



**CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
July 5, 2016 - 6:00 p.m.**

I. MEETING CALLED TO ORDER

II. ROLL CALL

Planning Commission members Chuck Piland (Chair), Mike Oliver, Tom Van Voorhees, Rob Hernandez, Elizabeth Powell, Craig Nelson Sr., and Kay Harrison

III. CORRESPONDENCE

IV. MINUTES

Review and approval of June 9, 2016 Minutes.

V. PUBLIC APPEARANCES

VI. BUSINESS

A. Consideration of a Conditional Use Permit to replace the existing scoreboard at the Crater High School football stadium with a new, internally illuminated scoreboard. The project site is located in the Civic zoning district within the Transit Oriented Development (TOD) District and is defined on the Jackson County Assessor's map as 37S 2W 03DB, Tax Lot 100.

VII. DISCUSSION

A. City of Central Point 2008 Population element Update

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

**City of Central Point
Planning Commission Minutes
June 7, 2016**

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

II. ROLL CALL

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

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

None

IV. MINUTES

Kay Harrison made a motion to approve the minutes of the May 3, 2016 Planning Commission Meeting as presented. Mike Oliver, seconded the motion: ROLL CALL: Mike Oliver, yes; Tom Van Voorhees, yes; Elizabeth Powell, yes; Kay Harrison, yes. Motion passed.

V. PUBLIC APPEARANCES

None

VI. BUSINESS

A. Consideration of Miscellaneous Amendments to the City's Zoning Ordinance (Sections 17.08.410 TOD Definitions; 17.32.020 Neighborhood Commercial (C-N) District Permitted Uses; 17.64.040(C), Off-Street Parking Requirements- Accessible Parking; and 17.67.050(M), TOD Site Design Standards- Signs.

Tom Humphrey informed the Planning Commission there were proposed changes to Chapter 17 to either clarify definitions and uses in the code or to update it and make the document consistent with the state building code. Changes proposed in Chapter 17.08.410(H) and

Chapter 17.67.050(M) are intended to address 'scoreboards' in the Civic zoning district but also to make changes to sign standards in general following focus group discussions with local sign makers.

The proposed changes address sign and letter dimensions and the way those dimensions are calculated. Sidewalk "A-Board" Signs and banners are proposed to be removed from the prohibited signs list and allowed with conditions. External illumination language is expanded to reflect what new businesses in the TOD have been allowed to do with 'back lit' or 'halo' lighting.

Municipal Code 17.08 Definitions. 17.08.410 (H. Sign-Related Definitions), TOD District and Corridor Definitions and Uses by adding definitions for "reader board" and "scoreboard " prohibits Reader Boards, but does not define what constitutes a Reader Board. This proposed amendment is for clarification.

The question of allowing an electronic scoreboard at Crater High School has been asked. Currently, the zoning code does not define scoreboards and as such they are prohibited. The proposed amendment provides a definition of scoreboard thus acknowledging scoreboards as a type of sign, which then may, or may not be allowed elsewhere in the zoning ordinance

Mr. Humphrey explained that the scoreboard would not be used for advertisements, but would display only information regarding the games. The scoreboard would be allowed only by a conditional use permit.

The commissioners discussed the purposes of a reader board and a scoreboard and how they differed. Mr. Humphrey said that the definitions needed to be clear that a scoreboard would not advertise anything. He stressed that reader boards, which would display advertising content would continue to be prohibited. The only advertising on the scoreboard would be fixed logos and wording on the actual frame of the scoreboard.

Municipal Code 17.32 Neighborhood Commercial (C-N) District Permitted Uses. Mr. Humphrey explained that this change modifies and removes restrictions placed on eating and drinking establishments in the Neighborhood Commercial (C-N) zoning district. Convenience stores in this zoning district are allowed the sale of beer and wine and an argument can be made that an eating

establishment in this commercial zone should have the same privilege. Additionally, small craft breweries have expressed the desire to locate in Central Point in this zone. The Commissioners expressed approval of the microbreweries locating in the City.

There was some additional discussion regarding banners on poles on the sidewalks. Mr. Humphrey said that they could allow them with the condition that they did not impede traffic.

Municipal Code 17.67.050(M. Signs), Site Design Standards. This proposed amendment updates the table in Section M (17.67.050(1)) and subsections 1-4, establishing standards for signs in the TOD district or corridor. Revisions are made to accommodate scoreboards in the Civic zoning district, improve building/sign proportionality and to clarify uses of temporary signs such as A-frame signs and commercial banners. The Planning Commissioners noted that section "3" needed to have an "M" added, and that subsection b of section M3 needed to reference section 17.050(1) sign requirements. Mr. Humphrey agreed to make the changes.

Municipal Code 17.6417.64.040(C), Off-Street Parking Requirements-Accessible Parking. Mr. Humphrey informed the Planning Commission that by replacing zoning language and Table 17.64.03 with standards in the Oregon Structural Specialty Code. The Building Division implements and regulates Accessible (ADA) Parking Requirements and it is not necessary to repeat these standards in the zoning code. This also removes the possibility of error or the inconvenience of updating the land use code when changes are made to standards in the Specialty Code.

Changes in the Neighborhood Commercial zoning district (Chapter 17.32.020) are intended to relax outdated standards and permit restaurants which may choose to serve alcohol. There are several examples of family oriented restaurants in Central Point (Abby's, Bobbio's, etc.) that are in the vicinity of residential neighborhoods and serve wine and beer. The existing language in the code does not permit this in the C-N District.

The changes that are proposed in Chapter 17.64.040(C) simply replace zoning code language with references to the Oregon Structural Specialty Code and its language which is applied and enforced by the Building Division. The Commissioners expressed approval of the proposed updates to this section of the code.

Public Hearing was Opened.

There were no comments

Public Hearing was closed.

Mike Oliver made a motion to approve Resolution 831 with the requested changes, and forward a favorable recommendation to the City Council to approve the proposed zoning code amendments. Elizabeth Powell seconded the motion. ROLL CALL: Mike Oliver, yes; Tom Van Voorhees, yes; Elizabeth Powell, yes; Kay Harrison, yes. Motion passed

VII. DISCUSSION

A. Mr. Humphrey informed the Planning commission that at the next Development Commission Meeting they would be considering a letter of engagement for Western Financial Group for a Bond for the Pine Street Project. Additionally, an open house was being planned with Adkins Engineering.

He said there had been a Historic Façade Grant made to the Merritt building which was now Central Point Perk.

School District 6 was considering using the Crater Iron location as a possible makers market or trade school that would provide equipment and a learning environment for different types of trades. Another idea that had been suggested for that location was a permanent farmers market.

He said that LUBA was still working on defining the record for Costco and that the time frame for a decision would begin once the record had been defined.

He said that the CP-3 Concept plan was still waiting for feedback from the different agencies. He stated that he had spoken with Jackson County and their recommendation was to leave the residential component out of the plan for now. Additionally, the County agreed with the general consensus that the intersection with Peninger Road needs to be as far from the Pine and Peninger intersection as possible in order to facilitate the most efficient traffic pattern. They are also amenable to the idea of a roundabout included in the plan.

VIII. ADMINISTRATIVE REVIEWS

None

IX. MISCELLANEOUS

X. ADJOURNMENT

Mike Oliver made a motion to adjourn, All Commissioners said "aye".
Meeting adjourned at 7:35 p.m.

The foregoing minutes of the June 7, 2016 Planning Commission meeting were approved by the Planning Commission at its meeting on the _____ day of July, 2016.

Planning Commission Chair

Consideration of a Conditional Use Permit to replace the existing scoreboard at the Crater High School football stadium with a new, internally illuminated scoreboard. The project site is located in the Civic zoning district within the Transit Oriented Development (TOD) District and is defined on the Jackson County Assessor's map as 37S 2W 03DB, Tax Lot 100



STAFF REPORT
July 5, 2016

AGENDA ITEM (File No. 16014)

Consideration of a Conditional Use Permit to replace the existing scoreboard at the Crater High School football stadium with a new, internally illuminated scoreboard. The project site is located in the Civic zoning district within the Transit Oriented Development (TOD) District and is defined on the Jackson County Assessor's map as 37S 2W 03DB, Tax Lot 100.

Applicant: David Heard, School District 6; **Agent:** Samantha Steele, School District 6

SOURCE

Molly Bradley, Community Planner I

BACKGROUND

The applicant is requesting a Conditional Use Permit to install an LED video scoreboard in place of the existing, non-electronic scoreboard at the Crater High School football stadium. The proposed scoreboard is internally illuminated and will be located approximately 135 feet west and 45 feet south of the existing scoreboard, meeting all setback requirements for the zone. The proposed scoreboard measures 512.5 square feet in area and will be 30 feet in height (Refer to Attachment "A").

The purpose of the Conditional Use designation is to ensure consistency with the intent of the Civic district, compliance with the design standards in the TOD district, and to assure compatibility with adjacent properties. This application intends to minimize impact on the surrounding neighbors by relocating the scoreboard to the northwest corner of the stadium, and directing it southeast towards the stadium stands. The Lighting Analysis demonstrates that the illuminated display area will face away from the adjoining residential neighborhood, and direct its rays toward the field. (Refer to Attachment 'B'). The scoreboard will not produce any sound and will be used approximately once a week during the fall and spring months for athletic events.

ISSUES

There are two issues raised in consideration of this application:

1. **Floodplain.** The proposed scoreboard is located in the floodplain, which requires the structure to adhere to specific development standards for construction (Refer to Attachment "C"). All development within the floodplain must comply with CPMC 8.24.200 Development in Regulatory Floodways. The application has been conditioned to comply with the City's floodplain standards.

2. **Scoreboard Code Amendments.** As of the July 5, 2016 Planning Commission meeting, the necessary provisions for allowing scoreboards have not been formally approved. On June 23, 2016, the City Council held a public hearing on the proposed scoreboard amendments, and moved to forward the code amendments to a second reading, to be held on July 28, 2016. Approval of the application will be contingent on the final adoption of the proposed text amendments.

No issues or concerns have been raised from notified agencies and neighboring property owners (within 100 feet).

FINDINGS

The applicant has stated in their findings that all requirements outlined per the Conditional Use Permit section 17.76.040 have been met (Refer to Attachment "D"). The City is in the process of amending its land use code to incorporate regulations for scoreboards, which will establish allowable dimensions of scoreboards.

CONDITIONS OF APPROVAL

1. Within 30-days of completion of the new LED video scoreboard, the existing scoreboard must be removed.
2. This application is subject to City Council's adoption of the proposed scoreboard amendments to the land use code.
3. The LED scoreboard is in the regulatory floodplain, and shall comply with all other floodplain development regulations as they apply per CPMC 8.24 Flood Damage Prevention. Compliance with floodplain provisions shall be addressed as part of the building permit process.

ATTACHMENTS

Attachment "A" – Site Plan

Attachment "B" – Lighting Analysis for Daktronics LED DVX Video Scoreboard

Attachment "C" – Floodplain Map

Attachment "D" – Applicant's Findings

Attachment "E" – Resolution No. 832

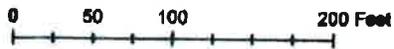
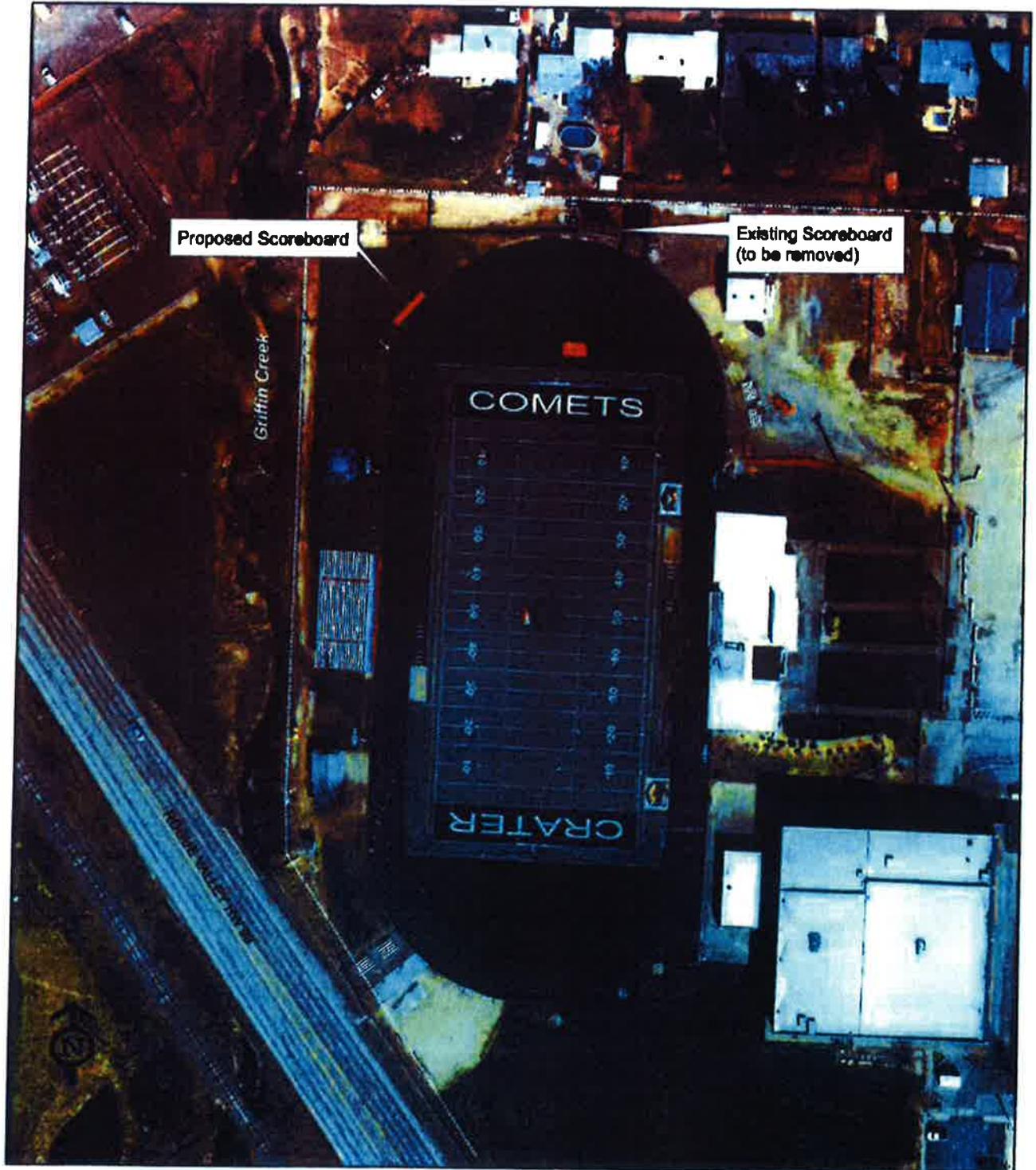
ACTION

Consideration of a Conditional Use Permit to replace the existing scoreboard at the Crater High School football stadium with an internally illuminated scoreboard: approve the permit, approve the permit with conditions, or deny the permit.

RECOMMENDATION

Approve Conditional Use Permit with conditions as recommended in this Staff Report, or as further amended by the Planning Commission.

ATTACHMENT "A"
Crater High School Scoreboard
Site Plan



June 13, 2016

City of Central Point

Re: Lighting Analysis for Daktronics LED DVX Video Scoreboard

To Whom This May Concern:

The accompanying graph pertains to the Daktronics LED DVX video scoreboard proposed for installation at Crater High School located at 655 North Third Street in Central Point. We hope you find the following information beneficial.

The accompanying graph depicts the scoreboard's viewing cone as identified by the pink lines that are 75 degrees on each side from the face of the display. Illumination levels in footcandles that the proposed display will produce based on nighttime running levels at a measurement height of five feet above ground level (which is approximately eye height). These levels are based on a worst-case scenario of an all-white display. Actual levels will be much lower than what is represented on the graph, as typical content runs at 25 to 35 percent of the brightness of an all-white display.

It is important to note that the accompanying graph assumes absolute darkness with regard to surrounding ambient light. In other words, the presence of ambient light producing elements at night including but not limited to stadium lighting, roadway lighting, residential lighting, the moon, etc. will further diminish the impact of the light output from the display in question. If there is a game at night utilizing the scoreboard, the display may be operating at a higher brightness level to counteract the additional lighting and remain clearly visible. However, the presence of stadium lighting will exceed the light output from the video scoreboard such that the display output would not be perceived as an additional light source. This is the same concept as LED displays operating in daytime conditions. The presence of the sun exceeds the light output from LED displays, so daytime brightness is rarely a concern.

The lighting analysis viewing cone also shows most of the illumination is directed to the field with limited amounts of light falling on other areas off the field. The accompanying lighting analysis graph shows there will be no lighting impact from the Daktronics LED scoreboard to the adjacent residential neighborhood north of the stadium. For example, at 325 ft away the graph shows a lighting level of 0.00 footcandles. Thus, the proposed scoreboard lighting will not have any lighting impact to the neighboring residential properties during a variety of environmental lighting conditions.

Finally, it is important to note the illumination levels are only representative of Daktronics LED scoreboards. Other digital display manufacturers may use different LEDs which have different light emissions.

Daktronics is committed to providing digital displays that adhere to the regulatory environment, working closely with our customers for a responsible approach to the market.



Please let me know if you have any questions or concerns.

Sincerely,
Daktronics, Inc.

Angela Bailey

Angela Bailey
Signage Legislation
805-862-0200

¹ Also note, the illumination levels cited take into account a height above ground level of 15 feet and provide the illumination which will be measured by the testing meter located 5 feet above ground level.



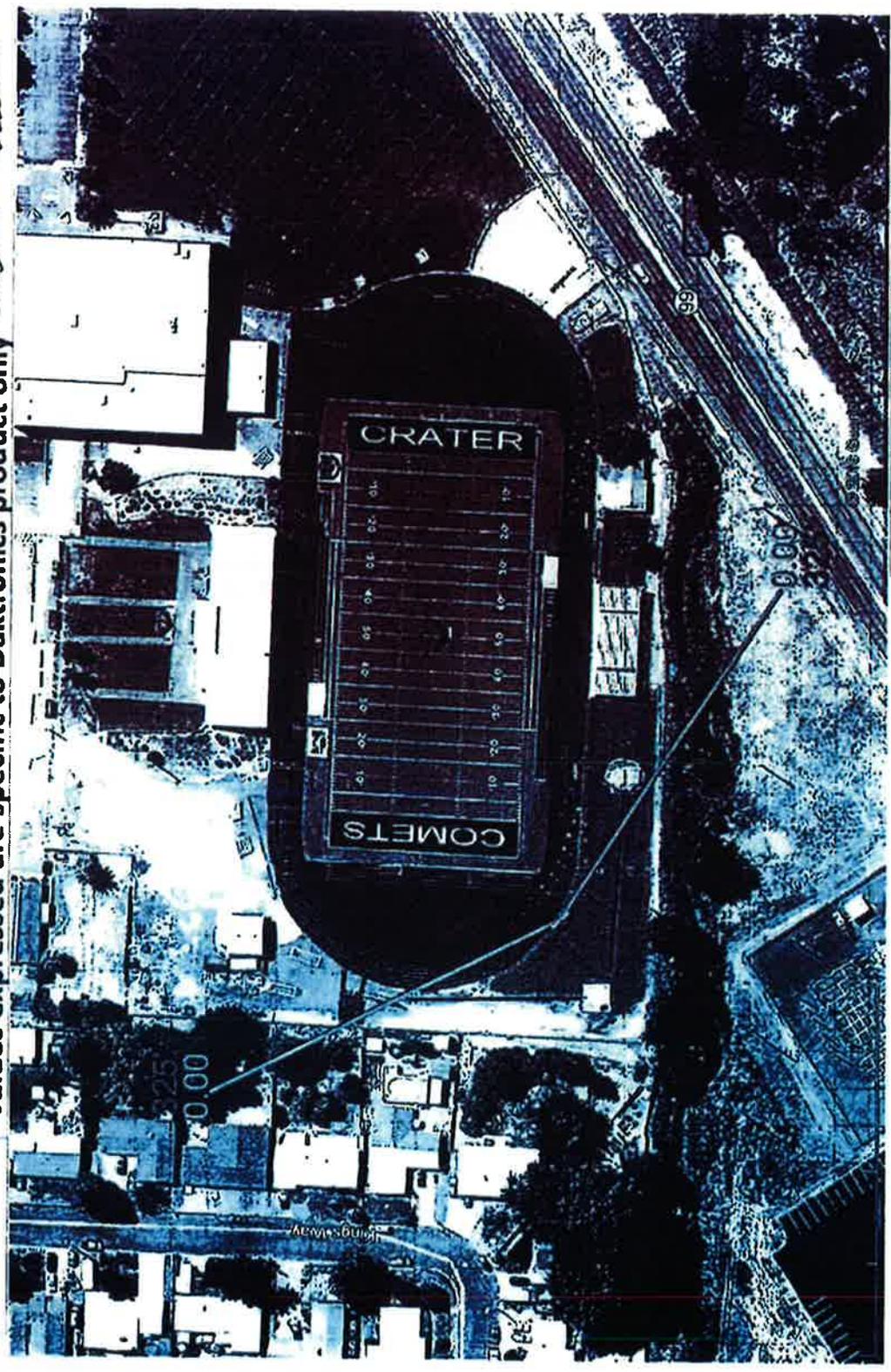
Date: 06/10/2016
Prepared by: Glen Wiebe

Light Analysis for DVX-1130-20MT-N-HC-144x252
Crater High School
Central Point, OR



Glen Wiebe

Values expressed are specific to Daktronics product only

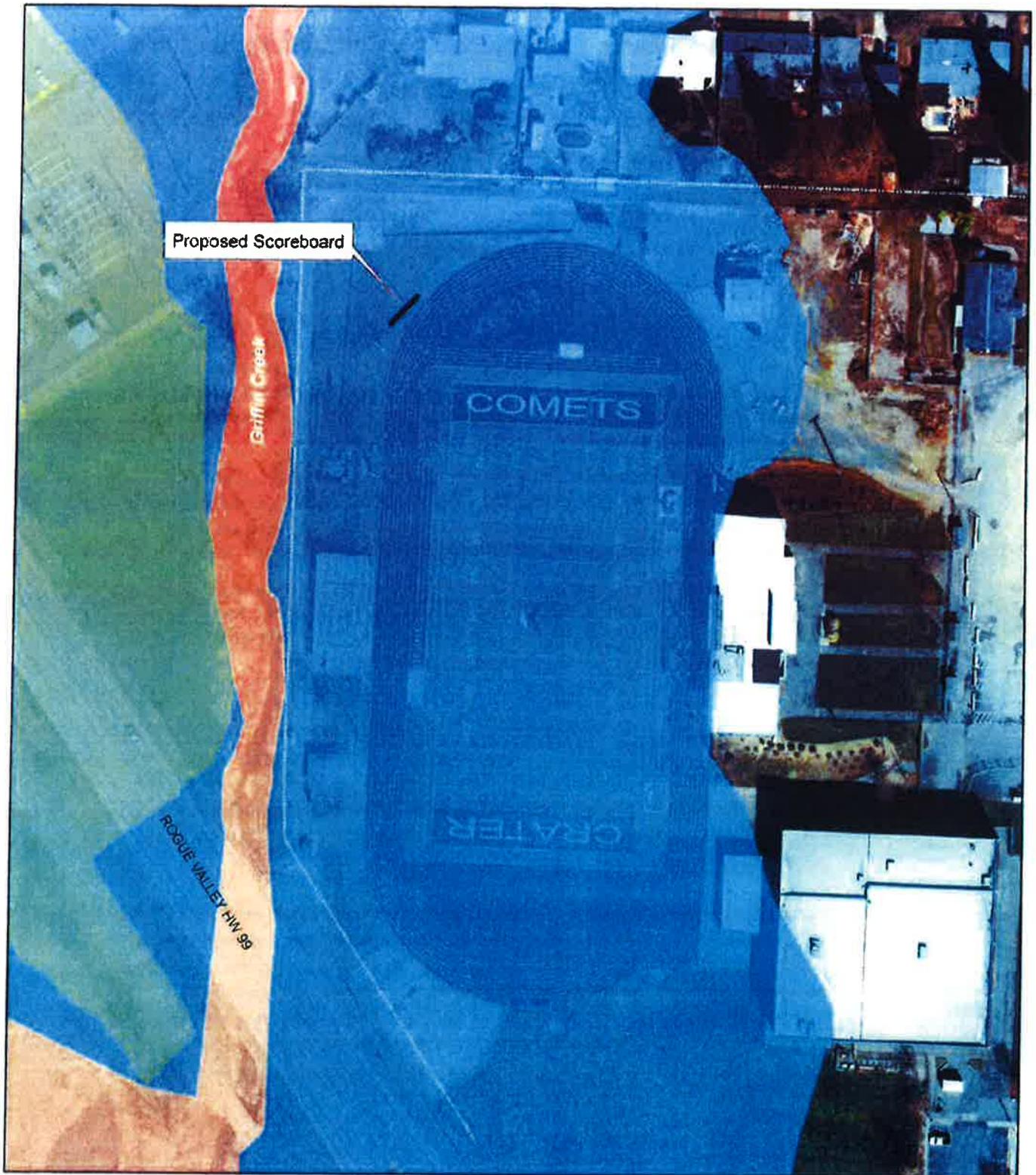


*Calculations are based on Red, Green, and Blue LEDs (White Content) powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).

- Display at 3% of Maximum Daytime Brightness
- Calculations take into account a 15' HAGL
- Any rise or fall in elevation or physical blockage is not shown in calculations

Flood Zone Determination Map

Crater Foundation Scoreboard (File No. 16014)



0 50 100 200 Feet

Map Created by:
Molly Bradley, Community Planner
June 28, 2016

Crater High School



Athletic Department

David Heard, Athletic Director
655 N 3rd Street
Central Point, OR 97502
Phone 541-494-6386 Fax 541-494-6286

Conditional Use Permit Application: Crater HS Scoreboard

Crater High School is proposing the installation of a new scoreboard at Dutch Meyer Stadium. This scoreboard is internally illuminated and has a digital video board. It is being proposed to replace the existing scoreboard which is outdated, very difficult to read during the day and is becoming more difficult to maintain.

It will be located near the current scoreboard and turned at a slight angle to face the stadium as indicated in attached photos. It will not be facing any homes and will be visible by a smaller portion of Highway 99 than the current scoreboard. The lighting will have no impact do to the hours of use working in conjunction with the stadium lighting which is brighter that the scoreboard lighting.

The digital video portion of the Scoreboard will be used for home Football and some Soccer games. This will account for approximately once a week from September into the middle of November IF the football team were home for the playoffs. It will also be used during the day time for two to three home track meets a year in April. The only other time it will be used is for graduation in June.

17.76.040--Conditional Use Permit Findings and Conditions

The Planning Commission in granting a Conditional Use Permit shall find as follows:

- A. That the site for the proposed use is adequate in size and shape to accommodate the use and to meet all other development and lot requirements of the subject zoning district and all other provisions of this code;

Finding: The proposal is to replace an existing scoreboard. The scoreboard will located 135 feet to the west and 45 south of the existing sign as illustrated in the site plan and the installation photos. The location meets the minimum setbacks in the Civic zone and increases the distance between the proposed sign and the adjoining residential properties to the north by 75 feet. Additionally, the scoreboard will be more than 80-feet from Griffin Creek. Since the proposed location meets the minimum setback requirements and is located further from residential properties than the existing sign, no changes to the proposed site dimensions or

layout are deemed necessary.

Conclusion: The site is adequate to accommodate the proposed scoreboard.

- B. That the site has adequate access to a public street or highway and that the street or highway is adequate in size and condition to effectively accommodate the traffic that is expected to be generated by the proposed use;

Finding: The access for vehicles has not changed. From 3rd Street into the student parking lot.

Conclusion: No changes necessary.

- C. That the proposed use will have no significant adverse effect on abutting property or the permitted use thereof. In making this determination, the commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings and structures; walls and fences; landscaping; outdoor lighting; and signs;

Finding: The scoreboard will not obstruct the view of any of the homeowners on the back side, in fact, when the old scoreboard comes down it will improve view from home owners back yards. No walls or fences are being built. No landscaping taking place. Lighting from scoreboard does not face any homes and will only be in operation when stadium lights (which are much brighter) are on.

Conclusion: No conditions regarding traffic are needed.

- D. That the establishment, maintenance or operation of the use applied for will comply with local, state and federal health and safety regulations and therefore will not be detrimental to the health, safety or general welfare of persons residing or working in the surrounding neighborhoods and will not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the community based on the review of those factors listed in subsection C of this section;

Finding: Scoreboard has no environmental effect that will cause any health or safety issues.

Conclusion: The site is adequate to accommodate the proposed scoreboard.

- E. That any conditions required for approval of the permit are deemed necessary to protect the public health, safety and general welfare and may include:

- a. Adjustments to lot size or yard areas as needed to best accommodate the proposed use; provided the lots or yard areas conform to the stated minimum dimensions for the subject zoning district, unless a variance is also granted as provided for in Chapter 17.13,

Finding: No variance needed

Conclusion: No conditions regarding the lot size or yard areas are needed.

- b. Increasing street widths, modifications in street designs or addition of street signs or traffic signals to accommodate the traffic generated by the proposed use,

Finding: Use of Scoreboard will not generate increased traffic.

Conclusion: No conditions regarding traffic are needed.

- c. Adjustments to off-street parking requirements in accordance with any unique characteristics of the proposed use,

Finding: Use of Scoreboard will not generate increased traffic and or parking.

Conclusion: No conditions regarding traffic/parking are needed.

- d. Regulation of points of vehicular ingress and egress,

Finding: Vehicular ingress and egress will not change.

Conclusion: No changes necessary.

- e. Requiring landscaping, irrigation systems, lighting and a property maintenance program,

Finding: Landscaping, irrigation systems and property maintenance will not change from current operations. Lighting from scoreboard will require maintenance.

Conclusion: Initial installation of electrical for lighting will require maintenance.

- f. Regulation of signs and their locations,

Finding: Proposed scoreboard will comply with City regulations.

Conclusion: Consistent with regulations

- g. Requiring fences, berms, walls, landscaping or other devices of organic or artificial composition to eliminate or reduce the effects of noise, vibrations, odors, visual incompatibility or other undesirable effects on surrounding properties,

Finding: There will be no sound, vibrations, odors or visual incompatibility to surrounding properties because the scoreboard faces the stadium, it does not face any other property and has no sound coming from it.

Conclusion: The site is adequate to accommodate the proposed scoreboard

- h. Regulation of time of operations for certain types of uses if their operations may adversely affect privacy of sleep of persons residing nearby or otherwise conflict with other community or neighborhood functions,

Finding: Use of scoreboard will be at the same current hours as the existing scoreboard whenever there are events at the stadium.

Conclusion: No changes to current hours.

- i. Establish a time period within which the subject land use must be developed,

Finding: Scoreboard will be installed in the summer on 2016.

Conclusion: Installation to start in August and end in September.

- j. Requirement of a bond or other adequate assurance within a specified period of time,

Finding: The proposed scoreboard is to be constructed on School District property and will not generate any additional traffic, noise or lighting impacts that would require assurances, such as a bond.

Conclusion: Not applicable.

- k. Such other conditions that are found to be necessary to protect the public health, safety and general welfare,

Finding: The new scoreboard will replace the existing scoreboard. It will be constructed in compliance with all applicable building code requirements and, as such, no additional conditions are deemed necessary to protect the public health, safety and general welfare.

Conclusion: Not applicable.

- I. In considering an appeal of an application for a conditional use permit for a home occupation, the planning commission shall review the criteria listed in Section 17.60.190.

Finding: The proposal does not include a home occupation.

Conclusion: Not applicable.

PLANNING COMMISSION RESOLUTION NO. 832

A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT FOR AN INTERNALLY ILLUMINATED SCOREBOARD

Applicant: David Heard, School District 6; Agent: Samantha Steele, School District 6

**(37S 2W 03DB, Tax Lot 100)
File No. 16014**

WHEREAS, the applicant submitted an application for a Conditional Use Permit for the construction of an internally illuminated scoreboard (Application) located in the Civic District (C), Transit Oriented Development (TOD) District, and identified on the Jackson County Assessor's map as 37S 2W 03DB, Tax Lot 100; and

WHEREAS, on July 5, 2016, the Central Point Planning Commission conducted a duly-noticed public hearing on the Application, at which time it reviewed the City Staff Report and heard testimony and comments on the Application; and

WHEREAS, consideration of the Application is based on the standards and criteria set forth in 17.67.050(M), Signs and 17.76.040, Findings and Conditions, Conditional Use Permit of the Central Point Municipal code; and

WHEREAS, the Planning Commission, as part of the Conditional Use Permit application, has considered and finds per the Staff Report dated July 5, 2016, that adequate findings have been made demonstrating that approval of the conditional use permit is consistent with the intent of the Civic District (C) and the design standards of the Transit Oriented Development (TOD) District, now, therefore;

BE IT RESOLVED, that the City of Central Point Planning Commission, by this Resolution No. 832 does hereby approve the application based on the findings and conclusions of approval as set forth on Exhibit "A", the Staff Report dated July 5, 2016, which includes attachments, attached hereto by reference and incorporated herein; and

BE IT FURTHER RESOLVED, that approval of the Conditional Use Permit is subject to the City Council's pending adoption of scoreboard standards scheduled for July 28, 2016.

PASSED by the Planning Commission and signed by me in authentication of its passage this 5th day of July, 2016.

Planning Commission Chair

ATTEST:

City Representative

Approved by me this 5th day of July, 2016.

Planning Commission Chair

Planning Commission Resolution No. 832

STAFF REPORT



Planning Department

Tom Humphrey, AICP,
Community Development Director/
Assistant City Adm

STAFF REPORT

June 9, 2016

AGENDA ITEM: VII-A

City of Central Point 2008 Population Element update, Discussion.

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

The City's Population & Demographics Element was last updated in 2008 and was based on the 1990 U.S. Census, the 2000 U.S. Census, and the Jackson County Comprehensive Plan, 2007 Population Element. Since 2008 two significant events have occurred, each of which have significantly affected the results of the 2008 Population Element. The first was the Great Recession; the second was HB 2253 designating the Population Research Center, Portland State University (PRC-PSU) as the sole and official provider of population forecasts for cities and counties throughout the state.

The Great Recession. Shortly after completion of the *Jackson County 2007 Population Element* (Feb. 2007) the national economy was hit hard by the *Great Recession* (December 2007 to June 2009). The economic impacts of the *Great Recession* were severe and the recovery period extremely sluggish and tenuous. Because job loss was severe and recovery in job creation slow, the reliance on net migration as a key component to population growth yielded a much lower result than was initially forecast in 2007.

HB 2253. Prior to 2013 Oregon law required that counties prepare coordinated population forecasts according to "generally accepted" demographic methods. The result was population projections based on highly diverse methods of forecasting that varied from county to county, both in terms of outcome and frequency. Recognizing that population forecasting is the foundation for long-term planning, the Oregon legislature in 2013 approved House Bill 2253 assigning coordinated population forecasting for all counties and cities to PRC-PSU.

The population forecasts to be used in the amended *Population Element, 2016-2036* are from the *Coordinated Population Forecast 2015 through 2065 for Jackson County* dated June 2015 (the "Population Forecast") prepared by PRC-PSU. It should be noted that The Population Forecast covers a fifty (50) year period, but is required to be updated on a four-year cycle, allowing for the re-evaluation of demographic trends and economic events affecting prior forecasts. The Population

Forecast for Jackson County, which included the City of Central Point, was completed in June of 2015 and is tentatively scheduled to be updated in 2019.

Prior to approval of any urban growth boundary applications it is necessary that population elements be updated in accordance with HB 2253. By updating the Population Element the City will be in compliance with HB 2253.

CONSIDERATIONS:

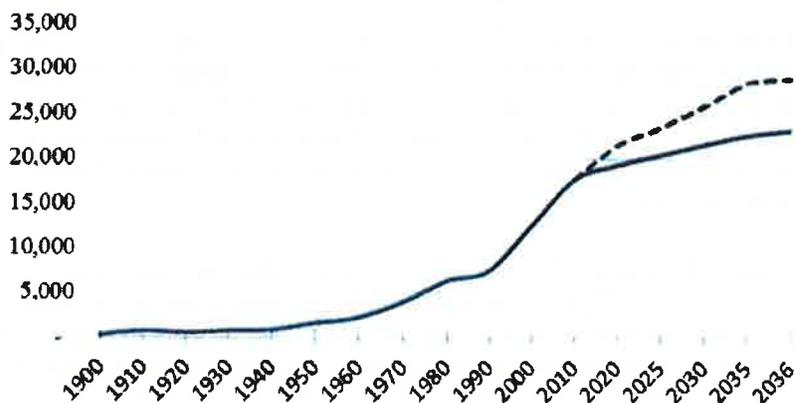
The following high-lights the most significant differences between the 2008 Population Element and the pending amended Population Element.

1. Lower population forecast.

When factors such as the economy, fertility, social trends, etc. are factored into the latest population forecast for the 20-year planning period (2016-2036) the result was a 27% reduction in the City's initial 2008 population forecast. Figure 1 illustrates both the historic population growth and the population forecasts. The dashed line represents the forecast presented in the current Population Element, while the solid line is the new PRC-PSU forecast.

Between 2016 and 2036 the City of Central Point is expected to realize a net increase in population of 4,357. Based on a projected average household size of 2.5 persons the population increase will result in the formation of 1,743 new households by 2036. The 2008 Population Element added 2,300 new households by 2036.

FIGURE 1. HISTORICAL AND FORECAST POPULATION, CITY OF CENTRAL POINT, 2016-36



The reduction in the population forecast will reduce the number of acres needed to support the forecasted population. Per the Regional Plan by 2036 the City's targeted density is 6.9 dwelling units per gross acre. For 2008 it was forecast that the City would need 333 acres to support the forecasted population. With the amended population Element only 253 acres will be needed.

2. Aging Population

City's population is getting older (Figure 2). Since 2000 the median age has increased from 34.5 to 37.5 in 2014. For comparison purposes the County's median age was 39.2 and 42.7 respectively. The PRC-PSU

age projections are only available for the County (Figure 3), but confirm that the population is aging and will continue to do so throughout the planning period. The aging of the population will have an impact of housing demand to accommodate the needs of an aging population.

3.

FIGURE 2. CITY OF CENTRAL POINT AGE STRUCTURE OF POPULATION, 2000 through 2014

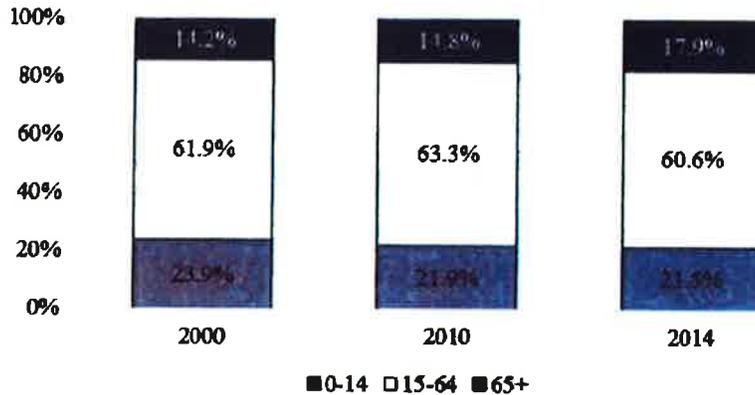
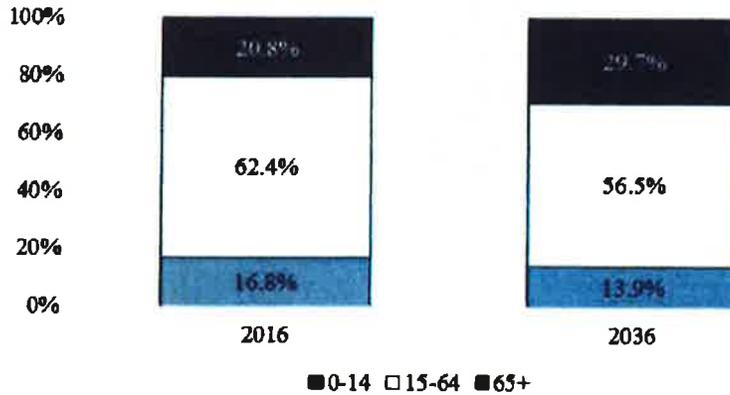


FIGURE 3. COUNTY AGE STRUCTURE OF THE POPULATION, 2016 through 2036



4. Ethnic Distribution

The PRC-PSU forecasts note that the minority population is increasing, particularly the Hispanic population (Figure 4). The growth in the minority population is mirrored in the County (Figure 5), and throughout the state.

FIGURE 4. CITY OF CENTRAL POINT RACIAL POPULATION DISTRIBUTION BY PERCENTAGE, 2000 - 2014

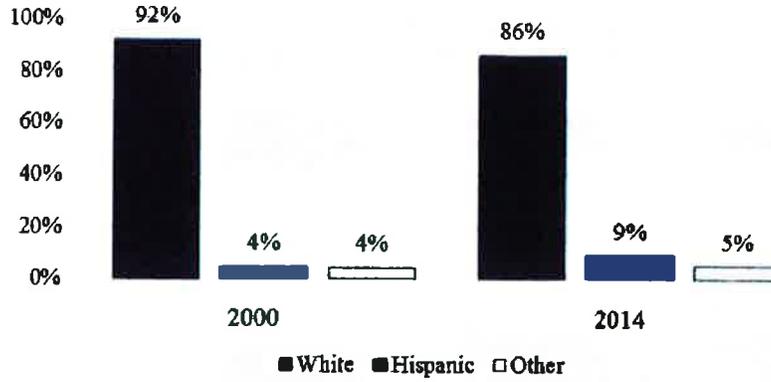
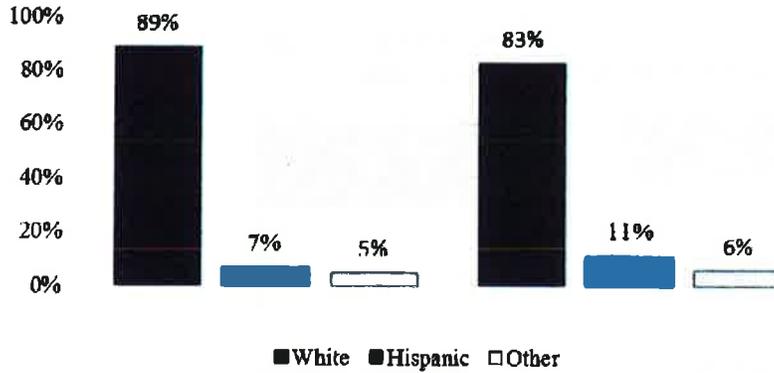


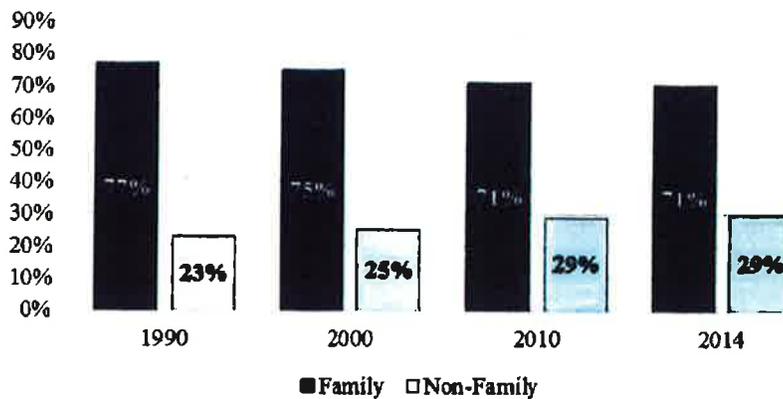
FIGURE 5. JACKSON COUNTY RACIAL POPULATION DISTRIBUTION BY PERCENTAGE, 2000 - 2014



5. Family Household vs Non-Family Household

Over the years the ratio between family households and non-family household historically has exhibited an increase in non-family households. Figure 6 illustrates this change. It is expected that non-family households will continue to increase their percentage.

FIGURE 6. CITY OF CENTRAL POINT FAMILY vs. NON-FAMILY HOUSEHOLDS, 1990 - 2014



POLICIES

The 2008 Population Element contains six (6) policies. Most of the policies do not require major modification. The following is an over-view of the current policies and whether or not they need modification.

Population Policy 1 - Population Forecast: The population data presented in Table 2 is the acknowledged population projection to be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically, based on data provided by Portland State University and the U.S. Census Bureau, to monitor and, if necessary, update the data presented in Table 2 as it relates to the City of Central Point.

Comment – This policy will need to be amended to reflect the latest forecast from PRC-PSU. Additionally, language will need to be incorporated that incorporates the PRC-PSU 4-year updates without a formal update of the Population Element.

Population Policy 2 - Average Household Size. For purposes of calculating household formation, the City will use an average household size of 2.5. This figure will be the basis for determining the number of households expected to be formed throughout the planning period. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average household size through data provided by the U.S. Census Bureau.

Comment – This policy does not need modification, with the exception that the City will use PRC-PSU as a resource.

Population Policy 3 - Family Household Distribution. For purposes of calculating household formation, the City will use 65% as the percentage of households that are family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the percentage of family households through data provided by the U.S. Census Bureau.

Comment – As indicated in Figure 6 the 2014 ratio for family households was 71%. The current policy anticipates that the family household ratio will continue to decline to 65%. Based on the

aging population this is an acceptable ratio. This policy does not need modification, with the exception that the City will use PRC-PSU as a resource.

Population Policy 4 – Average Family Household Size. For purposes of calculating household formation, the City will use 2.5 as the average household size for family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average family household size through data provided by the U.S. Census Bureau.

Comment – This policy does not need modification, with the exception that the City will use PRC-PSU as a resource.

Population Policy 5 - Non-Family Household Distribution. For purposes of calculating household formation, the City will use 35% as the percentage of households that are non-family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the percentage of family households through data provided by the U.S. Census Bureau.

Comment – This policy does not need modification, with the exception that the City will use PRC-PSU as a resource.

Population Policy 6– Average Non-Family Household Size. For purposes of calculating non-family household formation, the City will use 1.85 as the average household size for non-family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average non-family household size through data provided by the U.S. Census Bureau.

Comment – This policy does not need modification, with the exception that the City will use PRC-PSU as a resource.