

**MINUTES**  
**CITY OF VERNONIA CITY COUNCIL PUBLIC HEARING**  
**Held at the Scout Cabin Vernonia Oregon**  
**February 19, 2008**

**Public Hearing Open:** Public Hearing was opened by Mayor Sally Harrison at 7:04 pm

**Order of Public Hearing was read by Mayor Sally Harrison**

**Proposed Action:** To consider Development Regulations – Ordinance 711 an Ordinance regulating the Use of Land and Structures in the City of Vernonia, Establishing Zones for that Purpose; Repealing Ordinance No. 478 and all Amendments thereto Ordinances 537, 557, 559, 567, 606, 709 and Declaring an Emergency as Amended by Ordinances 739, with Addition of Article SVI, and Ordinance 798

**City Council Members Declare Abstentions, Conflicts, Exparte Contacts:**

All City Council Members declared Exparte Contact as they were part of a Study Session concerning this Ordinance. There were no abstentions or conflicts by the City Council Members.

**Mayor Harrison asked if there was any new evidence to bring forth. There was no new evidence brought forth**

**Staff Report:**

Heather Lewis, Planning Commissioner, explained to Council that this Ordinance was amended to compile all other ordinances that applied to one place for better continuity. She further explained that the ordinance did not discriminate between stick build homes and manufactured homes single family dwellings. Design standards, diagrams for parking and definitions were already in other ordinances. After public hearing the roof pitch was changed from 6:12 to 4:12 as a design option allowing the 6:12 to be one of six options. The Flood Plain Development Permit is required by FEMA and to be kept on file. There was a definition change from Building Official to Vernonia Land Development Services.

**Public Comment in Favor:**

All comments from the audience were glad to see that everything was now in one ordinance which would make it clear, concise and easier for developers, staff and citizens to be given all the information and would also help with enforcement.

**Public Comment in Opposition:** No comment.

**Public Comment Neutral:** No comment

**There was a final call for testimony:**

### **City Council reply to Comments and Public Questions:**

Randy Parrow questioned the following:

- Standards for Manufactured Homes was negative toward them
- Had a question about the Footings such as concrete, masonry, pony walls
- No more than 50% of an area covered
- Permeable and impermeable surface
- Set backs and an abutting lot of 50%
- Standard roof pitch for manufactured home is 3:12 pitch
- Why three inch trim when 2-3 is normal
- Option or requirement of front door facing street, windows and porches
- Manufactured Home Parks and requiring carport, garage, and or shed
- Parking in a Manufactured Home Park
- Why were owners only given 48 hours to get home set up
- No outdoor storage of tools etc.
- Six foot fence around park or hedge which would enclose a park
- Questioned what happens if this ordinance doesn't pass

It was explained that there were only two changes to Ordinance 711 and all the other additions were already in other ordinances and brought into this one ordinance for better clarity.

There was discussion on drainage by several in the audience which was not part of this ordinance at this time.

### **Public Hearing Closed at 8:00 pm to further testimony**

Council took a five minute break before deliberation.

Council deliberation towards decision on recommendation from Planning Commission

### **Council Comments:**

Mayor Harrison asked for a final copy of the ordinance after it is passed.

Steve Whiteman was glad to see that all information was gathered into one place, was glad to see the pitch changed to 4:12, wasn't happy with the timing and glad to see that the changes were minimal

The first reading by title only February 19, 2008

Shirlee Daughtry moved that after public hearing and finding of fact that the Planning Commission recommend to Vernonia City Council City of Vernonia to amend Ordinance 711 Section 3.010(3)(c) roof pitch to 4:12, Section 3.050(d)(1) and the design standards Section 3.050(3)(I) to refer to Section 4.050(13)(a) for parking standards Section 3.010(3)(I) and repeal Ordinances 478 and all amendments there to Ordinances 537, 557, 559, 567, 606, 709, and Declaring an Emergency as Amended by Ordinances 739, with Addition of Article XVI and Ordinance 798. The motion was seconded by Steve Whiteman. Motion passed.

Mayor Harrison polled the panel

Ayes 4 Absent \_\_\_\_\_ Nays 1 Abstain \_\_\_\_\_

Second reading by Title only February 19, 2008

Brett Costley moved that after public hearing and finding of fact that the Planning Commission recommend to Vernonia City Council City of Vernonia to amend Ordinance 711 with changes to the word denied and to roof pitch 4:12 (3.010(3)(c) 3.050 (d)(1) and the design standards 3.050(3)(I) to refer to 4.050(13)(a) for parking standards 3.010(3)(I) and repeal Ordinances 478 and all amendments there to Ordinances 537, 557, 559, 567, 606, 709, and Declaring an Emergency as Amended by Ordinances 739, with Addition of Article XVI and Ordinance 798. The motion was seconded by Steve Whiteman. Motion passed

The Mayor polled the panel

Ayes 4 Absent \_\_\_\_\_ Nays 1 Abstain \_\_\_\_\_

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2008

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Sally Harrison, Mayor

Attest: \_\_\_\_\_

Joann M Glass, City Recorder  
Public Hearing Minutes Approved March 3, 2008