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UMATILLA COUNTY, OREGON
ORDINANCE # 94-03

CO-ADOPTING THE CITY OF STANFIELD ORDINANCE #266, AMENDING THE CITY'S CO-ADOPTED ZONING ORDINANCE, FOR APPLICATION WITHIN THE STANFIELD URBAN GROWTH AREA.

WHEREAS, The City of Stanfield adopted Ordinance #266 on May 11, 1993, amending the City Zoning Ordinance; and

WHEREAS, The amendments were made in response to the need to allow the replacement of existing dwellings in commercial and industrial zones; and

WHEREAS, The City has requested the County co-adopt this Ordinance for applicability within the Stanfield Urban Growth Area, so as to insure consistency of standards between county and city areas within the Urban Growth Boundary; and

WHEREAS, The County and the City have entered into a Joint Management Agreement to apply city planning, subdivision, and zoning regulations on areas within the Urban Growth Boundary, which have not yet been annexed to the city, to carry out the requirements of ORS 197 and 227; and

WHEREAS, The Umatilla County Planning Commission reviewed the Ordinance on June 24, 1993, and recommended unanimously that Ordinance #266 be co-adopted; and

WHEREAS, The County Board of Commissioners held a duly-advertised public hearing on July 6, 1993, at which time no opposition was raised; and

WHEREAS, Immediately following their hearing, the Board of Commissioners voted to co-adopt the City of Stanfield Ordinance #266. [Note that due to an oversight this Ordinance has been prepared a number of months after the Board's action].

NOW THEREFORE, be it ordained that the attached City of Stanfield Ordinance #266 is hereby co-adopted for application within the Stanfield Urban Growth Area, as an amendment to the City's Zoning Ordinance, which is already co-adopted.

BE IT ALSO ORDAINED that an "emergency" exists in order for these amendments to be applicable immediately, so as to conform to the City's action of May 11, 1993.

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SIGNED this 4th day of April, 1994.

UMATILLA COUNTY BOARD OF COMMISSIONERS

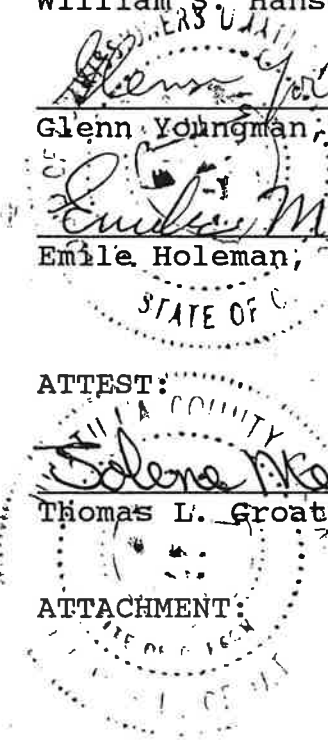
William S. Hansell
William S. Hansell, Chairman

Glenn Youngman
Glenn Youngman, Vice-Chairman

Emile M. Holeman
Emile Holeman, Commissioner

ATTEST:
Solene Keadown Deputy
Thomas L. Groat, County Clerk

ATTACHMENT: City of Stanfield Ordinance #266



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ORDINANCE NO. 266

AMENDING THE ZONING ORDINANCE NO. 214-84 TO ALLOW THE REPLACEMENT OF EXISTING DWELLING UNITS IN COMMERCIAL AND INDUSTRIAL ZONES.

THE CITY OF STANFIELD ORDAINS AS FOLLOWS:

SECTION 1. Section 3.111, Article 3 of Ordinance No. 214-84 is hereby amended to read:

3.111 Permitted Uses, Subject to Site Plan Review

- .01 Retail stores and shops, including catalogue sales;
- .02 Offices: public and private;
- .03 Services: personal and professional;
- .04 Eating establishments;
- .05 Lodging facilities;
- .06 Financial institutions;
- .07 Wholesale and mail-order retail trade;
- .08 Multi-Family dwellings, above community, commercial or office uses on the ground floor;
- .09 Shopping Center containing up to 80,000 square feet of commercial floor area.
- .10 Replacement of existing dwellings

SECTION 2. Subsection .04 of section 3.112 of article 3, Ordinance No. 214-84 is repealed.

SECTION 3. Section 3.121, Article 3 of Ordinance No. 214-84 is amended to read as follows:

3.121 Permitted Uses Subject to Site Plan Review

- .01 Lodging facilities;
- .02 Eating and drinking establishments;
- .03 Service station;
- .04 Vehicular repair;
- .05 Truck stop;
- .06 Recreational vehicle park;
- .07 Campground: Public or private;
- .08 Truck sales and service;
- .09 Replacement of existing dwellings.

SECTION 4. Section 3.141, Article 3 of Ordinance No. 214-84 is amended to read as follows:

3.141 Permitted Uses Subject to Site Plan Review

Commercial and Residential Uses:

- .01 Wholesale trade;
- .02 Building materials and garden supplies;
- .03 Nurseries and greenhouses
- .04 Vehicle sales and service including farm equipment and mobile homes;
- .05 Fuel and ice dealers;
- .06 Mail order retail sales, excluding catalogue sales

- stores;
- .07 Heavy Repair Services: Welding, machine shops, vehicle paint shops;
- .08 Veterinary clinics;
- .09 Warehousing, including outdoor storage facilities, mini-warehouses, and grain elevators;
- .10 Agricultural supplies;
- .11 Railroad spur line.
- .12 Railroad ancillary facilities (engine repair, tie plant, bunkhouse, etc.);
- .13 Interim Farm Use: cropland or grazing only;
- .14 Replacement of existing dwellings.

SECTION 5. Section 3.151, Article 3 of Ordinance No. 214-84 is amended to read as follows:

3.151 Permitted Uses, Subject to Site Plan Approval

- .01 Wholesale trade;
- .02 Fuel and ice dealers;
- .03 Heavy repair services;
- .04 Warehousing and grain elevators;
- .05 Railroad spur line;
- .06 Manufacturing, processing, packaging and assembly factories that are contained wholly within buildings and which comply with the performance standards of the ISC Zone, Section 3.147.
- .07 Research, experimental, or testing laboratories;
- .08 Railroad ancillary facilities (engine repair, tie plant, bunkhouse, etc.);
- .09 Interim Farm Use: Cropland or grazing only.
- .10 Sewage treatment plant.
- .11 Transportation terminals.
- .12 Utility substations.
- .13 Contractors yards and shops.
- .14 Replacement of existing dwellings

SECTION 6. Emergency Clause: The City Council finds circumstances and conditions exist which make the immediate implementation of this ordinance necessary for the peace, safety and welfare of the City of Stanfield and its inhabitants. Therefore, an emergency is declared to exist and this ordinance shall take effect immediately upon its adoption by the City Council.

ADOPTED by the Common Council and approved by the Mayor this 11th day of May 1993.

APPROVED: *James W. Light*
Mayor

ATTEST: *[Signature]*
City Administrator/Recorder