



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

8/16/2010

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Stanfield Plan Amendment
DLCD File Number 001-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, August 26, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Jerry Carlson, City of Stanfield
Gloria Gardiner, DLCD Urban Planning Specialist
Chris Shirley, FEMA Specialist
Grant Young, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person electronic mailed

DATE
STAMP

DEPT OF
AUG 09 2010
LAND CONSERVATION AND DEVELOPMENT
For Office Use Only

Jurisdiction: **City of Stanfield**

Local file number:

Date of Adoption: **July 6, 2010**

Date Mailed:

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 4/30/2010

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The Federal Emergency Management Agency has revised the City of Stanfield's Flood Insurance Study report and Flood Insurance Rate Map in a Letter of Map Revision dated August 17, 2009. This floodway revision has been adopted by a resolution of the City Council. The Comprehensive Plan changes and Zoning Code changes were required to comply with existing FEMA regulations.

Does the Adoption differ from proposal? Please select one

No.

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **N/A**

Acres Involved: **N/A**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 001-09 (18024) [16265]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Department of Land Conservation and Development
Umatilla County
City of Stanfield

Local Contact: **Scott Pingel**

Phone: (541) 449-3831 Extension:

Address: **160 S. Main Street/PO Box 369**

Fax Number: **541-449-1828**

City: **Stanfield**

Zip: **97875**

E-mail Address: **Pingel@cityofstanfield.com**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS [197.615](#) and [OAR Chapter 660, Division 18](#)

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light **green paper if available**.
3. Send this Form 2 and **One (1) Complete Paper Copy and One (1) Electronic Digital CD** (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD of the Adopted Amendment to:**

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see [ORS 197.615](#)).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see [ORS 197.830 to 197.845](#)).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see [ORS 197.615](#)).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

RESOLUTION NO. 13-2010

**A RESOLUTION APPROVING THE REVISED FLOODPLAIN REGULATIONS,
THE COMPREHENSIVE PLAN AND DEVELOPMENT CODE AMENDMENTS
CONCURRENT WITH THE REVISED UMATILLA COUNTY FLOOD
INSURANCE RATE MAPS.**

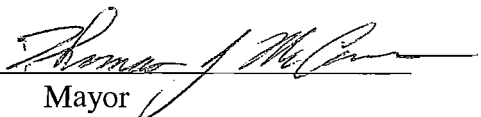
WHEREAS, the City of Stanfield has updated its comprehensive plan and development code, which include floodplain regulations, pursuant to the 2009 Federal Emergency Management Agency (FEMA) determination of map revision; and

WHEREAS, the amendments to the City's flood zone and floodplain regulations bring them into alignment with current state and federal planning laws and regulations; and

WHEREAS, the goal of the comprehensive plan amendments is to minimize the hazard to property owners, neighboring property owners, public and private infrastructure, and environmental systems during flood events.

NOW, THEREFORE, BE IT RESOLVED, by the Stanfield City Council that the attached revisions and amendments to the Stanfield Comprehensive Plan and Development Code are approved and adopted concurrent with the revised Umatilla County Flood Insurance Rate Maps.

ADOPTED, this 3rd day of August 2010 by the Common Council of the City of Stanfield.

Approved: 
Mayor

Attest: 
City Manager

<p>Chapter 1 — Introduction</p> <p>1.1 – How to Use the Development Code</p> <p>1.2 – General Administration</p> <p>1.3 – Definitions</p> <p>1.4 – Enforcement</p>

Chapter 1.1 — How to Use the Development Code

Welcome to the Stanfield Development Code. This is a comprehensive land use and development code that governs all of the land within the incorporated limits of Stanfield and Stanfield's urban growth boundary. The five chapters of the code are used together to review land use applications. They are organized as follows:

Chapter 1 - In addition to this brief introduction, Chapter 1 provides definitions for selected terms and information on the legal construct of the code. It also explains the City authority to enforce the Development Code.

Chapter 2 - Every parcel, lot, and tract of land within the City's incorporated boundaries is also within a "land use district". (Land use districts are shown on the City's official zoning map.) Chapter 2 identifies the land uses that are permitted within each district and the standards that apply to each type of land use (e.g., lot standards, setbacks, and use-specific design standards). As required by state law, the zones or "land use districts" conform to the Stanfield Comprehensive Plan. The districts reserve land for planned land uses, provide compatibility between different uses, and implement planned housing densities.

Chapter 3 - The design standards contained in Chapter 3 apply throughout the City. They are used in preparing development plans, and reviewing applications, to ensure compliance with City standards for access and circulation, landscaping, parking, public facilities, surface water management, housing densities, and sensitive lands.

Chapter 4 - Chapter 4 provides all of the application requirements and procedures for obtaining permits required by this code. Four types of permit procedures are covered: Type I (non-discretionary, "ministerial" decision); Type II (discretionary, "administrative" decision); Type III (discretionary, administrative decision with public hearing); and Type IV ("legislative" decision by City Council).

Chapter 5 - Chapter 5 provides standards and procedures for variances and non-conforming situations (i.e., existing uses or development that do not comply with the code). This code cannot provide standards to fit every potential development situation. The City's varied geography, and complexities of land development, require flexibility. Chapter 5 provides that flexibility, while maintaining the purposes and intent of the code.

Chapter 6 - Chapter 6 contains map amendments that have been approved by administrative or legislative action. The District (zoning) map found within Chapter 6 is the official designated zoning map for the City of Stanfield.

Chapter 1.2 — General Administration

Sections:

- 1.2.1 -- Severability
- 1.2.2 -- Compliance and Scope
- 1.2.3 -- Consistency with Plan and Laws
- 1.2.4 -- Use of a Development
- 1.2.5 -- Pre-Existing Approvals
- 1.2.6 -- Building Permit and Certificate of Occupancy
- 1.2.7 -- Official Action

1.2.1 Severability.

The provisions of this title are severable. If any section, sentence, clause or phrase of this title is adjudged to be invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portion of this title.

1.2.2 Compliance and Scope.

- A. **Compliance with the Provisions in the Development Code.** Land and structures may be used or developed by construction, reconstruction, alteration, occupancy, use or otherwise, only as this Development Code (“Code”) or any amendment thereto permits. No plat shall be recorded, and no building permit shall be issued, without compliance with the provisions of this Code.
- B. **Obligation by Successor.** The requirements of this Code apply to the owner(s) of record, persons undertaking the development or the use of land, and to those persons’ successors in interest.
- C. **Most Restrictive Regulations Apply.** Where this Code imposes greater restrictions than those imposed or required by other rules or regulations, the most restrictive or that imposing the higher standard shall govern.
- D. **Variances.** Variances shall be governed by the provisions of Chapter 5.1.
- E. **Transfer of Development Standards Prohibited.** No lot area, yard or other open space or off-street parking or loading area which is required by this Code for one use shall be a required lot area, yard or other open space or off-street parking or loading area for another use, except as otherwise specifically allowed by this Code.

1.2.3 Consistency With Plan and Laws.

Each development and use application and other procedure initiated under this Code shall be consistent with the adopted comprehensive plan of the City of Stanfield as implemented by this Code, and with applicable state and federal laws and regulations. All provisions of this Code shall be construed in conformity with the adopted comprehensive plan.

1.2.4 Use of a Development.

A development shall be used only for a lawful use. A lawful use of a development is one that is permitted by this Code (including non-conforming uses, subject to Chapter 5.2), and is not otherwise prohibited by law.

1.2.5 Pre-Existing Approvals.

- A. Legality of Pre-existing Approvals.** Developments, including subdivisions, projects requiring development review or site design review approval, or other development applications for which approvals were granted prior to the effective date of this Code, may occur pursuant to such approvals; except that modifications to development approvals shall comply with Chapter 4.6 - Modifications to Approved Plans and Conditions of Approval.
- B. Subsequent Development Applications.** All development proposals and applications received by the City Manager after the adoption of this Code shall be subject to review for conformance with the standards under this Code or as otherwise provided by state law.

1.2.6 Building Permit and Certificate of Occupancy.

- A. Building Permit.** A building permit shall not be issued until the City Manager has issued a development permit in accordance with the provisions of Chapter 5 - Administration of Land Use and Development Review, or otherwise found that a development permit is not required.
- B. Certificate of Occupancy Required.** To ensure completion of a development or use in the manner approved, a development shall not be occupied and a use shall not begin until the City Building Official or designee has issued a certificate of occupancy following completion of the work in substantial conformance to the applicable land use and building permits.
- C. Prior to Final Completion.** Prior to the final completion of all work, a certificate of occupancy may be issued for a portion of the structure conditioned upon further work being completed by a date certain.

1.2.7 Official Action.

- A. Official Action.** All officials, departments, and employees (including contractor-officials) of the City vested with authority to issue permits or grant approvals shall adhere to and require conformance with this Code, and shall issue no permit or grant approval for any development or use which violates or fails to comply with conditions or standards imposed to carry out this Code.
- B. Severability.** Any permit or approval issued or granted in conflict with the provisions of this Code shall be void.
- C. Notice.** The failure of any person to receive mailed notice or failure to post a notice shall not invalidate any actions pursuant to this Code.

Chapter 1.3 — Definitions

Abutting - Contiguous or adjoining. It shall include the terms adjacent, adjoining and contiguous.

Access – A way or means of approach to provide pedestrian, bicycle or motor vehicular entrance or exit to a property.

Access easement - An easement recorded for the purpose of providing vehicle, bicycle, and/or pedestrian access from a public street to a parcel across intervening property under separate ownership from the parcel being provided access.

Access management - The control of street (or highway) access for the purpose of improving the efficiency, safety and/or operation of the roadway for vehicles; may include prohibiting, closing, or limiting direct vehicle access to a roadway from abutting properties, either with physical barriers (curbs, medians, etc.) or by land dedication or easement. See Section 3.1.200.

Access Point - Any driveway, street, turnout or other means of providing for the movement of vehicles to or from the public roadway system.

Accessible - Approachable and useable by people with disabilities. Complies with the Americans With Disabilities Act.

Accessory dwelling – An accessory dwelling is a small, secondary housing unit on a single family lot, usually the size of a studio apartment. See Section 2.1.200.B.

Accessory use/Accessory structure – Accessory uses and structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot. Typical accessory structures in the Residential District include detached garages, sheds, workshops, green houses and similar structures. See Section 2.1.200.J.

Addition – A structure added to the original structure at some time after completion of the original.

Adjacent - Abutting or located directly across a street right-of-way.

Administrative - A discretionary action or permit decision made without a public hearing, but requiring public notification and an opportunity for appeal. See Section 4.1.400.

Adverse impact - Negative affect of development that can be measured (e.g., noise, air pollution, vibration, dust, etc.).

Affordable - Housing affordable to a certain percentage of the population earning a specified level of income and spending no more than 30 percent of their income on housing expenses.

For more information, contact the Federal Department of Housing and Urban Development and the Oregon Department of Housing and Community Services.

Agriculture - As used in this Code, “agriculture” is the same as “farm use”. [See also, ORS 215.203(2)(a).]

Alley – A narrow street (usually 16’-20’ right-of-way), generally a thoroughfare through the middle of the block giving access to the rear of lots or buildings. See Section 3.4.100.

Alteration to a water course - Any physical change in the course, configuration, channel, or banks of a flowing or intermittent river, stream draw gully or wash, including, but not limited to, rip-rapping, brushing out, filling, excavating, aggregate mining, damming, bridging, construction or retaining walls or structures, fencing, diking, leveeing, and tree planting.

Area of Special Flood Hazard - The land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year, as identified by the Federal Insurance Administration for major rivers or streams.

Ambient - Something that surrounds, as in the level of light, dust or noise.

Appeal –a request for a review of the interpretation of any provision of this Chapter or a request for a variance.

Arterial - An arterial street. Arterials form the primary roadway network within a region, providing a continuous road system that distributes traffic between cities, neighborhoods, and districts. Generally, arterials are high capacity roadways. See Chapter 3, Access and Circulation.

Articulate/articulation - The jointing and interrelating of building spaces through offsets, projections, overhangs, extensions and similar features.

Automobile dependent use - The use serves motor vehicles and would not exist without them, such as vehicle repair, gas station, car wash, auto and truck sales. See Section 2.2.180.E.

Automobile-oriented use – Automobiles and/or other motor vehicles are an integral part of the use such as drive-in restaurants, quick auto repair businesses. See Section 2.2.180.E.

Base Flood - See 100-year floodplain.

Basement –any area of the building having its floor subgrade (below ground level) on all sides.

Bed and breakfast inn - Provides accommodations (3 or more rooms) plus breakfast on a daily or weekly basis in an operator- or owner-occupied home that is primarily used for this purpose. This use is operated as a commercial enterprise, encourages direct bookings from the public, and is intended to provide a major source of income to the proprietors. This level

includes inns that operate restaurants offering meals to the general public as well as to overnight guests.

Below-grade crawl space –an enclosed area below the base flood elevation in which the interior grade is not more than two feet below the lowest adjacent exterior grade and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed 4 feet at any point.

Berm - A small rise or hill in a landscape that is intended to buffer or visually screen certain developments, such as parking areas.

Beveled building corner - A rounded or flat edge on a building, usually at a street corner; may include an entrance, windows, pillars, or other architectural details and ornamentation.

Bicycle - A vehicle designed to operate on the ground on wheels, propelled solely by human power, upon which any person or persons may ride and with two tandem wheels at least 4 inches in diameter. An adult tricycle is considered a bicycle.

Bicycle facilities - A general term denoting improvements and provisions made to accommodate or encourage bicycling, including parking facilities and all bikeways.

Bikeway - Any road, path, or way that is some manner specifically open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are shared with other transportation modes. The five types of bikeways are:

- a. **Multi-use Path.** A paved way (typically 10 to 12-feet wide) that is physically separated from motorized vehicular traffic; typically shared with pedestrians, skaters, and other non-motorized users.
- b. **Bike Lane.** A portion of the roadway (typically 4 to 6-feet wide) that has been designated by permanent striping and pavement markings for the exclusive use of bicycles.
- c. **Shoulder Bikeway.** The paved shoulder of a roadway that is shared with pedestrians in rural areas (typically 4 feet or wider).
- d. **Shared Roadway.** A travel lane that is shared by bicyclists and motor vehicles.
- e. **Multi-use Trail.** An unpaved path that accommodates all-terrain bicycles; typically shared with pedestrians.

Block - A parcel of land or group of lots bounded by intersecting streets. See Section 3.1.200.J.

Bollard - A post of metal, wood or masonry that is used to separate or direct traffic (vehicles, pedestrians and/or bicycles). Bollards are usually decorative, and may contain sidewalk or pathway lighting.

Boulevard - A street with broad open space areas, typically with planted medians. See Section 3.4.100.F.

Building envelope – The land area, outside of all required setbacks, which is available for construction of a primary structure on a particular property.

Building footprint - The outline of a building, as measured around its foundation.

Building mass - The aggregate size of a building, or the total height, width, and depth of all its parts.

Building pad - A vacant building site on a lot with other building sites.

Building scale - The dimensional relationship of a building and its component parts to other buildings.

Bulkhead - The wall below ground-floor windows on a building (i.e., may be differentiated from other walls by using different materials or detailing).

Capacity - Maximum holding or service ability, as used for transportation, utilities, parks and other public facilities.

Centerline radius - The radius of a centerline of a street right-of-way.

Child care center, family child care - Facilities that provide care and supervision of minor children for periods of less than 24 hours. “Family child care providers” provide care for not more than 12 children in a home. See ORS Chapter 657A for certification requirements.

Carport - A building (roofed structure) provided primarily for the parking or storage of motor vehicles, either being without walls and/or enclosed on not more than three sides by walls, structural screens or doors.

City – The The City of Stanfield, Oregon.

City Council - The City Council of Stanfield, Oregon.

Comprehensive Plan - The Comprehensive Plan of Stanfield, Oregon.

Clear and objective - Relates to decision criteria and standards that do not involve substantial discretion or individual judgment in their application.

Collector - Type of street that serves traffic within the commercial, industrial and residential neighborhood areas. Collectors connect local neighborhoods or districts to the arterial network. Collectors form part of the street grid system. See Section 3.4.100.F.

Commercial - Land use involving buying/selling of goods or services as the primary activity.

Common area - Land commonly owned to include open space, landscaping or recreation facilities (e.g., typically owned by homeowners associations).

Conditional use - A use, which requires a Conditional Use Permit. See Chapter 4.4.

Consensus - Agreement or consent among participants.

Conservation easement - An easement that protects identified conservation values of the land, such as wetlands, woodlands, significant trees, floodplains, wildlife habitat, and similar resources.

Corner radius - The radius of a street corner, as measured around the curb or edge of pavement.

Corner clearance - The distance from an intersection of a public or private street to the nearest driveway or other access connection, measured from the closest edge of the pavement of the intersecting street to the closest edge of the pavement of the connection along the traveled way.

Cornice - The projecting horizontal element that tops a wall or flat roof. See Section 2.2.160.

Cottage - A small house that may be used as an accessory dwelling, in conformance with Section 2.1.200.B.

Courtyard - A court or enclosure adjacent to a building, which usually provides amenities such as gardens, planters, seating, or art.

Cross Access - A service drive providing vehicular access between two or more contiguous sites so the driver need not enter the public street system between sites.

Curb cut - A driveway opening where a curb is provided along a street.

Deciduous - Tree or shrub that sheds its leaves seasonally.

Dedication - The designation of land by its owner for any public use as shown on a subdivision plat or deed. The term may also be used for dedications to a private homeowners association.

Density (ies) - A measurement of the number of dwelling units in relationship to a specified amount of land. As used in this Code, density does not include land devoted to street right-of-way. Density is a measurement used generally for residential uses.

Developable - Buildable land, as identified by the City's Comprehensive Plan. Includes both vacant land and land likely to be redeveloped, per ORS 197.295(1).

Development - All improvements on a site, including buildings, placement or replacement of manufactured or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard, parking and loading areas, landscaping, paved or graveled areas, grading, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or landscapes.

Discontinued/abandoned use - A use that physically vacates the land it was on, cessation of an allowed activity, or use terminated at the end of any lease or contract. See Chapter 5.2.

Discretionary - Describes a permit action or decision that involves substantial judgment or discretion.

Drip-line - Imaginary line around a tree or shrub at a distance from the trunk equivalent to the canopy (leaf and branch) spread.

Drive lane/travel lane - An improved (e.g., paved) driving surface for one lane of vehicles.

Driveway - Area that provides vehicular access to a site, except for public and private streets. A driveway begins at the property line and extends into the site. Driveways do not include parking, maneuvering, or circulation areas in parking space areas or lots.

Driveway apron/approach - The edge of a driveway where it abuts a public way usually constructed of concrete. See Figure 3.1.200.K.

Drought-tolerant/drought-resistant plants - Refer to *Sunset Western Garden Book* (latest edition).

Duplex - A building with two attached housing units on one lot or parcel.

Dwelling unit - A “dwelling unit” is a living facility that includes provisions for sleeping, eating, cooking and sanitation, as required by the Uniform Building Code, for not more than one family, or a congregate residence for 10 or less persons. (UBC 205)

Easement - A right of usage of real property granted by an owner to the public or to specific persons, firms, and corporations.

Elevated building –for insurance purposes, a nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings or columns.

Elevation - Refers to a building face, or scaled drawing of the same, from grade to roof ridgeline.

Environmentally sensitive areas - See “sensitive lands”.

Established residential area – An area within the Residential District that was platted prior to the effective date of a land ordinance. See Section 2.1.120.F

Evidence - Application materials, plans, data, testimony and other factual information used to demonstrate compliance or non-compliance with a code standard or criterion.

Existing manufactured home park or subdivision – a manufactured home park subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adoption floodplain management regulations.

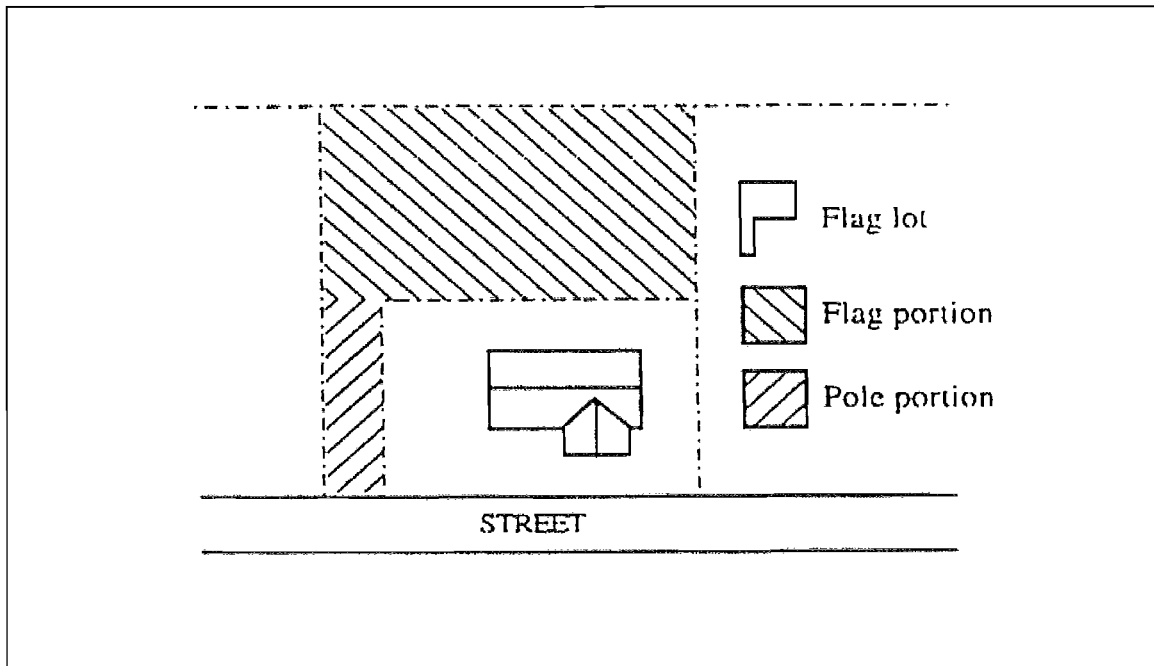
Expansion to an existing manufactured home park or subdivision – the preparation of additional sites by the construction facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

Family day care - See “child care facilities”.

Fire apparatus lane - As defined by the Uniform Fire Code.

Fish use – Inhabited at any time of the year by anadromous or game fish species or fish that are listed as threatened or endangered species under the federal or state endangered species acts. Fish use is determined from Oregon Department of Forestry Stream Classification maps.

Flag lot - A lot or parcel that has access to a road, street or easement, by means of a narrow strip of lot or easement. See Section 2.1.140.



Floor area ratio – Floor area ratio (FAR) is the relationship of building floor area to site area. It is measured by dividing the gross enclosed floor area of a building by the land area of the development. See Section 2.2.130.

100-Year Floodplain - The 100-year flood elevation profiles and Flood Insurance Rate Map contained in FEMA’s Flood Insurance Study for Stanfield constitute the legal 100-year flood elevations for Stage Gulch and the Umatilla River for the purposes of this Development Code.

500-Year Floodplain - The land within the floodplain subject to the probability of being flooded in any given year of .20% but which runs an uncalculated higher risk of flooding due to debris blockage of the main stream channel during a flood.

Flood or Flooding - A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation of runoff or surface waters from any source.

Flood Insurance Rate Map - The official map on which the Federal Insurance Administration has delineated the areas of special Flood Hazards and the risk premium zones applicable to the community.

Flood Insurance Study - The official report provided by the Federal Insurance Administration, that includes flood, provides the Flood Boundary Floodway map and the water surface elevation of the 100-year flood.

Floodway - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation of the 100 year flood.

Frontage - The dimension of a property line abutting a public or private street.

Frontage Street or Road - A minor street that parallels an arterial street in order to provide access to abutting properties and minimize direct access onto the arterial.

Functional Classification - The classification given to streets (e.g., “local/collector/arterial”) by the City’s Transportation System Plan, by adopted County plans, and Oregon Department of Transportation.

Garage - A building enclosed on all four sides by walls, windows, structural screens and doors, which is used for the parking and storage of vehicles as an accessory structure to a dwelling or groups of dwellings, either attached to the dwelling or as a separate building.

Grade - The average elevation of the finished ground elevation at the center of all walls of a building, except that if a wall is parallel to and within five feet of a sidewalk, the sidewalk

elevation nearest the center of the wall shall constitute the ground elevation.

Ground cover - A plant material or non-plant material (e.g., mulch, bark chips/dust) that is used to cover bare ground. See also, Chapter 3.2 - Landscaping.

Hammerhead turnaround - A “T” or “L” shaped dead-end street that allows for vehicles to turn around.

Hardscape - Non-plant landscape materials, including pathways, decorative pavers, benches, drinking fountains, arbors, pergolas, playgrounds, plazas, and similar amenities.

Home occupation, home occupation site – Small commercial ventures which could not necessarily be sustained if it were necessary to lease commercial quarters or which, by the nature of the venture, are appropriate in scale and impact to be operated within a residence. See Section 4.9.200.

Human-scale design/development - Site and building design elements that are dimensionally related to pedestrians, such as: small building spaces with individual entrances (e.g., as is typical of downtowns and main street developments); larger buildings which have articulation and detailing to break up large masses; narrower streets with tree canopies; smaller parking areas or parking areas broken up into small components with landscaping; and pedestrian amenities, such as sidewalks, plazas, outdoor seating, lighting, weather protection (e.g., awnings or canopies), and similar features. These features are all generally smaller in scale than those that are primarily intended to accommodate automobile traffic.

Impervious surface – Any material which reduces and prevents absorption of storm water into previously undeveloped land.

Incidental and subordinate to - A use or portion of a development that is secondary to, and less apparent, than the primary use or other portion of the development.

Infill - A dwelling that is proposed on land that is zoned for residential use where at least 75% of the abutting parcels have a dwelling, but not counting any parcel that is too small for a residence and any parcel that is large enough that it can be divided into four or more lots. These standards also apply where a home is removed to make way for a new house, manufactured home duplex and attached house. These standards do not apply to a dwelling that is proposed on land that is large enough that it can be divided into four or more lots.

Jurisdictional delineation – A delineation of the wetland boundaries that is approved by the Oregon Division of State Lands (DSL). A delineation is a precise map and documentation of actual wetland boundaries on a parcel, whereas a determination may only be a rough map or a presence/ absence finding. [See OAR 141-90-005 et seq. for specifications for wetland delineation or determination reports.]

Land division - The process of dividing land to create parcels or lots. See Chapter 4.3 for land division process.

Land use - The main activity that occurs on a piece of land, or the structure in which the activity occurs (e.g., residential, commercial, mixed use, industrial, open space, recreation, street rights-of-way, vacant, etc.).

Land use district - As used in this code, a land use district is the same as a zone district.

Landing - A level part of a staircase, as at the end of a flight of stairs.

Landscaping - Any combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and may include structural features such as walkways, fences, benches, plazas, works of art, reflective pools, fountains or the like. Landscaping also includes irrigation systems, mulches, topsoil, and revegetation or the preservation, protection and replacement of existing trees.

Lane, mid-block - A narrow, limited use roadway facility usually used to access a limited number of dwelling units. Similar to an alley in design. See Section 2.1.140.A.

Lawn - Grass or similar materials maintained as a ground cover of less than 6 inches in height. For purposes of this ordinance, lawn is not considered native vegetation regardless of the species used.

Legislative - A legislative action or decision is the making of law, as opposed to the application of existing law to a particular use (e.g., adoption of, or amendment to, a comprehensive plan or development regulation). See Section 4.1.600.

Level of service (LOS) - For transportation, a standard of a street's carrying capacity, based upon prevailing roadway, traffic and traffic control conditions during a given time period. The Level of Service range, from LOS A (free flow) to LOS F (forced flow) describes operational conditions within a traffic stream and their perception by motorists/passengers. Level of Service is normally measured for the peak traffic hour, at intersections (signalized or unsignalized) or street segments (between signalized intersections).

Light manufacture - Light Manufacturing operations (e.g., electronic equipment, printing, bindery, furniture, and similar goods) See Section 2.4.110.

Livestock - Domestic animal types customarily raised or kept on farms.

Local Improvement District (LID) - A small public district formed for the purpose of carrying out local improvements (paving of streets, construction of storm sewers, development of a park, etc.). Property owners within the LID are assessed for the cost of the improvements in accordance with ORS 223.387-223.485. See Section 3.4.100.

Local wetlands inventory (LWI) - Maps and report adopted by the City of Stanfield entitled [name of maps/ report] and any subsequent revisions as approved by the Oregon Division of

State Lands. The LWI is a comprehensive survey of all wetlands over ½ acre in size within the urban growth area.

Locally significant wetland – A wetland that is determined to be significant under the criteria of OAR 141-86-0300 et seq. These criteria include those wetlands that score a high rating for fish or wildlife habitat, hydrologic control, or water quality improvement functions.

Lot - A lot is a unit of land that is created by a subdivision of land (ORS 92.010(3)). A lot or parcel under the same ownership as mapped and referenced by the Umatilla County Assessor's Office. See Chapter 4.3.

Lot area - The total surface area (measured horizontally) within the lot lines of a lot.

Lot, Corner - Any lot having at least two (2) contiguous sides abutting upon one or more streets, provided that the interior angle at the intersection of such two sides is less than one hundred thirty-five (135) degrees.

Lot coverage - The area of a lot covered by a building or buildings expressed as a percentage of the total lot area.

Lot Depth - The average distance measured from the front lot line to the rear lot line.

Lot line adjustment - The adjustment of a property line by the relocation of a common line where no additional lots are created. This development code also defines the consolidation of lots (i.e., resulting in fewer lots) as a lot line adjustment.

Lowest floor – the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance found at Section 5.2-1(2).

Main/Primary entry/entrance - A main entrance is the entrance, or entrances, to a building that most pedestrians are expected to use. Generally, smaller buildings have one main entrance. Main entrances may also be the widest entrances of those provided for use by pedestrians. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or common interior circulation space, each tenant's outside entrance is a main entrance. Buildings may also have main entrances opening directly into a reception or sales areas, a courtyard, or plaza.

Maneuvering area/aisle - Refers to the driving area in a parking lot where motor vehicles are able to turn around and access parking spaces.

Manufactured dwelling - A manufactured dwelling can include the following residence types defined below: a residential trailer, a mobile home or a manufactured home.

Manufactured home park – Four or more units located on one lot allowing manufactured homes. . See Section 2.1.700 for standards related to manufactured home parks.

Manufactured Home – A manufactured home is a portable residence constructed after 1976. A transportable single-family dwelling conforming to the Manufactured Housing Construction and Safety Standards Code of the US Dept. of Housing and Urban Development, but is not regulated by the Oregon State Structural Specialty Code and Fire Life Safety Regulations, and is intended for permanent occupancy.

Manufactured structure - A transportable single-family dwelling conforming to the Manufactured Housing Construction and Safety Standards Code of the US Dept. of Housing and Urban Development, but is not regulated by the Oregon State Structural Specialty Code and Fire Life Safety Regulations, and is intended for permanent occupancy

Ministerial - A routine governmental action or decision that involves little or no discretion. The issuance of a building permit is such an action. See Section 4.1.400.

Mitigation – Taking one or more of the following actions listed in order of priority:

- a. Avoiding the impact altogether by not taking a certain development action or parts of that action;
- b. Minimizing impacts by limiting the degree or magnitude of the development action and its implementation;
- c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the lift of the development action by monitoring and taking appropriate corrective measures;
- e. Compensating for the impact by replacing or providing comparable substitute resources or environments.

Mixed-use building/development/horizontal/vertical - See Section 2.2.180.A.

Mobile Home – A mobile home is a portable residence constructed between 1962 and 1976.

Multi-family housing – Housing that provides more than 3 dwellings on an individual lot (e.g., multi-plexes, apartments, condominiums, etc.). See Section 2.1.200.F.

Multi-use pathway – Pathways for pedestrian and bicycle use. See Section 3.1.300.A.

Natural resource areas/natural resources - Same as Sensitive Lands, per Chapter 3.7.

Natural hazard - Natural areas that can cause dangerous or difficult development situations. For example, natural hazard areas include steep slopes, unstable soils, landslides, and flood areas.

Neighborhood - A geographic area lived in by neighbors and usually having distinguishing character.

Neighborhood-scale design - Site and building design elements that are dimensionally related to housing and pedestrians, such as narrower streets with tree canopies, smaller parking areas, lower building heights (as compared to downtown areas) and similar neighborhood characteristics. These features are generally smaller in scale than those that are primarily intended to accommodate automobile traffic.

Neighborhood commercial – Small-scale commercial uses allowed within the residential/neighborhood commercial district. See Section 2.1.200.K.

Net loss – A permanent loss of habitat units or habitat value resulting from a development action despite mitigation measures having been taken.

New construction – structures for which the “start of construction” commenced on or after the effective date of this ordinance.

New manufactured home park or subdivision – a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

Non-conforming – A structure or use that does not conform to the standards of this ordinance but has been in continuous existence from prior to the date of adoption of this ordinance up to the present. Non-conforming uses are not considered violations and are generally allowed to continue, though expansion, re-construction, or substantial improvement may be regulated. See Chapter 5.2.

Non-native invasive plants - See current Oregon State University Extension Service Bulletin for your area.

Off-site mitigation – Habitat mitigation measures undertaken in areas distant from a development action, and which are intended to benefit fish and wildlife populations other than those directly affected by that action.

Off-street parking - All off-street areas designed, used, required or intended to be used for the parking of motor vehicles. Off-street parking areas shall conform to the requirements of Chapter 3.3.

On-site mitigation – Habitat mitigation measures undertaken within or in proximity to areas affected by a development action, and which are intended to benefit fish and wildlife populations directly affected by that action.

On-street parking - Parking in the street right-of-way, typically in parking lanes or bays. Parking may be “parallel” or “angled” in relation to the edge of the right-of-way or curb. See Chapter 3.3.

Open space (common/private/active/passive) - Land within a development which has been dedicated in common to the ownership within the development or to the public specifically for the purpose of providing places for recreation, conservation or other open space uses.

Oregon Freshwater Wetland Assessment Methodology (OFWAM) – A wetland function and quality assessment methodology developed by the Oregon Division of State Lands.

Orientation - To cause to face toward a particular point of reference (e.g., “A building oriented to the street”).

Oriented to a street - See Orientation.

Outdoor commercial use - A use supporting a commercial activity which provides goods or services, either wholesale or retail, where the amount of site area used for outdoor storage of materials or display of merchandise exceeds the total floor area of all buildings on the site. Examples of outdoor commercial uses include automobile sales or services, nurseries, lumber yards and equipment rental businesses.

Patio - A development consisting of a surfaced area adjoining or near the principle structure, intended for use as an outdoor living area, if roofed it must be in open on at least one side.

Parcel - A parcel is a unit of land that is created by a partitioning of land [ORS 92.010(6)]. A lot or parcel under the same ownership as mapped and referenced by the Umatilla County Assessor’s Office. See Chapter 4.3.

Parking lot perimeter - The boundary of a parking lot area that usually contains a landscaped buffer area.

Parking vs. storage - Parking is leaving an operable motor vehicle for a temporary time, usually less than 24 hours. Storage is placing or leaving an operable or inoperable vehicle, usually for more than 24 hours, in a location for maintenance, repair, sale, rental, or future use

Partition - To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. [See also, ORS 92.010(8)]. Partitions must be mapped and referenced by the Umatilla County Assessor’s Office. See Chapter 4.3.

Pathway/walkway/access way - See Chapter 3.1, Section 3.A. As defined in this code, a pathway or multi-use pathway may be used to satisfy the requirements for “accessways” in the Transportation Planning Rule. (OAR 660-012-045).

Pedestrian amenity (ies) – Pedestrian areas and objects that serve as places for socializing and enjoyment of the City’s downtown/main street. Examples include benches or public art or sculpture. See Section 2.2.170.

Pedestrian Facilities - A general term denoting improvements and provisions made to accommodate or encourage walking, including sidewalks, accessways, crosswalks, ramps, paths, and trails.

Pier - Exterior vertical building elements that frame each side of a building or its ground-floor windows (usually decorative).

Planter strip, tree cutout - A landscape area for street trees and other plantings within the public right-of-way, usually between the street and a sidewalk.

Plat - A map of a subdivision, prepared as specified in ORS 92.080, and recorded with the Umatilla County Assessor’s Office. All plats shall also conform to Chapter 4.3 - Land Divisions.

Plaza - A public square or extra-wide sidewalk (e.g., as on a street corner) that allows for special events, outdoor seating, sidewalk sales, and similar pedestrian activity. See Section 2.2.170.

Pocket park - A small park, usually less than one-half acre.

Primary - The largest or most substantial element on the property, as in “primary”: use, residence, entrance, etc. All other similar elements are secondary in size or importance.

Property line: front, rear, interior side, street side - Legal borders of a lot or parcel of land. See Figure 2.1.130.

Public facilities – Public and private transportation facilities and utilities. See Chapter 3.4.

Public improvements - Development of public facilities. See Chapter 3.4.

Quasi-judicial - Refers to an action or decision that requires substantial discretion or judgment in applying the standards or criteria of this Code, and usually involves a public hearing. See Section 4.1.500.

Reciprocal Access - A reciprocal access is an easement agreement whereby two or more parties have shared access to a lot or parcel. This access easement is marked on the legal plat of both of the lots or parcels.

Recreational Vehicle - ~~A vacation trailer or other vehicle or portable unit which is either self-propelled or towed or is carried by a mother vehicle, which is intended for human occupancy but is designed for vacation or recreational use not as a residence.~~

A vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and

Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Residence - Same as “dwelling”.

Residential caretaker unit - A dwelling unit for caretakers living on-site in the General Industrial District. The unit must be served by water and sanitary sewage and conform to other applicable building standards. See Section 2.3.160.B.

Residential care home/Residential care facility –Residential treatment or training homes or adult foster homes licensed by the State of Oregon. See Section 2.1.200.G.

Ridge line (building) - The top of a roof at its highest elevation.

Right-of-way - Land that is owned in fee simple by the public, usually for transportation facilities.

Riparian area – The area adjacent to a river, lake, or stream, consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem.

Roof pitch - The slope of a roof, usually described as ratio (e.g., 1 foot of rise per 2 feet of horizontal distance).

Rooftop garden - A garden on a building terrace, or at top of a building with a flat roof (usually on a portion of a roof).

Senior housing - Housing designated and/or managed for persons over the age of 55. (Specific age restrictions vary.)

Sensitive lands - Wetlands, significant trees, steep slopes, flood plains and other natural resource areas designated for protection or conservation by the Comprehensive Plan.

Setback - The distance between a building (or other feature of development) and a property line. Minimum and maximum setbacks may be required for front, side and rear yards.

Shared driveway - When land uses on two or more lots or parcels share one driveway. An easement or tract (owned in common) may be created for this purpose.

Shared parking – Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners

or operators show that the need for parking facilities does not materially overlap. (daytime versus nighttime primary uses) See Section 3.3.300.C.

Shopping street – A street or drive designed with the elements of a good pedestrian oriented street: buildings with close orientation to the street, on street parking, wide sidewalks, street trees, pedestrian scale lighting. See Section 2.2.140.C.

Sign - An identification, description or device which directs attention to a product, place activity, person institution or business and which is affixed to or represented upon a building structure or land. Each display surface of a sign structure shall be considered a separate sign.

Significant trees, significant vegetation – Trees and shrubs with a trunk diameter of 6 inches or greater, as measured 4 feet above the ground, and all plants within the drip line of such trees and shrubs. Other trees may be deemed significant, when designated by the City Council as “Heritage Trees.” See Section 3.2.200.B.

Single-family attached housing (townhomes) - Two or more single-family dwellings with common end-walls. See Section 2.1.110 and Section 2.1.200.

Single-family detached house - A single family dwelling that does not share a wall with any other building. See Section 2.1.110.

Single-family detached zero lot line house - A single family detached house with one side yard setback equal to “0”. See Section 2.1.110 and Section 2.1.200.

Site - A property (or group of adjacent parcels or lots under the same ownership) that is subject to a permit application under this Code.

Site design review – A discretionary review that applies to all developments in the City, except those specifically listed under Development Review. Site Design review ensures compliance with the basic development standards of the land use district, as well as more detailed design standards and public improvement requirements in Chapters 2 and 3, Development Review - See Chapter 4.2.

Specific Area Plan – Describe in more detail the type of development planned for a specific area than is typically found in a comprehensive plan, zone map, or public facilities plan. See Chapter 2.5.

Standards and criteria - Standards are code requirements. Criteria are the elements required to comply with a particular standard.

Start of construction – includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of

excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State building code – the combined specialty codes adopted by the State of Oregon.

Steep slopes - Slopes greater than 25 percent.

Storefront character - The character expressed by buildings placed close to the street with ground-floor display windows, weather protection (e.g., awnings or canopies), corner building entrances or recessed entries, and similar features.

Storm water facility - A detention and/or retention pond, swale, or other surface water feature that provides storage during high-rainfall events and/or water quality treatment.

Stream – A channel such as a river or creek that carries flowing surface water, including perennial streams and intermittent streams with defined channels, and excluding man-made irrigation and drainage channels.

Street/road - A public or private way for travel by vehicles, bicycles and pedestrians, that meets the City standards in Section 3.4.100.

Street access — Safe and efficient passage for pedestrians and vehicles to circulate through a connected street system. See Section 3.1.200.

Street connectivity - The number of street connections within a specific geographic area. Higher levels of connectivity provide for more direct transportation routes and better dispersion of traffic, resulting in less traffic on individual streets and potentially slower speeds through neighborhoods.

Street furniture/furnishings - Benches, lighting, bicycle racks, drinking fountains, mail boxes, kiosks, and similar pedestrian amenities located within a street right-of-way. See Section 2.2.170.

Street stub - A temporary street ending; i.e., where the street will be extended through adjacent property in the future, as those properties develop. Not a permanent street-end or dead-end street.

Street tree - A tree planted in a planter strip or tree cutout.

Structure – ~~A building or other major improvement~~ walled and roofed building including a gas or liquid storage tank that is principally above ground that is built, constructed or installed, not including minor improvements, such as fences, utility poles, flagpoles, or irrigation system components, that are not customarily regulated through zoning ordinances.

Subdivision - To divide land into four or more lots within a single calendar year. (ORS 92.010(13)).

Substantial damage – damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before damage occurred.

Substantial improvement – Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- a. Before the improvement or repair is started, or
- b. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition Substantial Improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the structure.

The term does not, however, include either:

- c. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
- d. Any alteration of a structure listed on the national Register of Historic Places or a State Inventory of Historic Places.

Surface water management - [Definition to be developed in Chapter 3.5.]

Swale - A type of storm water facility. Usually a broad, shallow depression with plants that filter and process contaminants.

Tangent - Meeting a curve or surface in a single point.

Tentative Flood Hazard Area - An area along a minor water course including intermittent streams or gullies, that would likely be flooded or within which development might serve to worsen flooding of the watercourse.

Terrace - A porch or promenade supported by columns, or a flat roof or other platform on a building.

Top of bank – The stage of elevation at which water overflows the natural banks of streams or other waters of the state and begins to inundate upland areas. In the absence of physical evidence, the two-layer recurrence interval flood elevation may be used to approximate the bank full stage or delineate the top of bank.

Topographical constraint - Where existing slopes prevent conformance with a Code standard.

Tract: private/public - A piece of land set aside in a separate area for dedication to the public, a homeowner's association, or other entity (e.g., open space, recreation facilities, sensitive lands, etc.).

Transportation facilities and improvements – The physical improvements used to move people and goods from one place to another; e.g., streets, sidewalks, pathways, bike lanes, airports, transit stations and bus stops, etc.). Transportation Facilities and Improvements require a Conditional Use Permit (CU) under Section 4.4.400.D. Transportation improvements include the following:

- a. Normal operation, maintenance, repair, and preservation activities of existing transportation facilities.
- b. Installation of culverts, pathways, medians, fencing, guardrails, lighting, and similar types of improvements within the existing right-of-way.
- c. Projects specifically identified in the City's adopted Transportation System Plan as not requiring further land use review and approval.
- d. Landscaping as part of a transportation facility.
- e. Emergency measures necessary for the safety and protection of property.
- f. Construction of a street or road as part of an approved subdivision or partition as designated in the City's adopted Transportation System Plan except for those that are located in exclusive farm use or forest zones.
- g. Construction of a street or road as part of an approved subdivision or land partition approved consistent with the applicable land division ordinance.

Transportation mode - The method of transportation (e.g., automobile, bus, walking, bicycling, etc.)

Triplex - A building with three attached housing units on one lot or parcel.

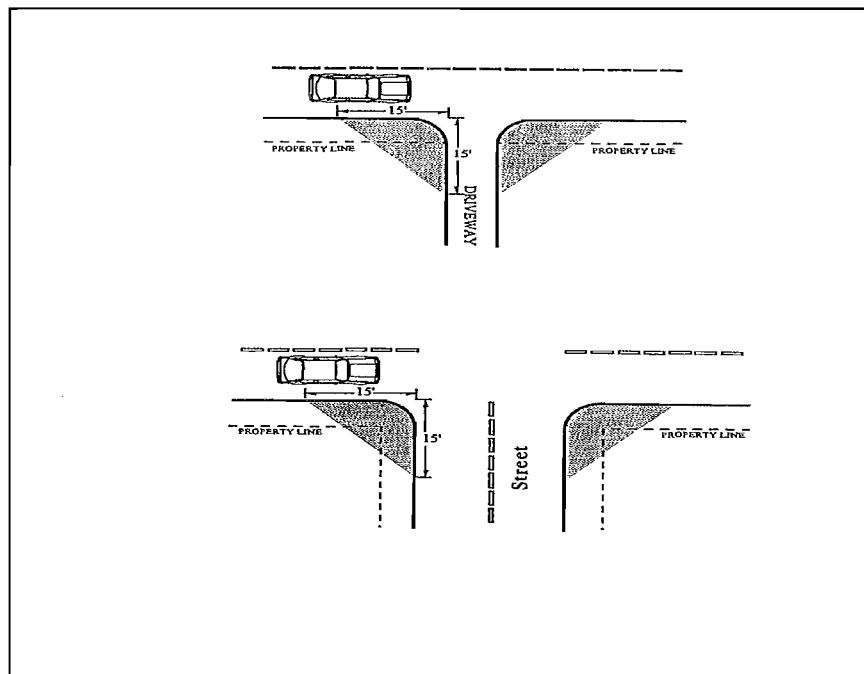
Urban Growth Area - That land between the incorporated limits of the City and the Urban Growth Boundary.

Urban Growth Boundary - The Boundary designated in the City’s Comprehensive plan that identifies and separates urbanizable land from rural land.

Vacate plat/street - To abandon a subdivision or street right-of-way. For example, *vacation* of a public right-of-way that is not needed or cannot be used for a street or other public purpose. A plat may be vacated, returning the property to an undivided condition.

Variance - An administrative or quasi-judicial decision to lessen or otherwise modify the requirements of this Code. See Chapter 5.1.

Vision clearance area – The shaded area as shown on the following figure is the Vision Clearance Area. The Vision Clearance area includes Corner Clearance, which is the distance from an intersection of a public or private road to the nearest access connection, measured from the closest edge of the pavement of the intersecting road to the closest edge of the pavement of the connection along the traveled way. The Vision Clearance area is regulated and further described in Section 3.1.200.N.



Wetland – An area inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and which, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wetland protection area – An area subject to the provisions of this chapter that includes all wetlands determined to be locally significant.

Wetland resource map – The locally adopted map used as the basis for this ordinance, which incorporates the DSL-approved LWI map and identifies locally significant wetlands.

Wireless communication equipment - Includes cell towers, antennae, monopoles, and related facilities used for radio signal transmission and receiving.

Yard - The area defined by setbacks (i.e., between the setback line and respective property line).

Zero lot line house –Single family courtyard home that is not subject to side yard setbacks on one side of a typical lot. See Section 2.1.200.A.

Chapter 1.4 — Enforcement

Sections:

- 1.4.1 -- Provisions of this Code Declared to be Minimum Requirements
- 1.4.2 -- Violation of Code Prohibited
- 1.4.3 -- Penalty
- 1.4.4 -- Complaints Regarding Violations
- 1.4.5 -- Abatement of Violations
- 1.4.6 -- Stop-Order Hearing

1.4.1 Provisions of this Code Declared to be Minimum Requirements.

- A. **Minimum Requirements Intended.** In their interpretation and application, the provisions of this Code shall be held to be minimum requirements, adopted for the protection of the public health, safety, and general welfare.
- B. **Most Restrictive Requirements Apply.** When the requirements of this Code vary from other provisions of this Code or with other applicable standards, the most restrictive or that imposing the highest standard shall govern.

1.4.2 Violation of Code Prohibited.

No person shall erect, construct, alter, maintain or use any building or structure or shall use, divide or transfer any land in violation of this Code or any amendment thereto.

1.4.3. Penalty.

- A. **Civil Infraction.** A violation of this Code shall constitute a civil infraction punishable by a civil penalty in an amount not to exceed \$1,000. A violation of this code shall be considered a separate offense for each day the violation ensues. Nothing herein shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.
- B. **Each Violation a Separate Infraction.** Each violation of a separate provision of this Code shall constitute a separate infraction, and each day that a violation of this Code is committed or permitted to continue shall constitute a separate infraction.
- C. **Abatement of Violation Required.** A finding of a violation of this Code shall not relieve the responsible party of the duty to abate the violation. The penalties imposed by this section are in addition to and not in lieu of any remedies available to the City.

- D. Responsible Party.** If a provision of this Code is violated by a firm or corporation, the officer or officers, or person or persons responsible for the violation shall be subject to the penalties imposed by this section.

1.4.4 Complaints Regarding Violations.

- A. Filing Written Complaint.** Whenever a violation of this Code occurs, or is alleged to have occurred, any person may file a signed, written complaint.
- B. File Complaint with City Manager.** Such complaints, stating fully the causes and basis thereof, shall be filed with the City Manager or designee. The City Manager or designee shall properly record such complaints, investigate and take action thereon as provided by this Code.

1.4.5 Abatement of Violations.

Any development or use that occurs contrary to the provisions of this Code or contrary to any permit or approval issued or granted under this Code is unlawful, and may be abated by appropriate proceedings.

1.4.6 Stop-Order Hearing.

- A. Stop Order Issued.** Whenever any work is being done in violation of the provisions of the Code or a condition of any permit or other approval granted pursuant hereto, the City Manager or designee may order the work stopped by notice in writing served on persons engaged in doing such work or causing such work to be done. All work under the permit or approval shall cease until it is authorized to continue.
- B. Stop Order Hearing.** The City Manager shall schedule a hearing if requested on the stop order for the earliest practicable date, but not more than 30 days after the effectiveness of any required notice. At the discretion of the City Manager such hearing may be:
1. Part of a hearing on revocation of the underlying development approval; or
 2. Solely to determine whether a violation has occurred. The City Manager shall hold this hearing and shall make written findings as to the violation within 30 days of issuing the stop-work order. Upon a finding of no violation, the Planning Commission shall require the issuance of a resume work order. Upon finding a violation, the stop order shall continue to be effective until the violating party furnishes sufficient proof to the Planning Commission that the violation has been abated. The Planning Commission decision is subject to review under Section 4.1.500 - Type III (Public Hearing) Procedure.

Chapter 2.7 — Floodplain Overlay District (FP)

Sections:

2.7.100 -- Purpose

2.7.200 -- Location

2.7.300 -- Permitted Uses

2.7.400 -- Prohibited Uses

2.7.500 -- Development Standards in the Floodplain Overlay District

2.7.600 -- Enforcement and Interpretation

2.7.700 -- Floodway Sub-District

2.7.100 Purpose

The Floodplain Overlay District and Riparian Corridor and Floodway Sub-Districts are intended to protect the floodplain and floodway areas along the Stage Gulch Ditch and Umatilla River. The provisions of Chapter 3.7 Flood Plain Design Standards are an important part of fully implementing the uses allowed in this Chapter.

2.7.200 Location

A. Location

The Floodplain Overlay District comprises the area designated within the 500 and 100 year Flood Plain on the Revised "Flood Boundary and Floodway Map" issued by the Federal Emergency Management Agency on ~~January 11, 1984~~ August 17, 2009, as part of the Flood Insurance Study for the City of Stanfield. This map is Map D in the City's Comprehensive Plan. The Floodway Sub-District comprises the area designated as Floodway on Map D. The Riparian Corridor Sub-District comprises the area designated as Riparian Corridor on Comprehensive Plan Map C.

B. Basis for Establishing the Areas of Special Flood Hazard

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Stanfield dated August 17, 2009 with accompanying Flood Insurance Map (FIRM) is hereby adopted by reference and declared to be part of this ordinance. The Flood Insurance Study and the FIRM are on file at 155 West Coe Avenue, Stanfield, OR 97875. The best available information for flood hazard area identification as outlined in Chapter 2.7.600-A-11 shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under Chapter 2.7.600-A-11.

2.7.300 Floodplain Overlay District (FP)

A. Permitted Uses in the Floodplain District. The following table lists the permitted uses in the Floodplain Overlay District.

Table 2.7.300 Land Uses and Building Types Permitted in the Floodplain Overlay District		
<p>1. Structure-Related Uses*</p> <ul style="list-style-type: none"> a. Fences <u>that are at least 50% open and not made of chain link</u>, and freestanding walls b. Change of use of a building c. Open wall buildings for farm or recreation use d. Open wall porch, patio and similar additions e. Parking lot, driveway, sidewalk, open patio or deck. f. Additions to existing buildings only if located within the triangular “obstructed flow zones” g. Replacement of an existing building or manufactured home. 	<p>2. Transportation Facilities and Improvements*</p> <ul style="list-style-type: none"> a. Normal operation, maintenance; b. Installation of improvements within the existing right-of-way; c. Projects identified in the adopted Transportation System Plan not requiring future land use review and approval; d. Landscaping as part of a transportation facility; e. Emergency Measures; f. Street or road construction as part of an approved subdivision or partition; g. Transportation projects that are not designated improvements in the Transportation System Plan ** (CU); and h. Transportation projects that are not designed and constructed as part of an approved subdivision or partition** (CU) 	<p>3. Other Development*</p> <ul style="list-style-type: none"> a. Bridges (CU) b. Water course alterations including but not limited to relocation, widening or deepening of the channel, gravel extraction, and the construction or modification of levees. (CU) c. Public or private parks, golf courses, and other non-structural recreation development. (CU) d. Land leveling
<p>Uses marked with an asterisk (*) are subject to the standards in Chapter 3.7, Flood Plain Design Standards. Temporary uses are subject to the standards in Section 4.9. ** Uses marked with 2 asterisks are subject to the standards in Section 4.4.400D. CU= Conditional Use Permit Required</p>		

2.7.400 Prohibited Uses in the Floodplain Overlay District**A. Prohibited Uses in the Floodplain Overlay District**

1. Construction of closed structures, including dwellings, mobile homes, out-buildings, and farm buildings, except per 2.7.500.
2. Land filling, unless balanced by an equal amount of excavation or in limited quantities as part of a landscaping or erosion control project.
3. Channel or floodway blockage.
4. Additions or an improvement to or replacement of existing non-conforming structures except as provided in 1 above. Minor improvements may be allowed if they do not contribute to further obstruction of the floodway. For the purpose of this section, a minor improvement is one that is not more than 50% of the value of the structure (value is Real Market Value as determined by Umatilla County Tax Assessor).
5. Repair or reconstruction of flood-damaged buildings eligible for the FEMA 1362 program to purchase damaged buildings within the designated floodway.

2.7.500 Development Standards for the Floodplain Overlay District

The following development standards are in addition to the design standards found in Chapter 3.7, Flood Plain Design Standards. Chapter 3.7 applies to all development within this District.

A. Development Standards for Floodplain Overlay District

1. Fences and freestanding walls shall be constructed parallel to the Ditch or in “obstructed flow zones” as mapped on Map D; and
2. Land leveling shall not involve the addition of fill; and
3. Change of use of a building unless the proposed use is a Conditional Use in the Open Space zone.
4. Open wall buildings for farm or recreation use that will not increase flood hazard.
6. Open wall porch, patio and similar additions or structures associated with housing or other development that will not increase flood hazard.
7. Parking lot, driveway, sidewalk, open patio or deck, in accordance with Chapter 3.7.
8. Additions to existing buildings only if located within the triangular “obstructed flow zones” (Shown on Map D) on the upstream and downstream sides of existing building (which will thereby not increase flood hazard).
9. Building improvements that are not lateral additions that constitute less than a 50% increase from the Real Market Value of the structure (e.g. interior remodeling, re-roofing or re-siding, adding an upper floor to a one-story building. For the purpose of this section Real Market Value is the most recent tax assessment bill as determined by Umatilla County Tax Assessor.

2.7.500 Development Standards in the Floodplain Overlay District (continued)

10. Construction of an enclosed building or installation of a manufacture home if elevated on pilings or posts so as to not obstruct floodwaters and increase flood hazards only if all of a track of land in common ownership existing on or before June 27, 1984 is located within the Floodplain Overlay District and is vacant.
11. Replacement of an existing building or manufactured home only if there is no alternative site owner by the property owner outside of the Floodplain Overlay District. This development shall be in compliance with the elevation standard of .i (above).

B. Development Standards for development of Subdivisions, Partitions, Manufactured Home Parks, and Manufactured Homes on Individual Lots within the Flood Plain Overlay District

1. All subdivisions, partition and manufactured home park applications shall be consistent with the need to minimize flood damage;
2. All subdivision, partition and manufactured home park applications shall have public utilities and facilities such as sewer, gas, electric, and water systems located and constructed to minimize flood damage;
3. All subdivision, partition and manufactured home park applications shall have adequate drainage provided to reduce exposure to flood damage;
4. Base flood elevation data shall be provided for subdivision and manufactured home park applications and other proposed housing development that contain at least 50 lots, manufactured home spaces, dwelling units or 5 acres (whichever is less).
5. For the following types of development, the standards a through h shall apply: new manufactured home parks, expansion of existing manufactured home parks and “substantial improvements” to existing manufactured home parks; and replacement of manufactured homes within existing manufactured home parks.
 - a. Stands or lots are:
 - i. Outside of a manufactured home park or subdivision,
 - ii. In a new manufactured home park or subdivision
 - iii. In an expansion to an existing manufactured home park or subdivision, or
 - iv. In an existing manufactured home park or subdivision on which a manufactured home park has incurred “substantial damage” as the result of a flood
 - b. Stands or lots are elevated on compacted fill, pilings, piers or the like, so that the lowest floor of the home will be at or above 100-year flood level.
 - c. Stands are developed so that the manufactured home will be installed on a permanent foundation (not necessarily a masonry perimeter foundation).

- d. Adequate surface drainage and access for a waste hauler are provided;
- e. The foundation system is adequately anchored and is designed for the easy and secure anchoring of the manufactured home to it, in compliance with State Building Codes Division standards;
- f. In the instance of elevation on pilings, that are large enough to permit steps, piling foundations are placed in stable soil no more than 10 feet apart; and reinforcement is provided for pilings more than 6 feet above the ground level.
- g. Evacuation Plans: Manufactured home park developers shall file evacuation plans with the City and the Umatilla County Emergency Service Department.

C. Recreational Vehicles Recreational vehicles placed on sites are required to either:

1. Be on the site for fewer than 180 consecutive days,
2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
3. Meet the requirements of 5.2-3 above and the elevation and anchoring requirements for manufactured homes.

2.7.600 Enforcement and Interpretation

A. Enforcement and Interpretation

1. 100-year Flood Elevation: The 100-year flood elevation profiles and Flood Insurance Rate Map contained in FEMA's Flood Insurance Study for Stanfield constitute the legal 100-year flood elevations for Stage Gulch and the Umatilla River for the purposes of this Development Code. Where elevation data is not available either through the Flood Insurance Study or by a study as required by Item .10 of this Subsection, the application for a Development Permit shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test for reasonableness is a local judgement and includes use of historical data, high water marks, photographs of past flooding etc., where available. Failure to elevate at least 2 feet above grade in these zones may result in higher insurance rates.
2. Flood Hazard Area Boundaries: The City may make interpretations as to the exact location of the boundaries of the flood hazard areas when mapped boundaries do not reflect actual field conditions.
3. Appeals to Federal Floodplain Mapping and 100-year Elevation Determination: Persons disputing the mapping of the 100-year flood elevations of the Umatilla River or Stage Gulch shall file an appeal with the Federal Emergency Management Agency in accordance with Sections 1915 or 1917 of the National Flood Insurance Program.
4. Variances: Variances to the requirements of this overlay zone shall be processed in accordance with Section ~~1910.660.6~~ of the National Flood Insurance Program, if the requirements at issue

are those found in the NFIP. IF the requirements exceed those of the NFIP, the variance shall be processed in accordance with Chapter 5.

Conditions for Variances

- a. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i-xi) in section 4.4-1 (4) have been fully considered. As the lot size increases the technical justification required for issuing the variance increases.
- b. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section.
- c. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
- d. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- e. Variances shall only be issued upon:
 - i. a showing of good and sufficient cause;
 - ii. a determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - iii. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- f. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
- g. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of flood proofing than watertight or dry-flood proofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except Chapter 2.7.600A and otherwise complies with Chapter 3.7.800.

- h. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
5. Structures on the National Register of Historic Places: Automatic waivers to the standards of this District may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without processing a formal variance.
 6. The City Manager is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.
 7. Development Permits: All Development Permits shall be reviewed to determine that the requirements and conditions of this Code have been satisfied.
 8. State and Federal Permits: The city shall review all development permits to determine that all necessary permits have been obtained from those Federal, State or local government agencies from which prior approval is required.
 9. Certification of Flood Elevation and Flood-proofing:
 - a. Where 100-year flood elevation data is provided through the Flood Insurance Study or required via item 10 of this Subsection, the applicant shall obtain and city shall record the actual elevation (in relation to mean sea level) of the average ground level and the lowest floor (including basements and below-grade crawl spaces) of all new or substantially improved structures, and whether or not the structure contains a basement. (i.e. Flood Elevation Certificates are required for constructing , replacing, or substantially improving main buildings).
 - b. For all new or substantially improved floodproofed structures: The applicant shall verify and city shall record the actual elevation (in relation to mean sea level) to which the structure was floodproofed.
 - c. Maintain the required floodproofing certifications.
 10. Records: The City shall maintain for public inspection and copying all records pertaining to the provisions of this Chapter.
 11. Use of other flood base data: When base flood elevation data has not been provided in accordance with Chapter 2.7.200, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the local administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Chapter 2.7.720 Floodway Standards.
 12. Additional Information and Special Cases: The City may require a registered engineer's evaluation and development plan or more detailed floodplain information for a proposed action my be delayed while the city obtains expert information or advise or if the city requires more detailed information and planning from the applicant.

- 13. **Conditions of Approval:** The City may place conditions of approval on any development permit issued in this District if said conditions are deemed necessary to mitigate hazards to the applicant's project or property, or to neighboring or nearby properties.
- 14. **Procedural Flexibility:** The City staff, Planning Commission or City Council may require that development allowable as "outright permitted" be processed as a conditional use if the City Manager finds that the requested development may have a significant impact on the neighborhood, or a wider area, or if policy interpretation by the City Council is needed.

2.7.700 Floodway Sub-District

- A. Purpose/Intent Statement:** The Floodway Sub-District is intended to protect and to prevent the further obstruction of the floodplain areas alongside Stage Gulch Ditch and the Umatilla River. The Floodway is the channel of the river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Base Flood means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood." Regulations in the Floodway Sub-District are also intended to protect and restore water bodies and their associated riparian areas, thereby protecting and restoring the hydrologic, ecologic, and land conservation functions these areas provide.
- B. Location.** The Floodway Sub-District comprises the area designated "floodway" on the Revised Preliminary "Flood Boundary and Floodway Map" issued by the Federal Emergency Management Agency on ~~January 11, 1984~~ August 17, 2009, as part of the Flood Insurance Study for the City of Stanfield. This map is Map D in the City's Comprehensive Plan.
- C. Permitted Uses in the Floodway Sub-District.** The following table lists the permitted uses in the Floodway Sub-District.

2.7.710 Permitted Uses

Table 2.7.710 Land Uses and Building Types Permitted in the Floodway Sub District		
<p>1. Landscaping Uses*:</p> <ul style="list-style-type: none"> a. Use of land as landscaped yard areas b. Planting of trees, shrubs and hedges c. Fences 	<p>2. Transportation Facilities and Improvements*</p> <ul style="list-style-type: none"> a. Normal operation, maintenance; b. Installation of improvements within the existing right-of-way; c. Projects identified in the adopted Transportation System Plan not requiring future land use review and approval; d. Landscaping as part of a transportation facility; e. Emergency Measures; f. Street or road construction as part of an approved subdivision or partition; g. Transportation projects that are not 	

	designated improvements in the Transportation System Plan ** (CU); and h. Transportation projects that are not designed and constructed as part of an approved subdivision or partition** (CU)	
--	---	--

Uses marked with an asterisk (*) are subject to the standards in Chapter 3.7, Flood Plain Design Standards. Temporary uses are subject to the standards in Section 4.9. ** Uses marked with 2 asterisks are subject to the standards in Section 4.4.400D. CU= Conditional Use Permit Required

2.7.720 Standards

- A. **Structures** No structures are allowed to be built within the Floodway Sub-District.
- B. **Development Standards.** See Chapter 3.7, Floodplain Design Standards.

2.7.730 Alteration of Watercourses

Notify adjacent communities, the State Department of Land Conservation and Development and other appropriate state and federal agencies prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

2.7.740 Before Regulatory Floodway

In areas where a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the county's FIRMs, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the Base Flood more than one foot (1.0 ft.) at any point within the county.

2.7.800 Riparian Corridor Sub-District

The Riparian Corridor Sub-District is intended to protect and to prevent the further obstruction of the riparian areas alongside Stage Gulch Ditch and the Umatilla River. Regulations in the Floodway Sub-District are also intended to protect and restore water bodies and their associated riparian corridors, thereby protecting and restoring the hydrologic, ecologic, and land conservation functions these areas provide. Specifically, they are intended to protect habitat for fish and other aquatic life, protect habitat for wildlife, protect water quality for human uses and for aquatic life, control erosion and limit sedimentation, and reduce the effects of flooding. They attempt to meet these goals by excluding structures from buffer areas around fish-bearing lakes, streams, and associated wetlands, and by restricting vegetation removal or other alteration in those buffers. For cases of hardship, this subsection

provides a procedure to reduce the riparian buffer. Alteration of the riparian corridor in such cases shall be offset by appropriate restoration or mitigation, as stipulated in Section 2.7.800(C) of this ordinance.

A. Definition of Riparian Corridors

1. Significant Riparian Corridors are defined using the safe harbor process described under OAR 660-023-0090(5).
2. The 1984 Comprehensive Plan Technical Report Update specifies the Umatilla River and Stage Gulch Ditch as fish-bearing streams.
3. Along Stage Gulch Ditch, the riparian corridor boundary shall be 50 feet from the top of bank, except as identified below.
4. Along the Umatilla River, the riparian corridor boundary shall be 75 feet upland from the top of each bank, except as identified below.
5. For all other wetland areas identified on the City of Stanfield Local Wetlands Inventory (LWI) map, the protection area shall be 50 feet from the upland edge of the wetland.
6. Where the riparian corridor includes all or portions of a significant wetland, the standard distance to the riparian corridor boundary shall be measured from, and include, the upland edge of the wetland.
7. Except around inventoried wetlands, the measurement of distance to the riparian corridor boundary shall be from the top of bank. The measurement shall be a slope distance. In areas where the top of each bank is not clearly defined, the riparian corridor boundary shall be measured from the ordinary high water level, or the line of non-aquatic vegetation, whichever is most landward. In areas where the predominant terrain consists of steep cliffs, the distance to the corridor boundary shall be measured as a horizontal distance until the top of the cliff is reached, and as a slope distance on from that point.

B. Activities Within the Riparian Corridor

1. In some cases portions of the riparian corridor (as defined in Section 2.7.720.C.1) will extend outside the floodway area. Nothing in this section shall be construed to allow structures in the floodway or other prohibited activities in the floodway.
2. The permanent alteration of the riparian corridor by grading or by the placement of structures or impervious surfaces is prohibited, except for the following uses provided that the City Manager or Planner finds that they are designed to minimize intrusion into the riparian corridor, and no other options or locations are feasible. Such applications shall be reviewed as a Type III procedure.
 - a. Streets, roads, and paths identified in the City's Capital Improvement Plan;
 - b. Drainage facilities, utilities, and irrigation pumps;
 - c. Water-related and water-dependent uses, such as but not limited to drainage facilities, water sewer and wastewater facilities;

- d. Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area;
 - e. Structures or other non-conforming alterations existing fully or partially within the riparian corridor may be expanded provided the expansion does not expand the footprint of the structure within the riparian corridor. Substantial improvement of a non-conforming structure in the riparian corridor shall require compliance with the standards of this ordinance.
 - f. Existing lawn within the riparian corridor may be maintained, but not expanded within the riparian corridor. Development activities on the property shall not justify replacement of riparian corridor with lawn.
 - g. Existing shoreline stabilization and flood control structures may be maintained. Any expansion of existing structures or development of new structures shall be evaluated by the City Manager and the appropriate natural resource agency staff. Such alteration of the riparian corridor shall be approved only if less-invasive or non-structural methods will not adequately meet the stabilization or flood control needs.
 - h. New fencing may be permitted by the City Manager, provided that the fencing does not impact fish habitat or site hydrology and the fencing does not create an obstruction that would increase flood velocity or intensity.
3. Removal of riparian vegetation is prohibited, except for:
- a. Removal of non-native vegetation and replacement with native plant species. The replacement vegetation shall cover, at minimum, the area from which vegetation was removed, and shall maintain or exceed the density of the removed vegetation.
 - b. Removal of vegetation necessary for the development of approved water-related or water-dependent uses. Vegetation removal shall be kept to the minimum necessary to allow the water-dependent or water-related use.
 - c. Trees in danger of falling and thereby posing a hazard to life or property may be removed, following consultation and approval from the City Manager. If no hazard will be created, the City Administrator may require these trees, once felled, to be left in place in the riparian corridor. Any trees removed are required to be replaced by an approved native species. The determination of an approved native species shall be reviewed as a Type II application.
4. Exceptions: The following activities are not required to meet the standards of this section.
- a. Normal and accepted farming practices other than buildings or structures, occurring on land zoned for exclusive farm use and existing in the riparian corridor since prior to the date of adoption of this ordinance. On-going agricultural practices existing in the riparian corridor since prior to the date of adoption of this ordinance on land not zoned for exclusive farm use are allowed in the riparian corridor subject to the definition and requirements of non-conforming uses.
 - b. Drainage way or ditch maintenance practices, other than structures, to maintain flow at original design capacity and mitigate upstream flooding, provided that management practices minimize sedimentation and impact to native vegetation.

C. Alteration Requiring Mitigation

1. In some cases portions of the riparian corridor (as defined in Section 2.7.720.C.1) will extend outside the floodway area. Nothing in this section shall be construed to allow structures in the floodway or other prohibited activities in the floodway.
2. Permanent alteration of the riparian corridor by placement of structures or impervious surfaces is allowable under the following procedures, subject to the mitigation requirements of Section 2.7.720.C.3.c.
 - a. A setback adjustment as allowed under Section 2.7.720.C.3.d.
 - b. A Variance to the riparian setback approved through the procedures of Section 2.7.720.C.3.e.
 - c. On the Umatilla River, the riparian setback may be reduced as allowed under Section 2.7.720.C.3.f.
3. Proposals for development activities within the riparian corridor allowed in Section 2.7.720.b shall be reviewed by the Oregon Department of Fish and Wildlife (ODFW), as per OAR 635-415 Fish and Wildlife Habitat Mitigation Policy. A mitigation recommendation shall be obtained from ODFW. For purposes of implementing Goal 5, the goal is no net loss of protected resources; correspondingly, for purposes of designing appropriate mitigation, sites should be considered at least in "Habitat Category 2" (OAR 635-415-030), which strives for no net loss of habitat values.
4. Setback Adjustment
 - a. Qualifying lots: Lots on which the riparian setback required by this ordinance exceeds any other setbacks in a particular yard, and which, when combined with other required yard setbacks, results in a building area depth of 25 feet or less or a building envelope of 800 square feet or less.
 - b. Setback reduction procedure: Setback reduction shall be the minimum necessary to create a building envelope 25 feet deep or a building envelope of 800 square feet (whichever requires a lesser reduction of the setback). The yard setback opposite the riparian corridor may be reduced up to ½ the standard setback. If this does not create a sufficient building envelope, the riparian setback may be reduced up to ½ the required setback. Additional reductions of setbacks require a variance. Removal of vegetation within the original riparian setback shall be the minimum necessary to allow development of the use, and shall otherwise conform with the standards of Section 2.7.720.C.2.b of this ordinance. Applications for setback adjustments shall be reviewed as a Type III procedure.
5. Variance. In cases where the provision for a Setback Adjustment under Section 2.7.720.C.3.d are not sufficient, a property owner may request a Variance to the riparian setback.
 - a. Granting of a Variance requires findings that:
 - i. The proposed development requires deviation from the riparian standards; and

- ii. Strict adherence to the riparian setback and other applicable standards would effectively preclude a use of the parcel that could be reasonably expected to occur in the zone, and that the property owner would be precluded a substantial property right enjoyed by the majority of landowners in the vicinity; and
 - iii. The provisions of Section 2.7.720.C.3.d are insufficient to remedy the hardship.
 - b. Administrative Variances shall be processed as a Type III procedure in accordance with Section 4.1.500 of this Code.
6. Umatilla River Riparian Reduction: On the Umatilla River, structures and impervious surfaces may be placed within the riparian setback as follows:
- a. The removal of vegetation shall be limited to the minimum amount necessary to accommodate the use. Any vegetation removed in excess of this standard shall be non-native species, and the proposal shall specify replacement of that vegetation with native species.
 - b. The applicant shall provide sufficient information regarding the proposed development and potential impacts to riparian resources to allow the City Administrator, in consultation with the ODFW, to determine whether the proposal will provide equal or better protection of riparian resources. The applicant shall demonstrate that equal or better protection for identified resources will be ensured through restoration of riparian corridors, enhanced buffer treatment, or similar measures. Such applications shall be reviewed as a Type III procedure. An application for an Umatilla River Riparian Reduction shall include, but is not necessarily limited to: a plot plan showing the top of the stream or water body bank, the extent of development within the riparian setback, uses that will occur within the riparian setback and potential impacts (for example: chemical runoff, noise, etc.), the extent of vegetation removal proposed, characteristics of the existing vegetation (types, density), any proposed alterations of topography or drainage patterns, existing uses on the property and any potential impacts they could have on riparian resources.
 - c. In no case shall such alterations occupy more than 50% of the width of the riparian corridor measured from the upland edge of the corridor.

Chapter 3.7 — Flood Plain Design Standards

Sections:

3.7.100 - Purpose

3.7.200 - Methods of Reducing Flood Losses

3.7.300 - Penalties for Noncompliance

3.7.400 - Abrogation and Greater Restrictions

3.7.500 - Interpretation

3.7.600 - Warning and Disclaimer of Liability

3.7.700 - Subdivision Proposals

3.7.800 - Construction and Siting

3.7.100 Purpose.

It is the purpose of this Chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money and costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
7. To ensure that potential buyers are notified that property is in an area of special flood hazard; and,
8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

3.7.200 Methods of Reducing Flood Losses.

In order to accomplish its purposes, this Chapter includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
4. Controlling filling, grading, dredging, and other development that may increase flood damage; and
5. Preventing or regulating the construction of flood barriers that will unnaturally divert flood waters or may increase flood hazards in other areas.

6. Coordinating and supplementing the provisions of the state building code with local land use and development ordinances.

3.7.300 Penalties for Noncompliance.

- A. **Full Compliance Required.** No structure or land within the Flood Plain District or Floodway Sub-District described in Chapter 2.7 shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this Chapter and other applicable regulations.
- B. **Penalties for Noncompliance.** Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall be assessed a civil infraction assessment in an amount not to exceed \$500. A violation of this ordinance shall be considered a separate offense for each day the violation continues. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

3.7.400 Abrogation and Greater Restrictions.

This Chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Chapter and another ordinance, state building code, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Severability

If any section, clause, sentence or phrase of the Chapter is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of the Chapter.

3.7.500 Interpretation.

In the interpretation and application of this Chapter, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and,
3. Deemed neither to limit or repeal any other powers granted under State statutes.

3.7.600 Warning and Disclaimer of Liability.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Stanfield, any officer or employee thereof, or the Federal Insurance Administration, for any flood

damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

3.7.700 Subdivision Proposals.

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments that contain at least 50 lots or 5 acres (whichever is less).

3.7.800 Construction and Siting.

The construction and siting of all new structures or additions to existing ones shall comply with the following basic standards:

A. Utilities

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality's rules and regulations.

B. Materials and Methods

1. Construction shall use materials and utility equipment resistant to flood damage.
2. Construction shall use methods and practices that minimize flood damage.
3. Mechanical and electrical equipment including heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and /or otherwise elevated or located so as to prevent water from entering or accumulating within the component during conditions of flooding. In any case all electrical outlets shall be installed at least one (1) foot above the 100-year flood elevation.
4. Crawl spaces should not be used for storage.
5. Structures may be elevated on extended foundations, stem walls, pilings, columns or saturation-stable compacted fill. Applicants are referred to the publications "Elevated Residential Structures" and "Economic Feasibility of Flood-proofing: Analysis of a Small Commercial Building" for ideas, standards, and techniques. Both publications are available at City Hall or from the Federal Emergency Management Agency ("FEMA").

C. Location of Structures: All buildings, fences, walls, hedges, and the like shall be sited so as not to obstruct the flow of flood waters, utilizing the following principles:

1. Locate buildings as far back from the floodway or watercourse channel as possible.
2. Locate buildings on the highest part of the site, if possible.

3.7.800 Construction and Siting. (continued)

3. Locate buildings parallel to watercourse channels or the direction of historical flood flows if located within 2 blocks of the channel.
4. Fences shall not be built across Stage Gulch.
5. Try to avoid planting hedges across the direction of flood flows, and when planting groups of trees or shrubs, leave plenty of open space between clumps, taking into account the size and spread of shrubs at maturity so as to avoid blocking flood flows.
6. No structure shall be located within 100 feet of the edge of Stage Gulch downstream of the formally designated "floodway", in the area for which a detailed study has not been conducted (below Hoosier Road Bridge).
7. An emergency evacuation route shall be planned and designated for all principal buildings, including houses and manufactured homes, within the flood hazard areas. This plan shall be filed with the city police department and Umatilla County Emergency Services Department.

D. Landfill

1. Up to 35% of a lot or parcel may be covered by landfill to provide for the elevation of structures, driveways, patios and sidewalks.
2. The remaining 65% of the surface of a site may be graded to fill in holes and smooth out high spots, to build landscaping berms, to provide better drainage, or to improve garden plots. This activity must be largely equalizing (i.e. the amount of excavation matching the amount of filling or berming), but up to 10 cubic yards of topsoil may be brought in for such landscaping purposes.
3. All fill for building sites shall be compacted and stabilized in accordance with Uniform Building Code standards to prevent settling or failure when saturated.
4. When fill is used for elevating buildings, the fill shall extend outward as a nearly level shelf at least 3' beyond the foundation on three sides of the building for ease of maintenance, and 10' on the fourth, as an emergency evacuation route.
5. All exposed fill shall be landscaped, to prevent erosion and promote stability.

E. First Floor Elevations and Basements

1. Residential structures, including manufactured homes: New construction and substantial improvements to any residential structure, including replacement of existing mobile and manufactured homes on individual lots and in manufactured home parks, shall have the lowest floor, including the basement, elevated to:
 - a. One foot or more above the 100-year flood elevation within flood hazard area "A" identified on the National Flood Insurance Rate Map for the City of Stanfield, except that mobile and manufactured homes in existing manufactured home parks need to be elevated only to or above the 100-year flood level;
 - b. One foot or more above ground level in flood hazard area "B" identified on the National Flood Insurance Rate Map for the City of Stanfield, the 500-year flood plain.
2. Non-residential structures converted to residential use shall be elevated in compliance with this section.

3.7.800 Construction and Siting. *(continued)*

3. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood-waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
4. Non-Residential Structures: New construction and substantial improvement of any commercial, industrial and other non-residential structure shall either have the lowest floor, including basement, elevated to one foot or more above the base flood elevation; or together with attendant utility and sanitary facilities, shall:
 - a. Be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water.
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practices for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the City.
 - d. Non-residential structures that are not elevated nor flood-proofed must meet the same standards for space below the lowest floor as described in Subsection 3.7.800.E.3 above.
 - e. Applicants flood-proofing non-residential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood-proofed level (e.g., A building constructed to the base flood level will be rated as one foot below that level).
5. Non-habitable storage and accessory buildings: Buildings intended for use primarily for storage of vehicles, equipment, animals, or material need not be elevated above the 100-year flood elevation, but mechanical and electrical equipment and outlets must be elevated above the 100-year flood elevation in accordance with 3.7.800.B.3 above.

F. Anchoring

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

2. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage, in accordance with the standards of the State Building Codes Division. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. (NOTE:

3.7.800 Construction and Siting. *(continued)*

FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook, available at City Hall, may be used for additional techniques.)

3. All manufactured homes to be placed or substantially improved within the city's "A" flood hazard zone shall be elevated on a permanent foundation, in accordance with the standards of the State Building Codes Division, such that the lowest floor of the manufactured home is at least ~~one foot~~ 18 inches (46cm) above the 100-year flood elevation and shall be securely anchored to an adequately anchored foundation system in accordance with the above provisions. All replacement manufactured homes are either subject to this requirement ~~as well, except that within existing manufactured home parks, the manufactured homes need be only elevated TO or above the 100-year flood level or the manufactured home chassis must be supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and can be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.~~ (Note: "permanent foundation" does not mean "masonry perimeter foundation".)

G. Nonresidential Construction

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated at or above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 4.3-3(2);
4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in 5.2-1(2);
5. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one foot below.

H. Below-Grade Crawl Spaces

Below grade-crawlspace construction. Below-grade crawlspaces are allowed subject to the following standards as found in FEMA Technical Bulletin 11-01, Crawlspace Construction for Buildings Located in Special Flood Hazard Areas:

1. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Hydrostatic loads and the effects of buoyancy can usually be addressed through the required openings stated in Section B below. Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer. Other types of foundations are recommended for these areas.
2. The crawlspace is an enclosed area below the base flood elevation (BFE) and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be no more than one (1) foot above the lowest adjacent exterior grade.
3. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE. The recommended construction practice is to elevate the bottom of joists and all insulation above BFE.
4. Any building utility systems within the crawlspace must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.
5. The interior grade of a crawlspace below the BFE must not be more than two (2) feet below the lowest adjacent exterior grade.
6. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four (4) feet at any point. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas.
7. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles or gravel or crushed stone drainage by gravity or mechanical means.
8. The velocity of floodwaters at the site should not exceed five (5) feet per second for any crawlspace. For velocities in excess of five (5) feet per second, other foundation types should be used.

For more detailed information refer to FEMA Technical Bulletin 11-01

**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, the previous City of Stanfield Comprehensive Plan.

SECTION 2. 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.

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 Land Conservation & Development Commission, the comprehensive plan, technical report and implementation measures shall be available for use and inspection at City Hall, 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 AND POLICIES

The following statement of goals and policies provides a general long-range basis for decision-making relative to the future growth and development of the City. The goals are patterned after and are in direct response to applicable Oregon Statewide Planning Goals. The policy statements set forth a guide to courses of action which are intended to carry out the goals of the plan. The policy statements present the City’s position on matters pertaining to physical improvements and community development.

A. 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.

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.

B. 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.

It shall be City policy:

Planning Process

1. 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 and the goals and policies adopted herein.
2. To establish and maintain policies and implementation measures consistent with the Comprehensive Plan as necessary.
3. To require Planning Commission preparation or review and recommendation 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. To coordinate planning activities with Umatilla County, affected agencies and property owners.
8. To develop detailed land use, circulation and public facilities plans for developing residential and industrial areas.

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.
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. AGRICULTURAL LANDS (GOAL 3)

Goal: To preserve and maintain agricultural lands.

It shall be City policy:

1. To provide for adequate residential, commercial, and industrial development within the urban growth boundary.
2. To encourage restriction of non-farm development outside the urban growth boundary.
3. 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.
4. To prevent fragmentation of farmable land within the city and urban growth area prior to conversion to urban development.
5. To support and protect continued agricultural activities within the city and urban growth area, while also mitigating conflicts between urban and agricultural uses.

D. NATURAL RESOURCES, OPEN SPACES, SCENIC AND HISTORIC AREAS (GOAL 5)

Background and Findings:

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 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. 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.

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

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.
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 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. To conduct a thorough, community-wide inventory and amend the Zoning Ordinance to protect identified archeological and historic sites, historic structures, and artifacts.
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.
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. 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.
16. 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. 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. AIR, WATER AND LAND RESOURCES QUALITY (GOAL 6)

Background and Findings:

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

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.

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 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 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 Committee was formed, and this committee and the DEQ prepared a Lower Umatilla Basin Groundwater Management Area Action Plan. This plan identifies 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.

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

F. AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS (GOAL 7)

Background and Findings:

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

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

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, per Goal G: Floodplain Management.
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.

G. 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:

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

~~Goal~~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.

~~Goal 3: Remap the downtown Stanfield area in accordance with work done according to the FEMA/USACE/DSL permit so that the floodway and 100-year floodplain are shown to be coterminous.~~

~~Goal 4~~Policy 3: Maintain flood hazard regulations to comply with the National Flood Insurance Program (NFIP).

4**3** Maintain community eligibility by careful enforcement of the regulations.

~~Goal 5~~Policy 4 Work with FEMA to get the community on the “regular” phase of the NFIP.

5**4**a Set up an easy system for measuring the 100-year flood elevation and certifying that buildings are built one foot above.

5**4**b 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

54c 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.

H. RECREATIONAL NEEDS (GOAL 8)

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

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 recreational needs of residents and visitors as the community grows.
3. To develop a riverside park.
4. To require provision of private open space within cluster housing, multi-family, and manufactured home park projects.
5. 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. To plan community recreation facilities in conjunction with existing and planned school facilities so that they complement each other in function.
7. To encourage maximum use of all community recreation facilities.
8. To promote use of the Permanent Open Space area for community facilities and recreation areas to serve a variety of functions.

I. HOUSING (GOAL 10)

GOAL: To provide for the future housing needs of the community 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.

OBJECTIVES:

1. To accommodate quality manufactured housing as a primary form of housing and in a variety of situations.

2. To cooperate with and encourage agencies involved in the development of low- to moderate-income housing.
3. To encourage private development of multi-family complexes, manufactured home subdivisions, and manufactured home parks.
4. To encourage and accommodate innovation in housing development.
5. To ensure protection of privacy, and the provision of private and public outdoor spaces and necessary ancillary facilities in high-density projects.
6. To ensure provision of adequate off-street parking.
7. To promote reduction of home site development costs without unduly sacrificing safety, convenience, and aesthetics.
8. To promote development of attractive, quiet housing areas and neighborhoods, convenient to parks, schools, shopping, and necessary services.
9. To accommodate and protect the development of neighborhoods exclusively devoted to standard construction single-family houses.
10. To foster a continuation of the rural character of the northeast part of the community.

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:

1. To encourage commercial and industrial development.
2. To improve the range and increase the number of retail and service commercial businesses and professional services.
3. To ensure the provision of attractive, functional and convenient shopping areas.
4. 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 (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.

c. 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.

K. PUBLIC FACILITIES AND SERVICES (GOAL 11)

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

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. 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.
3. To plan and develop public facilities, utilities and services to meet expected demand through preparation and implementation of a capital improvements program.
4. To develop, maintain, update and expand police and fire services, schools, parks, streets and sidewalks, water and sewer systems, and storm drains as necessary to provide adequate facilities and services to the community.
5. 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.

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.

- 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.
- c. 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. 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.

Goal 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: ensure 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: 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: increase 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: encourage 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.

M. ENERGY CONSERVATION (GOALS 5 AND 13)

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

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. 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. 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. 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. To encourage the siting of commercial and industrial businesses engaged in the fields of energy conservation and renewable energy.

N. URBANIZATION (GOAL 14)

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

Objectives:

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 sewer service) are available. Land adjacent to the city limits are preferred so that services are extended in a logical and orderly fashion.
3. Preserve large parcels of land (ten acres or greater) within the urban growth boundary for future urban development.
4. To jointly manage the land within the urban growth area (UGA) in concert with Umatilla county.
5. To prevent leap-frog development and premature parcelization of land.

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 Comprehensive Plan and implementation measures shall be reviewed at least biannually to determine conformity with changes in:

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

If the City Comprehensive Plan, implementation measures, or both fail to conform to any of the above criteria, the nonconforming document(s) 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 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 LCDC in accordance with applicable State Statutes and 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 Plan amendment per the following procedures:

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.

2.1.400 Urban Holding Sub-District (UH).

- A. Purpose/Intent Statement:** The UH Sub-District is designed to preserve land in large blocks within the City's growth areas and thereby promote an efficient pattern of future urban development. The UH Sub-District is also intended to accommodate agriculture as an interim use. Therefore, the district is an "Exclusive Farm Use" district in accordance with ORS 215.203 through 215.213 in order to provide qualifying farmland with the benefits of farm value tax assessment under the provisions of ORS 308.370. Development of lands designated UH, other than as allowed in this district, may only occur following re-zoning to urban districts in accordance with the phased growth provisions of the City's Comprehensive Plan.
- B. Standards for the UH Sub District.** These standards replace the applicable standards listed in Section 2.1.200.
1. Uses.
 - a. Farming and farm uses as defined in ORS 215.203 through 215.213, except for livestock feedlots and sale yards, hog or poultry farms, and the commercial raising of fur-bearing animals.
 - b. Farm dwelling and farm buildings and structures including barns, sheds, personal use grain storage and corrals.
 - c. Conditional Uses: Produce stand for products produced on the farm; boarding of horses for profit; commercial activities in conjunction with farming; and golf courses.
 2. Development Standards
 - a. Parcel size. The minimum parcel size for the UH Sub-District is 10 acres.
 - b. Setbacks: The ~~maximum~~ minimum front, side and rear setback for the District is 20 feet.
 - c. New farm dwellings shall be placed on lots in such a fashion that future land division shall be possible at urban residential densities.
 3. Non-conforming lots of record. Lots existing before the adoption of this ordinance (June 5, 2001) shall be allowed to develop with one farm dwelling.



Federal Emergency Management Agency
Washington, D.C. 20472

August 17, 2009

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

The Honorable Thomas J. McCann
Mayor, City of Stanfield
Post Office Box 369
Stanfield, OR 97875

IN REPLY REFER TO:

Case No.:	09-10-0493P
Follows Conditional	
Case No.:	05-10-0750R
Community Name:	City of Stanfield, OR
Community No.:	410213
Effective Date of	
This Revision:	August 17, 2009

Dear Mr. McCann:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Bothell, Washington, at (425) 487-4682, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Siamak Esfandiary, Ph.D., P.E., CFM,
Program Specialist
Engineering Management Branch
Mitigation Directorate

For: Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

List of Enclosures:

- Letter of Map Revision Determination Document
- Annotated Flood Insurance Rate Map
- Annotated Flood Insurance Study Report

cc: (see attached list)

List of Courtesy Copies - City of Stanfield, OR

The Honorable Larry Givens
Chairman, Stanfield County
Board of Commissioners

Ms. Shelley Bonnett
City Manager
City of Stanfield

Mr. Brett Moore, P.E.
Anderson-Perry and Associates, Inc.

Mr. Britt Primm, L.S.
Primm Land Surveying, LLC

Follows Conditional Case No.: 05-10-0750R



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT**

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Stanfield Umatilla County Oregon	LEVEE	FLOODWAY HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 410213		
IDENTIFIER	City of Stanfield Flood Protection Plan - Stage Gulch Ditch	APPROXIMATE LATITUDE & LONGITUDE: 45.782, -122.783 SOURCE: Precision Mapping Streets DATUM: NAD 27	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 410213 0001 C DATE: September 4, 1986		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 4, 1986 PROFILE(S): 02P FLOODWAY DATA TABLE: 2	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Stage Gulch Ditch - from approximately 150 feet downstream of Umatilla Street to approximately 2,720 feet upstream of South Edwards Road

SUMMARY OF REVISIONS

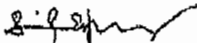
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Stage Gulch Ditch	Zone AE	Zone AE	NONE	YES
	Floodway	Floodway	YES	YES
	BFEs*	BFEs	NONE	YES
	Zone X (shaded)	Zone X (shaded)	NONE	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 8730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.


 Slamak Esfandary, Ph.D., P.E., CFM, Program Specialist
 Engineering Management Branch
 Mitigation Directorate

112553 10.3.1.09100493 102-D-A



Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 410204 Name: Umatilla County, Oregon

AFFECTED MAP PANELS

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

TYPE: FIRM* NO.: 410204 0400 B DATE: March 4, 1987

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 8, 1999
PROFILE(S): 16P
FLOODWAY DATA TABLE: 2

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-338-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 8730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Slamak Esfandiary, Ph.D., P.E., CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

112553 10.3.1.09100493 102-D-A



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Siamak Esfandary, Ph.D., P.E., CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

112553 10.3.1.09100493 102-D-A



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Mark Carey
Director, Mitigation Division
Federal Emergency Management Agency, Region X
Federal Regional Center
130 228th Street, Southwest
Bothell, WA 98021-8627
(425) 487-4682

STATUS OF THE COMMUNITY NFIP MAPS

We are processing a revised FIRM and FIS report for the incorporated and unincorporated areas of Umatilla County in our countywide format; therefore, we will not physically revise and republish the FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which present information from the effective and FIS reports for your community and other incorporated communities in Umatilla County, were submitted to your community for review on January 30, 2009. We will incorporate the modifications made by this LOMR into the countywide FIRM and FIS report before they become effective.

As part of this revision, the format of the map panel has changed. Previously, flood-hazard information was shown on both the FIRM and FBFM. In the new format, all BFEs, cross sections, zone designations, and floodplain and floodway boundary delineations shown on the FIRM and the FBFM have been eliminated. Some of the flood insurance zone designations were changed to reflect the new format. Areas previously shown as Zone A were changed to Zone AE. Areas previously shown as Zone B were changed to Zone X (shaded). Areas previously shown as Zone C were changed to Zone X (unshaded). In addition, all zone designations and reach determinations were removed from the profile panels.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Slamak Esfandiary, Ph.D., P.E., CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

112553 10.3.1.09100493 102-D-A



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Stage Gulch Ditch	Approximately 150 feet downstream of Umatilla Street	589	585	410213 0001 C
	Just downstream of South Edwards Road	598	596	410213 0001 C

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period has elapsed, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. A short notice also will be published in your local newspaper on or about the dates listed below. Please refer to FEMA's website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp for a more detailed description of proposed BFE changes, which will be posted approximately within a week of the date of this letter.

LOCAL NEWSPAPER Name: *The East Oregonian*
 Dates: 08/28/2009 and 09/04/2009

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-338-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Siamak Esfandary, Ph.D., P.E., CFM, Program Specialist
 Engineering Management Branch
 Mitigation Directorate

112553 10.3.1.09100493 102-D-A

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY (FEET NGVD)	INCREASE
Stage Gulch								
A	3,373	55	326	6.0	588.4	588.4	588.4	0.0
B	4,023	31	251	7.8	590.4	590.4	590.4	0.0
C	4,428	127	748	2.6	591.1	591.1	591.6	0.5
D	5,193	125	655	3.0	591.2	591.2	591.8	0.6
E	5,833	58	401	7.0	591.6	591.6	592.2	0.6
F	6,683	50	379	5.2	593.2	593.2	593.7	0.5
G	7,528	45	303	6.5	593.9	593.9	594.5	0.6
H	8,328	41	253	7.8	595.2	595.2	596.0	0.8

¹Feet Above Confluence With Umatilla River

REVISED TO
REFLECT LOMR
EFFECTIVE: August 17, 2009

TABLE 2

FEDERAL EMERGENCY MANAGEMENT AGENCY

CITY OF STANFIELD, OR
(UMATILLA CO.)

FLOODWAY DATA

STAGE GULCH

LEGEND

 **SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.


- ZONE A** No base flood elevation determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood event.
- ZONE A99** Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

 **FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

 **OTHER FLOOD AREAS**

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.




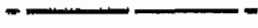


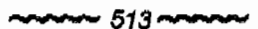
 **OTHER AREAS**

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

 **COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

 **OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

-  1% annual chance floodplain boundary
-  0.2% annual chance floodplain boundary
-  Floodway boundary
-  Zone D boundary
-  CBRS and OPA boundary
-  ← Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
-  513 Base Flood Elevations line and value; elevation in feet*
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*





ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 **OTHER AREAS**






ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

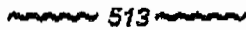
 **COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

 **OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

-  1% annual chance floodplain boundary
-  0.2% annual chance floodplain boundary
-  Floodway boundary
-  Zone D boundary
-  CBRS and OPA boundary


 ← Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

 **513** Base Flood Elevations line and value; elevation in feet*

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

 Cross Section line

 Transect line

97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

4275⁰⁰⁰ M 1000-meter Universal Transverse Mercator grid values, zone 12

6000000 FT 5000-foot grid ticks: New York State Plane coordinate system, east zone (FIPSZONE 3101), Transverse Mercator projection.

DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

MAP REPOSITORY

Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

DATE: April, 2 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-8820.



MAP SCALE 1" = 400'

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-8620.



MAP SCALE 1" = 400



VARIATION REFERENCE MARKS

DESCRIPTION OF LOCATION

Standard cap stamped "591 A 1899",
Iron pipe located on the Union Pacific
36.5 feet northwest of the northwest end
of the main track, in the cinder
bed at the centerline of the main track,
in the cinder bed at the centerline of the side track,
at a lower elevation than the roadbed.

N
F
I
P

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
STANFIELD,
OREGON
UMATILLA COUNTY

ONLY PANEL PRINTED

REVISED TO
REFLECT LOMR
EFFECTIVE: August 17, 2009

COMMUNITY-PANEL NUMBER

410213 000 1 (

MAP REVISED

SEPTEMBER 4, 198



Federal Emergency Management Agency

CORPORATE LIMITS

S EDWARDS ROAD

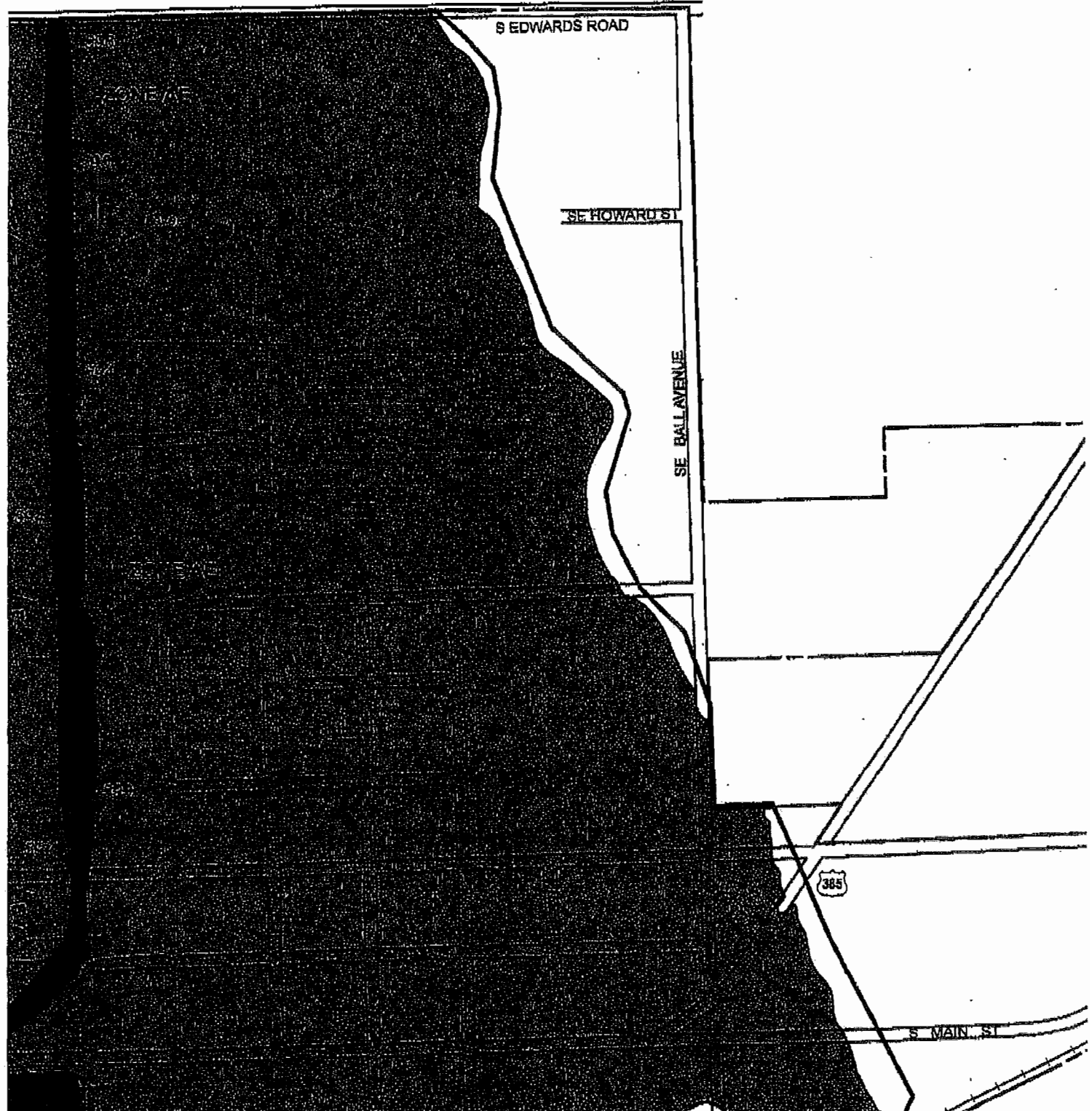
NEARDITH

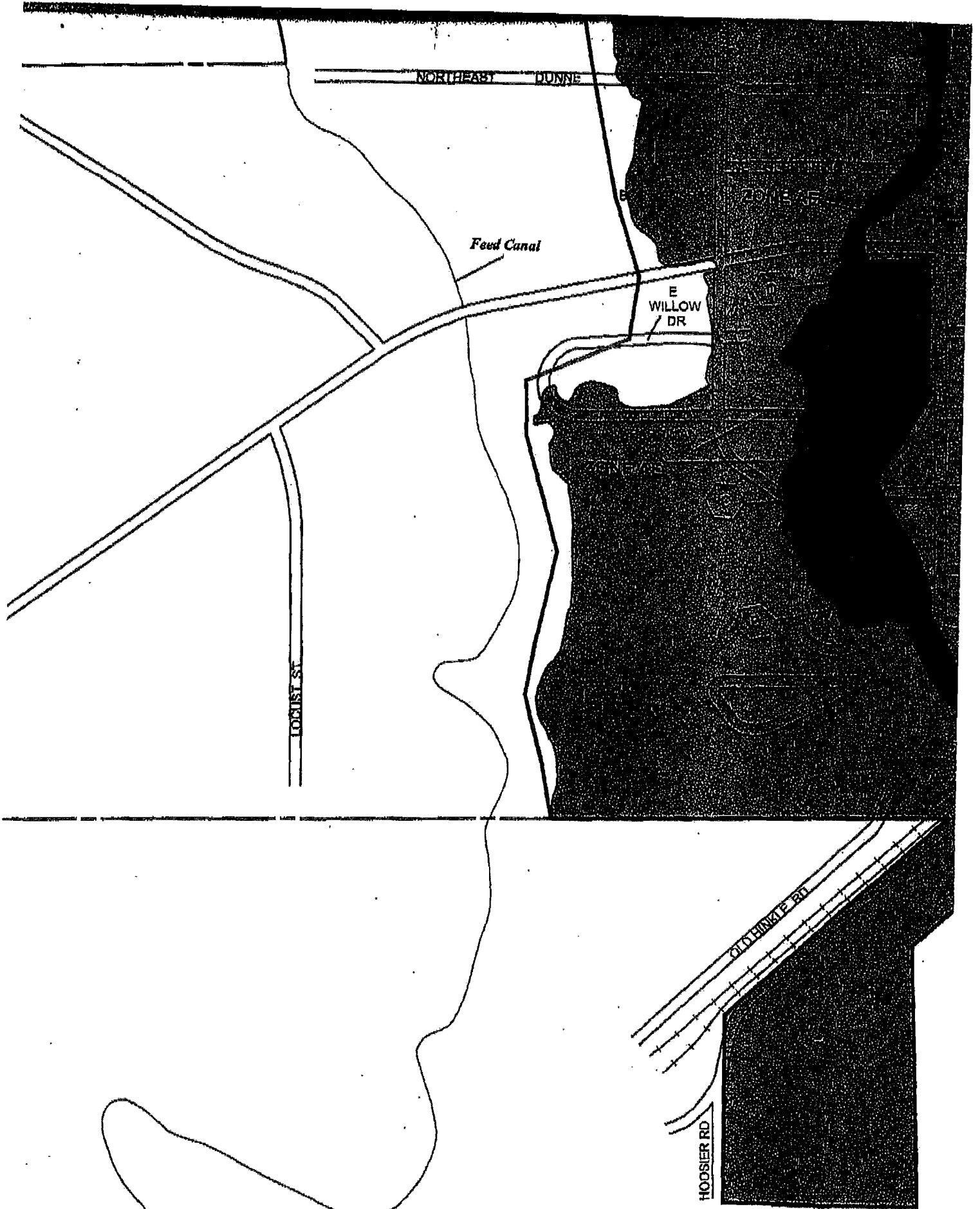
NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "ACCREDITED LEVEE NOTE" IN NOTES TO USERS.

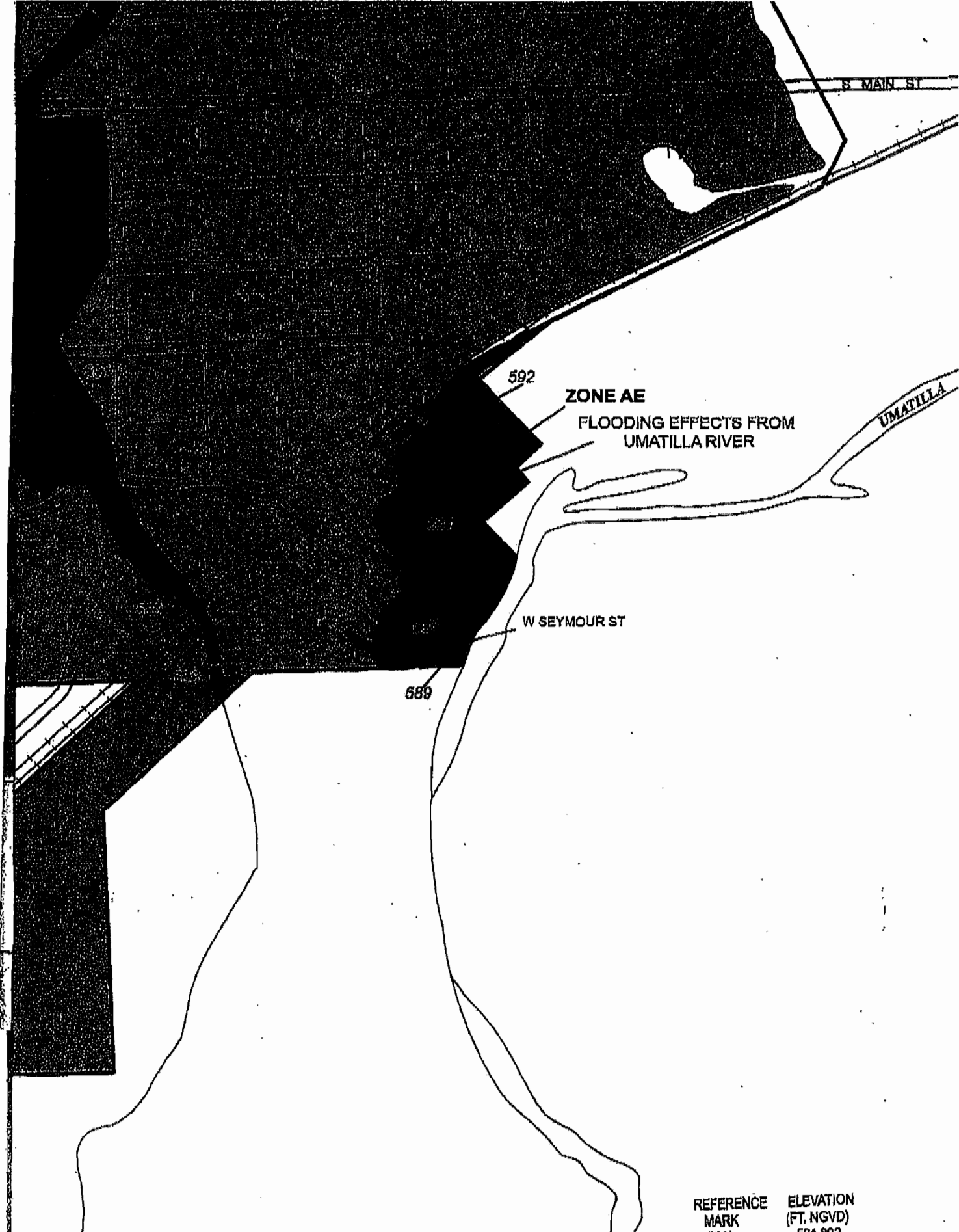
**REVISED
AREA**

NORTHEAST DUNNE

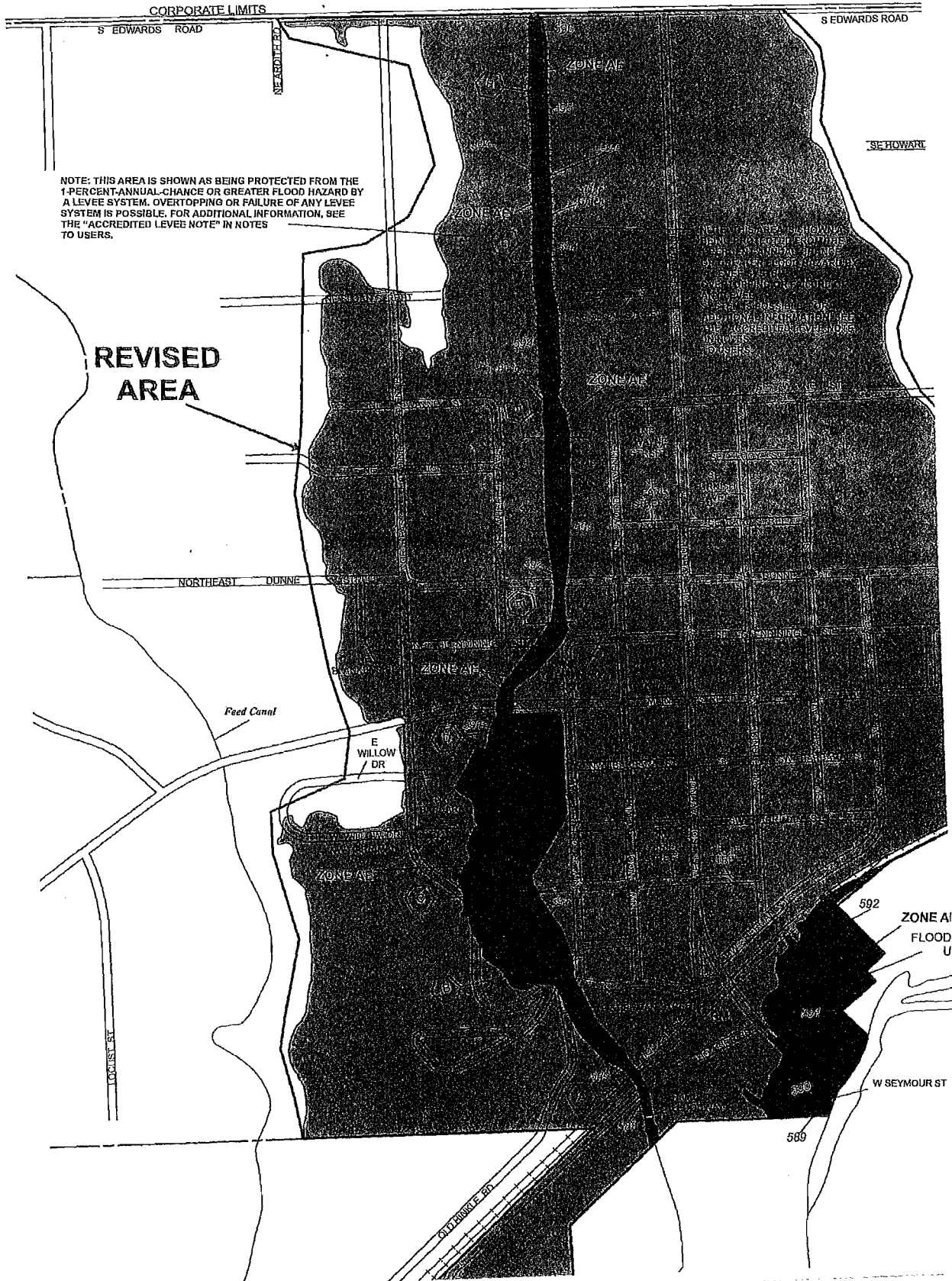
Feed Canal







REFERENCE MARK	ELEVATION (FT. NGVD)
5414491828	16:42
504 802	09/16/2009



CORPORATE LIMITS

S EDWARDS ROAD

S EDWARDS ROAD

NEARBY

S HOWARD

NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "ACCREDITED LEVEE NOTE" IN NOTES TO USERS.

REVISED AREA

NORTHEAST DUNNE

Feed Canal

E WILLOW DR

ZONE A1 FLOOD U

592

591

W SEYMOUR ST

589

OLIVER ST

PRIORITY[®] MAIL

UNITED STATES POSTAL SERVICE

g Envelope

For Domestic and International Use

usps.com

 **PRIORITY[®]
MAIL**
UNITED STATES POSTAL SERVICE

For Domestic
and International Use

From **CITY OF STANFIELD
PO Box 369
STANFIELD, OR 97875**

TO **PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND
DEVELOPMENT
635 CAPITOL ST. NE
SUITE 150
SALEM, OR 97301-2540**

Label 228, January 2008



420 973010000 99 1000



UNITED STATES
POSTAL SERVICE

0021



97301



U.S. POSTAGE
PAID
STANFIELD, OR
97875
AUG 05, '10
AMOUNT

\$5.35
00064136-01