



# Oregon

Theodore R. Kubongoski, 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

9/30/2010

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 001-10

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 13, 2010

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  
Gloria Gardiner, DLCD Urban Planning Specialist  
Gary Fish, DLCD Regional Representative  
Matt Crall, DLCD Transportation Planner  
Gloria Gardiner, DLCD Urban Planning Specialist  
Chris Shirley, DLCD Regional Representative  
Constance Beaumont, DLCD TGM Coordinator

<paa> YA/I

PROP **2**

**DLCD**

# 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

In person  electronic  mailed

DEPT OF

SEP 23 2010

LAND CONSERVATION  
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: *City of Venoma* Local file number: *PAZC 10-01 School*  
 Date of Adoption: *9-20-10* Date Mailed: *9-23-10*

- Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date:
- 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".

*Plan Amendment and Zone Change for 3 parcels est. 11 acres to be combined with 3 adjoining parcels to provide a new school complex*  
 Does the Adoption differ from proposal? Please select one

Plan Map Changed from: *PR + R* to: *IP*  
 Zone Map Changed from: to:  
 Location: Acres Involved:  
 Specify Density: Previous: New:

- Applicable statewide planning goals:
- |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                            | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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"/> | <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.** 001-10 (18293) [16351]

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

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Local Contact: *Joann M Glass*

Phone: *(503)429-5291* Extension: *104*

Address: *1001 Bridge Street*

Fax Number: *503 429-4232*

City: *Vernonia*

Zip: *97064*

E-mail Address: *joannevernonia@vernonia-or.gov*

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## 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](http://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](mailto: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](mailto:mara.ulloa@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

**ORDINANCE NUMBER 868**

**AN ORDINANCE OF THE CITY OF VERNONIA, OREGON AMENDING THE PLAN AND ZONE MAP FOR TAX LOTS 200, 300 AND 4000, MAP T4N R4W SECTION 4AD, RE-ZONING SAID PARCELS INSTITUTIONAL PUBLIC IP FOR THE PURPOSE OF RE-LOCATING THE VERNONIA PUBLIC SCHOOL COMPLEX TO THE SITE**

**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 planning and design, structural, hydraulic, transportation and utility 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 subject site is within 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 City limits for the exclusive use of a public school complex, and;

**WHEREAS**, the Vernonia Planning Commission held a public hearing on July 15, 2010 to consider the plan and zone change amendment request by the Vernonia School District #47J, and forwarded a recommendation of approval to City Council based on the application, and the findings in the City Planning Staff Report for File #PA/ZC10-01 School, dated July 8, 2010. and;

**WHEREAS**, the Columbia County Department of Land Development Services responded favorably to the plan and zone amendment request in their letter dated June 24, 2010, and;

**WHEREAS**, on July 19, 2010 the Vernonia City Council held a public hearing to consider the plan and zone amendment request, in accordance with Title 9 Vernonia Land Use and Development Code, Section 9-01.03-90 IP Zone & 9-01.09 Amendments, and;

**WHEREAS**, no objections were filed with the City Recorder, and all comments were heard and considered at the public hearings on July 15 and July 19, 2010, 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 plan and zone map amendment request is appropriate and necessary to better achieve the goals and policies of the City's Comprehensive Plan by providing a safe site for a new public school.

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

**Section 1:** the City does hereby approve re-zoning of Tax Lots 200, 300 and 4000 of Map T4N R4W Section 4AD as Institutional Public (IP) for a new public school complex, 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.

**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 7th day of September, 2010, by the following vote:

AYES: 3 NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: 2

Adopted as read by title only this ~~10~~th day of September, 2010 by the following vote:

AYES: 3 NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: 2

Signed by me, Sally Harrison, Mayor, in authentication of its adoption this 7th day of September, 2010.

Sally Harrison  
Sally Harrison, Mayor

Attest: Joann M Glass  
Joann M Glass, City Recorder

# Proposed Plan/Zone Map Amendment to IP for School Parcels in City Limits

## Legend

-  Proposed Zone Change
-  City Limits
-  UGB Outside City Limits
-  Residential
-  General Residential
-  Low Density Residential
-  General Commercial
-  Downtown
-  Light Industrial
-  Public Recreation
-  County Zoned CS-1
-  County Zoned Other



1 inch = 150 feet

City of Vernonia GIS  
1224 Alder Street  
Vernonia, OR 97064

Production Date: July 7, 2010

Imagery Date: N/A  
Projection: Oregon State Plane North Intl. Feet (NAD83)  
Vertical Datum: N/A

Vernonia GIS Project No.: 10-001a

TEXAS AVE

MISSISSIPPI AVE

MISSOURI AVE

4N4W04AD00300

4N4W04AD00200

4N4W04AD04000

**Proposed  
Zone Change**

*Wrong map*

**ORDINANCE NUMBER. 869**

**AN ORDINANCE OF THE CITY OF VERNONIA, OREGON ANNEXING TAX LOTS 100, 300 AND 400, MAP T4N R4W SECTION 4, AND RE-ZONING SAID PARCELS INSTITUTIONAL PUBLIC IP FOR THE PURPOSE OF RE-LOCATING THE VERNONIA PUBLIC SCHOOL COMPLEX TO THE SITE**

**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 planning and design, structural, hydraulic, transportation and utility 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 subject site is within 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 City limits for the exclusive use of a public school complex, and;

**WHEREAS**, on September 7<sup>th</sup>, 2009 the City Council of Vernonia approved Ordinance #862 to include the subject tax lots into the Vernonia Urban Growth Boundary (UGB). Subsequently, the Columbia County Board of Commissioners adopted Ordinance #2009-9 to include said land in the Vernonia UGB and zone said land Community Service CSI, and;

**WHEREAS**, the Vernonia Planning Commission held a public hearing on July 15, 2010 to consider the annexation and zone change request by the Vernonia School District #47J; and forwarded a recommendation of approval to City Council based on the application, and the findings in the City Planning Staff Report dated July 8, 2010, and;

**WHEREAS**, the Columbia County Department of Land Development Services responded favorably to the annexation and zone change request in their letter dated June 24, 2010, and;

**WHEREAS**, on July 19, 2010 the Vernonia City Council held a public hearing to consider the annexation and zone change request, in accordance with Title 9 Vernonia





# Proposed Annexation for School Site

## Legend

-  City Limits
-  UGB Outside City Limits
- Residential
  - General Residential
  - Low Density Residential
- General Commercial
- Downtown
- Light Industrial
- Public Recreation
- County Zoned CS-I
- County Zoned Other



1 inch = 300 feet

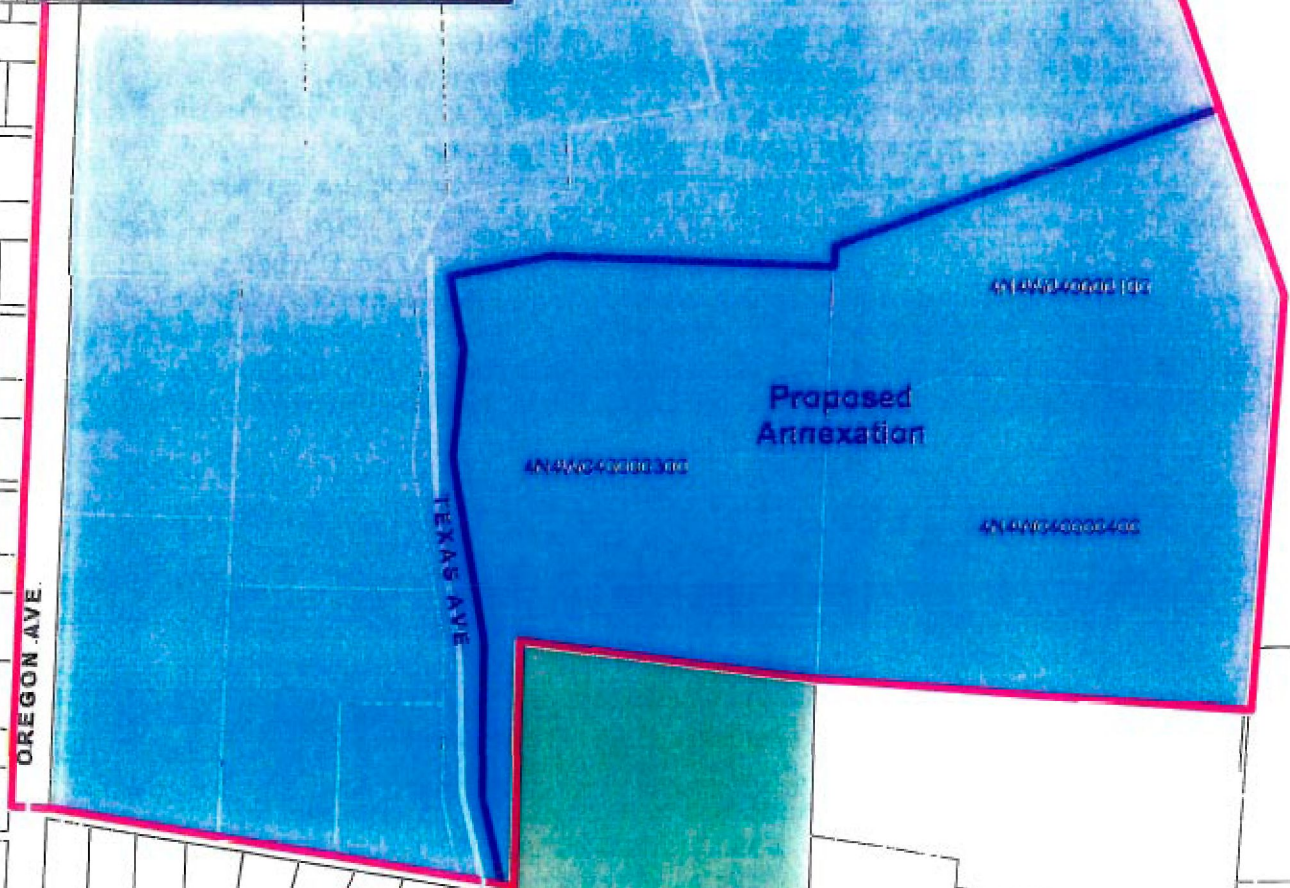
City of Vernonia GIS  
1224 Alder Street  
Vernonia, OR 97064

Production Date: July 7, 2010

Imagery Date: N/A  
Projection: Oregon State Plane North Intl. Feet (NAD83)  
Vertical Datum: N/A

Vernonia GIS Project No.: 10-001

Wahlam River



Proposed Annexation

OREGON AVE.

TEXAS AVE

MISSISSIPPI AVE

ARKASAS AVE

MISSOURI AVE

WENGER AVE

CITY OF VERNONIA  
1001 Bridge St.  
Vernonia OR 97064

Department of Land Conservation & Development  
Attn: Park Improvement Specialist  
635 Capital St. NE Suite 150  
Salem OR 97301-2540



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