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RECORDS

City Council Adopted Version  
April 16, 2002

JOINT MANAGEMENT AGREEMENT BETWEEN  
CITY OF STANFIELD  
AND UMATILLA COUNTY

City of Stanfield City Council Ordinance Number 352-2002  
Umatilla County Board of Commissioners Ordinance No. 2002-07

This agreement is entered into this 22nd day of July, 2002 by the City of Stanfield, an incorporated municipality of the State of Oregon, hereinafter referred to as the "City" and Umatilla County, a political subdivision of the State of Oregon, hereinafter referred to as the "County".

RECITALS:

- A. The City and the County are authorized under the provisions of Oregon Revised Statutes (ORS) 190 to enter into intergovernmental agreements for the performance of any functions that the City or County has authority to perform; and
- B. The City and the County are required to have coordinated and consistent comprehensive plans which establish an Urban Growth Boundary (UGB) and a plan for the Urban Growth Area (UGA) within the boundary; and
- C. Statewide Planning Goal 14 (Urbanization) requires that the establishment and change of a UGB shall be through a cooperative process between the City and County; and
- D. The City and the County share a common concern regarding development and use of lands within the UGA and other identified areas of mutual interest; and
- E. Statewide Planning Goal 2 (Land Use Planning) requires that City and County, maintain a consistent and coordinated plan for the UGB and UGA when amending their respective comprehensive plans; and
- F. The City and the County consider it mutually advantageous to establish this Joint Management Agreement (JMA) for the purpose of facilitating the orderly transition from rural to urban land uses within the City's UGA; and
- G. This JMA also constitutes a Cooperative Agreement under ORS 195.020.

NOW THEREFORE, THE CITY AND COUNTY AGREE AS FOLLOWS:

**1. Definitions:**

- 1.1. Comprehensive Plan - A plan adopted by the City or County which meets the requirements of ORS 197.015; generally, a coordinated land use map and policy statements interrelating all functional and natural systems and activities relating to the use of lands.
- 1.2. Contiguous - For the purpose of this agreement, contiguous shall be defined as touching or adjoining.
- 1.3. Days - In all cases, the reference to days in this agreement shall be understood to mean calendar days.
- 1.4. Land Use Actions - Land Use and Limited Land Use Decisions defined by ORS 197.015; generally a decision by the City or County applying standards of the comprehensive plans or land use regulations to particular pieces of property. Examples include, but are not limited to variances, conditional use permits, partitions, subdivisions, planned unit developments, road dedications and vacations, and amendments to the zoning map for specific properties.
- 1.5. Land Use Regulation - County or City zoning ordinances, subdivision ordinances adopted under ORS 92.044 or 92.046, or similar ordinances establishing standards for implementing the comprehensive plan. For the purpose of this JMA, substantive provisions of land use regulations shall be those sections of the ordinance establishing outright uses, conditional uses and zone requirements such as minimum lot sizes, the zoning map, and design standards for required improvements.
- 1.6. Legislative - An amendment to the City of County comprehensive plans and/or land use ordinances or a plan or zone maps that applies to a large number of parcels of land.
- 1.7. Major Improvement Projects - Projects that involve capital improvements for new or replacement facilities. These projects are budgeted as separate line items in the local jurisdiction's capital improvement budget. They do not include routine facilities maintenance, such as cleaning, pavement patching, or repairs.
- 1.8. Periodic Review - A comprehensive plan and ordinance review process, which is required for cities over 2,500 people and optional for cities with smaller populations. The process involves a comprehensive assessment of plan and ordinance deficiencies, development of a work plan to address the deficiencies, and completion of the work plan.

- 1.9. Procedural Requirements - Those sections of the land use ordinance which establish the review process for land use applications, including but not limited to determination of a complete application, notice, time frame for review, decision making authority, and appeal procedures.
- 1.10. Quasi-Judicial – Refers to an action or decision that requires substantial discretion or judgment in applying the standards or criteria of the City of Stanfield Development Code, and usually involves a public hearing. See section 4.1.500 City of Stanfield Development Code.
- 1.11. Substantive Provisions – Those sections of zoning and subdivision ordinances, which establish design standards and required improvements.
- 1.12. Urban Growth Area (UGA) - That unincorporated area between the City Limits and the Urban Growth Boundary in which urban services and facilities can be extended and development at urban intensity and density may occur.
- 1.13. Urban Growth Boundary (UGB) - A mutually agreed upon line, identified in both the City and County comprehensive plans, which delineates the outer extent of the UGA and the limits of urban growth (see Exhibit A).

## **2. Coordination of Comprehensive Planning and Development**

### **2.1. Amendments to the City's Plan or Land Use Regulations.**

Amendments to the City comprehensive plan text, land use regulations, UGB, map(s), or designation of urban reserve areas that follow the state periodic review or post acknowledgement procedures shall be enacted in accordance with the procedures established in this section.

#### **2.1.1 City Processing of Amendments**

- a. The City shall be responsible for preparing and/or reviewing all legislative and quasi-judicial comprehensive plan amendments in the UGA.
- b. Amendments to the City's Comprehensive Plan, land use regulations and/or maps may be initiated by the City, the County, or an affected person, by application to the City.
- c. If the City elects to amend its comprehensive plan using the Periodic Review process, the City and County shall discuss and develop a proposal for Periodic Review procedures relating to the UGA and UGB, including how the County will participate in Periodic Review. The City will present this proposal to the City Planning Commission at its first hearing on the analysis of the plan. Any comments received from the County shall be considered by the City Planning Commission in developing the work program to comply with Periodic Review.
- d. Amendment applications shall be processed by the City, with notification to the County at least thirty (30) days prior to the City Planning Commission's first hearing on the proposed amendment.

- e. The County shall respond in writing, even if it has no comment.
- f. Comments received from the County shall be considered by the City Planning Commission when making its recommendation to the City Council.
- g. The County also may provide comments prior to the City Council hearing, in which case, the Council shall consider the County's comments in making its decision.
- h. The City shall provide written notification of its final decision to the County within seven (7) days.

2.1.2 County Adoption of City Amendments in the UGA

- a. All adopted amendments to the City's Comprehensive Plan, land use regulations, and/or maps affecting the UGA or UGB shall be referred to the County for adoption as amendments to the County Plan and Development Ordinance.
- b. The County must adopt the amendments approved by the City for these to be applicable in the UGA. The County hearing to consider adoption shall be scheduled for hearing within ninety (90) days of the City notification.

2.2. Review Process for Land Use Actions in the UGA

2.2.1 City Procedures

- a. The City shall retain responsibility for land use actions affecting land within City's UGA.
- b. City zoning designations shall be applied to land in the UGA. Applicable City ordinance procedures and standards shall be used to evaluate land use actions within the UGA.
- d. For land use actions requiring a public hearing, notice of the action shall be made to the County at least ten (10) days prior to the first public hearing. The City shall send the County the staff report on the proposed land use request at least one (1) week prior to the first public hearing.
- e. The City shall respond to County comments, as appropriate, and consider them in making its decision.
- f. If a major change is made in the proposal under consideration, or significant new information is submitted that was not included in the original request, the City shall within seven (7) days refer it back to County for review and comment.
- g. Notification of the City's final written decision shall be provided to the County within seven (7) days.

2.2.2 County Procedures

- a. Upon receipt of notification from the City, the County shall review the application and provide written comments within ten (10) days.
  - 1. If the City is to make an administrative decision, the County shall provide the City with either a written response or request a public hearing.
- b. If the County has no comment, this response shall be provided in writing.

- c. If a major change is made in the proposal, or significant new information is submitted that was not included in the original request, the County shall, within seven (7) days, refer it back to the City for review and comment.
- d. The County shall incorporate the portion of the City's Comprehensive Plan that addresses the UGA into the County's Comprehensive Plan.

2.2.3 Opportunity for Appeal by the City

If the County participates in the City decision, the County has the right to appeal the City's decision in accordance with the appeals process specified in the City's Ordinance, applicable state statute, or state administrative rules.

2.3 Coordination of Other City and County Actions

2.3.1 City Actions

The City shall coordinate with and seek comments from the County regarding the following items, for which the City has ultimate decision making authority, and which affect land use within the UGA. These actions include:

- a. Major improvement projects sponsored by the City for transportation, water, sanitary sewer, or drainage improvements; and
- b. Proposal for the extension of any City service, utility or facility or their respective service areas.

2.3.2 County Actions

The County shall coordinate with and seek comments from the City regarding the following items, for which the County has ultimate decision making authority, and which affect land use within the UGA. These actions include:

- a. Major improvement projects sponsored by the County for transportation, drainage, or solid waste improvements;
- b. Proposal for formation of, or changes of organization, boundary or function of special districts, as these terms are defined in ORS 198.705 to ORS 198.710; and
- c. County road vacations.

**3. Urbanization**

- 3.1 The City of Stanfield has adopted a number of policies to guide efficient development within the City's UGB (Comprehensive Plan sections K, *Public Facilities*, and N, *Urbanization*.)
- 3.2 The City shall manage growth so that urban areas are developed when urban services are available. Land adjacent to the city limits are preferred for service over areas on the fringe (near the UGB) so that services are extended in a logical and orderly fashion.
- 3.3 An "Urban Holding Zone" (10 acre minimum lot size) has been established within the urbanizable portion of the UGB to preserve large parcels of land for future

urban development, and to prevent leap-frog development and premature parcelization of land. Conversion of this urbanizable land to urban land can occur once public facilities and services are available and adequate to serve urban levels of development, and the land is annexed into the city and zoned for urban development.

#### 4. City Services

##### 4.1 City Water and Sanitary Sewer Service

###### 4.1.1 Service Extensions

The City shall require annexation prior to extending water or sanitary sewer services to any property within the UGA at the affected property owner's request and expense. City services are an integral part of the city's urban growth management strategies with extension of these services guided by public facility policies found within the City's comprehensive plan (Goal K, *Public Facilities*).

###### 4.1.2 City Facilities

City-operated utility facilities, such as water reservoirs and sewage treatment plants, shall be located according to Statewide Planning Goal 11 and the City's adopted 2001 Public Facilities Plan.

###### 4.1.3 Public Facilities Plan

The City of Stanfield shall be responsible for preparing, adopting and amending a public facility plan (PFP) that addresses how urban services (water, sanitary sewer, storm drainage, and transportation) will be provided within the urban growth boundary.

The PFP will summarize capital investment needed to serve the urban area and also identify other service providers, including Umatilla County, that are responsible for delivery of services on an interim and/or long term basis. Preparation of the PFP will be coordinated with other service providers, including opportunities to participate in the development of implementing facility plans, such as utility master plans and transportation plans.

##### 5.2 Other Urban Services

5.2.1 Fire protection is provided by the Stanfield Fire District. The City and County shall notify the District of all comprehensive planning and development actions and provide an opportunity to comment in the manner provided in Section 2 of this agreement.

5.2.2 The Stanfield Police Department provides, and shall continue to provide, law enforcement services for the City. The City and County shall notify the Police Department of all comprehensive planning and development actions and provide an opportunity to comment in the manner provided in Section 2 of this agreement.

## 5 Roads and Transportation

### 5.1 Road Jurisdiction and Maintenance Responsibility

#### 5.1.1 Jurisdiction

As of June 2001, the City has jurisdiction of all public streets and associated rights-of-way within the UGB, except for the following:

<i>Street</i>	<i>Jurisdiction/Number</i>	<i>Location</i>
a. East Harding Avenue	County 1182	Within City
b. Hoosier Road	County 1311	Northwest; within City
c. Seymour Street	County 1332	Southwest; within City
d. South Edwards Road	County 1201	North-south; eastern edge of City, UGB
e. Canal Road	County 1179	North-south; within City and UGB

#### 5.1.2 Maintenance

Roads, streets, alleys, and other public improvements within public street rights-of-way shall be maintained by the agency that has jurisdiction as noted in Section 4.1.1.

### 5.2 Street and Road Transfer to the City

#### 5.2.1 General Policy

The City and County agree in principle that except for state highways, it is most appropriate for all streets within the City limits to be under the jurisdiction and maintenance responsibility of the City. However, it is also recognized by both parties that the City has limited funding, staff expertise, and equipment to maintain or construct streets. The City and County agree to look for opportunities to transfer street jurisdiction to the City, according to City standards, with a method for financing and providing street maintenance and/or construction.

#### 5.2.2 Annexation

When property is annexed, the entire width of any contiguous County street right-of-way shall be transferred to City jurisdiction unless the City and County mutually agree that such a change in jurisdiction should be deferred.

#### 5.2.3 Land Use Actions

When a land use action is approved by the City, the entire width of any contiguous County street right-of-way shall be transferred to City jurisdiction unless the City and County mutually agree that such a change in jurisdiction

should be deferred. As part of such land use action, the City shall require as a condition of approval:

- a. Street improvements along the property frontage, which are consistent with the street standards adopted by the City; or
- b. Execution of an irrevocable consent agreement, which obligates present and future property owners to participate in financing street improvements in the future.

5.3 Transportation System Plan Implementation

The 2001 Stanfield Transportation System Plan (TSP) describes street improvement and maintenance projects that should be completed over the next 20 years. Funding will be difficult to obtain for all of these projects. However, the City and County will make the commitment to work together to obtain the funding to complete the capital improvement program noted in Chapter 7 of the TSP. In particular, the City and County will prioritize projects and pursue the funding options described in Chapter 8 of the TSP.

5.4 Issues to be Evaluated

5.4.1 Funding Strategies

The City and County agree to evaluate the following funding strategies presented in the 2001 Stanfield TSP and determine their feasibility:

- a. Vehicle Registration Fees
- b. Local Improvement Districts

5.4.2 Coordinated Maintenance

The City and County currently coordinate street maintenance and construction activities. Given the present situation of decreasing revenues and increasing demand, the City and County shall evaluate ways to improve efficient use of street maintenance and construction funds for the common benefit of City and County residents and businesses.

5.5 Coordinated Grant Applications

Chapter 8 of the TSP describes a number of grant and loan programs that are potentially available to the City and County. The City and County commit to working closely together to obtain grants for street maintenance and construction within the UGA.

5.6 Public Transit

The City and County shall evaluate methods for providing public transit services for the local area.

6. Annexation

6.1 Annexation Procedure



Annexation of a property shall be in accordance with relevant methods and procedures in the ORS and City ordinances. At the time of annexation, the City shall apply the appropriate zoning designation to the property and amend the City Zoning Map accordingly.

6.2 City Addresses

Within one (1) year following annexation, property (situs) addresses shall be converted to the city addressing grid.

7. **Review, Amendment, Severability, Termination of Agreement**

7.1 Scheduled Reviews of the JMA

The City shall be responsible for initiating a joint review of this agreement at a minimum of every five (5) years to evaluate the effectiveness of the processes set forth, address new matters of state law, or changed conditions within the urban growth boundary.

7.2 Amendments to the JMA

This agreement may be amended by initiation of either party to the agreement following the procedures outlined below.

7.2.1 Request

- a. The party which seeks the amendment shall submit a formal request for amendment, describing the proposed change and why the change is necessary.
- b. The responding agency shall schedule a review of this request within 30 days of receipt.

7.2.2 Resolution, Modification and Mediation

- a. Both parties shall make good faith efforts to resolve requests to amend this agreement.
- b. The responding agency may approve, deny or suggest modifications to the amendment.
- c. Either party to the agreement may request the services of an outside mediator to help resolve disputes that may arise out of the implementation or amendment of this agreement.

7.3 Severability of JMA Provisions

The provisions of the agreement are severable. If an article, sentence, clause or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this agreement.

7.4 Termination of JMA

This agreement may be terminated by any of the parties following procedures provided.

7.4.1 Public Hearing Notice and Public Comment

- a. A public hearing shall be called by the party considering termination, giving the other party notice of hearing at least thirty (30) days prior to the scheduled hearing date. The thirty (30) day period shall be used by both parties to seek resolution of differences.
- b. Public notice of the hearing shall be in accordance with applicable Oregon statutes and administrative rules, but not less than twenty-one (21) days prior to the hearing.
- c. The party moving for termination shall state, in the public notice and at the hearing, the reasons for termination and the affect of the action on the UGA.
- d. Public comment shall be received regarding the action and considered by the party in its decision.

#### 7.4.2 Conflict Resolution

Prior to a final decision to terminate the agreement, the City and County shall agree to enter into a conflict resolution process which will be established by the Department of Land Conservation and Development.


#### 7.4.3 Final Decision


- a. The governing body of the terminating party shall vote to decide on termination on the established date for termination. If the vote is to end the agreement, written notice of the decision shall be provided to all affected parties including the Director of the Oregon Department of Land Conservation and Development.
- b. The established date of termination shall be at least thirty (30) days after the public hearing in order to provide an additional time period for resolution of differences.
- c. If resolution cannot be reached, a replacement agreement shall be developed as required by ORS 195.020.


IN WITNESS WHEREOF, this Urban Growth Area Joint Management Agreement is signed and executed by:

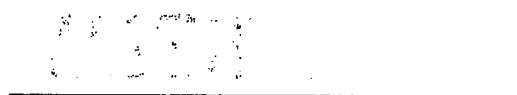
CITY COUNCIL  
CITY OF STANFIELD, OREGON

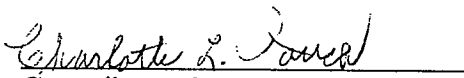
BOARD OF COUNTY COMMISSIONERS  
OF UMATILLA COUNTY, OREGON

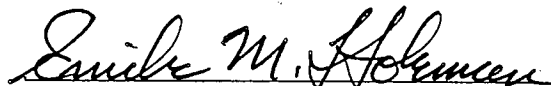
  
\_\_\_\_\_  
Mayor ~~Thomas J. McCann~~

  
\_\_\_\_\_  
Chair

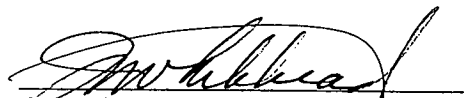
  
\_\_\_\_\_  
Councilor Gene Jorgenson


  
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Commissioner

  
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Councilor Charlotte Rauch

  
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Commissioner

  
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Councilor Richard Childers

  
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Councilor J. Val Whitehead

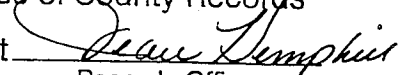
  
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Councilor Jack Huxoll

  
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Councilor Don Tyrrell

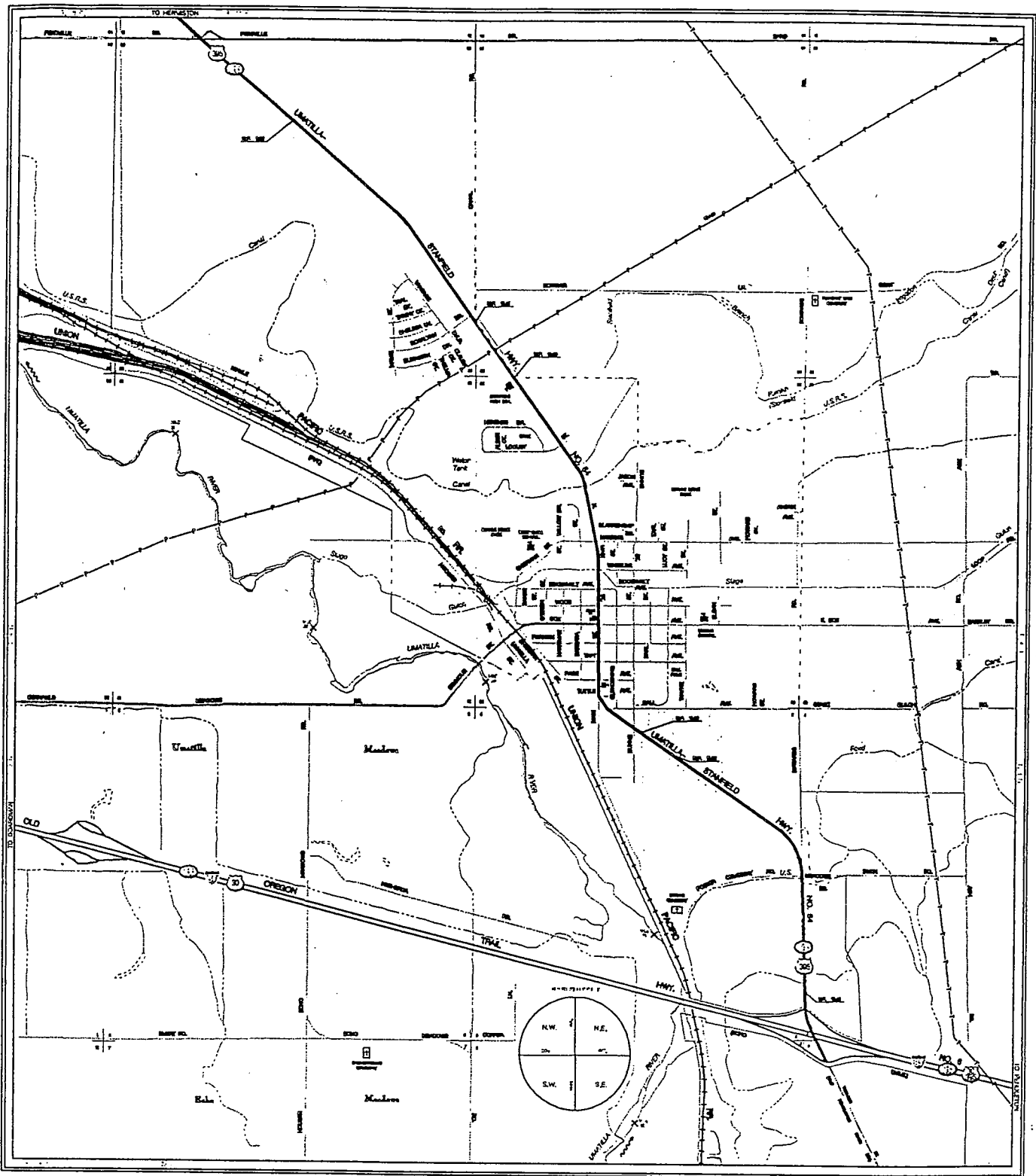
Attest: County Clerk

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Office of County Records  
Attest   
Records Officer





<p><b>LEGEND</b></p> <p><b>ROADS</b></p> <ul style="list-style-type: none"> <li>Interstate</li> <li>State Highway</li> <li>County Highway</li> <li>City Street</li> <li>Private Road</li> <li>Trail</li> <li>Unimproved Road</li> <li>Right-of-Way</li> <li>Proposed Road</li> </ul>		<p><b>PLACES</b></p> <ul style="list-style-type: none"> <li>City</li> <li>Village</li> <li>Hamlet</li> <li>Unincorporated Place</li> <li>Post Office</li> <li>Public School</li> <li>Private School</li> <li>Church</li> <li>Religious Building</li> <li>Public Building</li> <li>Private Building</li> <li>Industrial Building</li> <li>Warehouse</li> <li>Gas Station</li> <li>Auto Repair Shop</li> <li>Hotel</li> <li>Motel</li> <li>Restaurant</li> <li>Bar</li> <li>Cafe</li> <li>Convenience Store</li> <li>Department Store</li> <li>Supermarket</li> <li>Drug Store</li> <li>Hardware Store</li> <li>Book Store</li> <li>Florist</li> <li>Gift Shop</li> <li>Antique Shop</li> <li>Art Gallery</li> <li>Museum</li> <li>Library</li> <li>Public Library</li> <li>Private Library</li> <li>Community Center</li> <li>Senior Center</li> <li>Day Care Center</li> <li>Nursing Home</li> <li>Hospital</li> <li>Medical Office</li> <li>Dental Office</li> <li>Veterinarian</li> <li>Law Office</li> <li>Accounting Office</li> <li>Engineering Office</li> <li>Architectural Office</li> <li>Real Estate Office</li> <li>Insurance Office</li> <li>Bank</li> <li>Post Office</li> <li>Police Station</li> <li>Fire Station</li> <li>City Hall</li> <li>County Courthouse</li> <li>State Capitol</li> <li>U.S. Courthouse</li> <li>Federal Courthouse</li> <li>State Courthouse</li> <li>County Courthouse</li> <li>City Courthouse</li> <li>Public Works Building</li> <li>Water Treatment Plant</li> <li>Sewer Treatment Plant</li> <li>Waste Transfer Station</li> <li>Landfill</li> <li>Incinerator</li> <li>Power Plant</li> <li>Nuclear Power Plant</li> <li>Hydroelectric Power Plant</li> <li>Wind Power Plant</li> <li>Solar Power Plant</li> <li>Geothermal Power Plant</li> <li>Coal Power Plant</li> <li>Natural Gas Power Plant</li> <li>Oil Power Plant</li> <li>Gas Power Plant</li> <li>Electric Power Plant</li> <li>Water Power Plant</li> <li>Wind Power Plant</li> <li>Solar Power Plant</li> <li>Geothermal Power Plant</li> <li>Coal Power Plant</li> <li>Natural Gas Power Plant</li> <li>Oil Power Plant</li> <li>Gas Power Plant</li> <li>Electric Power Plant</li> <li>Water Power Plant</li> </ul>	<p><b>PLANNED BY</b></p> <p><b>NORTH</b></p> <p>PREPARED BY THE  <b>OREGON DEPARTMENT OF TRANSPORTATION</b>      1400 NE Oregon Street      SALEM, OREGON 97331-3476      PHONE: 503-586-3000 FAX: 503-586-3001</p>	<p>The Oregon Department of Transportation is not responsible for the accuracy of the information shown on this map. The user is responsible for the accuracy of the information shown on this map. The user is responsible for the accuracy of the information shown on this map.</p>	<p><b>STANFIELD</b>          Population 1,675</p> <p>1.34 N. R. 28-21 E. W. 4</p>	<p><b>OREGON TRANSPORTATION MAP</b>          Showing Functional Classification of Roads          City of</p> <p><b>STANFIELD</b></p> <p>UMATILLA COUNTY          NOVEMBER 2001</p>
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STANFIELD PLANNING AREA  
JOINT MANAGEMENT AGREEMENT

CITY OF STANFIELD RESOLUTION # 11-83

UMATILLA COUNTY RESOLUTION

7 September 1983

A. PARTIES

This Agreement is made and entered into this 7TH day of SEPTEMBER, 1983, by and between the City of Stanfield, an Oregon Municipal Corporation, hereinafter referred to as "City", and Umatilla County, a political subdivision of the State of Oregon, hereinafter referred to as "County".

B. RECITALS

1. This Joint Management Agreement is the culmination of a lengthy planning process and a series of actions intended to facilitate the orderly and efficient development of land in and around the City of Stanfield. Such actions include the preparation and adoption of the City's Comprehensive Plans, the cooperative establishment of an urban growth boundary and urban transition areas, coordination with affected governmental units and mutual review of the City and County Comprehensive Plans. This process has been accomplished pursuant to Oregon's Statewide Land Use Planning Program as enumerated by Oregon Revised Statutes (ORS) and the Oregon Land Conservation and Development Commission (LCDC).

2. The City adopted a Comprehensive Plan, hereinafter referred to as the "Comprehensive Plan", on the 30th day of August, 1983, to replace the Comprehensive Plan of 1978 and to comply with applicable Statewide Planning Goals.

3. The City and County desire to plan for the orderly management and development of the entire Stanfield planning area as provided in their respective Comprehensive Plans and through their joint efforts and cooperation. Therefore, they enter into this Joint Management Agreement pursuant to Oregon Statewide Planning Law and as authorized by ORS 215.100. This Agreement replaces the "City of Stanfield Urban Growth Area Joint Management Agreement" signed by the City and County in 1979.

### C. DEFINITIONS

1. The City's 1983 Comprehensive Plan has designated areas outside but adjacent to the City's corporate limits, and within the jurisdiction of the County, as "Urban Area" (UGA) and "Urban Reserve." Both areas are within a designated "Urban Growth Boundary." These terms are defined as follows:

- a. Urban Growth Boundary (UGB): A boundary established pursuant to LCDC's Goal #14, Urbanization, which is intended to identify and separate rural, agricultural land, from land available in the future for urban development.
- b. Urban Growth Area: The land area between the UGB and city limits which is needed to accommodate the potential, projected growth of Stanfield for the next 20 years.
- c. Urban Reserve: Land area within the Urban Growth Boundary which is not needed to accommodate Stanfield's potential, projected 20-year growth, but which will be needed within the next 30 years, and which will be protected from urban or non-farm rural development until 75% of the developable area within the City and Urban Growth Area has been occupied by urban uses. The Urban Reserves are included within the Urban Growth Boundary, rather than excluded because of locational factors associated with the Urban Growth Boundary, including clear-cut, man-made features such as major roads, the freeway, and railroad tracks.

2. There is a need to designate official "Areas of Mutual Concern" for planning and land development purposes on behalf of the City and the County within each other's area of jurisdiction. Within these "Areas of Mutual Concern" each jurisdiction has a valid interest in and may be impacted by planning programs or land use actions of the other jurisdiction, and should be invited to participate in or review and comment on such activities.

- a. The City's "Area of Mutual Concern" includes all property adjacent to the Urban Growth Boundary as well as the Hinkle Railyard west of the Urban Growth Boundary. The Hinkle area is bounded on the north by Feedville Road, on the west by the Butter Creek Highway (State Route 207), and on the south by the Umatilla River.
- b. The County's "Area of Mutual Concern" extends inside the city limits and includes County roads, areas served by County roads, areas around County facilities, as well as all lands which adjoin the City corporate limits and which therefore abut lands under County jurisdiction.

3. The Urban Growth Area and the Urban Reserve are depicted in Exhibit #A attached hereto and by this reference herein incorporated. The City's and County's "Areas of Mutual Concern" are depicted in Exhibit #B attached hereto and by this reference incorporated herein. Detailed definition of these boundaries are illustrated on applicable Umatilla County Tax Assessors' Maps available for viewing and reproduction at City Hall and County Planning Department offices.

4. Stanfield Planning Area means the combined area of the City, Urban Growth Boundary and the Area of Mutual Concern. The City and County shall notify one another according to the provisions of this Agreement, of all proposed comprehensive planning and development actions within the Stanfield Planning Area, including all land use requests requiring a public hearing, as well as notification of actions on such requests and all staff permit approvals. Such approvals include but are not limited to building permits, zoning permits, minor variances and minor partitions.

5. Words and phrases used in this Joint Management Agreement shall be construed in accordance with the City's Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Annexation Ordinance.

#### D. CONSIDERATION

The consideration for this Agreement is the mutual benefit of the City and the County.

#### E. AREAS WITHIN THE U.G.B., OVERALL PROVISIONS (URBAN GROWTH AREA and URBAN RESERVE)

It is agreed by and between the parties as follows:

1. The County shall adopt by ordinance as an amendment to the County Comprehensive Plan, the City's Comprehensive Plan including the Urban Growth Boundary, Plan Map, Plan Policies and Street Plan to apply to land within the U.G.B.

2. The County shall adopt by ordinance as an amendment to the County's Land Development Code for application within the U.G.B. only:

a. the City's 1983 Zoning Ordinance, excepting the sections on appeals, and

b. the City's 1983 Subdivision Ordinance, excepting the sections on creation of public streets, vacation of a street or plat, and appeals.

3. The County will adopt by ordinance as an amendment to the County's Zoning Map the Zoning Map of the City's 1983 Zoning Ordinance for application within the U.G.A., thereby rezoning the U.G.A. to applicable City zones, noting that Exclusive Farm Use zoning will be retained on land within the U.G.A. via the Urban Holding (UH-10) and Exclusive Farm Use (EFU-40) zones. Subsequent rezoning of said land shall be to urban density City zones as indicated on the City's Zoning Map in effect at the time of application for rezoning.

4. As empowered by ORS 215.020 and 215.406, the County hereby creates a U.G.B. Planning Commission, which shall function in the capacity of a County Planning Commission and County Hearings Officer for areas within the Stanfield U.G.B. only and which shall operate in compliance with the written rules of the County Planning Commission and County Hearings Officer, respectively.

5. The County appoints the City's Planning Commission as the U.G.B. Planning Commission and appoints the City's Planning Department as the U.G.B. Planning Department to function as the staff for the U.G.B. Planning Commission and as the planning administrators for areas within the U.G.B. Should there not be a quorum of the City Planning Commission available to act on a land use request within the U.G.B., or should a policy interpretation be required, the City Council is empowered to act in the capacity of the U.G.B. Planning Commission. These provisions require that the City maintain an active Planning Commission and retain professional planning staff. If either of these conditions cannot be fulfilled, in the future the City will so notify the County at least 30 days in advance, so that this Agreement may be appropriately amended. Should such occur, responsibility for planning administration within the U.G.B. will return to the County Planning Commission, County Hearings Officer and County Planning Department, unless other arrangements may be agreed upon.

6. All applications for land use requests within the U.G.B., including but not limited to subdivisions, variances, conditional uses, zoning permits, minor partitions and amendments to the Comprehensive Plan, and Implementing Ordinances applicable to the U.G.B. shall be made through the City's Planning Department.

7. The County adopts the City's application fee schedule for use within the U.G.B.

8. The County empowers the City to collect, for the City's use, the application fees for all land use requests within the U.G.B. initiated through the City's Planning Department.

9. The City Planning Department will refer to the County Planning Department for review and comment all land use requests within the U.G.B. for which a public hearing is required. Such notice shall be sent at least ten (10) days prior to the date of the first public hearing on each request. The City shall send the County the staff reports on such requests at least one week prior to the first public hearing.

★ 10. If adequate time is available, the County Planning Commission will review and comment on each such U.G.B. land use request notice, otherwise the County Planning Department will review and comment on behalf of the County Planning Commission, and will so notify them at the next Planning Commission meeting. The County will relay to the City comments on each such request by the date of the first public hearing or at said public hearing, even if the County response is "no comment".

11. The City Planning Department will refer back to the County prior to final action any such request in the U.G.B. for which amendments by the applicant or City were made subsequent to the first or additional public hearings together with relevant new staff comments. The same ten-day notice period will apply.

12. The City Planning Department will notify the County Planning Department in writing of all U.G.B. Planning Commission actions and staff permit approvals within the U.G.B. within five (5) business days of such action or approval.

13. All City Planning Department staff permit approvals, administrative interpretations, or other actions made pursuant to this Agreement may be appealed to the U.G.B. Planning Commission within fifteen (15) days of such actions or rulings. Such appeals shall be filed in writing with the City Planning Department and shall be accompanied by the appropriate filing fee. The U.G.B. Planning Commission shall



hold a public hearing and act on the appeal within thirty (30) days of its filing unless a longer period of time is agreed upon by the Commission and the appellant in written form by the end of the thirty days. A decision not appealed within fifteen (15) days is considered final.

14. Appeals of UGB Planning Commission decisions shall be made to the County Board of Commissioners within fifteen (15) days of the decision. Appeals pursuant to this Section shall be filed in writing with the County Board of Commissioners along with the applicable filing fee. The County Board of Commissioners will hold a de novo public hearing on the appeal within thirty (30) days of its filing. The City Planning Department shall provide staff support to the County Board of Commissioners and shall be responsible for processing such appeals. Within ten (10) days of filing such an appeal, copies of the record shall be transmitted to the County Board of Commissioners. The record shall include at least:

- a. The final UGB Planning Commission decision, including the findings and conclusions.
- b. All exhibits, maps, documents, or other written materials.
- c. All written testimony submitted in the course of the UGB Planning Commission's proceedings.
- d. The minutes of said proceedings as required by law.

All such appeals shall also be referred within ten (10) days of filing to the County Planning Commission and City Council for their review and comment, along with a copy of the record.

At least ten (10) days prior to the scheduled public hearing, the UGB Planning Commission will send a report and recommendation on each appeal to the County Board of Commissioners, County Planning Commission, and City Council. The County Board of Commissioners may remand, amend, rescind, or affirm the decision of the UGB Planning Commission. A decision not appealed within fifteen (15) days will be considered final.

15. Amendments to the Comprehensive Plan and sections of the implementing ordinances applicable to the UGB may be initiated by the City, the County, or an affected person. Amendments initiated by the City will be referred to the County for review and comment at least ten (10) days prior to the City Planning Commission public hearing. The City will refer back to the County for review and comment any changes proposed in such amendments at least ten (10) days prior to adoption. The amendments will be adopted by ordinance by the City prior to referral to the County for co-adoption review, via the County Planning Commission Department.

Amendments initiated by the County or an affected person shall

be made through the County Planning Department, and shall be referred to the City for review, recommendation and action within five (5) working days. The City Planning Commission and City Council will hold public hearings on the proposals and make recommendations to the County within thirty (30) days of receipt of the referral. If the City approves the amendments, either as proposed or in an altered form, they shall adopt such amendments as soon as practical.

The County Planning Commission and Board of Commissioners will hold public hearings on all proposed amendments following receipt of City recommendations or co-adoption referrals. If approved, the amendments will be adopted by ordinance into the County Comprehensive Plan and Land Development Code, for application only within the UGB, following City amendment of its Comprehensive Plan and implementing ordinances.

Attempts to resolve differences between City and County versions of acceptable amendments will occur prior to Board of Commissioners' adoption. Should the City and County fail to concur on amendment proposals, the Board of Commissioners' or City Council's decision may be appealed to the appropriate tribunal, following final action by the Board of Commissioners. Unless the County co-adopts amendments approved by the City, such amendments may not apply within the UGB.

Annexations related to Plan amendments shall be regulated by ORS Chapter 222.

16. Decisions of the County Board of Commissioners regarding appeals of Stanfield UGB, Planning Commission decisions and amendments to the Comprehensive Plan, and Implementing Ordinances for areas within the UGB may be appealed to the appropriate tribunal. The applicant for a land use request or amendment bears the burden of proof regarding the request or amendment and the responsibility of defending an appeal. The applicant affected by an appeal shall be required to notify the County in writing within five (5) days of receiving notice whether he desires to undertake his own defense or will withdraw the requested land use action or amendment. In the absence of such written communication, the County may either:

- a) Tender the defense to the applicant, or the City or
- b) Elect to defend its decision at County expense, should the issue be determined to be of county-wide significance.

The County Board of Commissioners and/or the City may elect to participate jointly or singly in all or a portion of the cost of defending such an appeal, if the issues are determined to be of county-wide or city-wide significance.

In any suit or action instituted under the provisions of this Section E-16, there shall be taxed and allowed to the Prevailing Party as a part of the costs of the action, a reasonable amount to be fixed by the court as attorney fees in such suit or action, both at trial and upon appeal.

17. The City shall refer all annexation proposals to the County for review and comment at least ten (10) days prior to the first public hearing on the annexation. The City will allow additional County review and comment should changes be made in the annexation proposal following initial or subsequent

hearings. The City may annex only within the UGA, subject to the City's phased growth strategy, as contained in the City's Comprehensive Plan.

18. The City may extend water, sewer and streets into the UGA after first attempting in good faith to:

- (1) annex the land into the city; or
- (2) acquire a recorded irrevocable consent to annex at some time in the future from all affected property owners.

19. The City will provide notice to the County and allow the County a ten (10) day period within which to review and comment on any proposal to extend water, sewer and street services within the UGA.

20. Any adjacent County road rights-of-way will be included within the boundaries of all annexations.

21. The City will neither accept nor maintain any County road within an annexed area or elsewhere in the urban area unless and until it meets City Standards in effect at the time and is acceptable to the City. The County may transfer control and responsibility for any such improved County road to the City if so agreed by the County Board of Commissioners and the City.

22. As a condition of annexation, the City will require the applicant to agree to improve to City Standards any included or impacted portions of County roads by;

- (a) irrevocable consent to participate in a future Local Improvement District to improve the road to City Standards, shared by all affected property owners; or
- (b) actual construction to City Standards prior to development of the said property.

23. With County approval, the City may sponsor Local Improvement Districts (LID) for portions of County Roads either entirely or partially within City limits. The County may also allow affected properties outside City limits to be included in such LID's provided the properties are within the Urban area, and are therefore eligible for annexation and development in the near future.

24. Streets platted after the effective date of the agreement shall be designed and constructed to City Standards.

25. The City is responsible for public facilities planning within the area of the UGB particularly with regard to extension of water, sewers and roads.

26. The City, through its Planning staff and City Attorney, shall have the authority to enforce all ordinances applicable within the UGB, except that only the County may authorize suit in Circuit Court on its behalf upon the recommendation of the City Planning staff or City Attorney. Suits filed by the County in Circuit Court shall be at County expense.

27. The City and County will jointly prepare and adopt a comprehensive transportation plan for the UGB within five years. This

plan will include future arterial and connector street corridors, and will be amended to include local streets as "area plans" are prepared and adopted.

#### F. CITY'S AREA OF MUTUAL CONCERN

It is agreed by and between the parties as follows:

1. The County will send the City notice on all land use requests requiring public hearings and on all actions on such requests, as well as staff permit approvals, within the City's Area of Mutual Concern in the same manner as for areas within the UGB pursuant to sections E-9 through E-12.
2. The County will coordinate with the City the development of new roads and road routings within the City's Area of Mutual Concern.
3. The City will review and comment on the development and future amendment of the County Comprehensive Plan and Implementing Ordinances for the City's Area of Mutual Concern.

#### G. COUNTY'S AREA OF MUTUAL CONCERN

It is agreed by and between the parties as follows:

1. The City will send notices to the County on all land use requests requiring public hearings, and on all actions on such requests, as well as staff permit approvals within the County's Area of Mutual Concern in the same manner as the County notifies the City for the area within the UGB pursuant to sections E-9 through E-12.
2. The City will require all applicants whose property requires access to a County road to obtain a necessary access permit from the County Road Department before creating, altering, or significantly expanding the use of access to the County road in question. To improve access regulation, and therefore public safety, the City will send notification directly to the County Road Department on all land use requests requiring public hearings and on actions on such requests as well as all staff permit approvals, in the same manner as provided in sections E-9 through E-12, when the property involved requires access to a County Road within the City limits.
3. The County will review and comment on the development of any future updates, revisions, or amendments to the City's Comprehensive Plan and implementing regulations with respect to the County's Area of Mutual Concern following notification per section E-15.

#### H. GENERAL PROVISIONS

It is agreed by and between the parties as follows:

1. This Agreement represents the final and complete written agreement of the parties with respect to joint management of planning and land development activities within the Stanfield planning area, and replaces all existing oral or written agreement.

2. The provisions of the Joint Management Agreement are severable. If an article, sentence, clause or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this Agreement.

3. If the City Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, or Annexation Ordinance, or the County Comprehensive Plan and Land Development Code; as applied to the Stanfield Planning Area fail to comply with Oregon Revised Statutes, the non-conforming document will be amended as necessary as soon as practicable, after the expiration of all appeal periods.

4. This Agreement may be amended only by mutual agreement by the City Council and County Board of Commissioners after recommendations have been received from the County Planning Commission and City Planning Commission, if active.

5. In the event the City disagrees with County action within the land use area of this Agreement, the City has standing to appeal the decisions to the appropriate tribunal at City expense. Likewise, if the County disagrees with the City action, within the land use area of this Agreement, the Commissioners may initiate their own review pursuant to Sections E-13 and E-14, or appeal to the appropriate tribunal at County expense.

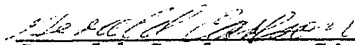
6. Adoption actions required by this Agreement shall take place within sixty (60) days of the effective date of this Agreement by the respective parties.

7. In the event additional review time for a land use request or amendment is required, the City or County, with consent of the applicant, may request and/or grant a fourteen (14) day extension of the mutual review and comment periods provided for in this Agreement upon notice prior to the public hearing.

APPROVED on behalf of the City of Stanfield this 6TH day of SEPTEMBER, 1983.

  
MAYOR JOHN PERKINS

ATTEST:

  
Gerald Carlson, City Administrator

APPROVED on behalf of Umatilla County this 7TH day of SEPTEMBER 1983.

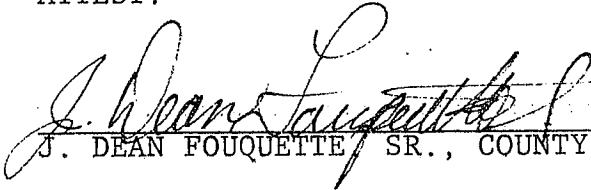
Umatilla County Board of Commissioners

  
CHAIRMAN ROBERT TEN EYCK

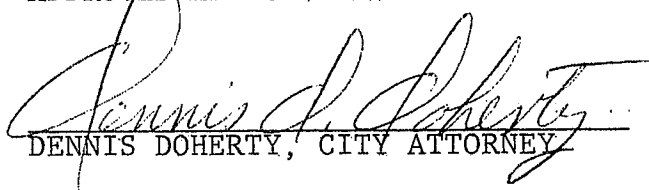
  
VICE-CHAIRMAN A.L. "BUD" DRAPER

  
COMMISSIONER WILLIAM HANSELL


ATTEST:

  
J. DEAN FOUQUETTE SR., COUNTY RECORDER

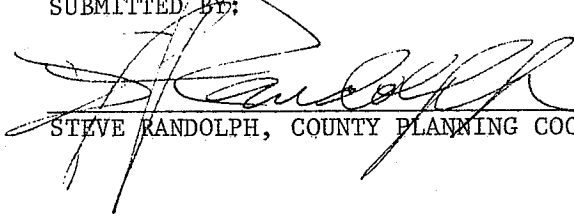
APPROVED AS TO FORM:

  
DENNIS DOHERTY, CITY ATTORNEY

APPROVED AS TO FORM:

  
STUART SPRING, COUNTY COUNSEL

SUBMITTED BY:

  
STEVE RANDOLPH, COUNTY PLANNING COORDINATOR

ORDINANCE NO. 266

AMENDING THE ZONING ORDINANCE NO. 214-84 TO ALLOW THE REPLACEMENT OF EXISTING DWELLING UNITS IN COMMERCIAL AND INDUSTRIAL ZONES.

THE CITY OF STANFIELD ORDAINS AS FOLLOWS:

SECTION 1. Section 3.111, Article 3 of Ordinance No. 214-84 is hereby amended to read:

3.111 Permitted Uses, Subject to Site Plan Review

- .01 Retail stores and shops, including catalogue sales;
- .02 Offices: public and private;
- .03 Services: personal and professional;
- .04 Eating establishments;
- .05 Lodging facilities;
- .06 Financial institutions;
- .07 Wholesale and mail-order retail trade;
- .08 Multi-Family dwellings; above community, commercial or office uses on the ground floor;
- .09 Shopping Center containing up to 80,000 square feet of commercial floor area.
- .10 Replacement of existing dwellings

SECTION 2. Subsection .04 of section 3.112 of article 3, Ordinance No. 214-84 is repealed.

SECTION 3. Section 3.121, Article 3 of Ordinance No. 214-84 is amended to read as follows:

3.121 Permitted Uses Subject to Site Plan Review

- .01 Lodging facilities;
- .02 Eating and drinking establishments;
- .03 Service station;
- .04 Vehicular repair;
- .05 Truck stop;
- .06 Recreational vehicle park;
- .07 Campground: Public or private;
- .08 Truck sales and service;
- .09 Replacement of existing dwellings.

SECTION 4. Section 3.141, Article 3 of Ordinance No. 214-84 is amended to read as follows:

3.141 Permitted Uses Subject to Site Plan Review

Commercial and Residential Uses:

- .01 Wholesale trade;
- .02 Building materials and garden supplies;
- .03 Nurseries and greenhouses
- .04 Vehicle sales and service including farm equipment and mobile homes;
- .05 Fuel and tire dealers;
- .06 Mail order retail sales, excluding catalogue sales

- stores;
- .07 Heavy Repair Services: Welding, machine shops, vehicle paint shops;
- .08 Veterinary clinics;
- .09 Warehousing, including outdoor storage facilities, mini-warehouses, and grain elevators;
- .10 Agricultural supplies;
- .11 Railroad spur line.
- .12 Railroad ancillary facilities (engine repair, tie plant, bunkhouse, etc.);
- .13 Interim Farm Use: cropland or grazing only;
- .14 Replacement of existing dwellings.

SECTION 5. Section 3.151, Article 3 of Ordinance No. 214-84 is amended to read as follows:

3.151 Permitted Uses, Subject to Site Plan Approval

- .01 Wholesale trade;
- .02 Fuel and ice dealers;
- .03 Heavy repair services;
- .04 Warehousing and grain elevators;
- .05 Railroad spur line;
- .06 Manufacturing, processing, packaging and assembly factories that are contained wholly within buildings and which comply with the performance standards of the ISC Zone, Section 3.147.
- .07 Research, experimental, or testing laboratories;
- .08 Railroad ancillary facilities (engine repair, tie plant, bunkhouse, etc.);
- .09 Interim Farm Use: Cropland or grazing only.
- .10 Sewage treatment plant.
- .11 Transportation terminals.
- .12 Utility substations.
- .13 Contractors yards and shops.
- .14 Replacement of existing dwellings

SECTION 6. Emergency Clause: The City Council finds circumstances and conditions exist which make the immediate implementation of this ordinance necessary for the peace, safety and welfare of the City of Stanfield and its inhabitants. Therefore, an emergency is declared to exist and this ordinance shall take effect immediately upon its adoption by the City Council.

ADOPTED by the Common Council and approved by the Mayor this 11th day of May 1993.

APPROVED: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

City Administrator/Recorder



ORDINANCE NO. 267

AMENDING THE STANFIELD ZONING ORDINANCE NO. 214-84 TO PROVIDE FOR THE DEVELOPMENT OF RECREATIONAL VEHICLE PARKS WITHIN THE CITY LIMITS AND URBAN GROWTH AREA

THE CITY OF STANFIELD ORDAINS AS FOLLOWS:

SECTION 1. Ordinance No. 214-84, is hereby amended by adding to article 3 the following sections:

3.190 RECREATIONAL VEHICLE PARKS AS MAJOR CONDITIONAL USE

3.191 Recreational Vehicle (RV) Parks may be allowed as a major conditional use in all underlying zones within the City Limits and Urban Growth Area except for the following zones:

1. Public
2. Permanent Open Space
3. Agricultural Open Space
4. General Residential - A
5. Mobile Home Park Residential
6. Neighborhood Commercial
7. Industrial Service Commercial
8. Heavy Industrial
9. Transportation Industrial

3.192 Any Recreational Vehicle Park approved by the City shall adhere to Oregon State laws governing the development of RV parks as well as the following requirements.

- .01 Flood Plain: All permanent buildings, offices, apartments, houses, bathrooms, washrooms, etc. shall be built to flood plain regulations.
- .02 Permanent structures prohibited in Open Space Zones: No permanent structure shall be placed in the floodway or Permanent Open Space/Agricultural-Open Space Zones. However the floodway and open space zones may be used in conjunction with Recreational Vehicle Parks as temporary storage areas as well as temporary placement of recreational vehicles.
- .03 Time Limits: No recreational vehicle may be allowed to stay in the same recreational vehicle park for more than thirty (30) days. The park operator shall have the option to extend the time limit up to a maximum stay of 180 days.

SECTION 2. Emergency Clause: The City Council finds circumstances and conditions exist which make the immediate implementation of this ordinance necessary for the peace, safety and welfare of the City of Stanfield and its inhabitants. Therefore, this ordinance is hereby declared to be an emergency ordinance.

shall take effect immediately upon its adoption by the City Council.

ADOPTED by the Common Council and approved by the Mayor this  
11th day of May 1993.

APPROVED: James W Light  
Mayor

ATTEST: [Signature]  
City Administrator/Recorder

the following conditions of approval:

- (A) The conditional use shall be subject to a yearly review, including a \$25 renewal fee, to determine the use is compatible with the neighborhood. The yearly review may only be required for the first two years the operation exists.
- (B) A sign be erected to (1) mark the entrance and exit of the lot; (2) request patrons keep noise level to a minimum; and (3) keep traffic speed down.
- (C) The use of the parking lot shall be restricted to tavern employees if complaints or conflicts are recognized during the annual review.
- (D) Place a sign on the parking lot to indicate the use of the lot is for patrons of the tavern.
- (E) Minimize impacts to the house located on the west side of the parking lot, and the hotel to the east of the parking lot.
  - (1) keep the overhead security light blocked to not shine directly in the windows of the living units to the east;
  - (2) keep solid fencing up on the east side to block headlights from shining in the windows of the living units in the hotel.
- (F) The fence placement shall be inside of or on the legal property line.
- (G) The lot be policed regularly to keep refuse picked up.

Vice-Chairman Reeder then entertained a motion for disposition of the request. Commissioner Miller moved to grant Conditional Use Request #C-668-93, subject to the above conditions of approval. The motion was seconded by Commissioner Alexander. Question was called for. The motion carried by a 4-0 vote. Reeder reiterated that this action is a recommendation to those Planning Commission members not in attendance; and that another meeting will be scheduled in the near future to officially vote on the request.

Commissioner \_\_\_\_\_  
Chairman \_\_\_\_\_  
Vice-Chairman \_\_\_\_\_  
Secretary \_\_\_\_\_  
Recorder \_\_\_\_\_  
Staff \_\_\_\_\_

Gerry Carlson, City Administrator for Stanfield, explained that two problems arose in the city. One was a request by an applicant for an RV park on a 7 acre parcel. The City discovered that there were very few zones that would allow an RV park, one of which was the Tourist Commercial zone located at the freeway interchange. In order to accommodate the applicant's request, the City decided to amend its zoning ordinance to allow development of RV parks in certain zones. The action of the Stanfield Planning Commission was not to designate certain zones for RV parks, but to have certain zones where they are not allowed. The proposed ordinance which would allow this is Ordinance #267.

The other ordinance proposed for co-adoption (#266) relates to the continued use of property in industrial and commercial zones, specifically for houses that have been established for many years. Mr. Carlson noted that these zones at present do not allow homes to be rebuilt, if they are in a deteriorating condition or are destroyed by flood, fire, etc. He stated that several residents felt this wasn't fair because it made it difficult for them to obtain financing by the buyer when trying to sell their house. So the City changed its commercial and industrial zonings to allow the rebuilding of residential dwellings by virtue of an outright permitted use instead of a conditional use.

No one was present to speak in opposition to the proposed ordinances.

Following some general clarification questions by the commission members, Commissioner Hill moved to recommend to the Board of County Commissioners co-adoption of Ordinances #266 and #267, as proposed. The motion was seconded by Commissioner Alexander. Question was called for with a 3-1 vote, with Commissioners Hill, Reeder and Alexander voting in favor of the motion, and Commissioner Miller abstaining from voting due to being a member of the Stanfield City Council.

Consideration of an amendment to the Joint Management Agreement between Umatilla County and the City of Pendleton, at the request of the City, to co-adopt Ordinance No. 3481 "Development Improvements Ordinance" affecting land within the Urban Growth Boundary.

Mike Hyde, Planning Director for the City of Pendleton, explained that in January 1993 the Pendleton City Council adopted a "Development Improvements Ordinance". It is based on a Harrison ordinance that was adopted in 1988. Mr. Hyde stated this type of ordinance is a warning the City has wanted to have but never got around to until they encountered some problems in 1991 with some people that were developing land in undeveloped portions of the Reservation Addition on

conversion and include this in the City-County Joint Management Agreement, and endorse the proposed annexation.

Mabbott noted that the concensus of the County Planning Commission (with the exception of Dan Hill, who abstained from voting as municipal judge) was to recommend co-adoption of Ordinance #1821, which approves the conversion from urbanizable to urban designation; and to endorse Ordinance #1807 relative to the proposed annexation.

Commissioner Youngman moved to co-adopt Ordinance #1821 and to endorse Ordinance #1807, as stated above. The motion was seconded by Commissioner Hansell and carried unanimously.

Consideration of an amendment to the Joint Management Agreement between Umatilla County and City of Stanfield, at the request of the City, to co-adopt City of Stanfield Ordinances #266 and 267, thereby allowing RV parks and replacement of existing dwellings in certain zones within the city urban growth boundary.

Tamra Mabbott explained that the City went through a lengthy process to help some developers find areas to locate RV parks. The City discovered there were very few zones that would allow an RV park. So they decided to amend their zoning ordinance to allow development of RV parks in certain zones. Rather than designating certain zones for RV parks, the City voted to designate certain zones where they are not allowed. The proposed ordinance which would allow this is Ordinance #267.

Ordinance #266 would allow the continued use of property in industrial and commercial zones as a grandfather right, specifically for houses that have been established for many years which need to be replaced.

Commissioner Youngman asked whether this grandfather right would be applicable in floodplain areas. Ms. Mabbott stated these areas are the one exception. This is because if there is a substantial improvement to a structure of greater than 50% of the assessed value, it is considered a new development and therefore is subject to all floodplain rules and regulations.

Mabbott stated the concensus of the Planning Commission was to recommend co-adoption of the proposed ordinances, with Commissioner Virginia Miller abstaining from voting as she is a member of the Stanfield City Council.

Commissioner Youngman moved to co-adopt Ordinance #266 and Ordinance #267, thereby allowing RV parks and replacement of existing dwellings in certain zones within the city urban growth boundary. The motion was seconded by Commissioner Hansell and carried unanimously.

ADJOURNMENT:

There being no further discussion, the meeting was adjourned  
at 1:50 p.m.

Respectfully submitted,

Valeri C. Thorne  
Secretary, for

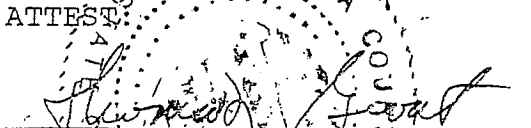
UMATILLA COUNTY BOARD OF COMMISSIONERS

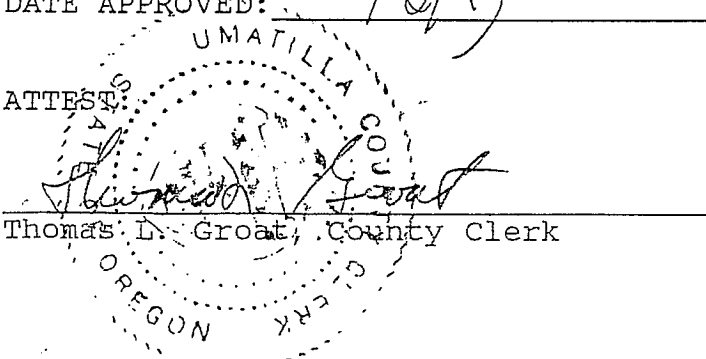
  
Emile Holeman, Chairman

William S. Hansell, Vice-Chairman

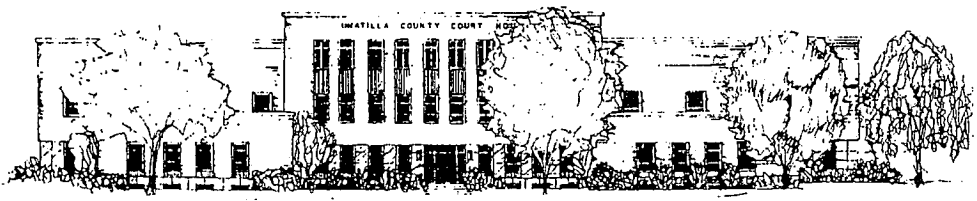
  
Glenn Youngman, Commissioner

DATE APPROVED: 7/8/93

ATTEST:  
  
Thomas D. Groat, County Clerk



Copy



## UMATILLA COUNTY PLANNING DEPARTMENT

Umatilla County Courthouse, 216 S.E. 4th ST., Pendleton, Oregon 97801  
Phone: 276-7111, Ext. 252

April 20, 1993

Stanfield City Administrator  
P.O. Box 369  
Stanfield, OR 97875

Re: Proposed amendments to zoning ordinance

Dear Jerry:

We appreciate your request for comments regarding the proposed amendments to the city's zoning ordinance. The Planning Department has no objection to the intent or specific language.

Based on discussions at the counter, there is a demand for smaller lots that allow mobile homes sites and Recreational Vehicle lots. This appears, in part, to be a function of affordability, whereby many folks cannot afford to purchase larger rural residential lots in the county. The county's smallest zone is the RR-2 (Rural Residential two-acre minimum lot size). Other residents are simply not interested in living on larger lots that require alot of maintenance.

Please notify me after the hearing and amendment process is complete so we can make arrangements to amend the Joint Management Agreement. An amendment to the Joint Management Agreement will require a resolution by the Board of Commissioners to recognize the zone changes.

Thank you.

Cordially,

Tamra Mabbott  
Senior Planner, Ordinance Administration

ORDINANCE # 83-06

UMATILLA COUNTY

STATE OF OREGON

AN ORDINANCE CO-ADOPTING THE CITY OF STANFIELD'S COMPREHENSIVE  
PLAN FOR APPLICATION WITHIN THE STANFIELD  
URBAN GROWTH BOUNDARY AND THEREBY AMENDING THE FOLLOWING ORDINANCES:

UMATILLA COUNTY COMPREHENSIVE PLAN OF 2 APRIL 1972, as amended;

WHEREAS, on 20 July 1977, the Umatilla County Board of Commissioners adopted by resolution procedures and standards for County review of City Comprehensive Plans, in fulfillment of the County's mandated coordination responsibilities pursuant to ORS 197.190 and 197.255, and

WHEREAS pursuant to said resolution, the original City of Stanfield Comprehensive plan and Urban Growth Area Joint Management Agreement was formally reviewed by the Umatilla County Planning Commission on 31 January 1979, and following amendment, was approved by the Umatilla County Board of Commissioners on 20 June 1979, and

WHEREAS, on 11 October 1979, the original City of Stanfield Comprehensive Plan was denied by the Oregon Land Conservation and Development Commission, (LCDC) primarily for failure to project a future population growth, and specifically for violations of Oregon Statewide Planning Goals # 2, 5, 10, 11, 12, and 14, and

WHEREAS, the Umatilla County Board of Commissioners adopted the "Coordinated Population Projects for the Year 2000" for Umatilla County on 1 November 1979, which established a population projection for Stanfield of 6860, and

WHEREAS, using this new projection, the City revised its Technical Report to include housing needs projections, a buildable lands inventory, growth potential analysis, and U.G.B. justification, and resubmitted the Original Plan on July 1 1980, and

WHEREAS, following additional review, LCDC, found the plan to be in compliance with all but goals 5, 10, and 14 and on 4 December 1980, returned the Plan to the City on continuance, and

WHEREAS, the City thereupon embarked on whole-scale revisions to the Plan and implementing ordinances, with the help of their new City Planner, Steve Randolph, and

WHEREAS, an initial round of new hearings was held on the new Plan and Zoning proposal in June 1981, but was interrupted by a city water supply crisis on 25 August 1981, and



WHEREAS, following stabilization of the water supply system, City Council adoption of a Capital Improvements program for water and sewer, and successful negotiations with LCDC staff, the City re-commenced their plan revision program in January 1983, and

WHEREAS, the City mailed notice of the new Plan and Zoning proposal to all City and Urban Growth Area property owners on 25 and 26 July 1983, and

WHEREAS, the City Planning Commission and City Council held joint hearings on the floodplain, in conjunction with the Federal Emergency Management Agency, on 3 August 1983, and on the Comprehensive Plan and Zoning Ordinance on 10 August, 16 August, and 30 August 1983, and on the 16th did make three revisions to the Plan and Zoning map in response to public testimony, and

WHEREAS, completion of the new Subdivision and Zoning Ordinances and will also be proposed for County co-adoption, and

WHEREAS, on Thursday 25 August 1983, the Umatilla County Planning Commission conducted their public hearing on the new Stanfield Comprehensive Plan, and following a report by Steve Randolph and receiving a single letter of testimony, recommended to the Board of Commissioners that the City's Plan and Zoning Ordinance be co-adopted and the new Joint Management Agreement be approved, and

WHEREAS, the Umatilla County Board of Commissioners scheduled co-adoption public hearing on Wednesday, 31 August 1983, was advertised in the East Oregonian on Saturday 20 1983, and

WHEREAS, the Stanfield City Council formally adopted the new Comprehensive Plan and approved the Stanfield Planning Area Joint Management Agreement on 30 August 1983, and

WHEREAS, the Board of Commissioners held the public hearing as scheduled on 31 August 1983, and after receiving a report from Mr. Randolph, and noting a single letter of opposition, accepted the recommendations of the Planning Commission and made the following findings:

1. The City's Comprehensive Plan is in substantial compliance with Oregon's Statewide Planning Goals.
2. The City's adopted Urban Growth Boundary is justifiable.
3. The issues of mutual City and County concern have been favorably addressed in the Comprehensive Plan and Joint Management Agreement.
4. The City Planning Commission and staff is well qualified to take over planning administration responsibilities within the Urban Growth Area.
5. The County supports the concept of the Phased Growth Plan and Urban Reserve Area.
6. There is a definite need to submit Stanfield's Plan to the Oregon Land Conservation and Development Commission as soon as possible.

7. The Transportation-Industrial Zone is indeed mapped as requested by the Union Pacific Railroad, and that in spite of the Railroads opposition at this time, there will be a need in the future for a secondary road access from Stanfield to the Hinkle railyard and Union Pacific railroad industrial lands, and that such an access may be private as requested by the Railroad, and

WHEREAS, the Agreement Document was not ready for signing on 31 August, so the Board recessed the hearing until 7 September 1983 at 10:30 a.m. in the County Courthouse, and

WHEREAS, Mayor Perkins of Stanfield signed the Agreement Document at the City Council meeting on 6 September 1983, and

WHEREAS, The Board of Commissioners therefore approved the Stanfield Planning Area Joint Management Agreement following the hearing on 7 September 1983 and signed it, effective at 5 p.m. that day.

NOW THEREFORE,


in fulfillment of the Stanfield Planning Area Joint Management Agreement the Umatilla County Board of Commissioners hereby ordains that the Stanfield Comprehensive Plan is co-adopted by Umatilla County and is amended into the Umatilla County Comprehensive Plan of 1983, for application only within the Stanfield Urban Growth Area.

The Umatilla County Board of Commissioners does hereby declare that an emergency exists, in order to submit the Plan to LCDC, and that this Ordinance is effective at 5 p.m. the day it is signed.

APPROVED this 7th day of September, 1983

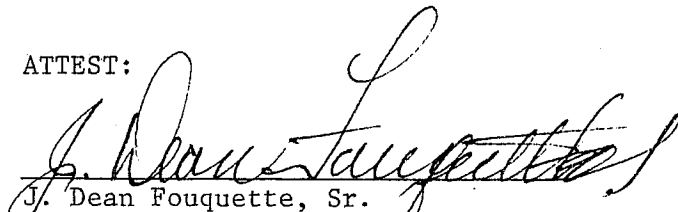
Umatilla County Board of Commissioners

  
Robert E. Ten Eyck, Chairman

  
A.L. "Bud" Draper, Vice-Chairman

  
William Hansell

ATTEST:

  
J. Dean Fouquette, Sr.  
Umatilla County Recorder

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Note: Copies of the Stanfield Planning Area Joint Management Agreement, City of Stanfield Comprehensive Plan and City of Stanfield Zoning Ordinance are on file at the Umatilla County Planning Department, Umatilla County Clerk's Office and Stanfield City Hall.

UMATILLA COUNTY, OREGON  
ORDINANCE # 94-02

94 APR -4 P 3:35  
CLERK

CO-ADOPTING THE CITY OF STANFIELD ORDINANCE #267, AMENDING THE CITY'S CO-ADOPTED ZONING ORDINANCE, FOR APPLICATION WITHIN THE STANFIELD URBAN GROWTH AREA.

WHEREAS, The City of Stanfield adopted Ordinance #267 on May 11, 1993, amending the city zoning ordinance; and

WHEREAS, The amendments were made in response to the need to provide for the development of recreational vehicle parks within the city limits and Urban Growth Area; and

WHEREAS, The City has requested the County co-adopt this Ordinance for applicability within the Stanfield Urban Growth Area, so as to insure consistency of standards between county and city areas within the Urban Growth Boundary; and

WHEREAS, The County and the City have entered into a Joint Management Agreement to apply city planning, subdivision, and zoning regulations on areas within the Urban Growth Boundary, which have not yet been annexed to the city, to carry out the requirements of ORS 197 and 227; and

WHEREAS, The Umatilla County Planning Commission reviewed the Ordinance on June 24, 1993, and recommended unanimously that Ordinance #267 be co-adopted; and

WHEREAS, The County Board of Commissioners held a duly-advertised public hearing on July 6, 1993, at which time no opposition was raised; and

WHEREAS, Immediately following their hearing, the Board of Commissioners voted to co-adopt City of Stanfield Ordinance #267. [Note that due to an oversight this Ordinance has been prepared a number of months after the Board's action].

NOW THEREFORE, be it ordained that the attached City of Stanfield Ordinance #267 is hereby co-adopted for application within the Stanfield Urban Growth Area, as an amendment to the City's Zoning Ordinance, which is already adopted.

BE IT ALSO ORDAINED that an "emergency" exists in order for these amendments to be applicable immediately, so as to conform to the City's action of May 11, 1993.

UMATILLA COUNTY, OREGON  
Co-Adoption of Stanfield Ordinance #267  
Page 2

SIGNED this 4<sup>th</sup> day of April, 1994.

UMATILLA COUNTY BOARD OF COMMISSIONERS

William S. Hansell  
William S. Hansell, Chairman

Glenn Youngman  
Glenn Youngman, Vice-Chairman

Emile M. Holeman  
Emile Holeman, Commissioner

ATTEST:

Solene Meadows, Deputy  
Thomas L. Groat, County Clerk

ATTACHMENT: City of Stanfield Ordinance #267

ORDINANCE NO. 267

AMENDING THE STANFIELD ZONING ORDINANCE NO. 214-84 TO PROVIDE FOR THE DEVELOPMENT OF RECREATIONAL VEHICLE PARKS WITHIN THE CITY LIMITS AND URBAN GROWTH AREA

THE CITY OF STANFIELD ORDAINS AS FOLLOWS:

SECTION 1. Ordinance No. 214-84, is hereby amended by adding to article 3 the following sections:

3.190 RECREATIONAL VEHICLE PARKS AS MAJOR CONDITIONAL USE

3.191 Recreational Vehicle (RV) Parks may be allowed as a major conditional use in all underlying zones within the City Limits and Urban Growth Area except for the following zones:

1. Public
2. Permanent Open Space
3. Agricultural Open Space
4. General Residential - A
5. Mobile Home Park Residential
6. Neighborhood Commercial
7. Industrial Service Commercial
8. Heavy Industrial
9. Transportation Industrial

3.192 Any Recreational Vehicle Park approved by the City shall adhere to Oregon State laws governing the development of RV parks as well as the following requirements.

- .01 Flood Plain: All permanent buildings, offices, apartments, houses, bathrooms, washrooms, etc. shall be built to flood plain regulations.
- .02 Permanent structures prohibited in Open Space Zones: No permanent structure shall be placed in the floodway or Permanent Open Space/Agricultural-Open Space Zones. However the floodway and open space zones may be used in conjunction with Recreational Vehicle Parks as temporary storage areas as well as temporary placement of recreational vehicles.
- .03 Time Limits: No recreational vehicle may be allowed to stay in the same recreational vehicle park for more than thirty (30) days. The park operator shall have the option to extend the time limit up to a maximum stay of 180 days.

SECTION 2. Emergency Clause: The City Council finds circumstances and conditions exist which make the immediate implementation of this ordinance necessary for the peace, safety and welfare of the City of Stanfield and its inhabitants. Therefore, an emergency is declared to exist and this ordinance

shall take effect immediately upon its adoption by the City Council.

ADOPTED by the Common Council and approved by the Mayor this  
11th day of May 1993.

APPROVED:

James W Light  
Mayor

ATTEST:

[Signature]  
City Administrator/Recorder

UMATILLA COUNTY, OREGON  
ORDINANCE # 94-03

FILED  
COUNTY CLERK  
94 APR -4 P 3:35

CO-ADOPTING THE CITY OF STANFIELD ORDINANCE #266, AMENDING THE CITY'S CO-ADOPTED ZONING ORDINANCE, FOR APPLICATION WITHIN THE STANFIELD URBAN GROWTH AREA.

WHEREAS, The City of Stanfield adopted Ordinance #266 on May 11, 1993, amending the City Zoning Ordinance; and

WHEREAS, The amendments were made in response to the need to allow the replacement of existing dwellings in commercial and industrial zones; and

WHEREAS, The City has requested the County co-adopt this Ordinance for applicability within the Stanfield Urban Growth Area, so as to insure consistency of standards between county and city areas within the Urban Growth Boundary; and

WHEREAS, The County and the City have entered into a Joint Management Agreement to apply city planning, subdivision, and zoning regulations on areas within the Urban Growth Boundary, which have not yet been annexed to the city, to carry out the requirements of ORS 197 and 227; and

WHEREAS, The Umatilla County Planning Commission reviewed the Ordinance on June 24, 1993, and recommended unanimously that Ordinance #266 be co-adopted; and

WHEREAS, The County Board of Commissioners held a duly-advertised public hearing on July 6, 1993, at which time no opposition was raised; and

WHEREAS, Immediately following their hearing, the Board of Commissioners voted to co-adopt the City of Stanfield Ordinance #266. [Note that due to an oversight this Ordinance has been prepared a number of months after the Board's action].

NOW THEREFORE, be it ordained that the attached City of Stanfield Ordinance #266 is hereby co-adopted for application within the Stanfield Urban Growth Area, as an amendment to the City's Zoning Ordinance, which is already co-adopted.

BE IT ALSO ORDAINED that an "emergency" exists in order for these amendments to be applicable immediately, so as to conform to the City's action of May 11, 1993.



UMATILLA COUNTY, OREGON  
Co-Adoption of Stanfield Ordinance #266  
Page 2

SIGNED this 4<sup>th</sup> day of April, 1994.

UMATILLA COUNTY BOARD OF COMMISSIONERS

William S. Hansell  
William S. Hansell, Chairman

Glenn Youngman  
Glenn Youngman, Vice-Chairman

Emile M. Holeman  
Emile Holeman, Commissioner

ATTEST:

Solene Meadows, Deputy  
Thomas L. Groat, County Clerk

ATTACHMENT: City of Stanfield Ordinance #266

ORDINANCE NO. 266

AMENDING THE ZONING ORDINANCE NO. 214-84 TO ALLOW THE REPLACEMENT OF EXISTING DWELLING UNITS IN COMMERCIAL AND INDUSTRIAL ZONES.

THE CITY OF STANFIELD ORDAINS AS FOLLOWS:

SECTION 1. Section 3.111, Article 3 of Ordinance No. 214-84 is hereby amended to read:

3.111 Permitted Uses, Subject to Site Plan Review

- .01 Retail stores and shops, including catalogue sales;
- .02 Offices: public and private;
- .03 Services: personal and professional;
- .04 Eating establishments;
- .05 Lodging facilities;
- .06 Financial institutions;
- .07 Wholesale and mail-order retail trade;
- .08 Multi-Family dwellings, above community, commercial or office uses on the ground floor;
- .09 Shopping Center containing up to 80,000 square feet of commercial floor area.
- .10 Replacement of existing dwellings

SECTION 2. Subsection .04 of section 3.112 of article 3, Ordinance No. 214-84 is repealed.

SECTION 3. Section 3.121, Article 3 of Ordinance No. 214-84 is amended to read as follows:

3.121 Permitted Uses Subject to Site Plan Review

- .01 Lodging facilities;
- .02 Eating and drinking establishments;
- .03 Service station;
- .04 Vehicular repair;
- .05 Truck stop;
- .06 Recreational vehicle park;
- .07 Campground: Public or private;
- .08 Truck sales and service;
- .09 Replacement of existing dwellings.

SECTION 4. Section 3.141, Article 3 of Ordinance No. 214-84 is amended to read as follows:

3.141 Permitted Uses Subject to Site Plan Review

Commercial and Residential Uses:

- .01 Wholesale trade;
- .02 Building materials and garden supplies;
- .03 Nurseries and greenhouses
- .04 Vehicle sales and service including farm equipment and mobile homes;
- .05 Fuel and ice dealers;
- .06 Mail order retail sales, excluding catalogue sales

- stores;
- .07 Heavy Repair Services: Welding, machine shops, vehicle paint shops;
- .08 Veterinary clinics;
- .09 Warehousing, including outdoor storage facilities, mini-warehouses, and grain elevators;
- .10 Agricultural supplies;
- .11 Railroad spur line.
- .12 Railroad ancillary facilities (engine repair, tie plant, bunkhouse, etc.);
- .13 Interim Farm Use: cropland or grazing only;
- .14 Replacement of existing dwellings.

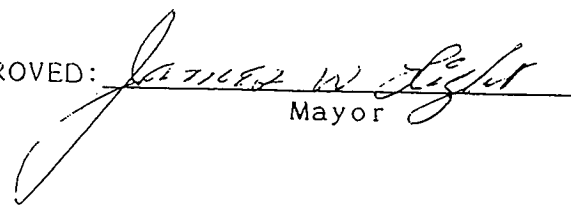
SECTION 5. Section 3.151, Article 3 of Ordinance No. 214-84 is amended to read as follows:

3.151 Permitted Uses, Subject to Site Plan Approval

- .01 Wholesale trade;
- .02 Fuel and ice dealers;
- .03 Heavy repair services;
- .04 Warehousing and grain elevators;
- .05 Railroad spur line;
- .06 Manufacturing, processing, packaging and assembly factories that are contained wholly within buildings and which comply with the performance standards of the ISC Zone, Section 3.147.
- .07 Research, experimental, or testing laboratories;
- .08 Railroad ancillary facilities (engine repair, tie plant, bunkhouse, etc.);
- .09 Interim Farm Use: Cropland or grazing only.
- .10 Sewage treatment plant.
- .11 Transportation terminals.
- .12 Utility substations.
- .13 Contractors yards and shops.
- .14 Replacement of existing dwellings

SECTION 6. Emergency Clause: The City Council finds circumstances and conditions exist which make the immediate implementation of this ordinance necessary for the peace, safety and welfare of the City of Stanfield and its inhabitants. Therefore, an emergency is declared to exist and this ordinance shall take effect immediately upon its adoption by the City Council.

ADOPTED by the Common Council and approved by the Mayor this 11th day of May 1993.

APPROVED:   
 Mayor

ATTEST:   
 City Administrator/Recorder