

**CITY OF CENTRAL POINT
STUDY SESSION AGENDA
June 18, 2012**

**Central Point
City Hall
541-664-3321**

City Council

Mayor

Hank Williams

Ward I

Bruce Dingler

Ward II

Kelly Geiger

Ward III

Ellie George

Ward IV

Allen Broderick

At Large

Carol Fischer

Kay Harrison

Administration

Phil Messina, City

Manager

Chris Clayton, Assistant

City Manager

Deanna Casey, City

Recorder

**Community
Development
Department**

Tom Humphrey, Director

Finance Department

Bev Adams, Director

Human Resources

Barb Robson, Director

**Parks and Public Works
Department**

Matt Samitore, Director

Jennifer Boardman,

Manager

Police Department

Police Chief

Jon Zelif

I. MEETING CALLED TO ORDER – 6:00 P.M.

II. DISCUSSION ITEMS

A. Review Material and Protocol for Consideration of:

- Regional Plan Element as a new element in the Central Point Comprehensive Plan
- Comprehensive Plan map to designate the Regional Plan boundary and urban reserve
- Urban Reserve Management Agreement between Jackson County and the City of Central Point
- Zoning Code Section 17.71, to adopt agricultural buffering regulations developed in the Regional Plan

III. ADJOURNMENT



STAFF REPORT
June 18, 2012

ITEM:

Study Session introducing a new Element and Map to the Comprehensive Plan, a new Urban Reserve Management Agreement (URMA) between the City and Jackson County and a new section to the Central Point Municipal Code, Section 17.71 - Agricultural Buffering and Mitigation. The Council will be familiarized with this material and with the protocol for conducting a public hearing on the material in July. **Applicant: City of Central Point**

STAFF SOURCE:

Tom Humphrey AICP, Community Development Director

BACKGROUND:

The Community Development Department has participated with Jackson County and the five cities who have participated in the Regional Problem Solving process for the last decade. In the wake of the County's adoption, each city has prepared a new *Regional Plan Element* for the Comprehensive Plan as well as supporting documents including; a new map of the Urban Reserve Boundaries, an Urban Reserve Management Agreement and Agricultural Buffering and Mitigation Ordinances.

DISCUSSION:

The City Council will be given copies of the above mentioned material and the public hearing notice being distributed to property owners in the candidate Urban Reserve Areas and surroundings. Staff will highlight sections of the element, maps, agreement and ordinance that the Council should focus on for the public hearing in July.

ISSUES:

The Land Conservation and Development Commission (LCDC) considered Jackson County's adoption of the Regional Plan at their meeting in March. At that time, they informally recommended the County make changes to eight specific areas of the plan, none of which directly affect the City of Central Point. The County is currently addressing LCDC's recommendations in a series of its own public meetings. Once the County plan is amended and each of the six cities adopts their version of the regional plan, all six plans will be forwarded to LCDC for their consideration and acknowledgment.

ATTACHMENTS:

Attachment A: Notice of Public Hearing

ACTION:

None required.

RECOMMENDATION:

Consider materials distributed at the meeting, give attention to those areas to which you're directed by planning staff and ask questions about the nature of the public hearing and review.



Notice of Public Hearing

Meeting Date: July 3, 2012
Time: 6:00 p.m.
Place: Central Point City Hall
140 S. Third Street
Central Point, Oregon

NATURE OF MEETING

The City of Central Point will consider adoption of the Greater Bear Creek Valley Regional Plan, affirming a decision made by the Jackson County Board of Commissioners. City action entails (1) adoption of a Regional Plan Element as a new element in the Central Point Comprehensive Plan; (2) amendment of the official Comprehensive Plan map to designate the Regional Plan boundary and urban reserve; (3) adoption of an "Urban Reserve Management Agreement" between Jackson County and the City of Central Point; and (4) amendment of the Zoning Code, Section 17.71, to adopt agricultural buffering regulations developed in the Regional Plan.

Applicant/Agent: City of Central Point.

Beginning at the above time and place, the Central Point Planning Commission will conduct an evidentiary hearing and make a recommendation to the City Council. Pursuant to ORS 197.763 (3) (e), failure to raise an issue during this hearing, in person or in writing, with sufficient specificity to afford the decision-makers and the parties an opportunity to respond to the issue will preclude an appeal based on that issue.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

This notice is being mailed to property owners within a 750 foot radius of affected properties.

CRITERIA FOR DECISION

Criteria for the comprehensive plan and zoning code amendment application are set forth in the CPMC Sections 17.05, 17.10, and 17.96, as well as the City's Comprehensive Plan.

PUBLIC COMMENTS

1. Any person interested in commenting on the above-mentioned land use decision may submit written comments up until the close of the meeting scheduled for Tuesday, July 3, 2012.
2. Written comments may be sent in advance of the meeting to Central Point City Hall, 140 South Third Street, Central Point, OR 97502 or by e-mail to Tom.Humphrey@centralpointoregon.gov.

3. Issues which may provide the basis for an appeal on the matters shall be raised prior to the expiration of the comment period noted above. Any testimony and written comments about the decision described above will need to be related to the proposal and should be stated clearly to the Planning Commission.
4. Copies of all evidence relied upon by the applicants are available for public review at City Hall, 140 South Third Street, Central Point, Oregon. **The City File Number is: 12015.** Copies of the same are available at 15 cents per page.
5. For additional information, the public may contact Tom Humphrey at 541-423-1025 or go to link http://www.centralpointoregon.gov/comm_development.aspx?id=855 and look for *Regional Plan Element*.

SUMMARY OF PROCEDURE

At the meeting, the Planning Commission will review the application and technical staff report. The Commission will hear testimony from the applicant, proponents, opponents, and hear arguments on the application. Any testimony or written comments must be related to the criteria set forth above. At the conclusion of the review, the Planning Commission may approve or deny the comprehensive plan and zoning amendment and will forward a recommendation to the City Council.

