

MINUTES  
STANFIELD CITY COUNCIL  
REGULAR MEETING AND PUBLIC HEARING  
TUESDAY, FEBRUARY 19, 2019  
STANFIELD SECONDARY SCHOOL  
1120 NORTH MAIN STREET

CALL TO ORDER

The regular meeting of the Stanfield City Council was called to order at 7:05 p.m. by Council President Don Tyrrell at the Stanfield Secondary School, located at 1120 North Main Street, Stanfield, Oregon.

ROLL CALL

Members present were Council President Don Tyrrell, Councilors Scott Challis, Del Manley, Jason Sperr, Susan Whelan and Ralph Parrish and Student Representative Madison Poulson. Mayor McCann arrived late. City Staff present were City Manager Blair Larsen, Librarian Cecili Longhorn, Public Works Director Scott Morris, and Finance Director Jerry Carlson. Police Chief Bryon Zumwalt was absent.

FLAG SALUTE

Council President Tyrrell led the audience and members of the Council in the Pledge of Allegiance.

APPROVAL OF MINUTES FROM FEBRUARY 5, 2019

Council President Tyrrell approved the minutes for the February 5, 2019 City Council Meeting as written.

PUBLIC HEARING: STANFIELD DEVELOPMENT APPLICATION #01-2019,  
ADJUSTMENT TO THE CITY'S URBAN GROWTH BOUNDARY, COMPREHENSIVE  
PLAN, AND ZONING MAP

Council President Tyrrell opened the public hearing.

Mr. Larsen explained what an urban growth boundary is, and how it affects the City, and how urban growth boundaries can be changed. He explained that this proposal is to remove some property from the City's urban growth boundary that is too far from City utilities and not appealing to the private market, and add an equivalent section of land that is closer to City utilities and more appealing to the private market. He said the land proposed to be removed is owned by Union Pacific Railroad, and they are neutral on the issue. He said that the land proposed to be added is owned by Windblown Ranch, and the owner, Art Prior, was present and interested in this change happening. He explained that the land going out would be changed from industrial use to a County agricultural land use zone, and that the land being brought in would be changed from being zoned for agricultural use to an industrial zone. He explained the soil types in the two areas, and said that when dry, both soil types are of similar quality. He said the soil in the land being brought in is better when irrigated, but was treated as dry, because there are no water rights connected with the property. He invited the audience to examine the available printed staff report, which contains more detail on the proposal.

Councilor Whelan asked Mr. Pryor, the owner of the property to be brought in, if he supports this. Mr. Pryor said absolutely, he supports it.

Mayor McCann arrived, and said that this is passing would be an advantage to the City, as the area proposed to be moved out is not viable land, whereas the land near the interchange is.

Mr. Carlson asked for details about the property being removed. Mr. Larsen said that it is all owned by Union Pacific, and none of it is currently within the City limits or receiving services from the City.

Councilor Sperr asked if any objections came up at the Planning Commission Public Hearing. Mr. Larsen said that there were no objections, and the Planning Commission recommended that the change be made.

Mayor McCann closed the public hearing.

FIRST READING OF ORDINANCE NO. 433-2019: AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN RELATING TO THE LOCATION OF INDUSTRIAL ZONES

Mayor McCann read the ordinance.

Councilors Sperr and Whelan moved and seconded to approve the ordinance. Ayes: Challis, Manley, Sperr, Tyrrell, Whelan, and Parrish. Nays: none. Motion carried.

FIRST READING OF ORDINANCE NO. 434-2019: AN ORDINANCE ADJUSTING THE STANFIELD URBAN GROWTH BOUNDARY, AMENDING THE COMPREHENSIVE PLAN AND COMPREHENSIVE PLAN MAP, AND APPROVING A ZONE CHANGE

Mayor McCann read the ordinance and asked for questions or comments. Councilor Whelan asked if all property owners affected by this had been contacted. Mr. Larsen said they had, for all of the applications and ordinances being considered today.

Councilors Manley and Tyrrell moved and seconded to approve the ordinance. Ayes: Challis, Manley, Sperr, Tyrrell, Whelan, and Parrish. Nays: none. Motion carried.

FIRST READING OF ORDINANCE NO. 435-2019: AN ORDINANCE APPROVING APPLICATIONS FOR ANNEXATION AND PROCLAIMING ANNEXATION OF CERTAIN PROPERTIES INTO THE CITY OF STANFIELD

Mayor McCann read the ordinance and asked for questions or comments. There were none.

Councilors Parrish and Tyrrell moved and seconded to approve the ordinance. Ayes: Challis, Manley, Sperr, Tyrrell, Whelan, and Parrish. Nays: none. Motion carried.

COMMENTS FROM THE AUDIENCE

Mr. Larsen suggested that the meeting deviate from the agenda to handle some Library business and other matters, because there were people who came to the meeting specifically for those reasons.

Librarian Cecili Longhorn introduced Jennifer Stites, the new Postmaster. She said she moved here from central Oregon, and is excited to be a part of the community. She introduced Brian Deman, her manager. Mr. Deman said he is the manager of operations for everything this side of The Dalles. He talked about PO Boxes being required, and he is looking into it. Mr. Larsen said that another city is installing cluster boxes, and asked if the same could be done in Stanfield. Mr. Deman said that there are lots of places where they are consolidating operations and installing cluster boxes. He explained how the Post Office operates cluster boxes. Mr. Deman and Ms. Stites talked about the appearance of the Post Office building and how it could be improved. Ms. Longhorn said that the building is rented, and it is appropriate to send a letter to the owner of the building to request improvements. Councilor Sperr asked about improving the landscaping. Mr. Deman and Ms. Stites said that they are working on a contract to do that.

Ms. Longhorn said that there are two open positions on the Library Board, and there are two people present that are interested in serving on the board. She introduced Library Board member Gloria Rodriguez, and candidates Kyle Carnine and Deb Schnell. Gloria Rodriguez said that the board recommended both the candidates, and asked the Council to appoint them, and asked for any questions. Councilor Challis asked how the Library Board works. Ms. Longhorn explained the role of the Library Board.

Councilors Whelan and Parrish moved and seconded to appoint Kyle Carnine and Deb Schnell to the Library Board. Ayes: Challis, Manley, Sperr, Tyrrell, Whelan, and Parrish. Nays: none. Motion carried.

PUBLIC HEARING: STANFIELD DEVELOPMENT APPLICATION #02-2019, PROPOSED ZONE CHANGE FOR TAX LOT 00303 ON ASSESSOR'S MAP 4N 29 32 FROM RESIDENTIAL/URBAN HOLDING TO RESIDENTIAL

Mayor McCann opened the public hearing.

Mr. Larsen explained the differences between the Residential/Urban Holding zone and the Residential zone. He said that the subject property is 1.44 acres, and the applicant would like to split the lot and construct an additional house. He explained the minimum lot size in that zone is 10 acres, which prohibits splitting this lot. Changing the zone to Residential would allow development. He said that this property is already much smaller than the zone anticipates, and there is a need for more housing in the City. He said that neighboring properties should also have the zoning changed to allow more housing development, as they also don't fit in the current zone, and that mistakes were made in the past which resulted in this problem. He said that issue

is a separate application that would be considered next. Mr. Larsen said that this change will promote additional housing in the City.

The Council and staff discussed the water, sewer, and street infrastructure available to this property and other nearby properties.

Mr. Carlson asked if approval of this would be conditioned on widening the road access to the property. Mr. Larsen said that the zone change wouldn't require that, but a housing permit would. He said that this is a civil matter between the applicant and the other property owner. The Council and staff discussed potential street access and system development charges.

Mayor McCann closed the public hearing.

FIRST READING OF ORDINANCE NO. 436-2019: AN ORDINANCE AMENDING ORDINANCE NO. 339-2001, CHANGING THE USE OF TAX LOT 00303 ON ASSESSOR'S MAP 4N 29 32 FROM RESIDENTIAL/URBAN HOLDING TO RESIDENTIAL, AND AMENDING THE ZONING MAP

Mayor McCann read the ordinance.

Councilors Parrish and Tyrrell moved and seconded to approve the ordinance. Ayes: Challis, Manley, Sperr, Tyrrell, Whelan, and Parrish. Nays: none. Motion carried.

PUBLIC HEARING: STANFIELD DEVELOPMENT APPLICATION #03-2019, PROPOSED ZONE CHANGE OF VARIOUS TAX LOTS ON ASSESSOR'S MAPS 4N 29 32, 4N 29 32 AC, 4N 29 32 AD AND 4N 29 32 DA FROM RESIDENTIAL/URBAN HOLDING TO RESIDENTIAL

Mayor McCann opened the public hearing.

Mr. Larsen explained that this application was to do the same thing for many other neighboring properties, as shown on the map. He said this came about because the City saw the current zoning as a barrier to housing development, because it requires an individual property owner to do what Mr. Moss just did. He said that none of the lots meet the minimum lot size, and none can be developed into smaller parcels unless the zone is changed. Mr. Larsen explained the boundaries of the affected properties.

Mayor McCann closed the public hearing.

FIRST READING OF ORDINANCE NO. 437-2019: AN ORDINANCE AMENDING ORDINANCE NO. 339-2001, CHANGING THE USE OF VARIOUS TAX LOTS ON ASSESSOR'S MAPS 4N 29 32, 4N 29 32 AC, 4N 29 32 AD AND 4N 29 32 DA FROM RESIDENTIAL/URBAN HOLDING TO RESIDENTIAL, AND AMENDING THE ZONING MAP

Mayor McCann read the ordinance.

Councilors Parrish and Challis moved and seconded to approve the ordinance. Ayes: Challis, Manley, Sperr, Tyrrell, Whelan, and Parrish. Nays: none. Motion carried.

RESOLUTION NO. 01-2019: A RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS WITHIN FUNDS

Mr. Larsen said that the Council and Staff had previously discussed the need for two new police cruisers, one of which was budgeted. He said that the breakdown of the second vehicle was unforeseen. He said that He and Mr. Carlson had determined that leasing the vehicle does not make sense, as the City would pay for it in full the next fiscal year. He said that they requested this resolution in order to use contingency funding to pay for the second vehicle.

Councilor Sperr asked how much contingency funding would be left in the General Fund after this. Mr. Carlson said about \$50,000.

Councilor Challis asked if a lease would be more expensive. Mr. Larsen said that a lease would involve finance charges and fees, on top of the cost of the vehicles.

Councilors Parrish and Tyrrell moved and seconded to adopt the resolution. Ayes: Challis, Manley, Sperr, Tyrrell, Whelan, and Parrish. Nays: none. Motion carried.

COMMITTEE REPORTS

Police/Court: The police and court reports were submitted in writing.

Public Works/Building: The Public Works monthly report was submitted in writing.

Finance/Administrative: Councilor Whelan

Councilors Sperr and Parrish moved and seconded to approve the payment of the bills for the month of January in the amount of \$191,981.12, as funds become available. Ayes: Challis, Manley, Whelan, Parrish, Sperr, and Tyrrell. Nays: None. Motion carried.

Councilors Sperr and Parrish moved and seconded to approve the Financial Report for the month of January, 2019. Ayes: Challis, Manley, Whelan, Parrish, Sperr, and Tyrrell. Nays: None. Motion carried.

Safety: None.

Library: Ms. Longhorn said that she distributed their newsletter, and said that they are working on some activities for the Spring.

Councilors Tyrrell and Parrish moved and seconded to approve all the committee reports. Ayes: Challis, Manley, Whelan, Parrish, Sperr, and Tyrrell. Nays: None. Motion carried.

#### OTHER BUSINESS

Mr. Larsen said that at the last meeting a public hearing was held regarding whether or not 170 S. Main Street should be sold, but a vote was never taken on whether the property should be made surplus.

Councilors Tyrrell and Parrish moved and seconded to declare the property at 170 South Main Street surplus and available for sale. Ayes: Challis, Manley, Whelan, Parrish, Sperr, and Tyrrell. Nays: None. Motion carried.

Mr. Larsen updated the Council on the process of selling the property, and the Council and Staff discussed the potential sale.

#### COMMENTS FROM THE STUDENT REPRESENTATIVE

Student Representative Madison Poulson talked about the students' efforts to raise money for some people in the area that are battling cancer. She also talked about a new club at the school that is introducing students to other cultures through food. She also said that there will be a blood drive soon.

#### COMMENTS FROM THE COUNCIL

Councilor Challis said that he met with Mr. Larsen and is learning more about how the City works.

Councilor Whelan said that she has some questions about the auditors' report, but she will postpone those until another night.

Mayor McCann said that he has agreed to stay on for two more years with the Sheriff's Office.

Mr. Larsen reminded the Council that the next meeting would be starting at 6:00 pm, not 7:00 pm.

#### ADJOURNMENT

With no other business to consider, Mayor McCann adjourned the regular meeting and public hearing of February 19, 2019 at 8:41 p.m. The next meeting was scheduled for March 5, 2019.

Respectfully Submitted,

\_\_\_\_\_  
W. Blair Larsen, City Manager/Recorder

Attest: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Mayor