

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

03/08/05

INIT DATE:09/17/2004

NO.:2005.06

HOW INITIALLY RECEIVED:MAIL

AFFECTED DISTRICT NAME:VERNONIA CITY

DISTRCT ORD. #:753 EFFECTIVE DATE:01/16/2001

LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: NO

IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?

REMARKS:

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION

REMARKS:

D.O.R. APPROVED YES NO.:5-255-2004 DATE:12/29/2004

CODE AREAS AFFECTED OR CHANGED:

FROM:04-03

TO:04-01

FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

RANGES:

SECTIONS:

4

4

4 101

LIST UTILITY, WATERCRAFT, PERS. PROP. MH & BUSINESS ACCT #'S,
IF NONE, STATE NONE:

NONE

***** DATE COMPLETED:02/23/2004 *****

REMARKS:

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/20/05

NO:2005.06 PAGE 1

DISTRICT NAME:VERNONIA CITY

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:01/16/2001

DIST. ORD. #:753

RECORDED:

----- LEGAL DESCRIPTION -----

PARCEL 1: Beginning at a point which is South 02° 43' West 951.00 feet from the Northeast corner of Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being on the East line of said Section 4, said point being the most Northerly corner of the Disney Marine Co. Tract as described in Parcel 3 in Deed recorded June 12, 1973 in Book 191, Page 761, Deed Records of Columbia County, Oregon; thence South 67° 53' 00" West along said Disney Marine Co. tract, a distance of 286.39 feet to the most Westerly corner thereof; thence North 82° 31' 00" West a distance of 290.08 feet; thence South 59° 58' 00" West a distance of 155.30 feet; thence North 87° 52' 00" West a distance of 266.78 feet; thence North 83° 36' 00" West a distance of 36.44 feet; thence North a distance of 1,059.16 feet; thence North 89° 18' 00" West a distance of 360.28 feet; thence North 89° 30' 00" West a distance of 59.37 feet to the East line of the Whitcomb Tract as recorded in Book 180, Page 432, Deed Records of Columbia County, Oregon; thence North along said East line a distance of 60.00 feet to the North line of said Section 4; thence following said Section line South 89° 30' 00" East a distance of 60.00 feet; thence South 89° 18' 00" East a distance of 1,089 feet, more or less, to the West bank of the Nehalem River; thence Southeasterly along said river bank to it's intersection with the East line of said Section 4; thence South 02° 43' 00" West along said East Section line a distance of 346.46 feet to the point of beginning.

PARCEL 2: Beginning at a point on the North line of Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, that is South 89° 30' 00" East 1,218.73 feet from the North Quarter corner of said Section 4; thence South 60.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said true point of beginning being on the East line of the Whitcomb Tract as described as recorded in Book 180, Page 432, Deed Records of Columbia County, Oregon; thence South along said East line a distance of 1,016.85 feet to the Southeast corner thereof, said point also being the Northwest corner of the James R. Davies, et ux, tract as described in deed recorded November 14, 1972 in Book 189, Page 164, Deed Records of Columbia County, Oregon; thence South 83° 36' 00" East a distance of 422.25 feet; thence North, a distance of 1,059.16 feet; thence North 89° 18' 00" West a distance of 360.28 feet; thence North 89° 30' 00"

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/20/05

NO:2005.06 PAGE 2

DISTRICT NAME:VERNONIA CITY

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:01/16/2001

DIST. ORD. #:753

RECORDED:

---- LEGAL DESCRIPTION ----

West a distance of 59.37 feet to the TRUE POINT OF BEGINNING.

R.4W. W.M.

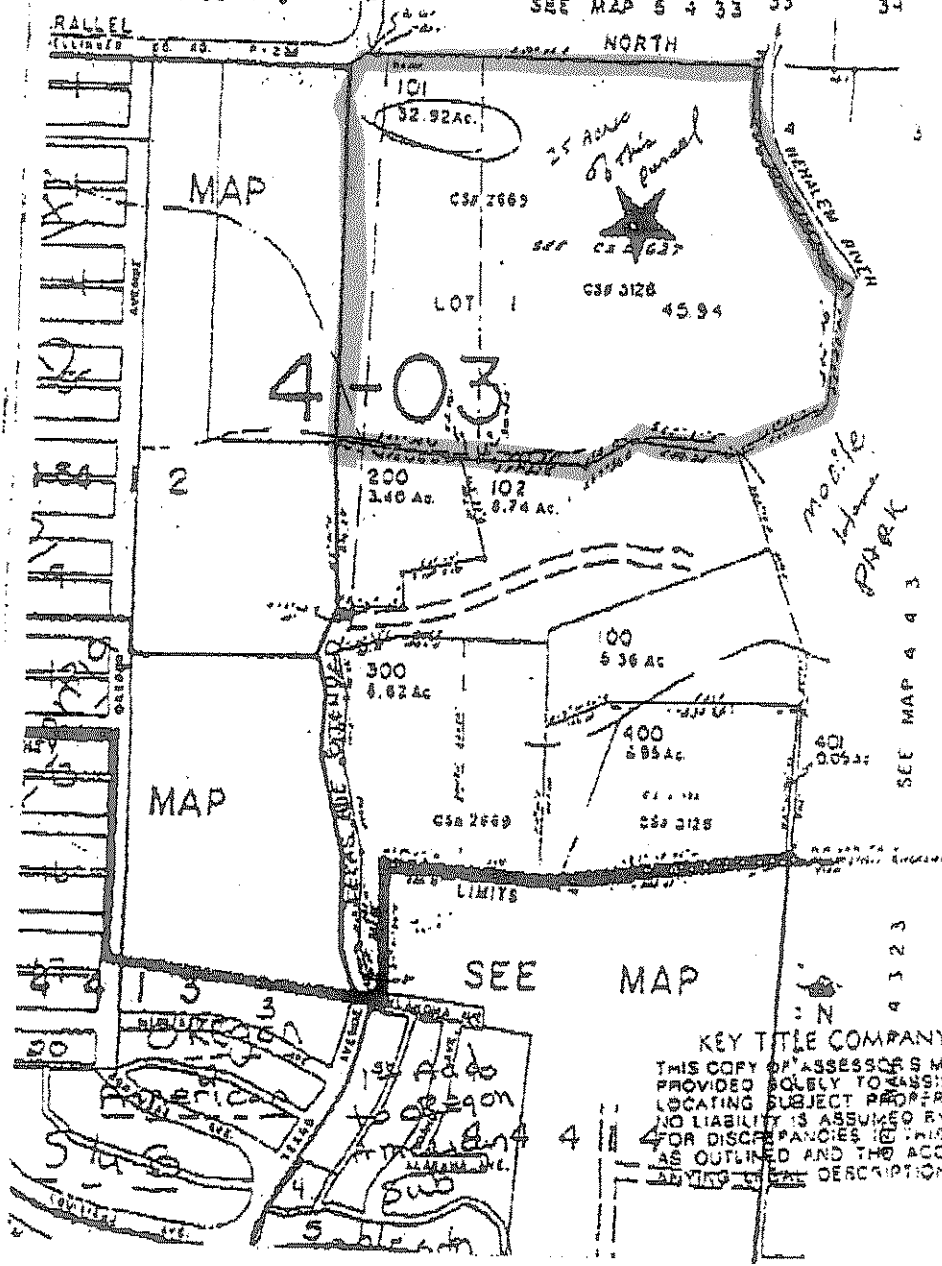
JUNTY

ESSENTIAL RECORDS ONLY

Under: 75/76

MAP 5 4 33 4 3

4 4 4
& INDEX
VERNONIA



CS# 129
CS# 60DA-6
CS# 690 A 46

SEE MAP 4 4 3 2

100	100
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SEE MAP 4 4 3

SEE MAP 4 3 2 3

KEY TITLE COMPANY

THIS COPY OF ASSESSOR'S MAP IS
PROVIDED SOLELY TO ASSIST IN
LOCATING SUBJECT PROPERTY.
NO LIABILITY IS ASSUMED BY KEY
FOR DISCREPANCIES IN THIS MAP
AS OUTLINED AND THE ACCORP.
ANYING IN THE DESCRIPTION.

4N 4W Sec 4 TL 101

Notice to Taxing Districts

ORS 308.225



OREGON
DEPARTMENT
OF REVENUE

Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

City of Vernonia
Recorder
1001 Bridge St.
Vernonia, OR 97064

Description and Map Approved
December 29, 2004
As Per ORS 308.225

☒ Description ☒ Map received from: CITY
On: 12/3/2004

This is to notify you that your boundary change in Columbia County for

ANNEX TO CITY OF VERNONIA

ORD. #753

has been: ☒ Approved 12/29/2004
☐ Disapproved

RECEIVED ON

JAN 03 2005

COLUMBIA COUNTY ASSESSOR

Notes:

Department of Revenue File Number: 5-255-2004

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed Change
The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

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ANNEX TO CITY OF VERNONIA

ORD. #753

has been: ☐ Approved ☒ Disapproved 12/16/2004

RECEIVED ON
DEC 17 2004
COLUMBIA COUNTY ASSESSOR

Notes:

PLEASE PROVIDE A MAP SHOWING MORE DETAIL OF AREA BEING ANNEXED.

Department of Revenue File Number: 5-255-2004

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: ☒ Change ☐ Proposed Change
The change is for:

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- ☐ Merge
- ☐ Establishment of Tax Zone

DEC 03 2004

ORDINANCE NO. 753

ORDINANCE DECLARING ANNEXATION AND ZONING OF PROPERTY TO THE
CITY OF VERNONIA AND DECLARING AN EMERGENCY.

The City Council finds:

1. Chris Liu of E.B.S. Trust has submitted a petition for annexation to the City of Vernonia and Low Density Residential - Planned Development zoning of the property described in Exhibit A, otherwise known as Tax Lot No. 4404-000-00101, or Mistanny Meadows. Chris Liu of E.B.S. Trust, owner of said property, has requested to change the Comprehensive Plan map and Zoning Map designations from Columbia County zone R-10 to Low Density Residential - Planned Development. The legal description is included as Exhibit A, attached hereto and incorporated herein. The property will be annexed herein as Low Density Residential, and then the Planned Development overlay zone will be incorporated in the next succeeding ordinance.
2. The petition and consent to annexation submitted by Chris Liu of Portland is for annexation of property within the Vernonia Urban Growth Boundary and contiguous to the City, and such petitioner is the owner of all of the land in the territory. There are no electors residing in the territory.
3. The annexation and Low Density Residential zoning of the property is consistent with the Vernonia Comprehensive Plan. The City's Low Density Residential zone designation is equivalent with the property's current Columbia County R-10 zoning. Both zones have a minimum 10,000 square foot lot size with city services. It incorporates other Comprehensive Plan goals and objectives as described in the Staff Report. (Exhibit B) attached hereto with Addendum.
4. The City Council dispensed with submitting the question of annexation to the electors of the City pursuant to ORS 222.120 and set a public hearing on the question of annexation for November 20, 2000 at 6:00 PM before the Vernonia City Council. The hearing was continued to December 11, 2000 at 7:00 PM before the Vernonia City Council. A hearing was set before the City of Vernonia Planning Commission for November 16, 2000 at 6:30 PM, and was continued to December 7, 2000 at 6:30 PM. Notice of the public hearing was given by publication in the Independent Newspaper on November 1, 2000 and November 15, 2000, by mailing to property owners within 250 feet of the subject property, and by mailing to individuals who expressed interest in the outcome of the subject property.
5. The Planning Commission has approved the preliminary plan of the Planned Development, which specifies deviations from the Low Density Residential Zone requirements, as well as additional conditions for the development. The deviations and conditions will apply to the Planned Development subdivision and to the Planned Development overlay zone, as established in the next succeeding ordinance.

6. The Planning Commission held a public hearing on November 16, 2000 at 6:30 PM and continued it until December 7, 2000 at 6:30 PM. The Planning Commission received the comments of all persons desiring to be heard on the question of annexation and zone change and the Planned Development.
7. The Planning Commission voted unanimously to recommend the changes with conditions of approval as specified in the Staff Report, Addendum to the Staff Report, and Conditions of approval submitted by Developer dated December 11, 2000. The combined conditions of approval are specified in the Conditions of Approval, dated January 3, 2001, to be attached to the next succeeding ordinance establishing Planned Development overlay.
8. The City Council held a public hearing on November 20, 2000 at 6:00 PM and continued it until December 11, 2000 at 7:00 PM. The City Council received the comments of all persons desiring to be heard on the question of annexation and zone change.
9. That it would be in the best interest of the City of Vernonia to approve the annexation of the territory described in the petition for annexation as Low Density Residential.

The City of Vernonia ordains:

- Section 1. The real property is described on Exhibit A attached hereto and is hereby annexed to, and made a part of, the City of Vernonia, Columbia County, Oregon.
- Section 2. The real property described in Exhibit A is hereby zoned Low Density Residential.
- Section 3. The Annexation and zone change comply with the City of Vernonia Comprehensive Plan Objectives and Goals, as described in the Staff Report (Exhibit B).
- Section 4. The Conditions of Approval which will govern the use of the Planned Development Overlay in conjunction with the Low Density Residential Zone will be described in the next succeeding ordinance establishing a Planned Development overlay zone.
- Section 5. The Council finds that it is necessary for the peace, health and safety of the City that this Ordinance take effect immediately upon its passage and approval by the Mayor and an emergency is therefore declared to exist.

Adopted as read in full this 16th day of January 2001 by the following vote:

Ayes: 4 Nays: 0 Abstain: Absent: 1

Adopted as read by title only this 16th day of January 2001 by the following vote:

Ayes: 4 Nays: 0 Abstain: Absent: 1

Approved this 16th day of January 2001.

CITY OF VERNONIA

Mario Leonetti
Mario Leonetti, Mayor

ATTEST:

Janelle Serafin
Janelle Serafin, City Recorder

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Thence North 89° 30' 00" West a distance of 59.37 feet to the TRUE POINT OF BEGINNING.

continued . . .

Exhibit A, page 1

PARCEL 3:

A non-exclusive easement and right of way 30 feet in width for ingress and egress described as follows:

BEGINNING at a point on the North line of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon, which is South 89° 30' 00" East 1,218.73 feet from the North quarter corner of said Section 4; Thence South to the intersection of the South line of the Mellinger Road for the TRUE POINT OF BEGINNING of the tract to be described herein; Thence South 30 feet; Thence West 30 feet; Thence North to the South line of said Mellinger Road; Thence Northeasterly along the South line of said Mellinger Road to the TRUE POINT OF BEGINNING.

Staff Report
E.B.S. TRUST APPLICATION FOR ANNEXATION, ZONE
AMENDMENT, PRELIMINARY PLANNED DEVELOPMENT
SUBDIVISION APPROVAL
FOR TAX LOT #4404-000-00101
November 8, 2000

Introduction

Chris Liu of E.B.S. Trust has submitted an application for Annexation, Zone Amendment and preliminary approval of a Planned Development Subdivision for a 32.92 acre parcel of land known as Tax Lot 4404-000-00101. The parcel is located east of Mellinger Road, bordering on the west side of the Nehalem River and northeast of the Vernonia downtown. The proposed zone amendment from is from County R-10 to Low Density Residential - Planned Development. Low Density Residential is currently the lowest density zone for residential in the City of Vernonia. At this time, the property is outside Vernonia City limits, but within the Vernonia Urban Growth Boundary, and is zoned County R-10, which allows 10,000 minimum lot size with City services or 1-acre minimum lot sizes without City services. The overall property density is proposed to be approximately 2 ½ lots per acre.

Low Density Residential Zone

The Low Density Residential zone allows for single-family and two-family dwellings. Vernonia Ordinance 711, Section 3.050. The minimum lot sizes are 10,000 square feet for a one-family dwelling. The minimum front yard setbacks are 20 feet; the side yard setbacks are 5 feet, except that on a corner lot, the side yard on the street shall be a minimum of 15 feet; and the rear yard setbacks are 10 feet. The current LDR minimum lot width is 50 feet, except on a corner lot, it is 100 feet. The current LDR minimum lot depth is 100 feet.

Modifications for Proposed Low Density Residential – Planned Development Zone

The proposed zone would also allow a minimum lot size of 7,500 square feet, but limit total density to 82 lots, or approximately 2.5 lots per acre. The smaller individual lot size of 7,500 square feet minimum is the only deviation from the LDR zone.

Comprehensive Plan Goals Compliance

The goals of the Comprehensive Plan are "to guide the development of Vernonia in a rational manner, allowing for a high quality of development in and around the city." And "that the City's plan should accommodate modest growth, but that first priority should be assigned to projects and programs which maintain the City's livability and friendly character within its Coast range, forested environment. A special goal resulting from the disastrous flooding events of February and April, 1996, is the commitment to emphasize the location of new development out of floodways..."

Applicable Comprehensive Plan Objectives Compliance

1. Preserve Stable and Viable Neighborhoods.

This development is proposed for high-quality homes on large lots with permanent open space to the east of the lots by the Nehalem River and in small strips to the north and south and between lots in the middle of the subdivision. In efforts to preserve the rural character of the area, total density of the parcel is proposed to be approximately 2.5 lots per acre for a total of 82 maximum homes. This is less than the total currently allowed for LDR and for R-10 with City services.

2. Infill vacant land inside the Urban Growth Boundary in an orderly manner

This approximately 32.92 acre area is in the Urban Growth Boundary and currently outside of the City limits. Any development of this property would need to be as annexed to the City of Vernonia in order to provide City water and sewer services. The orderly development of this parcel necessitates its being designated "Low Density Residential" to be compatible with the existing rural area. The Planned Development overlay designation will allow a further limitation on the total density of the parcel. City water and sewer services are available at the edges of the site and will be extended by the Developer. An important condition for the orderly development of this parcel is the Fire Department's requirement that a second open access road be added before development of more than 40 lots.

3. Provide an equitable cost system for new and upgraded development

A. The incremental cost for public facility expansion caused by new growth shall be the burden of new development.

Developer will provide full street improvements to include street drainage system and paving.

4. Encourage planned unit developments

This development meets this objective, and the Developer is working with the City in an amicable manner to ensure that the planned development will maintain high standards and quality, and will meet the City's standards for facilities and infrastructure.

5. Encourage maintenance of the natural environment

There will be permanent open spaces dedicated in this subdivision, including approximately 6 acres of open space by the Nehalem River.

Plan Implementation Policies

In order to avoid uncontrolled growth and development within the City, the comprehensive plan shall be adopted which will guide and coordinate development regulated by the zoning and subdivision ordinances, building code, and other planning and development-related ordinances.

- A. In order to evaluate development requests and proposals for change in land use, Planning Commissioners and City Council shall determine conformance with the plan, the character of the area in which the change is proposed and whether or not the action would have a positive or negative effect on the appearance, nuisance, environmental damage potential, and the impact on public facilities.
- B. In circumstances where a proposal will have an adverse effect on the existing character of the area, the burden of proof is on the applicant to show a public need and that the proposal will enhance rather than detract from the community.

Statutory Annexation Requirements

ORS 222.170 (1) states, "The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if more than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file a statement of their consent with the legislative body on or before the day:

- (a) The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city;

Chris Liu is the only owner of the property proposed to be annexed, and has submitted a Request/Consent to Annex form to the City.

Staff Report

November 8, 2000

Page 3

Other Factors to Consider for Annexation

1. Is the contiguous territory suitable for annexation?

The territory is suitable for annexation and residential zoning because it is within the urban growth boundary, and it is adjacent to an existing rural residential neighborhood to the northeast and a mobile home residential area at the southeast corner.

2. Does the annexation of the territory represent the city's current and future direction for commercial growth?

The property will not be commercial in nature, and so it represents the city's current and future direction for growth of residential neighborhoods that are out of the floodplain. An area of land east of the parcel along Louisiana is also in the beginning stages of development by individual property owners.

3. Does the annexation comply with the goals of the comprehensive plan?

The goals and objectives of Vernonia's Comprehensive plan are addressed in the above section.

4. Does the contiguous territory represent the actual growth of the city beyond its city limits? And is the contiguous territory valuable by reason of its adaptability for prospective town uses?

There are currently homes in the area to the north and east, and property is being developed to the east along Louisiana Avenue. It is bordered by property zoned County RR-5 to the east, south and northeast; and by property at the southeast corner and across the Nehalem River, which is zoned Residential. The north boundary of the property is bordered by non-residential property in the county.

5. Is the annexation of the contiguous territory needed for the extension of streets or to supply residences or business for city residents?

The area is not needed for the extension of existing streets, but will supply homes on large lots.

6. Will the territory and the city mutually benefit from the annexation?

The City and territory will benefit by fulfilling a need for residential housing out of the flood plain without development of the parcel at maximum possible density in the rural area. Every previous development proposal for this parcel has involved

more than 200 lots. The territory will also benefit from the upgrade of Mellinger Road, as required by Columbia County Planning Department and Road Department for approval of this development. The planned development overlay allows flexibility within the current LDR zone to allow varied lot sizes between 7,500 square feet and the standard LDR size of 10,000 square feet. This is offset by the open space areas that allow the overall density to be limited to approximately 2.5 lots per acre. This allows development of this property at a density that is lower than the total density currently allowed with city services under the R-10 County zone, which allows 10,000 minimum lot sizes with city services and 1 acre minimum lot sizes without city services. Under current zoning or under the regular LDR zone, approximately 143 homes would be allowed, not taking into account floodway or wetland areas (wetland areas have not been delineated on this property). A lower density would be beneficial in this area, which is characterized by rural homes and is served by Mellinger Road, which needs to be upgraded and where intersections remain a traffic hazard concern.

Existing Services

Water and sewer can be provided from the existing lines near the edges of the property. Improvements will be needed for Pump Station #2 before development beyond Phase I.

Covenants, Conditions, and Restrictions (CCR's)

A Homeowner's Association in the CCR's, along with requirements for proper maintenance of property, yard areas and landscaping is recommended. Minimum front yard landscaping should include a tree that will grow to a mature height of at least 20 feet and an aesthetic balance of lawn and shrubbery or flowers. There should also be provisions in the CCR's that prohibit cutting of remaining trees, except for reasons of disease, danger to life, health or property, or building of new structures within the approved development plan. The CCR's also need to address provisions for electricity for street lighting. Homeowners would be ultimately responsible for enforcement of CCR's.

Conditions Recommended by the City for Approval

Building Specifications

All buildings are to be "stick-built."

Infrastructure

Full street improvements are required to include street drainage system and paving. Development must also comply with all other subdivision requirements of the City of Vernonia.

Water supplies shall be provided at 1,000 gallons per minute (gpm) on dwellings under 3,600 square feet. If Dwellings over 3,600 square feet are included in the plan, fire flows of 1,500 gpm for 2 hours would be required. The necessary flow capacities must be built into the lines to accommodate the potential future uses. Developer is responsible to ensure fire hydrants are located at intervals that meet fire code requirements.

The City requires that Hallany be 24 foot wide, with two 12-foot lanes. The other streets in the subdivision that do not connect from Mellinger Rd. or from the future second access road may be 18 feet paved with 9-foot lanes. All streets are to have 50 feet of right-of-way. Utility easements shall be 10 feet wide along all streets. Streets serving the subdivision shall be fully developed up to the lot for which a building is to be built before any building permits will be issued. Where the paved street is 24-feet wide, parking shall only be allowed on one side of the street. Where the paved street is only 18 feet wide, street parking shall not be allowed.

After approval of the Preliminary Development Layout, the Developer shall submit drawings for water, sewer, streets and storm drainage in accordance with the requirements of Ordinance No. 710 and the City Public Works Design Standards.

Street lighting and underground utilities shall be provided by the developer. Once installed, electricity for street lighting shall be paid for by the developer until agreements may be made between homeowners and the developer for provision of electricity. All electrical wires, including, but not limited to communication, street lighting and cable television, shall be placed underground. (Vernonia Ordinance 710, Section 35 (9)).

Before annexation or zone change will be accepted by the City, Developer must waive all rights under the recently approved Measure 7. The Developer must agree to comply with the regulations of City of Vernonia, Division of State Lands, Columbia County, and other applicable State and local agencies without filing any Measure 7 request for compensation.

Public Works:

1. Pump Station #2 must be upgraded. Phase I, with the first 20 homes may be built before this is completed. However, before development of any future phases, the upgrades must be complete. System development charges from Phase 1 homes may be applied to development, since they go toward future development, and the pump station has been affected by previous development.
2. Fire flows in the area need to be checked and ensured that adequate fire flows are met.

Fire Department:

Facilities/services can be developed to full potential, and will need to be provided in full plans to Vernonia Rural Fire Protection District to ensure that services for fire safety are met. Road access to site for more than 40 homes must include two open public accesses (not gated).

1. Must provide looped water system to provide minimum of 1,000 gallon per minute (gpm) flows, and to be put in place prior to building permits. If flows are less than 1,000 gpm, all homes must have sprinkler systems.
2. All roads need to be looped, or need to have adequate turnarounds, per fire code requirements.
3. Must have plans to show two open road accesses in for safety. Current plans show only one. Auto safety at Stoney Point and at State Avenue and Stoney Point is already a hazard. If not planned and put in Denial and Stop work order will be issued.
 - a. Phase 1 may be developed with only one access road (access from Mellinger).
 - b. Phase 2A or 2B, or a combination of both with a maximum of 20 home sites may be developed with one access road.
 - c. Second open access road is required to be in place before development of more than 40 home sites.
4. All roads must have minimum of 12 foot all-weather surface (City requires 24 for Hallany and 18 for the other streets.) Turn-arounds and turn-out required (see attached Fire Service Improvement Requirements).
5. All ditched driveways must have minimum 20 foot access and must meet standards for culverts. Full plans are needed prior to approval.

West Oregon Electric Cooperative

Approval recommended with comments as follows:

"We will need to upgrade our power lines to serve this development and install electrical facilities within the development."

"We will also request a 10 ft. wide utility easement along all streets (both sides)."

Division of State Lands

Approval is conditioned on a Division of State Lands approved wetland determination. Lori Warner must be called to do a site visit.

Columbia County

Road Department:

Recommends approval only with the required improvement to "Bring Mellinger up to County standards to include paving."

Columbia County Land Development:

Response by Jim Holycross, Planner II on 11/3/00 to Request for Comment:

3. What level of facility or additions upgrades or improvements will be required to accommodate this proposal?
"Pave Mellinger from Subdivision to Stoney Pt. Rd."
4. What is your agency recommendation for this proposal?
☒ Approval only with the additions, improvements or upgrades stated above.
"Please make paving of Mellinger a condition of Annexation/Zone Change/Subdivision regarding adequacy of Facilities and infrastructure needed."
5. Other comments or considerations: "If a County Road (Mellinger) is going to serve a subdivision within the City of Vernonia after Annexation, then Mellinger needs to be paved to County Road stds. From Subdivision to Stoney Point Road. The Urban Growth Management Agreement between Vernonia & Columbia County is intended to facilitate the orderly and efficient transition in Urban Growth Area."

Staff Recommendation

The City recommends approval of the proposed annexation and zone amendment and preliminary of approval of Phase I of the planned development subdivision, subject to the above recommendations of the City, County, and State representatives and service provider representatives.

ADDENDUM to Staff Report of November 8, 2000
E.B.S. TRUST APPLICATION FOR ANNEXATION, ZONE
AMENDMENT, PRELIMINARY PLANNED DEVELOPMENT
SUBDIVISION APPROVAL
FOR TAX LOT #4404-000-00101

December 1, 2000

1. In "Conditions Recommended by the City for Approval," Delete:

"Building Specifications

All buildings are to be "stick-built."

This was included to reflect Mr. Liu's stated intent for a rural subdivision with large lots and quality built homes. However, the requirement is inconsistent with Oregon State Law, and must be deleted. Mr. Liu may provide for "stick built" homes, if he chooses, in his Covenants, Conditions and Restrictions for his subdivision.

2. In "Conditions Recommended by the City for Approval," under "Infrastructure"

The City requires that Hallany be 24 foot wide, with two 12- foot lanes. The other streets in the subdivision that do not connect from Mellinger Rd. or from the future second access road may be 18 feet paved with 9-foot lanes. All streets are to have 50 feet of right-of-way. Utility easements shall be 10 feet wide along all streets. Streets serving the subdivision shall be fully developed up to the lot for which a building is to be built before any building permits will be issued. Where the paved street is 24-feet wide, parking shall only be allowed on one side of the street. Where the paved street is only 18 feet wide, street parking shall not be allowed.

Include the following paragraph after the above paragraphs:

Vernonia Ordinance 710, Section 26 [Streets], Section 2, provides standards for "Rural Local" and "Rural Collector" streets. Requirements for a "rural local" street are Minimum Roadway Width: 18 feet; and Minimum Right-of-Way: 30 feet. However the next paragraph provides, "Where conditions, particularly topography or the size and shape of the tract, make it impractical to otherwise provide buildable sites, narrower rights-of-way may be accepted, ordinarily not less than 50 feet." Requirements for a "Rural Collector" street are Minimum Roadway Width: 36 feet and Minimum Right of Way: 62 feet..

City Engineer Kevin France, in his comments dated September 13, 2000, classified Hallany Street as a collector street, as defined by Vernonia Ordinance 710, Section 1. [Definitions]. It states, "Collector. A street supplementary to the arterial street system and a means of

intercommunication between this system and smaller areas; used to some extent for through traffic and to some extent for access to abutting properties." Hallany connects from Mellinger Road to the subdivision's streets: Juana Lane, Mistanny Lane and Mesaoud Lane; and it continues south, for a possible extension. Mr. Liu felt this classification was unsatisfactory, so a compromise was reached between the "Rural Collector" standard of a 36 foot roadway width and the standard for a "Rural Local" street, which was Mr. Liu's suggested classification of Hallany. The requirements for the 50-foot right-of-way for the streets is a compromise between the standards of 62 foot right-of-way for collector streets and 30 foot right-of-way for local streets. It also takes into account the paragraph that states that narrower right-of-way should ordinarily not be less than 50 feet.

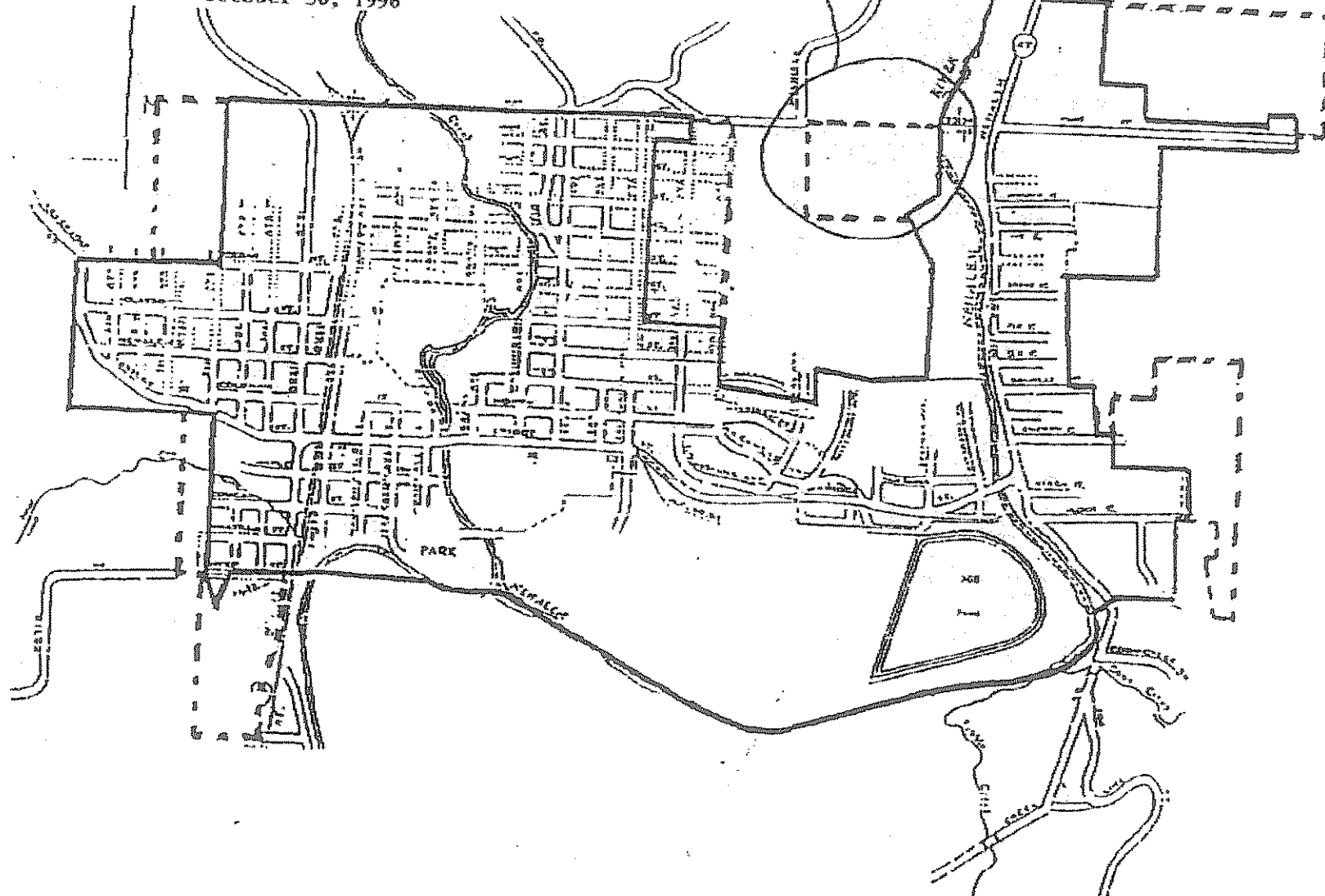
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As of October 30, 1996



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SEE MAP

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KEY TITLE COMPANY

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