*Adopted July 1, 2003*

*Updated December 2009*

*Updated [MONTH] 2023*

**City of Stanfield**

**Comprehensive Plan**

### SECTION 1. AUTHORITY

Pursuant to Oregon Revised Statutes Chapters 92, 197, 215 and 227, the Statewide Planning Goals, and in coordination with Umatilla County and other affected governmental units, the City of Stanfield hereby adopts the revised City of Stanfield Comprehensive Plan, including plan goals and policies as enumerated herein and plan maps included as Attachments and repeals Ordinance No. 362-2003, the previous City of Stanfield Comprehensive Plan.

SECTION 2. PLAN PURPOSE AND IMPLEMENTATION MEASURES

A Comprehensive Plan is the public’s conclusions about the development and conservation of an area, in this case the area within the city limits of Stanfield, and adopted by the City Council, and completed with public and agency input, with final acknowledgment by the Department of Land Conservation and Development. It is the only all-inclusive plan for a given geographic area.

All Comprehensive Plan implementation measures including but not limited to the Development Code and Urban Growth Area Joint Management Agreement between the City and County, shall be consistent with and subservient to this Comprehensive Plan.

SECTION 3. TECHNICAL REPORTS

Various plans and reports provide support and justification for this Comprehensive Plan and include the Transportation System Plan, Natural Hazards Mitigation Plan, local and regional housing reports, various economic reports, and the historic 1984 Technical Report. These reports are not adopted as part of the Comprehensive Plan, may be adopted by either Ordinance or Resolution depending on their purpose, but remain supporting documents that may be subject to revision as new information or data becomes available.

SECTION 4. AVAILABILITY OF PLAN

After the Comprehensive Plan receives acknowledgment from the Oregon Land Conservation & Development Commission, the comprehensive plan and implementation measures shall be available for use and inspection at City Hall and on the City’s website.

SECTION 5. GOALS, FINDINGS, AND POLICIES

The following statement of goals, findings, and policies provides a general long-range basis for decision-making relative to the future growth and development of Stanfield. The goals are patterned after and are in direct response to the applicable Statewide Planning Goals. The findings and policy statements set forth a guide to courses of action which are intended to carry out the Statewide Planning Goals as appropriate for Stanfield. The findings and policy statements present the City’s position on matters pertaining to how the City will provide needed housing, protect natural resources and mitigate against hazards, encourage business and industry, and provide adequate public services including recreation facilities and parks.

1. **GOAL 1: CITIZEN INVOLVEMENT**

Goal: To maintain a citizen involvement program that ensures opportunity for citizens to participate in all phases of the planning process.

Findings: The City of Stanfield finds that an engaged cross-section of the community ensures that communication between citizens and elected and appointed officials will be improved.

It shall be City policy:

1. To conduct periodic community surveys to ascertain public opinion and collect information. Results shall be distributed.
2. To encourage people to attend and participate in Planning Commission and City Council meetings and hearings.
3. To establish advisory committees as necessary to study community problems and make recommendations for their solution.
4. To maintain a city planning commission composed of a broadly based membership, representing the various geographical areas of the city and different socio-economic groups.
5. To promote communication with affected property owners, city officials, and the news media regarding land use requests and issues.
6. To ensure community input on land requests via public review before the Planning Commission.
7. To utilize technology to facilitate the distribution and sharing of information through the City’s website, emailing of public notices and staff reports, and the creation of text alerts to interested persons as allowed by law and requested by the public.

#### GOAL 2: LAND USE PLANNING

Goal: To maintain a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.

Findings: The City of Stanfield finds that the Comprehensive plan map, goals, objectives, and various technical reports provide the necessary data for development of a policy framework for decisions relating to land use in Stanfield.

It shall be City policy:

1. To encourage a moderate pace of growth in Stanfield while balancing that growth among employment, housing, and service activities. This needs to be achieved while also encouraging a balance of development around the existing community, with development in the northern section not substantially exceeding development of the central or southern regions.
2. To provide a safe, clean, and attractive community and ensure that the unique rural character of the community is retained as it grows.
3. To foster the role of Stanfield as an active participant in the urbanization of west Umatilla County and to prevent Stanfield from developing purely as a bedroom community for neighboring cities.
4. To continue to revise the Comprehensive Plan and urban growth boundary for the City of Stanfield as necessary based on available information, citizen input, coordination with affected governmental units, changes in state laws, and the goals and policies adopted herein.
5. To establish and maintain policies and implementation measures consistent with the Comprehensive Plan and to regularly update implementing ordinances to cover new subjects, adopted revised regulations, and generally improve and keep current City development standards and regulations.
6. To utilize the policies and information contained in the Comprehensive Plan together with new information as the basis for making decisions on community development issues when the Planning Commission prepares or recommends new ordinances or ordinance amendments affecting or regulating land use and the development of the community.
7. To coordinate planning activities with Umatilla County; other communities in west Umatilla County as appropriate; affected federal, state, and local agencies; and affected and adjoining property owners.
8. To prepare neighborhood plans for growing areas of the community and to establish a detailed future land use map outlining necessary access and public facilities improvements. This should include detailed land use, circulation and public facilities plans for developing residential and industrial areas. This should be accomplished with consideration to separate and buffer industrial areas from residential areas for the good of both.
9. To promote the provision of adequate neighborhood commercial development, public facilities, and open space convenient to all residential areas. This can be accomplished by promoting a diversity of housing accommodations, employment opportunities, and commercial and public services adequate to serve a growing community.

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#### GOAL 3: AGRICULTURAL LANDS

Goal: To preserve and maintain agricultural lands.

Findings: The City finds that land used for agricultural purposes within the Urban Growth Boundary can continue to be farmed until an annexation or a zone change is requested.

It shall be City policy:

1. To provide for adequate residential, commercial, and industrial development within the urban growth boundary.

To encourage the Umatilla County Planning Department and Board of Commissioners to restrict or limit residential, commercial, and industrial development outside the urban growth boundary

1. To identify agricultural lands outside of the City of Stanfield that should be preserved and protected from urban development while also identifying land that can be urbanized to meet future growth demands.

D. GOAL 4: FOREST LAND

Goal: To conserve forest lands for forest uses.

Findings: The City finds that there is no forest land within Stanfield or in the area surrounding the City.

**E GOAL 5: NATURAL RESOURCES, OPEN SPACES, SCENIC AND HISTORIC AREAS**

Goal: To protect natural resources and conserve scenic and historic areas and open spaces.

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Wetlands, Riparian Area, and Water Resources:

Wetland and riparian areas provide numerous and complex functions that affect both aquatic and terrestrial systems. Many ecological functions of riparian areas are also provided by wetlands, flood plains, and vegetated upland areas. Riparian areas provide a buffer zone between upland uses and water resources, protecting or enhancing water quality, preventing erosion, and moderating flood flows. Riparian areas often provide important wildlife habitat and contribute to in-stream habitat for fish.

The Umatilla River forms a section of the City’s western boundary. Stage Gulch Ditch flows through the City to join the Umatilla River. Both are protected by Comprehensive Plan Policy E2 and in the Development Code regulations for floodways, flood plains and open space.

Stanfield has elected to use the “safe harbor” process to comply with Riparian Corridor requirements of Goal 5, as outlined in OAR 660-023-0090. The safe harbor process identifies a riparian corridor boundary of 75 ft. upland from the top of bank for fish-bearing streams with an average stream flow of greater than 1,000 cubic feet per second (cfs). The riparian corridor boundary is 50 ft. upland from the top of bank for fish-bearing streams with an average stream flow of less than 1,000 cfs. Where the riparian corridor includes all or part of a significant wetland (as defined in OAR 660-023-0100), the riparian corridor boundary is measured from, and includes the upland edge of the wetland. Where the top of bank is not clearly defined, or when the surrounding terrain consists predominately of steep cliffs, local governments must determine the riparian corridor boundary using the standard inventory process from OAR 660-023-0030.

Stanfield’s significant riparian areas are adjacent to Stage Gulch Ditch or the Umatilla River. A 1998 letter from the Oregon Department of Fish and Wildlife to the Department of Land Conservation and Development identified the Umatilla River as one that “supports a diverse assemblage of anadromous and resident fish.” The National Marine Fisheries Service (NOAA Fisheries) confirms on its website that the Umatilla River provides habitat for both the Mid-Columbia River Spring Run Chinook Salmon and the Middle Columbia River Steelhead. Stage Gulch Ditch provides an important ecological function within the Umatilla River watershed and is identified in Attachment A to the Stanfield Comprehensive Plan Technical Report Update as being home to resident rainbow trout.

Per the “safe harbor” regulations described above, the Umatilla River is identified as a fish-bearing stream with a discharge of more than 1,000 cubic feet per second (CFS) and has a riparian corridor width of 75 ft. upland from the top of the stream bank or intersecting wetland. Stage Gulch Ditch is identified as a fish-bearing stream with a discharge of less than 1,000 CFS and has a riparian corridor width of 50 ft. upland from the top of the stream bank or intersecting wetland.

Wetland areas are located in the Floodway Sub-District, along the Umatilla River and Stage Gulch Ditch, and a marsh in the southeastern part of the City, according to a 1984 technical study by the Oregon Department of Fish and Wildlife *(and as verified by DSL Wetlands Planner Dana Field in 2002).* These areas are shown on Comprehensive Plan Map C, “Significant Natural Resources.” The Wetlands Overlay District applies to locally significant wetlands as identified in the City of Stanfield Local Wetlands Inventory map (to be developed by the Oregon Division of State Lands). In addition to any measures applying to riparian areas and flood plains, wetlands are also subject to a notification process required by the State of Oregon and set forth in the Development Code.

The Stanfield urban growth area is within the Stage Gulch Critical Ground Water Area (CGWA), which is identified as a significant resource site pursuant to the Goal 5 rules in OAR 660-023-0140. This is one of six CGWA’s that have been identified by the State Water Resources Commission as areas where the pumping of ground water exceeds the long-term natural replenishment of an underground water reservoir. This designation was applied in 1991 to a 183-square-mile area to the southeast of Hermiston, including all of Stanfield, to address excessive ground water level declines, substantial interference between wells, and overdraft of the ground water resource in the area’s confined basalt aquifers. Detailed information about the Stage Gulch CGWA is contained in the Oregon Department of Water Resources report, “Ground Water Supplies in the Umatilla Basin,” April 3, 2003.

Findings: The City finds that there are areas of importance under Goal 5 that include:

* Wetlands and riparian areas provided by the Umatilla River and Stage Gulch Ditch.
* Various historic buildings and homes throughout Stanfield and the Foster Cemetery.
* Stage Gulch Critical Groundwater Area.

It shall be City policy:

1. To identify open spaces; scenic, cultural, and historic areas; and natural resources which should be preserved from urban development. Actions to achieve this Policy include encouraging multiple uses of compatible open space land, designating wetlands and marshes as permanent Open Space to protect them from destruction and incompatible uses and to preserve their hydrologic and ecological functions, and working to conserve the area’s natural resources.
2. To preserve the floodways of the Umatilla River and Stage Gulch as permanent open space and protect fish, wildlife, and vegetation.
3. To preserve the existing ecological pattern of open space and drainageways through land use and public acquisition of suitable land and by requiring dedication of adequate open spaces as part of residential development approval, either via land donation or payment-in-lieu.
4. To encourage the Oregon Division of State Lands (DSL) to thoroughly inventory the marshes, riparian areas and other wetlands and advise the City if further protection measures are necessary, and to adopt such measures.
5. To preserve hillside areas between the present western city limits and the Union Pacific mainline as Permanent Open Space, to serve as a buffer between residential development and railroad operations.
6. To examine any publicly owned lands including street rights-of-way for their potential open-space use before their disposition.
7. To conduct a thorough, community-wide inventory and amend the Zoning Ordinance to protect identified archeological and historic sites, historic structures, and artifacts.
8. To preserve and protect the old Foster Cemetery.
9. To preserve and protect the Stanfield-Westland Irrigation District Office (old Bank of Stanfield) and ensure that any remodeling or additions be designed and accomplished without destroying the architectural and historic integrity of the structure.
10. To discourage the demolition of or incompatible alteration of the following initially identified historic structures unless and until it is determined that the structure in question is not of significant historic value or does not possess sufficient architectural integrity to warrant preservation or renovation.
11. Stanfield Grange Hall
12. Stanfield Moose Lodge (old Tum-a-lum Lumber Co.)
13. Two old wooden grain elevators along the rail line.
14. Residences at 315, 350 and 355 SW Barbara, 235 S. Main, 305 NW O’Brian, 415, 430 and 460 Coe., 150 SE Page, 345 SE Dunne, and old Rachel Jackson house.
15. Curly’s museum.
16. Stanfield Junior High School.
17. Commercial buildings on NE and SW corner of Main and Coe (Jesse James Club, and Ralston’s Market).
18. To actively work with the Water Resources Department (WRD), Umatilla County, neighboring cities, and affected agencies and organizations to address local and regional water supply problems, basalt aquifer decline, and to secure alternate economically feasible municipal water supplies.
19. To control growth of the community in keeping with water availability for municipal purposes per the Public Facilities Plan and review of neighborhood plan proposals, rezonings, and large new developments.
20. To protect the basalt aquifer by encouraging the conservation of the valuable groundwater resource, particularly in the WRD-established Critical Groundwater Areas, and requiring new development within 300’ of a municipal water line to connect to the city’s municipal water system.

**F GOAL 6: IR, WATER AND LAND RESOURCES QUALITY**

Goal: To maintain and improve the quality of the air, water, and land resources of Stanfield.

Water Quality:

Umatilla River Water Quality: Reduction of open space, removal of riparian vegetative cover, terracing into hillsides, and development that increases impervious surfaces can contribute to reduction of water quality.

Portions of the Umatilla River basin are included on the Oregon Department of Environmental Quality’s 303(d) list for ten different water quality elements, meaning that water quality in those areas does not meet the Oregon water quality standard for those elements. The portion of the Umatilla River that flows through the Stanfield urban growth area is included on the 303(d) list for temperature, turbidity, bacteria, and flow modification. Offsetting measures can reduce the negative effects of urban development on water quality and quantity. Examples include maximization of infiltration, protection of flood plains, and preservation and improvement of streamside vegetation along watercourses and in wetlands.

Groundwater Quality: In 1990 the Oregon Department of Environmental Quality declared the Lower Umatilla Basin to be a Groundwater Management Area (GWMA) under the state’s Groundwater Protection Act of 1989 (ORS 486B.180). DEQ made this designation because nitrate- and nitrite concentrations were found to exceed Federal Safe Drinking Water standards in many area groundwater samples. A study was commissioned to determine the extent of the problem and identify five area activities contributing to the nitrate contamination of the groundwater in the Lower Umatilla Basin: irrigated agriculture; food processing water; confined animal feeding operations; domestic sewage where septic systems occur in high densities; and the U.S. Army Umatilla Chemical Depot’s washout lagoons.

A Groundwater Management Area Citizen Advisory Committee was formed, and working with DEQ prepared a Lower Umatilla Basin Groundwater Management Area Action Plan that identified a series of objectives and methods to be used to accomplish the goal of reducing the level of nitrate-nitrogen in the groundwater to a level meeting the Federal Safe Drinking Water standard. The Citizen Advisory Committee over the past 20 years has completed the first Action Plan and in October 2020 adopted the second Action Plan.

Findings: The City Finds that protecting the quality of air, water and land resources is important to maintain the health and quality of life for the residents of Stanfield.

It shall be City policy:

1. To limit all discharges from existing and future development to meet applicable state or federal environmental quality statutes, rules, and standards.
2. To encourage industries to locate in Stanfield that would have minimal significant detrimental effect on the environmental resources of the area.
3. To require establishment of permanent vegetation to cover the ground and prevent dust and water erosion on all development sites.
4. To require development to be constructed to preserve the quality and quantity of groundwater resources.
5. To develop stormwater management measures to address non-point source water pollution and peak flows during flood events.

**G. GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS**

Goal: To protect life and property from natural disasters and hazards.

Minimizing risks to life and property from natural disasters and hazards is a key priority for the City of Stanfield. Many of the risks due to flooding and landslides can be minimized by careful land use planning and avoiding development in areas subject to flooding or erosion. The City of Stanfield has adopted and implemented local floodplain regulations that exceed the minimum National Flood Insurance Program.

In 2021 Umatilla County adopted and the City of Stanfield co-adopted an update to the Natural Hazard Mitigation Plan that addresses drought, wildfire, flooding, windstorms, winter storm, summer storm, and to a lesser extent, landslides, seismic, and volcanic events.

Findings: The City finds that:

* The currently adopted Natural Hazard Mitigation Plan serves as the City of Stanfield’s Goal 7 program.
* That management of the floodplain is accomplished through regulation of the floodplain in cooperation with the Federal Emergency Management Administration’s National Flood Insurance Program.

It shall be City policy:

1. To prohibit incompatible development in floodways and natural drainageways, on steep slopes and in other hazardous areas.
2. To protect the city from possible overflow from or damage to the Feed Canal and Furnish Ditch.
3. To require site-specific information clearly determining the degree of hazard present from applicants who seek approval to develop residential, commercial, or industrial uses within known areas of natural disasters and hazards.
4. To regulate development in the floodplain in accordance with the requirements of the National Flood Insurance Program.
5. To discourage development of the most low-lying, flood-prone, and high-water-table portions of the city.
6. To protect natural drainage courses from obstruction.
7. To require careful and environmentally sensitive development on hillside areas.

**H. GOAL 8: RECREATIONAL NEEDS**

Goal: To satisfy the recreational needs of the citizens of Stanfield and visitors.

Findings: The City finds that:

* Stanfield has a Park Master Plan adopted in 2013 that incorporated Comprehensive Plan Goals representing both Goal 5 and Goal 8.
* There is a Senior Center serving the City of Stanfield.
* Stanfield is regionally adjacent to the Eastern Oregon Trade and Event Center.
* The Umatilla River Trail will serve the City of Stanfield.
* Stanfield has a variety of parks and open space and hosts a variety of events throughout the year to meet a variety of recreational needs.

It shall be City policy:

1. To develop public meeting places and indoor recreational facilities for all age groups.
2. To build additional park and outdoor recreational facilities to meet the recreational needs of residents and visitors as the community grows.
3. To require provision of private open space within cluster housing, multi-family, and manufactured home park projects.
4. To require the dedication of park lands or fee-in-lieu-of for park land or facilities as a part of the review and approval of all residential projects.
5. To plan community recreation facilities in conjunction with existing and planned school facilities so that they complement each other in function.
6. To encourage maximum use of all community recreation facilities.
7. To promote use of the Permanent Open Space area for community facilities and recreation areas to serve a variety of functions.

##### I. GOAL 9: ECONOMIC DEVELOPMENT

GOAL: To diversify and improve the economy of Stanfield.

The purpose of Goal 9 planning is to make sure communities have enough land available to realize economic growth and development opportunities. Commercial and industrial development takes a variety of shapes and leads to economic activities that are vital to the health, welfare, and prosperity of Oregon’s citizens. To be ready for these opportunities, t is suggested that local governments perform Economic Opportunity Analyses based on a 20-year forecast of population and job growth. Each community has a unique local vision for economic development Ideally, this vision reflects community aspirations and has specific objectives and actions.

Under Goal 9 local governments should have a working inventory of areas suitable for economic growth that can be provided with public services. These inventories primarily focus on planning for major industrial and commercial developments and having a ready supply of land appropriately zoned and located for those opportunities and local investments. As with all areas of the comprehensive plan, the amount of land planned for economic development should be adequate for a 20-year supply. The economic development plans formed by a community often use one or more market incentives to encourage the types of develo9pment a community would like to see. These might include tax incentives or disincentives, land use controls, or preferential assessments.

Findings: The City finds that:

* Commercial and industrial development should be encouraged.
* The range and number of retail and service commercial businesses and professional services need to be increased and broadened.
* The provision of attractive, functional, and convenient shopping areas needs to be ensured.
* Work needs to continue to cooperate with and encourage the use of local manpower training agencies and programs to expand job opportunities, reduce unemployment, reduce out-migration of youth, accommodate the growth of the local labor force, and maximize the utilization of local manpower as job opportunities increase.

It shall be City Policy to:

Industrial Development

* Seek to attract a variety of new industries that produce minimal environmental pollution but also accommodate heavy industries.
* Minimize or mitigate high noise levels, heavy traffic volumes and other undesirable attributes of heavy commercial and industrial development.
* Work with the Port of Umatilla, Department of Economic & Community Development (OECDD) and the Union Pacific Railroad to develop and fill an industrial park and large industrial sites on railroad land within the urban growth boundary.
* Consider extension of the urban growth area westward into the Hinkle railyard area at the discretion of the Union Pacific Railroad and subject to development of a feasible public services plan for the area.
* Cooperate with the Union Pacific Railroad, City of Hermiston, Umatilla County, Port of Umatilla and OECDD to develop an overall development scheme for the Hinkle-Feedville area.
* Protect industrial development from the encroachment of incompatible uses, and buffer industrial areas from residential neighborhoods.
* Work with property owners and interested agencies to develop an improvement and development plan for the Foster Townsite and adjoining industrial areas.
* Provide community facilities necessary to attract and serve industry.
* Segregate industrial and heavy commercial development into the northwest of the urban growth area and Foster Townsite area but consider additional small nodes for this type of development along Highway 395, if service and/or ownership constraints prevent adequate land area being made available within a reasonable period of time.

Tourist Commercial Area

* Encourage development of a large-scale commercial area catering to the traveling public at the I-84/Highway 395 interchange.

Central Business District

* Ensure continued development of the downtown area as the primary commercial and public service center in Stanfield.
* ~~Develop an improvement plan for the downtown area.~~
* Encourage concentration of retail and service businesses, professional offices, financial institutions, and public services in the downtown area.
* Allow outward expansion of the downtown area and redevelopment of underutilized properties in the central area.
* Ensure adequate, convenient parking is provided.
* Ensure that new developments are designed for pedestrian orientation and with convenient pedestrian linkage to the rest of the downtown area.
* Require street tree planting and site landscaping for new development.
* Promote beautification of existing development through rehabilitation, landscaping, and attractive advertising.
* Encourage formation of an active downtown merchants’ association.

Secondary Commercial Center in Stanfield

* Allow development of a secondary commercial center in northern Stanfield at the intersection of ~~Old~~ Highway 395 and Rosalynn Drive to serve the ~~large~~ northern area ~~and~~ to complement the downtown~~, rather than overshadow it~~.
* Create a Refinement Plan focused on the area around Highway 395 and Rosalynn Drive to address development options, pedestrian and transportation improvements, and assure development occurs that reflects Stanfield values.
* ~~Require development of an overall development scheme for the central area.~~
* ~~Require pedestrian orientation and linkage in design of the center’s components.~~
* ~~Require adequate, convenient parking.~~
* ~~Require landscaping around and within parking areas and around the buildings.~~
* ~~Encourage attractive design and innovative development~~.

~~Neighborhood Commercial Development~~

* ~~Encourage development of neighborhood commercial facilities in the development areas north and south of downtown, of a scale and type oriented primarily toward serving the immediate neighborhood.~~
* ~~Require site landscaping and buffering from adjoining residential areas.~~

**J. GOAL 10: HOUSING**

GOAL: To provide for the future housing needs of Stanfield by encouraging residential developments that provide a variety of lot sizes and neighborhoods, a diversity of housing types, and a range of prices.

In 2019 the City of Stanfield, cooperatively with Echo and Umatilla, completed a Housing Study that included two reports – a Housing and Residential Land Needs Assessment and a Residential Buildable Lands Inventory. The 2023 update to the Comprehensive Plan incorporates suggested policy language from that work but it should be noted that in the four years since that work was done Stanfield has outpaced the projected housing needs for the next 20-years.

The City finds that:

1. The Comprehensive Plan shall support Goal 10
2. Affordable Housing needs shall be met.
3. Partnerships should be built and fostered to assure that the housing needs of low- and moderate-income households can be met.
4. A variety of housing types should be encouraged.
5. Mixed use development should be encouraged.
6. Fair housing foals should be affirmed.
7. Accessory Dwelling Units should be encouraged.
8. Flexible zoning should be allowed to meet the housing needs of low- and moderate-income households.
9. Regular review of Goal 10 should occur to assure that land supply is maintained.
10. The inclusion of quality manufactured housing shall be assured.

It shall be City policy:

1. To support development of manufactured homes in all Residential Zones.
2. To maintain or build partnerships aimed at supporting other public agencies, non-profit organizations, and market rate developers who focus on meeting the needs of low- and moderate-income households and community members with special housing needs.
3. To encourage a variety of housing types, including single-family attached housing, duplexes, triplexes, multi-family housing and townhomes, as well as less traditional forms of housing such as cottage cluster housing and accessory dwelling units.
4. To allow for levels of residential density that encourage efficient use of the supply of residential land while maintaining compatibility with the character of existing neighborhoods and ensuring that appropriate standards are in place to mitigate the impacts of development.
5. To encourage and accommodate innovation in housing development.
6. To ensure protection of privacy, and the provision of private and public outdoor spaces and necessary ancillary facilities in high-density projects.
7. To ensure provision of adequate off-street parking.
8. To promote reduction of home site development costs without unduly sacrificing safety, convenience, and aesthetics.
9. To promote development of attractive, quiet housing areas and neighborhoods, convenient to parks, schools, shopping, and necessary services.
10. To accommodate and protect the development of neighborhoods exclusively devoted to standard construction single-family houses.
11. To foster a continuation of the rural character of the northeast part of the community.
12. To support Statewide Planning Goal 10 by “encouraging the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density.:
13. To emphasize affordable housing needs, given that meeting the needs of low- and moderate-income households often requires public intervention or subsidy.
14. To affirm Fair Housing goals by ensuring that housing policies and standards do not discriminate against or have adverse effects on the ability of “protected classes” to obtain housing, consistent with the federal Fair Housing Act.
15. To support mixed use development, which typically includes upper story housing located above retail or commercial uses.
16. To allow and support the development of Accessory Dwelling Units in all residential zones. Accessory Dwelling Units are an important housing option that can help meet the need for affordable rental units, reduce housing costs for homeowners, and enable multi-generational living.
17. To support flexible zoning by emphasizing the need for zoning to be flexible enough to meet a variety of housing needs and keep costs for such housing down, particularly for housing affordable to low- and moderate-income households.
18. To periodically evaluate zoning and development code requirements for opportunities to lessen or eliminate unnecessary barriers to residential development and identify alternative regulatory approaches to achieving policy goals.
19. To address land supply goals by ensuring that adequate land is zoned to meet identified housing needs, and to periodically update the City’s inventory of such lands.
20. To support maintenance and rehabilitation of existing housing as a method to prevent unsafe conditions and keep affordable housing available within the community.
21. To regulate short term rentals to reduce their impact on the supply and affordability of long-term rental housing.

##### J.

##### K. GOAL 11: Public Facilities and Services

Goal: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development.

Public facilities and services are a crucial part of our day to day lives. Built and planned into the urban fabric of the world around us, they include water and sewer services, police and fire protection, health services, recreation facilities, energy and communication services, and services provided by the local government like building permitting or public works.

The City of Stanfield has in place the following public facilities plans that meet current and long-range needs: Water Master Plan (XXXX), Water Management and Conservation Plan (XXXX), and Wastewater Facility Plan (XXXX).

Community Services

Schools and Libraries:

Law Enforcement:

Fire Protection:

Social and Health Services:

The City finds that:

1. Services such as fire, social and health, and communications are generally adequate to meet present needs and near future needs.
2. Wastewater system…
3. Water supply…
4. Schools and library…
5. Law enforcement…
6. Franchised utilities including solid waste…

It shall be City Policy:

1. To cooperate with agencies involved in providing and coordinating health and social services and consider pooling of city resources with such agencies to provide needed services within the community.
2. Encourage the development of health services in Stanfield.
3. Cooperate in the development of and provide continued support for programs for senior citizens.
4. To work with Umatilla County to discourage inefficient development without adequate public services and promote efficient use of urban and urbanizable land within the city’s urban growth boundary.
5. To plan and develop public facilities, utilities, and services to meet expected demand through preparation and implementation of a capital improvements program.
6. Periodically update the public facilities plans identified above and assure that they conform with the policies of the Comprehensive Plan.
7. To develop, maintain, update, and expand police and fire services, schools, parks, streets and sidewalks, water (including storage) and sewer systems, and storm drains as necessary to provide adequate facilities and services to the community.
8. Work collaboratively with the Special Districts operating within and in the vicinity of Stanfield to accomplish master planning for schools, libraries, and fire response infrastructure.
9. To require property owners and/or developers to pay their fair share of the cost of extending community services to their property and to pay for or build necessary on-site public facilities and site improvements.
10. Continue to use the System Development Charges program and investigate other programs to invest in current and future infrastructure needs.
11. Assure that development is consistent with the City’s ability to deliver public services.

##### L. Goal 12: TRANSPORTATION

Goal: to provide and encourage a safe, convenient, and economic transportation system.

The City finds that:

The City of Stanfield adopted a Transportation System Plan (TSP) in 2001 and updated that Plan in 2016 in cooperation with a Main Street Revitalization Report. To eliminate duplication and limit confusion the Comprehensive Plan will incorporate and reference the Transportation System Plan as the Goal 12 requirement for the City of Stanfield.

It shall be City Policy:

### 1. To preserve the function, capacity, level of service, and safety of the highways.

### 2. Ensure that the road system within the City is adequate to meet public needs, including those of the transportation disadvantaged.

3. Improve coordination among Stanfield and nearby cities, the Oregon Department of Transportation (ODOT), the US Forest Service (USFS), the Federal Highway Administration (FHWA), and the county.

### 4. Increase the use of alternative modes of transportation (walking, bicycling, and public transportation) through improved access, safety, and service.

### 5. Encourage the continued and improved rail transportation of goods and reinstatement of rail passenger service.

6. Revitalize Stanfield’s downtown Main Street/Highway 395 corridor as the heart of the city by promoting efficient use of downtown property, a vibrant mixture of uses, and an array of travel options for residents and visitors.

**M. GOAL 13: ENERGY CONSERVATION**

Goal: To conserve energy and develop and use renewable energy resources.

Goal 13 requires local governments to consider the effects of its comprehensive planning decision on energy consumption. Many land use decisions have a direct effect on the energy we consume. At the time the goal was enacted, Oregonians were particularly concerned by development of new homes that blocked neighbors' sunlight, which can have impacts on passive heating and availability of natural light.

Today, concerns about renewable energy sources are seen through a different lens. Innovation in the areas of solar and wind energy have made them increasingly popular in Oregon. Concern about climate change has resulted in an increase in public and private interest in and development of alternative energy sources. Goal 13 was not written to govern or direct the production of energy, but its conservation.

In and around Stanfield there is evidence that energy generation and transmission can also be good business as seen with the growth of natural gas power plants in the region, and more recently the development of both wind and solar resources. There is also significant power transmission investment in eastern Oregon with more being planned. Energy development has been a source of economic opportunity for the region with the development of food processing and data centers, developments that require water and energy. The goal also directs cities and counties to have systems and incentives in place for recycling programs.

The City finds that:

1. Energy efficient buildings and appliances are beneficial to our residents.
2. Umatilla County is an energy production and transmission center for eastern Oregon and the larger Pacific Northwest.

It shall be City policy:

1. To revise the zoning ordinance to protect solar access.
2. To encourage orientation and design of new streets and buildings to allow for utilization of solar energy and provisions of landscaping to reduce summer cooling needs.
3. To design the extension and upgrading of water and sewer lines and facilities to minimize energy use.
4. To protect existing trees.
5. To encourage the use of solar, wind, and other renewable energy technologies.
6. To require street tree planting along all new or upgraded streets and landscaping around the perimeter and within all new parking lots to shade vehicle parking areas and sidewalks and reduce heat and glare from pavement.
7. To require shade tree planting and landscaping around and within all commercial and residential, and industrial park developments to shade buildings and walkways, cool building surroundings, and reduce glare and noise.
8. To explore opportunities for economic development and natural resource conservation from the siting of energy generation facilities using solar power, wind, biomass/ agricultural waste, and other renewable energy technologies.
9. To encourage the siting of commercial and industrial businesses engaged in the fields of energy conservation and renewable energy.

##### N. GOAL 14: URBANIZATION

Goal: To provide for an orderly and efficient transition from rural to urban land use.

Stanfield is surrounded by an urban growth boundary intended to designate where Stanfield expects to grow over a 20-year period. This growth can occur with new houses, industrial facilities, businesses, or public facilities such as parks and utilities. Restrictions in areas outside of Stanfield’s urban growth boundary protect farmland and prohibit urban development.

An urban growth boundary is expanded through a joint effort involving both Stanfield and Umatilla County, and in coordination with special districts that provide important services in our community. An urban growth boundary expansion process typically includes some level of citizen participation. Once land is included in an urban growth boundary it is eligible for annexation into Stanfield. While annexation is not specifically considered a land use action Stanfield could consider adding the annexation process to our Development Code.

The City finds that:

1. The urban growth boundary should be evaluated regularly to determine if there is sufficient land to meet a 20-year planning period.

It shall be City Policy:

1. To encourage development to occur within a relatively compact urban area.
2. To manage growth so that urban areas are developed when urban services (water and wastewater service) are available. Land adjacent to the city limits are preferred so that services are extended in a logical and orderly fashion.
	* 1. Preserve large parcels of land (ten acres or greater) within the urban growth boundary for future urban development.
		2. To jointly manage the land within the urban growth area (UGA) in concert with Umatilla County.
		3. Create an Urban Holding Zone or Future Urban Zone with a 10 acre minimum to preserve larger parcels within the UGA to allow growth in a logical and orderly fashion.

SECTION 6. PLAN AND IMPLEMENTATION MEASURE REVIEW

The Stanfield Comprehensive Plan shall be reviewed as needed to determine conformity with:

* Oregon Revised Statutes and Oregon Administrative Rules;
* Oregon Case Law;
* Oregon Statewide Planning Goals;
* Requirements of the City;
* Needs of residents or landowners within the city, urban growth areas, or areas adjacent to the city limits; and
* Concerns of the County or other affected governmental units.

If the Stanfield Comprehensive Plan fails to conform to any of the above listed items, the Comprehensive Plan shall be amended as necessary and as soon as practicable.

# SECTION 7. PLAN AMENDMENT

Amendments to the Comprehensive Plan may be initiated through the City Planning Department by property owners and residents within or adjacent to the city limits or urban growth boundary, by Umatilla County, or by affected agencies or organizations. Amendments may also be initiated by the City Council, Planning Commission, City Administrator, or City Planner. All amendments shall be forwarded to the Department of Land Conservation and Development (DLCD) in accordance with applicable Oregon Revised Statutes and Oregon Administrative Rules, and to Umatilla County in accordance with the Stanfield Planning Area Joint Management Agreement.

The City of Stanfield will process, review and act on a requested Comprehensive Plan amendment per the Type IV procedures set forth in the City of Stanfield Development Code.

SECTION 8. SEVERABILITY

The provisions of this clause are severable. If a section, 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 ordinance.