

# CITY OF STANFIELD

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## Staff Report Development Code Amendments

**REQUEST:** To update the City of Stanfield Development Code.

Applicant: City of Stanfield  
160 South Main  
Post Office Box 369  
Stanfield, Oregon 97875

Notice to the Department  
of Land Conservation  
and Development: Thursday, March 30, 2023

Newspaper Notice: Thursday, April 13, 2023

Planning Commission  
Public Hearing: Monday, May 8, 2023

City Council  
Public Hearing: Tuesday, May 16, 2023

Assigned Staff: Carla McLane, Consultant  
Benjamin Burgener, City Manager

**Background:** The Stanfield Development Code (SDC) has provided the regulatory framework for development in the city for many decades with the first SDC adoption as early as 1978. Several amendments followed with the current version dating to 2001 with some amendments occurring in 2017. This action will repeal and replace broadly all previous versions.

**Summary of Changes:** Work on the SDC was broad based and covered all the Chapters. It is difficult to summarize the work that has occurred over the past year in a simple paragraph or two. By Chapter here is a quick review:

Chapter 1 introduces the SDC to the reader with most of the changes located in Chapter 1.3 Definitions. Some definitions were modified, some removed, with many new ones added.

Chapter 2 is where the Land Use Districts are introduced, explained, and the applicable regulations are outlined. Every district has changes including with the intent to be simplification and clarification. Of note is the change of the Downtown District change to Commercial District to acknowledge that commercial activities and Sub-Districts are located both north and south of Downtown.

Chapter 3 is where the Design Standards are retained. Again, there are changes throughout the Chapter with an eye to simplify and create clarity. The Loading Standards have been incorporated into the Chapter on Vehicle and Bicycle Parking; a new Surface Water Management program is introduced; and the Floodplain Standards are brought into compliance with current state and federal law.

Chapter 4 could be identified as the 'how to do it' chapter providing the requirements to obtain a variety of permit types from Development Review to Site Design Review to Conditional Use Permits. Still the objective is clarity and simplification. For several of these Chapters there was also a focus on achieving compliance with current Oregon Revised Statute or Oregon Administrative Rule.

Chapter 5 focuses on exceptions identified as variances or non-conforming uses or development. When viewed in its entirety this Chapter might have undergone the least amount of change.

Chapter 6 is proposed to be deleted in its entirety as changes have not been retained in this Chapter as envisioned.

**Approval Criteria and Process:** Chapter 4.1 Types of Applications and Review Procedures Section 4.1.600 Type IV Procedure in the current SDC outlines the procedure that this amendment request must be reviewed under and includes the requirements for the application, hearing notice, conduct of the hearing, and the decision process. The applicable requirements follow in **bold** type with responses in regular type.

#### **4.1.600.G Decision Making Considerations.**

**The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:**

**1. Approval of the request is consistent with the Statewide Planning Goals;**

The current City of Stanfield Comprehensive Plan has been adopted locally and acknowledged by the Land Conservation and Development Commission. For this reason, if the request is determined to be consistent with the Comprehensive Plan this review is unnecessary. The Comprehensive Plan is also under review for amendment with the intent to achieve compliance with the 14 statewide planning goals with more recent and applicable facts leading to updated findings and policies.

**2. Approval of the request is consistent with the Comprehensive Plan; and**

Staff would assert that it is consistent with the current Comprehensive Plan and even more so with the proposed Comprehensive Plan as the intent was to assure consistency between the two documents. This is evidenced by the updates to Goals 5 and 7 and the alignment with wetlands protections and floodplain regulation as examples.

**3. The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.**

This is an update to the text of the SDC and does not directly affect a particular property. This would not be applicable.

#### **4.7.600 Transportation Planning Rule Compliance.**

**A. When a development application includes a proposed comprehensive plan amendment or land use district change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060.**

**Significant means the proposal would:**

1. **Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of “collector” street classification, requiring a change in the classification to an “arterial” street, as identified by the City’s Transportation System Plan; or**
2. **Change the standards implementing a functional classification system; or**
3. **Allow types or levels of land use that would result in levels of travel or access what are inconsistent with the functional classification of a transportation facility; or**
4. **Reduce the performance standards of the facility below the minimum acceptable level identified in the Transportation System Plan.**

This is an update to the text of the SDC and does not directly affect a particular property. This would not be applicable.

**B. Amendments to the comprehensive plan and land use standards that significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:**

1. **Limiting allowed land uses to be consistent with the planned function of the transportation facility; or**
2. **Amending the Transportation System Plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses consistent with the requirement of the Transportation Planning Rule; or,**
3. **Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation.**

This is an update to the text of the SDC and does not directly affect a particular property. This would not be applicable.

**Conclusions and Recommendations:** City staff and the contract planner conclude that the proposed SDC, as amended, meets the needs of the City of Stanfield at the time of proposed adoption and for the foreseeable future. Change and growth is anticipated to continue, which will affect the use of the SDC at some point. As that occurs the city should review the SDC regularly to maintain its viability and applicability to the community now and into the future.

City staff and the contract planner recommend that the Planning Commission recommend approval to the City Council and that the City Council adopt the SDC as amended.