

**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 the plan maps included as Attachments "A," "B," "C," "D," "E," and "F,"~~ and repeals Ordinance ~~#211-83~~No. 362-2003, the previous City of Stanfield Comprehensive Plan.

SECTION 2. ~~TECHNICAL REPORTS~~ 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

~~The 1984 Technical Report, Transportation System Plan, Buildable Lands Inventory, and Public Facility Plan provide the background information, facts and considerations that the city's comprehensive plan goals, policies and maps are based on. These reports are not adopted as part of the plan but remain the supporting documents that are subject to revision as new technical data becomes available. 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. The following support documents are in place at the time of the 2023 update of this Comprehensive Plan:~~

1. Transportation System Plan – adopted in 2001 with a minor update in 2016 adding a Goal 6 related to Downtown Revitalization.
2. Natural Hazards Mitigation Plan – adopted in July 2021 as part of the Umatilla County update and adoption process.

3. Park Master Plan – issued in 2013.
4. Main Street Revitalization Report – issued in August 2014.
5. Housing Strategies Report – issued in June 2019.
6. Historic 1984 Technical Report Update.

SECTION 3. PLAN IMPLEMENTATION MEASURES

~~All 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 the City Comprehensive Plan.~~

SECTION 4. AVAILABILITY OF PLAN

~~After the City Comprehensive Plan receives acknowledgment of compliance from the Oregon Department of Land Conservation & Development Commission, the comprehensive plan, technical report and implementation measures shall be available for use and inspection at City Hall and on the City’s website, Umatilla County Planning Department, East Central Oregon Association of Counties (both offices located in Pendleton), and the Department of Land Conservation & Development in Salem.~~

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 ~~the City Stanfield~~. The goals are patterned after and are in direct response to ~~the~~ applicable Oregon Statewide Planning Goals. The findings and policy statements set forth a guide to courses of action which are intended to carry out the ~~goals Statewide Planning Goals as appropriate for Stanfield of the plan~~. The findings and policy statements present the City’s position on matters pertaining to ~~physical improvements and community development 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.~~

A. GOAL 1: CITIZEN INVOLVEMENT (GOAL 1)

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.

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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.

6.7. 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.

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B. GOAL 2: LAND USE PLANNING (GOAL 2)

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:

Planning Process

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,

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coordination with affected governmental units, changes in state laws, and the goals and policies adopted herein.

2. To establish and maintain policies and implementation measures consistent with the Comprehensive Plan ~~as necessary and to regularly update implementing ordinances to cover new subjects, adopted revised regulations, and generally improve and keep current City development standards and regulations.~~
3. 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~~ require Planning Commission ~~preparation prepares or review and recommendation or recommends~~ regarding all new ordinances or ordinance amendments affecting or regulating land use and the development of the community.
4. ~~To require the Planning Commission to review the Comprehensive Plan at least every two years to bring it into compliance with changing local needs and new state laws.~~
5. ~~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 the new information as the basis for making decisions on community development issues.~~
- 7.4. 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.
5. 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 ~~develop~~ 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.
- 8.6. 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.

Planning Policy Framework

9. ~~To encourage a moderate pace of growth in Stanfield.~~
10. ~~To foster the role of Stanfield as an active participant in the urbanization of west Umatilla County.~~
11. ~~To promote balanced growth of the community, among employment, housing and service activities.~~

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12. ~~To prevent Stanfield from developing purely as a bedroom community for neighboring cities.~~
13. ~~To encourage a balance of development around the existing community, with development in the northern section not substantially exceeding development of the central or southern regions.~~
14. ~~To separate and buffer industrial areas from residential areas for the good of both.~~
15. ~~To promote the provision of adequate neighborhood commercial development, public facilities and open space convenient to all residential areas.~~
16. ~~To promote a diversity of housing accommodations, employment opportunities, and commercial and public services adequate to serve a growing community.~~
17. ~~To provide a safe, clean and attractive community.~~
18. ~~To ensure that some of the unique rural character of the community is retained as it grows.~~
19. ~~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.~~

C. GOAL 3: AGRICULTURAL LANDS (GOAL 3)

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.
2. To encourage the Umatilla County Planning Department and Board of Commissioners ~~to restriction of non farm restrict or limit residential, commercial, and industrial development outside the urban growth boundary-~~
- ~~2.3.~~ 3.4. 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.
- ~~4. To ensure compatibility of urban areas with nearby agricultural activity by requiring recommended setbacks from farmland and a vegetative buffer along the perimeter of the urban growth boundary where farmlands adjoin.~~
- ~~5. To prevent fragmentation of farmable land within the city and urban growth area prior to conversion to urban development.~~
- ~~6. To support and protect continued agricultural activities within the city and urban growth area, while also mitigating conflicts between urban and agricultural uses.~~

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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.

~~D~~E GOAL 5: NATURAL RESOURCES, OPEN SPACES, SCENIC AND HISTORIC AREAS (GOAL 5)

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

Background and Findings:

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 D2-E2 and in the Development Code regulations for floodways, flood plains protect the floodplain 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;~~ 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 and~~ 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~~

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~~watershed and is identified in Attachment A to the Stanfield Comprehensive Plan Technical Report Update as being home to resident rainbow trout. The Oregon Department of Fish and Wildlife Conservation Strategy data shows that the Umatilla River is home to both Spring and Fall Chinook, Bull Trout, and Coho Salmon. Stage Gulch Ditch is home to Coho Salmon. The Oregon Department of State Lands Essential Salmonid Habitat Map identifies both the Umatilla River and Stage Gulch Ditch as meeting the requirements for listing.~~

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~~ 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 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.~~ City of Stanfield with the area along the Umatilla River identified as a Freshwater Shrub Wetland and an area in the southeast area of the city as a Freshwater Emergent Wetland as shown on the Statewide Wetlands Inventory. Work to accomplish a Local Wetlands Inventory was never completed and during the 2023 update to the Comprehensive Plan and Development Code it was decided to remove the Wetlands Overlay District and apply the generally accepted standards for development in areas that are mapped as part of the Statewide Wetlands Inventory.

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-seven~~ 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~~ can be found on the Oregon Department of Water Resources ~~report, “Ground Water Supplies in the Umatilla Basin,” April 3, 2003~~ website.

~~Goal: To conserve open space and protect natural, scenic, historic and cultural resources.~~

~~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-sites throughout Stanfield and the Foster Cemetery.~~

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● Stage Gulch Critical Groundwater Area.

It shall be City policy:

1. To identify open spaces; scenic, ~~cultural~~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, applying protections to wetlands 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 to~~ protect fish, ~~wildlife~~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.
- ~~3.5.~~ 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.
- ~~4.6.~~ To examine any publicly owned lands including street rights-of-way for their potential open-space use before their disposition.
- ~~5.~~ To encourage multiple uses of open space land provided that the uses are compatible.
- ~~6.7.~~ To conduct a thorough, community-wide inventory and amend the Zoning Ordinance to protect identified archeological and historic sites, historic structures, and artifacts based on current historic sites. That list should include the Stanfield Water Tower and the historic library now serving as the Council Chambers. The historic Hope Presbyterian Church is also listed.
- ~~7.~~ To conserve the area's natural resources, including native vegetation.
- ~~8.~~ To promote and protect scenic views in public and private development.
- ~~9.~~ 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.
10. To preserve and protect the old Foster Cemetery.

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- ~~11. 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.~~
- ~~12. 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.~~
 - ~~a. Stanfield Grange Hall~~
 - ~~b. Stanfield Moose Lodge (old Tum a lum Lumber Co.)~~
 - ~~c. Two old wooden grain elevators along the rail line.~~
 - ~~d. 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.~~
 - ~~e. Curly's museum.~~
 - ~~f. Stanfield Junior High School.~~
 - ~~g. Commercial buildings on NE and SW corner of Main and Coe (Jesse James Club, and Ralston's Market).~~
- ~~13. To designate wetlands and marshes as permanent Open Space, in order to protect them from destruction and incompatible uses and to preserve their hydrologic and ecological functions, including wildlife habitat.~~
- ~~14. 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.~~
- ~~15.11. 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, and basalt aquifer decline, and to secure alternate economically feasible municipal water supplies.~~
- ~~16.12. 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.~~
- ~~17. To cooperate with WRD, Umatilla County, and neighboring cities to secure alternate municipal water supplies as economically feasible.~~
- ~~18.13. 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.~~

E-F GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY (GOAL 6)

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

Background and Findings: Water Quality:

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~~Protecting the quality of air, water and land resources is important to maintain the health and quality of life for the residents of Stanfield.~~

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 a variety of~~ 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~~ was reviewed in 2022 with information maintained on the Oregon Department of Environmental Quality Water Quality webpages and referenced as the EPA Approved Integrated Report.

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-~~nitrogen and nitrite~~ concentrations were found to exceed Federal Safe Drinking Water standards in many area groundwater samples. A ~~four-year~~ study was ~~then~~ commissioned to determine the extent of the problem and ~~identify-identified the sources of the contamination.~~ ~~This study identified~~ 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 ~~this committee and the working with~~ DEQ prepared a Lower Umatilla Basin Groundwater Management Area Action Plan. ~~This plan identifies 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. ~~A follow-up report, the "First Four Year Evaluation of Action Plan Success and 2001 Annual Progress Report for the Lower Umatilla Basin Groundwater Management Area," was issued in 2001 to evaluate the first four years of the GWMA program. The Citizen Advisory Committee over the past 20 years has completed the first Action Plan and in October 2020 adopted the second Action Plan with work continuing to address this water quality concern.~~

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

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~~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~~landscaping 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 7)

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

Background and Findings:

~~M~~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~~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, ~~and so meets the “safe harbor” standard for~~
~~Statewide Planning Goal 7.~~

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.

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

~~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, ~~eommercial~~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, ~~per Goal G: Floodplain Management~~.
5. To discourage development of the most low-lying, flood-~~prone~~prone, and high-water-table portions of the city.
6. To protect natural drainage courses from obstruction.
7. To require careful and ~~environmentally sensitive~~environmentally sensitive development on hillside areas.

E. FLOODPLAIN MANAGEMENT (GOAL 7 CONTINUED)

Goals:

- ~~1. Minimize flood damage to new construction.~~
- ~~2. Reduce the threat of flooding to the community.~~
- ~~3. Minimize the risk of additional flood damage to existing development.~~
- ~~4. Make certain that flood insurance is available all property owners and residents.~~
- ~~5. Minimize cost of flood hazard protection.~~

Policies:

~~Policy 1: Keep the floodway unobstructed.~~

~~Policy 2: Clean and maintain Stage Gulch Ditch to maintain design capacity and mitigate upstream flooding.~~

~~2a: Remove obstacles in the Ditch and floodway per the redesign agreement with the US Army Corps of Engineers, FEMA and the Oregon Division of State Lands.~~

~~Policy 3: Maintain flood hazard regulations to comply with the National Flood Insurance Program (NFIP).~~

~~3a: Maintain community eligibility by careful enforcement of the regulations.~~

~~Policy 4: Work with FEMA to get the community on the "regular" phase of the NFIP.~~

~~4a: Set up an easy system for measuring the 100-year flood elevation and certifying that buildings are built one foot above.~~

~~4b: Allow a variety of structural options for complying with the floor elevation requirements, such as:~~

- ~~— landfill~~
- ~~— extended stemwall foundations~~
- ~~— parallel stemwall foundations with breakaway or flow-through end walls~~

- ~~— pilings with breakaway, fold-away, removable, or flow-through perimeter lower-level walls~~
- ~~— open pilings with parking beneath~~
- ~~— reduced floor elevation with watertight barriers and added building weight to counter buoyancy~~

~~4e. Recognizing that landfill is often the least expensive form of elevating a structure, provide bonuses for those who are willing and able to use pilings or stemwall in combination with breakaway, etc. walls.~~

F. RECREATIONAL NEEDS (GOAL 8)
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 Community 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 ~~in order to~~ meet the recreational needs of residents and visitors as the community grows.
- ~~3. To develop a riverside park.~~
- ~~4.3.~~To require provision of private open space within cluster housing, multi-family, and manufactured home park projects.
- ~~5.4.~~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.
- ~~6.5.~~To plan community recreation facilities in conjunction with existing and planned school facilities so that they complement each other in function.
- ~~7.6.~~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.

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8. To develop in Stanfield or partner with neighboring cities to develop a Regional Recreation Center as part of the EOTEC or as a separate facility.

9. To develop a local trails plan to complement the Umatilla River Trail.

8.10. Work with the Union Pacific Railroad towards development of parks and recreation facilities in the industrial Permanent Open Space buffer on the west side of town.

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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, it 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 development 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.

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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.

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- 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, Business Oregon, 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 Business Oregon 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.

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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.

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Secondary Commercial Center in Stanfield

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- ~~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.~~

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4.J. GOAL 10: HOUSING (GOAL 10)

GOAL: To provide for the future housing needs of ~~the community~~ Stanfield by encouraging residential developments that provide a variety of lot sizes and neighborhoods, a diversity of housing types, and a range of prices ~~with an emphasis on the low to moderate income spectrum.~~

~~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.~~

~~OBJECTIVES:~~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 accommodate quality manufactured housing as a primary form of housing and in a variety of situations. To support development of manufactured homes in all Residential Zones.
2. To cooperate with and encourage agencies involved in the development of low- to moderate-income housing. 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 private development of multi-family complexes, manufactured home subdivisions, and manufactured home parks 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.
- 3.4. 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.
- 4.5. To encourage and accommodate innovation in housing development.
- 5.6. To ensure protection of privacy, and the provision of private and public outdoor spaces and necessary ancillary facilities in high-density projects.
- 6.7. To ensure provision of adequate off-street parking.
- 7.8. To promote reduction of home site development costs without unduly sacrificing safety, convenience, and aesthetics.
- 8.9. To promote development of attractive, quiet housing areas and neighborhoods, convenient to parks, schools, shopping, and necessary services.
- 9.10. 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

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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.
- ~~10.~~21. To regulate short term rentals to reduce their impact on the supply and affordability of long-term rental housing.

POLICY GROUPS:

a. Manufactured Homes

- ~~Allow outright Federal Standard, house type, double wide and larger manufactured homes in most residential areas.~~
- ~~Allow single wide manufactured homes conditionally in manufactured home parks only.~~
- ~~Ensure that manufactured homes blend in with existing neighborhoods, and are installed in new neighborhoods to create the appearance of a standard subdivision via setback, siting, and development regulations.~~

b. Modular Homes

- ~~Classify the same as standard construction houses those house type units manufactured to Uniform Building Code specifications and installed on permanent foundations.~~

c. Cluster Housing

- ~~Allow single family attached or semi-attached dwellings as conditional uses in manufactured home subdivisions and manufactured home parks.~~

d. Two Family Dwellings (Duplexes)

- ~~Allow outright in residential areas accepting high density multi family, manufactured home subdivisions and manufactured home parks.~~
- ~~Require adequate site area, private open space for each unit and soundproof common walls as indicated in the Development Code.~~

e. Multi family Dwellings (Apartments)

- ~~Encourage near parks and shopping areas where designated in the Development Code.~~
- ~~Promote along Highway 395 with access off a frontage road, setbacks from the centering of the highway, and protected from highway noise by a berm and buffer of trees and shrubs as described in the Stanfield Development Code.~~
- ~~Require access onto an arterial or collector street except in the downtown area.~~
- ~~Encourage development of multi family units above commercial ground floor development in the downtown area and shopping centers.~~
- ~~Require provision of adequate public open space for each complex, except in commercial areas, and private open space for each unit.~~

- ~~— Require effective soundproofing in common walls, ceilings and floors.~~
- ~~— Require separation and landscape screening between units and parking areas.~~
- ~~— Prohibit low privacy, exterior corridor designs.~~
- ~~— Require bulk storage and one covered parking space for each unit.~~
- f. ~~Manufactured Home Parks~~
 - ~~— Require direct access onto a collector or arterial street as indicated in the Stanfield Development Code and on the Comprehensive Plan and Zoning map.~~
 - ~~— Require substantial setbacks together with a continuous planting of trees and shrubs and a fence around the perimeter of the manufactured home park.~~
 - ~~— Each manufactured home space shall be provided with deciduous trees of a type that will shade the home.~~
 - ~~— Plantings of shrubs and small trees shall be established between individual manufactured homes and between manufactured homes and service buildings to provide privacy.~~
 - ~~— Permanent groundcover of a combination of grass, trailing shrubs or vines, flowers and shrubs shall be established according to development standards described in the Stanfield Development Code.~~
 - ~~— Play areas for children and open spaces for walking and visiting shall be provided.~~
 - ~~- Upon conversion to single family homes, developments should conform to all residential standards in the Stanfield Development Code.~~
 - ~~- J. ECONOMIC DEVELOPMENT (GOAL 9)~~
 - ~~- GOAL: To diversify and improve the economy of the community.~~
 - ~~- OBJECTIVES:~~
 - ~~- To encourage commercial and industrial development.~~
 - ~~- To improve the range and increase the number of retail and service commercial businesses and professional services.~~
 - ~~- To ensure the provision of attractive, functional and convenient shopping areas.~~
 - ~~- 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.~~
 - ~~- POLICY GROUPS:~~
 - ~~a. 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 (OECD) 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 OECD 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.

e. Tourist Commercial Area

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

d. 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.

e. Secondary Commercial Center in Stanfield

— Allow development of a secondary commercial center in northern Stanfield at the intersection of Old 395 and Rosalynn Drive to serve the large northern area and complement the downtown, rather than overshadow it.

— 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.

f. 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.

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K. GOAL 11: PUBLIC FACILITIES AND SERVICES (~~GOAL 11~~)

Goal: To plan and develop a timely, ~~orderly~~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, Water Management and Conservation Plan, and Wastewater Facility Plan.

Community Services: Stanfield is served by a food bank, senior and community center, and a cemetery district. There are also a variety of commercial businesses that provide access to banking, grocery, retail, food and personal services.

Schools and Libraries: Stanfield is home to the Stanfield School District providing elementary and secondary education to the youth of Stanfield at a combined campus at 1120 North Main Street. Umatilla Morrow Head Start offers Early Head Start in Stanfield. The library is operated by the city and is located at 180 West Coe Avenue offering services Monday through Friday.

Law Enforcement: The City of Stanfield is protected with a police force consisting of a Chief and four officers that endeavor to provide coverage 24 hours a day 365 days a year. One officer serves as the School Resource Officer connecting the police force with the School District.

Fire Protection: The City of Stanfield is part of the Umatilla County Fire District #1 which has Fire Station 24 located within the city limits at 280 West Coe Avenue. Station 24 is staffed with limited career staff and volunteers. The fleet consists of over 35 vehicles and equipment that provide fire suppression, rescue, emergency medical, hazmat, and logistical needs of the district.

Social and Health Services: Social and health services are available in nearby Hermiston with Good Shepherd Hospital serving the greater Hermiston area. Saint Anthony Hospital operated in Pendleton about 30 minutes to the southeast. Larger medical facilities are to the north in the Tri-cities or to the west in Portland.

Franchised utilities: Both Umatilla Electric Cooperative and Pacific Power provide electrical power in the City of Stanfield. Solid waste services are provided by Sanitary Disposal. A recycling depot is located in Stanfield.

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. The city wants to encourage health care providers to consider locating in the city.

- 2. Wastewater system...
- 3. Water supply...
- 4. Schools and the library currently meet the needs of the city however recent growth has pushed the limits for the school district. Additional space is needed to support current and anticipated growth.
- 5. Law enforcement is adequate for the current size of Stanfield.
- 6. Franchised utilities including solid waste, power, and natural gas.

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.~~3. Cooperate in the development of and provide continued support for programs for senior citizens.
- ~~2.~~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~~utilities, and services to meet expected demand through preparation and implementation of a capital improvements program.
- ~~3.~~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~~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.
- ~~4.~~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.

POLICY GROUPS:

- a. Social and Health Services:
 - ~~— Encourage the development of health services in Stanfield.~~
 - ~~— Cooperate in the development of and provide continued support for programs for senior citizens.~~
- b. Public Facilities Planning:
 - ~~— Adopt and periodically update, as a supporting document to this Plan, a Public Facilities Plan for development of public services and facilities in conformance with the policies of the Comprehensive Plan.~~

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- Work with the school district to develop a master plan for educational and recreational facilities.
 - In the interim designate two proposed elementary school/park sites in the Vantage North development area and one in the Emigrant Highlands, south of town.
 - Designate future water reservoir sites on the highest points in the developing areas north and south of town.
 - Develop a master plan for the provision of fire, police, ambulance, recreational and cultural facilities.
 - Work with the Union Pacific RR towards development of parks and recreational facilities in the industrial Permanent Open Space (P.O.S.) buffer on the west side of town.
 - The public facilities planning and the Capital Improvement Program to the phased growth strategy (see Urbanization Goal).
 - Work with the UPRR and government agencies to develop a water and sewer development plan for the Hinkle Feedville area.
 - Coordinate provision of public services with annexation of land, or irrevocable consent to annex, outside the City limits.
 - Support development that is compatible with the City's ability to provide adequate public facilities and services.
 - Plan and adopt public facilities, utilities and services to meet expected demand through preparation of a capital improvement program.
 - Periodically update long range master plans for its water, sewer, storm drainage and transportation systems that include location of future facilities.
 - Continue to monitor the condition of water, sewer, storm drainage and transportation infrastructure and finance regular maintenance of these facilities.
 - Maintain an eight year supply of commercial and industrial land that is serviceable by water, sewer, storm drainage and transportation infrastructure.
- e. **Public Facilities Funding and Development:**
- Require the dedication of school and park sites or fee in lieu of to be used for school or park site acquisition, as a requirement for approval of all residential developments.
 - The City shall use a variety of tools to finance new water and wastewater infrastructure as allowed by state law such as System Development Charges (SDCs), and adjust rates to keep up with current costs.
 - Actively seek state and/or federal funding assistance to enlarge the sewage treatment plant.
 - Require provision of urban services (water, sewer and storm drainage services and transportation infrastructure) to residential, commercial and industrial lands within the City's urban growth area as these lands are urbanized.
 - Allow a project developer to build public facilities or extend major streets, water and sewer lines at his/her expense and set up a method to reimburse the extra expense, with interest, as other projects served by these facilities are developed.
 - Investigate use of local improvement districts to accomplish major facilities upgrading that will benefit only certain areas.
 - Within underdeveloped, yet platted areas, excepting Stanfield Orchard outlots, allow seller or buyer of tracts or parcels to pay for upgrading streets and providing water and sewer, etc.

- 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.
- Establish and maintain utility rates and user fees that equitably allocate costs for operations and maintenance to users.

d. ~~Miscellaneous:~~

- Discourage the development of new domestic drinking water wells in the Urban Growth Boundary where such wells substantially reduce the City's ability to provide a dependable source of water.
- To require underground installation of utilities in all new developments and as major improvements are made to areas with above-ground utilities.
- Comply with state and federal regulations for utility systems.
- Work to protect the water supply and enhance groundwater quality and quantity of the City's drinking water supplies by cooperating with landowners and state agencies to:
 - Establish wellhead protection measures where appropriate
 - Work with landowners and managers for protection of water sources
 - Adhere to applicable permitting requirements when approving new residential, commercial and industrial development and when constructing new water, sewer, storm drainage and transportation infrastructure within the City limits.
- Plan for and establish standards for storm drainage detention and management facilities for management of urban storm runoff where possible to augment flood control during periods of heavy rain. In doing so, where feasible, encourage natural storm drainage management techniques such as modified bioswales, landscaping, retention ponds and natural drainage ways.
- Take steps to minimize adverse impacts from construction and other sources of erosion and sedimentation on natural drainage ways and storm drainage facilities.
- In order to allow for safe, orderly and coordinated development, adopt utility and transportation design standards and construction specifications as part of its development code.

L. GOAL 12: TRANSPORTATION (GOAL-12)

Goals and Objectives:

~~The purpose of the City's Transportation System Plan (TSP) is to provide a guide for Stanfield to meet its transportation goals and objectives. The following goals and objectives were developed from information contained in the city's Comprehensive Plan and reflect public concerns as expressed during public meetings. An overall goal was drawn from the plan, along with more specific goals and objectives. Throughout the planning process, each element of the plan was evaluated against these parameters.~~

~~**Overall** 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:

~~Goal 1:1.~~ To preserve the function, capacity, level of service, and safety of the highways.

~~Objectives~~

- ~~A. Develop access management standards.~~
- ~~B. Develop alternative, parallel routes where practical.~~
- ~~C. Promote alternative modes of transportation.~~
- ~~D. Promote transportation demand management programs.~~
- ~~E. Promote transportation system management.~~
- ~~F. Develop procedures to minimize impacts and to protect transportation facilities, corridors, or sites during the development review process.~~
- ~~G. Limit access to and from US 395, north of Harding Avenue and south of Ball Avenue, and require the provision of streets parallel to the highway to serve those areas as development occurs.~~

~~Goal 2:2.~~ eEnsure that the road system within the City is adequate to meet public needs, including those of the transportation disadvantaged.

~~Objectives~~

- ~~A. Meet identified maintenance level of service standards on the county and state highway systems.~~
- ~~B. Require street improvements and construction as part of development approval.~~
- ~~C. Develop and adhere to a five-year road program for maintenance and improvement of the existing city road system.~~
- ~~D. Review and revise, if necessary, street cross section standards for local, collector, and arterial streets to enhance safety and mobility.~~
- ~~E. Develop access management strategies for city roads of high importance to the community.~~
- ~~F. Evaluate the need for traffic control devices.~~
- ~~G. Evaluate the safety of the street system and develop plans to mitigate any safety hazards.~~
- ~~H. Encourage the provision of transportation alternatives for elderly and handicapped citizens.~~

~~Goal 3:3.~~ 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.

~~Objectives~~

- ~~A. Work with Umatilla County to coordinate roadway maintenance and improvements and to develop joint policies concerning local roads and streets within the Urban Growth Boundary.~~

- ~~—B. Cooperate with ODOT in the implementation of the Statewide Transportation Improvement Program (STIP).~~
- ~~—C. Work with ODOT to minimize conflicts between through and local traffic on US 395.~~
- ~~—D. Work with the county in establishing right-of-way needed for new roads identified in the Transportation System Plans.~~
- ~~—E. Take advantage of federal and state highway funding programs.~~
- ~~—F. Encourage the county and ODOT to improve the existing road systems to and within the City.~~
- ~~—G. Consider pooling resources with other cities and the county to provide services that benefit areas both in and outside the City.~~

~~Goal 4:4. iIncrease the use of alternative modes of transportation (walking, bicycling, and public transportation) through improved access, safety, and service.~~

~~**Objectives**~~

- ~~—A. Cooperate with other cities and the county to encourage the provision of inter-city transit service.~~
- ~~—B. Require sidewalks on all new or upgraded streets.~~
- ~~—C. Create a bicycle and pedestrian master plan linking residential areas with schools, parks, and shopping, and employment. Explore opportunities for bicycle facilities and coordinate with the county bicycle planning efforts.~~
- ~~—D. Seek Transportation and Growth Management (TGM) and other funding for projects evaluating and improving the environment for alternative modes of transportation.~~
- ~~—E. Utilize local improvement districts (LIDs) when possible to provide sidewalks and curbs for local neighborhoods.~~

~~Goal 5:5. eEncourage the continued and improved rail transportation of goods and reinstatement of rail passenger service.~~

~~**Objectives**~~

- ~~A. Encourage industry to locate in areas that are, or can be, served by the railroad.~~
- ~~B. Work with Union Pacific Railroad to develop an alternate road access into the Hinkle Railyard and other Railroad industrial lands within the UGB.~~
- ~~C. Encourage the reinstatement of passenger rail service to the Hermiston Amtrak Terminal.~~

~~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.~~

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M. GOAL 13: ENERGY CONSERVATION (GOALS 5 AND 13)

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.

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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 encourage building owners to insulate their buildings to conserve energy and reduce operating costs.~~
- ~~7.~~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.
- ~~8.~~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.
- ~~9.~~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.
- ~~10.~~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 14)

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 its 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.

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~~Objectives:~~ It shall be City Policy:

- To encourage development to occur within a relatively compact urban area.
- To manage growth so that urban areas are developed when urban services (water and ~~sewer-wastewater~~ service) are available. Land adjacent to the city limits are preferred so that services are extended in a logical and orderly fashion.
- Preserve large parcels of land (ten acres or greater) within the urban growth boundary for future urban development.
- To jointly manage the land within the urban growth area (UGA) in concert with Umatilla ~~county~~County.
- ~~To prevent leap frog development and premature parcelization of land.~~ 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.

~~Growth Controls:~~

- ~~Adopt a 10-acre minimum lot size, “Urban Holding Zone” to be applied to lands mapped as EFU, Farm Residential, or Urban Holding (as of March 2001);~~
- ~~Proposed annexation areas must demonstrate that sufficient public facilities (water including source supply, sewer including treatment facilities, storm drainage, and transportation systems) area available or will be installed in conjunction with any land development;~~
- ~~Allow development adjacent to existing or approved developments only. “Cherry stem” annexations are prohibited except where improvements to be constructed as a result contribute to the orderly and efficient urbanization of the intervening land uses;~~
- ~~Adopt special standards for the Urban Holding Zone to address existing non-conforming lots of record. Require development or further subdivision of those lands to include property owner agreement.~~
- ~~Minimum average lot area for Urban Holding areas shall be ten (10) acres, until City public facilities and services are available and adequate to serve the proposed~~

~~use on the property. At that time, the lot must be annexed into City limits to receive public facilities and services.~~

SECTION 6. PLAN AND IMPLEMENTATION MEASURE REVIEW

The City Stanfield Comprehensive Plan ~~and implementation measures~~ shall be reviewed ~~at least biannually as needed~~ to determine conformity with ~~changes in:~~

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

If the City Stanfield Comprehensive Plan, ~~implementation measures, or both~~ fails to conform to any of the above ~~criteria listed items~~, the ~~nonconforming document(s)~~ 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, ~~and or~~ by affected agencies or organizations. Amendments may also be initiated by the City Council, Planning Commission, City ~~Administrator~~ Manager, or City ~~Planner~~ Planning Official. All amendments shall be forwarded to ~~LCDC the Department of Land Conservation and Development (DLCD)~~ in accordance with applicable ~~State 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 ~~following procedures: Type IV procedures set forth in the City of Stanfield Development Code.~~

~~A. The Planning Commission shall set a public hearing date and give notice thereof through a newspaper of general circulation in the city at least ten (10) days prior to the hearing and if applicable, notice shall be mailed to:~~

- ~~1. Property owners within 250 feet of land subject to a proposed amendment to Comprehensive Plan map A, C, or D; and~~
- ~~2. Affected governmental units which may be impacted by or who have requested opportunity to review and comment on proposed amendments.~~

~~B. Copies of proposed amendments shall be made available for review at least ten (10) days prior to the Planning Commission hearing.~~

~~C. Within ten (10) days after the close of the public hearing, the Planning Commission shall make findings of fact and recommend to the City Council adoption, revision or denial of proposed amendments.~~

~~D. Upon receipt of the Planning Commission recommendation the City Council, shall set a public hearing date and give notice thereof through a newspaper of general circulation in the city at least ten (10) days prior to the hearing and if applicable, notice shall be mailed to:~~

- ~~1. Property owners within 250 feet of land subject to a proposed amendment to Comprehensive Plan map A, C, or D; and~~
- ~~2. Affected governmental units which may be impacted by or who have requested the opportunity to review and comment on proposed amendments.~~

~~E. Copies of proposed amendments and the Planning Commission recommendation shall be made available for review at least ten (10) days prior to the City Council hearing.~~

~~F. Within ten (10) days after the close of the hearing, the City Council shall make findings of fact and adopt, adopt with changes, or deny the proposed amendments. Adoption of plan amendments is effective upon:~~

- ~~1. City adoption in the case of amendment of a Comprehensive Plan map for an area within the city limits.~~
- ~~2. County co-adoption in the case of amendment of plan goals, objectives, policies, or plan maps for the urban growth area; or the urban growth boundary location.~~

~~Formal LCDC acknowledgment may subsequently be required for some plan amendments, but they are effective locally per the above.~~

~~G. Notice of plan amendment decisions and copies of any plan amendments adopted by the City shall be sent to Umatilla County, LCDC, the applicant, the news media, and all persons or agencies that testified at the public hearings or in writing.~~

~~H. The applicant for an amendment bears the legal burden of proof regarding the amendment and the financial responsibility of defending an appeal of the City's approval of the amendment. The City may, however, elect to participate fully or partially in terms of staff and costs associated with the defense of such an appeal.~~

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~~Comprehensive Plan.