



# 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

10/01/2009

**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 003-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. 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:** Wednesday, October 14, 2009

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 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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

**Cc:** Jim Johnson, City of Vernonia  
Gloria Gardiner, DLCD Urban Planning Specialist  
Gary Fish, DLCD Regional Representative  
Chris Shirley, FEMA Specialist  
Matt Crall, DLCD Regional Representative  
Gloria Gardiner, DLCD Urban Planning Specialist

<paa> YA

**D L C D NOTICE OF ADOPTION**

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

(See reverse side for submittal requirements)

**DEPT OF**

SEP 24 2009

**LAND CONSERVATION AND DEVELOPMENT**

Jurisdiction: CITY OF VERNONIA

Local File No.: PA 09  
(If no number, use none)

Date of Adoption: 09/21/09  
(Must be filled in)

Date Mailed: \_\_\_\_\_  
(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 06/24/09

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: UGB Amendment  
(Please Specify Type of Action)

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

Proposed Amendment to the Vernonia UGB to include an estimated 22 acres for a future school complex for Vernonia School District #47J

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

SAME

Plan Map Changed from: Single Family + Rural Residential to UGB

Zone Map Changed from: RR-5 to Community Service Institutional CS1

Location: 4404-00100 4404-00300 Acres Involved: 22

Specify Density: Previous: 5 acs min New: 0

Applicable Statewide Planning Goals: 1, 2, 11, 12, 14

Was an Exception Adopted? Yes: \_\_\_\_\_ No: X

## ORDINANCE NUMBER 862

### AN ORDINANCE OF THE CITY OF VERNONIA ADOPTING THE COLUMBIA COUNTY COORDINATED POPULATION PROJECTION FOR THE CITY, AND AMENDING THE VERNONIA URBAN GROWTH BOUNDARY (UGB) TO RE-LOCATE THE VERNONIA PUBLIC SCHOOL COMPLEX

**The City of Vernonia ordains:**

**WHEREAS**, in 1996 and 2007 the Vernonia School District #47J buildings were extensively flooded and partially destroyed by two separate 100-year flood events, and the Army Corps of Engineers subsequently drafted new flood maps that show the schools are within the 100-year floodplain;

**WHEREAS**, in April 2008 Oregon Governor Kulongoski designated the Vernonia Schools Project as an Oregon Solutions Project in order to help Vernonia plan for and finance a new school complex, and;

**WHEREAS**, in 2008 the State of Oregon's Transportation and Growth Management Program (TGM) provided technical assistance to evaluate potential school locations resulting in a team of professionals who prepared technical reports evaluating potential school locations, and;

**WHEREAS**, in February 2009 the *Vernonia School Siting Comparison Report* was completed and the Vernonia School District #47J Board of Directors, in coordination with the City of Vernonia determined that the "Boot Site" (Exhibit A) is the preferred site to re-locate the existing schools outside the 100-year floodplain, and that the subject site should be included in the Vernonia UGB for the use of a public school complex, and;

**WHEREAS**, the Vernonia Planning Commission held a public hearing on August 13, 2009 to consider the UGB Amendment; and forwarded a recommendation of approval to City Council based on the application, findings and conclusions in the City Planning Staff Report dated August 6, 2009, subject to preparation of additional findings in response to the comment letter from the Oregon Department of Land Conservation and Development (DLCD) dated August 7, 2009 and;

**WHEREAS**, the Columbia County Planning Commission held a public hearing on August 17, 2009 to consider the UGB Amendment; and forwarded a recommendation of approval to include the area in the Vernonia UGB to the County Board of Commissioners based on the application, findings and conclusions in the County Staff Report dated August 7, 2009. The Commission's recommendation was subject to preparation of additional findings in response to the Oregon DLCD letter dated August 7, 2009 and a land use designation of the parcels to be re-zoned from Rural Residential to Community Service Institutional (CSI, and;

**WHEREAS**, Supplemental Findings dated September 3 and September 17, 2009 and additional Exhibits have been incorporated into the record in response to the concerns raised by the DLCD letter, and;

**WHEREAS.** The City and the County have agreed upon a coordinated Population Projection for the City of Vernonia for the planning period 2010 – 2030 in accordance with the County’s analysis and report and their Comprehensive Plan Text Amendment File # TA 09-04, and;

**WHEREAS,** on September 8, 2009 the Vernonia City Council held a public hearing to consider the UGB amendment, in accordance with The Title 9 Vernonia Land Use Development Code Amendments, and;

**WHEREAS,** no objections were filed with the City Recorder, and all comments were heard and considered at the public hearings on August 13, August 17 and September 8, 2009, and the public interest will benefit, and there is no prejudice to the public; and;

**WHEREAS,** the Vernonia City Council, upon consideration of all testimony, comments, the staff reports and findings, and other documentation, determined the amendment to the UGB is 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: Adoption.** The City does hereby adopt the Vernonia Urban Growth Boundary Amendment to include Tax Lots 100, 300 and 400 of Map 4N 4W Section 4 (Exhibit A) as the preferred site for a new public school complex; and at the time of annexation proposes to designate the property on the Comprehensive Plan/Zone Map Institutional Public (IP);

**Section 2: Adoption.** The City does hereby adopt the 2009 Columbia County Coordinated Population Projection for Vernonia; and

**Section 2. 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 21st day of September, 2009, by the following vote:

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

Adopted as read by title only this 21st day of September, 2009 by the following vote:

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

Signed by me, Sally Harrison, Mayor, in authentication of its adoption this 21st day of September, 2009

September 17, 2009

To: Vernonia City Council  
From: Carole Connell, City Planner  
Re: UGB Amendment for the School site

In anticipation of the second reading of Ordinance # 862 on September 21, 2009, as requested by Council on September 8, 2009, staff provides the following findings in response to DLCDC comments and state administrative rules for expanding urban growth boundaries.

OAR 660-024-0050

*(6) When land is added to the UGB, the local government must assign appropriate urban plan designations to the added land, consistent with the need determination. The local government must also apply appropriate zoning to the added land consistent with the plan designation or maintain the land as urbanizable land until the land is rezoned for the planned urban uses, either by retaining the zoning that was assigned prior to inclusion in the boundary or by applying other interim zoning that maintains the land's potential for the planned urban development. The requirements of ORS 197.296 regarding planning and zoning also apply when local governments specified in that statute add land to the UGB.*

**Additional Findings:**

1. The City and the County have determined in findings submitted to date that there is a "need" to expand the Vernonia UGB solely for a new school complex. The County proposes to apply the appropriate Urban Growth Boundary designation to the subject 22 acres, indicating the land is urbanizable. They also propose to zone the subject site Community Service Institutional CSI so that the site will be utilized for the school complex.
2. Consistent with the stated "need" and the County's proposed plan and zoning designation for the subject site, the City will upon annexation, designate the property in the Comprehensive Plan as Institutional Public IP and zone the subject site IP consistent with the Plan designation.
3. The City finds that the requirements of ORS 197.296 stated in OAR 660-024-0050 above, are not applicable to Vernonia because the provisions apply to jurisdictions with a population greater than 25,000; to a jurisdiction that is in periodic or legislative review of its Comprehensive Plan, and because DLCDC has not established specific factors for urban growth in Vernonia.



CITY OF VERNONIA

Planning Department, 1001 Bridge Street, Vernonia, OR 97064, Phone (503) 429-5291 Fax: (503) 429-4232 e-mail- [cityhall@vernonia-or.gov](mailto:cityhall@vernonia-or.gov)

APPLICATION # PA 09-02  
(Assigned by the City)

Submittal Date: 6/22/09

LAND USE APPLICATION FORM

TYPE OF APPLICATION:

- Site Development Review -
- Subdivision
- Plan Amendment
- Extension
- Partition
- Zone Change
- Lot Line Adjustment
- Modification
- Annexation
- Sign Permit
- Planned Development
- Corridor Not In TSP
- Conditional Use
- Variance
- UGB Amendment

Current Zoning: County RR-5 Tax Map Tax Lot No. 4N4W4 100, 300 + 400

Please **print** or **type** the following information to summarize your application request:

APPLICANT'S NAME: CITY OF VERNONIA  
 ADDRESS: 1001 Bridge Street  
VERNONIA, OR 97064  
 Phone Number: 503-429-5291 E-mail: cityhall@vernonia-or.gov  
 PROPERTY OWNER NAME: PROPOSED SCHOOL DISTRICT 47J  
 Address: 475 BRIDGE STREET VERNONIA OR 97064  
 Phone No: \_\_\_\_\_  
 Signature of Property Owner: [Signature] Date: 9-22-09  
 DESCRIPTION: Tax Map: \_\_\_\_\_ TAX LOT(S): \_\_\_\_\_  
 PRESENT USE OF PROPERTY: \_\_\_\_\_

PROPOSED LAND USE OR ACTIVITY:  
Vernonia School Complex

Provide Tax Map Section and Lot (No larger than 8.5"X11") \_\_\_\_\_  
Vicinity Map Source: see online 'Area Map' at [www.vernonia-or.gov/maps.htm](http://www.vernonia-or.gov/maps.htm)  
LandUseAppForm.doc 6/2006

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

General Application

File No. PA 09-02

GENERAL LAND USE PERMIT APPLICATION

Application Purpose: Plan Map Amendment & Zone Change

APPLICANT: Name: CITY OF VERNONIA

Mailing address: 1001 Bridge Street Vernonia, OR 97064

Phone No.: Office 503-429-5291 Home \_\_\_\_\_

Are you the \_\_\_\_\_ property owner?  owner's agent?

PROPERTY OWNER: \_\_\_\_\_ same as above, OR:

Name: PROPOSED SCHOOL DISTRICT #475

Mailing Address: 475 Bridge Street Vernonia OR 97064

PROPERTY ADDRESS (if assigned): \_\_\_\_\_

TAX MAP NO.: 4N4W4:T2 Acres: 22 Zoning: RR-5

100,300±400 Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

PRESENT USES: (farm, forest, bush, residential, etc.)

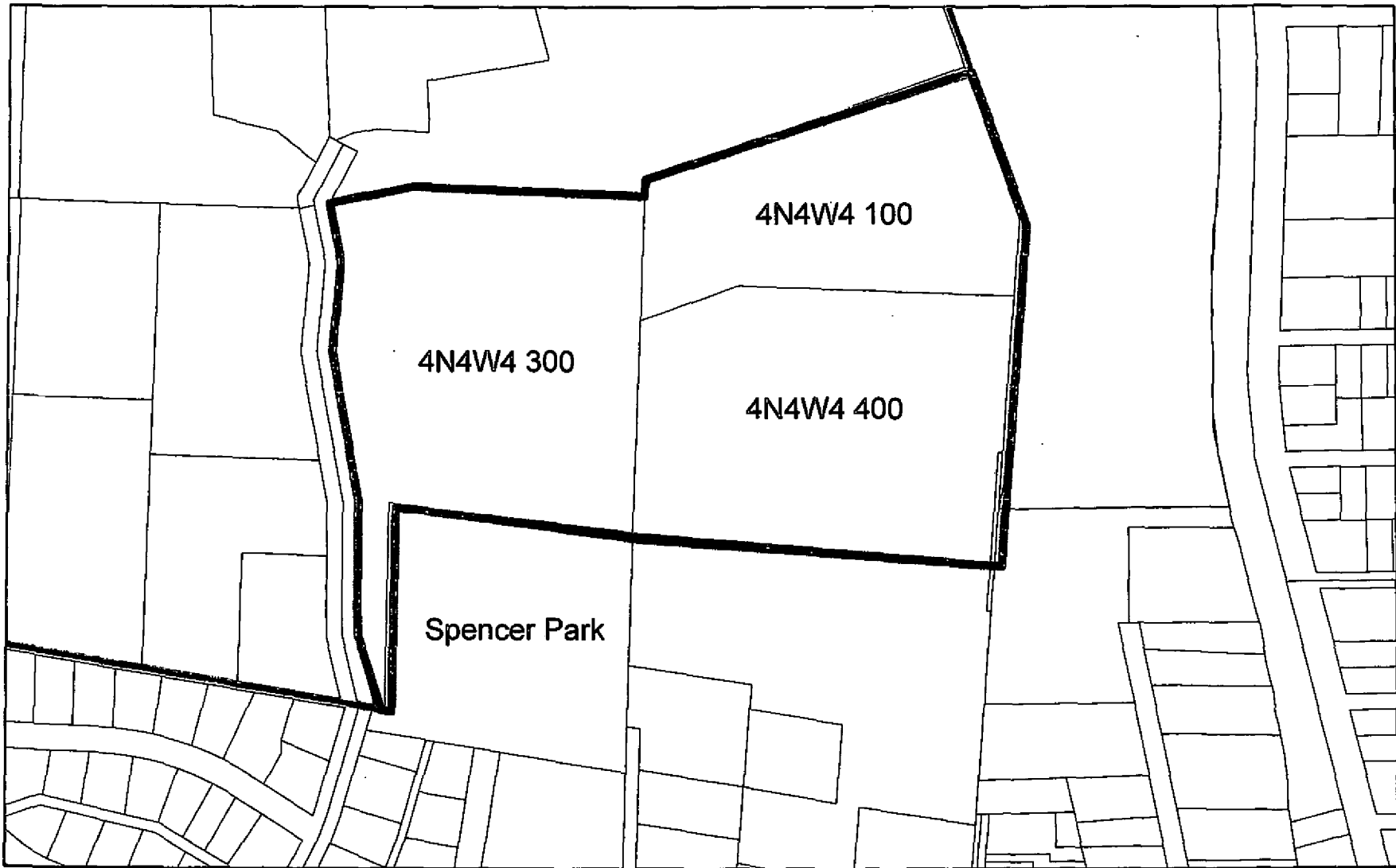
Use:	Approx. Acres
<u>Vacant + Residential</u>	<u>22</u>

--	--




Total acres (must agree with above):	<u>22</u>
--------------------------------------	-----------

# Map A: Preferred Site (Boot)

*EXHIBIT A*



## Legend

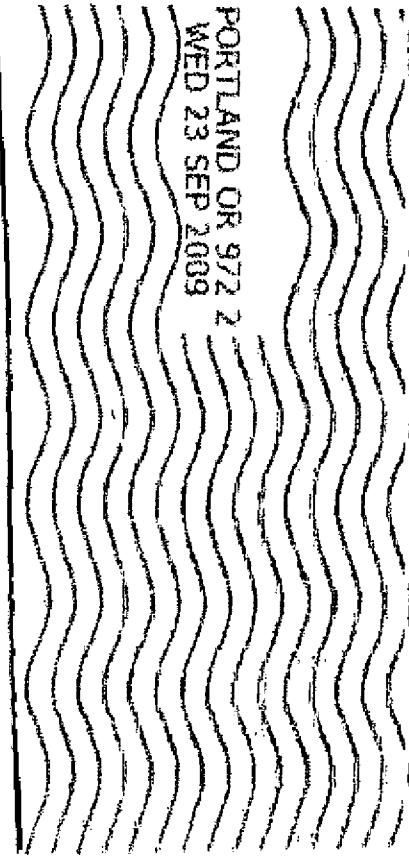
-  Proposed UGB Amendment and Annexation Site
-  City limits and UGB
-  Tax lots





D L C D

Attn: Plan Amendment Spec.  
635 Capitol St. NE Suite 150  
Salem OR 97301-2540



PORTLAND OR 972 2  
WED 23 SEP 2009

