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UMATILLA COUNTY, OREGON 94/507-4 P 3:35
ORDINANCE # 94-02

CO-ADOPTING THE CITY OF STANFIELD ORDINANCE #267, AMENDING THE CITY'S CO-ADOPTED ZONING ORDINANCE, FOR APPLICATION WITHIN THE STANFIELD URBAN GROWTH AREA.

WHEREAS, The City of Stanfield adopted Ordinance #267 on May 11, 1993, amending the city zoning ordinance; and

WHEREAS, The amendments were made in response to the need to provide for the development of recreational vehicle parks within the city limits and Urban Growth Area; 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 #267 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 City of Stanfield Ordinance #267. [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 #267 is hereby co-adopted for application within the Stanfield Urban Growth Area, as an amendment to the City's Zoning Ordinance, which is already 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

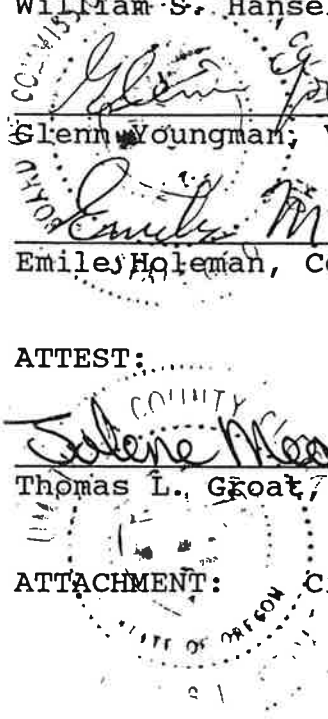
Glenn Youngman
Glenn Youngman, Vice-Chairman

Emile Holman
Emile Holman, Commissioner

ATTEST:

Selene Meadows, Deputy
Thomas L. Goat, County Clerk

ATTACHMENT: City of Stanfield Ordinance #267



ORDINANCE NO. 267

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AMENDING THE STANFIELD ZONING ORDINANCE NO. 214-84 TO PROVIDE FOR THE DEVELOPMENT OF RECREATIONAL VEHICLE PARKS WITHIN THE CITY LIMITS AND URBAN GROWTH AREA

THE CITY OF STANFIELD ORDAINS AS FOLLOWS:

SECTION 1. Ordinance No. 214-84, is hereby amended by adding to article 3 the following sections:

3.190 RECREATIONAL VEHICLE PARKS AS MAJOR CONDITIONAL USE

3.191 Recreational Vehicle (RV) Parks may be allowed as a major conditional use in all underlying zones within the City Limits and Urban Growth Area except for the following zones:

1. Public
2. Permanent Open Space
3. Agricultural Open Space
4. General Residential - A
5. Mobile Home Park Residential
6. Neighborhood Commercial
7. Industrial Service Commercial
8. Heavy Industrial
9. Transportation Industrial

3.192 Any Recreational Vehicle Park approved by the City shall adhere to Oregon State laws governing the development of RV parks as well as the following requirements.

- .01 Flood Plain: All permanent buildings, offices, apartments, houses, bathrooms, washrooms, etc. shall be built to flood plain regulations.
- .02 Permanent structures prohibited in Open Space Zones: No permanent structure shall be placed in the floodway or Permanent Open Space/Agricultural-Open Space Zones. However the floodway and open space zones may be used in conjunction with Recreational Vehicle Parks as temporary storage areas as well as temporary placement of recreational vehicles.
- .03 Time Limits: No recreational vehicle may be allowed to stay in the same recreational vehicle park for more than thirty (30) days. The park operator shall have the option to extend the time limit up to a maximum stay of 180 days.

SECTION 2. 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

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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