendment
☐ New Land Use Regulation ☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

*Completed EOA ; amended Plan/Zone Map affecting
130 parcels ; amending Comp Plan incorporating EOA
and amended text of three zones in Title 9 Zoning Code*

Does the Adoption differ from proposal? Please select one

*Due to the complexity of the project, many
modifications were made*

Plan Map Changed from: *LI, R, GR, GC* to: *IR, PR + DT + LI*

Zone Map Changed from: *same* to: *same*

Location: *130 parcels rezoned*

Acres Involved: *177.05 ac*

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. 002-12 (19418) [17263]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Columbia County, Oregon State Parks, ODOT

Local Contact: CAROLE CONNELL Phone: 503)429 5291 Extension:
Address: VERNONIA CITY HALL Fax Number: - -
City: Vernonia Zip: 97064 E-mail Address: connellpc@cmcast.net

ADOPTION SUBMITTAL REQUIREMENTS

This form must be mailed to DLCD within 5 working days after the final decision
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least one hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST**.

ORDINANCE # 887

AN ORDINANCE OF THE CITY OF VERNONIA AMENDING THE VERNONIA COMPREHENSIVE PLAN, REZONING 130 PARCELS ON THE PLAN AND ZONE MAP AND AMENDING TITLE 9 ZONING CODE TO SPECIFY USE STANDARDS IN THE DT, IP AND PR ZONES

The City of Vernonia ordains:

WHEREAS, the City has determined a need to remove public flood hazard areas and flood buy-out parcels from the buildable land and zone inventory, and add land zoned for business opportunities that is located above flood hazard, therefore requiring amendments to the City's Comprehensive Plan, its Plan and Zone Map, and modifying the IP, PR and DT zones in the Title 9 Zoning Code, and;

WHEREAS, over the past few years the Planning Commission completed their review of the needed changes in compliance with state statutes and developed background data and proposed amendments noted as city File # PAZC12-02. The Planning Commission held three community workshops, provided citywide notice and held a public hearing on September 12, 2012 and forwarded draft amendments to the City Council, and;

WHEREAS, the Vernonia City Council held a public hearing after citywide notice on October 1 and November 19, 2012 to consider the Comprehensive Plan text, the Plan and Zone Map and Title 9 Zoning Code amendments and modified the proposal to assure single family homes are a permitted use in the DT Zone, and;

WHEREAS, comments were heard and considered at the public hearings; and the public will benefit from the amendments based on the findings in the City Staff Reports dated September 13 & 25, October 18 & 19 and November 13, 2012; and;

WHEREAS, the Vernonia City Council upon consideration of all testimony, comments, the staff reports and findings, and other documentation of File #PAZC12-02, determined the amendments to be appropriate and necessary to better achieve the goals and policies of the City's Comprehensive Plan;

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

Section 1: the City does hereby amend the Vernonia Comprehensive Plan, the official Plan and Zone Map and Title 9 Sections 9-01.03-50 DT Commercial, 9-01.03- 70 Institutional Public IP and 9-01.03-80 Park Recreation PR zones as described in the attached PAZC12-02 Exhibit A, and;

Section 2 Effective Date: Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, the Council finds it may provide two readings at the same hearing and that this ordinance may take effect in 30 days from the date of decision, and;

Section 3 Council Clerk's Duties: The Council Clerk is hereby directed, upon its adoption and authentication, to number this Ordinance as the next adopted ordinance of the City of Vernonia.

(Must be read in full if requested)

Adopted as read by title only this 3rd day of December, 2012, by the following vote:

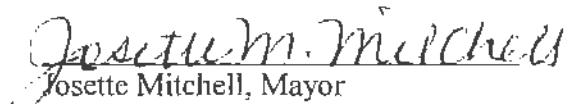
AYES: 5 NAYS: 2 ABSTAIN: 2 ABSENT: 2


Adopted as read for a second time on this 3rd day of December, 2012 by the following vote:

AYES: 5 NAYS: 2 ABSTAIN: 2 ABSENT: 2

Signed by me, Josette Mitchell, Mayor, in authentication of its adoption this 3rd day of December, 2012

Signed this 3rd day of December, 2012


Josette Mitchell, Mayor

Attest: 
Jeann M Glass, City Recorder

City of Vernonia Economic Opportunity Analysis

Prepared By:
The City of Vernonia

Date:
December 3, 2012

Table of Contents

I	Introduction	3
	Study Area	
	Acknowledgments	
	EOA Process	
II	Vernonia Economic Development Objectives	7
	Introduction and Background Documents	
	Summary of Amendments	
	Adopted Commercial & Industrial Plan Policies	
	Economic Development Objectives Statement	
	Proposed Economic Development Policies	
III	The Vernonia Community and Economy	12
	Introduction	
	Population	
	Demographic Trends	
IV	Economic Trend Analysis	14
	National Economic Trends	
	State Economic Trends	
	Columbia County Economic Trends	
	Vernonia Economic Trends, Strength & Weaknesses	
V	Vernonia Land Inventory	20
	Land Supply by Zone	
	Buildable Land Analysis	
	Constrained Lands	
VI	Future Housing Needs	25
	Housing Needs Analysis	
	Forecasted Housing Needs	
VII	Employment Forecast	27
	Current Employment	
	Future Growth by Industry	
	Target Industries	
	Commercial and Industrial opportunities	
	Type & Level of Employment Growth	
	Future Land Supply	
	Alternative Land Use Scenario	
VIII	Policy Recommendations	34
	Conclusion and Recommendations	
IX	Appendix A	35
	Current Zone Inventory	
	Rezone Areas and Net Zone Change	
	Rezone Maps	
	Rezone Parcel Data Matrix	

I. Introduction

In 1981 the City of Vernonia adopted its Comprehensive Plan in accordance with Senate Bill 100 and the statewide planning goals. Since then there were an estimated eight amendments, and a periodic review update in 1996. The policies, goals and land use map included in the original Plan are supported by background documents, inventories, local conditions and development patterns, as well as projected growth and estimated needs. Some of the data is over thirty years old, but changes to the community have been relatively minor since then. This analysis will be adopted as a background inventory updating any preceding economic opportunities analysis(es), including policy and land use map changes to the Vernonia Comprehensive Plan.

This analysis was predicated on the City's desire to remove unbuildable land parcels located in flood hazard areas from the developable land inventory. In turn, parcels removed from the inventory need to be replaced with buildable parcels. As a result of the 1996 and 2007 flood incidents in Vernonia 176 structures were damaged. The City has or is in the process of acquiring and demolishing 42 homes, businesses and school buildings. Those and other parcels located in the most hazardous flood zones will become publicly owned and unbuildable. The primary purpose of this report is to identify parcels in flood hazard areas that are planned for residential or employment uses and re-designate the zoning to a public/institutional or park recreation category. Then it is the City's desire to identify land to replace those losses in order to meet the projected 20-year housing and employment needs for Vernonia.

The amendments are based upon the process outlined in statewide planning Goal 9 that requires an Economic Opportunities Analysis (EOA) for plan amendments that may affect the local economy and the City- adopted economic policies for Vernonia.

The objectives of the EOA are to comply with the Oregon Statewide Planning Goal 9 Economic Development. This goal requires cities to maintain adequate supplies of industrial and other employment lands to sustain projected economic activity, as well as to help determine steps the City can take to better deploy its assets to take advantage of economic opportunities in a manner consistent with the aspirations of the community

Acknowledgements

This Economic Opportunities Analysis (EOA) was prepared by the City of Vernonia staff with partial assistance by the Resource Assistance for Rural Environments (RARE) program and a technical assistance grant from the Department of Land Conservation and Development (DLCD), #TA-U-13-173. staff and city officials involved in the adoption of this report include:

Bill Haack	City Administrator
Carole Connell, AICP	Planning Director
Seth Lenaerts	RARE intern
Benjamin Fousek	Consultant, Triangle GIS, LLC
Dan Brown	Planning Commission Chairperson
Don Wallace	Planning Commission Vice Chairperson
Sharon Parrow	Planning Commissioner
Nancy Dailey	Planning Commissioner
Grant Williams	Planning Commissioner
Susan Wagner	Planning Commissioner
Alan MacComb	Planning Commissioner
Josette Mitchell	Mayor
Randy Parrow	City Councilor
Donna Webb	City Councilor
Bruce McNair	City Councilor
Kim Tierney	City Councilor



Study Area

The study area is the existing Vernonia Urban Growth Boundary (UGB). There are 1,131 acres in the Vernonia Urban Growth Boundary, of which 1,102 are inside the City Limits. The City does not intend to expand the UGB since past population projections have not been realized and there is currently a surplus of residential land. However, there remains a challenge in identifying land appropriate for industrial and commercial use inside the UGB. It is the intent of this process to regain lost commercial land in the downtown area and to re-zone most of the large industrial and commercial parcels, as well as flood buyout parcels in the flood hazard areas to either Institutional Public (IP) or Public Recreation (PR).

EOA Process

This EOA begins with a review of the City's current economic development objectives and an introduction to the community of Vernonia, including its demographic and employment characteristics. Using projections from the coordinated population projection from Columbia County that was adopted by the City in 2009, background data from the Portland State University Population Research Center and the Oregon Employment Department, this analysis reports the projected growth patterns and discusses how they may affect Vernonia. Due to a lack of current data availability, the base year used throughout most of the analysis is 2008. The projections are further refined into specific business sectors using information from local and regional data sources.

With identification of the specific employment sectors and their associated site needs, an inventory of commercial and industrial lands was completed to look for sites suitable to accommodate projected needs. This includes deleting land in special flood hazard areas planned for future industrial and employment uses. Using GIS analysis, Columbia County Assessor data, flood data, and site visits, industrial land in the Vernonia UGB were reviewed on a parcel-by-parcel basis to determine buildable areas. Constrained or developed parcels were removed from the final inventory figures due to flood constraints. The resulting suitable sites analysis informs policy and code recommendations found at the end of this report and summarized as follows:

Summary of the Proposed Amendments

This report supports the Comprehensive Plan and Plan/Zone Map amendments that are tentatively proposed and identified on the draft map and ownership matrix exhibits. In summary the amendments will achieve the following:

1. Use this report to supplement outdated housing and employment data in the existing Comprehensive Plan
2. Add an *Economic Objectives statement for Vernonia* to the Comprehensive Plan
3. Modify existing industrial and commercial Comprehensive Plan policies
4. Propose new industrial and commercial Comprehensive Plan policies
5. Rezone public owned floodway parcels and flood buyout parcels to Institutional Public (IP) or Public Recreation (PR) in order to identify and properly manage their use
6. Rezone (5) privately owned unbuildable sites to Institutional Public (IP) or Public Recreation (PR) (Rice, Nelson, Curtis, Brunsman, DRD Land & Timber, LLC)
7. Rezone (26) private parcels on Rose & Weed Avenues totaling an estimated (3.5) acres from General Residential (GR) to Downtown (DT) to alleviate a shortage of potential commercial sites
8. Rezone (9) parcels on Rose Avenue of City and WOEC owned land from General Commercial (GC) to Downtown (DT)
9. Rezone (7.65) acres of General Residential (GR) on California Avenue to Light Industrial (LI) to replace flood-prone industrial sites with potential industrial land
10. Rezone (2) public cemeteries and a sewer pump station from Residential (R) to Institutional Public (IP)
11. Rezone the City maintenance shop, water plant and sewer lagoons from Light Industrial (LI) to Institutional Public (IP)
12. Amend Title 9 Zoning Code Section 9-01.03-70 Public Recreation (PR) and Section 9-01.03-90 Institutional Public (IP) to describe federal use standards for flood buyout sites as follows:
 - IP Zone Section B. add "The use of any parcel purchased under federal Hazard Mitigation Assistance (HMA) shall comply with Federal Regulations 44CFR Part 80";
 - PR Zone Section A.6. add "The use of any parcel purchased under federal Hazard Mitigation Assistance (HMA) shall comply with the Code of Federal Regulation 44CFR Part 80"
13. Amend Title 9 Zoning Code Section 9-01.03-50 Downtown (DT) Zone to clearly allow single family dwellings as a permitted use with no restrictions as follows:
 - "A. Uses Permitted Outright – In the Downtown Zone the following uses and building types are permitted outright:
 - (1) Detached dwellings ~~(existing housing only)~~
 - (a) ~~Replacement of existing housing is allowed when a home is destroyed or damaged beyond eighty (80%) of fair market value.~~
 - (b) ~~Replacement permits must be issued and construction begun within one years' time.~~
 - (c) ~~Replacement is allowed only by those who owned the property at the time of the destruction or damage;"~~

II. Vernonia Economic Development Objectives

To date, economic policy guiding City of Vernonia decision makers has been based on officially adopted documents including the Vernonia Comprehensive Plan and the 1997 Vernonia Strategic Action Plan. In recent years the City has undertaken several studies and projects to identify methods to revitalize the town. None of these studies were adopted nor amended the Vernonia Comprehensive Plan, except for the Vernonia Transportation System Plan (TSP) Update in 2011. Below is a list of studies that helped to define the proposed economic objectives and policies at the end of this section.

Existing Reference Documents

In addition to the Vernonia Comprehensive Plan, the following reports and studies of Vernonia have been compiled in the past 15 years:

1. Vernonia Community Assessment, E.D. Hovee & Co. 1996
2. Vernonia Visioning Conference, for Periodic Review update, Confluence NW & Mary Forst 1996
3. From Vision to Action Strategic Plan for Economic Development, Vernonia Community Response Team & RDI 1997 (adopted in 2010)
4. Downtown Revitalization Hardscape Plan, KCM 1998
5. City of Vernonia Marketing and Business Analysis, Mary Bosch 2001
6. Design Guidelines for the City of Vernonia, ODDA 2001
7. Town Hall Meetings on Economic Development, Mayor Sykes 2003
8. Vernonia Downtown Resource Team Report, ODDA 2005
9. Community Goals Workshop, 2006
10. Vernonia Transportation System Plan TSP Update, CH2M Hill 2011 (adopted in 2011)

Proposed Economic Development Objectives for Vernonia

The City currently does not have a succinct and official economic development objective. The following italicized statement is a proposed statement of the City's current economic objectives:

Vernonia seeks to become a more prosperous and resilient community by successfully attracting and retaining businesses that will provide employment and services to the Vernonia trade area. Vernonia's ability to offer the best of rural living and urban proximity depends on its commitment to creating and maintaining a distinctive niche as a full service community in the expanding Portland metro region. The City seeks job opportunities that both capture the interest of the city's youth as well as provide family wage jobs. The City desires to reverse population decline by locating new development on land above the area's floodplains. The City hopes to attract new families, particularly from growth in Washington County who may be drawn to the area's moderate housing costs, the friendly small town atmosphere and the modern new school complex. The economy of the area is currently dominated by education, forestry/fishing/hunting and retail employment. Utilities,

accommodation and food services, construction, public administration and transportation are other important job sectors. The City seeks to expand employment opportunities into other areas such as light industry and a broader natural resource economy based on secondary wood products, biomass and other alternative energy production, bicycling, camping and eco-tourism facilities, and farm and ranching associated with both tourism and food production. Tourism will be enhanced by an expanded park system that encompasses Vernonia Lake, the re-located Spencer Park, an engineered wetland that serves as an outdoor classroom, and a trail system extension to the Banks-Vernonia and Crown-Zellerbach Trails and the Anderson Park and equestrian area. Downtown Vernonia is a historic hometown shopping district offering small town ambiance, unique goods and friendly service. The City strives for a vibrant, attractive downtown district with services and accommodations for residents, employees and tourists alike.

Existing Comprehensive Plan Goals and Policies

This section describes current adopted policies that guide the City's economic growth and development. Thereafter are recommendations to modify several policies and propose additional new policies that better reflect the city's current economic objectives.

Commercial Activities (Current Comp Plan narrative and policies)

Plan Narrative:

"The City recognizes the need to provide a "downtown" area or central business district where intense commercial uses predominate.

The downtown area has traditionally developed along Oregon 47 and forms the existing commercial core. This form of development has made it inconvenient to park and walk. It is where high volumes of traffic and other activity are anticipated. Conflicts between through traffic such as logging trucks and local shopping trips contribute to congestion and traffic safety problems in the downtown area. The City recognizes that commercial areas, as indicated in the inventory, are currently developed and that little area for expansion exists.

The city encourages commercial uses that are "compact" in that people may walk from one to the other with ease, not having to drive their cars.

The City provides a mix of vital services and retail operations to serve the whole community and surrounding rural area."

Commercial Area Policies

Existing Comprehensive Plan policies are listed below with recommended amendments where policies are no longer relevant.

1. ~~This Plan and implementing ordinances converts approximately 7 acres North~~

~~and East of the present commercial area from vacant industrial to vacant commercial property for expansion purposes. Delete since this policy has been accomplished.~~

- ~~2. The City should work with the Vernonia Chamber of Commerce in implementing central business district concept. Appendix "B" includes an example of a model for future land use. Delete until this reference can be found and determined relevant.~~
3. Residential uses shall be only conditionally allowed in the designated commercial area. The impact on present and future commercial uses shall be considered during the review process.
4. The economy of the City will be improved by encouragement of the city's tourism, downtown rehabilitation and location of clean, new light industry.
5. The City will give appropriate support to efforts to improve communication systems serving the city as an additional means of improving the City's economy and livability.
6. The City supports improvement of important community facilities including educational facilities at all levels and community health facilities. ~~and planning and construction of a new Vernonia Building to house City offices, police Department, library, courtroom and visitor information center. Delete since City Hall has been completed~~
7. The City will continue to improve its basic infrastructure systems by implementing an updated water system master plan ~~prepared in 1994, preparation of a an~~ updated sewer system mast plan, preparation of a plan to manage storm water drainage and other drainage and erosion control problems, preparation of a parks master plan and continuing to implement its regular schedule of street improvements.
8. Cluster most high intensity uses in and around a revitalized business district, except for flood-prone areas. ~~after moderate expansion of the urban growth boundary to balance the loss of land acquired for the floodway greenbelt. Delete since the referenced boundary changes were completed.~~

Industrial Activities Policies

1. The City shall seek a diversified industrial base, such as forestry, agriculture, mineral products, and electronics.
2. The City shall work with the Chamber of Commerce to actively encourage industries to locate in Vernonia consistent with the air, land and water policies outlined in this plan.
- ~~3. Because of limited availability for industrial uses and growth area, the urban growth management plan shall designate the 139 acre former Oregon-American mill site as an industrial area on the urban growth boundary plan map. Delete since reference amendments were completed and are proposed to be rezoned for public or park use due to flood hazards.~~
4. Industries which locate near the flood zone of Rock Creek or the Nehalem River shall use flood zone areas for open space, open storage or parking such that flow restrictions are minimized.
5. The City shall require annexation of all industrial uses as they are hooked up to City services.

6. The City shall work with the county and state economic development committees to aid the City in industrial acquisition which is beneficial to the City, County and State.
7. The City shall work with Portland Community College to maintain the location of an extension in Vernonia to upgrade its labor force.

Adopted 1997 Strategic Plan Economic Goals

1. Business Development Goal 1: Revitalize the downtown Vernonia business district to enhance/develop tourism and other business opportunities that will result in the creation of ~~six new commercial/retail businesses, and 50 new full-time equivalent (FTE) jobs by the year 2003.~~ *Delete specific irrelevant or past target numbers and dates.*
2. Business Development Goal 2: Expand the local economic base increasing jobs and business opportunities through the addition of ~~a minimum of three new service/production businesses and high-tech and light industry, that together gross \$10 million in revenue annually by the year 2003.~~ *Delete specific target numbers and add a reference to desired light industrial jobs.*
3. Workforce Goal 1: Increase local opportunities for training in order to encourage and enhancement the possibility of high wage jobs and career advancement for the Vernonia work force, including entry level jobs for young adults.
4. Infrastructure Goal 1: Develop basic improvements in the Vernonia Airport to allow for future expansion and to enhance the potential for economic development.
5. Infrastructure Goal 2: Replace old and undersized ~~water lines~~ public facilities to improve services to residents and businesses in Vernonia and to readily serve new or expanding businesses to Vernonia residences by the year 1999 to eliminate the existing 42% water loss.
6. Infrastructure Goal 3: Improve telecommunications service for residents, businesses and emergency situations.

Proposed New Economic Policy Recommendations

To realize economic objectives and strengthen the guiding policies, the City will consider adding the following policies to strengthen the Vernonia Comprehensive Plan:

1. Marketing: Oregon is striving to be a center for "green" jobs. It is important that firms shopping for a site know about Vernonia. Vernonia should work to attract green businesses.
2. Usable Employment Land: Identify parcels of land in the Vernonia UGB which are zoned industrial or commercial but cannot be built on due to flood hazards. Remove employment related zoning and designate the unbuildable parcels for public open space uses only. Identify other parcels in the UGB that can be re-zoned for commercial and industrial uses to replace the constrained unbuildable sites.
3. Pursue State and Federal money: City staff should pursue grants they deem beneficial to improve Vernonia's economic condition. Information should be provided to business owners that may be eligible for grants.

4. Encourage secondary wood products industries to locate in Vernonia, such as post and pole manufacturers and alternative energy generating businesses such as processors of biomass and pellet fuel.
5. Encourage farming and ranching operations in and around Vernonia, such as plant nurseries, food production, herbs, bulbs and seed production, and suppliers to support the agricultural producers.
6. Encourage agri-tourism such as farm and ranch stays, movie and television production, and the harvesting of mushrooms, berries, firewood and other plant life from the area's farms and forest.
7. Encourage eco-tourism businesses to locate in Vernonia featuring guided kayaking, ATV rides, bicycling, fishing, hunting, hiking, birding and horseback rides. Support construction of the Crown-Zellerbach Trail, which will link with the City trail system and the Banks-Vernonia Linear Trail.
8. Encourage methods to build on the historic and unique character of the downtown area by creating a mill town design theme and by extending the characteristic streetscape south to the City entry.

Effects of the Proposed Rezone of 130 Parcels on the Zone Inventory

As a result of the City's desire to remove unbuildable parcels in flood hazard areas and rezone new land on higher ground for needed for employment opportunities this project rezoned 130 parcels. Details of the land inventory and the future housing and employment needs are in Section V – VII and the Appendix. Table 1 below summarizes the net gain and loss in each zone district, and illustrates the significant loss of land to public use zones.

Table 1 - Zone Net Gain Loss

Zone	Change	Resulting
LDR – Low Density Residential	-31.0	37.0 acres
R – Residential	-28.6	464.3 acres
GR – General Residential	-38.3	68.5 acres
GC – General Commercial	-36.9	7.3 acres
DT – Downtown	6.8	17.6 acres
LI – Light Industrial	-31.9	88.4 acres
PR – Public Recreation	92.9	166.7 acres
IP – Institutional Public	66.8	98.5 acres

III. The Vernonia Community and Economy

The City of Vernonia is located in Columbia County, Oregon in the Upper Nehalem River valley located in the foothills of the Coast Range. The area is surrounded by forests and farmland and is bisected by several waterways including the Nehalem River, Rock Creek and numerous small streams. US Highway 47 passes through downtown Vernonia connecting Washington County with the Columbia County seat on the Columbia River. The City was incorporated in 1892.

The Oregon-American Sawmill opened in 1920 and was said to be the largest in the world at that time. The company was from the southern US states and brought southern settlers who named streets in the boom town after the old Confederacy. By 1950 the mill closed and the virgin timber was gone. But the timber has grown back and although logging activity has diminished, it is still an important economic activity in the area. Other important industries include The West Oregon Electric Cooperative headquarters, educational services, agriculture, forestry, fishing and hunting and retail trade.

Population and Demographic Trends

Population Growth

In 2011 the estimated population of Vernonia was 2,110 (PSU Population Research Center). Population has changed very little since 1980 when there were 1,800 city residents. The population peaked in 2009 at 2,340 people. Population growth has not kept pace with annual increases seen elsewhere in the state or original city estimates. The City revised and lowered their population projections in 2009 by adopting an estimated population growth that is coordinated with Columbia County's county-wide projections for all its jurisdictions.

The City of Vernonia is the third largest City in Columbia County. Vernonia's most current estimated population for 2011 was 2,110. The twenty year projection puts the growth rate at just under 1%. Columbia County is projected to grow by 1.1% from 2010-2020 and 0.8% from 2020-2030 with the highest growth percentages occurring in St. Helens and Scappoose.

Historical and Projected Population Data

The following figure summarizes actual and projected Vernonia population figures compiled by the city from various sources. As indicated, in 2009 new projections were adopted by the City in coordination with the Columbia County estimates and are the current official estimate.

Figure 1 - Vernonia Population

Year	Actual Population	Projected Population
1980	1900	
1990	1808	
2000	2228 (census)	4000 1980 Plan slow growth

2001	2236	
2002	2258	
2003	2257	
2004	2265	
2005	2287	
2009	2340	
2010	2151 (census)	2405 2009 medium growth
2011	2110 (PSU certified est.)	
2020		2605
2030		2700
2031		2711

Demographics

Columbia County as a whole shows characteristics of an aging population. The percentage of the population under 18 will decrease from 24.4% to 22.1% by 2030, while percentage of population over 65 will increase from 12.5% to 17%.¹

Vernonia and Columbia County are at an educational disadvantage compared to state and national averages. Those Vernonia citizens with a high school education were an estimated 84.3%, slightly less than the County average of 85.6% but closer to the state average of 85.1%. Vernonia's average of high school educated rose to 85.6% by 2010. But the dramatic difference in educational level is the percentage of population with a bachelor's degree or higher. Only 10.4% percent of Vernonian's hold such a degree. Columbia County did somewhat better with 14%, but neither come close to the state average of 25.1% which is on par with the national average."² By 2010 the percentage of residents with an associate's degree rose to 11.9% in Vernonia.³

Other economic data indicates that 61.9% of Vernonia residents 16 years and older were in the work force in 2009. The average travel time to work was 41.5 minutes as compared to 25.2 minutes in the nation as a whole.⁴

¹ Adopted from Columbia County Population Forecast

² U.S. Census Data 2000

³ U.S. Census Data 2010

⁴ Factfinder.census.gov 2010

IV. Economic Trend Analysis

Introduction

The trend analysis section is the foundation of economic information. This base information will be used to project the economic potential for the study area. In conducting the analysis, the current economic climate must be considered. The economic conditions at the global, national, state and local levels have shifted significantly since April 2008⁵. Although the US recession officially ended in June 2009, what became a significant global economic downturn is still stubbornly apparent in 2012.

In an effort to offset a declining economy the Federal Government took several measures including the \$850 billion American Recovery and Reinvestment Act. But despite optimistic recovery projections and government stimulus programs, job growth in the US has still not reached levels that signal job opportunities are replacing the millions of jobs lost since 2008, or that add new jobs needed to match population growth.

National Economic Trends

Economic uncertainty is expected to continue in the short term. Many factors play a role in the poor economy. The burst of the housing bubble contributed to a decrease in consumer spending and a decrease in residential construction. In addition, home foreclosures and delinquencies have been a burden on banks, which have significantly decreased the amount of money available for mortgages, consumer and business loans. While the housing and banking industries have somewhat stabilized, instability in Europe and an uncertain euro, as well as slower growth in China and India have reduced trade worldwide and dampened the US economic recovery. The U.S. relies on 20% of its exports going to Europe, second to Canada who receives most U.S. exports.

Several years of increasing commodity prices such as food, petrol and energy prices has decreased consumer purchasing power. As a result consumers are spending a higher percentage of their income on "necessity" items leaving less for "non-necessity items" thus putting more pressure on consumer prices.

These circumstances with the addition of a declining dollar have put the country into a long period of slow economic growth. The Federal Reserve again reported in April 2012 a projection for stronger growth, at 2.4% to 2.9% for the year. But in June 2012 that projection was reduced to below 2%. Benchmark federal lending remains at near zero, unchanged since 2008. U.S. unemployment that peaked at a high of over 10% was 8.2% in early 2012 with a projection at year end for little change. The Fed's indicate that hiring is expected to remain sluggish, but there is a subdued outlook for inflation and there will be continued low interest rates through 2014.⁶

⁵ April 2008 is when the housing bubble burst and a significant cause of the national recession.

⁶ Federal Reserve Meetings of March and June 2012 as summarized by *The Oregonian*

State and Regional Economic Trends

Oregon experienced a high rate of growth from 2003-2007, but since the 2008 recession Oregon has experienced the same national economic slowdown. Generally, the same sectors that are dragging the national economy are also dragging the Oregon economy including housing starts, construction, finance, wood products, nursery sales, manufacturing, retail trade, leisure & hospitality. In June 2009 Oregon reached an unemployment rate of 12.1% up from 5.6% a year earlier. In March 2012 the unemployment rate in Oregon was an average of 8.6%, when the state was tied at a ranking of the 38th highest unemployment rate of the 51 states.

Beyond 2010, Oregon's economic growth was expected to outpace national growth, where optimistic projections indicated that by 2016 Oregon employment would grow by 14%. Although these projections may not be realized, as of June 2012 Oregon has the second fastest growing Gross Domestic Product (GDP) in the country at 4.7% which is three times the national average. This is due to growth in durable goods industries lead by Intel in Oregon.⁷ But in many other categories of economic health in 2012 Oregon does not score above average. In the longer term, Oregon has economic advantages that may improve our ranking and provide growth advantages. These factors include:

- Population growth,
- Location, relative proximity to Canada and Asia
- High commodity prices
- Export growth
- Affordable housing
- Quality of life
- State tax incentives, including the Single Sales Factor Tax

In addition to the factors listed above are several state initiatives which may help to drive growth in several sectors:

Manufacturing Competitiveness - In the 2007 Oregon Innovation Plan, the Oregon Innovation Council proposed a State investment of \$5.37 million between 2007-2009 to expand workforce training programs and the Oregon University System's ability to enhance manufacturing industry innovation through equipment, top-notch faculty and partnerships with Oregon companies. As of the 2008 Oregon Business Plan Annual report, \$2.872 million had been invested into this initiative.

Innovation Accelerator Fund - This plan calls for \$5 million to be invested in the "cultivation" of innovative ideas which arise every year from established and emerging firms, entrepreneurs and academic institutions.

Oregon Nanoscience and Microtechnology Institute (ONAMI) - This proposal recommends an additional \$10 million investment between 2007-2009 for the continued support of this public private partnership between the State's top public universities and leading Oregon high-technology companies. In addition to creating jobs and allowing

⁷ Bureau of Labor Statistics 2011

Oregon to recruit talented researchers, already the State is realizing sizeable returns from ONAMI as technologies are transferred to the marketplace. To date an additional \$9 million has been invested into ONAMI.

Oregon Translational Research and Drug Development Institute (OTRADI) - This public-private partnership seeks to support health care and biomedical research in the State by focusing on drug research and development for the treatment of infectious diseases which will feed into a separate accelerator intended to support commercialization of products by Oregon companies. The State has invested \$5.25 million to date.

Bio-Economy and Sustainable Technologies (BEST) Center - This public-private partnership intends to research and develop innovations related to bio-based technology, green buildings and clean energy. BEST is intended to enhance Oregon's competitive advantage in the growing "green" industry sector. To date, \$2.5 million has been invested.

Senate Bill 582 - The first of two Oregon Senate bills intended to promote innovation and emerging industry in the State, Senate Bill 582 increased the amount of allowable contributable funds University's may accept in order to establish the University Venture Development Fund. The Fund supports entrepreneurial training, education, research and startup companies.

Senate Bill 579 - Senate Bill 579 expanded the authority of the Oregon Growth Account allowing the Board to investment in emerging firms in early stages of development. In essence, the Senate Bill promotes growth in key target industries by providing early stage funding.

Transportation/Infrastructure - Lastly are initiatives at the state and regional level to improve the state's transportation infrastructure including port districts, rail lines and airports. Included in this are highway expansion plans. Widening of Highway 217 has been approved by Metro and expansion plans are on-going for Highway 26.

Targeted Industry Cluster Trends

High Tech - Oregon's high tech cluster was formed during the 1990's and boomed until 2000. The cluster went through a steep decline after the dotcom bust but since 2003 has been steadily increasing. The high tech cluster is primarily electronic manufacturing and system design. Electronic manufacturing consists of 69% of the State's high tech cluster. 66% of that employment is located in Washington County. System design is 16% of total high tech employment or 9,200 jobs. The overall high tech outlook is mixed. Manufacturing is expected to decrease 3% by 2016, but system design and publishing will increase by about 15%.

Health Care - Oregon's health care industry has grown rapidly adding 61,000 jobs in the last 13 years. It is now one of Oregon's largest sectors capturing 11.5% share of employment. This makes it roughly similar to Manufacturing, Retail Trade and

Professional & Business Services. Health care is also projected to capture the highest percentage of job growth through 2016. Demographic changes, specifically an aging population requiring more care is the primary driver of job growth in this cluster.

Solar Manufacturing - Oregon has put itself in a strong position to be one the leading Solar Photovoltaic manufacturers. Oregon has successfully recruited four manufactures, predominantly in Hillsboro. Oregon holds a competitive advantage due to its unique combination of semi conductor manufacturing, significant electrical power capacity, water capacity and the ability to site large industrial facilities. The future of solar manufacturing is dependant on several factors. For one, it must become more cost effective. Currently, wind energy is more efficient. Growth is also dependant on federal investment tax credits. (Congress extended tax credits for another eight years) Not only do credits help the solar industry but they create solar installation jobs too. The solar industry is projected to add 62,000 jobs nationally by 2015 and 10 million worldwide by 2030. Oregon is projected to capture 15,000 jobs by 2035, most of which occurring in the next ten years.

Bio-Tech -In 2006, Oregon's biotech sector employed about 9,500 employees and averaged a 19.4% increase from 2001. Currently, Oregon's share of the bio-tech industry is small; there are possibilities for future growth. One such venture is the addition of Genentech which may lead to other potential growth in the Bio-Tech cluster."⁸

Columbia County Economic Development Trends

Columbia County growth has stalled along with the state and the nation due to the stubborn recession that started in 2008. But population growth is still projected in the future consistent with historical trends, albeit at a decreasing rate than the past. The unemployment rate in the County was 9.9% in December 2011.⁹ Median household income has historically been higher than national and Oregon levels, despite lower college attainment levels.¹⁰ This is due to workforce specialization in construction and goods producing industries. The proportion of the resident workforce to total population has remained close to 50% since the 1990's. Columbia County's resident workforce commutes throughout the Portland metro and has a worker export/import ratio of 3:1. Data indicates that the availability of desirable or appropriate local job opportunities for the resident workforce is becoming increasingly unbalanced. Columbia County residents have a high degree of occupational specialization in natural resources, health technology, construction, maintenance, production, and transportation categories.

Wages in Columbia County dropped about 12% in the period of 2000 – 2010 and are less than the statewide average. But per capita personal income rose by 32% from 1999 – 2009, but after adjusting for inflation these rates are adjusted to 2%. Transfer incomes such as pensions, Social Security and Medicare payments increased by 45% from 2001 - 2009 because the County is gaining workers and losing children. In conclusion, jobs in Columbia County pay less than the state average, but its population

⁸ *Economic Opportunities Analysis & Long Term Urban Land Needs Assessment*, Johnson Reid, March 2009

⁹ OLMIS Region , February 2012

¹⁰ Columbia County Economic Team Baseline Conditions and Historical Trends 2/15/12 draft

is closer to average financially because many people are working or receive money from pensions and social security programs.¹¹

Vernonia Economic Trends

Location and Transportation - The City of Vernonia is located along highway 47 in Columbia County. It is 30 miles west of the County seat of St. Helens and 45 miles from the Portland Metro Area. Vernonia is 15 miles from Highway 26 and about 45 miles from I-5, I-205 and I-84. Vernonia is in the foothills of the Pacific Coast Range and 55 miles from the Oregon coast. Vernonia is also home to the Vernonia airport, which primarily serves recreational aircrafts. The airport has about 4,000 annual take off or landings generated primarily from flying instruction.

Utilities - The City of Vernonia has a number of utility problems including water pipe leakage, sewage lagoon location in the floodplain and no formal storm water system. Residents pay some of the highest prices in the state for water, sewer and electricity. Vernonia is currently in the process of updating its Capital Improvement Plan for public facilities. With lower population projections the City may be able to benefit from installing a hyporeic discharge system, as opposed to moving or planning a new sewage treatment system. Earlier wastewater plans included moving the sewage lagoons, but instead there is a planned dike elevation recommended in the wastewater redesign plan. The City has many areas of insufficient water pipes that need to be upgraded. This will be especially important to fulfill the need of potential industrial development at the Knott Street Light Industrial Park. The City's water storage capacity, however, is sufficient for the projected population through 2031.

Employment Trends - Vernonia finds itself in a unique geographic location. Although, the City is a part of Columbia County and shares a similar economy, Vernonia workers are more dependent on Washington County and Portland metro employers. Beginning with the technology boom in 2003 Washington County experienced a 13.1%¹² employment increase. Many Vernonia residents took advantage of the high paying jobs and commuted into Washington County for work. As jobs in Vernonia became more scarce Vernonians became increasingly more dependant on the Portland metro area for work. This trend is expected to continue as an estimated 80% of the resident work force leaves Vernonia for employment elsewhere. Vernonia's economic growth has been nominal with little change in the last 30 years.

In 2010 the unemployment rate for Vernonia was 7.8%. Median household income was \$50,096 and median family income was \$54,091. The percentage of people whose income in the past 12 months is below the poverty level is 7.5%. The percentage of families with a female householder, no husband and with related children under 18 having an income below the poverty level is 35.4%.¹³ Other economic data indicates that 61.9% of Vernonia residents 16 years and older were in the work force in 2009, but

¹¹ Erik Knoder, Oregon Labor Market Information system, June 2011

¹² *Economic Opportunities Analysis & Long-Term Urban Land Needs Assessment* by Johnson & Reid, March, 2009

¹³ U.S. Census Data 2010

the average travel time to work was 41.5 minutes as compared to 25.2 minutes in the nation as a whole.¹⁴

Vernonia - Economic Strengths and Weaknesses

In 1996 E.D. Hovee & Company prepared a Community Assessment for Vernonia.¹⁵ Although that was many years ago, the firm prepared a good summary of the city's strengths and weaknesses, many of which still apply today and have been updated to reflect today's circumstances.

Figure 2 - Vernonia Economic Strengths & Weaknesses

<i>Economic Strengths</i>	<i>Economic Weaknesses</i>
1. Compact & intact downtown business district	1. Small population base and out-commuting constrains local retail and service businesses
2. Forest products continue to be viable source of employment and payroll	2. Vernonia is not capturing value-added forest products business opportunities
3. Information highway, Washington County commuters & cottage industries provide opportunity	3. Isolation and inconvenient transportation limit business confidence and investment activity
4. Recreational amenities close to the Portland metro area stimulates local business activity	4. Public and private utilities are expensive
5. New K-12 public school complex opens in 2012 with educational tools for a modern workforce	5. Flood potential and damage is a repeated threat
6. Rural quality of life and outdoor recreational activities	6. Weak national and regional economies significantly affect local economy
7. Affordable housing	7. Some infrastructure inadequacies
8. Expanded park and recreation facilities on the old school and mill sites	8. Lack of vacant employment land inside the UGB and outside the floodplain
	9. Few high wage jobs

¹⁴ Factfinder.census.gov 5-31-11

¹⁵ *Vernonia, Oregon Community Assessment* by E.D. Hovee & Co, 1996

V. Vernonia Land Inventory

Introduction and Purpose

This section presents land uses and land availability within the Vernonia Urban Growth Boundary (UGB). The purpose of this section is to evaluate City lands as they pertain to Statewide Planning Goal 10. Housing Goal 10 is meant "to provide for the housing needs of the state." The goal requires municipalities to inventory buildable lands for residential use. Cities must also develop plans to fulfill the housing needs of all residents including single family residential dwellings, multi-unit dwellings, rentals or low-income housing.

This section also provides land inventory data pertaining to commercial and industrial employment land. Statewide Planning Goal 9 and Oregon Statutes and Administrative Rules require Comprehensive Land Use Plans to also include an inventory of vacant and developed land designated for industrial, commercial and other employment land within the UGB. Land inventories are used to determine the size of the UGB based on a projected need of adequate capacity to accommodate a 20-year need.

The Buildable Lands Inventory was completed by RARE intern, Seth Lenaerts, in 2009 using the best available data, including parcels, the January 2008 Draft Flood Hazard data, and The City of Vernonia Local Wetland Inventory and Riparian Assessment.¹⁶ At the same time the City began to build its geographic information system (GIS), with the support of KLS Surveying, Inc.

Since the completion of the Buildable Lands Inventory, the accuracy of the parcel data set has been greatly improved by Columbia County, FEMA has adopted new flood zones, and municipal boundaries and zoning have been updated by meticulously reviewing city records. As a result, there are small discrepancies between the Buildable Lands Inventory (2009) and the Vernonia Land Inventory (2012) included in this report. However, these discrepancies are insignificant in terms of the conclusions of the Buildable Lands Inventory, i.e. plenty of residential lands and not enough commercial lands.

Tables 2a-2c reflect the 2012 Vernonia Land Inventory, while Tables 3-4,6, 8-10 reflect the results of the 2009 Buildable Lands Inventory.

LAND INVENTORY GOALS¹⁷

The goals of the Vernonia land inventory are:

1. To create a land inventory system that is accurate and straightforward as possible, easy to update and consistent over time for accurate comparisons.
2. To inventory all land within the UGB using the City's zoning classifications:
 - LDR – Low Density Residential
 - R – Residential

¹⁶ Prepared by Shapiro and Associates, Inc. June 2000

¹⁷ Land Inventory Goals adapted from City of Medford's Comprehensive Plan, February 21, 2008

- GR – General Residential
 - GC – General Commercial
 - DT – Downtown
 - LI – Light Industrial
 - IP – Institutional Public
 - PR – Public Recreation
3. To inventory all land within the Vernonia UGB using the City's land inventory by classifying all land as:
- Developed
 - Re-developable (having redevelopment potential)
 - Vacant (includes partially developed parcels)
 - Constrained
 - Infill

Vernonia Land Inventory

Table 2-Total Vernonia Land Inventory (November 2012)

Table 2a – Municipal Boundaries

UGB	1130.9 acres
City Limits	1101.9 acres

Table 2b – Real Property in City Limits

Real Property	948.6 acres	86.1%
Right of Way	153.3 acres	13.9%
Total	1101.9 acres	100%

Table 2c – Current Zone Inventory

LDR – Low Density Residential	68.0 acres	6.2%
R – Residential	492.9 acres	44.7%
GR – General Residential	106.8 acres	9.7%
GC – General Commercial	44.2 acres	4.0%
DT – Downtown	10.8 acres	1.0%
LI – Light Industrial	120.4 acres	11.0%
PR – Public Recreation	73.8 acres	6.7%
IP – Institutional Public	31.7 acres	2.9%
Right of Way	153.3 acres	13.9%
Total	1101.9 acres	100%

Tables 2a-c represent the overall land inventory for Vernonia. These areas do not account for existing development, physical constraints or redevelopment potential.

Buildable Land Analysis

Definitions: For purposes of this analysis, definitions and methodology for determining acreage in each class is summarized below and explained in more detail on page 23.

- Developed is a lot that is developed to capacity.
- Vacant is a lot than has no development.
- Re-developable refers to a lot has a low improvement value and therefore has the potential to be redeveloped.¹⁸
- Infill is a lot that is developed but not to its full potential and therefore can still support some development.
- Constrained land refers to a lot that is unbuildable due to environmental constraints or government ownership.

NOTE: The information contained in Tables 3-4 was derived from 2009 data sets and have not been revised because of only minor discrepancies from the 2012 data and methodologies.

Table 3-Total Vernonia Land by Class and Zone (May 2009)

Zone	Developed	Vacant	Re-developable	Infill	Constrain	Total
R	115.2	114.43	14.95	46.67	210.51	
GR	18.16	8.69	1.94	4.59	85.21	
LDR	0	24.43	0	0	38.57	
LI	3.41	3.49	0	34.16	62.42	
PR	0	0	0	0	74.55	
GC	0.44	1.38	0.29	0	54.72	
DT	9.88	0.15	0	0	3.39	
TOTALS	147.09	152.57	17.18	85.42	529.37	931.6

Table 3 describes Vernonia acreage by zone and by class. Table 3 is a complete list of land in Vernonia. Table 4 is solely listing buildable lands. Vacant, re-developable and infill are added together. Then the public right of way is subtracted. Results are shown in column six, "Total Buildable". When all zones are added up Vernonia is left with 189.9 net acres of buildable land. Net acreage has eliminated the estimated land needed for public streets and facilities.

Table 4-Buildable Land (May 2009)

Zone	Vacant	Re-developable	Infill	Public Right of Way ¹⁹	Total Buildable
R	112.43	14.95	46.67	43.51	130.54
GR	8.69	1.94	4.59	3.81	11.42
LDR	24.43	0	0	6.11	18.32

¹⁸ Low improvement value=Improvement value/ Land value <\$10 a square foot.

¹⁹ 25% of land is taken out of the Buildable Land category, since, it is assumed to be used for public right o way and therefore not concerned "buildable".

LI	3.49	0	34.16	9.41	28.24
PR	0	0	0	0.00	0.00
GC	1.38	0.29	0	0.42	1.25
DT	0.15	0	0	0.04	0.11
TOTALS	150.57	17.18	85.42	-63.29	189.9

Table 4 illustrates the oversupply of net buildable residential acreage and the lack of net buildable commercial acreage available.

Land Inventory Methods

The Vernonia land inventory relied heavily on electronic data compiled in the City's GIS. Vernonia began developing a GIS database in November 2009. Vernonia's database evolved very quickly in conjunction with the land inventory. Having a GIS database proved extremely helpful to create a detailed inventory for Vernonia. In addition to having County data, staff was able to create a tax lot by tax lot assessment using aerial photos.

Developed Land - A tax lot is considered developed when it is built to its zoned density. Vernonia has three zones that are designated for residential development. The Residential and General Residential zones call for a 5,000 square foot minimum lot size, whereas the Low Density Residential has a 10,000 square feet minimum lot size.

Re-developable Land - A tax lot is considered re-developable when the property is developed but has a low improvement value. For this inventory, residential low improvement value is when the value per square foot is below \$10. This was determined by dividing the improvement by the land value. If that number was below \$10 a square foot the lot was deemed re-developable.

Vacant Land - A tax lot is considered to be vacant when there is no improvement on the parcel. Vacant lands do not include tax lots that are below 5,000 square feet since those lots do not meet the minimum size for development. A vacant lot that is partially constrained is classified as vacant; however, the constrained portion is still not considered to be buildable and is classified as constrained. For example if a 10,000 square foot lot has a 3,000 square foot constraint, the lot designation would be vacant. But only the 7,000 non constrained square feet are considered vacant. The other 3,000 square feet are classified as constrained.

Infill Land - A tax lot is classified as infill if the lot is developed but has sufficient land left available to build at least one other dwelling unit. To simplify this process a developed lot must also be greater than 0.5 acre to be considered a candidate for infill potential.

Constrained Land - A tax lot can be considered constrained for multiple reasons. For this inventory constrained meant one of four things: The parcel was, in a floodway, floodplain, wetland or government owned.

Additional information about Constrained Lands

Vernonia is located where Rock Creek and the Nehalem River meet. Due to the small area of the Nehalem watershed the river is prone to flooding. Vernonia has experienced two 100 year flood events in the past 11 years. In addition to actual flooding events Vernonia has gone through a number of “close calls”.

Since the 2007 flood, government, quasi-government, businesses and private citizens have taken significant steps in natural hazards planning and other flood mitigation steps, with the understanding that the best mitigation practice is to move out of flood prone areas. The Federal Emergency Management Association (FEMA) and the Community Action Team (CAT) worked with homeowners, the school district and other properties in flood prone lands to buy-out their properties demolish many buildings and give title of the land to the City. With title comes a restriction for no future development on the subject 42 parcels.

The City has developed more restrictive ordinances to control future development in the floodplain in compliance with FEMA rules, such as prohibition of new development in the floodway or improvements that would cause a rise in flood waters. The City has established new standards to better manage the floodplain by restricting practices that would increase flood water. Although there are no plans to fully restrict development in the floodplain, Columbia County Flood Relief has made it a goal to voluntarily move all development outside of the floodplain in Vernonia by 2050.

The Vernonia floodplain makes up about 550 acres of which 133 are in the floodway. Much of this land is not developed and will not be developed in the foreseeable future. There is however, a significant amount of property that is currently developed in the floodplain. To meet CCFR goals of no development in the floodway and floodplain, current development will be displaced and moved into new undeveloped parts of the Vernonia. The impact of displaced development plays a role in the Vernonia Buildable Land Inventory.

Proposed Floodplain Management District – The City is in the process of developing a Floodplain Management District in order to assure safety and on-going compliance with FEMA regulations. The District will define managed floodplain lands, provide city administration and GIS mapping procedures, and implement the Community Rating System to reduce insurance rates by as much as 25%.

VI. Future Housing Needs

Residential Land Inventory- The primary residential zones for Vernonia are the Residential (R), General Residential (GR) and Low Density Residential (LDR) zones. These three zones combine to offer 160 net acres of buildable land indicated in Table 4.

Housing Needs Analysis - Housing needs were forecast to the year 2031 using a City of Vernonia population forecast of 2,711 persons. This forecast was based on 2030 population forecast data available from the report *Population Forecasts for Columbia County Oregon, its Cities and Unincorporated Areas* completed by Portland State University's Population Research Center. According to this report, Vernonia is projected to grow at a rate of 0.8% from 2010 to 2020. Population growth is expected to slow to 0.4% from 2020-2030. The average annual growth rate of 0.4% was applied to extend the 2030 population forecast to 2031.

Table 5 - City of Vernonia Population Forecasts

	2010	2020	2030	2031
Population	2,405	2,605	2,700	2,711
Average Annual Growth Rate (AAGR)		0.8%	0.4%	0.4%

Source: PSU Population Research Center

Between 2009 and 2031 Vernonia is expected to see an increase in population of 400 persons. According to demographic data and analysis, the average person per dwelling unit (APPDU) is expected to decline to 2.62 persons by 2030 due to the effects of an aging population and demographic trends. Assuming the APPDU remains the same in 2031, the City of Vernonia is projected to need 153 new dwelling units by 2031.

Forecast 2031 Land Need for Housing

Residential (R) and General Residential (GR) zoned land has a minimum lot size of 5,000 square feet, which equates to a maximum density of 8.7 dwelling units per acre. Low Density Residential (LDR) zoned land has a minimum lot size of 10,000 square feet, which equates to a maximum density of 4.4 dwelling units per acre. To project residential land needs, the following equation was used:

$$(\text{Net population increase} / \text{Average persons per dwelling unit}) \div \text{Dwelling units per acre by zone} = \text{Number of new acres needed by zone.}$$

Table 6 shows the resulting residential land needs under low, medium, and high density growth scenarios. The low density scenario assumes all available Low Density Residential (LDR) land is consumed and the remaining demand is split evenly between Residential (R) and General Residential (GR) zones. The medium density scenario assumes residential land demand is distributed evenly between the three residential zones. The high density scenario assumes all residential land demand is supplied by the Residential (R) and General Residential (GR) zones, and no Low Density Residential (LDR) land is consumed.

Table 6 - City of Vernonia 2031 Residential Land Needs

Zone	Density (du per acre)	Buildable acres	Maximum # of units available	Low Density Scenario (acres consumed)	Medium Density Scenario (acres consumed)	High Density Scenario (acres consumed)
R	8.7	130.5	1,137	4.2	5.8	8.8
GR	8.7	11.4	99	4.2	5.8	8.8
LDR	4.4	18.3	80	18.3	11.7	0
Total		160.3	1,317	26.7	23.4	17.5

Vernonia will require 17.5 to 26.7 acres of buildable residential land to meet projected housing needs for 153 additional residences in 2031. As indicated in Table 6 above there is an excess of residential land available because Vernonia has 160 acres of buildable land zoned for residential use to meet housing needs under any of these projected growth scenarios. For the remainder of this analysis, it is assumed that Vernonia will need 23.4 acres of buildable residential land to meet housing demands in 2031 (the medium density growth scenario).

VII. Employment Forecast for Vernonia

Total Current Employment

Current employment was determined using both business licenses and information from the Vernonia Chamber of Commerce. Estimates were based on regular market conditions. Therefore, actual employment at the time of publication is lower than listed in Figure 3.

Figure 3-Current Employment

NAICS ²⁰	# of Firms	Employees 2008
Natural Resource	5	20
Construction	24	41
Manufacturing	12	22
Wholesale Trade	0	0
Retail Trade	43	100
T.W.U. ²¹	8	40
Information	3	5
Financial Activities	8	21
Professional & Business Services	30	48
Education Services	1	85
Healthcare and Social Assistance	13	32
Leisure & Hospitality Services	15	65
Other Services	17	44
Public Administration	6	32
Total observed	185	555

Anticipated Growth by Industry Sectors

Population forecasts rely on national growth factors, migration trends and birth/death rates. Since employment is assumed to be correlated with population growth it is possible to forecast future employment as a function of population.

Based upon the 2009 population forecast the Vernonia population is not expected to grow beyond an annual rate of 1%. This growth rate coincides with the ODOT projected growth based on an estimated traffic count increase of 0.8 to 1.0%.²² Therefore .08% will be the base growth rate for the Vernonia Economic Analysis. But there are other applicable sources that can also be used to project growth. For example County and State growth as well as sectors of the economy where Vernonia may be able to capture extra growth should be considered. For this reason a medium and high growth rate are also presented.

²⁰ NAICS- North American Industry Classification System

²¹ T.W.U. -Transportation, Warehouse and Utilities

²² ODOT 2010 Traffic Counts and Vernonia TSP 2011

Figure 4-Baseline Analysis

Base Growth									2008-2028 Growth	
NAICS	# of Firms	Employees 2008	2010	2015	2020	2025	2030	2035	Jobs	AAGR ²³
Natural Resource	5	20	20.3	21.1	22.0	22.9	23.8	24.8	4.5	0.8%
Construction	24	41	41.7	43.4	45.1	46.9	48.9	50.8	9.2	0.8%
Manufacturing	12	22	22.4	23.6	24.8	26.1	27.4	28.8	6.3	0.8%
Wholesale Trade	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	.08%
Retail Trade	43	100	101.6	105.7	110.0	114.5	119.2	124.0	22.4	0.8%
T.W.U.	8	40	40.6	42.3	44.0	45.8	47.7	49.6	9.0	0.8%
Information	3	5	5.1	5.3	5.5	5.7	6.0	6.2	1.1	0.8%
Financial Activities	8	21	21.3	22.2	23.1	24.0	25.0	26.0	4.7	0.8%
Professional & Business Services	30	48	49.0	51.5	54.1	56.8	59.7	62.8	13.8	1.0%
Education Services	1	85	86.4	89.9	93.5	97.3	101.3	105.4	19.0	.08%
Healthcare and Social Assistance	13	32	32.5	33.8	35.2	36.6	38.1	39.7	7.2	.08%
Leisure & Hospitality Services	15	78	79.3	82.5	85.8	89.3	92.9	96.7	17.5	.08%
Other Services	17	44	44.7	46.5	48.4	50.4	52.4	54.6	9.9	.08%
Public Administration	6	36	36.6	38.1	39.6	41.2	42.9	44.6	8.1	.08%
Total observed	185	572	581.5	605.8	631.2	657.7	685.3	714.1	132.6	.08%

Figure 5-Medium Growth Analysis

Medium Growth									2008-2035 Growth	
NAICS	# of Firms	Employees 2008	2010	2015	2020	2025	2030	2035	Jobs	AAGR
Natural Resource	5	20	20.3	21.1	22.0	22.9	23.8	24.8	4.5	0.8%
Construction	24	41	41.8	44.0	46.2	48.6	51.0	53.6	11.8	1.0%
Manufacturing	12	22	22.5	23.9	25.4	26.9	28.6	30.4	7.8	1.2%
Wholesale Trade	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8%
Retail Trade	43	100	102.4	108.7	115.4	122.5	130.0	138.0	35.6	1.2%
T.W.U.	8	40	40.7	42.4	44.3	46.2	48.2	50.3	9.6	0.85%
Information	3	5	5.1	5.3	5.5	5.8	6.0	6.3	1.2	0.85%
Financial Activities	8	21	21.4	22.3	23.2	24.2	25.3	26.4	5.0	0.85%
Professional & Business Services	30	48	49.5	53.3	57.4	61.8	66.6	71.8	22.3	1.5%
Education Services	1	85	87.6	94.3	101.6	109.5	117.9	127.1	39.5	1.5%
Healthcare and Social Assistance	13	32	33.0	35.5	38.3	41.2	44.4	47.8	14.9	1.5%
Leisure & Hospitality Services	15	78	79.6	83.6	87.9	92.4	97.1	102.0	22.5	1.0%

²³ AAGR-Average Annual Growth Rate

Other Services	17	44	44.7	46.5	48.4	50.4	52.4	54.6	9.9	0.8%
Public Administration	6	36	36.6	38.1	39.6	41.2	42.9	44.6	8.1	0.8%
Total observed	185	572	585.1	619.1	655.2	693.6	734.3	777.6	192.6	1.2%

Figure 6-High Growth Analysis

High Growth									2008-2035 Growth	
NAICS	# of Firms	Employees 2008	2010	2015	2020	2025	2030	2035	Jobs	AAGR
Natural Resource	5	20	20.3	21.1	22.0	22.9	23.8	24.8	4.5	0.8%
Construction	24	41	42.2	45.5	49.0	52.8	56.9	61.3	19.0	1.5%
Manufacturing	12	22	22.7	24.4	26.3	28.3	30.5	32.9	10.2	1.5%
Wholesale Trade	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8%
Retail Trade	43	100	102.6	109.5	116.8	124.6	132.9	141.7	39.1	1.3%
T.W.U.	8	40	41.1	44.1	47.3	50.7	54.3	58.2	17.1	1.4%
Information	3	5	5.1	5.4	5.6	5.9	6.2	6.5	1.4	1.0%
Financial Activities	8	21	21.4	22.3	23.2	24.2	25.3	26.4	5.0	0.85%
Professional & Business Services	30	48	49.6	54.0	58.8	63.9	69.6	75.7	26.0	1.7%
Education Services	1	85	88.1	96.3	105.3	115.1	125.9	137.6	49.5	1.8%
Healthcare and Social Assistance	13	32	33.0	35.6	38.5	41.6	44.9	48.5	15.5	1.55%
Leisure & Hospitality Services	15	65	66.6	70.7	75.0	79.6	84.5	89.7	23.1	1.2%
Other Services	17	44	45.1	47.8	50.8	53.9	57.2	60.7	15.7	1.2%
Public Administration	6	32	32.6	34.0	35.5	37.0	38.6	40.3	7.8	0.86%
Total observed	185	555	570.3	610.7	654.0	700.6	750.6	804.3	234.0	1.5%

Vernonia Target Industries

Based on current employment characteristics, community assets, goals and objectives Vernonia is best suited to the following:

- **Small business entrepreneurs.** Vernonian's are entrepreneurial. The majority of the firms in Vernonia are managed and owned by partners. Vernonia's policies are pro-small business. With the use of the internet and proximity to Portland metro Vernonian's can fill niche markets, either online or with an actual store.
- **Natural resource related.** Timber is still an important part of the economy. Vernonia is well suited for timber related industry, such as a bio-mass plant and other natural resource employment.
- **Government, quasi-government.** As of fall 2012, Vernonia has a new K-12 school. The new school may pull in other educational agencies as well as additional school staff.
- **Local and Professional Services** Vernonia has a number of financial and other service firms. These can be expanded on and new services could be started.
- **Light industrial.** Vernonia offers some high quality industrial land, although it continues to be unavailable. Vernonia would be ideal for small scale manufacturing.

- **Tourism.** Vernonia has varied and quality recreation opportunities, such as bicycling, fishing, hunting, horseback riding, ATV trail riding, river rafting, kayaking and more.

Government- Local government and the school district make up two of the largest employers in Vernonia. Although little growth in government is expected, the school district may see a significant increase in enrollment and jobs available. Enrollment at the local school has decreased since the 2007 flood, but longer term it is expected to rise with the opening of the new school in fall 2012. Further, the City believes the new school can play an integral role in the City's economic revitalization and redevelopment plans as well as providing entrepreneurial opportunities.

Type and Level of Employment Growth

Employment Needs Analysis - Employment needs were forecast to the year 2031 using employment information from 2008. According to this report, commercial jobs are projected to grow at an average annual rate of 1.09 percent from 2008 to 2031 and industrial jobs are expected to grow at an average annual rate of 0.91 percent. These growth rates were applied respectively to the projected number of commercial and industrial jobs in 2030 to achieve estimates for 2031. As shown in Table 7, Vernonia is expected to add 127 new commercial jobs and 28 new industrial jobs by 2031.

Table 7 - City of Vernonia Employment Forecast

	2008	2030 ¹	Projected 2031	Total New Jobs
Commercial Jobs (AAGR 1.09%)	449	570	576	127
Industrial Jobs (AAGR 0.91%)	123	150	151	28
Total	572	720	727	155

Forecast 2031 Land Need for Job Growth

Job Density - Vernonia's 2008 commercial land density was about 33 jobs per gross acre and the current industrial land density was about 2.9 jobs per gross acre. The commercial job density was calculated by dividing the number of jobs (449) by the gross acreage of developed commercial business sites (13.3 acres). The number is for general reference and does not account for commercial jobs that are located outside the commercial zones. Job density varies widely depending on many circumstances. State DLCD guidelines encourage a job density of 7 – 12 employees per acre. But at much lower density levels commercial land needs would increase to levels that are unrealistic in Vernonia. Vernonia has a high commercial land density based primarily on the historic compact downtown commercial district, the small size of the community, the restricted land supply and the low growth rate.

At the current estimated job/land density in Vernonia and with the removal of all constrained land from the inventory, Table 8 indicates that 3.9 acres of Downtown (DT) and General Commercial (GC) land would be needed to meet commercial land demand in 2031. The table indicates that 9.8 acres of industrial land would be needed to meet industrial land demand. The accompanying Comprehensive Plan Zone Map rezone of

130 parcels adds 3.5 acres to the Downtown Commercial DT Zone and 7.65 acres to the Light Industrial Zone.

Table 8 - City of Vernonia 2031 Employment Land Needs

Zone	Density (jobs per acre)	Buildable acres	New jobs (2008-2031)	Land needed (acres)
GC & DT	33.0	1.4	127	3.9
LI	2.9	28.2	28	9.8
Total		29.6	155	13.7

Future Economic Land Supply

Industrial Opportunities - Vernonia provides a good location for small or medium scale industrial space. A small firm under 30 employees would have limited transportation impact and not overload Vernonia's limited road infrastructure. Secondly, small firms would be able to find local employment to fill their labor needs. Vernonia offers several benefits to small firms.

- There is "build to suit" vacant industrial land
- Comparatively, industrial land in Vernonia is inexpensive
- Lower labor costs compared to Portland Metro Area
- Proximity to Portland Metro Area

However, the primary piece of vacant industrial land located on Knott Road is not available for sale or lease and will require significant infrastructure improvements. Further, a large parcel of land zoned industrial near Vernonia Lake where the old mill once resided is unbuildable due to flood hazard constraints and should be deleted from the inventory of industrial lands. Further, the City and County public facilities shops are zoned industrial, but are also unavailable for industrial users. The location of the shops is surrounded by residential uses, is a small isolated areas that is not favorable for private industry. Therefore the estimated industrial land need may be greater than 9.8 new acres.

In addition, Vernonia is not a suitable location for large industrial employment.²⁴ The City does not have the infrastructure, land or transportation facilities to accommodate such a facility.

Using the employment growth projections and the average employment density it is possible to calculate the number of jobs per industrial acre. It is then possible to use current employment densities and economic forecasts to project future land need. Vernonia's current industrial land density is 2.9 jobs per acre. The recommended DLCD density is 7-12 based upon industrial classification. Vernonia is projected to add 28 industrial jobs by 2031. Regardless of job density, the City will be able to accommodate this growth if the vacant, unconstrained private industrial parcel on Knott Street ever becomes available.

²⁴ A Large Industrial site is considered to be a site over 100 acres.

One problem when forecasting for a small community like Vernonia is that the addition of one firm, even a small firm can significantly changes the projections. Therefore an analysis was done to determine the carrying capacity of the light industrial land in Vernonia. The purpose of this analysis was to determine the number of employees that the current amount of industrial land could support. Table 8 shows that if Vernonia were to develop all of the 28.2 acres of buildable industrial property, at the current employment density of 2.9 jobs per acre, a total of 28 new jobs could be attained.

Site requirements - It is assumed that most future industrial employment growth in Vernonia will take place in small or medium sized development. (Under 25 employees) Target industries for Vernonia include bio-mass, renewable energy industry, high tech and clean industrial. The Vernonia Light Industrial area has the following strengths:

- Located on Highway 47, close to Portland, St. Helens and the coast.
- Limited environmental restraints
- Limited development allows purchaser to create a site they want
- Space to expand, if vacant land becomes available

To become more competitive the light industrial area at Knott Street could upgrade to include:

- A light industrial park with pre-fabricated flex buildings
- Increase broadband internet potential
- Utility upgrades

However, the Knott Street industrial area continues to be unavailable and undevelopable without extensive utility improvements. The sewer pump station on this side of town is inadequate and often fails and the water pressure is low. System wide improvements to this section of town will be required for new industrial development on the vacant land in Knott Street. Further, the remaining industrial parcels in that area are partially in the Nehalem River floodway where they adjoin the highway. Full development of those parcels will be constrained by floodway restrictions. Therefore, in this analysis the City found that a 7.65 acre parcel currently zoned residential that is located above the 100 year floodplain (due to an old elevated planar shed foundation and fill from the new school site) should be re-zoned light industrial in order to accommodate an important local business (Photo Solutions) that was flooded and will be forced to move.

Vernonia's industrial area is very conducive to medium and small business development. It can potentially create flex buildings that could be used for small and medium industrial firms. Flex buildings are a good choice for Vernonia since they can be used for a variety of uses such as light manufacturing, repair, food processing, showrooms, office space and more. Flex space allows both the owner and tenant flexibility in the types of business that can occur in each building.

Commercial Land - The 2009 land inventory indicates a lack of retail and commercial land. Expanding the commercial land inventory and replacing the flood constrained parcels with viable sites is important for Vernonia to retain, capture and encourage local business opportunities.

Constraints on commercial business opportunities include:

- There is a limited amount of developable vacant acreage
- There are limited commercial rental properties
- 1/3 of commercially zoned lands are physically constrained
- Available rental space is too expensive
- There is a lack of building diversity
- There are property owners unwilling to sell or rent vacant property

Forecast 2031 Land Supply - Table 9 shows that with no changes to current zoning, the current land supply is more than adequate to meet residential land demands through 2031. However, the supply of buildable commercial land is not sufficient to meet the projected commercial land demand, and there appears to be adequate industrial land, but most of it is unavailable.

Table 9 - 2031 Forecast Buildable Lands – Existing Zoning

Zone	Current Buildable Land Supply (acres)	2031 Land Demand (acres)	Unmet Demand (acres)	2031 Remaining Buildable Lands (acres)
R	130.5	5.8	0	124.7
GR	11.4	5.8	0	5.6
LDR	18.3	11.7	0	6.6
LI	28.2	9.8	0	18.4
PR	0	0	0	0
GC & DT	1.4	3.9	-2.5	0
TOTALS	189.9	37.0	-2.5	155.3

Vernonia has two zones that encourage commercial development: Downtown (DT) and General Commercial (GC) zones. Expanding available commercial lands would be one way for Vernonia to encourage local economic development and meet future commercial land needs. The City proposes to expand the Downtown Commercial Zone by 3.5 acres in an area adjoining the existing downtown core and on higher ground.

VIII. Conclusion and Recommendations

Vernonia is a small town that primarily consists of Mom and Pop service businesses serving the residents of Vernonia and the surrounding rural area. Population and economic projections are forecasting very little growth for Vernonia. But Vernonia's close proximity to the Portland Metro Area, Washington County high-tech jobs and the possibility of green and other firms moving into Oregon could offer Vernonia a chance to capture more economic growth.

The EOA demonstrates that Vernonia has an oversupply of buildable residential land and that there is sufficient vacant industrial land available. However the usable vacant industrial areas are unavailable and very expensive to provide services. Other industrial lands need to be removed from the inventory due to flood hazard locations and current use by city shops and utilities. To make the light industrial land more attractive to potential users, infrastructure and technological improvements should be made to the site. If not, identification of additional industrial land should be considered. Therefore, the City is adding 7.65 acres to the light industrial inventory for an existing business that needs a new site now.

As a result of the significant amount of constrained land, the City proposes to remove residential and employment zones from all parcels in flood hazard locations. Those parcels will be designated either Public Recreation or Institutional Public with standards to better manage and regulate development in those hazard areas.

This study shows there is a shortage of 3.9 acres of commercial land available. Consideration should be given to rezoning certain residential lands outside the floodplain and adjacent to existing commercial areas in order to accommodate commercial growth. Therefore, the City is adding 3.5 acres of commercial land adjacent to downtown.

This analysis creates a more current and comprehensive economic development strategy as well as more current and specific economic goals and policies. Adoption of the strategies and policies will guide the city toward a more prosperous future.

Finally, Vernonia must relinquish its *Pocket in the Woods* mentality. Vernonia has a proud tradition of independence and adventure that dates back to its founding days. The citizenry has proven to be resilient and resourceful to keep afloat. However, for Vernonia to move from a small community "getting by" to a healthy vibrant community the City must work with County, State and Federal programs where applicable. Grants, loans, workshops, organizations and other programs are available to help promote local business and to aid the City attract and promote growth.

Conclusion

Proposed adjustments to the Plan/Zone Map Land Designations – See Appendix A for additional explanatory inventory tables and maps:

- Remove flood constrained lands from the housing and employment land inventories
- Rezone flood constrained lands to an institutional or public recreation designation
- Add area to the downtown commercial zone for additional retail and service business opportunities
- Rezone a portion of a residential parcel on California Avenue to light industrial for additional industrial business opportunities

Vernonia PAZC12-02

Appendix A

Contents

- Current Zone Inventory
- Rezone Areas and Net Zone Change
- Maps
 - Municipal Boundaries and Zoning Map
 - Flood Map
 - Proposed Rezone Parcels Map
 - Proposed Rezone Parcels Downtown Map
 - City of Vernonia Comprehensive Plan Plan/Zone Map
- Field Key for Rezone Parcels Data Matrix
- Rezone Parcels Data Matrix

Current Zone Inventory

Municipal Boundaries

UGB	1130.9 acres
City Limits	1101.9 acres

Real Property in City Limits

Real Property	948.6 acres	86.1%
Right of Way	153.3 acres	13.9%
Total	1101.9 acres	100%

Current Zone Inventory as of 11/20/2012

LDR – Low Density Residential	68.0 acres	6.2%
R – Residential	492.9 acres	44.7%
GR – General Residential	106.8 acres	9.7%
GC – General Commercial	44.2 acres	4.0%
DT – Downtown	10.8 acres	1.0%
LI – Light Industrial	120.4 acres	11.0%
PR – Public Recreation	73.8 acres	6.7%
IP – Institutional Public	31.7 acres	2.9%
Right of Way	153.3 acres	13.9%
Total	1101.9 acres	100%

Rezone Areas and Net Zone Change

This Plan Amendment and Zone Change contains 130 parcels, totaling 177.05 acres. The parcels have been identified for rezoning due to one of the following:

1. The parcel is a flood buyout.
2. A city, county or state owned parcel incorrectly zoned for its current use.
3. Parcels being rezoned as part of the Vernonia Economic Opportunity Analysis.
4. Private parcels which cannot be developed due to flood and/or riparian restrictions.

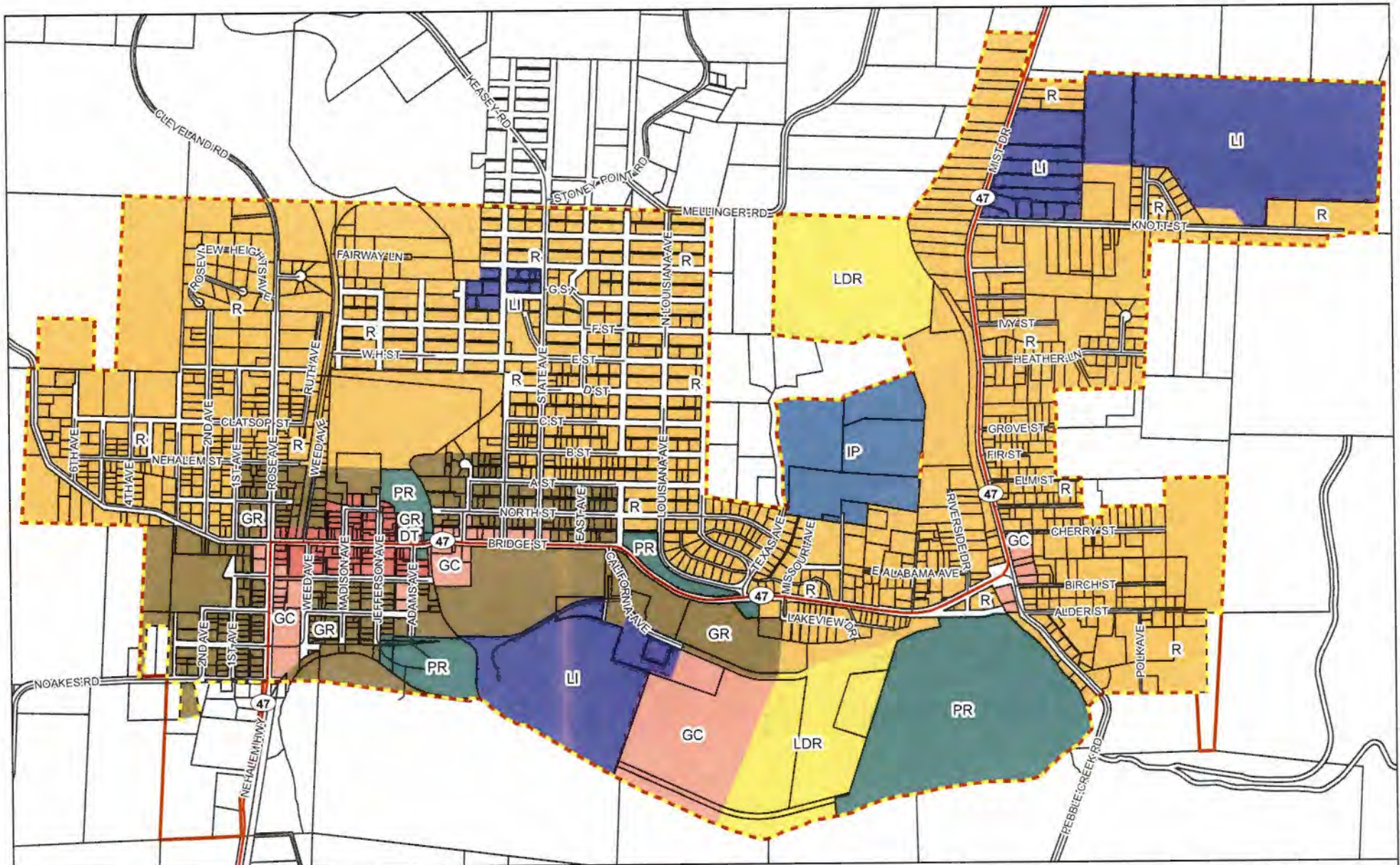
Zone to Zone Areas

Current Zone	Proposed Zone	Acres
DT – Downtown	PR – Public Recreation	0.27
GC – General Commercial	DT – Downtown	3.57
GC – General Commercial	IP – Institutional Public	4.15
GC – General Commercial	PR – Public Recreation	29.19
GR – General Residential	DT – Downtown	3.47
GR – General Residential	IP – Institutional Public	1.95
GR – General Residential	LI – Light Industrial *	7.65
GR – General Residential	PR – Public Recreation	24.2
LDR – Low Density Residential	PR – Public Recreation	30.99
LI – Light Industrial	IP – Institutional Public	39.54
R – Residential	IP – Institutional Public	21.32
R – Residential	PR – Public Recreation	8.26
R – Residential	R – Residential *	2.49
		177.05

*One parcel (R138) of 10.14 acres is being rezoned from 8.64 acres of GR and 1.5 acres of R to 7.65 acres of LI and 2.49 acres of R.

Zone Net Gain Loss

Zone	Change	Resulting
LDR – Low Density Residential	-31.0	37.0 acres
R – Residential	-28.6	464.3 acres
GR – General Residential	-38.3	68.5 acres
GC – General Commercial	-36.9	7.3 acres
DT – Downtown	6.8	17.6 acres
LI – Light Industrial	-31.9	88.4 acres
PR – Public Recreation	92.9	166.7 acres
IP – Institutional Public	66.8	98.5 acres



City Limits

Urban Growth Boundary

City Zoning

LDR Low Density Residential

R Residential

GR General Residential

GC General Commercial

DT Downtown

LI Light Industrial

IP Institutional Public

PR Public Recreation

Vernonia PAZC12-02 Municipal Boundaries and Zoning Map

This map shows municipal boundaries and zoning prior to the adoption of the updated Plan/Zone Map.

Data: Vernonia GIS, Columbia County

Date: December 3, 2012



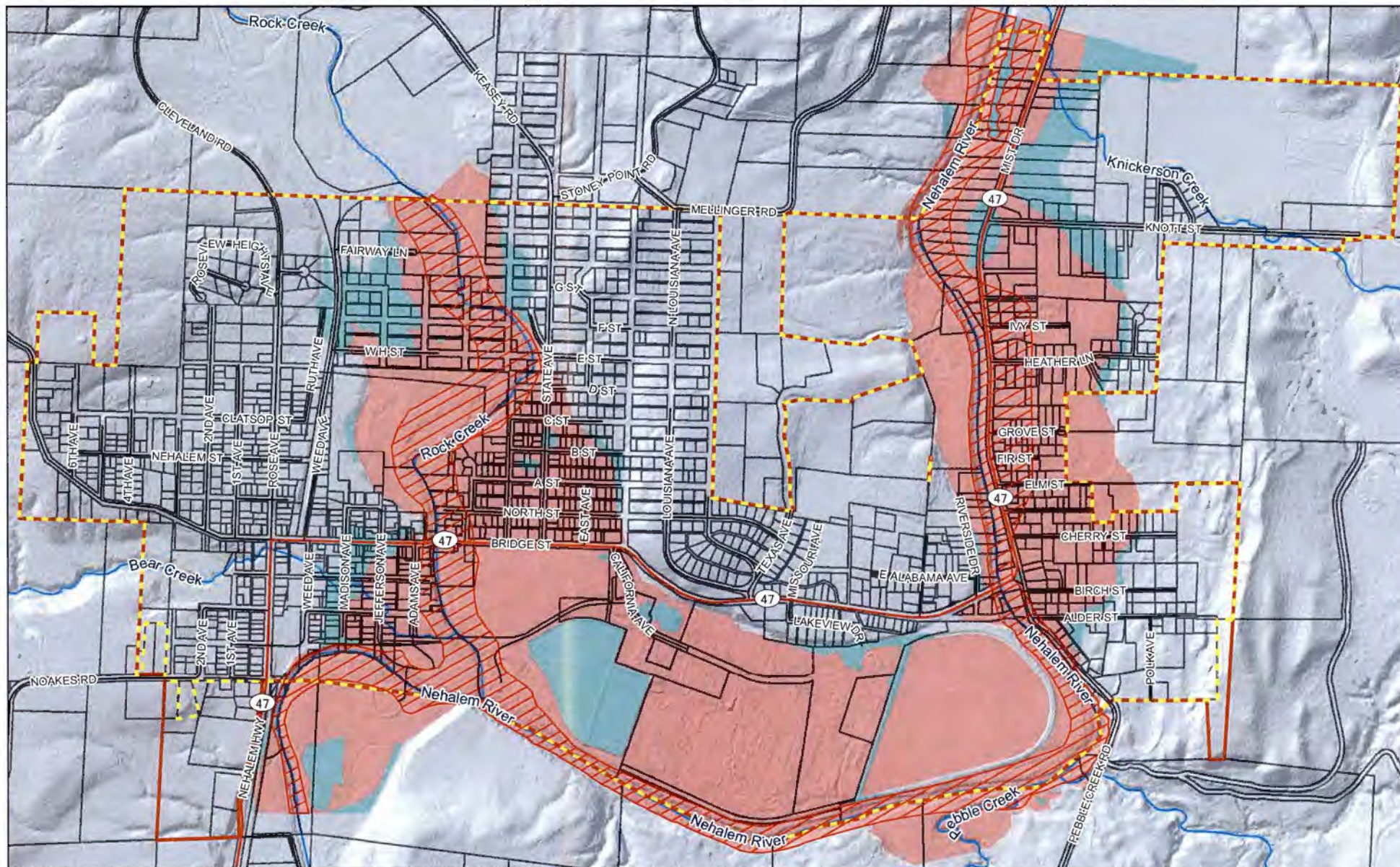
0 750 1,500
Feet






City of Vernonia GIS

www.vernonia-or.gov

City of Vernonia Product Final Payment

TA-U-13-173 01/07/2013



-  Floodway
-  FEMA Zone AE (1%)
-  FEMA Zone Shaded X (0.2%)
-  City Limits
-  Urban Growth Boundary

Vernonia PAZC12-02 Flood Map

This map shows flood zones in Vernonia.

Data: Vernonia GIS, Columbia County, FEMA
Date: December 3, 2012



0 750 1,500
Feet

City of Vernonia GIS

www.vernonia-or.gov

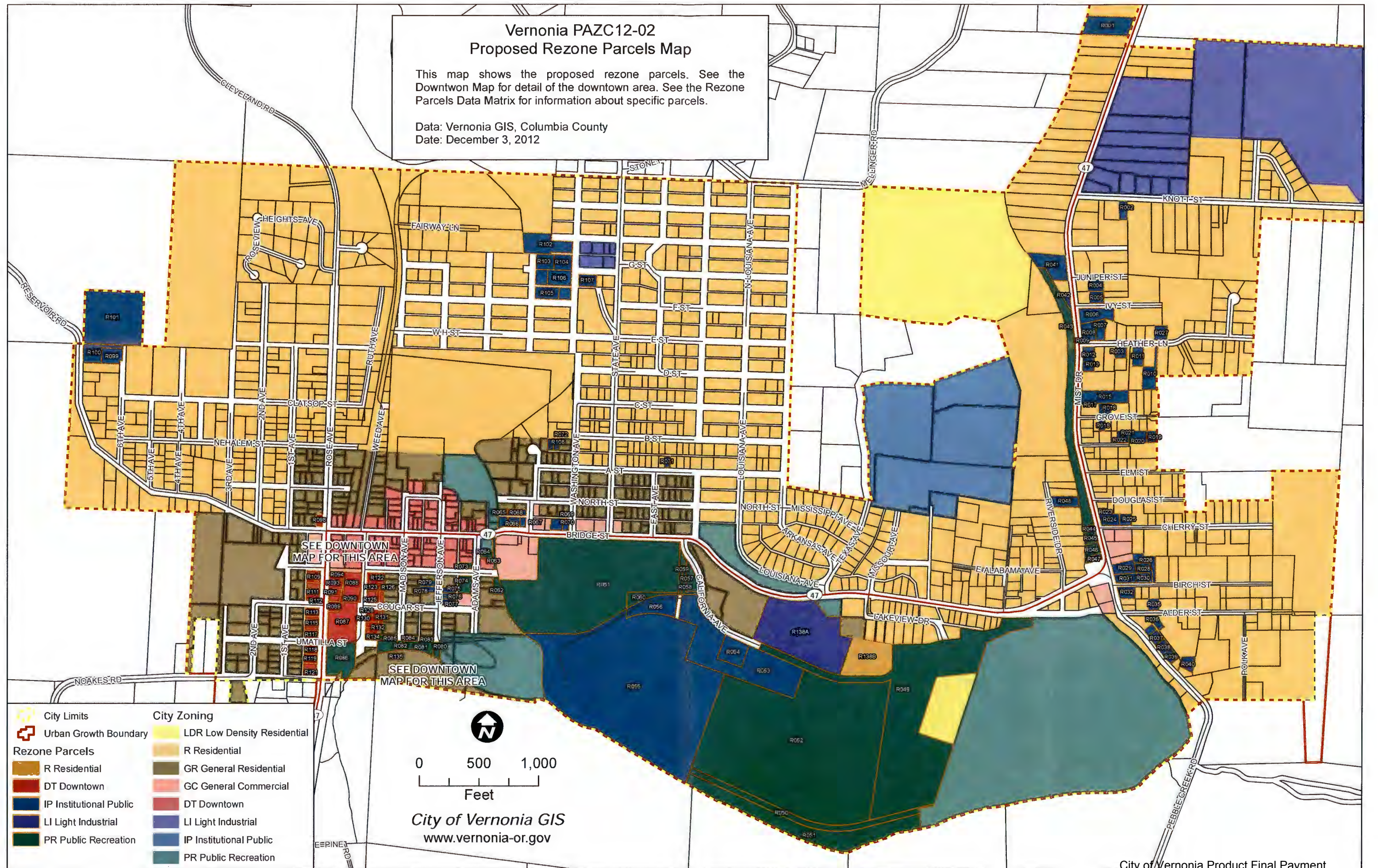
City of Vernonia Product Final Payment

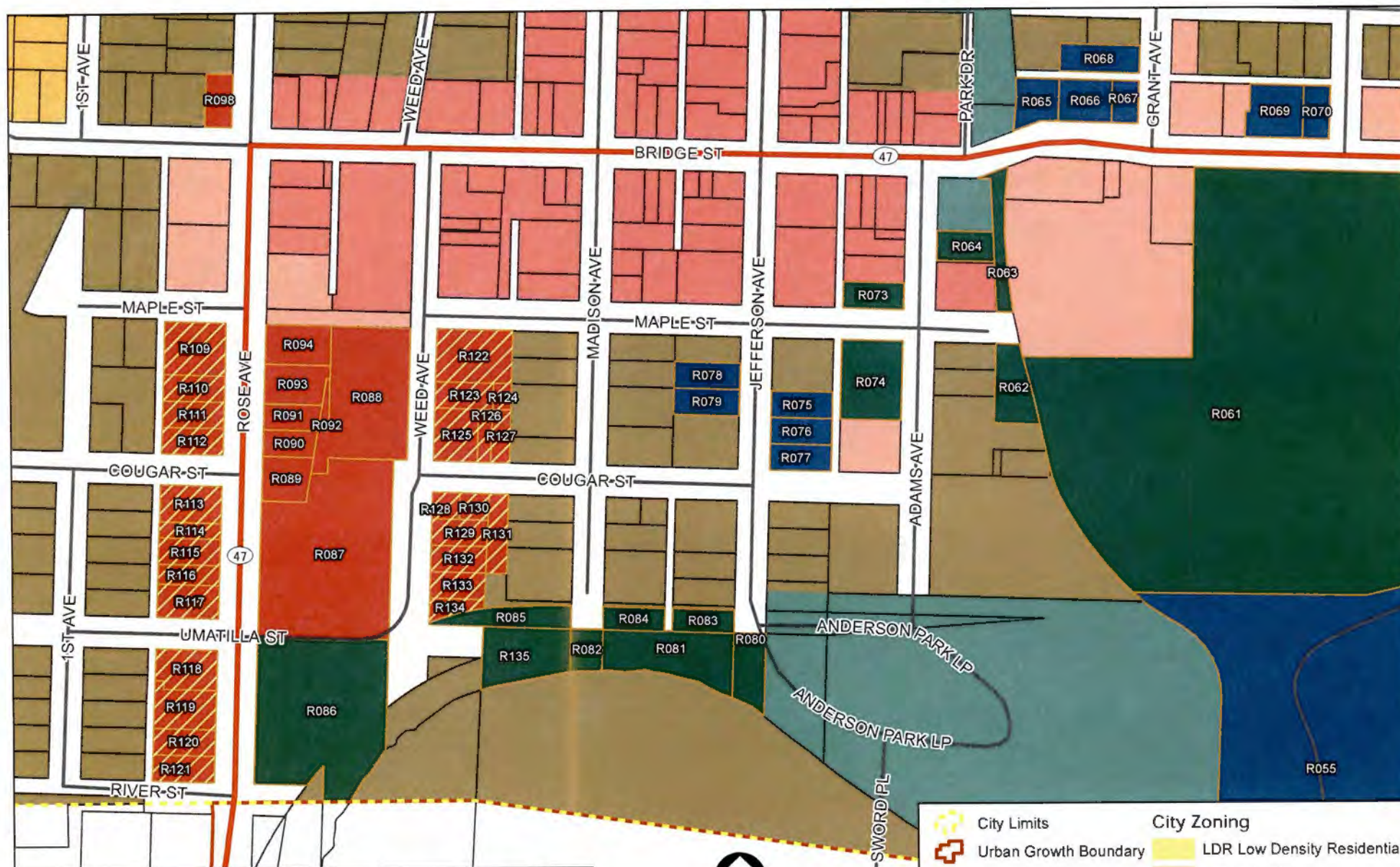
TA-U-13-173 01/07/2013

Vernonia PAZC12-02 Proposed Rezone Parcels Map

This map shows the proposed rezone parcels. See the Downtown Map for detail of the downtown area. See the Rezone Parcels Data Matrix for information about specific parcels.

Data: Vernonia GIS, Columbia County
Date: December 3, 2012





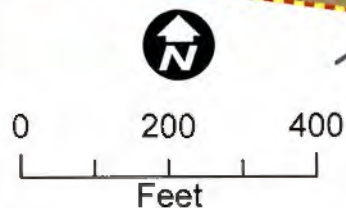
Vernonia PAZC12-02

Proposed Rezone Parcels Downtown Map

This map shows the proposed rezone parcels. See the Rezone Parcels Data Matrix for information about specific parcels.

Data: Vernonia GIS, Columbia County

Date: December 3, 2012



City of Vernonia GIS
www.vernonia-or.gov

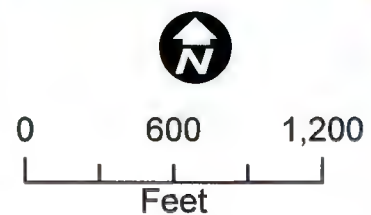
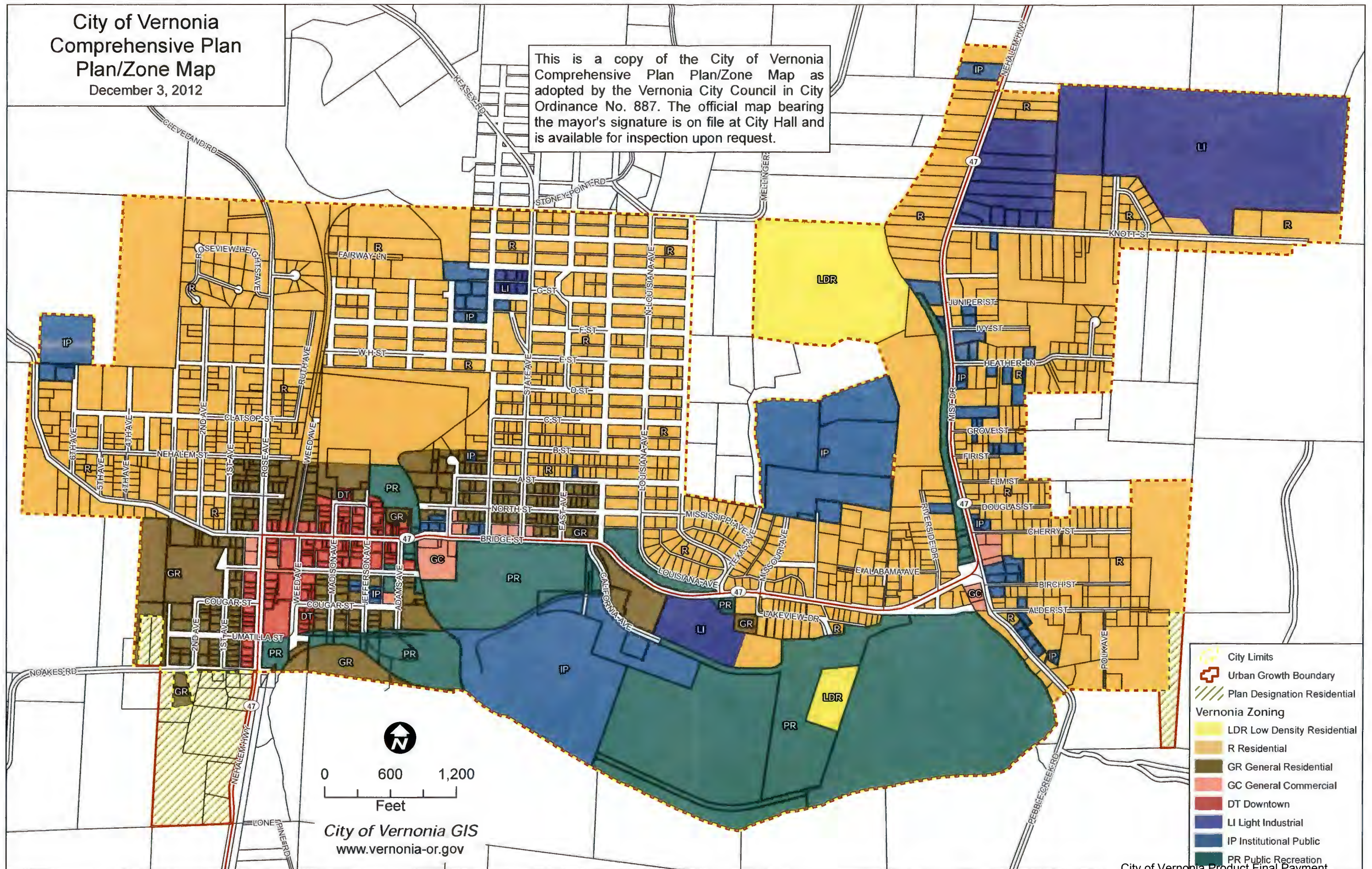
City Limits	LDR Low Density Residential
Urban Growth Boundary	R Residential
Vernonia EOA	GR General Residential
Rezone Parcels	GC General Commercial
R Residential	DT Downtown
DT Downtown	LI Light Industrial
IP Institutional Public	IP Institutional Public
LI Light Industrial	PR Public Recreation
PR Public Recreation	PR Public Recreation

City of Vernonia Product Final Payment

TA-U-13-173 01/07/2013

City of Vernonia
Comprehensive Plan
Plan/Zone Map
December 3, 2012

This is a copy of the City of Vernonia Comprehensive Plan Plan/Zone Map as adopted by the Vernonia City Council in City Ordinance No. 887. The official map bearing the mayor's signature is on file at City Hall and is available for inspection upon request.



City of Vernonia GIS
www.vernonia-or.gov

- City Limits
- Urban Growth Boundary
- Plan Designation Residential
- Vernonia Zoning**
- LDR Low Density Residential
- R Residential
- GR General Residential
- GC General Commercial
- DT Downtown
- LI Light Industrial
- IP Institutional Public
- PR Public Recreation

Field Key for Rezone Parcels Data Matrix

PID The parcel ID is the unique identifier used by Columbia County and the City of Vernonia for each parcel of land. Some "properties" may have more than one associated parcel.

REZONE_ID This is a unique identifier used by the City of Vernonia for parcels being rezoned. There are gaps in the R numbers due to parcels which have been removed from this project.

ZONE_1 The primary current zone designation of the parcel.

AREA_1 The area in acres of ZONE_1.

ZONE_2 The secondary current zone designation of the parcel (if applicable).

AREA_2 The area in acres of ZONE_2 (if applicable).

ZONE_3 The third current zone designation of the parcel (if applicable).

AREA_3 The area in acres of ZONE_3 (if applicable).

AREA_T The total area in acres of the parcel.

PROP_ZONE The proposed zone designation of the parcel.

OWNER The current owner of the parcel. This information is based on Columbia County tax data and may have changed since the data contained in this packet was compiled.

ADDRESS The current site address of the parcel. This information is based on Columbia County tax data. There are known issues between tax data and the actual site addresses.

OWNERSHIP City, county, state, private, etc.

CURRENT_USE The current land use of the parcel. This information is very general and may not accurately reflect the actual use of the parcel.

BUYOUT The flood buyout status of a parcel.

PURPOSE The reason for the proposed zone change.

NOTES Notes used by city staff.

Note: R138 is the only parcel being rezoned with two resulting zones. R138 has two current zones. There are two entries for this parcel. The areas of the current zones are represented in entry R138A, while the resulting zone areas are represented in R138A and R138B respectively.

Vernonia PA12-02 – Rezone Parcel Data Matrix – December 3, 2012

PID	REZONE_ID	ZONE_1	AREA_1	ZONE_2	AREA_2	ZONE_3	AREA_3	AREA_T	PROP_ZONE	OWNER	ADDRESS	OWNERSHIP	CURRENT_USE	BUYOUT	PURPOSE	NOTES
5N4W340001100	R001	R	1.45		0.00		0.00	1.45	IP	CITY OF VERNONIA	2379 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B00101	R002	R	0.26		0.00		0.00	0.26	IP	CITY OF VERNONIA	1193 KNOTT ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B00600	R003	R	0.23		0.00		0.00	0.23	IP	CITY OF VERNONIA	1179 HEATHER LN	CITY	VACANT	Yes	CITY BUYOUT TO IP	STILL PRIVATE ON TAX ACCOUNT
4N4W03B01300	R004	R	0.31		0.00		0.00	0.31	IP	COLUMBIA COUNTY OREGON	1157 JUNIPER ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B01900	R005	R	0.28		0.00		0.00	0.28	IP	CITY OF VERNONIA	1170 IVY ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B02200	R006	R	0.74		0.00		0.00	0.74	IP	CITY OF VERNONIA	1540 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B02403	R007	R	0.32		0.00		0.00	0.32	IP	CITY OF VERNONIA	1134 HEATHER LN	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B02406	R008	R	0.44		0.00		0.00	0.44	IP	COLUMBIA COUNTY	1098 HEATHER LANE	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B02411	R009	R	0.01		0.00		0.00	0.01	IP	COLUMBIA COUNTY	NO ADDRESS	COUNTY	POCKET PARK	No	COUNTY OWNED TO IP	
4N4W03B07200	R010	R	0.64		0.00		0.00	0.64	IP	COLUMBIA COUNTY	1277 HEATHER LANE	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B07000	R011	R	0.35		0.00		0.00	0.35	IP	COLUMBIA COUNTY	1211 HEATHER LANE	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B02410	R012	R	0.30		0.00		0.00	0.30	IP	CITY OF VERNONIA	1091 HEATHER LN	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R013
4N4W03B02401	R013	R	0.18		0.00		0.00	0.18	IP	CITY OF VERNONIA	1091 HEATHER LN	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R012
4N4W03B05800	R015	R	1.01		0.00		0.00	1.01	IP	CITY OF VERNONIA	1340 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B06000	R016	R	0.11		0.00		0.00	0.11	IP	CITY OF VERNONIA	1160 GROVE ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R017
4N4W03B05900	R017	R	0.11		0.00		0.00	0.11	IP	CITY OF VERNONIA	1160 GROVE ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R016
4N4W03B05400	R018	R	0.11		0.00		0.00	0.11	IP	CITY OF VERNONIA	1155 GROVE ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B04600	R019	R	0.19		0.00		0.00	0.19	IP	COLUMBIA COUNTY	1190 FIR ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B04500	R020	R	0.34		0.00		0.00	0.34	IP	COLUMBIA COUNTY	1190 FIR ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B04400	R021	R	0.11		0.00		0.00	0.11	IP	COLUMBIA COUNTY	1190 FIR ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B04300	R022	R	0.11		0.00		0.00	0.11	IP	COLUMBIA COUNTY	1190 FIR ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B03400	R023	R	0.09		0.00		0.00	0.09	IP	CITY OF VERNONIA	960 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B04300	R024	R	0.37		0.00		0.00	0.37	IP	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	Yes	CITY BUYOUT TO IP	96 BUYOUT - WAS 1151 CHERRY
4N4W03B04200	R025	R	0.23		0.00		0.00	0.23	IP	CITY OF VERNONIA	1182 CHERRY ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	96 BUYOUT
4N4W03B05100	R026	R	0.42		0.00		0.00	0.42	IP	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	No	CITY OWNED TO IP	96 HUD TO CITY - NOT A BUYOUT
4N4W03B07700	R027	R	0.31		0.00		0.00	0.31	IP	CITY OF VERNONIA	1328 HEATHER LANE	CITY	VACANT	Yes	CITY BUYOUT TO IP	STILL PRIVATE ON TAX ACCOUNT
4N4W03B05101	R028	R	0.30		0.00		0.00	0.30	IP	CITY OF VERNONIA	1148 BIRCH ST	CITY	VACANT	No	CITY OWNED TO IP	96 HUD TO CITY - NOT A BUYOUT
4N4W03B05400	R029	GC	0.43		0.00		0.00	0.43	IP	CITY OF VERNONIA	740 MIST DR	CITY	DEMO COMING	Yes	CITY BUYOUT TO IP	
4N4W03B05102	R030	R	0.22		0.00		0.00	0.22	IP	COLUMBIA COUNTY, OREGON	1136 BIRCH ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B05500	R031	GC	0.32		0.00		0.00	0.32	IP	CITY OF VERNONIA	710 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	96 BUYOUT
4N4W03B05600	R032	R	0.32		0.00		0.00	0.32	IP	CITY OF VERNONIA	665 MIST DRIVE	CITY	VACANT	Yes	CITY BUYOUT TO IP	96 BUYOUT
4N4W03B06001	R035	R	0.21		0.00		0.00	0.21	IP	COLUMBIA COUNTY	1236 ALDER ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03CA01102	R036	R	0.32		0.00		0.00	0.32	IP	CITY OF VERNONIA	550 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03CA01801	R037	R	0.21		0.00		0.00	0.21	IP	CITY OF VERNONIA	544 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03CA01600	R038	R	0.21		0.00		0.00	0.21	IP	CITY OF VERNONIA	540 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03CA01500	R039	R	0.20		0.00		0.00	0.20	IP	CITY OF VERNONIA	534 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03CA01200	R040	R	0.30		0.00		0.00	0.30	IP	CITY OF VERNONIA	NO ADDRESS	CITY	CEMETERY	No	CITY OWNED TO IP	
4N4W03B00800	R041	R	1.17		0.00		0.00	1.17	IP	COLUMBIA COUNTY OREGON	1721 MIST DR	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B01000	R042	R	0.15		0.00		0.00	0.15	IP	CITY OF VERNONIA	NO ADDRESS	CITY	PUMP STATION	No	CITY OWNED TO IP	

4N4W030000400	R043	R	3.57		0.00		0.00	3.57	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W0300007000	R044	R	0.12		0.00		0.00	0.12	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W0300006900	R045	R	0.26		0.00		0.00	0.26	PR	RICE TED M JR REVOCABLE LIVING TRUST	NO ADDRESS	PRIVATE	RIPARIAN	No	PRIVATE TO PR	
4N4W0300006800	R046	R	0.31		0.00		0.00	0.31	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W0300006700	R047	R	0.18		0.00		0.00	0.18	PR	NELSON CHUCK	NO ADDRESS	PRIVATE	RIPARIAN	No	PRIVATE TO PR	
4N4W0300007100	R048	R	0.49		0.00		0.00	0.49	IP	CITY OF VERNONIA	990 RIVERSIDE DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W040000708	R049	LDR	14.89	R	3.71	GR	1.23	19.82	PR	CITY OF VERNONIA	NO ADDRESS	CITY	MILL SITE	No	CITY OWNED TO PR	
4N4W040000706	R050	LDR	1.22	GC	1.16		0.00	2.38	PR	CITY OF VERNONIA	NO ADDRESS	CITY	LINEAR TRAIL	No	CITY OWNED TO PR	
4N4W040000707	R051	LDR	3.31	GC	2.53		0.00	5.84	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W040000711	R052	GC	23.38	LDR	11.57		0.00	34.96	PR	CITY OF VERNONIA	NO ADDRESS	CITY	MILL SITE	No	CITY OWNED TO PR	
4N4W040000712	R053	LI	3.10	GC	2.60	GR	0.87	6.57	IP	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	No	CITY OWNED TO IP	
4N4W040000709	R054	LI	1.00		0.00		0.00	1.00	IP	CURTIS BRADLEY W	601 CALIFORNIA AVE	PRIVATE	PHOTO SOLUTIONS	Yes	CITY BUYOUT TO IP	BO NOT COMPLETE
4N4W040000800	R055	LI	31.77		0.00		0.00	31.77	IP	CITY OF VERNONIA	NO ADDRESS	CITY	LAGOONS	No	CITY OWNED TO IP	
4N4W040000800	R056	LI	1.30		0.00		0.00	1.30	IP	CITY OF VERNONIA	NO ADDRESS	CITY	LAGOONS	No	CITY OWNED TO IP	
4N4W040000600	R057	GR	0.42		0.00		0.00	0.42	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W040000500	R058	GR	0.20		0.00		0.00	0.20	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W040000400	R059	GR	0.33		0.00		0.00	0.33	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W040000200	R060	GR	0.52		0.00		0.00	0.52	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W040000100	R061	GR	19.68		0.00		0.00	19.68	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W040000800	R062	GR	0.23		0.00		0.00	0.23	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W040000500	R063	GC	0.16		0.00		0.00	0.16	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	SHAY PARK
4N4W040000700	R064	DT	0.14		0.00		0.00	0.14	PR	CITY OF VERNONIA	746 ADAMS ST	CITY	VACANT/SHAY PARK	Yes	CITY BUYOUT TO PR	SHAY PARK
4N4W0400006900	R065	GC	0.18		0.00		0.00	0.18	IP	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	Yes	CITY BUYOUT TO IP	STILL PRIVATE ON TAX ACCOUNT
4N4W0400007000	R066	GC	0.18		0.00		0.00	0.18	IP	VERNONIA HEALTH CENTER	510 BRIDGE ST	PRIVATE	HEALTH CENTER	Yes	CITY BUYOUT TO IP	BO NOT COMPLETE
4N4W0400007100	R067	GC	0.09		0.00		0.00	0.09	IP	VERNONIA HEALTH CENTER	510 BRIDGE ST	PRIVATE	HEALTH CENTER	Yes	CITY BUYOUT TO IP	BO NOT COMPLETE
4N4W0400007200	R068	GR	0.17		0.00		0.00	0.17	IP	COLUMBIA COUNTY	841 GRANT AVENUE	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W0400008000	R069	GC	0.24		0.00		0.00	0.24	IP	VERNONIA SENIOR CITIZENS	446 BRIDGE ST	PRIVATE	SENIOR CENTER	Yes	CITY BUYOUT TO IP	BO NOT COMPLETE
4N4W0400007800	R070	GC	0.12		0.00		0.00	0.12	IP	CITY OF VERNONIA	342 BRIDGE ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W0400007500	R071	R	0.11		0.00		0.00	0.11	IP	CITY OF VERNONIA	176 A ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W0400008800	R072	GR	0.12		0.00		0.00	0.12	IP	CITY OF VERNONIA	1047 1/2 WASHINGTON ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R106
4N4W040000900	R073	DT	0.13		0.00		0.00	0.13	PR	WEST OREGON ELECTRIC COOP	NO ADDRESS	WOEC	PARKING LOT	Yes	CITY BUYOUT TO PR	OLD WOEC HQ TO PARK BY COUNCIL
4N4W0400004500	R074	GC	0.40		0.00		0.00	0.40	PR	WEST OREGON ELECTRIC COOP	NO ADDRESS	WOEC	VACANT	Yes	CITY BUYOUT TO PR	OLD WOEC HQ TO PARK BY COUNCIL
4N4W0400004100	R075	GR	0.13		0.00		0.00	0.13	IP	CITY OF VERNONIA	642 JEFFERSON AVE	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W0400004200	R076	GR	0.13		0.00		0.00	0.13	IP	CITY OF VERNONIA	642 JEFFERSON AVE	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W0400004300	R077	GR	0.13		0.00		0.00	0.13	IP	COLUMBIA COUNTY	600 JEFFERSON ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W0400003800	R078	GR	0.14		0.00		0.00	0.14	IP	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W0400003700	R079	GR	0.14		0.00		0.00	0.14	IP	CITY OF VERNONIA	661 JEFFERSON ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W0400007400	R080	GR	0.19		0.00		0.00	0.19	PR	CITY OF VERNONIA	NO ADDRESS	CITY	PARK/RIPARIAN	No	CITY OWNED TO PR	
4N4W0400007000	R081	GR	0.49		0.00		0.00	0.49	PR	CITY OF VERNONIA	300 ADAMS ST	CITY	PARK/RIPARIAN	No	CITY OWNED TO PR	
4N4W0400007300	R082	GR	0.11		0.00		0.00	0.11	PR	CITY OF VERNONIA	NO ADDRESS	CITY	PARK/RIPARIAN	No	CITY OWNED TO PR	
4N4W0400007600	R083	GR	0.12		0.00		0.00	0.12	PR	OREGON PARKS AND RECREATION DEPT	NO ADDRESS	STATE	BANKS-VERNONIA TRAIL	No	STATE TO PR	

4N4W04CB07700	R084	GR	0.11	0.00	0.00	0.11	PR	OREGON PARKS AND RECREATION DEPT	NO ADDRESS	STATE	BANKS-VERNONIA TRAIL	No	STATE TO PR	
4N4W05DA05600	R085	GR	0.20	0.00	0.00	0.20	PR	OREGON PARKS AND RECREATION DEPT	NO ADDRESS	STATE	BANKS-VERNONIA TRAIL	No	STATE TO PR	
4N4W05DA01400	R086	GC	1.56	0.00	0.00	1.56	PR	OREGON PARKS AND RECREATION DEPT	NO ADDRESS	STATE	VACANT/RIPARIAN	No	STATE TO PR	GEOMETRY SUBJECT TO CHANGE
4N4W05DA01400	R087	GC	1.72	0.00	0.00	1.72	DT	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	No	CITY OWNED TO DT	GEOMETRY SUBJECT TO CHANGE
4N4W05DA01404	R088	GC	0.90	0.00	0.00	0.90	DT	WEST OREGON ELECTRIC COOPERATIVE INC	902 ROSE AVE	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA01499	R089	GC	0.17	0.00	0.00	0.17	DT	WEST OREGON ELECTRIC COOP	NO ADDRESS	WOEC	VACANT	No	PRIVATE TO DT	
4N4W05DA01401	R090	GC	0.11	0.00	0.00	0.11	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA03900	R091	GC	0.12	0.00	0.00	0.12	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA01403	R092	GC	0.03	0.00	0.00	0.03	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA04000	R093	GC	0.20	0.00	0.00	0.20	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA04100	R094	GC	0.21	0.00	0.00	0.21	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05AD12100	R096	CG	0.11	0.00	0.00	0.11	DT	CITY OF VERNONIA	1821 ROSE AVE	CITY	SIGN/PUMP	No	CITY TO DT	
4N4W05AC00400	R099	R	0.52	0.00	0.00	0.52	IP	CITY OF VERNONIA	NO ADDRESS	CITY	CEMETERY	No	CITY OWNED TO IP	
4N4W05AC00500	R100	R	0.67	0.00	0.00	0.67	IP	CITY OF VERNONIA	NO ADDRESS	CITY	CEMETERY	No	CITY OWNED TO IP	
4N4W050000200	R101	R	5.06	0.00	0.00	5.06	IP	CITY OF VERNONIA	NO ADDRESS	CITY	CEMETERY	No	CITY OWNED TO IP	
4N4W048B00500	R102	R	1.35	0.00	0.00	1.35	IP	CITY OF VERNONIA	NO ADDRESS	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W048B00700	R103	LI	0.45	0.00	0.00	0.45	IP	CITY OF VERNONIA	NO ADDRESS	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W048B00600	R104	LI	0.45	0.00	0.00	0.45	IP	CITY OF VERNONIA	NO ADDRESS	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W048B01700	R105	R	0.46	LI	0.30	0.76	IP	BRUNSMAN JAMES P	NO ADDRESS	PRIVATE	VACANT	No	PRIVATE TO IP	
4N4W048B01800	R106	LI	0.83	0.00	0.00	0.83	IP	CITY OF VERNONIA	NO ADDRESS	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W04BA02300	R107	LI	0.34	0.00	0.00	0.34	IP	CITY OF VERNONIA	1625 WASHINGTON AVE	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W048C00700	R108	GR	0.12	0.00	0.00	0.12	IP	CITY OF VERNONIA	1047 1/2 WASHINGTON ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R072
4N4W05DA03500	R109	GR	0.26	0.00	0.00	0.26	DT	PELSTER CAROL M	NO ADDRESS	PRMATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA03600	R110	GR	0.13	0.00	0.00	0.13	DT	MAGOFF GERTRUDE M & DAY DIANA M & DAY	641 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA03700	R111	GR	0.13	0.00	0.00	0.13	DT	ZICKRICK PATRICK ROYAL & SEYMORE KATHY G	625 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA03800	R112	GR	0.13	0.00	0.00	0.13	DT	WEST JEFF	609 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA06700	R113	GR	0.18	0.00	0.00	0.18	DT	HANSON DANIEL LEROY	NO ADDRESS	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA08900	R114	GR	0.08	0.00	0.00	0.08	DT	WILLARD DONALD E & BERTHA	537 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA07000	R115	GR	0.13	0.00	0.00	0.13	DT	PROUT JAMES R	521 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA07100	R116	GR	0.10	0.00	0.00	0.10	DT	WALDROP GERRY & AUTUMN	513 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA07200	R117	GR	0.16	0.00	0.00	0.16	DT	MEYER GARY & DEBRA	507 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA10400	R118	GR	0.19	0.00	0.00	0.19	DT	FLECK GERARD	479 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA10500	R119	GR	0.20	0.00	0.00	0.20	DT	BONTRAGER LELAND	451 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA10600	R120	GR	0.13	0.00	0.00	0.13	DT	HILL KYLE R	425 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA10700	R121	GR	0.13	0.00	0.00	0.13	DT	STOODARD LEO A & AMY R	409 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04300	R122	GR	0.33	0.00	0.00	0.33	DT	POTTER DAVID S & SARAH E	658 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04400	R123	GR	0.12	0.00	0.00	0.12	DT	FERGUSON C DALE & STACY J	642 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04701	R124	GR	0.04	0.00	0.00	0.04	DT	FERGUSON C DALE & STACY J	NO ADDRESS	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04500	R125	GR	0.19	0.00	0.00	0.19	DT	ANDERSON TIMOTHY D & CHAWN P	626 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04600	R126	GR	0.06	0.00	0.00	0.06	DT	HARGRAVE WENDY S	948 COUGAR ST	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04700	R127	GR	0.08	0.00	0.00	0.08	DT	HARGRAVE WENDY S	NO ADDRESS	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	

4N4W05DA06000	R128	GR	0.06		0.00		0.00	0.06	DT	MAHRIQUEZ ZUZANNA M	575 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA08100	R129	GR	0.12		0.00		0.00	0.12	DT	MAHRIQUEZ ZUZANNA M	576 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA05900	R130	GR	0.06		0.00		0.00	0.06	DT	GRANT JARON	947 COUGAR ST	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA05800	R131	GR	0.13		0.00		0.00	0.13	DT	GONZALES DAVID LEE	943 COUGAR ST	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA08200	R132	GR	0.12		0.00		0.00	0.12	DT	EVENHUS LELAND E & RONDA L	538 WEED ST	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA08300	R133	GR	0.12		0.00		0.00	0.12	DT	DICKINSON DIANNA	524 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA06400	R134	GR	0.07		0.00		0.00	0.07	DT	DICKINSON DIANNA	NO ADDRESS	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W04CB06200	R135	GR	0.38		0.00		0.00	0.38	PR	DRD LAND & TIMBER LLC RICHARD GWIN	NO ADDRESS	PRIVATE	VACANT/RIPARIAN	No	UNBUILDABLE LAND TO PR	
4N4W040000700	R138A	GR	8.64	R	1.50		0.00	7.65	LI	MITCHELL CASEY	NO ADDRESS	PRIVATE	VACANT	No	PRIVATE TO LI	
4N4W040000700	R138B		0.00		0.00		0.00	2.49	R	MITCHELL CASEY	NO ADDRESS	PRIVATE	VACANT	No	PRIVATE TO R	

ORDINANCE # 887

AN ORDINANCE OF THE CITY OF VERNONIA AMENDING THE VERNONIA COMPREHENSIVE PLAN, REZONING 130 PARCELS ON THE PLAN AND ZONE MAP AND AMENDING TITLE 9 ZONING CODE TO SPECIFY USE STANDARDS IN THE DT, IP AND PR ZONES

The City of Vernonia ordains:

WHEREAS, the City has determined a need to remove public flood hazard areas and flood buy-out parcels from the buildable land and zone inventory, and add land zoned for business opportunities that is located above flood hazard, therefore requiring amendments to the City's Comprehensive Plan, its Plan and Zone Map, and modifying the IP, PR and DT zones in the Title 9 Zoning Code, and;

WHEREAS, over the past few years the Planning Commission completed their review of the needed changes in compliance with state statutes and developed background data and proposed amendments noted as city File # PAZC12-02. The Planning Commission held three community workshops, provided citywide notice and held a public hearing on September 12, 2012 and forwarded draft amendments to the City Council, and;

WHEREAS, the Vernonia City Council held a public hearing after citywide notice on October 1 and November 19, 2012 to consider the Comprehensive Plan text, the Plan and Zone Map and Title 9 Zoning Code amendments and modified the proposal to assure single family homes are a permitted use in the DT Zone, and;

WHEREAS, comments were heard and considered at the public hearings; and the public will benefit from the amendments based on the findings in the City Staff Reports dated September 13 & 25, October 18 & 19 and November 13, 2012; and;

WHEREAS, the Vernonia City Council upon consideration of all testimony, comments, the staff reports and findings, and other documentation of File #PAZC12-02, determined the amendments to be appropriate and necessary to better achieve the goals and policies of the City's Comprehensive Plan;

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

Section 1: the City does hereby amend the Vernonia Comprehensive Plan, the official Plan and Zone Map and Title 9 Sections 9-01.03-50 DT Commercial, 9-01.03- 70 Institutional Public IP and 9-01.03-80 Park Recreation PR zones as described in the attached PAZC12-02 Exhibit A, and;

Section 2 Effective Date: Under the provisions of the City of Vernonia Charter of 1998, Chapter VIII, the Council finds it may provide two readings at the same hearing and that this ordinance may take effect in 30 days from the date of decision, and;

Section 3 Council Clerk's Duties: The Council Clerk is hereby directed, upon its adoption and authentication, to number this Ordinance as the next adopted ordinance of the City of Vernonia.

(Must be read in full if requested)

Adopted as read by title only this 3rd day of December, 2012, by the following vote:

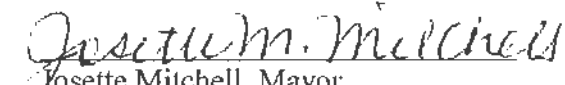
AYES: 5 NAYS: 2 ABSTAIN: 2 ABSENT: 2


Adopted as read for a second time on this 3rd day of December, 2012 by the following vote:

AYES: 5 NAYS: 2 ABSTAIN: 2 ABSENT: 2

Signed by me, Josette Mitchell, Mayor, in authentication of its adoption this 3rd day of December, 2012

Signed this 3rd day of December, 2012


Josette Mitchell, Mayor

Attest: 
Jeann M Glass, City Recorder

City of Vernonia Economic Opportunity Analysis

Prepared By:
The City of Vernonia

Date:
December 3, 2012

Table of Contents

I	Introduction	3
	Study Area	
	Acknowledgments	
	EOA Process	
II	Vernonia Economic Development Objectives	7
	Introduction and Background Documents	
	Summary of Amendments	
	Adopted Commercial & Industrial Plan Policies	
	Economic Development Objectives Statement	
	Proposed Economic Development Policies	
III	The Vernonia Community and Economy	12
	Introduction	
	Population	
	Demographic Trends	
IV	Economic Trend Analysis	14
	National Economic Trends	
	State Economic Trends	
	Columbia County Economic Trends	
	Vernonia Economic Trends, Strength & Weaknesses	
V	Vernonia Land Inventory	20
	Land Supply by Zone	
	Buildable Land Analysis	
	Constrained Lands	
VI	Future Housing Needs	25
	Housing Needs Analysis	
	Forecasted Housing Needs	
VII	Employment Forecast	27
	Current Employment	
	Future Growth by Industry	
	Target Industries	
	Commercial and Industrial opportunities	
	Type & Level of Employment Growth	
	Future Land Supply	
	Alternative Land Use Scenario	
VIII	Policy Recommendations	34
	Conclusion and Recommendations	
IX	Appendix A	35
	Current Zone Inventory	
	Rezone Areas and Net Zone Change	
	Rezone Maps	
	Rezone Parcel Data Matrix	

I. Introduction

In 1981 the City of Vernonia adopted its Comprehensive Plan in accordance with Senate Bill 100 and the statewide planning goals. Since then there were an estimated eight amendments, and a periodic review update in 1996. The policies, goals and land use map included in the original Plan are supported by background documents, inventories, local conditions and development patterns, as well as projected growth and estimated needs. Some of the data is over thirty years old, but changes to the community have been relatively minor since then. This analysis will be adopted as a background inventory updating any preceding economic opportunities analysis(es), including policy and land use map changes to the Vernonia Comprehensive Plan.

This analysis was predicated on the City's desire to remove unbuildable land parcels located in flood hazard areas from the developable land inventory. In turn, parcels removed from the inventory need to be replaced with buildable parcels. As a result of the 1996 and 2007 flood incidents in Vernonia 176 structures were damaged. The City has or is in the process of acquiring and demolishing 42 homes, businesses and school buildings. Those and other parcels located in the most hazardous flood zones will become publicly owned and unbuildable. The primary purpose of this report is to identify parcels in flood hazard areas that are planned for residential or employment uses and re-designate the zoning to a public/institutional or park recreation category. Then it is the City's desire to identify land to replace those losses in order to meet the projected 20-year housing and employment needs for Vernonia.

The amendments are based upon the process outlined in statewide planning Goal 9 that requires an Economic Opportunities Analysis (EOA) for plan amendments that may affect the local economy and the City- adopted economic policies for Vernonia.

The objectives of the EOA are to comply with the Oregon Statewide Planning Goal 9 Economic Development. This goal requires cities to maintain adequate supplies of industrial and other employment lands to sustain projected economic activity, as well as to help determine steps the City can take to better deploy its assets to take advantage of economic opportunities in a manner consistent with the aspirations of the community.

Acknowledgements

This Economic Opportunities Analysis (EOA) was prepared by the City of Vernonia staff with partial assistance by the Resource Assistance for Rural Environments (RARE) program and a technical assistance grant from the Department of Land Conservation and Development (DLCD), #TA-U-13-173. staff and city officials involved in the adoption of this report include:

Bill Haack	City Administrator
Carole Connell, AICP	Planning Director
Seth Lenaerts	RARE intern
Benjamin Fousek	Consultant, Triangle GIS, LLC
Dan Brown	Planning Commission Chairperson
Don Wallace	Planning Commission Vice Chairperson
Sharon Parrow	Planning Commissioner
Nancy Dailey	Planning Commissioner
Grant Williams	Planning Commissioner
Susan Wagner	Planning Commissioner
Alan MacComb	Planning Commissioner
Josette Mitchell	Mayor
Randy Parrow	City Councilor
Donna Webb	City Councilor
Bruce McNair	City Councilor
Kim Tierney	City Councilor



Study Area

The study area is the existing Vernonia Urban Growth Boundary (UGB). There are 1,131 acres in the Vernonia Urban Growth Boundary, of which 1,102 are inside the City Limits. The City does not intend to expand the UGB since past population projections have not been realized and there is currently a surplus of residential land. However, there remains a challenge in identifying land appropriate for industrial and commercial use inside the UGB. It is the intent of this process to regain lost commercial land in the downtown area and to re-zone most of the large industrial and commercial parcels, as well as flood buyout parcels in the flood hazard areas to either Institutional Public (IP) or Public Recreation (PR).

EOA Process

This EOA begins with a review of the City's current economic development objectives and an introduction to the community of Vernonia, including its demographic and employment characteristics. Using projections from the coordinated population projection from Columbia County that was adopted by the City in 2009, background data from the Portland State University Population Research Center and the Oregon Employment Department, this analysis reports the projected growth patterns and discusses how they may affect Vernonia. Due to a lack of current data availability, the base year used throughout most of the analysis is 2008. The projections are further refined into specific business sectors using information from local and regional data sources.

With identification of the specific employment sectors and their associated site needs, an inventory of commercial and industrial lands was completed to look for sites suitable to accommodate projected needs. This includes deleting land in special flood hazard areas planned for future industrial and employment uses. Using GIS analysis, Columbia County Assessor data, flood data, and site visits, industrial land in the Vernonia UGB were reviewed on a parcel-by-parcel basis to determine buildable areas. Constrained or developed parcels were removed from the final inventory figures due to flood constraints. The resulting suitable sites analysis informs policy and code recommendations found at the end of this report and summarized as follows:

Summary of the Proposed Amendments

This report supports the Comprehensive Plan and Plan/Zone Map amendments that are tentatively proposed and identified on the draft map and ownership matrix exhibits. In summary the amendments will achieve the following:

1. Use this report to supplement outdated housing and employment data in the existing Comprehensive Plan
2. Add an *Economic Objectives statement for Vernonia* to the Comprehensive Plan
3. Modify existing industrial and commercial Comprehensive Plan policies
4. Propose new industrial and commercial Comprehensive Plan policies
5. Rezone public owned floodway parcels and flood buyout parcels to Institutional Public (IP) or Public Recreation (PR) in order to identify and properly manage their use
6. Rezone (5) privately owned unbuildable sites to Institutional Public (IP) or Public Recreation (PR) (Rice, Nelson, Curtis, Brunsman, DRD Land & Timber, LLC)
7. Rezone (26) private parcels on Rose & Weed Avenues totaling an estimated (3.5) acres from General Residential (GR) to Downtown (DT) to alleviate a shortage of potential commercial sites
8. Rezone (9) parcels on Rose Avenue of City and WOEC owned land from General Commercial (GC) to Downtown (DT)
9. Rezone (7.65) acres of General Residential (GR) on California Avenue to Light Industrial (LI) to replace flood-prone industrial sites with potential industrial land
10. Rezone (2) public cemeteries and a sewer pump station from Residential (R) to Institutional Public (IP)
11. Rezone the City maintenance shop, water plant and sewer lagoons from Light Industrial (LI) to Institutional Public (IP)
12. Amend Title 9 Zoning Code Section 9-01.03-70 Public Recreation (PR) and Section 9-01.03-90 Institutional Public (IP) to describe federal use standards for flood buyout sites as follows:
 - IP Zone Section B. add "The use of any parcel purchased under federal Hazard Mitigation Assistance (HMA) shall comply with Federal Regulations 44CFR Part 80";
 - PR Zone Section A.6. add "The use of any parcel purchased under federal Hazard Mitigation Assistance (HMA) shall comply with the Code of Federal Regulation 44CFR Part 80"
13. Amend Title 9 Zoning Code Section 9-01.03-50 Downtown (DT) Zone to clearly allow single family dwellings as a permitted use with no restrictions as follows:
 - "A. Uses Permitted Outright – In the Downtown Zone the following uses and building types are permitted outright:
 - (1) Detached dwellings ~~(existing housing only)~~
 - ~~(a) Replacement of existing housing is allowed when a home is destroyed or damaged beyond eighty (80%) of fair market value.~~
 - ~~(b) Replacement permits must be issued and construction begun within one years' time.~~
 - ~~(c) Replacement is allowed only by those who owned the property at the time of the destruction or damage."~~

II. Vernonia Economic Development Objectives

To date, economic policy guiding City of Vernonia decision makers has been based on officially adopted documents including the Vernonia Comprehensive Plan and the 1997 Vernonia Strategic Action Plan. In recent years the City has undertaken several studies and projects to identify methods to revitalize the town. None of these studies were adopted nor amended the Vernonia Comprehensive Plan, except for the Vernonia Transportation System Plan (TSP) Update in 2011. Below is a list of studies that helped to define the proposed economic objectives and policies at the end of this section.

Existing Reference Documents

In addition to the Vernonia Comprehensive Plan, the following reports and studies of Vernonia have been compiled in the past 15 years:

1. Vernonia Community Assessment, E.D. Hovee & Co. 1996
2. Vernonia Visioning Conference, for Periodic Review update, Confluence NW & Mary Forst 1996
3. From Vision to Action Strategic Plan for Economic Development, Vernonia Community Response Team & RDI 1997 (adopted in 2010)
4. Downtown Revitalization Hardscape Plan, KCM 1998
5. City of Vernonia Marketing and Business Analysis, Mary Bosch 2001
6. Design Guidelines for the City of Vernonia, ODDA 2001
7. Town Hall Meetings on Economic Development, Mayor Sykes 2003
8. Vernonia Downtown Resource Team Report, ODDA 2005
9. Community Goals Workshop, 2006
10. Vernonia Transportation System Plan TSP Update, CH2M Hill 2011 (adopted in 2011)

Proposed Economic Development Objectives for Vernonia

The City currently does not have a succinct and official economic development objective. The following italicized statement is a proposed statement of the City's current economic objectives:

Vernonia seeks to become a more prosperous and resilient community by successfully attracting and retaining businesses that will provide employment and services to the Vernonia trade area. Vernonia's ability to offer the best of rural living and urban proximity depends on its commitment to creating and maintaining a distinctive niche as a full service community in the expanding Portland metro region. The City seeks job opportunities that both capture the interest of the city's youth as well as provide family wage jobs. The City desires to reverse population decline by locating new development on land above the area's floodplains. The City hopes to attract new families, particularly from growth in Washington County who may be drawn to the area's moderate housing costs, the friendly small town atmosphere and the modern new school complex. The economy of the area is currently dominated by education, forestry/fishing/hunting and retail employment. Utilities,

accommodation and food services, construction, public administration and transportation are other important job sectors. The City seeks to expand employment opportunities into other areas such as light industry and a broader natural resource economy based on secondary wood products, biomass and other alternative energy production, bicycling, camping and eco-tourism facilities, and farm and ranching associated with both tourism and food production. Tourism will be enhanced by an expanded park system that encompasses Vernonia Lake, the re-located Spencer Park, an engineered wetland that serves as an outdoor classroom, and a trail system extension to the Banks-Vernonia and Crown-Zellerbach Trails and the Anderson Park and equestrian area. Downtown Vernonia is a historic hometown shopping district offering small town ambiance, unique goods and friendly service. The City strives for a vibrant, attractive downtown district with services and accommodations for residents, employees and tourists alike.

Existing Comprehensive Plan Goals and Policies

This section describes current adopted policies that guide the City's economic growth and development. Thereafter are recommendations to modify several policies and propose additional new policies that better reflect the city's current economic objectives.

Commercial Activities (Current Comp Plan narrative and policies)

Plan Narrative:

"The City recognizes the need to provide a "downtown" area or central business district where intense commercial uses predominate.

The downtown area has traditionally developed along Oregon 47 and forms the existing commercial core. This form of development has made it inconvenient to park and walk. It is where high volumes of traffic and other activity are anticipated. Conflicts between through traffic such as logging trucks and local shopping trips contribute to congestion and traffic safety problems in the downtown area. The City recognizes that commercial areas, as indicated in the inventory, are currently developed and that little area for expansion exists.

The city encourages commercial uses that are "compact" in that people may walk from one to the other with ease, not having to drive their cars.

The City provides a mix of vital services and retail operations to serve the whole community and surrounding rural area."

Commercial Area Policies

Existing Comprehensive Plan policies are listed below with recommended amendments where policies are no longer relevant.

- I. ~~This Plan and implementing ordinances converts approximately 7 acres North~~

~~and East of the present commercial area from vacant industrial to vacant commercial property for expansion purposes. Delete since this policy has been accomplished.~~

- ~~2. The City should work with the Vernonia Chamber of Commerce in implementing central business district concept. Appendix "B" includes an example of a model for future land use. Delete until this reference can be found and determined relevant.~~
3. Residential uses shall be only conditionally allowed in the designated commercial area. The impact on present and future commercial uses shall be considered during the review process.
4. The economy of the City will be improved by encouragement of the city's tourism, downtown rehabilitation and location of clean, new light industry.
5. The City will give appropriate support to efforts to improve communication systems serving the city as an additional means of improving the City's economy and livability.
6. The City supports improvement of important community facilities including educational facilities at all levels and community health facilities. ~~and planning and construction of a new Vernonia Building to house City offices, police Department, library, courtroom and visitor information center. Delete since City Hall has been completed~~
7. The City will continue to improve its basic infrastructure systems by implementing an updated water system master plan ~~prepared in 1994, preparation of a an~~ updated sewer system mast plan, preparation of a plan to manage storm water drainage and other drainage and erosion control problems, preparation of a parks master plan and continuing to implement its regular schedule of street improvements.
8. Cluster most high intensity uses in and around a revitalized business district, ~~except for flood-prone areas. after moderate expansion of the urban growth boundary to balance the loss of land acquired for the floodway greenbelt. Delete since the referenced boundary changes were completed.~~

Industrial Activities Policies

1. The City shall seek a diversified industrial base, such as forestry, agriculture, mineral products, and electronics.
2. The City shall work with the Chamber of Commerce to actively encourage industries to locate in Vernonia consistent with the air, land and water policies outlined in this plan.
3. ~~Because of limited availability for industrial uses and growth area, the urban growth management plan shall designate the 139 acre former Oregon American mill site as an industrial area on the urban growth boundary plan map. Delete since reference amendments were completed and are proposed to be rezoned for public or park use due to flood hazards.~~
4. Industries which locate near the flood zone of Rock Creek or the Nehalem River shall use flood zone areas for open space, open storage or parking such that flow restrictions are minimized.
5. The City shall require annexation of all industrial uses as they are hooked up to City services.

6. The City shall work with the county and state economic development committees to aid the City in industrial acquisition which is beneficial to the City, County and State.
7. The City shall work with Portland Community College to maintain the location of an extension in Vernonia to upgrade its labor force.

Adopted 1997 Strategic Plan Economic Goals

1. Business Development Goal 1: Revitalize the downtown Vernonia business district to enhance/develop tourism and other business opportunities that will result in the creation of ~~six~~ new commercial/retail businesses, ~~and 50 new full-time equivalent (FTE) jobs by the year 2003.~~ *Delete specific irrelevant or past target numbers and dates.*
2. Business Development Goal 2: Expand the local economic base increasing jobs and business opportunities through the addition of ~~a minimum of three new service/production businesses and high-tech and light industry, that together gross \$10 million in revenue annually by the year 2003.~~ *Delete specific target numbers and add a reference to desired light industrial jobs.*
3. Workforce Goal 1: Increase local opportunities for training in order to encourage and enhancement the possibility of high wage jobs and career advancement for the Vernonia work force, including entry level jobs for young adults.
4. Infrastructure Goal 1: Develop basic improvements in the Vernonia Airport to allow for future expansion and to enhance the potential for economic development.
5. Infrastructure Goal 2: Replace old and undersized ~~water lines~~ public facilities to improve services to residents and businesses in Vernonia and to readily serve new or expanding businesses to Vernonia residences by the year 1999 to eliminate the existing 42% water loss.
6. Infrastructure Goal 3: Improve telecommunications service for residents, businesses and emergency situations.

Proposed New Economic Policy Recommendations

To realize economic objectives and strengthen the guiding policies, the City will consider adding the following policies to strengthen the Vernonia Comprehensive Plan:

1. Marketing: Oregon is striving to be a center for "green" jobs. It is important that firms shopping for a site know about Vernonia. Vernonia should work to attract green businesses.
2. Usable Employment Land: Identify parcels of land in the Vernonia UGB which are zoned industrial or commercial but cannot be built on due to flood hazards. Remove employment related zoning and designate the unbuildable parcels for public open space uses only. Identify other parcels in the UGB that can be re-zoned for commercial and industrial uses to replace the constrained unbuildable sites.
3. Pursue State and Federal money: City staff should pursue grants they deem beneficial to improve Vernonia's economic condition. Information should be provided to business owners that may be eligible for grants.

4. Encourage secondary wood products industries to locate in Vernonia, such as post and pole manufacturers and alternative energy generating businesses such as processors of biomass and pellet fuel.
5. Encourage farming and ranching operations in and around Vernonia, such as plant nurseries, food production, herbs, bulbs and seed production, and suppliers to support the agricultural producers.
6. Encourage agri-tourism such as farm and ranch stays, movie and television production, and the harvesting of mushrooms, berries, firewood and other plant life from the area's farms and forest.
7. Encourage eco-tourism businesses to locate in Vernonia featuring guided kayaking, ATV rides, bicycling, fishing, hunting, hiking, birding and horseback rides. Support construction of the Crown-Zellerbach Trail, which will link with the City trail system and the Banks-Vernonia Linear Trail.
8. Encourage methods to build on the historic and unique character of the downtown area by creating a mill town design theme and by extending the characteristic streetscape south to the City entry.

Effects of the Proposed Rezone of 130 Parcels on the Zone Inventory

As a result of the City's desire to remove unbuildable parcels in flood hazard areas and rezone new land on higher ground for needed for employment opportunities this project rezoned 130 parcels. Details of the land inventory and the future housing and employment needs are in Section V – VII and the Appendix. Table 1 below summarizes the net gain and loss in each zone district, and illustrates the significant loss of land to public use zones.

Table 1 - Zone Net Gain Loss

Zone	Change	Resulting
LDR – Low Density Residential	-31.0	37.0 acres
R – Residential	-28.6	464.3 acres
GR – General Residential	-38.3	68.5 acres
GC – General Commercial	-36.9	7.3 acres
DT – Downtown	6.8	17.6 acres
LI – Light Industrial	-31.9	88.4 acres
PR – Public Recreation	92.9	166.7 acres
IP – Institutional Public	66.8	98.5 acres

III. The Vernonia Community and Economy

The City of Vernonia is located in Columbia County, Oregon in the Upper Nehalem River valley located in the foothills of the Coast Range. The area is surrounded by forests and farmland and is bisected by several waterways including the Nehalem River, Rock Creek and numerous small streams. US Highway 47 passes through downtown Vernonia connecting Washington County with the Columbia County seat on the Columbia River. The City was incorporated in 1892.

The Oregon-American Sawmill opened in 1920 and was said to be the largest in the world at that time. The company was from the southern US states and brought southern settlers who named streets in the boom town after the old Confederacy. By 1950 the mill closed and the virgin timber was gone. But the timber has grown back and although logging activity has diminished, it is still an important economic activity in the area. Other important industries include The West Oregon Electric Cooperative headquarters, educational services, agriculture, forestry, fishing and hunting and retail trade.

Population and Demographic Trends

Population Growth

In 2011 the estimated population of Vernonia was 2,110 (PSU Population Research Center). Population has changed very little since 1980 when there were 1,800 city residents. The population peaked in 2009 at 2,340 people. Population growth has not kept pace with annual increases seen elsewhere in the state or original city estimates. The City revised and lowered their population projections in 2009 by adopting an estimated population growth that is coordinated with Columbia County's county-wide projections for all its jurisdictions.

The City of Vernonia is the third largest City in Columbia County. Vernonia's most current estimated population for 2011 was 2,110. The twenty year projection puts the growth rate at just under 1%. Columbia County is projected to grow by 1.1% from 2010-2020 and 0.8% from 2020-2030 with the highest growth percentages occurring in St. Helens and Scappoose.

Historical and Projected Population Data

The following figure summarizes actual and projected Vernonia population figures compiled by the city from various sources. As indicated, in 2009 new projections were adopted by the City in coordination with the Columbia County estimates and are the current official estimate.

Figure 1 - Vernonia Population

Year	Actual Population	Projected Population
1980	1900	
1990	1808	
2000	2228 (census)	4000 1980 Plan slow growth

2001	2236	
2002	2258	
2003	2257	
2004	2265	
2005	2287	
2009	2340	
2010	2151 (census)	2405 2009 medium growth
2011	2110 (PSU certified est.)	
2020		2605
2030		2700
2031		2711

Demographics

Columbia County as a whole shows characteristics of an aging population. The percentage of the population under 18 will decrease from 24.4% to 22.1% by 2030, while percentage of population over 65 will increase from 12.5% to 17%.¹

Vernonia and Columbia County are at an educational disadvantage compared to state and national averages. Those Vernonia citizens with a high school education were an estimated 84.3%, slightly less than the County average of 85.6% but closer to the state average of 85.1%. Vernonia's average of high school educated rose to 85.6% by 2010. But the dramatic difference in educational level is the percentage of population with a bachelor's degree or higher. Only 10.4% percent of Vernonian's hold such a degree. Columbia County did somewhat better with 14%, but neither come close to the state average of 25.1% which is on par with the national average."² By 2010 the percentage of residents with an associate's degree rose to 11.9% in Vernonia.³

Other economic data indicates that 61.9% of Vernonia residents 16 years and older were in the work force in 2009. The average travel time to work was 41.5 minutes as compared to 25.2 minutes in the nation as a whole.⁴

¹ Adopted from Columbia County Population Forecast

² U.S. Census Data 2000

³ U.S. Census Data 2010

⁴ Factfinder.census.gov 2010

IV. Economic Trend Analysis

Introduction

The trend analysis section is the foundation of economic information. This base information will be used to project the economic potential for the study area. In conducting the analysis, the current economic climate must be considered. The economic conditions at the global, national, state and local levels have shifted significantly since April 2008⁵. Although the US recession officially ended in June 2009, what became a significant global economic downturn is still stubbornly apparent in 2012.

In an effort to offset a declining economy the Federal Government took several measures including the \$850 billion American Recovery and Reinvestment Act. But despite optimistic recovery projections and government stimulus programs, job growth in the US has still not reached levels that signal job opportunities are replacing the millions of jobs lost since 2008, or that add new jobs needed to match population growth.

National Economic Trends

Economic uncertainty is expected to continue in the short term. Many factors play a role in the poor economy. The burst of the housing bubble contributed to a decrease in consumer spending and a decrease in residential construction. In addition, home foreclosures and delinquencies have been a burden on banks, which have significantly decreased the amount of money available for mortgages, consumer and business loans. While the housing and banking industries have somewhat stabilized, instability in Europe and an uncertain euro, as well as slower growth in China and India have reduced trade worldwide and dampened the US economic recovery. The U.S. relies on 20% of its exports going to Europe, second to Canada who receives most U.S. exports.

Several years of increasing commodity prices such as food, petrol and energy prices has decreased consumer purchasing power. As a result consumers are spending a higher percentage of their income on "necessity" items leaving less for "non-necessity items" thus putting more pressure on consumer prices.

These circumstances with the addition of a declining dollar have put the country into a long period of slow economic growth. The Federal Reserve again reported in April 2012 a projection for stronger growth, at 2.4% to 2.9% for the year. But in June 2012 that projection was reduced to below 2%. Benchmark federal lending remains at near zero, unchanged since 2008. U.S. unemployment that peaked at a high of over 10% was 8.2% in early 2012 with a projection at year end for little change. The Fed's indicate that hiring is expected to remain sluggish, but there is a subdued outlook for inflation and there will be continued low interest rates through 2014.⁶

⁵ April 2008 is when the housing bubble burst and a significant cause of the national recession.

⁶ Federal Reserve Meetings of March and June 2012 as summarized by *The Oregonian*

State and Regional Economic Trends

Oregon experienced a high rate of growth from 2003-2007, but since the 2008 recession Oregon has experienced the same national economic slowdown. Generally, the same sectors that are dragging the national economy are also dragging the Oregon economy including housing starts, construction, finance, wood products, nursery sales, manufacturing, retail trade, leisure & hospitality. In June 2009 Oregon reached an unemployment rate of 12.1% up from 5.6% a year earlier. In March 2012 the unemployment rate in Oregon was an average of 8.6%, when the state was tied at a ranking of the 38th highest unemployment rate of the 51 states.

Beyond 2010, Oregon's economic growth was expected to outpace national growth, where optimistic projections indicated that by 2016 Oregon employment would grow by 14%. Although these projections may not be realized, as of June 2012 Oregon has the second fastest growing Gross Domestic Product (GDP) in the country at 4.7% which is three times the national average. This is due to growth in durable goods industries lead by Intel in Oregon.⁷ But in many other categories of economic health in 2012 Oregon does not score above average. In the longer term, Oregon has economic advantages that may improve our ranking and provide growth advantages. These factors include:

- Population growth,
- Location, relative proximity to Canada and Asia
- High commodity prices
- Export growth
- Affordable housing
- Quality of life
- State tax incentives, including the Single Sales Factor Tax

In addition to the factors listed above are several state initiatives which may help to drive growth in several sectors:

Manufacturing Competitiveness - In the 2007 Oregon Innovation Plan, the Oregon Innovation Council proposed a State investment of \$5.37 million between 2007-2009 to expand workforce training programs and the Oregon University System's ability to enhance manufacturing industry innovation through equipment, top-notch faculty and partnerships with Oregon companies. As of the 2008 Oregon Business Plan Annual report, \$2.872 million had been invested into this initiative.

Innovation Accelerator Fund - This plan calls for \$5 million to be invested in the "cultivation" of innovative ideas which arise every year from established and emerging firms, entrepreneurs and academic institutions.

Oregon Nanoscience and Microtechnology Institute (ONAMI) - This proposal recommends an additional \$10 million investment between 2007-2009 for the continued support of this public private partnership between the State's top public universities and leading Oregon high-technology companies. In addition to creating jobs and allowing

⁷ Bureau of Labor Statistics 2011

Oregon to recruit talented researchers, already the State is realizing sizeable returns from ONAMI as technologies are transferred to the marketplace. To date an additional \$9 million has been invested into ONAMI.

Oregon Translational Research and Drug Development Institute (OTRADI) - This public-private partnership seeks to support health care and biomedical research in the State by focusing on drug research and development for the treatment of infectious diseases which will feed into a separate accelerator intended to support commercialization of products by Oregon companies. The State has invested \$5.25 million to date.

Bio-Economy and Sustainable Technologies (BEST) Center - This public-private partnership intends to research and develop innovations related to bio-based technology, green buildings and clean energy. BEST is intended to enhance Oregon's competitive advantage in the growing "green" industry sector. To date, \$2.5 million has been invested.

Senate Bill 582 - The first of two Oregon Senate bills intended to promote innovation and emerging industry in the State, Senate Bill 582 increased the amount of allowable contributable funds University's may accept in order to establish the University Venture Development Fund. The Fund supports entrepreneurial training, education, research and startup companies.

Senate Bill 579 – Senate Bill 579 expanded the authority of the Oregon Growth Account allowing the Board to investment in emerging firms in early stages of development. In essence, the Senate Bill promotes growth in key target industries by providing early stage funding.

Transportation/Infrastructure - Lastly are initiatives at the state and regional level to improve the state's transportation infrastructure including port districts, rail lines and airports. Included in this are highway expansion plans. Widening of Highway 217 has been approved by Metro and expansion plans are on-going for Highway 26.

Targeted Industry Cluster Trends

High Tech - Oregon's high tech cluster was formed during the 1990's and boomed until 2000. The cluster went through a steep decline after the dotcom bust but since 2003 has been steadily increasing. The high tech cluster is primarily electronic manufacturing and system design. Electronic manufacturing consists of 69% of the State's high tech cluster. 66% of that employment is located in Washington County. System design is 16% of total high tech employment or 9,200 jobs. The overall high tech outlook is mixed. Manufacturing is expected to decrease 3% by 2016, but system design and publishing will increase by about 15%.

Health Care - Oregon's health care industry has grown rapidly adding 61,000 jobs in the last 13 years. It is now one of Oregon's largest sectors capturing 11.5% share of employment. This makes it roughly similar to Manufacturing, Retail Trade and

Professional & Business Services. Health care is also projected to capture the highest percentage of job growth through 2016. Demographic changes, specifically an aging population requiring more care is the primary driver of job growth in this cluster.

Solar Manufacturing - Oregon has put itself in a strong position to be one the leading Solar Photovoltaic manufacturers. Oregon has successfully recruited four manufactures, predominantly in Hillsboro. Oregon holds a competitive advantage due to its unique combination of semi conductor manufacturing, significant electrical power capacity, water capacity and the ability to site large industrial facilities. The future of solar manufacturing is dependant on several factors. For one, it must become more cost effective. Currently, wind energy is more efficient. Growth is also dependant on federal investment tax credits. (Congress extended tax credits for another eight years) Not only do credits help the solar industry but they create solar installation jobs too. The solar industry is projected to add 62,000 jobs nationally by 2015 and 10 million worldwide by 2030. Oregon is projected to capture 15,000 jobs by 2035, most of which occurring in the next ten years.

Bio-Tech -In 2006, Oregon's biotech sector employed about 9,500 employees and averaged a 19.4% increase from 2001. Currently, Oregon's share of the bio-tech industry is small; there are possibilities for future growth. One such venture is the addition of Genentech which may lead to other potential growth in the Bio-Tech cluster."⁸

Columbia County Economic Development Trends

Columbia County growth has stalled along with the state and the nation due to the stubborn recession that started in 2008. But population growth is still projected in the future consistent with historical trends, albeit at a decreasing rate than the past. The unemployment rate in the County was 9.9% in December 2011.⁹ Median household income has historically been higher than national and Oregon levels, despite lower college attainment levels.¹⁰ This is due to workforce specialization in construction and goods producing industries. The proportion of the resident workforce to total population has remained close to 50% since the 1990's. Columbia County's resident workforce commutes throughout the Portland metro and has a worker export/import ratio of 3:1. Data indicates that the availability of desirable or appropriate local job opportunities for the resident workforce is becoming increasingly unbalanced. Columbia County residents have a high degree of occupational specialization in natural resources, health technology, construction, maintenance, production, and transportation categories.

Wages in Columbia County dropped about 12% in the period of 2000 – 2010 and are less than the statewide average. But per capita personal income rose by 32% from 1999 – 2009, but after adjusting for inflation these rates are adjusted to 2%. Transfer incomes such as pensions, Social Security and Medicare payments increased by 45% from 2001 - 2009 because the County is gaining workers and losing children. In conclusion, jobs in Columbia County pay less than the state average, but its population

⁸ *Economic Opportunities Analysis & Long Term Urban Land Needs Assessment*, Johnson Reid, March 2009

⁹ OLMIS Region, February 2012

¹⁰ Columbia County Economic Team Baseline Conditions and Historical Trends 2/15/12 draft

is closer to average financially because many people are working or receive money from pensions and social security programs.¹¹

Vernonia Economic Trends

Location and Transportation - The City of Vernonia is located along highway 47 in Columbia County. It is 30 miles west of the County seat of St. Helens and 45 miles from the Portland Metro Area. Vernonia is 15 miles from Highway 26 and about 45 miles from I-5, I-205 and I-84. Vernonia is in the foothills of the Pacific Coast Range and 55 miles from the Oregon coast. Vernonia is also home to the Vernonia airport, which primarily serves recreational aircrafts. The airport has about 4,000 annual take off or landings generated primarily from flying instruction.

Utilities - The City of Vernonia has a number of utility problems including water pipe leakage, sewage lagoon location in the floodplain and no formal storm water system. Residents pay some of the highest prices in the state for water, sewer and electricity. Vernonia is currently in the process of updating its Capital Improvement Plan for public facilities. With lower population projections the City may be able to benefit from installing a hyporeic discharge system, as opposed to moving or planning a new sewage treatment system. Earlier wastewater plans included moving the sewage lagoons, but instead there is a planned dike elevation recommended in the wastewater redesign plan. The City has many areas of insufficient water pipes that need to be upgraded. This will be especially important to fulfill the need of potential industrial development at the Knott Street Light Industrial Park. The City's water storage capacity, however, is sufficient for the projected population through 2031.

Employment Trends - Vernonia finds itself in a unique geographic location. Although, the City is a part of Columbia County and shares a similar economy, Vernonia workers are more dependent on Washington County and Portland metro employers. Beginning with the technology boom in 2003 Washington County experienced a 13.1%¹² employment increase. Many Vernonia residents took advantage of the high paying jobs and commuted into Washington County for work. As jobs in Vernonia became more scarce Vernonians became increasingly more dependant on the Portland metro area for work. This trend is expected to continue as an estimated 80% of the resident work force leaves Vernonia for employment elsewhere. Vernonia's economic growth has been nominal with little change in the last 30 years.

In 2010 the unemployment rate for Vernonia was 7.8%. Median household income was \$50,096 and median family income was \$54,091. The percentage of people whose income in the past 12 months is below the poverty level is 7.5%. The percentage of families with a female householder, no husband and with related children under 18 having an income below the poverty level is 35.4%.¹³ Other economic data indicates that 61.9% of Vernonia residents 16 years and older were in the work force in 2009, but

¹¹ Erik Knoder, Oregon Labor Market Information system, June 2011

¹² *Economic Opportunities Analysis & Long-Term Urban Land Needs Assessment* by Johnson & Reid, March, 2009

¹³ U.S. Census Data 2010

the average travel time to work was 41.5 minutes as compared to 25.2 minutes in the nation as a whole.¹⁴

Vernonia - Economic Strengths and Weaknesses

In 1996 E.D. Hovee & Company prepared a Community Assessment for Vernonia.¹⁵ Although that was many years ago, the firm prepared a good summary of the city's strengths and weaknesses, many of which still apply today and have been updated to reflect today's circumstances.

Figure 2 - Vernonia Economic Strengths & Weaknesses

<i>Economic Strengths</i>	<i>Economic Weaknesses</i>
1. Compact & intact downtown business district	1. Small population base and out-commuting constrains local retail and service businesses
2. Forest products continue to be viable source of employment and payroll	2. Vernonia is not capturing value-added forest products business opportunities
3. Information highway, Washington County commuters & cottage industries provide opportunity	3. Isolation and inconvenient transportation limit business confidence and investment activity
4. Recreational amenities close to the Portland metro area stimulates local business activity	4. Public and private utilities are expensive
5. New K-12 public school complex opens in 2012 with educational tools for a modern workforce	5. Flood potential and damage is a repeated threat
6. Rural quality of life and outdoor recreational activities	6. Weak national and regional economies significantly affect local economy
7. Affordable housing	7. Some infrastructure inadequacies
8. Expanded park and recreation facilities on the old school and mill sites	8. Lack of vacant employment land inside the UGB and outside the floodplain
	9. Few high wage jobs

¹⁴ Factfinder.census.gov 5-31-11

¹⁵ *Vernonia, Oregon Community Assessment* by E.D. Hovee & Co. 1996

V. Vernonia Land Inventory

Introduction and Purpose

This section presents land uses and land availability within the Vernonia Urban Growth Boundary (UGB). The purpose of this section is to evaluate City lands as they pertain to Statewide Planning Goal 10. Housing Goal 10 is meant “to provide for the housing needs of the state.” The goal requires municipalities to inventory buildable lands for residential use. Cities must also develop plans to fulfill the housing needs of all residents including single family residential dwellings, multi-unit dwellings, rentals or low-income housing.

This section also provides land inventory data pertaining to commercial and industrial employment land. Statewide Planning Goal 9 and Oregon Statutes and Administrative Rules require Comprehensive Land Use Plans to also include an inventory of vacant and developed land designated for industrial, commercial and other employment land within the UGB. Land inventories are used to determine the size of the UGB based on a projected need of adequate capacity to accommodate a 20-year need.

The Buildable Lands Inventory was completed by RARE intern, Seth Lenaerts, in 2009 using the best available data, including parcels, the January 2008 Draft Flood Hazard data, and The City of Vernonia Local Wetland Inventory and Riparian Assessment.¹⁶ At the same time the City began to build its geographic information system (GIS), with the support of KLS Surveying, Inc.

Since the completion of the Buildable Lands Inventory, the accuracy of the parcel data set has been greatly improved by Columbia County, FEMA has adopted new flood zones, and municipal boundaries and zoning have been updated by meticulously reviewing city records. As a result, there are small discrepancies between the Buildable Lands Inventory (2009) and the Vernonia Land Inventory (2012) included in this report. However, these discrepancies are insignificant in terms of the conclusions of the Buildable Lands Inventory, i.e. plenty of residential lands and not enough commercial lands.

Tables 2a-2c reflect the 2012 Vernonia Land Inventory, while Tables 3-4, 6, 8-10 reflect the results of the 2009 Buildable Lands Inventory.

LAND INVENTORY GOALS¹⁷

The goals of the Vernonia land inventory are:

1. To create a land inventory system that is accurate and straightforward as possible, easy to update and consistent over time for accurate comparisons.
2. To inventory all land within the UGB using the City's zoning classifications:
 - LDR – Low Density Residential
 - R – Residential

¹⁶ Prepared by Shapiro and Associates, Inc. June 2000

¹⁷ Land Inventory Goals adapted from City of Medford's Comprehensive Plan. February 21, 2008

- GR – General Residential
 - GC – General Commercial
 - DT – Downtown
 - LI – Light Industrial
 - IP – Institutional Public
 - PR – Public Recreation
3. To inventory all land within the Vernonia UGB using the City's land inventory by classifying all land as:
- Developed
 - Re-developable (having redevelopment potential)
 - Vacant (includes partially developed parcels)
 - Constrained
 - Infill

Vernonia Land Inventory

Table 2-Total Vernonia Land Inventory (November 2012)

Table 2a – Municipal Boundaries

UGB	1130.9 acres
City Limits	1101.9 acres

Table 2b – Real Property in City Limits

Real Property	948.6 acres	86.1%
Right of Way	153.3 acres	13.9%
Total	1101.9 acres	100%

Table 2c – Current Zone Inventory

LDR – Low Density Residential	68.0 acres	6.2%
R – Residential	492.9 acres	44.7%
GR – General Residential	106.8 acres	9.7%
GC – General Commercial	44.2 acres	4.0%
DT – Downtown	10.8 acres	1.0%
LI – Light Industrial	120.4 acres	11.0%
PR – Public Recreation	73.8 acres	6.7%
IP – Institutional Public	31.7 acres	2.9%
Right of Way	153.3 acres	13.9%
Total	1101.9 acres	100%

Tables 2a-c represent the overall land inventory for Vernonia. These areas do not account for existing development, physical constraints or redevelopment potential.

Buildable Land Analysis

Definitions: For purposes of this analysis, definitions and methodology for determining acreage in each class is summarized below and explained in more detail on page 23.

- Developed is a lot that is developed to capacity.
- Vacant is a lot than has no development.
- Re-developable refers to a lot has a low improvement value and therefore has the potential to be redeveloped.¹⁸
- Infill is a lot that is developed but not to its full potential and therefore can still support some development.
- Constrained land refers to a lot that is unbuildable due to environmental constraints or government ownership.

NOTE: The information contained in Tables 3-4 was derived from 2009 data sets and have not been revised because of only minor discrepancies from the 2012 data and methodologies.

Table 3-Total Vernonia Land by Class and Zone (May 2009)

Zone	Developed	Vacant	Re-developable	Infill	Constrain	Total
R	115.2	114.43	14.95	46.67	210.51	
GR	18.16	8.69	1.94	4.59	85.21	
LDR	0	24.43	0	0	38.57	
LI	3.41	3.49	0	34.16	62.42	
PR	0	0	0	0	74.55	
GC	0.44	1.38	0.29	0	54.72	
DT	9.88	0.15	0	0	3.39	
TOTALS	147.09	152.57	17.18	85.42	529.37	931.6

Table 3 describes Vernonia acreage by zone and by class. Table 3 is a complete list of land in Vernonia. Table 4 is solely listing buildable lands. Vacant, re-developable and infill are added together. Then the public right of way is subtracted. Results are shown in column six, "Total Buildable". When all zones are added up Vernonia is left with 189.9 net acres of buildable land. Net acreage has eliminated the estimated land needed for public streets and facilities.

Table 4-Buildable Land (May 2009)

Zone	Vacant	Re-developable	Infill	Public Right of Way ¹⁹	Total Buildable
R	112.43	14.95	46.67	43.51	130.54
GR	8.69	1.94	4.59	3.81	11.42
LDR	24.43	0	0	6.11	18.32

¹⁸ Low improvement value=Improvement value/ Land value <\$10 a square foot.

¹⁹ 25% of land is taken out of the Buildable Land category, since, it is assumed to be used for public right o way and therefore not concerned "buildable".

LI	3.49	0	34.16	9.41	28.24
PR	0	0	0	0.00	0.00
GC	1.38	0.29	0	0.42	1.25
DT	0.15	0	0	0.04	0.11
TOTALS	150.57	17.18	85.42	-63.29	189.9

Table 4 illustrates the oversupply of net buildable residential acreage and the lack of net buildable commercial acreage available.

Land Inventory Methods

The Vernonia land inventory relied heavily on electronic data compiled in the City's GIS. Vernonia began developing a GIS database in November 2009. Vernonia's database evolved very quickly in conjunction with the land inventory. Having a GIS database proved extremely helpful to create a detailed inventory for Vernonia. In addition to having County data, staff was able to create a tax lot by tax lot assessment using aerial photos.

Developed Land - A tax lot is considered developed when it is built to its zoned density. Vernonia has three zones that are designated for residential development. The Residential and General Residential zones call for a 5,000 square foot minimum lot size, whereas the Low Density Residential has a 10,000 square feet minimum lot size.

Re-developable Land - A tax lot is considered re-developable when the property is developed but has a low improvement value. For this inventory, residential low improvement value is when the value per square foot is below \$10. This was determined by dividing the improvement by the land value. If that number was below \$10 a square foot the lot was deemed re-developable.

Vacant Land - A tax lot is considered to be vacant when there is no improvement on the parcel. Vacant lands do not include tax lots that are below 5,000 square feet since those lots do not meet the minimum size for development. A vacant lot that is partially constrained is classified as vacant; however, the constrained portion is still not considered to be buildable and is classified as constrained. For example if a 10,000 square foot lot has a 3,000 square foot constraint, the lot designation would be vacant. But only the 7,000 non constrained square feet are considered vacant. The other 3,000 square feet are classified as constrained.

Infill Land - A tax lot is classified as infill if the lot is developed but has sufficient land left available to build at least one other dwelling unit. To simplify this process a developed lot must also be greater than 0.5 acre to be considered a candidate for infill potential.

Constrained Land - A tax lot can be considered constrained for multiple reasons. For this inventory constrained meant one of four things: The parcel was, in a floodway, floodplain, wetland or government owned.

Additional information about Constrained Lands

Vernonia is located where Rock Creek and the Nehalem River meet. Due to the small area of the Nehalem watershed the river is prone to flooding. Vernonia has experienced two 100 year flood events in the past 11 years. In addition to actual flooding events Vernonia has gone through a number of "close calls".

Since the 2007 flood, government, quasi-government, businesses and private citizens have taken significant steps in natural hazards planning and other flood mitigation steps, with the understanding that the best mitigation practice is to move out of flood prone areas. The Federal Emergency Management Association (FEMA) and the Community Action Team (CAT) worked with homeowners, the school district and other properties in flood prone lands to buy-out their properties demolish many buildings and give title of the land to the City. With title comes a restriction for no future development on the subject 42 parcels.

The City has developed more restrictive ordinances to control future development in the floodplain in compliance with FEMA rules, such as prohibition of new development in the floodway or improvements that would cause a rise in flood waters. The City has established new standards to better manage the floodplain by restricting practices that would increase flood water. Although there are no plans to fully restrict development in the floodplain, Columbia County Flood Relief has made it a goal to voluntarily move all development outside of the floodplain in Vernonia by 2050.

The Vernonia floodplain makes up about 550 acres of which 133 are in the floodway. Much of this land is not developed and will not be developed in the foreseeable future. There is however, a significant amount of property that is currently developed in the floodplain. To meet CCFR goals of no development in the floodway and floodplain, current development will be displaced and moved into new undeveloped parts of the Vernonia. The impact of displaced development plays a role in the Vernonia Buildable Land Inventory.

Proposed Floodplain Management District – The City is in the process of developing a Floodplain Management District in order to assure safety and on-going compliance with FEMA regulations. The District will define managed floodplain lands, provide city administration and GIS mapping procedures, and implement the Community Rating System to reduce insurance rates by as much as 25%.

VI. Future Housing Needs

Residential Land Inventory- The primary residential zones for Vernonia are the Residential (R), General Residential (GR) and Low Density Residential (LDR) zones. These three zones combine to offer 160 net acres of buildable land indicated in Table 4.

Housing Needs Analysis - Housing needs were forecast to the year 2031 using a City of Vernonia population forecast of 2,711 persons. This forecast was based on 2030 population forecast data available from the report *Population Forecasts for Columbia County Oregon, its Cities and Unincorporated Areas* completed by Portland State University's Population Research Center. According to this report, Vernonia is projected to grow at a rate of 0.8% from 2010 to 2020. Population growth is expected to slow to 0.4% from 2020-2030. The average annual growth rate of 0.4% was applied to extend the 2030 population forecast to 2031.

Table 5 - City of Vernonia Population Forecasts

	2010	2020	2030	2031
Population	2,405	2,605	2,700	2,711
Average Annual Growth Rate (AAGR)		0.8%	0.4%	0.4%

Source: PSU Population Research Center

Between 2009 and 2031 Vernonia is expected to see an increase in population of 400 persons. According to demographic data and analysis, the average person per dwelling unit (APPDU) is expected to decline to 2.62 persons by 2030 due to the effects of an aging population and demographic trends. Assuming the APPDU remains the same in 2031, the City of Vernonia is projected to need 153 new dwelling units by 2031.

Forecast 2031 Land Need for Housing

Residential (R) and General Residential (GR) zoned land has a minimum lot size of 5,000 square feet, which equates to a maximum density of 8.7 dwelling units per acre. Low Density Residential (LDR) zoned land has a minimum lot size of 10,000 square feet, which equates to a maximum density of 4.4 dwelling units per acre. To project residential land needs, the following equation was used:

$$(\text{Net population increase} / \text{Average persons per dwelling unit}) \div \text{Dwelling units per acre by zone} = \text{Number of new acres needed by zone.}$$

Table 6 shows the resulting residential land needs under low, medium, and high density growth scenarios. The low density scenario assumes all available Low Density Residential (LDR) land is consumed and the remaining demand is split evenly between Residential (R) and General Residential (GR) zones. The medium density scenario assumes residential land demand is distributed evenly between the three residential zones. The high density scenario assumes all residential land demand is supplied by the Residential (R) and General Residential (GR) zones, and no Low Density Residential (LDR) land is consumed.

Table 6 - City of Vernonia 2031 Residential Land Needs

Zone	Density (du per acre)	Buildable acres	Maximum # of units available	Low Density Scenario (acres consumed)	Medium Density Scenario (acres consumed)	High Density Scenario (acres consumed)
R	8.7	130.5	1,137	4.2	5.8	8.8
GR	8.7	11.4	99	4.2	5.8	8.8
LDR	4.4	18.3	80	18.3	11.7	0
Total		160.3	1,317	26.7	23.4	17.5

Vernonia will require 17.5 to 26.7 acres of buildable residential land to meet projected housing needs for 153 additional residences in 2031. As indicated in Table 6 above there is an excess of residential land available because Vernonia has 160 acres of buildable land zoned for residential use to meet housing needs under any of these projected growth scenarios. For the remainder of this analysis, it is assumed that Vernonia will need 23.4 acres of buildable residential land to meet housing demands in 2031 (the medium density growth scenario).

VII. Employment Forecast for Vernonia

Total Current Employment

Current employment was determined using both business licenses and information from the Vernonia Chamber of Commerce. Estimates were based on regular market conditions. Therefore, actual employment at the time of publication is lower than listed in Figure 3.

Figure 3-Current Employment

NAICS ²⁰	# of Firms	Employees 2008
Natural Resource	5	20
Construction	24	41
Manufacturing	12	22
Wholesale Trade	0	0
Retail Trade	43	100
T.W.U. ²¹	8	40
Information	3	5
Financial Activities	8	21
Professional & Business Services	30	48
Education Services	1	85
Healthcare and Social Assistance	13	32
Leisure & Hospitality Services	15	65
Other Services	17	44
Public Administration	6	32
Total observed	185	555

Anticipated Growth by Industry Sectors

Population forecasts rely on national growth factors, migration trends and birth/death rates. Since employment is assumed to be correlated with population growth it is possible to forecast future employment as a function of population.

Based upon the 2009 population forecast the Vernonia population is not expected to grow beyond an annual rate of 1%. This growth rate coincides with the ODOT projected growth based on an estimated traffic count increase of 0.8 to 1.0%.²² Therefore .08% will be the base growth rate for the Vernonia Economic Analysis. But there are other applicable sources that can also be used to project growth. For example County and State growth as well as sectors of the economy where Vernonia may be able to capture extra growth should be considered. For this reason a medium and high growth rate are also presented.

²⁰ NAICS- North American Industry Classification System

²¹ T.W.U. -Transportation, Warehouse and Utilities

²² ODOT 2010 Traffic Counts and Vernonia TSP 2011

Figure 4-Baseline Analysis

Base Growth									2008-2028 Growth	
NAICS	# of Firms	Employees 2008	2010	2015	2020	2025	2030	2035	Jobs	AAGR ²³
Natural Resource	5	20	20.3	21.1	22.0	22.9	23.8	24.8	4.5	0.8%
Construction	24	41	41.7	43.4	45.1	46.9	48.9	50.8	9.2	0.8%
Manufacturing	12	22	22.4	23.6	24.8	26.1	27.4	28.8	6.3	0.8%
Wholesale Trade	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	.08%
Retail Trade	43	100	101.6	105.7	110.0	114.5	119.2	124.0	22.4	0.8%
T.W.U.	8	40	40.6	42.3	44.0	45.8	47.7	49.6	9.0	0.8%
Information	3	5	5.1	5.3	5.5	5.7	6.0	6.2	1.1	0.8%
Financial										
Activities	8	21	21.3	22.2	23.1	24.0	25.0	26.0	4.7	0.8%
Professional & Business										
Services	30	48	49.0	51.5	54.1	56.8	59.7	62.8	13.8	1.0%
Education										
Services	1	85	86.4	89.9	93.5	97.3	101.3	105.4	19.0	.08%
Healthcare and Social										
Assistance	13	32	32.5	33.8	35.2	36.6	38.1	39.7	7.2	.08%
Leisure & Hospitality										
Services	15	78	79.3	82.5	85.8	89.3	92.9	96.7	17.5	.08%
Other Services	17	44	44.7	46.5	48.4	50.4	52.4	54.6	9.9	.08%
Public										
Administration	6	36	36.6	38.1	39.6	41.2	42.9	44.6	8.1	.08%
Total observed	185	572	581.5	605.8	631.2	657.7	685.3	714.1	132.6	.08%

Figure 5-Medium Growth Analysis

Medium Growth									2008-2035 Growth	
NAICS	# of Firms	Employees 2008	2010	2015	2020	2025	2030	2035	Jobs	AAGR
Natural Resource	5	20	20.3	21.1	22.0	22.9	23.8	24.8	4.5	0.8%
Construction	24	41	41.8	44.0	46.2	48.6	51.0	53.6	11.8	1.0%
Manufacturing	12	22	22.5	23.9	25.4	26.9	28.6	30.4	7.8	1.2%
Wholesale Trade	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8%
Retail Trade	43	100	102.4	108.7	115.4	122.5	130.0	138.0	35.6	1.2%
T.W.U.	8	40	40.7	42.4	44.3	46.2	48.2	50.3	9.6	0.85%
Information	3	5	5.1	5.3	5.5	5.8	6.0	6.3	1.2	0.85%
Financial										
Activities	8	21	21.4	22.3	23.2	24.2	25.3	26.4	5.0	0.85%
Professional & Business										
Services	30	48	49.5	53.3	57.4	61.8	66.6	71.8	22.3	1.5%
Education										
Services	1	85	87.6	94.3	101.6	109.5	117.9	127.1	39.5	1.5%
Healthcare and Social										
Assistance	13	32	33.0	35.5	38.3	41.2	44.4	47.8	14.9	1.5%
Leisure & Hospitality										
Services	15	78	79.6	83.6	87.9	92.4	97.1	102.0	22.5	1.0%

²³ AAGR-Average Annual Growth Rate

Other Services	17	44	44.7	46.5	48.4	50.4	52.4	54.6	9.9	0.8%
Public Administration	6	36	36.6	38.1	39.6	41.2	42.9	44.6	8.1	0.8%
Total observed	185	572	585.1	619.1	655.2	693.6	734.3	777.6	192.6	1.2%

Figure 6-High Growth Analysis

High Growth									2008-2035 Growth	
NAICS	# of Firms	Employees 2008	2010	2015	2020	2025	2030	2035	Jobs	AAGR
Natural Resource	5	20	20.3	21.1	22.0	22.9	23.8	24.8	4.5	0.8%
Construction	24	41	42.2	45.5	49.0	52.8	56.9	61.3	19.0	1.5%
Manufacturing	12	22	22.7	24.4	26.3	28.3	30.5	32.9	10.2	1.5%
Wholesale Trade	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8%
Retail Trade	43	100	102.6	109.5	116.8	124.6	132.9	141.7	39.1	1.3%
T.W.U.	8	40	41.1	44.1	47.3	50.7	54.3	58.2	17.1	1.4%
Information	3	5	5.1	5.4	5.6	5.9	6.2	6.5	1.4	1.0%
Financial Activities	8	21	21.4	22.3	23.2	24.2	25.3	26.4	5.0	0.85%
Professional & Business Services	30	48	49.6	54.0	58.8	63.9	69.6	75.7	26.0	1.7%
Education Services	1	85	88.1	96.3	105.3	115.1	125.9	137.6	49.5	1.8%
Healthcare and Social Assistance	13	32	33.0	35.6	38.5	41.6	44.9	48.5	15.5	1.55%
Leisure & Hospitality Services	15	65	66.6	70.7	75.0	79.6	84.5	89.7	23.1	1.2%
Other Services	17	44	45.1	47.8	50.8	53.9	57.2	60.7	15.7	1.2%
Public Administration	6	32	32.6	34.0	35.5	37.0	38.6	40.3	7.8	0.86%
Total observed	185	555	570.3	610.7	654.0	700.6	750.6	804.3	234.0	1.5%

Vernonia Target Industries

Based on current employment characteristics, community assets, goals and objectives Vernonia is best suited to the following:

- **Small business entrepreneurs.** Vernonia's are entrepreneurial. The majority of the firms in Vernonia are managed and owned by partners. Vernonia's policies are pro-small business. With the use of the internet and proximity to Portland metro Vernonia's can fill niche markets, either online or with an actual store.
- **Natural resource related.** Timber is still an important part of the economy. Vernonia is well suited for timber related industry, such as a bio-mass plant and other natural resource employment.
- **Government, quasi-government.** As of fall 2012, Vernonia has a new K-12 school. The new school may pull in other educational agencies as well as additional school staff.
- **Local and Professional Services** Vernonia has a number of financial and other service firms. These can be expanded on and new services could be started.
- **Light industrial.** Vernonia offers some high quality industrial land, although it continues to be unavailable. Vernonia would be ideal for small scale manufacturing.

- **Tourism.** Vernonia has varied and quality recreation opportunities, such as bicycling, fishing, hunting, horseback riding, ATV trail riding, river rafting, kayaking and more.

Government- Local government and the school district make up two of the largest employers in Vernonia. Although little growth in government is expected, the school district may see a significant increase in enrollment and jobs available. Enrollment at the local school has decreased since the 2007 flood, but longer term it is expected to rise with the opening of the new school in fall 2012. Further, the City believes the new school can play an integral role in the City's economic revitalization and redevelopment plans as well as providing entrepreneurial opportunities.

Type and Level of Employment Growth

Employment Needs Analysis - Employment needs were forecast to the year 2031 using employment information from 2008. According to this report, commercial jobs are projected to grow at an average annual rate of 1.09 percent from 2008 to 2031 and industrial jobs are expected to grow at an average annual rate of 0.91 percent. These growth rates were applied respectively to the projected number of commercial and industrial jobs in 2030 to achieve estimates for 2031. As shown in Table 7, Vernonia is expected to add 127 new commercial jobs and 28 new industrial jobs by 2031.

Table 7 - City of Vernonia Employment Forecast

	2008	2030 ¹	Projected 2031	Total New Jobs
Commercial Jobs (AAGR 1.09%)	449	570	576	127
Industrial Jobs (AAGR 0.91%)	123	150	151	28
Total	572	720	727	155

Forecast 2031 Land Need for Job Growth

Job Density - Vernonia's 2008 commercial land density was about 33 jobs per gross acre and the current industrial land density was about 2.9 jobs per gross acre. The commercial job density was calculated by dividing the number of jobs (449) by the gross acreage of developed commercial business sites (13.3 acres). The number is for general reference and does not account for commercial jobs that are located outside the commercial zones. Job density varies widely depending on many circumstances. State DLCD guidelines encourage a job density of 7 – 12 employees per acre. But at much lower density levels commercial land needs would increase to levels that are unrealistic in Vernonia. Vernonia has a high commercial land density based primarily on the historic compact downtown commercial district, the small size of the community, the restricted land supply and the low growth rate.

At the current estimated job/land density in Vernonia and with the removal of all constrained land from the inventory, Table 8 indicates that 3.9 acres of Downtown (DT) and General Commercial (GC) land would be needed to meet commercial land demand in 2031. The table indicates that 9.8 acres of industrial land would be needed to meet industrial land demand. The accompanying Comprehensive Plan Zone Map rezone of

130 parcels adds 3.5 acres to the Downtown Commercial DT Zone and 7.65 acres to the Light Industrial Zone.

Table 8 - City of Vernonia 2031 Employment Land Needs

Zone	Density (jobs per acre)	Buildable acres	New jobs (2008-2031)	Land needed (acres)
GC & DT	33.0	1.4	127	3.9
LI	2.9	28.2	28	9.8
Total		29.6	155	13.7

Future Economic Land Supply

Industrial Opportunities - Vernonia provides a good location for small or medium scale industrial space. A small firm under 30 employees would have limited transportation impact and not overload Vernonia's limited road infrastructure. Secondly, small firms would be able to find local employment to fill their labor needs. Vernonia offers several benefits to small firms.

- There is "build to suit" vacant industrial land
- Comparatively, industrial land in Vernonia is inexpensive
- Lower labor costs compared to Portland Metro Area
- Proximity to Portland Metro Area

However, the primary piece of vacant industrial land located on Knott Road is not available for sale or lease and will require significant infrastructure improvements. Further, a large parcel of land zoned industrial near Vernonia Lake where the old mill once resided is unbuildable due to flood hazard constraints and should be deleted from the inventory of industrial lands. Further, the City and County public facilities shops are zoned industrial, but are also unavailable for industrial users. The location of the shops is surrounded by residential uses, is a small isolated areas that is not favorable for private industry. Therefore the estimated industrial land need may be greater than 9.8 new acres.

In addition, Vernonia is not a suitable location for large industrial employment.²⁴ The City does not have the infrastructure, land or transportation facilities to accommodate such a facility.

Using the employment growth projections and the average employment density it is possible to calculate the number of jobs per industrial acre. It is then possible to use current employment densities and economic forecasts to project future land need. Vernonia's current industrial land density is 2.9 jobs per acre. The recommended DLCD density is 7-12 based upon industrial classification. Vernonia is projected to add 28 industrial jobs by 2031. Regardless of job density, the City will be able to accommodate this growth if the vacant, unconstrained private industrial parcel on Knott Street ever becomes available.

²⁴ A Large Industrial site is considered to be a site over 100 acres.

One problem when forecasting for a small community like Vernonia is that the addition of one firm, even a small firm can significantly changes the projections. Therefore an analysis was done to determine the carrying capacity of the light industrial land in Vernonia. The purpose of this analysis was to determine the number of employees that the current amount of industrial land could support. Table 8 shows that if Vernonia were to develop all of the 28.2 acres of buildable industrial property, at the current employment density of 2.9 jobs per acre, a total of 28 new jobs could be attained.

Site requirements - It is assumed that most future industrial employment growth in Vernonia will take place in small or medium sized development. (Under 25 employees) Target industries for Vernonia include bio-mass, renewable energy industry, high tech and clean industrial. The Vernonia Light Industrial area has the following strengths:

- Located on Highway 47, close to Portland, St. Helens and the coast.
- Limited environmental restraints
- Limited development allows purchaser to create a site they want
- Space to expand, if vacant land becomes available

To become more competitive the light industrial area at Knott Street could upgrade to include:

- A light industrial park with pre-fabricated flex buildings
- Increase broadband internet potential
- Utility upgrades

However, the Knott Street industrial area continues to be unavailable and undevelopable without extensive utility improvements. The sewer pump station on this side of town is inadequate and often fails and the water pressure is low. System wide improvements to this section of town will be required for new industrial development on the vacant land in Knott Street. Further, the remaining industrial parcels in that area are partially in the Nehalem River floodway where they adjoin the highway. Full development of those parcels will be constrained by floodway restrictions. Therefore, in this analysis the City found that a 7.65 acre parcel currently zoned residential that is located above the 100 year floodplain (due to an old elevated planar shed foundation and fill from the new school site) should be re-zoned light industrial in order to accommodate an important local business (Photo Solutions) that was flooded and will be forced to move.

Vernonia's industrial area is very conducive to medium and small business development. It can potentially create flex buildings that could be used for small and medium industrial firms. Flex buildings are a good choice for Vernonia since they can be used for a variety of uses such as light manufacturing, repair, food processing, showrooms, office space and more. Flex space allows both the owner and tenant flexibility in the types of business that can occur in each building.

Commercial Land - The 2009 land inventory indicates a lack of retail and commercial land. Expanding the commercial land inventory and replacing the flood constrained parcels with viable sites is important for Vernonia to retain, capture and encourage local business opportunities.

Constraints on commercial business opportunities include:

- There is a limited amount of developable vacant acreage
- There are limited commercial rental properties
- 1/3 of commercially zoned lands are physically constrained
- Available rental space is too expensive
- There is a lack of building diversity
- There are property owners unwilling to sell or rent vacant property

Forecast 2031 Land Supply - Table 9 shows that with no changes to current zoning, the current land supply is more than adequate to meet residential land demands through 2031. However, the supply of buildable commercial land is not sufficient to meet the projected commercial land demand, and there appears to be adequate industrial land, but most of it is unavailable.

Table 9 - 2031 Forecast Buildable Lands – Existing Zoning

Zone	Current Buildable Land Supply (acres)	2031 Land Demand (acres)	Unmet Demand (acres)	2031 Remaining Buildable Lands (acres)
R	130.5	5.8	0	124.7
GR	11.4	5.8	0	5.6
LDR	18.3	11.7	0	6.6
LI	28.2	9.8	0	18.4
PR	0	0	0	0
GC & DT	1.4	3.9	-2.5	0
TOTALS	189.9	37.0	-2.5	155.3

Vernonia has two zones that encourage commercial development: Downtown (DT) and General Commercial (GC) zones. Expanding available commercial lands would be one way for Vernonia to encourage local economic development and meet future commercial land needs. The City proposes to expand the Downtown Commercial Zone by 3.5 acres in an area adjoining the existing downtown core and on higher ground.

VIII. Conclusion and Recommendations

Vernonia is a small town that primarily consists of Mom and Pop service businesses serving the residents of Vernonia and the surrounding rural area. Population and economic projections are forecasting very little growth for Vernonia. But Vernonia's close proximity to the Portland Metro Area, Washington County high-tech jobs and the possibility of green and other firms moving into Oregon could offer Vernonia a chance to capture more economic growth.

The EOA demonstrates that Vernonia has an oversupply of buildable residential land and that there is sufficient vacant industrial land available. However the usable vacant industrial areas are unavailable and very expensive to provide services. Other industrial lands need to be removed from the inventory due to flood hazard locations and current use by city shops and utilities. To make the light industrial land more attractive to potential users, infrastructure and technological improvements should be made to the site. If not, identification of additional industrial land should be considered. Therefore, the City is adding 7.65 acres to the light industrial inventory for an existing business that needs a new site now.

As a result of the significant amount of constrained land, the City proposes to remove residential and employment zones from all parcels in flood hazard locations. Those parcels will be designated either Public Recreation or Institutional Public with standards to better manage and regulate development in those hazard areas.

This study shows there is a shortage of 3.9 acres of commercial land available. Consideration should be given to rezoning certain residential lands outside the floodplain and adjacent to existing commercial areas in order to accommodate commercial growth. Therefore, the City is adding 3.5 acres of commercial land adjacent to downtown.

This analysis creates a more current and comprehensive economic development strategy as well as more current and specific economic goals and policies. Adoption of the strategies and policies will guide the city toward a more prosperous future.

Finally, Vernonia must relinquish its *Pocket in the Woods* mentality. Vernonia has a proud tradition of independence and adventure that dates back to its founding days. The citizenry has proven to be resilient and resourceful to keep afloat. However, for Vernonia to move from a small community "getting by" to a healthy vibrant community the City must work with County, State and Federal programs where applicable. Grants, loans, workshops, organizations and other programs are available to help promote local business and to aid the City attract and promote growth.

Conclusion

Proposed adjustments to the Plan/Zone Map Land Designations – See Appendix A for additional explanatory inventory tables and maps:

- Remove flood constrained lands from the housing and employment land inventories
- Rezone flood constrained lands to an institutional or public recreation designation
- Add area to the downtown commercial zone for additional retail and service business opportunities
- Rezone a portion of a residential parcel on California Avenue to light industrial for additional industrial business opportunities

Vernonia PAZC12-02

Appendix A

Contents

- Current Zone Inventory
- Rezone Areas and Net Zone Change
- Maps
 - Municipal Boundaries and Zoning Map
 - Flood Map
 - Proposed Rezone Parcels Map
 - Proposed Rezone Parcels Downtown Map
 - City of Vernonia Comprehensive Plan Plan/Zone Map
- Field Key for Rezone Parcels Data Matrix
- Rezone Parcels Data Matrix

Current Zone Inventory

Municipal Boundaries

UGB	1130.9 acres
City Limits	1101.9 acres

Real Property in City Limits

Real Property	948.6 acres	86.1%
Right of Way	153.3 acres	13.9%
Total	1101.9 acres	100%

Current Zone Inventory as of 11/20/2012

LDR – Low Density Residential	68.0 acres	6.2%
R – Residential	492.9 acres	44.7%
GR – General Residential	106.8 acres	9.7%
GC – General Commercial	44.2 acres	4.0%
DT – Downtown	10.8 acres	1.0%
LI – Light Industrial	120.4 acres	11.0%
PR – Public Recreation	73.8 acres	6.7%
IP – Institutional Public	31.7 acres	2.9%
Right of Way	153.3 acres	13.9%
Total	1101.9 acres	100%

Rezone Areas and Net Zone Change

This Plan Amendment and Zone Change contains 130 parcels, totaling 177.05 acres. The parcels have been identified for rezoning due to one of the following:

1. The parcel is a flood buyout.
2. A city, county or state owned parcel incorrectly zoned for its current use.
3. Parcels being rezoned as part of the Vernonia Economic Opportunity Analysis.
4. Private parcels which cannot be developed due to flood and/or riparian restrictions.

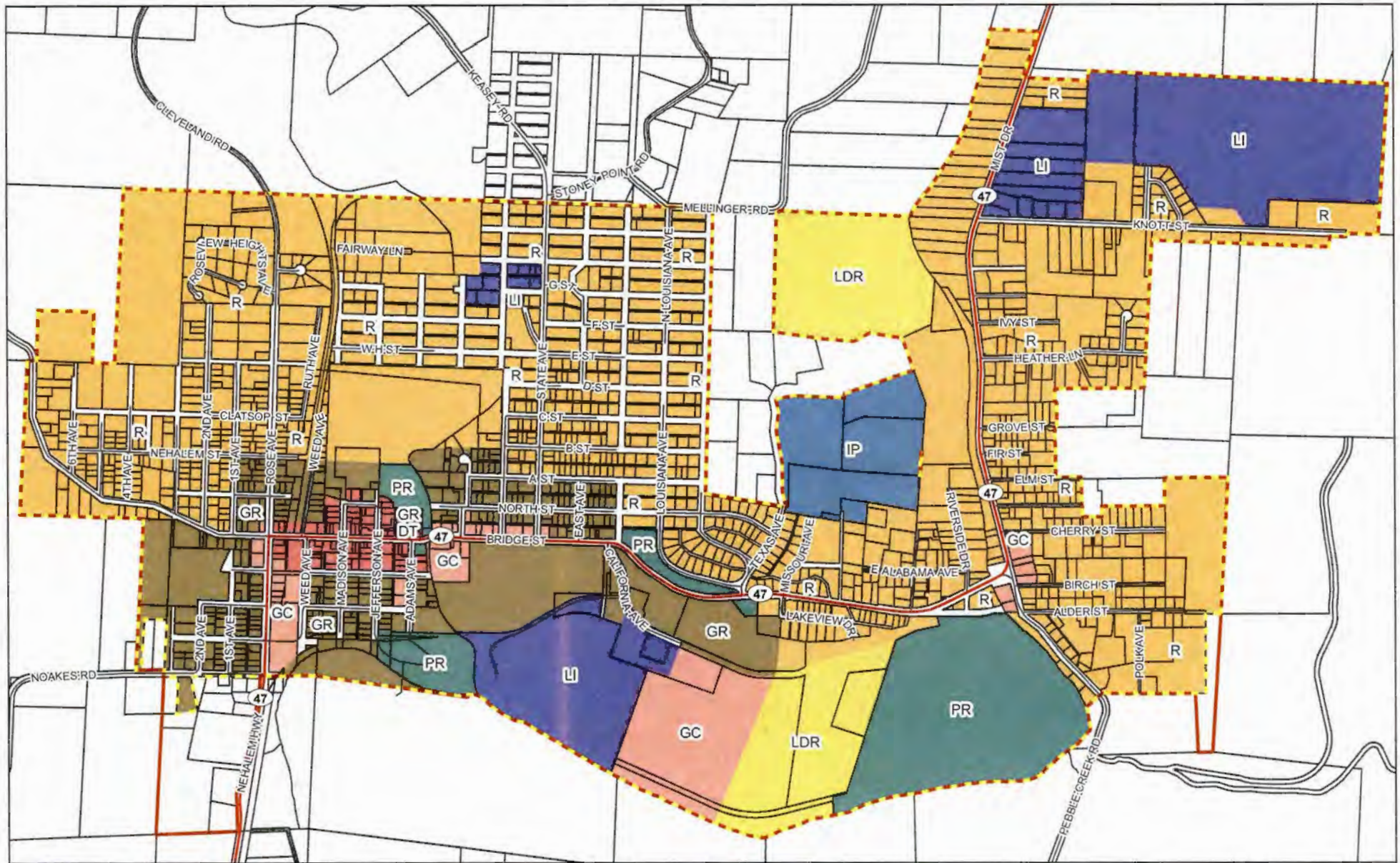
Zone to Zone Areas

Current Zone	Proposed Zone	Acres
DT – Downtown	PR – Public Recreation	0.27
GC – General Commercial	DT – Downtown	3.57
GC – General Commercial	IP – Institutional Public	4.15
GC – General Commercial	PR – Public Recreation	29.19
GR – General Residential	DT – Downtown	3.47
GR – General Residential	IP – Institutional Public	1.95
GR – General Residential	LI – Light Industrial *	7.65
GR – General Residential	PR – Public Recreation	24.2
LDR – Low Density Residential	PR – Public Recreation	30.99
LI – Light Industrial	IP – Institutional Public	39.54
R – Residential	IP – Institutional Public	21.32
R – Residential	PR – Public Recreation	8.26
R – Residential	R – Residential *	2.49
		177.05

*One parcel (R138) of 10.14 acres is being rezoned from 8.64 acres of GR and 1.5 acres of R to 7.65 acres of LI and 2.49 acres of R.

Zone Net Gain Loss

Zone	Change	Resulting
LDR – Low Density Residential	-31.0	37.0 acres
R – Residential	-28.6	464.3 acres
GR – General Residential	-38.3	68.5 acres
GC – General Commercial	-36.9	7.3 acres
DT – Downtown	6.8	17.6 acres
LI – Light Industrial	-31.9	88.4 acres
PR – Public Recreation	92.9	166.7 acres
IP – Institutional Public	66.8	98.5 acres



City Limits

Urban Growth Boundary

City Zoning

LDR Low Density Residential

R Residential

GR General Residential

GC General Commercial

DT Downtown

LI Light Industrial

IP Institutional Public

PR Public Recreation

Vernonia PAZC12-02 Municipal Boundaries and Zoning Map

This map shows municipal boundaries and zoning prior to the adoption of the updated Plan/Zone Map.

Data: Vernonia GIS, Columbia County
Date: December 3, 2012



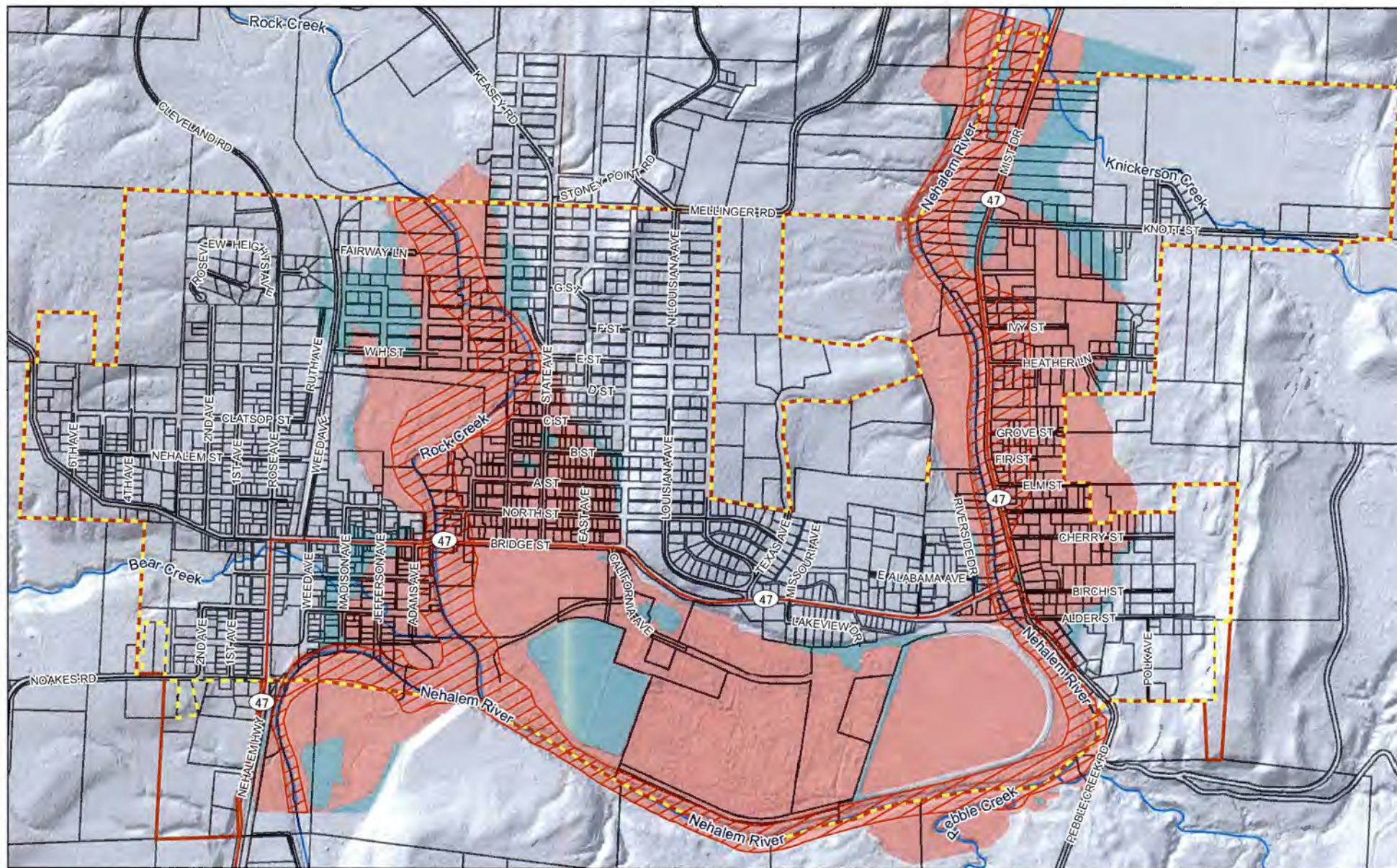
0 750 1,500
Feet






City of Vernonia GIS

www.vernonia-or.gov

City of Vernonia Product Final Payment

TA-U-13-173 01/07/2013



-  Floodway
-  FEMA Zone AE (1%)
-  FEMA Zone Shaded X (0.2%)
-  City Limits
-  Urban Growth Boundary

Vernonia PAZC12-02 Flood Map

This map shows flood zones in Vernonia.

Data: Vernonia GIS, Columbia County, FEMA
Date: December 3, 2012



0 750 1,500
Feet

City of Vernonia GIS

www.vernonia-or.gov

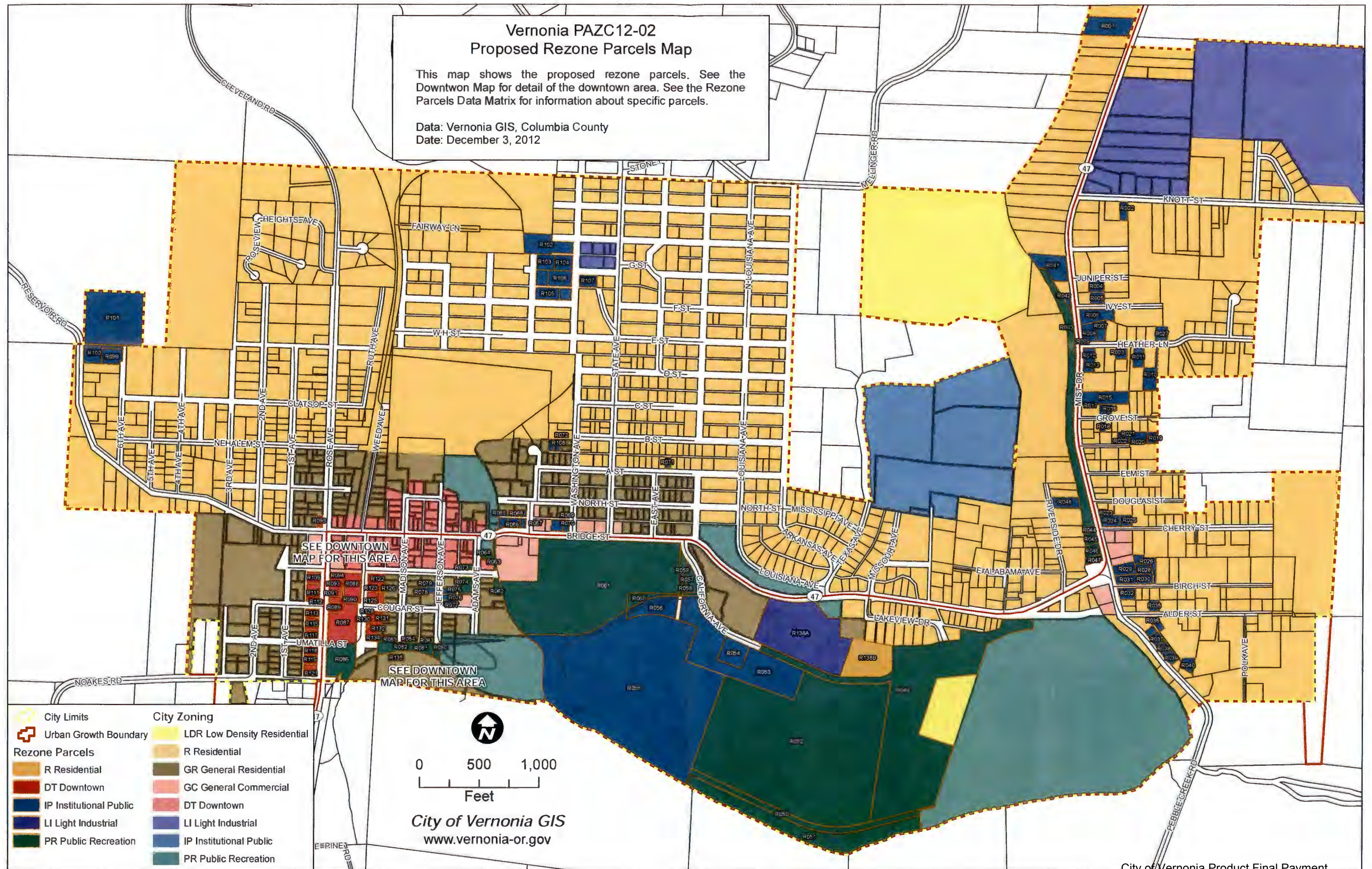
City of Vernonia Product Final Payment

TA-U-13-173 01/07/2013

Vernonia PAZC12-02 Proposed Rezone Parcels Map

This map shows the proposed rezone parcels. See the Downtown Map for detail of the downtown area. See the Rezone Parcels Data Matrix for information about specific parcels.

Data: Vernonia GIS, Columbia County
Date: December 3, 2012



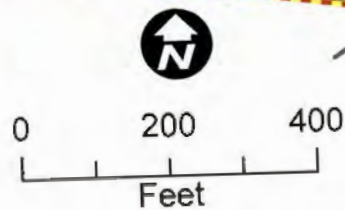


Vernonia PAZC12-02

Proposed Rezone Parcels Downtown Map

This map shows the proposed rezone parcels. See the Rezone Parcels Data Matrix for information about specific parcels.

Data: Vernonia GIS, Columbia County
Date: December 3, 2012

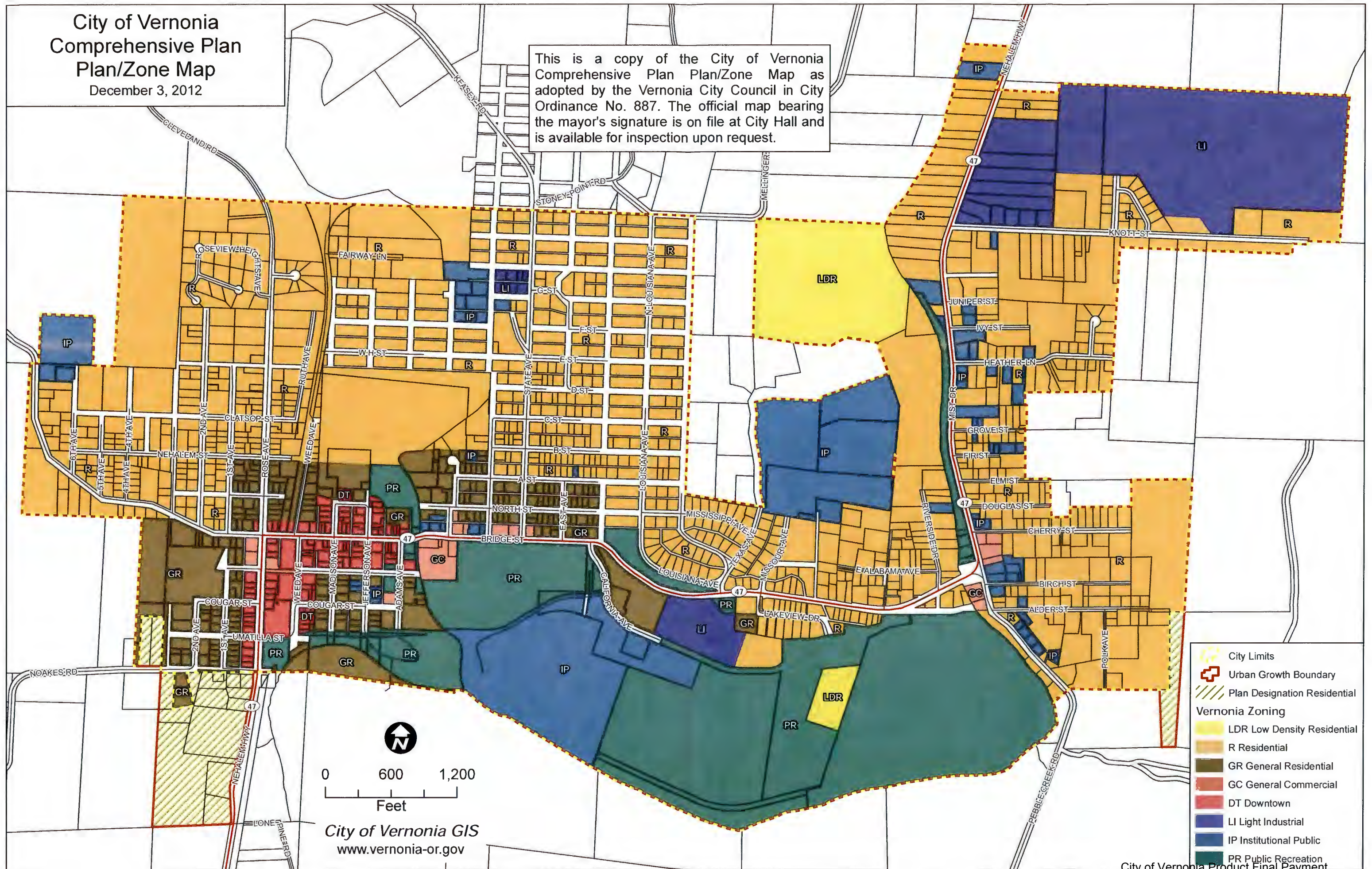


City of Vernonia GIS
www.vernonia-or.gov

	City Limits		City Zoning
	Urban Growth Boundary		LDR Low Density Residential
	Vernonia EOA		R Residential
	Rezone Parcels		GR General Residential
	R Residential		GC General Commercial
	DT Downtown		DT Downtown
	IP Institutional Public		LI Light Industrial
	LI Light Industrial		IP Institutional Public
	PR Public Recreation		PR Public Recreation

City of Vernonia
Comprehensive Plan
Plan/Zone Map
December 3, 2012

This is a copy of the City of Vernonia Comprehensive Plan Plan/Zone Map as adopted by the Vernonia City Council in City Ordinance No. 887. The official map bearing the mayor's signature is on file at City Hall and is available for inspection upon request.



- City Limits
- Urban Growth Boundary
- Plan Designation Residential
- Vernonia Zoning**
 - LDR Low Density Residential
 - R Residential
 - GR General Residential
 - GC General Commercial
 - DT Downtown
 - LI Light Industrial
 - IP Institutional Public
 - PR Public Recreation

0 600 1,200
Feet
City of Vernonia GIS
www.vernonia-or.gov

Field Key for Rezone Parcels Data Matrix

PID The parcel ID is the unique identifier used by Columbia County and the City of Vernonia for each parcel of land. Some "properties" may have more than one associated parcel.

REZONE_ID This is a unique identifier used by the City of Vernonia for parcels being rezoned. There are gaps in the R numbers due to parcels which have been removed from this project.

ZONE_1 The primary current zone designation of the parcel.

AREA_1 The area in acres of ZONE_1.

ZONE_2 The secondary current zone designation of the parcel (if applicable).

AREA_2 The area in acres of ZONE_2 (if applicable).

ZONE_3 The third current zone designation of the parcel (if applicable).

AREA_3 The area in acres of ZONE_3 (if applicable).

AREA_T The total area in acres of the parcel.

PROP_ZONE The proposed zone designation of the parcel.

OWNER The current owner of the parcel. This information is based on Columbia County tax data and may have changed since the data contained in this packet was compiled.

ADDRESS The current site address of the parcel. This information is based on Columbia County tax data. There are known issues between tax data and the actual site addresses.

OWNERSHIP City, county, state, private, etc.

CURRENT_USE The current land use of the parcel. This information is very general and may not accurately reflect the actual use of the parcel.

BUYOUT The flood buyout status of a parcel.

PURPOSE The reason for the proposed zone change.

NOTES Notes used by city staff.

Note: R138 is the only parcel being rezoned with two resulting zones. R138 has two current zones. There are two entries for this parcel. The areas of the current zones are represented in entry R138A, while the resulting zone areas are represented in R138A and R138B respectively.

Vernonia PA12-02 – Rezone Parcel Data Matrix – December 3, 2012

PID	REZONE_ID	ZONE_1	AREA_1	ZONE_2	AREA_2	ZONE_3	AREA_3	AREA_T	PROP_ZONE	OWNER	ADDRESS	OWNERSHIP	CURRENT_USE	BUYOUT	PURPOSE	NOTES
5N4W340001100	R001	R	1.45		0.00		0.00	1.45	IP	CITY OF VERNONIA	2379 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B00101	R002	R	0.26		0.00		0.00	0.26	IP	CITY OF VERNONIA	1193 KNOTT ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B00800	R003	R	0.23		0.00		0.00	0.23	IP	CITY OF VERNONIA	1179 HEATHER LN	CITY	VACANT	Yes	CITY BUYOUT TO IP	STILL PRIVATE ON TAX ACCOUNT
4N4W03B01300	R004	R	0.31		0.00		0.00	0.31	IP	COLUMBIA COUNTY OREGON	1157 JUNIPER ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B01900	R005	R	0.28		0.00		0.00	0.28	IP	CITY OF VERNONIA	1170 IVY ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B02200	R006	R	0.74		0.00		0.00	0.74	IP	CITY OF VERNONIA	1546 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B02408	R007	R	0.32		0.00		0.00	0.32	IP	CITY OF VERNONIA	1134 HEATHER LN	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B02406	R008	R	0.44		0.00		0.00	0.44	IP	COLUMBIA COUNTY	1098 HEATHER LANE	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B02411	R009	R	0.01		0.00		0.00	0.01	IP	COLUMBIA COUNTY	NO ADDRESS	COUNTY	POCKET PARK	No	COUNTY OWNED TO IP	
4N4W03B07200	R010	R	0.64		0.00		0.00	0.64	IP	COLUMBIA COUNTY	1277 HEATHER LANE	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B07000	R011	R	0.35		0.00		0.00	0.35	IP	COLUMBIA COUNTY	1211 HEATHER LANE	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B02410	R012	R	0.30		0.00		0.00	0.30	IP	CITY OF VERNONIA	1091 HEATHER LN	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R013
4N4W03B02401	R013	R	0.18		0.00		0.00	0.18	IP	CITY OF VERNONIA	1091 HEATHER LN	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R012
4N4W03B05800	R015	R	1.01		0.00		0.00	1.01	IP	CITY OF VERNONIA	1340 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B06000	R016	R	0.11		0.00		0.00	0.11	IP	CITY OF VERNONIA	1180 GROVE ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R017
4N4W03B05900	R017	R	0.11		0.00		0.00	0.11	IP	CITY OF VERNONIA	1160 GROVE ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R018
4N4W03B05400	R018	R	0.11		0.00		0.00	0.11	IP	CITY OF VERNONIA	1155 GROVE ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B04800	R019	R	0.19		0.00		0.00	0.19	IP	COLUMBIA COUNTY	1190 FIR ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B04500	R020	R	0.34		0.00		0.00	0.34	IP	COLUMBIA COUNTY	1190 FIR ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B04400	R021	R	0.11		0.00		0.00	0.11	IP	COLUMBIA COUNTY	1190 FIR ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B04300	R022	R	0.11		0.00		0.00	0.11	IP	COLUMBIA COUNTY	1190 FIR ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B03400	R023	R	0.09		0.00		0.00	0.09	IP	CITY OF VERNONIA	960 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03B04300	R024	R	0.37		0.00		0.00	0.37	IP	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	Yes	CITY BUYOUT TO IP	96 BUYOUT - WAS 1161 CHERRY
4N4W03B04200	R025	R	0.23		0.00		0.00	0.23	IP	CITY OF VERNONIA	1162 CHERRY ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	96 BUYOUT
4N4W03B05100	R026	R	0.42		0.00		0.00	0.42	IP	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	No	CITY OWNED TO IP	96 HUD TO CITY - NOT A BUYOUT
4N4W03B07700	R027	R	0.31		0.00		0.00	0.31	IP	CITY OF VERNONIA	1328 HEATHER LANE	CITY	VACANT	Yes	CITY BUYOUT TO IP	STILL PRIVATE ON TAX ACCOUNT
4N4W03B05101	R028	R	0.30		0.00		0.00	0.30	IP	CITY OF VERNONIA	1148 BIRCH ST	CITY	VACANT	No	CITY OWNED TO IP	96 HUD TO CITY - NOT A BUYOUT
4N4W03B05400	R029	GC	0.43		0.00		0.00	0.43	IP	CITY OF VERNONIA	740 MIST DR	CITY	DEMO COMING	Yes	CITY BUYOUT TO IP	
4N4W03B05102	R030	R	0.22		0.00		0.00	0.22	IP	COLUMBIA COUNTY, OREGON	1138 BIRCH ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B05500	R031	OC	0.32		0.00		0.00	0.32	IP	CITY OF VERNONIA	710 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	96 BUYOUT
4N4W03B05600	R032	R	0.32		0.00		0.00	0.32	IP	CITY OF VERNONIA	666 MIST DRIVE	CITY	VACANT	Yes	CITY BUYOUT TO IP	96 BUYOUT
4N4W03B08001	R035	R	0.21		0.00		0.00	0.21	IP	COLUMBIA COUNTY	1236 ALDER ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03CA01102	R036	R	0.32		0.00		0.00	0.32	IP	CITY OF VERNONIA	550 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03CA01601	R037	R	0.21		0.00		0.00	0.21	IP	CITY OF VERNONIA	544 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03CA01600	R038	R	0.21		0.00		0.00	0.21	IP	CITY OF VERNONIA	540 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03CA01500	R039	R	0.20		0.00		0.00	0.20	IP	CITY OF VERNONIA	534 MIST DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W03CA01200	R040	R	0.30		0.00		0.00	0.30	IP	CITY OF VERNONIA	NO ADDRESS	CITY	CEMETERY	No	CITY OWNED TO IP	
4N4W03B00800	R041	R	1.17		0.00		0.00	1.17	IP	COLUMBIA COUNTY OREGON	1721 MIST DR	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W03B01000	R042	R	0.15		0.00		0.00	0.15	IP	CITY OF VERNONIA	NO ADDRESS	CITY	PUMP STATION	No	CITY OWNED TO IP	

4N4W030000400	R043	R	3.67		0.00		0.00	3.67	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W03BC07000	R044	R	0.12		0.00		0.00	0.12	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W03BC08900	R045	R	0.26		0.00		0.00	0.26	PR	RICE TED M JR REVOCABLE LIVING TRUST	NO ADDRESS	PRIVATE	RIPARIAN	No	PRIVATE TO PR	
4N4W03BC06800	R046	R	0.31		0.00		0.00	0.31	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W03BC06700	R047	R	0.18		0.00		0.00	0.18	PR	NELSON CHUCK	NO ADDRESS	PRIVATE	RIPARIAN	No	PRIVATE TO PR	
4N4W03BC07100	R048	R	0.49		0.00		0.00	0.49	IP	CITY OF VERNONIA	990 RIVERSIDE DR	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W040000708	R049	LDR	14.89	R	3.71	GR	1.23	19.82	PR	CITY OF VERNONIA	NO ADDRESS	CITY	MILL SITE	No	CITY OWNED TO PR	
4N4W040000706	R050	LDR	1.22	GC	1.16		0.00	2.38	PR	CITY OF VERNONIA	NO ADDRESS	CITY	LINEAR TRAIL	No	CITY OWNED TO PR	
4N4W040000707	R051	LDR	3.31	GC	2.53		0.00	5.84	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W040000711	R052	GC	23.38	LDR	11.57		0.00	34.96	PR	CITY OF VERNONIA	NO ADDRESS	CITY	MILL SITE	No	CITY OWNED TO PR	
4N4W040000712	R053	LI	3.10	GC	2.60	GR	0.87	6.57	IP	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	No	CITY OWNED TO IP	
4N4W040000709	R054	LI	1.00		0.00		0.00	1.00	IP	CURTIS BRADLEY W	601 CALIFORNIA AVE	PRIVATE	PHOTO SOLUTIONS	Yes	CITY BUYOUT TO IP	BO NOT COMPLETE
4N4W040000800	R055	LI	31.77		0.00		0.00	31.77	IP	CITY OF VERNONIA	NO ADDRESS	CITY	LAGOONS	No	CITY OWNED TO IP	
4N4W04CA00300	R056	LI	1.30		0.00		0.00	1.30	IP	CITY OF VERNONIA	NO ADDRESS	CITY	LAGOONS	No	CITY OWNED TO IP	
4N4W04CA00600	R057	GR	0.42		0.00		0.00	0.42	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W04CA00500	R058	GR	0.20		0.00		0.00	0.20	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W04CA00400	R059	GR	0.33		0.00		0.00	0.33	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W04CA00200	R060	GR	0.52		0.00		0.00	0.52	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W04CA00100	R061	GR	19.68		0.00		0.00	19.68	PR	CITY OF VERNONIA	475 BRIDGE ST	CITY	NEW SPENCER PARK	Yes	CITY BUYOUT TO PR	
4N4W04CB04800	R062	GR	0.23		0.00		0.00	0.23	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	
4N4W04CB00500	R063	GC	0.16		0.00		0.00	0.16	PR	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	No	CITY OWNED TO PR	SHAY PARK
4N4W04CB00700	R064	DT	0.14		0.00		0.00	0.14	PR	CITY OF VERNONIA	746 ADAMS ST	CITY	VACANT/SHAY PARK	Yes	CITY BUYOUT TO PR	SHAY PARK
4N4W04BC00900	R065	GC	0.16		0.00		0.00	0.16	IP	CITY OF VERNONIA	NO ADDRESS	CITY	RIPARIAN	Yes	CITY BUYOUT TO IP	STILL PRIVATE ON TAX ACCOUNT
4N4W04BC07000	R066	GC	0.18		0.00		0.00	0.18	IP	VERNONIA HEALTH CENTER	510 BRIDGE ST	PRIVATE	HEALTH CENTER	Yes	CITY BUYOUT TO IP	BO NOT COMPLETE
4N4W04BC07100	R067	GC	0.09		0.00		0.00	0.09	IP	VERNONIA HEALTH CENTER	510 BRIDGE ST	PRIVATE	HEALTH CENTER	Yes	CITY BUYOUT TO IP	BO NOT COMPLETE
4N4W04BC07200	R068	GR	0.17		0.00		0.00	0.17	IP	COLUMBIA COUNTY	841 GRANT AVENUE	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W04BC08000	R069	GC	0.24		0.00		0.00	0.24	IP	VERNONIA SENIOR CITIZENS	446 BRIDGE ST	PRIVATE	SENIOR CENTER	Yes	CITY BUYOUT TO IP	BO NOT COMPLETE
4N4W04BC07900	R070	GC	0.12		0.00		0.00	0.12	IP	CITY OF VERNONIA	342 BRIDGE ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W04BD07500	R071	R	0.11		0.00		0.00	0.11	IP	CITY OF VERNONIA	176 A ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W04BC00800	R072	GR	0.12		0.00		0.00	0.12	IP	CITY OF VERNONIA	1047 1/2 WASHINGTON ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R108
4N4W04CB00900	R073	DT	0.13		0.00		0.00	0.13	PR	WEST OREGON ELECTRIC COOP	NO ADDRESS	WOEC	PARKING LOT	Yes	CITY BUYOUT TO PR	OLD WOEC HQ TO PARK BY COUNCIL
4N4W04CB04500	R074	GC	0.40		0.00		0.00	0.40	PR	WEST OREGON ELECTRIC COOP	NO ADDRESS	WOEC	VACANT	Yes	CITY BUYOUT TO PR	OLD WOEC HQ TO PARK BY COUNCIL
4N4W04CB04100	R075	GR	0.13		0.00		0.00	0.13	IP	CITY OF VERNONIA	642 JEFFERSON AVE	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W04CB04200	R076	GR	0.13		0.00		0.00	0.13	IP	CITY OF VERNONIA	642 JEFFERSON AVE	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W04CB04300	R077	GR	0.13		0.00		0.00	0.13	IP	COLUMBIA COUNTY	600 JEFFERSON ST	COUNTY	VACANT	Yes	COUNTY BUYOUT TO IP	COUNTY OWNED BO
4N4W04CB03800	R078	GR	0.14		0.00		0.00	0.14	IP	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W04CB03700	R079	GR	0.14		0.00		0.00	0.14	IP	CITY OF VERNONIA	661 JEFFERSON ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	
4N4W04CB07400	R080	GR	0.19		0.00		0.00	0.19	PR	CITY OF VERNONIA	NO ADDRESS	CITY	PARK/RIPARIAN	No	CITY OWNED TO PR	
4N4W04CB07000	R081	GR	0.49		0.00		0.00	0.49	PR	CITY OF VERNONIA	300 ADAMS ST	CITY	PARK/RIPARIAN	No	CITY OWNED TO PR	
4N4W04CB07300	R082	GR	0.11		0.00		0.00	0.11	PR	CITY OF VERNONIA	NO ADDRESS	CITY	PARK/RIPARIAN	No	CITY OWNED TO PR	
4N4W04CB07600	R083	GR	0.12		0.00		0.00	0.12	PR	OREGON PARKS AND RECREATION DEPT	NO ADDRESS	STATE	BANKS-VERNONIA TRAIL	No	STATE TO PR	

4N4W04CB07700	R084	GR	0.11		0.00		0.00	0.11	PR	OREGON PARKS AND RECREATION DEPT	NO ADDRESS	STATE	BANKS-VERNONIA TRAIL	No	STATE TO PR	
4N4W05DA05600	R085	GR	0.20		0.00		0.00	0.20	PR	OREGON PARKS AND RECREATION DEPT	NO ADDRESS	STATE	BANKS-VERNONIA TRAIL	No	STATE TO PR	
4N4W05DA01400	R086	GC	1.56		0.00		0.00	1.56	PR	OREGON PARKS AND RECREATION DEPT	NO ADDRESS	STATE	VACANT/RIPARIAN	No	STATE TO PR	GEOMETRY SUBJECT TO CHANGE
4N4W05DA01400	R087	GC	1.72		0.00		0.00	1.72	DT	CITY OF VERNONIA	NO ADDRESS	CITY	VACANT	No	CITY OWNED TO DT	GEOMETRY SUBJECT TO CHANGE
4N4W05DA01404	R088	GC	0.90		0.00		0.00	0.90	DT	WEST OREGON ELECTRIC COOPERATIVE INC	902 ROSE AVE	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA01489	R089	GC	0.17		0.00		0.00	0.17	DT	WEST OREGON ELECTRIC COOP	NO ADDRESS	WOEC	VACANT	No	PRIVATE TO DT	
4N4W05DA01401	R090	GC	0.11		0.00		0.00	0.11	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA03900	R091	GC	0.12		0.00		0.00	0.12	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA01403	R092	GC	0.03		0.00		0.00	0.03	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA04000	R093	GC	0.20		0.00		0.00	0.20	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05DA04100	R094	GC	0.21		0.00		0.00	0.21	DT	WEST OREGON ELECTRIC COOPERATIVE INC	NO ADDRESS	WOEC	WOEC HQ	No	WOEC HQ TO DT	
4N4W05AD12100	R098	CG	0.11		0.00		0.00	0.11	DT	CITY OF VERNONIA	1827 ROSE AVE	CITY	SIGN/PUMP	No	CITY TO DT	
4N4W05AC00400	R099	R	0.52		0.00		0.00	0.52	IP	CITY OF VERNONIA	NO ADDRESS	CITY	CEMETERY	No	CITY OWNED TO IP	
4N4W05AC00500	R100	R	0.67		0.00		0.00	0.67	IP	CITY OF VERNONIA	NO ADDRESS	CITY	CEMETERY	No	CITY OWNED TO IP	
4N4W050000200	R101	R	5.06		0.00		0.00	5.06	IP	CITY OF VERNONIA	NO ADDRESS	CITY	CEMETERY	No	CITY OWNED TO IP	
4N4W04B000500	R102	R	1.35		0.00		0.00	1.35	IP	CITY OF VERNONIA	NO ADDRESS	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W04B000700	R103	LI	0.45		0.00		0.00	0.45	IP	CITY OF VERNONIA	NO ADDRESS	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W04B000600	R104	LI	0.45		0.00		0.00	0.45	IP	CITY OF VERNONIA	NO ADDRESS	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W04B001700	R105	R	0.46	LI	0.30		0.00	0.76	IP	BRUNSMAN JAMES P	NO ADDRESS	PRIVATE	VACANT	No	PRIVATE TO IP	
4N4W04B001800	R106	LI	0.83		0.00		0.00	0.83	IP	CITY OF VERNONIA	NO ADDRESS	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W04B002300	R107	LI	0.34		0.00		0.00	0.34	IP	CITY OF VERNONIA	1625 WASHINGTON AVE	CITY	MAINT/WATER PLANT	No	CITY OWNED TO IP	
4N4W04B000700	R108	GR	0.12		0.00		0.00	0.12	IP	CITY OF VERNONIA	1047 1/2 WASHINGTON ST	CITY	VACANT	Yes	CITY BUYOUT TO IP	MULT. PARCELS - SEE R072
4N4W05DA03500	R109	GR	0.26		0.00		0.00	0.26	DT	PELSTER CAROL M	NO ADDRESS	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA03800	R110	GR	0.13		0.00		0.00	0.13	DT	MAGOFF CHERTRUDE M & DAY DIANA M & DAY	641 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA03700	R111	GR	0.13		0.00		0.00	0.13	DT	ZICKRICK PATRICK ROYAL & SEYMORE KATHY G	625 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA03800	R112	GR	0.13		0.00		0.00	0.13	DT	WEST JEFF	609 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA036700	R113	GR	0.18		0.00		0.00	0.18	DT	HANSON DANIEL LEROY	NO ADDRESS	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA06900	R114	GR	0.08		0.00		0.00	0.08	DT	WILLARD DONALD E & BERTHA	537 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA07000	R115	GR	0.13		0.00		0.00	0.13	DT	PROUT JAMES R	521 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA07100	R116	GR	0.10		0.00		0.00	0.10	DT	WALDROP GERRY & AUTUMN	513 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA07200	R117	GR	0.16		0.00		0.00	0.16	DT	MEYER GARY & DEBRA	507 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA10400	R118	GR	0.19		0.00		0.00	0.19	DT	FLECK GERARD	479 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA10500	R119	GR	0.20		0.00		0.00	0.20	DT	BONTRAGER LELAND	451 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA10600	R120	GR	0.13		0.00		0.00	0.13	DT	HILL KYLE R	425 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA10700	R121	GR	0.13		0.00		0.00	0.13	DT	STODDARD LEO A & AMY R	409 ROSE AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04300	R122	GR	0.33		0.00		0.00	0.33	DT	POTTER DAVID S & SARAH E	658 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04400	R123	GR	0.12		0.00		0.00	0.12	DT	FERGUSON C DALE & STACY J	642 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04701	R124	GR	0.04		0.00		0.00	0.04	DT	FERGUSON C DALE & STACY J	NO ADDRESS	PRNATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04500	R125	GR	0.19		0.00		0.00	0.19	DT	ANDERSON TIMOTHY D & CHAWN P	626 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04600	R126	GR	0.06		0.00		0.00	0.06	DT	HARGRAVE WENDY S	948 COUGAR ST	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA04700	R127	GR	0.08		0.00		0.00	0.08	DT	HARGRAVE WENDY S	NO ADDRESS	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	

4N4W05DA06000	R128	GR	0.06		0.00		0.00	0.06	DT	MANRIQUEZ ZUZANNA M	575 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA06100	R129	GR	0.12		0.00		0.00	0.12	DT	MANRIQUEZ ZUZANNA M	576 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA05900	R130	GR	0.06		0.00		0.00	0.06	DT	GRANT JASON	947 COUGAR ST	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA05800	R131	GR	0.13		0.00		0.00	0.13	DT	GONZALES DAVID LEE	943 COUGAR ST	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA06200	R132	GR	0.12		0.00		0.00	0.12	DT	EVENHUS LELAND E & RONDA L	538 WEED ST	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA06300	R133	GR	0.12		0.00		0.00	0.12	DT	DICKINSON DIANNA	524 WEED AVE	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W05DA06400	R134	GR	0.07		0.00		0.00	0.07	DT	DICKINSON DIANNA	NO ADDRESS	PRIVATE	RESIDENTIAL	No	VERNONIA EOA	
4N4W04CB06800	R135	GR	0.38		0.00		0.00	0.38	PR	DRD LAND & TIMBER LLC RICHARD GWIN	NO ADDRESS	PRIVATE	VACANT/RIPARIAN	No	UNBUILDABLE LAND TO PR	
4N4W04D000700	R138A	GR	8.64	R	1.50		0.00	7.65	LI	MITCHELL CASEY	NO ADDRESS	PRIVATE	VACANT	No	PRIVATE TO LI	
4N4W04D000700	R138B		0.00		0.00		0.00	2.49	R	MITCHELL CASEY	NO ADDRESS	PRIVATE	VACANT	No	PRIVATE TO R	

FIRST
CLASS

FIRST
CLASS

FIRST
CLASS

FIRST
CLASS

FIRST
CLASS



US POSTAGE

\$ 03.10

First-Class

Mailed From 97064

12/06/2012

032A 0061802470

FIRST CLASS MAIL

DEPT OF

DEC 07 2012

LAND CONSERVATION
AND DEVELOPMENT

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITAL STREET NE, SUITE 150
SALEM, OREGON 97301-2540

City of Vernonia Product Final Payment
TA-U-13-173 01/07/2013