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THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

UMATILLA COUNTY RECORDS

STATE OF OREGON

In the Matter of Co-Adopting            )  
 City of Stanfield Ordinance            )        ORDINANCE NO. 2006-05  
 No. 374-2005                                )

WHEREAS the City of Stanfield and Umatilla County previously have entered into a Joint Management Agreement applying to lands within the City Urban Growth Area, and pursuant to the agreement, all adopted amendments to the City's Comprehensive Plan, land use regulations and maps affecting the Urban Growth Area or Urban Growth Boundary, are referred to the County for adoption as amendments to the county Plan and Development Ordinance;

WHEREAS on July 26, 2005, the Stanfield City Council adopted Ordinance No. 374-2005, amending the City of Stanfield Comprehensive Plan to adopt an Urban Holding Zone and amending the Development Code Sections 2.1.130, 2.1.400, and 4.3.200;

WHEREAS, at its December 15, 2005 meeting, the Umatilla County Planning Commission reviewed the ordinance and recommended that the Board of Commissioners co-adopt the ordinance;

WHEREAS the Board of Commissions held a public hearing on January 10, 2006, continued to February 23, 2006, to consider the co-adoption of the ordinance;

WHEREAS a concern was raised on the accuracy of paragraph 4 of the ordinance preamble "that only water from the alluvial aquifer could be accessed for residential, exempt uses, depending on the location of the property and access to alluvial groundwater;"

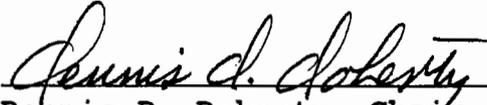
WHEREAS at its meeting of February 23, 2006, the Board of Commissioners voted unanimously to co-adopt the ordinance, conditioned on the removal of the fourth paragraph of the preamble due to its conflict with state law.

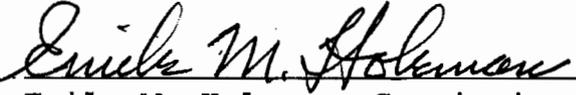
NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the co-adoption by Umatilla County, Oregon, of the City of Stanfield Ordinance No. 374-2005, amending the City of Stanfield Comprehensive Plan to adopt an Urban Holding Zone and amending the Development Code Sections 2.1.130, 2.1.400, and 4.3.200, a copy of which is attached to this document and incorporated by this reference, provided that the fourth paragraph of the preamble is

deleted.

DATED this 23rd day of February, 2006.

UMATILLA COUNTY BOARD OF COMMISSIONERS

  
Dennis D. Doherty, Chair

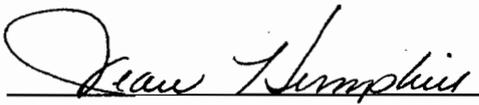
  
Emile M. Holeman, Commissioner

**ABSENT**

William S. Hansell, Commissioner



ATTEST:  
OFFICE OF COUNTY RECORDS

  
Records Officer



**ORDINANCE NO. 374-2005**

**AN ORDINANCE AMENDING THE CITY OF STANFIELD  
DEVELOPMENT CODE**

WHEREAS, the City of Stanfield has identified issues that cause its development code to be impractical for some large property owners within the City Urban Growth Boundary, it is the purpose of this ordinance to amend the City of Stanfield Comprehensive Plan and Development Code so that the development standards in the City's urban holding and residential zones will allow a minimum level of development, with shadow platting for future development, to ensure an efficient urban form as these areas develop over time; and

WHEREAS, said amendments will be in compliance with Goals 5 (Natural Resources), 6 (Water Quality), 10 (Housing), 12 (Transportation) and 14 (Urbanization) of the Statewide Land Use Planning system; and

WHEREAS, the City of Stanfield is located in the Stage Gulch Critical Groundwater Area where appropriation of additional water from the upper or deep basalt aquifer is prohibited; and

WHEREAS, the City of Stanfield recognizes that only water from the alluvial aquifer could be accessed for residential, exempt uses, depending on the location of the property and access to alluvial groundwater; and

WHEREAS, the City of Stanfield recognizes that newer, junior users use of groundwater may be interrupted in the case of extreme water shortage; and

WHEREAS, the City recognizes that a compact urban form is desirable over the long term to help improve and maintain overall quality of life for its citizens; and

WHEREAS, said amendments were considered by the Planning Commission in April, 2005, and were read and heard by the Planning Commission on June 21 and the City Council on June 21, 2005; and

WHEREAS, proper notice of the hearings was posted according to City procedure, affected landowners were informed in conformance with State law, and notice was given to the Oregon Water Resources Department, the Oregon Department of Environmental Quality, and Umatilla County in April and May, 2005;

NOW, THEREFORE, BE IT RESOLVED the City of Stanfield hereby revises the Comprehensive Plan and Development Code as follows:

Comprehensive Plan Amendments

Section N. Urbanization (Goal 14)

- Adopt an "Urban Holding Zone," to be applied to lands mapped as EFU, Farm Residential, or Urban Holding (as of March 2001);

And,

- Minimum average lot area for Urban Holding areas shall be two (2) acres for properties that are more than 400 feet from the nearest sewer or water line, and ten (10) acres for properties within 400 feet or less of the nearest sewer and water line. Properties within 400 feet of the nearest sewer and water line must be annexed into the City limits, connected to public facilities and services, and re-zoned to an urban district before they can be subdivided.

Development Code Amendments

Section 2.1.130 - Lot Area and Dimensions (Residential District):

Land Use	Lot Area	Lot Width/Depth	Related Standards
Detached Single Family Housing; or Manufactured Homes on new or existing lots within 400 feet or less of a sewer and water line	Minimum area: 5,000 square feet. Maximum area: 14,520 square feet.	Maximum Depth: Three (3) times the lot width; except as may be required by this code (e.g., to protect sensitive lands, etc.)	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 - Residential Density and Building Size.
Detached Single Family Housing or Manufactured Homes on new lots more than 400 feet from the nearest sewer or water line	Minimum area: Two acres Maximum area: None	Maximum Depth: Three (3) times the lot width; except as may be required by this code (e.g., to protect sensitive lands, etc.)	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 - Residential Density and Building Size.

Section 2.1.400 Urban Holding Sub-District UH

B. Standards for the UH Sub District,

2. Development Standards

- a. Parcel size. The minimum parcel size for the UH Sub-District is as follows:

- (1). If any part of the parcel is within 400 feet of an existing sewer and water line, the minimum parcel size shall be 10 acres.
- (2). If no part of the parcel is within 400 feet of an existing sewer or water line, the minimum parcel size shall be 2 acres.

#### 4. Division of properties

- a. Parcels that are within 400 feet or less of an existing sewer and water line may only be divided following re-zoning to urban districts in accordance with the phased growth provisions of the City's Comprehensive Plan.
- b. Parcels that are more than 400 feet from an existing sewer or water line may be divided into parcels no smaller than two acres while retaining the UH Sub-District zoning designation. Property divisions within the UH Sub-District shall conform to the requirements of Chapter 4.3 - Land Divisions and Lot Line Adjustments.

#### Section 4.3.200 Requirements (for Land Divisions and Lot Line Adjustments)

- C. Future Re-division Plan.** When subdividing or partitioning tracts into large lots (i.e., greater than two times or 200 percent the minimum lot size allowed by the underlying land use district), the City shall require the submission of a future re-division plan, demonstrating that the lots will be of such size, shape, and orientation as to facilitate future re-division in accordance with the requirements of the land use district and this Code.

Future re-division plans shall be required for all property divisions in the UH Sub-District, as well as any property division within the Residential District that would result in a lot or lots of two acres in size or greater. These plans must facilitate future re-division in accordance with the requirements of the Residential District.

All future re-division plans shall identify:

1. Potential future lot division(s) in conformance with the housing and density standards of Chapter 2;
2. Potential street right-of-way alignments to serve future development of the property and connect to adjacent properties, including existing or planned rights-of-way.
3. A disclaimer that the plan is a conceptual plan intended to show potential future development. It shall not be binding on the City or property owners, except as may be required through conditions of land division approval. For example, dedication and improvement of rights-of-way within the

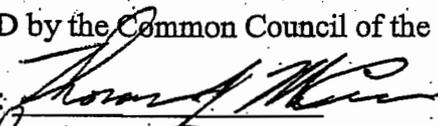
future plan area may be required to provide needed secondary access and circulation.

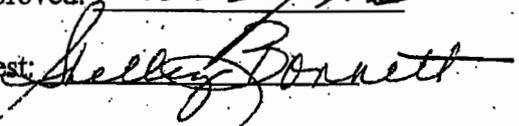
The future re-division plan shall be recorded with the deed at Umatilla County.

**Section 4.3.200 Requirements (for Land Divisions and Lot Line Adjustments)**

- I. **Need for Adequate Utilities.** All lots created through land division shall have adequate public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to prevent or minimize flood damage to the extent practicable. Parcels that are 400 feet or more from the nearest sewer or water line may be divided without connecting to the system, as long as the resulting parcels are no smaller than two acres in size, depending on a Department of Environmental Quality evaluation of the property. Due to the overextension of the Stage Gulch Critical Groundwater Area (CGWA), the "exempt" or junior well rights may be interrupted if the primary water rights become perfected, or fully utilized. In that case, the property owners would be required to connect to the City of Stanfield water system.

ADOPTED by the Common Council of the City of Stanfield this 26th day of July, 2005.

Approved:  Mayor

Attest:  City Manager/ Recorder