

**City of Central Point
Planning Commission Minutes
May 3, 2016**

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

II. ROLL CALL

Commissioners Chuck Piland, Craig Nelson, Tom Van Voorhees, Kay Harrison, Rob Hernandez, Mike Oliver, and Elizabeth Powell were present. Also in attendance were: Tom Humphrey, Community Development Director, Stephanie Holtey, Community Planner, and Karin Skelton, Planning Secretary.

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

None

IV. MINUTES

Rob Hernandez made a motion to approve the minutes of the April 5, 2016 Planning Commission Meeting as presented. Mike Oliver, seconded the motion: ROLL CALL: Mike Oliver, yes; Tom Van Voorhees, yes; Elizabeth Powell, abstain; Craig Nelson, yes; Kay Harrison, yes; Rob Hernandez, Yes. Motion passed.

V. PUBLIC APPEARANCES

None

VI. BUSINESS

A. Consideration of Resolution No. 830 forwarding a favorable recommendation to the City Council to approve a Conceptual Land Use and Transportation Plan for CP-3, An Urban Reserve Area of the City of Central Point, File No. 15030.

Tom Humphrey stated that this was the Planning Commission's third review of the CP-3 Conceptual Land Use Plan. He said that he had obtained input from the Citizen's Advisory Committee and had also requested comments from various agencies. He said that he had received no replies or comments. He

reminded the Commissioners that this is a conceptual plan to set out a vision for the area. Once a plan has been conceived, it would go through the process of conforming it to the Statewide Planning Goals, but at this point it is merely a concept of what might work well in the area.

He presented two plans showing the zoning that had been preferred by both the Planning Commission and the Citizen's Advisory Committee. The plans had utilized Open Space and the TOD zoning of GC as it was more broad than the C4 zoning. In addition there was a small component of residential space to accommodate existing residences. He presented four proposed traffic circulation patterns and asked the Planning Commission to choose their preferred two. One of the proposed traffic circulation patterns contained a roundabout. There was discussion about the need to accommodate trucks with horse trailers driving to the Expo for events and large RV's as there would be quite a few when the RV park was completed. It was generally thought that if the roundabout was large enough and the road straight enough it could work. They also discussed the need to keep traffic moving through the area with as few stops as possible. The Commissioners discussed the various options. Their decision was that the proposed traffic pattern number 3 was a workable option. Also that pattern number 4, with the roundabout would work if the road was straightened and the roundabout made large enough to accommodate trailers and RV's.

Mike Oliver made a motion to approve Resolution 830, forwarding a favorable recommendation to the City Council to approve a Conceptual Land Use and Transportation Plan for CP-3, An Urban Reserve Area of the City of Central Point. Tom Van Voorhees seconded.

Public Hearing was opened

Dan O'Connor, Attorney

Mr. O'Connor stated that he represented Naumes who owns most of the property in CP-3. He said that he would like to get input from Jackson County and the Expo regarding the proposed plans. His clients weren't really in favor of having a cul-de-sac located anywhere on the road as was depicted in the proposed plans, and he believed the Expo would not be in favor of a cul-de-sac. He said that with regard to the traffic circulation it would be important to try to make any intersections or turns as smooth and gradual as possible to accommodate the larger vehicles.

Public Hearing was closed.

Commissioner Piland asked for a vote on the motion. Roll Call: Mike Oliver, yes; Tom Van Voorhees, yes; Elizabeth Powell, abstained; Craig Nelson, yes; Rob Hernandez, yes; Kay Harrison, yes. Motion passed.

VII. DISCUSSION

A. Urban Renewal – East Pine Street Streetscape

Mr. Humphrey updated the Planning Commission on the East Pine Street project. He said that the design would include 10 foot sidewalks and the addition of street trees. There were surveyors now mapping the area as to infrastructure location and identifying possible locations for the street trees. He said it was important that the trees did not block business signs and entryways. He added that there were going to be open houses to introduce the public to the project. Mr. Humphrey invited the Planning Commission to attend the meeting of the Development Commission on May 16th for more information.

B. Country Western Music Festival

Mr. Humphrey informed the Planning Commission that the Bi Mart Country Western Music event was moving to the Expo which would be good for Central Point. It would greatly benefit local hotels and restaurants. He said that currently, the City required concerts at the Expo to finish by 10:00 p.m. but the Council was considering extending that deadline for this event to 11:00 p.m. He said that normal attendance would be around 20,000 to 25,000 people.

Tom Van Voorhees suggested that it might be an idea to make improvements to Upton Road to accommodate pedestrian and bicycle traffic for events at the Expo. He said that might take a lot of local traffic out of the mix if people could walk to the Expo for events. Mr. Humphrey said that the IAMP contained some bicycle and pedestrian components.

C. Costco

Mr. Humphrey stated that the Costco appeal was progressing. The Record has been sent to LUBA and there had been two motions to intervene filed. One for the Petitioners and one for the Respondents. Additionally the City's attorney had filed a Motion to Dismiss and we were currently awaiting a ruling on that motion.

He said that other news was that the LOMR for Twin Creeks had been approved. Also that the railroad crossing would be starting design work this year. He said the Battle of the Bones was going to be combined with the Harvest Festival at the Expo this year.

He informed the Commissioners that there would be some code amendments at the next meeting, but there did not appear to be any additional items for that agenda at this time.

VIII. ADMINISTRATIVE REVIEWS

None

IX. MISCELLANEOUS

X. ADJOURNMENT

Mike Oliver made a motion to adjourn, Tom Van Voorhees seconded. All Commissioners said "aye". Meeting adjourned at 7:30 p.m.

The foregoing minutes of the May 3, 2016 Planning Commission meeting were approved by the Planning Commission at its meeting on the 5 day of July 2016.



Planning Commission Chair