



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

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www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

March 4, 2008

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Vernonia Plan Amendment
DLCD File Number 001-08



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT OR DEADLINE TO APPEAL: March 20, 2008

This amendment was not submitted to DLCD for review prior to adoption. Pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

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 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 DATE SPECIFIED ABOVE.**

Cc: Doug White, DLCD Community Services Specialist
Christine Shirley, FEMA Specialist
Gary Fish, DLCD Regional Representative
Aldie Howard, City of Vernonia

<paa>

NOTICE OF ADOPTION

DEPT OF

This form must be mailed to DLCD not later than 5 working days after adoption
ORS 197.615 and OAR Chapter 660, Division 18

FEB 28 2008

See reverse side for submittal requirements

**LAND CONSERVATION
AND DEVELOPMENT**

Jurisdiction City of Vernonia Local File # _____

Date of Adoption 2-4-08 Date Mailed _____

Date the Notice of Proposed Amendment was mailed to DLCD _____

- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment
- Zoning Map Amendment
- New Land Use Regulation

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

to Allow Temporary Emergency Structures
to be placed in General Commercial Zone

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice of the proposed amendment, write "N/A."

Plan Map Change From _____ to _____

Zone Map Change From _____ to _____

Location: _____ Acres Involved: _____

Specify Density: Previous Density _____ New Density _____

Applicable Goals: _____ Was an Exception adopted? Yes No

=====
DLCD File # 001-08 (NOA) DLCD Appeal Deadline _____

Did DLCD receive a Notice of Proposed Amendment 45 days prior to the final hearing?

Yes No: The Statewide Planning Goals do not apply
 Emergency Circumstances Required Expedited Review

Affected State or Federal Agencies, Local Governments or Special Districts: _____

Local Contact: Aldie Howard Phone: 503-429-5291
Address: 1001 Bridge St Vernonia OR 97064

SUBMITTAL REQUIREMENTS

ORS 197.615 and OAR Chapter 660, Division 18

1. Send this Form and **One (1) Copy** of the Adopted Amendment to:

**Department of Land Conservation and Development
1175 Court Street, N.E.
Salem, Oregon 97310-0590**

2. Submit **one (1)** copy of adopted material, if copies are bounded please submit one complete copies of documents and maps.
3. 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 be extended if you do not submit this Notice of Adoption within five working days of the final decision. Appeals to LUBA may be filed within 21 days of the date Notice of Adoption is sent to DLCD.
6. In addition to sending Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

If you need more copies of this form, please call the DLCD at 503-373-0050 or this form may be duplicated on green paper.

Vernonia Ordinance

ORDINANCE NO. 852

An Ordinance Waiving Certain Sections of the Development Regulations to Allow Temporary Emergency Structures to be Placed in the General Commercial Zone and Declaring an Emergency

Whereas, the flood of 2007 caused extensive damage to a large number of residences in this community; and

Whereas, substantial damage assessments have been done under the Federal Emergency Management Administration (FEMA) guidelines; and

Whereas, because of the substantial damage done by the flood waters a number of families cannot live in their homes and must therefore seek alternate, temporary living accommodations; and

Whereas, this need for temporary alternate living accommodations can be and will be supplied by FEMA; and

Whereas, a specifically designated zone in the community is not readily available to accommodate a large number of mobile homes other than in a mobile home park and the only mobile home park suffered severe flooding and therefore mobile homes cannot be sited at that location; and

Whereas, the General Commercial Zone (GC) does allow Recreational Vehicle Parks as a Conditional Use and this use is "similar" noting it is for temporary, mobile homes that will be placed in a "park like" setting. The zone also allows as a Conditional Use a use permitted outright or as a conditional use in the General Residential Zone (GR). In the GR Zone detached dwellings are on outright permitted use as are multi-unit dwellings and Manufactured dwelling parks.

Now therefore the City Council ordains as follows,

1. an emergency is hereby declared to exist with specific reference to the placement of mobile homes in a General Commercial Zone more specifically property bounded by Maple Street, Highway 47 and Weed Avenue owned by Gordon Smith, 8720 Willowbrook Drive, Tillamook, Oregon 97141; and
2. FEMA has reviewed this site and is in the process of contracting with the owner for use of it on a temporary basis. In this process all of the pertinent City Codes will be adhered to including inspections, and
3. The City Council fully understands the severity of this unusual act but as an emergency exists it is felt that for the health and welfare of a large section of the population this action is appropriate as it is temporary in nature and mandatory for the stability of this community.

Adopted and read by title only this 4th day of February 2008 by the following vote:

Ayes 4 Nays _____ Abstain 1 Absent _____
Randy Parrow Business Partner

Second reading: Adopted and read by title only this 4th day of February 2008 by the following vote:

Ayes 4 Nays _____ Abstain 1 Absent _____
Randy Parrow Business Partner

Signed this 4th day of February 2008

Sally Harrison
Sally Harrison, Mayor

Attest: Joann M Glass
Joann M Glass, City Recorder