

**PLANNING COMMISSION MEETING**  
**Thursday, September 15, 2016 6:00 PM**  
City Council Chambers, 1001 Bridge Street, Vernonia OR 97064  
**REGULAR MEETING/PUBLIC HEARING**

**AGENDA**

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**Position #1** - (Exp.2016) - VACANT  
**Position #4** – (Exp. 2018) – Erika Paleck

**Position #2** - (Exp. 2017) - VACANT  
**Position #5** – (Exp. 2018) – Grant Williams  
**Position #7** – (Exp. 2019) – Jeff Goodman

**Position #3** – (Exp. 2017) – VACANT  
**Position #6** – (Exp. 2019) – Susan Wagner

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- 1. Call to Order: Susan Wagner, Chair**
- 2. Approval or Additions to Agenda**
- 3. Topics from the Floor**
- 4. Consent Agenda**
  - A. Planning Commission Minutes from August 18, 2016
- 5. Unfinished Business**
  - A. Nehalem View Subdivision Planned Development Extension Application
- 6. New Business**
  - A. Planning Commission Application – Jeff Walton
- 7. City Planner’s Report**
- 8. Commissioners Reports**
- 9. Chairperson Report**
- 10. Correspondence**

**Adjournment**

\*\*\*AMERICANS WITH DISABILITIES ACT NOTICE\*\*\*

Please contact the City Recorder, Vernonia City Hall, 1001 Bridge Street, Vernonia, OR 97064 (Phone No. 503-429-5291) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TCC users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

# PLANNING COMMISSION MEETING

**Thursday, August 18, 2016 6:00 PM**

City Council Chambers, 1001 Bridge Street, Vernonia OR 97064

## REGULAR MEETING/PUBLIC HEARING

### MINUTES

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**Position #1** - (Exp.2016) - VACANT  
**Position #4** - (Exp. 2018) - Erika Paleck

**Position #2** - (Exp. 2017) - VACANT  
**Position #5** - (Exp. 2018) - Grant Williams  
**Position #7** - (Exp. 2019) - Jeff Goodman

**Position #3** - (Exp. 2017) - VACANT  
**Position #6** - (Exp. 2019) - Susan Wagner

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**In Attendance:** Chair Wagner, Commissioner Paleck, Commissioner Williams, City Planner Phillips, and City Recorder Borst

**Absent:** Commissioner Goodman

#### **Call to Order: Susan Wagner, Chair**

Chair Wagner called the meeting to order at 6:07pm.

#### **Approval or Additions to Agenda**

Commissioner Williams made a motion to accept the meeting agenda as written. The motion was seconded by Commissioner Paleck, motion carried.

#### **Topics from the Floor**

Tim Anderson, Weed Avenue, presented to the Planning Commission an email strain between him, Betsy Johnson, and ODOT regarding the Vernonia Sign Project. The Parks Committee is fine with the sign being located at Spencer Park but does not feel as though it is something they should be involved in. City Planner Phillips then explained that Mr. Anderson would need to apply for the sign permit and variance on behalf of those who are interested in the sign. He also stated that he is available to help him through the process if he would like.

#### **Consent Agenda**

A. Planning Commission Minutes from June 16, 2016

Commissioner Williams made a motion to accept the meeting minutes from June 16, 2016 as written. The motion was seconded by Commissioner Paleck, motion carried.

#### **Unfinished Business**

#### **New Business**

A. Nehalem View Subdivision Planned Development Extension Application

City Planner Phillips presented his staff report. He added that he does not see a reason not to grant the extension as there would be a full review before final approval. Due to lack of a quorum, the Planning Commission will review the extension request at the September 15<sup>th</sup> meeting.

#### **City Planner's Report**

Garrett Phillips introduced himself to the Planning Commission as he is the new City Planner.

Chair Wagner asked that Mr. Phillips provide some training to the Planning Commissioners as one of the previous city planners use to as they could use a refresher. After great discussion, the Commissioners directed the City Planner and City Recorder to research available local trainings and investigate the possibility of bringing a trainer to the City of Vernonia.

#### **Commissioners Reports**

**Chairperson Report**

Chair Wagner mentioned that the City Recorder may be able to locate potential trainers in the minutes from when Councilor Willow Burch was in office. Around that time there was a training held in Banks.

**Correspondence****Adjournment**

Chair Wagner adjourned the meeting at 6:49 PM.

These minutes were approved at the September 15<sup>th</sup>, 2016 Planning Commission Meeting.

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Stephanie Borst, City Recorder

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Susan Wagner, Planning Commission Chair

To: The Vernonia Planning Commission and The City Planner

From: Mike Pihl, Nehalem View LLC

Date: 7/18/2016

Subject: Two year extension of the 67 lot Nehalem View Subdivision and Planned Development  
(Applicants are Bud Dow and Mike Pihl)

This is a request to extend preliminary approval of the Nehalem View Subdivision and Planned Development from July 19, 2016 to July 19, 2018. The economic condition of the housing market has caused this project to be delayed. No changes to the development plan are requested with this extension.



Mike Pihl, Nehalem View LLC



**CITY OF VERNONIA - PLANNING DEPARTMENT**

1001 Bridge Street  
Vernonia, OR 97064

**STAFF REPORT**

**Extension Application EXT-01 PIHL/DOW-Nehalem View Subdivision**

**I. GENERAL INFORMATION**

**Report Date:** August 9, 2016

**Applicant/Owner:** Bud Dow and Mike Pihl

**Tax Lot:** 4N4W040000101- Nehalem View Subdivision

**Zoning:** Low Density Residential Zone LDR

**Requested Action:** APPLICATION FOR A FIFTH EXTENSION OF THE INITIAL NEHALEM VIEW DEVELOPMENT APPROVAL TO COMPLETE A PD ZONE MAP AMENDMENT

The applicant is requesting a fifth extension of their original plan approval in September 2008. On or around July 20<sup>th</sup> 2016 the applicant submitted a request for a “two year extension,” “from July 19<sup>th</sup> 2016 to July 19<sup>th</sup> 2018.” The last extension (The fourth extension) for two years was approved by the Planning Commission March 1<sup>st</sup> 2014, and expired in February 2016.

The remainder of this staff report contains information from City Planner Carol Connell’s staff report to the Planning Commission dated February 24<sup>th</sup> 2012, regarding the second extension that was approved in that year, with minor additions to document extension approvals since 2012, and additional considerations about the extension expirations.

The initial decision included a schedule of steps to complete in order to begin building the 67- home development. The first step in finalizing the development plan is to request a zone change approving the Planned Development PD designation on the property, which was zoned LDR as of the 2012 extension approval and which is still zoned LDR. This step requires a hearing before the Planning Commission and City Council and adoption of an ordinance approving the PD designation on the property.

According to the approved schedule, the PD zone change request was required to be completed in 2009. In September 2009 the applicant requested and the Planning Commission approved a one year extension. That extension approval expired. In February 2011 the applicant requested and the



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Planning Commission approved a second 18-month extension, including a 6-month retroactive period from September 2010 to February 2011.

The second extension expired March 8, 2012. In 2012, the applicant requested an additional two year extension to March 1, 2014. That extension appears to have been granted with the following condition of approval:

*The extension is contingent upon the conditions of approval in the original 2008 decision and a complete analysis of current code provisions, the 2011 Vernonia TSP, public facility and physical changes in the area applicable to the development at the time the Zone Map Amendment is filed.*

Minutes of the February 20<sup>th</sup> 2014 Planning Commission meeting indicate that a 4<sup>th</sup> extension was approved, for a period of 2 years, “until February of 2016.”

The Vernonia Land Use & Zoning Code does not appear to limit the number of extensions on a PD Preliminary Plan approval. The primary issue surrounding an extension request is whether there have been significant changes in the area or development code that would alter the outcome of a development plan. As of 2012, the most significant change affecting the Nehalem View PD is construction of the new school adjoining the site. It is important that new code provisions adopted since September 2008 and other changes are considered when or if the PD zone change for the approved preliminary plan is eventually made.

The second issue surrounding the extension request is the date upon which it will expire. The previous extension expired on either February 19<sup>th</sup> 2016 or the last day of February 2016, depending on how one interprets the Planning Commission’s decision. Thus the applicant’s requested two year extension would expire two years from either of those dates. However the applicant has requested the extension to expire two years from the date that the extension request was submitted.

**ALTERNATIVE ACTION #1:** To approve the Nehalem View Preliminary PD and Subdivision Plan extension request **two years from the date of the prior expiration, until February 28<sup>th</sup>, 2018** subject to the conditions of approval in the original 2008 decision and a complete analysis of current code provisions, the 2011 Vernonia TSP, public facility and physical changes in the area applicable to the development at the time the Zone Map Amendment is filed.

**ALTERNATIVE ACTION #2:** To approve the Nehalem View Preliminary PD and Subdivision Plan extension request **two years from the date of the extension application, until July 19<sup>th</sup>, 2018** subject to the conditions of approval in the original 2008 decision and a complete analysis of current code provisions, the 2011 Vernonia TSP, public facility and physical changes in the area applicable to the development at the time the Zone Map Amendment is filed.



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Vernonia, OR 97064

Questions regarding this staff report can be addressed to Garrett Phillips, (503) 325-0435 ext. 220, [gphillips@columbiaestuary.org](mailto:gphillips@columbiaestuary.org).

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Garrett Phillips  
Planner – City of Vernonia



Application for Appointment to

PLANNING COMMISSION

(Committee or Planning Commission)

PLEASE PRINT

Name WALTON Jeff  
Last First

Home Address 54658 Hwy 47 S. Vernonia, OR 97064  
Street City Zip

Occupation OWNER - VERNONIA SPRINGS  
Place of Employment

Business Address 54658 Hwy 47 S. Vernonia, OR 97064

Phone No. \_\_\_\_\_ Cell Phone No. 503.320.0988

E-mail Jeff@vernonia-springs.com

1. Do you reside within the Vernonia city limits? Yes \_\_\_\_\_ No

2. Are you a registered voter? Yes  No \_\_\_\_\_

3. How did you learn about this vacancy?  
Newspaper \_\_\_\_\_ Word of Mouth   
Notice in the Mail \_\_\_\_\_ Other (Specify) \_\_\_\_\_

4. At least two meetings a month or more are required plus significant time reading agenda material. Will you be able to attend these meetings? Yes  No \_\_\_\_\_

5. Attendance is important for committee work. Do you think you could meet the goal of a 75% minimum attendance rate of each calendar year. Yes  No \_\_\_\_\_

6. What experience/training do you have that qualifies you for this particular appointment and what specific contributions do you hope to make?

See Attached

7. Please give a brief description of your involvement in community groups and activities.

See Attached

4. Please list community topics of particular concern to you that relate to this appointment.

See Attached

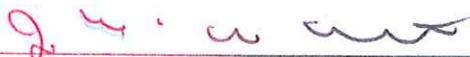
5. Please list your reasons for wishing to be appointed.

See Attached

Return completed application to City Hall, 1001 Bridge Street, Vernonia, OR 97064. Applications accepted until positions are filled. Immediate application recommended.

If applicable, you will be advised when the City Council or Planning Commission will conduct interviews of the applicants. The Planning Commission will make a recommendation to the Council. Plan to be present to discuss your application with the Council or Planning Commission. The Council will endeavor to make its selection at that meeting; however, it may wish to take more time to deliberate before making the appointment.

Information on this form is public information.  
Thank you for your expression of interest in serving the community.

  
\_\_\_\_\_  
Signature of Applicant

9/4/14  
\_\_\_\_\_  
Date

## Planning Commission Application Responses

6. Throughout my adult life I have been involved in many real estate development projects giving me a significant amount of experience in land development issues. Most recently I personally handled all aspects of the conditional use permit process relating to my property/business (28 acres) named Vernonia Springs. Through the conditional use permit process which spanned 3 ½ years I became intimately familiar with State, County and Local land use laws. I also have established a solid relationship with most of the folks at Columbia County. I am confident they can attest to my integrity, knowledge and willingness to properly follow established state and county land use rules and regulations.

7. I am currently a member of the Vernonia Grange. Now that I have completed the conditional use permit process for my property which I had been working on since moving to Vernonia in 2013, I plan to be involved in several additional local organizations.

4. Given Vernonia will most likely be the last place I live in my lifetime, I would like to make sure that future planning and development in our community is done not only within the boundaries of current land use laws, but also in ways that make the most sense for residents, business and the environment.

5. Same as number 4 above.