

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

12/19/00

INIT DATE:04/07/2000

NO.:2001.01

HOW INITIALLY RECEIVED:LETTER FROM CITY  
AFFECTED DISTRICT NAME:CITY OF VERNONIA  
DISTRCT ORD. #:743 EFFECTIVE DATE:04/03/2000  
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES  
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.:5-211-2000 DATE:05/02/2000

RECORDING INFO:

1) COL. CO.: DEED RECORDS:F00-11670 COM. JOUR.:

CODE AREAS AFFECTED OR CHANGED:

FROM:04-03  
TO:04-01  
FROM:  
TO:

	AFFECTED AREA:	
TOWNSHIPS:	RANGES:	SECTIONS:
4	4	5 702

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

\*\*\*\*\* DATE COMPLETED:12/22/2000 \*\*\*\*\*

REMARKS:

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

09/05/00

NO:2001.01 PAGE 1

DISTRICT NAME: CITY OF VERNONIA

TYPE OF ACTION : ANNEXATION

EFFECTIVE DATE: 04/03/2000

DIST. ORD. #: 743

RECORDED:

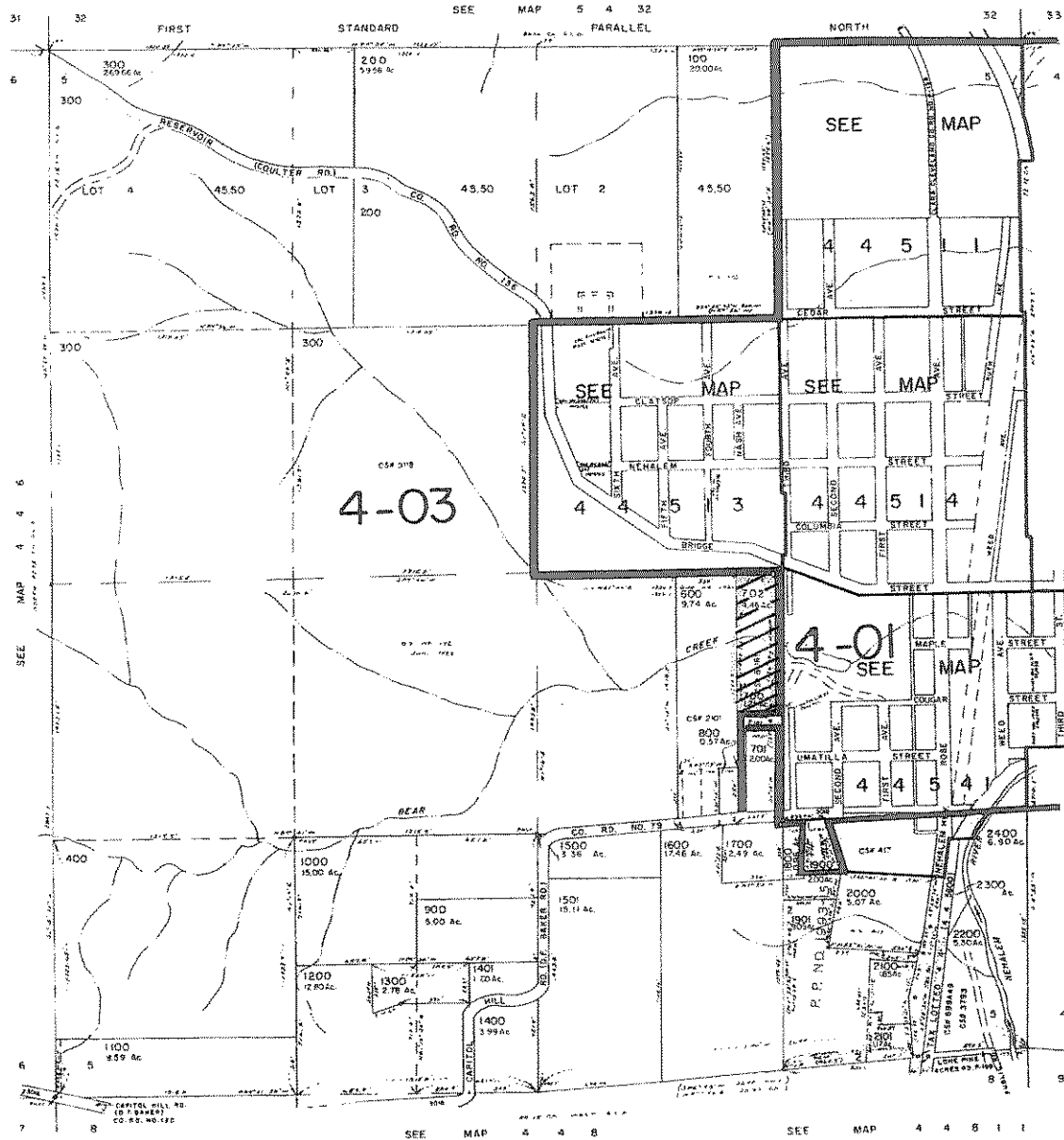
---- LEGAL DESCRIPTION ----

Beginning at the Northeast corner of the Northwest one-quarter of the Southeast one-quarter of Section 5, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County; thence S 1°05'05" W along the East line of said Northwest one-quarter of the Southeast one-quarter 769.17 feet to a point from which a 5/8" iron rod bears East 0.55 feet; thence N 88°55'32" W 247.11 feet; thence N 1°05'05" E 763.78 feet more or less to the North line of said Northwest one-quarter of the Southeast one-quarter; thence Easterly along said North line 247.17 feet more or less to the point of beginning.

SECTION 5 T.4N. R.4W. W.M.  
COLUMBIA COUNTY

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY  
Scale: 1" = 400' Current Revision Date: 5/12/94 C

4 4 5  
& INDEX  
VERNONIA



THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY

4 4 5  
& INDEX  
VERNONIA

**Notice to Taxing Districts**

ORS 308.225



Cartographic Unit  
 955 Center St. NE  
 Salem, OR 97310  
 (503) 945-8297, fax 945-8737

RECEIVED ON  
 MAY 08 2000  
 COLUMBIA COUNTY ASSESSOR

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

**Description and Map Approved**

**May 2, 2000**

**As Per ORS 308.225**

☒ Description    ☒ Map received from: CITY  
 On: 4/10/00, 4/27/00

This is to notify you that your boundary change in Columbia County for  
 ANNEXATION TO CITY OF VERNONIA.

ORD #743

has been:    ☒ Approved    5/2/00  
                   ☐ Disapproved

Notes:

Department of Revenue File Number: 5-211-2000

Prepared by: Jennifer Dudley, 503-945-8666

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

**Notice to Taxing Districts**

ORS 308.225



Cartographic Unit  
 955 Center St. NE  
 Salem, OR 97310  
 (503) 945-8297, fax 945-8737

RECEIVED ON

APR 12 2000

COLUMBIA COUNTY ASSESSOR

City of Vernonia  
 Attn: Julie A. Coontz  
 1001 Bridge Street  
 Vernonia, OR 97064

☒ Description    ☒ Map received from: CITY  
 On: 4/10/00

This is to notify you that your boundary change in Columbia County for  
 ANNEXATION TO CITY OF VERNONIA.

ORD #743

has been:    ☐ Approved  
                  ☒ Disapproved    4/11/00

Notes:

Exception by deed not acceptable, need metes & bounds for exception. Last exception excepts out more territory than is in description.

---

 Department of Revenue File Number: 5-211-2000

Prepared by: Jennifer Dudley, 503-945-8666

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

CITY OF VERNONIA  
1001 Bridge St.  
Vernonia, OR 97064

ORDINANCE NO. 743

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

The City Council finds:

1. Garth Page has submitted a petition for annexation and General Residential Planned Development zoning of certain property to the City of Vernonia.
2. The petition and consent to annexation submitted by Garth Page of Aloha 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. By motion, 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 March 16, 2000 at 6:30 PM before the City of Vernonia Planning Commission and for March 20, 2000 at 6:45 PM before the Vernonia City Council. Notice of the public hearing was given by publication in the St. Helens Chronicle on March 8, 2000 and the Independent Newspaper on March 15, 2000 and by posting in 4 public places for 2 weeks prior to the hearing.
4. The annexation and General Residential Planned Development zoning of the property is consistent with the Vernonia Comprehensive Plan. It directly incorporates the Comprehensive Plan Objective to "encourage planned unit developments and the Comprehensive Plan goal for the General Residential Zone. It incorporates other Comprehensive Plan goals and objectives as described in the Staff Report, Attached hereto.
5. The annexation and General Residential Planned Development zoning of this property is appropriate as described in the Staff Report.
6. The Planning Commission has approved the preliminary plan of Phase I of the Planned Development, which specifies deviations from the General Residential Zone requirements, as well as additional requirements for the development. The deviations and requirements will apply to the first phase of the Planned Development. The first phase of the Planned Development does not include any of the property being annexed and rezoned, as described in Exhibit A.
7. The Planning Commission held a public hearing on March 16, 2000 at 6:30 PM and received the comments of all persons desiring to be heard on the question of annexation.
8. The Planning Commission voted unanimously to recommend annexation and General Residential Planned Development zoning of the property.
9. The City Council held a public hearing on March 20, 2000 at 6:30 PM and received the comments of all persons desiring to be heard on the question of annexation.

10. 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 a General Residential Planned Development Zone.

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 General Residential – Planned Development
- Section 3. 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 3<sup>rd</sup> day of April 2000 by the following vote:

Ayes: 3 Nays: 1 Abstain: 1 Absent: 0

Adopted as read by title only this 3<sup>rd</sup> day of April 2000 by the following vote:

Ayes: 3 Nays: 1 Abstain: 1 Absent: 0

Adopted as read in full this 17<sup>th</sup> day of April 2000 by the following vote:

Ayes: 3 Nays: 0 Abstain: 1 Absent: 1

Adopted as read by title only this 17<sup>th</sup> day of April 2000 by the following vote:

Ayes: 3 Nays: 0 Abstain: 1 Absent: 1

Approved this 17<sup>th</sup> day of April 2000.

CITY OF VERNONIA



Art Parrow, Mayor

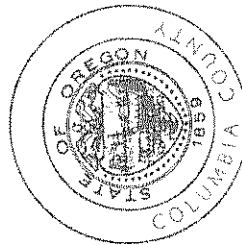
ATTEST:   
Janelle Serafin, City Recorder

## EXHIBIT A

Beginning at the Northeast corner of the Northwest one-quarter of the Southeast one-quarter of Section 5, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County; thence S 1°05'05" W along the East line of said Northwest one-quarter of the Southeast one-quarter 769.17 feet to a point from which a 5/8" iron rod bears East 0.55 feet; thence N 88°55'32" W 247.11 feet; thence N 1°05'05" E 763.78 feet more or less to the North line of said Northwest one-quarter of the Southeast one-quarter; thence Easterly along said North line 247.17 feet more or less to the point of beginning.

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

11 670 '00 DEC -1 P1:51



ELIZABETH HAUSER, County Clerk

By: *E. Hauser* Deputy

Receipt # *25157* # of Pages *3*

FEES \$ *36.00*





## CITY OF VERNONIA

1001 BRIDGE STREET • VERNONIA, OR 97064  
(503) 429-5291 • FAX (503) 429-4232

RECEIVED ON  
APR 21 2000  
COLUMBIA COUNTY ASSESSOR

April 19, 2000

Assessor's Office  
Columbia County Courthouse  
St. Helens, OR 97051

RE: Filing of Garth Page Annexation, City of Vernonia, Oregon

Pursuant to ORS 222.177, please find enclosed Ordinance 743 Declaring Annexation and Zoning of Property to the City of Vernonia and Declaring an Emergency. The City Council voted in favor of Ordinance 743 after a second reading during the regular Council meeting of April 17, 2000. The second reading was necessary due to the fact that the vote was not unanimous after the first reading on April 3, 2000.

The ordinance read for the second time includes an amended Exhibit A for the legal description of the property. The Oregon Department of Revenue did not accept the legal description that was previously submitted. The map and petition for annexation were submitted with our previous letter on this matter.

Thank you for your assistance.

Respectfully,

**Julie A. Coontz**

Enclosures: Ordinance 743, Legal Description & Staff Report

4-03 4-4-5 702

**ORDINANCE NO. 143**

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

The City Council finds:

1. Garth Page has submitted a petition for annexation and General Residential Planned Development zoning of certain property to the City of Vernonia.
2. The petition and consent to annexation submitted by Garth Page of Aloha 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. By motion, 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 March 16, 2000 at 6:30 PM before the City of Vernonia Planning Commission and for March 20, 2000 at 6:45 PM before the Vernonia City Council. Notice of the public hearing was given by publication in the St. Helens Chronicle on March 8, 2000 and the Independent Newspaper on March 15, 2000 and by posting in 4 public places for 2 weeks prior to the hearing.
4. The annexation and General Residential Planned Development zoning of the property is consistent with the Vernonia Comprehensive Plan. It directly incorporates the Comprehensive Plan Objective to "encourage planned unit developments and the Comprehensive Plan goal for the General Residential Zone. It incorporates other Comprehensive Plan goals and objectives as described in the Staff Report, Attached hereto.
5. The annexation and General Residential Planned Development zoning of this property is appropriate as described in the Staff Report.
6. The Planning Commission has approved the preliminary plan of Phase I of the Planned Development, which specifies deviations from the General Residential Zone requirements, as well as additional requirements for the development. The deviations and requirements will apply to the first phase of the Planned Development. The first phase of the Planned Development does not include any of the property being annexed and rezoned, as described in Exhibit A.
7. The Planning Commission held a public hearing on March 16, 2000 at 6:30 PM and received the comments of all persons desiring to be heard on the question of annexation.
8. The Planning Commission voted unanimously to recommend annexation and General Residential Planned Development zoning of the property.
9. The City Council held a public hearing on March 20, 2000 at 6:30 PM and received the comments of all persons desiring to be heard on the question of annexation.

10. 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 a General Residential Planned Development Zone.

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 General Residential – Planned Development
- Section 3. 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 3<sup>rd</sup> day of April 2000 by the following vote:

Ayes: 3 Nays: 1 Abstain: 1 Absent: 0

Adopted as read by title only this 3<sup>rd</sup> day of April 2000 by the following vote:

Ayes: 3 Nays: 1 Abstain: 1 Absent: 0

Adopted as read in full this 17<sup>th</sup> day of April 2000 by the following vote:

Ayes: 3 Nays: 0 Abstain: 1 Absent: 1

Adopted as read by title only this 17<sup>th</sup> day of April 2000 by the following vote:

Ayes: 3 Nays: 0 Abstain: 1 Absent: 1

Approved this 17<sup>th</sup> day of April 2000.

CITY OF VERNONIA



Art Parrow, Mayor

ATTEST: Janelle Serafin  
Janelle Serafin, City Recorder

## EXHIBIT A

Beginning at the Northeast corner of the Northwest one-quarter of the Southeast one-quarter of Section 5, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County; thence S  $1^{\circ}05'05''$  W along the East line of said Northwest one-quarter of the Southeast one-quarter 769.17 feet to a point from which a  $\frac{5}{8}$ " iron rod bears East 0.55 feet; thence N  $88^{\circ}55'32''$  W 247.11 feet; thence N  $1^{\circ}05'05''$  E 763.78 feet more or less to the North line of said Northwest one-quarter of the Southeast one-quarter; thence Easterly along said North line 247.17 feet more or less to the point of beginning.

## **STAFF REPORT**

### **Bear Creek Hollow Planned Development**

By Julie A. Coontz

March 10, 2000

#### **Introduction**

Garth Page (Developer) has submitted applications for annexation and zone change from RR-5 to General Residential - Planned Development (GR-PD) for a 4.45 acre parcel of property described as Tax Lot Number 4405-000-00702. The application also includes a zone amendment from General Residential (GR) to (GR-PD) for Tax Lot Numbers 4405-041-03400, 4405-041-03300, 4405-041-03405, 4405-041-03406, and 4405-041-03500, 4405-041-03501 & 4405-041-03502; and for preliminary approval of a planned development for all of the listed lots. The total area for the proposed zone amendments and Planned Development is approximately 10.99 acres.

#### **Current General Residential Zone**

The Current General Residential zone allows for single-family, two-family and multi-family dwellings. Vernonia Ordinance 711, Section 1.030. It also currently allows two-family dwellings. The current minimum lot sizes are 5,000 square feet for a one-family dwelling, plus 2,500 square feet for each additional dwelling unit. The minimum front yard setbacks are 10 feet; the side yard setbacks are 5 feet; and the back yard setbacks are 10 feet. The current minimum lot width is 50 feet, except on a corner lot, it is 100 feet. The current minimum lot depth is 100 feet.

#### **Modifications for Proposed General Residential – Planned Development Zone**

Developer proposes to build two-family dwellings in the proposed zone, where individuals can own one unit of the dwelling and the land it sits on. The thinking behind this is that pride of ownership would contribute to better upkeep of the property. The proposed zone amendment would allow a zero side yard setback on the side where the two-family dwelling is divided. The proposed zone would also allow a minimum lot size of 3,500 square feet, for a total area of 7,000 square feet for the entire building. The smaller individual lot size and zero setbacks are the only deviations from the current GR zone in the area. The two-family dwelling would be on 7,000 square feet of total space, in comparison to a minimum 7,500 square foot lot for such a building in the current GR zone. The main difference is that the lots would be allowed to be divided along the lines

of the units, with ownership of the individual unit and the land. If an individual single-family home is built, the required minimum lot size will be 4,000 square feet. Also, the minimum lot widths would be 35 feet for two-family dwelling units and 40 feet for a single family home.

## **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.**

There is not a great supply of quality new developed areas in Vernonia, and this development is proposed as a cluster-style townhouse development, with two-family dwellings surrounding the pond and park area.

### **2. Cluster most high intensity uses in and around a revitalized business district...**

The site is well above the floodplain, and within easy walking distance of the core of downtown Vernonia. The downtown area of Vernonia has been recently revitalized with streetscape improvements and a new City Hall and Library. This development is within walking distance of downtown.

### **3. Infill vacant land inside the Urban Growth Boundary in an orderly manner**

This approximately 11 acre area is partly in and partly surrounded by older residential development areas and is one of few areas within the city available for a quality planned development. City services are available at the edges of the site and will be extended by the Developer.

### **4. 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 for both First Avenue and Maple Street to include street drainage system, paving and pedestrian

sidewalks on both sides of the streets to be developed. These improvements are to be completed before starting any new development. Expansion to accommodate future development shall be the responsibility of the Developer.

5. Encourage planned unit developments

This development meets this objective exactly, 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 or exceed the City's standards for facilities and infrastructure.

6. Encourage maintenance of the natural environment

Although the majority of the area is already zoned General Residential, there is a pond and creek in the center of the future phase of development. A dedicated open space surrounding the creek and pond area will be dedicated to the City of Vernonia and will include a walking/bike path around the pond area for the citizens of Vernonia to use and enjoy.

### 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

Staff Report

March 10, 2000

Page 3

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;

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

### 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 existing residential neighborhoods.

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

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?

Yes. The area abuts an established residential neighborhood to the north and is part of a proposal for a planned development that extends to the east. The area adjacent to the east of the proposed annexation area is currently zoned General Residential and is proposed to be zoned General Residential – Planned Development. The area is within close proximity to the Vernonia downtown core. An assisted living facility is proposed for the future, and will be able to take advantage of the close proximity to the downtown area.

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 needed to supply residences and potentially a senior assisted living center, for which there is a great need in Vernonia.

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

The City will benefit from the annexation by making property available to be added to the property tax rolls. The City and its senior members of the community will also greatly benefit if a senior assisted living center is built in the future phase of the development. The territory will benefit by fulfilling a need for residential housing in the town and allowing property owners in the area to develop their land in a more economically beneficial manner. The planned development overlay allows flexibility within the current GR zone to allow freedom of ownership of individual two-family dwellings.

### **Existing Services**

Water and sewer can be provided from the existing lines in First Avenue and Maple Street. The triplex on Maple receives City water and sewer services currently. Maple Street is partially developed.

### **Conditions Recommended by the City for Approval**

#### **Infrastructure**

Full street improvements are required for both First Avenue and Maple Street to include street drainage system, paving and pedestrian sidewalks both sides of streets to be developed. These improvements must be completed to existing developed properties before starting any new development. Drawings need to be submitted for new Planned Development layout in accordance with our requirements.

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. For the possible assisted living unit, fire flows would have to be a minimum of 1,500 gpm plus a sprinkler system installation in the building or the next higher required fire flows for the building. The necessary flow capacities must be built into the lines on Maple Street to accommodate the potential future uses.

Two-way streets in any future phases shall be fully developed with sidewalks on the developed side of the street up to the lot for which a building is to be built before any building permits will be issued. The street proposed around the pond shall be a minimum of 24 feet wide. Where the street is 24 feet wide, parking shall only be allowed on the side of the street which is developed. Designated parking strips on the pond side of the street shall be allowed in sections where the street is a minimum of 30 feet wide.

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.

#### Open Space

The dedicated open space around the pond is recommended to be dedicated to the City of Vernonia. There shall be a bike and walking path around the pond constructed consistent with restrictions pertaining to riparian areas and wetlands and in accordance with any laws of Division of State Lands, Department of Environmental Quality, Department of Forestry and the State of Oregon.

#### Lot Sizes

Minimum lot sizes for two-family dwellings shall be a minimum of 3,500 square feet, with the exception of the middle triplex unit (4405-041-3501), which is approximately 2,000 square feet. It shall be included in the General Residential - Planned Development Zone as a preexisting nonconforming lot. Minimum lot sizes for a single-family dwelling will be 4,000 square feet.

#### Covenants, Conditions, and Restrictions (CCR's)

A Homeowner's Association shall be in the CCR's, along with requirements for proper maintenance of property, yard areas, landscaping, and prevention and proper storage of garbage. Minimum front yard landscaping shall 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. Storage of any goods, supplies, machinery, irregularly operated vehicles (such as boats, trucks or campers) or trailers shall be screened from sight behind fences or within a building. Providers of utilities, whether the dwelling is occupied by renters or owners, shall have recourse for payment against the owners. There should also be provisions in the CCR's that prohibit cutting of trees, except for reasons of disease, danger to life, health or property, or building of new structures within the approved development plan. There should be a buffer zone of trees on lots with sufficient depth (100 feet or greater) between the Planned Development and the adjacent neighborhood. This is to alleviate the impact of the higher density residential development on the surrounding neighborhoods. Homeowners shall be ultimately responsible for enforcement of CCR's.

#### Recommendation

City staff recommends approval of the annexation, the proposed zone change and the development with the conditions specified above.

---

Staff Report  
March 10, 2000  
Page 6

## Addendum to Conditions Recommended by the City for Approval

### Building Specifications

All buildings are to be "stick-built" with sufficient thickness and insulation of walls, floors and ceilings to provide privacy and noise reduction to the occupants of each individual dwelling unit.



## CITY OF VERNONIA

1001 BRIDGE STREET • VERNONIA, OR 97064  
(503) 429-5291 • FAX (503) 429-4232

RECEIVED ON  
APR 07 2000  
COLUMBIA COUNTY ASSESSOR

April 5, 2000

2001.01

Assessor's Office  
Columbia County Courthouse  
St. Helens, Oregon 97051

SUBJECT: Filing of Garth Page Annexation, City of Vernonia, Oregon

Please process for filing the enclosed documents relative to the annexation of property owned by Garth Page to the City of Vernonia.

Pursuant to ORS 308.225, I have enclosed a copy of the Page petition for annexation and ordinance no. 743, Ordinance Declaring Annexation and Zoning of Property to the City of Vernonia and Declaring an Emergency, adopted by the Vernonia City Council on April 3, 2000.

Thank you for your assistance.

Respectfully,

Julie A. Coontz  
City Planner

Enclosures: Petition, Map, & Legal Description  
Ordinance