

**CITY OF CENTRAL POINT
City Council Meeting Minutes
January 8, 2015**

I. REGULAR MEETING CALLED TO ORDER

Mayor Williams called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL:** Mayor: Hank Williams
Council Members: Allen Broderick, Bruce Dingler, Mike Quilty, Rick Samuelson, David Douglas, and Brandon Thueson were present.

City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Chief Kris Allison; Community Development Director Tom Humphrey; Parks and Public Works Director Matt Samitore; and City Recorder Deanna Casey were also present.

IV. PUBLIC APPEARANCES

V. CONSENT AGENDA

A. Approval of December 11, 2014 City Council Minutes

Bruce Dingler moved to approve the Consent Agenda as presented. Mike Quilty seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Mike Quilty, yes; Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Brandon Thueson, yes. Motion approved.

VI. ITEMS REMOVED FROM CONSENT AGENDA - None

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

A. Public Hearing – First Reading of an Ordinance Amending an Agreement Between the City of Central Point, Oregon and Jackson County, Oregon for the Joint management of the Central Point Urban Growth Boundary

Community Development Director Tom Humphrey explained that the Regional Plan Element includes a provision that prior to expansion of the Central Point Urban Growth Boundary the City and County shall adopt an agreement for the management of Gibbons/Forest Acres Containment Area. In order to do this both the City and the County have agreed the pre-existing City/County agreement should be amended.

City and County staff introduced a draft of the City/County Urban Growth Boundary Management Agreement at a joint meeting of the City and County

Planning Commissions on November 20, 2014. Additional new declarations were added along with new definitions, the intent and purpose of the agreement and a few new policies to clarify infrastructure in the Tolo area and the creation of two new areas of Mutual Planning Concern. Each Planning Commission unanimously recommended approval of the agreement to their respective elected officials. Two minor revisions were made and are reflected in the agreement.

The proposed major text amendment will serve to bring the City of Central Point Urban Growth Boundary Management Agreement into compliance with the Greater Bear Creek Valley Regional Plan Performance Indicators. The proposal is consistent with the Central Point Municipal Code-Comprehensive Plan and Urban Growth Boundary Amendments And will serve to bring the City of Central Point Urban Growth Boundary Management Agreement into compliance with the City's Regional Plan Element.

There was discussion regarding Gibbon/Forest Acres and the Jackson County Expo property. Any growth that may happen in these areas will be discussed between the two agencies to the satisfaction of both.

Mayor Williams opened the Public Hearing. No one came forward and the public hearing was closed.

Mike Quilty moved to second reading an Ordinance Amending An Agreement Between the City of Central Point, Oregon and Jackson County, Oregon for the Joint management of the Central Point Urban Growth Boundary. Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Mike Quilty, yes; Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Brandon Thueson, yes. Motion approved.

B. Public Hearing – First Reading of an Ordinance Amending the Comprehensive Plan Map (Minor) to Add Approximately 48 Acres to the Central Point Urban Growth Boundary East of Interstate 5, North of Upton Road to the Seven Oaks Interchange (Exit 35) Including Dean Creek Road

Mr. Humphrey explained that the proposed Minor Map Amendment would amend the County and City Comprehensive Plan Maps by adding approximately 48 acres of Bear Creek Greenway and Open Space land to the Central Point UGB. The land proposed for amendment includes property that is in the public ownership of Central Point, Jackson County and the Oregon Department of Transportation. The land being added to the UGB will retain the County Comprehensive Plan designation and zoning until such time as the properties are annexed and the appropriate City Zoning is applied.

The proposed Minor Boundary Line Adjustment is consistent with the Central Point Municipal Code and with the City/County UGBMA and it also satisfies the requirements of the GBCVRP and the City's Regional Plan Element. The proposed area will remain park and open space except for one lot. The property

owner requested during the Regional Problem Solving process that they be included in the City UGB.

There was discussion of Dean Creek Road. The County has agreed to make improvements prior to the city taking jurisdiction. Once the Park Master Plan is complete we can proceed with an expansion to include the Tolo area to the Central Point UGB. We have met the Regional Plan conditions, performance measures, and findings.

Mayor Williams opened the public hearing. No one came forward and the public hearing was closed.

Rick Samuelson moved to second reading an Ordinance Amending the Comprehensive Plan Map (Minor) to Add Approximately 48 Acres to the Central Point Urban Growth Boundary East of Interstate 5, North of Upton Road to the Seven Oaks Interchange (Exit 35) Including Dean Creek Road. Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Mike Quilty, yes; Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Brandon Thueson, yes. Motion approved.

C. Public Hearing – First Reading of an Ordinance Amending the Central Point Zoning Ordinance, Chapter 17.08.010 Definitions; 17.64.040, Land Use – TOD District; 17.65.050 Zoning Regulation – TOD District; and 17.65.070 Zoning Regulations – TOD Corridor

Mr. Humphrey explained that the proposed ordinance is recommended because of a recent request to change the zoning density for Twin Creeks Retirement. During that request staff realized that there were issues in the tables referring to senior housing. It is recognized that congregate housing, as a use, has employees for housekeeping, administration, common dining options, etc., which sets it apart from an apartment complex. For this reason the allowance of congregate housing within the LMR zone has been restricted to those incidences where is its part of, and under the same ownership of, an abutting congregate housing project in the MMR or HMR zoning district. The design of a congregate housing project in the LMR district will be subject to LMR residential design and development standards, including density.

There was discussion regarding assisted living facilities, and if they are included in the TOD zoning area. City Attorney Dreyer explained that this discussion should be contained to the topic at hand which is for congregate housing. Assisted Living facilities would not be included in this type of zoning. Congregate Housing would be covered in any of these TOD zoning areas.

Mayor Williams opened the public hearing. No one came forward and the public hearing was closed.

Mike Quilty moved to second reading an Ordinance Amending the Central Point Zoning Ordinance, Chapter 17.08.010 Definitions; 17.64.040, Land Use – TOD District; 17.65.050 Zoning Regulation – TOD District; and 17.65.070

Zoning Regulations – TOD Corridor. Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Mike Quilty, yes; Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Brandon Thueson, yes. Motion approved.

D. Ordinance No. 1998, Amending Central Point Municipal Code Chapter 6.08 Animal Control

Police Chief Kris Allison explained that there were no changes recommended for the proposed Ordinance at the first reading. She did state that she is working with the local veterinarians to see if they would be able to assist the Police Department in housing dogs that are found at large until the Jackson County Animal Control can take them or the owners can be found. She also mentioned that she has heard good feedback from citizens regarding the Ordinance. There was discussion regarding the definition of a dangerous animal and the penalties imposed.

Allen Broderick moved to approve Ordinance No. 1998, Amending Central Point Municipal Code Chapter 6.08 Animal Control. Bruce Dingler seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Mike Quilty, yes; Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Brandon Thueson, yes. Motion approved.

E. Ordinance No. 1999, An Ordinance Amending the Central Point Zoning Map on Lot 33 of Twin Creeks Crossing, Phase 1 (1.81 Acres) From TOD-HMR, High Mix Residential to TOD-LMR, Low Mix Residential Zoning

Mr. Humphrey stated that there were no changes recommended at the first reading of the proposed ordinance. The developer will have to submit plans for approval to qualify for the congregate housing requirements. This zone change is specific to a specific lot in Twin Creeks.

There was a discussion regarding median density and trip cap limits. Staff explained that there have been other density changes to Twin Creeks and that the median density is still within the requirement levels. The Master Plan for Twin Creeks was approved a few months ago in anticipation of these changes.

Mike Quilty moved to approve Ordinance No. 1999, An Ordinance Amending the Central Point Zoning Map on Lot 33 of Twin Creeks Crossing, Phase 1 (1.81 Acres) From TOD-HMR, High Mix Residential to TOD-LMR, Low Mix Residential Zoning. David Douglas seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Mike Quilty, yes; Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Brandon Thueson, yes. Motion approved.

VIII. BUSINESS

A. Planning Commission Report

Community Development Director Tom Humphrey presented the Planning Commission report for January 6, 2015:

- Approved a Resolution recommending amendments to the Central Point Municipal Code to add Chapter 17.08.010-Definition, "Congregate Housing"; Chapter 17.64.040, Off-Street Parking Requirements, Table 17.64.02A adjusting parking requirements for Congregate Housing; Chapter 17.65.050 Zoning Regulations, TOD District, Tables 1 through 3; and Chapter 17.65.070 Zoning Regulations, TOD Corridor, Tables 4 and 5, to delete the term "Senior Housing" and replace the term with "Congregate Housing". The Commission discussed the context of the amendments with staff who explained the dilemma between a previous map amendment and undefined code language. The new definition and terms clean up inconsistencies and will allow the Twin Creeks Retirement Center to add cottages to their campus.
- Approved a Resolution to change approximately 5 acres of land in a city core area designated low density residential to civic to reflect actual land uses as a park, a park service yard and city corporation yard. They considered a city initiated Comprehensive Plan and zoning amendment to change land from residential use to civic use. The land is owned by the city and has been used for public purposes until this time. The new designation would also afford the city more options when considering a site for a Community Center or something similar.
- Continued a Resolution to approve a conceptual land use and transportation plan for CP-1B, for an Urban Reserve Area of Central Point. The Commission continued this public hearing to their February meeting on order to allow property owners in the CP-1B area to receive individual notice and to receive a recommendation from the Citizens Advisory Commission.
- Approved a Resolution authorizing Testing Laboratories as a similar and compatible use within the C-2(M), C-5 and M-1 zoning districts. The Commission was asked to make a determination regarding testing laboratories and the zones in which they might be permitted. The Municipal Code has broad classifications for scientific labs and the prospective business applicant in this case was very transparent about the fact that they are testing various types of herbs including cannabis. The Commission determined that the proposal qualifies as a scientific lab as the term is used in the municipal code.

IX. MAYOR'S REPORT

Mayor Williams stated that at the first meeting of each year a Council President must be appointed. He opened the floor to nominations. Rick Samuelson nominated Bruce Dingler, no other nominations were offered.

Rick Samuelson nominated Bruce Dingler for Council President. David Douglas seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Mike Quilty, yes; Allen Broderick, yes; David Douglas, yes; Rick Samuelson, yes; and Brandon Thueson, yes. Motion approved.

Mayor Williams reported that:

- He met with Representative Sal Esquivel regarding a Vietnam Memorial Wall in Central Point. They will be working with City staff to plan a wall in Don Jones Memorial Park.
- He attended the Peoples Bank Chamber Mixer.
- He attended the Medford Water Commission meeting. They will be raising the rates for outside customers by 5%.
- The Local Committee Assignment list has been handed to everyone. Please let him know what committees they would like to represent and he will appoint members at a meeting in February.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- OLCC would like the Council to provide input regarding the rules association with Measure 91. He will send out the link with his weekly report tomorrow.
- January 27th is the Employee Awards Breakfast at Twin Creeks Retirement. Council Members are invited to attend.
- He will be meeting with RCC to discuss options regarding a campus in Central Point next week.
- Staff will be asking Council to consider the condemnation of a strip of land to complete the turn lane at Beebe and Hamrick. The property is worth about \$250 and not worth purchasing the entire lot.
- The Study Session for January has been moved to a Tuesday to accommodate a guest speaker. It will be on the 27th at 6:00 p.m.

XI. COUNCIL REPORTS

Council Member David Douglas stated that this will be his last meeting. He has purchased property outside of the city limits and will be submitting his letter of resignation to the Mayor.

Council Member Mike Quilty reported that he has been in Portland attending the Connect Oregon 5 Meeting. They are prioritizing projects. He will be attending an ACT and MPO meeting next week.

XII. DEPARTMENT REPORTS

Parks and Public Works Director Matt Samitore reported that:

- The Police Department has been making contact with the people who have been causing problems at the skate park. Thanks to them and the cameras things have been a little better over the last few weeks.
- There will be a preconstruction meeting the first of February for Freeman Road.
- He spoke with Budget Committee Member Bill Stultz regarding RVSS and the issues regarding storm water quality. It might be a good idea to have a pre-budget meeting to explain these issues to the members so we do not have the extensive discussion like last year during the budget meetings.

Police Chief Kris Allison reported that:

- They are reviewing their annual goals for the Police Department and will present a report to the Council soon.
- There will be an article regarding the Central Point Police Department and our Body Worn Cameras. We have had them for several years.

Community Development Director Tom Humphrey reported that the previous owner of Red Oak Glass has passed away. He will be attending the service next week.

XIII. EXECUTIVE SESSION - None

XIV. ADJOURNMENT

Mike Quilty moved to adjourn, Rick Samuelson seconded, all said "aye" and the Council Meeting was adjourned at 8:52 p.m.

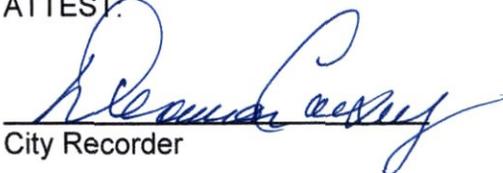
The foregoing minutes of the January 8, 2015, Council meeting were approved by the City Council at its meeting of January 22, 2015.

Dated: 1/22/15



Mayor Hank Williams

ATTEST:



City Recorder