



**CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
November 1, 2016 - 6:00 p.m.**

I. MEETING CALLED TO ORDER

II. PLEDGE OF ALLEGIENCE

III. ROLL CALL

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

IV. CORRESPONDENCE

V. MINUTES

Review and approval of October 4, 2016 Minutes.

VI. PUBLIC APPEARANCES

VII. BUSINESS

A. Continued Public Hearing from October 4, 2016 – Mobilitie, LLC (File No. 16019)
Consideration of a Conditional Use Permit for the installation of a new tower-mounted antenna in the public right-of-way, to be located on South 9th Street between Pine St. & Oak St. The purpose of the antenna is to provide increased coverage and capacity to data network users, and improve communication services in Central Point. The project site is located in the Tourist and Office Professional (C-4) zoning district and is defined on the Jackson County Assessor's map as 37S 2W 02CD, adjacent to Tax Lot 3000.

Approval Criteria: CPMC 17.76 Conditional Use Permits; CPMC 17.60.040 Antenna Standards

Applicant: Mobilitie, LLC **Agent:** Colleen DeShazer

B. Consideration of Resolution No. 835 Recommending Approval of the *City of Central Point Population & Demographics Element* to the City Council

VIII. DISCUSSION

A.

IX. ADMINISTRATIVE REVIEWS

X. MISCELLANEOUS

XI. ADJOURNMENT

**City of Central Point
Planning Commission Minute
October 4, 2016**

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

II. ROLL CALL

Commissioners Chuck Piland, Craig Nelson, Tom Van Voorhees, Mike Oliver and Kay Harrison were present. Also in attendance were: Tom Humphrey, Community Development Director, Molly Bradley, Community Planner, Don Burt, Planning Manager and Karin Skelton, Planning Secretary.

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

IV. MINUTES

Karin Skelton advised the Commission that the minutes from the September 6, 2016 meeting neglected to indicate the opening and closing of the Public Hearing. She provided revised minutes with corrections.

Craig Nelson made a motion to approve the minutes of the September 6, 2016 Planning Commission Meeting as revised. Kay Harrison seconded the motion: ROLL CALL: Mike Oliver, yes; Tom Van Voorhees, yes; Craig Nelson, yes, Kay Harrison, yes. Motion passed.

V. PUBLIC APPEARANCES

None

VI. BUSINESS

A. Public Hearing –Mobilitie, LLC. Consideration of a Conditional Use permit application for the installation of a utility pole in the public right-of-way on South 9th Street, between Pine St. and Oak St. The proposed utility pole will serve as a Tower Mounted Antenna to provide high-speed telecommunication services. The project site is located in the Tourist and Office Professional (C-4) zoning district and defined on the Jackson County Assessor's map as 37S 2W 02CD, adjacent to Tax Lot 3000.

Molly Bradley stated that a Conditional Use Permit application had been presented to the Planning Commission at a public hearing on September 6, 2016 and had been continued to this October 4, 2016 meeting. She reviewed the application approval criteria and informed the Commissioners that the proposed antenna was 75 feet tall and the applicant was proposing to locate it in the public right-of-way on South 9th Street. She stated that there were three major issues to consider regarding the application. They were 1) precedent; 2) visual impact; and, 3) site location. She said that previous tower antennas have been located on private land and this was in the public right-of-way, so whatever is decided on this application will be setting a precedent. It is a prominent location and would be a challenge to effectively mitigate the visual impact. Ms. Bradley stated that the Planning Commission could, 1) approve the application and direct staff to do findings and a resolution; 2) deny the application and direct staff to prepare findings and a resolution or approve the application with conditions.

There was discussion regarding co-locating the antenna or disguising it in some way. They also discussed possible alternate sites.

Tom Humphrey stated that all previous antennas in the City were required to be camouflaged.

The commissioners indicated that they were concerned with the location and appearance of the antenna as presented.

PUBLIC HEARING WAS OPENED

Colleen DeShazer of Mobilitie, LLC stated that the location of the pole was fairly specific and was not chosen randomly. She said it needed to be located in a place where it would be able to work effectively with other pieces of equipment already in the area. she informed the commissioners that the purpose of the antenna was to support and enhance data transmissions. Additionally, the example pole presented in the application had been depicted to blend in with the current structures nearby, and as most of the nearby poles were made of wood that is how their pole was depicted. she requested input from the Planning Commission as to what they would like the tower to look like. She stated that there were numerous options and Mobilitie would like some direction as to what the city preferred.

The Commissioners requested clarification as to why the antenna could not be underground, or co-located with an existing power pole or made shorter. Ms. DeShazer answered that this equipment was not made to be buried and that while location was of first importance, tower height was also a consideration. She added that co-locating with an existing power pole would not work because the power company would have to completely re-engineer their equipment. Also, the location had been chosen as the best possible location for the antenna. She stated that she would relay the Commission's concerns to the engineers to see what could be accommodated. She reiterated that she would like to take back to the company some idea of what the city would prefer in regards to visual impact mitigation.

Don Burt said that it was important to identify priorities. The visual impact at that high profile location would be the most important. He suggested that the Planning Commission should discuss their preferences for disguising the antenna.

PUBLIC HEARING WAS CLOSED

Tom Van Voorhees made a motion to continue the application to the November 1, 2016 meeting. Mike Oliver seconded the motion: ROLL CALL: Mike Oliver, yes; Tom Van Voorhees, yes; Craig Nelson, yes, Kay Harrison, yes. Motion passed

B. Consideration of a Conditional Use Permit application to allow a women's fitness center to occupy available commercial space in the existing Fair City Market building. The project site is located at 1775 N. 10th Street in the Neighborhood Commercial (C-N) zoning district, and is defined on the Jackson County Assessor's map as 37S 2W 03AA Tax Lots 4200 and 4300.

Molly Bradley informed the Planning Commission that the Delta Life Fitness Center was proposing to locate in the Fair City Market Building on N. 10th Street. She reviewed the Conditional Use Permit criteria. Ms. Bradley stated that there were two major considerations with regard to the application, parking and traffic. She noted that the fitness center would require 20 parking spaces. The location had the required number of spaces available. Additionally she noted that the market generated 455 trips per day. The proposed fitness center would generate 172 trips per day. So there would not be a large increase in traffic. There would be no exterior changes to the building, only some interior remodel work.

The Planning Commission expressed concern regarding the parking and traffic during the half hour after school let out. They stated that the market was where the school children met and were picked up by their parents and that that particular time saw an increase in traffic and parking.

PUBLIC HEARING OPENED

Applicant explained to the Planning Commission that the purpose of the fitness center was to allow for women of the community to have a place particularly for them to work out and improve their health. She explained that the center would focus on class type workouts. It would not have machines. There would be classes offered at various times throughout the day and those times would evolve as the need arose. She indicated that they were willing to work to mitigate any traffic or parking issues.

PUBLIC HEARING CLOSED

Mike Oliver made a motion to approve Resolution no. 833. Kay Harrison seconded the motion. ROLL CALL: Mike Oliver, yes; Tom Van Voorhees, yes; Craig Nelson, yes, Kay Harrison, yes. Motion passed

VII. DISCUSSION

A. Costco Update.

Tom Humphrey informed the Planning Commission that LUBA has affirmed the City's position regarding Costco. He added that the appellants have a 21 day window in which to appeal that decision to the State Court of Appeals. He added that the City has filed a motion for appellants to reimburse it for attorney fees.

B. Pine Street Streetscape update.

Tom Humphrey stated that the Development Commission had reached conclusions on the design improvements for Pine Street. He said that that information would be provided to the consultants in order to get cost information. Once the cost information was received, they would be able to identify how many phases would be necessary to complete the project.

Don Burt briefly explained the urban renewal process. Mr. Humphrey added that previous improvements to Pine Street had been done with grant money.

C. Planning Commission Update

Mr. Humphrey announced that Chuck Piland would be retiring from the Planning Commission and that December would be his last meeting. He said that Mike Oliver would be stepping up as Chair and that Kay Harrison would be vice chair. He said that the Council would make the official appointments in January. The Commissioners discussed the idea of having trainings at some future meetings after business had been concluded.

Mike Oliver made a motion to adjourn. All said "aye". Meeting was adjourned at 7:48 p.m.

VIII. ADMINISTRATIVE REVIEWS

None

IX. MISCELLANEOUS

X. ADJOURNMENT

The foregoing minutes of the October 4, 2016 Planning Commission meeting were approved by the Planning Commission at its meeting on the 1st day of, November, 2016.

Planning Commission Chair

CONTINUED PUBLIC HEARING - MOBILITIE LLC. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A NEW TOWER-MOUNTED ANTENNA IN THE PUBLIC RIGHT- OF- WAY.



STAFF REPORT
November 1, 2016

AGENDA ITEM (File No. 16019)

Consideration of a Conditional Use Permit for the installation of a new tower-mounted antenna in the public right-of-way, to be located on South 9th Street between Pine St and Oak St. The proposed antenna will be located in the Tourist and Office-Professional (C-4) zoning district and is defined on the Jackson County Assessor’s map as 37S 2W 02CD, in the right-of-way adjacent to Tax Lot 3000.

Applicant: Mobilitie, LLC **Agent:** Colleen DeShazer

SOURCE

Molly Bradley, Community Planner I

BACKGROUND

Mobilitie (“Applicant”) is a public utility company that provides wireless telecommunications services and infrastructure, and is regulated by the Oregon Public Utility Commission. The Applicant is requesting a Conditional Use Permit to construct a tower-mounted antenna in the public right-of-way to provide more coverage and capacity to data network users, and improve communication services in Central Point (Attachment “A”). Wireless communication antennas are regulated in accordance with CPMC 17.60.040 Antenna Standards and CPMC 17.76 Conditional Use Permits.

Project Description:

On October 4, 2016, after considering the Applicant’s conditional use permit application, the Planning Commission moved to continue the public hearing to their next meeting on November 1, 2016. This continuation was intended to allow the Applicant additional time to submit supplemental findings addressing the following Commission concerns:

- 1) *Site Location*
 - a. *Justification for current site selection and any alternative site locations, with reasons for their acceptance or rejection.*
 - b. *Co-location options acceptable to Mobilitie, such as use of the existing power pole to the south, including findings addressing the inability to co-locate with an existing utility.*
 - c. *Verification that Mobilitie is prohibited from locating on private property and is limited to locating only in the public right-of-way.*
- 2) *Visual Impact*
 - a. *Provide illustrated options based on the preferences of the Planning Commission and acceptable to Mobilitie for effectively reducing the visual impact of the proposed tower.*

Since the October 4th meeting the applicant has submitted additional information addressing item 1a (location) and 2a (visual impact). Revised photo simulations depict a steel utility pole rather than the original wood proposal, and the design indicates all wiring and equipment are housed on the interior of the pole (Attachment “B”). The amended design proposal shows brown paint and a silver coating as two exterior color options. Additionally, the Applicant indicated that the utility pole can be reduced from 72 feet in height to 50 feet, but will need to remain in the same location as originally proposed for the height reduction to be effective.

The Applicant submitted a propagation map depicting the target area covered with a 50-foot pole height (Attachment “C”). Through correspondence with the Applicant, it was clarified that the coverage area will remain the same as with a 72-foot tower-mounted antenna.

The Applicant has not submitted findings addressing their inability to co-locate with an existing utility, or locate on private property as an alternative to the right-of-way.

ISSUES

The use of the proposed tower-mounted antenna is not an issue. The primary issues, as with all tower-mounted antennas, are the visual impact to the community and surrounding properties, and the ability to mitigate visual impacts within the limited confines of a public right-of-way.

Precedent: This application is unique in that it is the first application the City has received for a tower-mounted antenna within the public right-of-way. Previous applications for such antennas have been proposed on private land, where the location or area is available for setbacks or camouflaging not typically available within a public right-of-way.

Visual Impact: The purpose of the regulations set forth in CPMC 17.60.040(2)(d), is to ensure that antennas serve the needs of the community, but at the same time are properly located and have minimal visual impact on the community. These regulations have been applied to all previous applications for antennas, and also apply to this proposal; however, this application is unique, in that it is within the limited confines of the public right-of-way. The ability to effectively mitigate such a facility in an area with such exposure to the public is questionable.

Site Location: The challenge with locating a tower-mounted antenna within the public right-of-way is its visual proximity to the general public and the ability to conceal it in a limited space, as opposed to a location on private land that provides both scale and obscurity siting. The concern remains that this location in the urban environment is unable to be screened and obscured to effectively mitigate any adverse impacts to the general welfare of the surrounding area.

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 (Attachment “D”).

Staff has provided two sets of supplemental findings stating the grounds for both approval and denial of this application. The Planning Commission may use these findings to support their decision for either approval or denial.

ATTACHMENTS

Attachment “A” – Vicinity Map
Attachment “B” – Revised Photo Simulations
Attachment “C” – Propagation Map
Attachment “D” – Applicant’s Findings
Attachment “E” – Airport Letter
Attachment “F-1” – Staff Findings for Approval
Attachment “F-2” – Staff Findings for Denial
Attachment “G-1” – Resolution No. 834
Attachment “G-2” – Resolution No. 834

CONDITIONS OF APPROVAL

1. The Applicant shall file a Notice of Proposed Construction or Alteration with the Airport at least 45 days prior to issuance of building permits and commencement of construction, per the letter dated August 12, 2016 (Attachment “E”).
2. All overhead power lines shall be placed underground.
3. The utility pole shall be painted and limited to a maximum height of 50-feet.

ACTION

Open the public hearing to take testimony on a CUP for the installation of a 50-foot tower-mounted antenna within the C-4 zoning district.

RECOMMENDATION

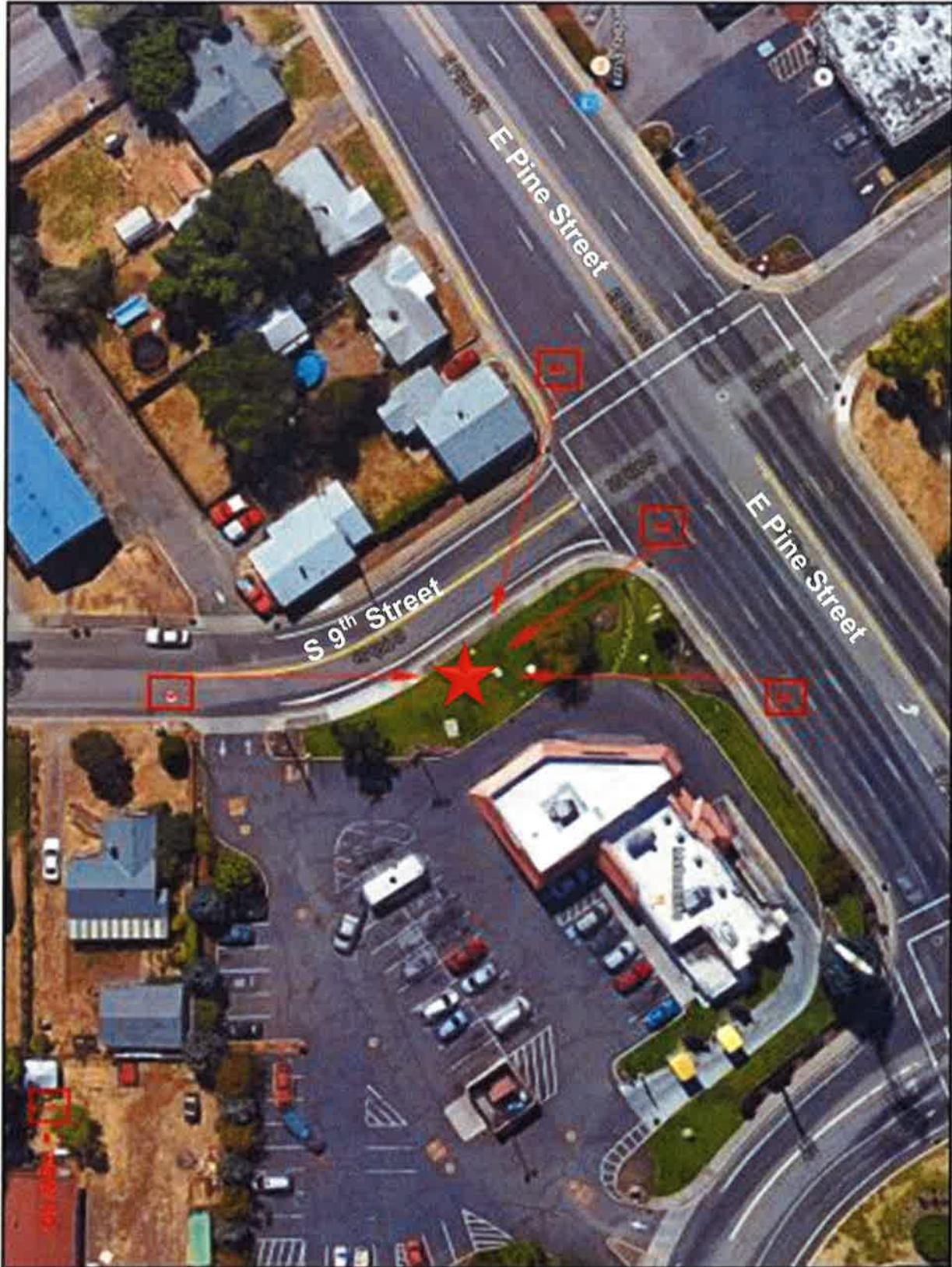
Because the determination of this application is considered to be a policy decision, staff is not offering one recommendation. Under the current circumstances and time limitations, the Planning Commission must take one (1) of the following actions:

1. Approve the tower-mounted antenna application per the findings and conditions (Attachment “F-1”), and per Resolution No. 834 (Attachment “G-1”).
2. Deny the tower-mounted antenna application per the findings (Attachment “F-2”), and per Resolution No. 834 (Attachment “G-2”).

Vicinity Map

Mobilitie, LLC
Conditional Use Permit Application
(File No. 16019)

ATTACHMENT "A"



MOBILITIE, LLC PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

55 S 9TH ST & E PINE ST | CENTRAL POINT, OR 97502

SITE ID: 9ORB000908



VICINITY MAP

PREVIEW



SITE DESCRIPTION:
NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 4
SHEET INDEX
SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3
SHEET 5: VIEW 4

SHEET: 1 / 5

DATE: 10/17/18

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangentssystem.com

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502



EXISTING VIEW

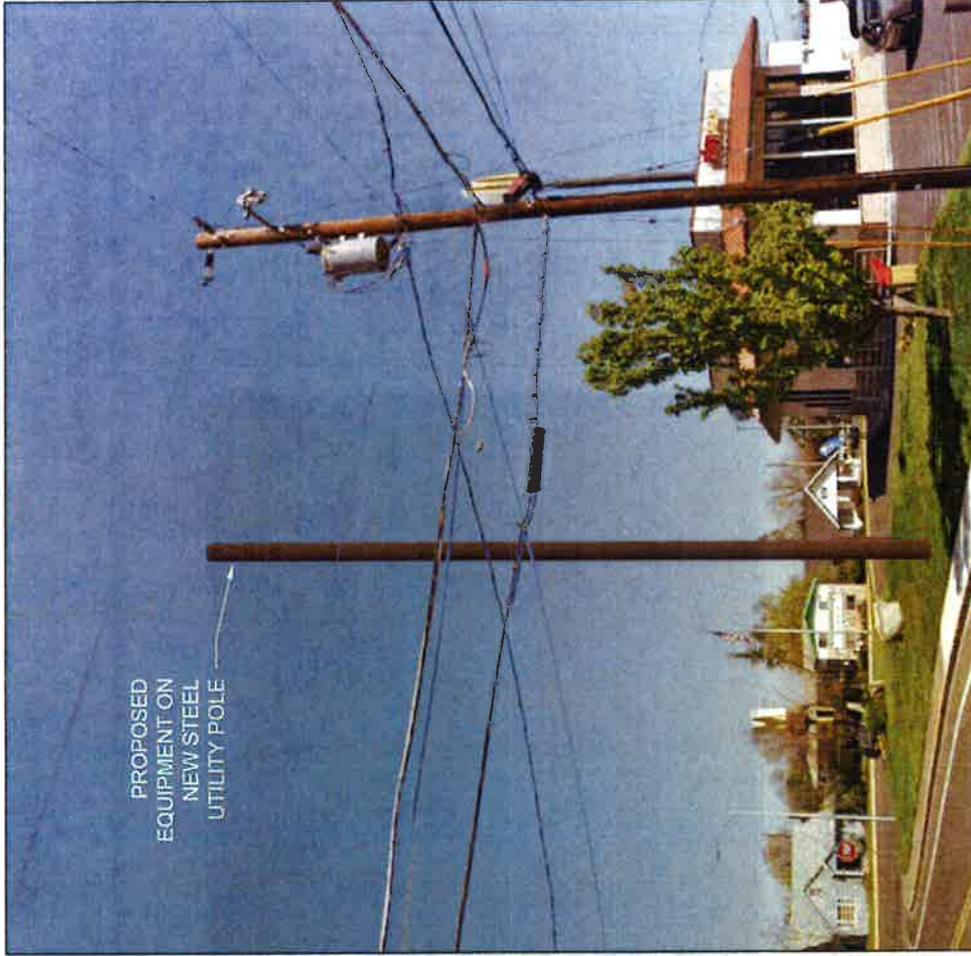
DATE: 10.17.16

Photo Simulation By:

Tangent
S Y S T E M S
424-262-4167 | tangentssystem.com

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PROPOSED VIEW

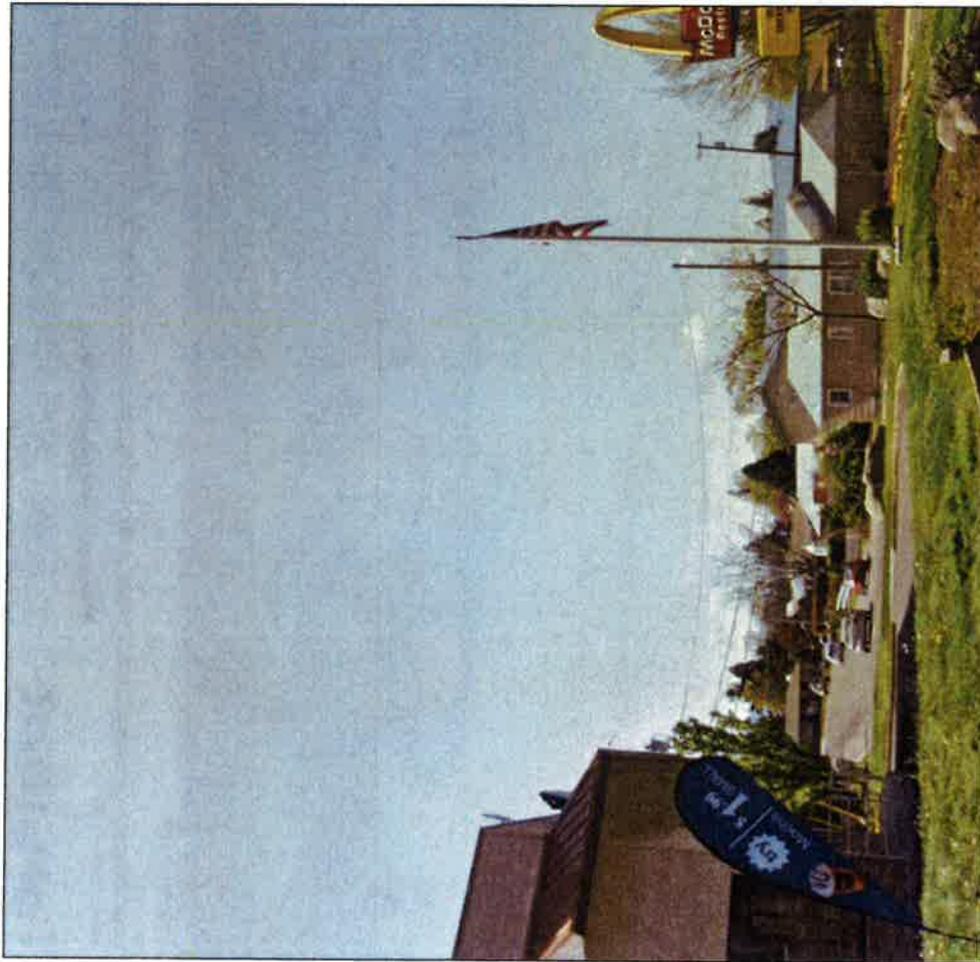
VIEW 1 - LOOKING NORTH FROM S 9TH ST

SHEET: 2 / 5

Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502

MOBILITIE, LLC



EXISTING VIEW

DATE: 10/17/16

Photo Simulation By:

Tangent
S Y S T E M S
424-262-4167 | tangentssystem.com



PROPOSED VIEW

VIEW 2 - LOOKING SOUTH FROM E PINE ST

SHEET: 3 / 5

Photo Simulation

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Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502

MOBILITIE, LLC



EXISTING VIEW

DATE: 10/17/16

Photo Simulation By:

Tangent
S Y S T E M S
424-262-4167 | tangent.systems.co



PROPOSED VIEW

VIEW 3 - LOOKING SOUTHEAST FROM E PINE ST

SHEET: 4 / 5

Photo Simulation

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MOBILITIE, LLC

Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502



EXISTING VIEW

DATE: 10/17/16

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent/systems.co

Photo Simulation

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PROPOSED VIEW

VIEW 4 - LOOKING SOUTHEAST FROM E PINE ST

Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502

MOBILITIE, LLC

MOBILITIE, LLC PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

55 S 9TH ST & E PINE ST | CENTRAL POINT, OR 97502
SITE ID: 9ORB000908



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:
NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 4
SHEET INDEX
SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3
SHEET 5: VIEW 4

DATE: 10.17.16

SHEET: 1 / 5

Photo Simulation By

Tangent
SYSTEMS
424-262-4167 | tangent@systems.co

Photo Simulation

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MOBILITIE, LLC

Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502



PROPOSED VIEW



EXISTING VIEW

VIEW 1 - LOOKING NORTH FROM S 9TH ST

Photo Simulation By:

Tangent
S Y S T E M S
424-262-4167 | tangentsystems.co

Photo Simulation

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MOBILITIE, LLC

Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502



EXISTING VIEW

DATE: 10/17/16

Photo Simulation By:

Tangent
S Y S T E M S
424-262-4167 | tangentsystems.co



PROPOSED VIEW

VIEW 2 - LOOKING SOUTH FROM E PINE ST

Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502

MOBILITIE, LLC

Photo Simulation

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EXISTING VIEW

DATE: 10-17-16

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangentssystem.com



PROPOSED VIEW

VIEW 3 - LOOKING SOUTHEAST FROM E PINE ST

SHEET: 4 / 5

Photo Simulation

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MOBILITIE, LLC

Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502



EXISTING VIEW

DATE: 10/7/18

Photo Simulation By:

Tangent
S Y S T E M S
424-262-4167 | tangent-systems.co



PROPOSED VIEW

VIEW 4 - LOOKING SOUTHEAST FROM E PINE ST

SHEET: 5 / 5

Photo Simulation

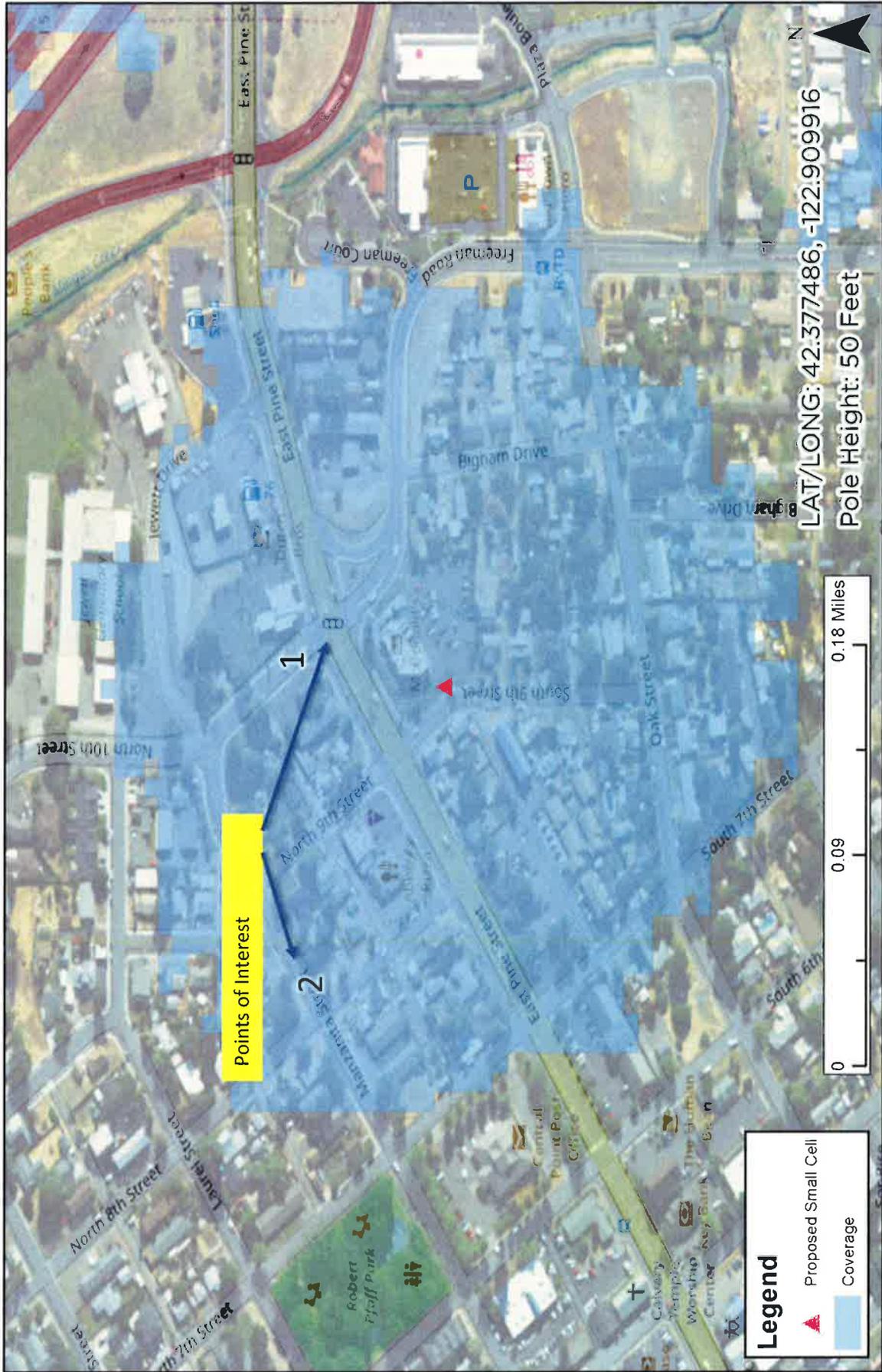
This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITE, LLC

Site ID: 9ORB000908

POLE TYPE: NEW STEEL UTILITY POLE
55 S 9TH ST & E PINE ST
CENTRAL POINT, OR 97502

RF Propagation for Current Target Area – 9ORB000908



Significant Landmarks served by Small Cell Site:

1. E Pine Street
2. Family Residential Area

FINDINGS OF FACT
Supplement to Conditional Use Application

Pursuant to the City of Central Point Municipal Code, Section 17.76.040, a Conditional Use Permit shall be approved only if all the following findings can be made:

- 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.**

The project will occupy a small portion of east side of the existing public right-of-way on S 9th Street near the intersection of E Main Street. This location is adequate in size and shape to accommodate the proposed facility, as evidenced by the existing utility pole within the same right-of-way. The zoning code allows for communication installations by public utilities within any district and does not subject such poles to zoning height limitations.

- 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.**

Because the proposed installation is within the public right-of-way, existing streets are adequate in size and condition to accommodate the proposed use. Except for the installation and routine maintenance of the facility, the site will be unmanned and therefore not expected to generate additional traffic to the area.

- C. That the proposed use will have no significant adverse effect on abutting property or the permitted use thereof.**

The project location is within the public right-of-way abutting an existing McDonald's parking lot. Such property will not be adversely effected by the existence of another utility structure, similar to the wood utility pole that currently exists within said right-of-way.

- 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.**

The proposed facility would be constructed in compliance with the Uniform Building Code, Public Utilities Commission (PUC) of the State of Oregon, and the Federal Communication Commission (FCC) regulations. As such, it will not be detrimental to the health, safety or general welfare of persons residing or working in the surrounding neighborhoods nor detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the community

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

Applicant understand that there may be certain conditions imposed by the City in order to protect the health, safety and general welfare of its citizens.

Molly Bradley

From: Marcy Black <BlackMA@jacksoncounty.org>
Sent: Friday, August 12, 2016 3:03 PM
To: Molly Bradley
Subject: RE: Action Needed: Agency Comments on Land Use Application

Molly:

The proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with CFR Title 14 Part 77.9, requests that a 7460-1 Notice of Proposed Construction or Alteration be filed at least 45 days prior to construction.

Thanks for the opportunity to comment.

Marcy Black
 Deputy Director-Administration

From: Molly Bradley [mailto:Molly.Bradley@centralpointoregon.gov]
Sent: Friday, August 12, 2016 2:19 PM
To: Aaron Gratias <Aaron.Gratias@pacificorp.com>; Bobbie Pomeroy <Bobbie.Pomeroy@centralpointoregon.gov>; Chad Pliler <Chad.Pliler@ECSO911.com>; ctappert@rvss.us; David McFadden <David.McFadden@avistacorp.com>; Derek Zwagerman <Derek.Zwagerman@centralpointoregon.gov>; Jason Elsy <Jason@hajc.net>; Jeff Keyser <jeff.keyser@pacificorp.com>; Jeff Wedman <jeff.wedman@centurylink.com>; Marcy Black <BlackMA@jacksoncounty.org>; Mark Kimmelshue <mark.kimmelshue@centurylink.com>; Mark Northrop <MarkN@jcf3.com>; Matt Samitore <Matt.Samitore@centralpointoregon.gov>; Mike Ono <Mike.Ono@centralpointoregon.gov>; Rogue River Valley Irrigation District <rrvid@rrvid.org>; SURVEYOR <Surveyor@jacksoncounty.org>; Stephanie Holtey <Stephanie.Holtey@centralpointoregon.gov>
Subject: Action Needed: Agency Comments on Land Use Application

Good Afternoon,

The City is considering a Conditional Use Permit application from Mobilitie Telecommunications to construct a wood utility pole in the public right of way (File No. 16019). The project site is located next to McDonald's in Central Point, in the Tourist and Office-Professional (C-4) zoning district. The property is identified as 36S 2W 02CD, adjacent to Tax Lot 3000. The request for comments and an image of the proposed location are attached to this email for your review. The site plan and specific details regarding project construction is available on our website:

<http://www.centralpointoregon.gov/cd/project/mobilitie-utility-network-pole>

If you have any questions or would like additional information, please let me know.

Thank you,

Molly Bradley
 Community Planner I
 City of Central Point
 140 South 3rd Street
 Central Point, OR 97502
 Desk: (541) 664-3321 (x245)
 Fax: (541) 664-1611
www.centralpointoregon.gov

FINDINGS OF FACT & CONCLUSIONS OF LAW
Mobilitie Telecommunications Conditional Use Permit
File No. 16019

November 1, 2016

Applicant:) Findings of Fact
Mobilitie, LLC) and
2955 Red Hill Ave., Suite 200) Conclusion of Law
Costa Mesa, CA 92626)

PART 1 - INTRODUCTION

Mobilitie, LLC is requesting a Conditional Use Permit to install a 53-foot tower-mounted antenna (Tower) in the public right-of-way. The Tower will be located on South 9th Street between Pine St. and Oak St. The purpose of the Tower is to provide high-speed, high-capacity bandwidth, and increased communication services in Central Point. The project site is located in the Tourist and Office-Professional (C-4) zoning district. The proposed Tower is made of steel, with wiring and equipment concealed on the inside, and an omni-directional antenna mounted on top.



Tower-mounted antennas, due to their unusual characteristics and the special considerations necessary to assure proper location and mitigation of visual impacts, are designated as conditional uses within the C-4 zoning district (Table 2 in Chapter 17.60.040 Antenna Standards). Prior applications for tower-mounted antennas have been on private property and the primary concern has been mitigation of visual impacts (Chapter 17.60.040(2)(d)). Projects on private property have had sufficient space to allow the tower-mounted antenna to be setback, or camouflaged as mitigation for their visual impact.

The Tower will not be located on private property, but in the limited confines of the public right-of-way. This is the first application to locate a tower-mounted antenna within the public right-of-way. The primary challenge identified is the inability to set the facility back from the public street, or otherwise camouflage the visual impact of the facility within the limited confines of the public-right-of-way.

The Mobilitie Conditional Use Permit application has been processed using Type III procedures as set forth in Section 17.05.400 of the Central Point Municipal Code.

Including this introduction, these findings will be presented in three (3) parts as follows:

1. Introduction
2. Sections 17.60.040 & 17.76.040; Findings & Conclusions
3. Summary Conclusion

PART 2 – FINDINGS & CONCLUSIONS

17.60.040 Antenna Standards

The standards regulating the placement of antennas within the city of Central Point are as set forth in this section:

A. Building Roof and Wall-Mounted Antennas.

Finding 17.60.040(A): The proposal is not for a building, roof or wall-mounted antenna.

Conclusion 17.60.040(A): Not applicable.

B. Tower-Mounted Antennas: Tower-mounted antennas shall comply with the following standards:

1. Tower-mounted antennas are allowed per Table 2:

Table 2

Zoning District	Permitted Use	Conditional Use	Not Permitted
R-1	-	-	Not Permitted
R-2	-	-	Not Permitted
R-3	-	-	Not Permitted
C-2	-	-	Not Permitted
C-4	-	Conditional Use	-
C-5	-	Conditional Use	-
M-1	-	Conditional Use	-
M-2	-	Conditional Use	-
C-4 TOD Overlay	-	-	Not Permitted
C-5 TOD Overlay	-	-	Not Permitted
TOD District	-	-	Not Permitted

Finding 17.60.040(B)(1): *The proposed tower-mounted antenna is located in the C-4 zoning district. Per Table 2, antennas are designated as a conditional use in the C-4 zone.*

Conclusion 17.60.040(B)(1): *The proposed tower-mounted antenna is allowed as a conditional use and shall be processed in accordance with Section 17.76, as a Type III procedures per Section 17.05.400 of the Central Point Municipal Code.*

2. Tower-mounted Antennas, Single. Single tower-mounted antennas are subject to the following general requirements:
 - a. When adjacent to residentially zoned properties, additional tower setback may be required to protect against collapse.
 - b. Towers and tower-mounted antennas shall be painted an unobtrusive color;
 - c. Lighting on towers shall be prohibited unless required by the Federal Aviation Administration;
 - d. Conditional use permit applications may have additional conditions imposed to mitigate the visual impact of the tower and tower-mounted antennas on surrounding properties.

Finding 17.60.040(B)(2): *The site of the proposed tower-mounted antenna is not located adjacent to a residentially zoned area. The utility pole is proposed to be made of steel, and the applicant has indicated that it will be painted either brown or silver, at the Planning Commission's discretion. There will be no lighting affixed to this tower. This application is subject to CPMC 17.76 Conditional Use Permits, and is subject to conditions to mitigate the visible impact of this tower-mounted antenna on surrounding properties.*

Conclusion 17.60.040(B)(2): *Subject to approval of a conditional use permit, the applicant complies with the standards set forth in Section 17.60.040(2)(a-d).*

3. Tower-Mounted Antennas, Co-Located. Co-located antennas are subject to the following requirements:
 - a. Shall be reviewed subject to the site plan review provisions of subsection (A)(2) of this section;
 - b. Shall be mounted in configuration similar or less obtrusive than antennas already existing on the tower. (Ord. 1900 §3, 2007.)

Finding 17.60.040(B)(3): *The proposal is not to consider a co-located antenna.*

Conclusion 17.60.040(B)(3): *Not applicable.*

17.76.040 Conditional Use Permits

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 17.76.040(A): *As evidenced in the applicant's site plan, the project site is located within the public right-of-way, in a landscaped area between McDonald's parking lot and the sidewalk on South 9th Street. The project site provides enough space to accommodate the tower.*

Conclusion 17.76.040(A): *The site is sufficient in size and shape to accommodate the use.*



circulation; setbacks; height of buildings and structures; walls and fences; landscaping; outdoor lighting; and signs.

Finding 17.76.040(C): *The only noted impact on abutting properties will be visual. The applicant proposes to paint the pole a neutral color to mitigate the visual impact.*

Conclusion 17.76.040(C): *The proposed tower-mounted antenna as proposed has adequately addressed its visual impact.*

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

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 17.76.040(B): *The project site is located in the public right-of-way along South 9th Street. The site will be unmanned, except during the required routine maintenance of the facility. The Applicant's findings affirm that there is no additional traffic expected to be generated by the proposed use.*

Conclusion 17.76.040(B): *The site has sufficient public access and will not generate traffic except during construction.*

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

the general welfare of the community based on the review of those factors listed in subsection C of this section.

Finding 17.76.040(D): *The construction of the proposed facility is subject to regulations of the Building Code, Public Utilities Commission and Federal Communications Commission. As such, it will comply with the health, safety and general welfare of the community and persons residing and working in it.*

Conclusion 17.76.040(D): *The applicant's findings affirm that the proposed use is consistent with this criterion.*

- 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:
1. 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 17.76.040(E)(1): *It is unnecessary to adjust the lot size or yard area to accommodate the proposed use.*

Conclusion 17.76.040(E)(1): *Not applicable.*

2. 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 17.76.040(E)(2): *It is unnecessary to modify the street design, as there traffic will not be generated from the proposed use.*

Conclusion 17.76.040(E)(2): *Not applicable.*

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

Finding 17.76.040(E)(3): *It is unnecessary to make adjustments to off-street parking requirements, as there will not be traffic generated from the proposed use, and the facility will be unmanned.*

Conclusion 17.76.040(E)(3): *Not applicable.*

4. Regulation of points of vehicular ingress and egress,

Finding 17.76.040(E)(4): *It is unnecessary to regulate vehicular ingress and egress, as there will not be traffic generated from the proposed use.*

Conclusion 17.76.040(E)(4): *Not applicable.*

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

Finding 17.76.040(E)(5): Landscaping at the project site is currently the responsibility of McDonald's. Routine maintenance will be conducted on the facility by the applicant as needed.

Conclusion 17.76.040(E)(5): Not applicable.

6. Regulation of signs and their locations,

Finding 17.76.040(E)(6): The proposal does not include signage.

Conclusion 17.76.040(E)(6): Not applicable.

7. 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 17.76.040(E)(7): The proposed use will not create sounds, vibrations or odors. The project proposal does not require landscaping, fencing, or any other provisions to reduce undesirable effects on surrounding properties. The visual impact of the proposed use has been mitigated through the painting of the tower an earth tone.

Conclusion 17.76.040(E)(7): Consistent.

8. 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 17.76.040(E)(8): The project site is within the C-4 commercial zone, where tourist commercial and professional office facilities are located. There are no operating hours associated with the proposed use, as it is an unmanned facility; therefore, regulation of operations is unnecessary.

Conclusion 17.76.040(E)(8): Not applicable.

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

Finding 17.76.040(E)(9): Per Section 17.76.060 the applicant has one year to obtain a building permit and diligently pursue construction to completion.

Conclusion 17.76.040(E)(9): Aside from the building permit requirement per Section 17.76.060, there are no issues with the proposed development timing.

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

Finding 17.76.040(E)(10): *It is unnecessary for the proposed use to require a bond or adequate assurance for development.*

Conclusion 17.76.040(E)(10): *Not applicable.*

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

Finding 17.76.040(E)(11): *Aside from the previously discussed concerns of height and site location related to the installation of a 53-foot telecommunications facility in the public right-of-way, there are no additional conditions.*

Conclusion 17.76.040(E)(11): *Not applicable.*

12. 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 17.76.040(E)(12): *There is no home occupation associated with the proposal.*

Conclusion 17.76.040(E)(12): *Not applicable.*

PART 3 – SUMMARY CONCLUSION

As conditioned in the Staff Report date November 1, 2016, the proposed tower-mounted antenna has been found to comply with the criteria set forth in Section 17.60.040 Antenna Standards, and Section 17.76.040 for Conditional Use Permits

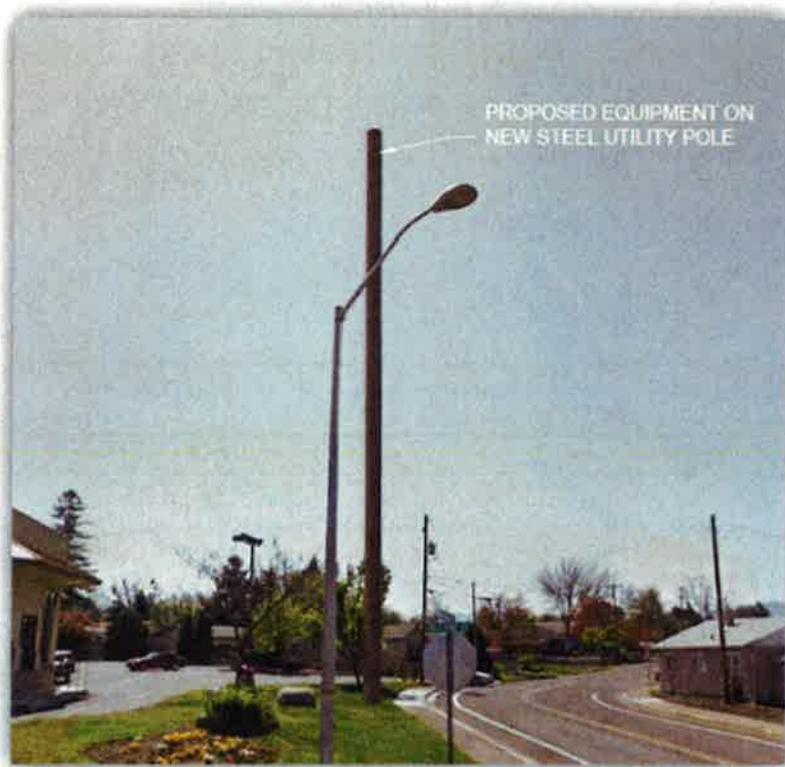
FINDINGS OF FACT & CONCLUSIONS OF LAW
Mobilitie Telecommunications Conditional Use Permit
File No. 16019

November 1, 2016

Applicant:)	Findings of Fact
Mobilitie, LLC)	and
2955 Red Hill Ave., Suite 200)	Conclusion of Law
Costa Mesa, CA 92626)	

PART 1 - INTRODUCTION

Mobilitie, LLC is requesting a Conditional Use Permit to install a 53-foot tower-mounted antenna (Tower) in the public right-of-way. The Tower will be located on South 9th Street between Pine St. and Oak St. The purpose of the Tower is to provide high-speed, high-capacity bandwidth, and increased communication services in Central Point. The project site is located in the Tourist and Office-Professional (C-4) zoning district. The proposed Tower is made of metal, with wiring and equipment concealed on the inside, and an omni-directional antenna mounted on top.



Tower-antennas, due to their unusual characteristics and the special considerations necessary to assure proper location and mitigation of visual impacts, are designated as conditional uses within the C-4 zoning district (Table 2 in Chapter 17.60.040 Antenna Standards) Prior applications for tower-mounted antennas have been on private property and the primary concern has been mitigation of visual impacts (17.60.040(2)(d)). Projects on private property have had sufficient space to allow the tower-mounted antenna to be setback, or camouflaged as mitigation for their visual impact.

The Tower will not be located on private property, but in the limited confines of the public right-of-way. This is the first application to locate a tower -antenna within the public right-of-way. The primary

challenge identified is the inability to set the facility back from the public street, or otherwise camouflage the visual impact of the facility within the limited confines of the public right-of-way.

The Mobilitie Conditional Use Permit application has been processed using Type III procedures as set forth in Section 17.05.400 of the Central Point Municipal Code.

Including this introduction, these findings will be presented in three (3) parts as follows:

1. Introduction
2. Sections 17.60.040 & 17.76.040; Findings & Conclusions
3. Summary Conclusion

PART 2 – FINDINGS & CONCLUSIONS

17.60.040 Antenna Standards

The standards regulating the placement of antennas within the city of Central Point are as set forth in this section:

A. Building Roof and Wall-Mounted Antennas.

Finding 17.60.040(A): The proposal is not for a building, roof or wall-mounted antenna.

Conclusion 17.60.040(A): Not applicable.

B. Tower-Mounted Antennas: Tower-mounted antennas shall comply with the following standards:

1. Tower-mounted antennas are allowed per Table 2:

Table 2

Zoning District	Permitted Use	Conditional Use	Not Permitted
R-1	-	-	Not Permitted
R-2	-	-	Not Permitted
R-3	-	-	Not Permitted
C-2	-	-	Not Permitted
C-4	-	Conditional Use	-
C-5	-	Conditional Use	-
M-1	-	Conditional Use	-
M-2	-	Conditional Use	-
C-4 TOD Overlay	-	-	Not Permitted
C-5 TOD Overlay	-	-	Not Permitted
TOD District	-	-	Not Permitted

Finding 17.60.040(B)(1): *The proposed tower-mounted antenna is located in the C-4 zoning district. Per Table 2, antennas are designated as a conditional use in the C-4 zone.*

Conclusion 17.60.040(B)(1): *The proposed tower-mounted antenna is allowed as a conditional use and shall be processed in accordance with Section 17.76, as a Type III procedures per Section 17.05.400 of the Central Point Municipal Code.*

2. Tower-mounted Antennas, Single. Single tower-mounted antennas are subject to the following general requirements:
 - a. When adjacent to residentially zoned properties, additional tower setback may be required to protect against collapse.
 - b. Towers and tower-mounted antennas shall be painted an unobtrusive color;
 - c. Lighting on towers shall be prohibited unless required by the Federal Aviation Administration;
 - d. Conditional use permit applications may have additional conditions imposed to mitigate the visual impact of the tower and tower-mounted antennas on surrounding properties.

Finding 17.60.040(B)(2)(a): *The site of the proposed tower-mounted antenna is not located directly adjacent to a residentially zoned area; however, as a point of information a residential dwelling exists, as a nonconforming use in the C-4 zone, straight across South 9th Street from the project site.*

Conclusion 17.60.040(B)(2)(a): *The project site location is not directly adjacent to residentially zoned lands, therefore this requirement does not apply.*

Finding 17.60.040(B)(2)(b): *The applicant has indicated that there is flexibility in the design of the utility pole, i.e. wood, metal, or a "stealth disguise" strategy, and has provided additional drawings demonstrating alternative designs for the tower. The applicant proposes to house all wiring and equipment within the interior of the pole, and paint it either silver or brown at the discretion of the Planning Commission.*

Conclusion 17.60.040(B)(2)(b): *This requirement is met.*

Finding 17.60.040(B)(2)(c): *No lighting is proposed on the tower.*

Conclusion 17.60.040(B)(2)(c): *This requirement is met.*

Finding 17.60.040(B)(2)(d): *To improve the City's general appearance and streetscape, it is the City's policy to require all new development to place utilities located in the public right-of-way underground. The proposed tower, being located in the public right-of-way, will have an adverse visual impact on the City's streetscape. Further, being located within the limited confines of the public right-of-way, the proposed tower has limited strategies available to effectively mitigate its visual impact.*

Conclusion 17.60.040(B)(2)(d): *This requirement has not been met.*

3. Tower-Mounted Antennas, Co-Located. Co-located antennas are subject to the following requirements:

- a. Shall be reviewed subject to the site plan review provisions of subsection (A)(2) of this section;
- b. Shall be mounted in configuration similar or less obtrusive than antennas already existing on the tower. (Ord. 1900 §3, 2007.)

Finding 17.60.040(B)(3): *The proposal is not for a co-located antenna.*

Conclusion 17.60.040(B)(3): *Not applicable.*

17.76.040 Conditional Use Permits

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 17.76.040(A): *As evidenced in the applicant's site plan, the project site is located within the public right-of-way, in a landscaped area between McDonald's parking lot and the sidewalk on South 9th Street. The project site provides enough space to accommodate the tower, but the confines of the public right-of-way limit opportunities to mitigate the visual impact of the tower, i.e. camouflage or setbacks.*

Conclusion 17.76.040(A): *The site is not sufficient in size and shape to effectively accommodate the use.*

- 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 17.76.040(B): *The project site is located in the public right-of-way along South 9th Street. The site will be unmanned, except during the required routine maintenance of the facility. The Applicant's findings affirm that there is no additional traffic expected to be generated by the proposed use.*

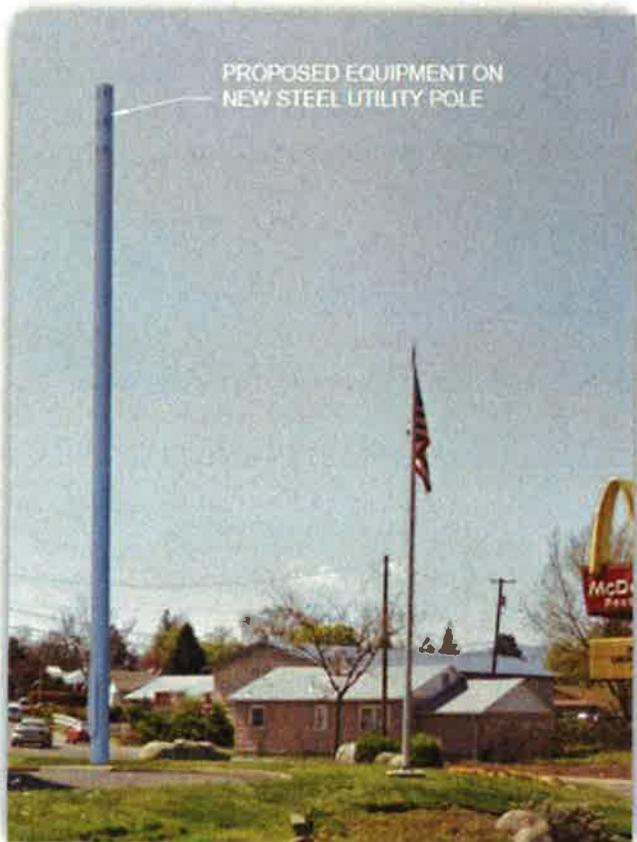
Conclusion 17.76.040(B): *The site can be adequately accessed for servicing and will generate no additional traffic other than during construction.*

- 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 17.76.040(C): *In consideration of the proposal's impacts to abutting properties, the most significant issues are the height and site location of the tower-mounted antenna. The proposed antenna will stand at 53 feet, and the C-4 zone does not regulate height of such facilities. To date, the City has only processed applications for telecommunication towers on private property, and imposed design regulations accordingly. Past applications for such towers have been subjected to screening measures*

which mitigated their visual impact by disguising and concealing their appearance. This application is the first request to locate such a facility in the public right-of-way, where the ability to effectively mitigate the visual prominence of such a tower is more challenging given the confines of the public right-of-way and its close proximity to the pedestrian environment.

Conclusion 17.76.040(C): The applicant's project is not a typical site development within the C-4 zone, as it will set a precedent for allowing telecommunication towers to locate within the City's public right-of-way, in addition to locating on private land. As such, the Planning Commission, at its discretion shall determine if locating these facilities within the public right-of-way is appropriate, and impose any conditions to avoid adverse visual impacts to abutting properties or permitted uses thereof.



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 17.76.040(D): The construction of the proposed facility is subject to regulations of the Building Code, Public Utilities Commission and Federal Communications Commission. As such, it will comply with the health, safety and general welfare of the community and persons residing and working in it.

Conclusion 17.76.040(D): The applicant's findings affirm that the proposed use is consistent with this criterion.

- 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:
1. 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 17.76.040(E)(1): *The public right-of-way does not provide sufficient area to effectively allow for the setback or camouflaging necessary to mitigate the visual impacts of the tower.*

Conclusion 17.76.040(E)(1): *This criteria has not been met.*

2. 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 17.76.040(E)(2): *It is unnecessary to modify the street design as a result of this project.*

Conclusion 17.76.040(E)(2): *Not applicable.*

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

Finding 17.76.040(E)(3): *It is unnecessary to make adjustments to off-street parking requirements, as there will not be traffic generated from the proposed use, and the facility will be unmanned.*

Conclusion 17.76.040(E)(3): *Not applicable.*

4. Regulation of points of vehicular ingress and egress,

Finding 17.76.040(E)(4): *It is unnecessary to regulate vehicular ingress and egress, as there will not be traffic generated from the proposed use.*

Conclusion 17.76.040(E)(4): *Not applicable.*

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

Finding 17.76.040(E)(5): *The tower is located within the public right-of-way abutting McDonald's. The tower site is currently landscaped. Per City policy, the landscape maintenance of the tower site is the responsibility of McDonald's. Maintenance of the tower is the responsibility of the applicant.*

Conclusion 17.76.040(E)(5): *Compliant.*

6. Regulation of signs and their locations,

Finding 17.76.040(E)(6): *The proposal does not include signage.*

Conclusion 17.76.040(E)(6): *Not applicable.*

7. 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 17.76.040(E)(7): The proposed use will not create sounds, vibrations or odors, but does create a visual impact. Because the tower is located within the public right-of-way there is insufficient room to effectively mitigate the visual impacts of the tower.

Conclusion 17.76.040(E)(7): Does not comply.

8. 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 17.76.040(E)(8): The project site is within the C-4 commercial zone, where tourist commercial and professional office facilities are located. There are no operating hours associated with the proposed use, as it is an unmanned facility; therefore, regulation of operations is unnecessary.

Conclusion 17.76.040(E)(8): Compliant.

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

Finding 17.76.040(E)(9): Per Section 17.76.060 the applicant has one year to obtain a building permit and diligently pursue construction to completion.

Conclusion 17.76.040(E)(9): Compliant.

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

Finding 17.76.040(E)(10): It is unnecessary for the proposed use to require a bond or adequate assurance for development.

Conclusion 17.76.040(E)(10): Not applicable.

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

Finding 17.76.040(E)(11): Tower poles located in the public right-of-way Aside from the previously discussed concerns of height and site location related to the installation of a 53-foot telecommunications facility in the public right-of-way, there are no additional conditions.

Conclusion 17.76.040(E)(11): Not applicable.

12. 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 17.76.040(E)(12): There is no home occupation associated with the proposal.

Conclusion 17.76.040(E)(12): Not applicable.

PART 3 – SUMMARY CONCLUSION

The Tower is the first proposal received by the City for location of a tower-mounted antenna in the public right-of-way. As a use, tower-mounted antennas are not at issue, but their visual impact on the City's streetscape is a concern. The visual impact concern is emphasized by the limited space of the public right-of-way and thus the ability to accommodate visual mitigation measures such as setbacks or camouflage.

The Tower has been found to not comply with the criteria set forth in Section 17.76.040 for Conditional Use Permits, specifically as it applies to visual impacts and the ability to mitigate the visual impacts.

PLANNING COMMISSION RESOLUTION NO. 834

**A RESOLUTION GRANTING THE APPROVAL OF A CONDITIONAL USE
PERMIT FOR A TOWER-MOUNTED ANTENNA IN THE PUBLIC
RIGHT-OF-WAY**

Applicant: Mobilitie, LLC; Agent: Colleen DeShazer

(37S 2W 02CD, adjacent to Tax Lot 3000)

File No. 16019

WHEREAS, the applicant submitted an application for a Conditional Use Permit to install a tower-mounted antenna in the public right-of-way in the Tourist and Office Professional (C-4) zoning district (Application), identified on the Jackson County Assessor's map as 37S 2W 02CD, adjacent to Tax Lot 3000; and

WHEREAS, on September 6, 2016, the Central Point Planning Commission opened a duly-noticed public hearing on the Application, at which time the Planning Commission moved to continue the hearing to the next meeting to allow the applicant more time to submit additional requested information; and

WHEREAS, on October 4, 2016, the Central Point Planning Commission continued the hearing on the Application, at which time it reviewed the Staff Report dated September 26, 2016 and heard testimony and comments on the Application, and moved to continue the hearing to the next meeting to allow the applicant time to provide supplemental findings addressing the Commission's concerns of site location and visual impact mitigation; and

WHEREAS, on November 1, 2016, the Central Point Planning Commission continued the public hearing, and further reviewed additional information, the amended design proposals, and the Revised Staff Report dated November 1, 2016 and heard testimony and comments on the Application; and

WHEREAS, the Planning Commission, as part of the Conditional Use Permit application, has considered and finds per the Staff Report dated November 1, 2016, that adequate findings have been made demonstrating that approval of the conditional use permit is consistent with the intent of the Tourist and Office Professional (C-4) zoning district, now, therefore;

BE IT RESOLVED, that the City of Central Point Planning Commission, by this Resolution No. 834 does hereby approve the Application based on the findings and conclusions of approval as set forth in Attachment "F-1" of the Staff Report dated November 1, 2016, which also includes attachments, attached hereto by reference and incorporated herein; and

PASSED by the Planning Commission and signed by me in authentication of its passage this 1st day of November, 2016.

Planning Commission Chair

ATTEST:

City Representative

Approved this 1st day of November, 2016.

Planning Commission Chair

PLANNING COMMISSION RESOLUTION NO. 834

**A RESOLUTION CONCERNING THE DENIAL OF A CONDITIONAL USE
PERMIT FOR A TOWER-MOUNTED ANTENNA IN THE PUBLIC
RIGHT-OF-WAY**

Applicant: Mobilitie, LLC; Agent: Colleen DeShazer

**(37S 2W 02CD, adjacent to Tax Lot 3000)
File No. 16019**

WHEREAS, the applicant submitted an application for a Conditional Use Permit to install a tower-mounted antenna in the public right-of-way in the Tourist and Office Professional (C-4) zoning district (Application), identified on the Jackson County Assessor's map as 37S 2W 02CD, adjacent to Tax Lot 3000; and

WHEREAS, on September 6, 2016, the Central Point Planning Commission opened a duly-noticed public hearing on the Application, at which time the Planning Commission moved to continue the hearing to the next meeting to allow the applicant more time to submit additional requested information; and

WHEREAS, on October 4, 2016, the Central Point Planning Commission continued the hearing on the Application, at which time it reviewed the Staff Report dated September 26, 2016 and heard testimony and comments on the Application, and moved to continue the hearing to the next meeting to allow the applicant time to provide supplemental findings addressing the Commission's concerns of site location and visual impact mitigation; and

WHEREAS, on November 1, 2016, the Central Point Planning Commission continued the public hearing, and further reviewed additional information, the amended design proposals, and the Revised Staff Report dated November 1, 2016 and heard testimony and comments on the Application; and

WHEREAS, the Planning Commission, as part of the Conditional Use Permit application, has considered and finds per the Staff Report dated November 1, 2016, that adequate findings have been made demonstrating that denial of the conditional use permit is consistent with the intent of the Tourist and Office Professional (C-4) zoning district, now, therefore;

BE IT RESOLVED, that the City of Central Point Planning Commission, by this Resolution No. 834 does hereby deny the Application based on the findings and conclusions of denial as set forth in Attachment "F-2" of the Staff Report dated November 1, 2016, which also includes attachments, attached hereto by reference and incorporated herein; and

PASSED by the Planning Commission and signed by me in authentication of its passage this 1st day of November, 2016.

Planning Commission Chair

ATTEST:

City Representative

Approved this 1st day of November, 2016.

Planning Commission Chair

**CONSIDERATION OF RESOLUTION NO. 835 RECOMMENDING APPROVAL OF THE CITY OF CENTRAL
POINT POPULATION & DEMOGRAPHICS ELEMENT TO THE CITY COUNCIL**



STAFF REPORT

November 1, 2016

AGENDA ITEM: File No. 15004

City of Central Point 2016-2036 Population & Demographic Element; **Applicant:** City of Central Point.

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

Population forecasts are an important comprehensive planning tool. They are the basis for identifying a community's long-term land and infrastructure needs. Their availability and accuracy are important.

Prior to July 1, 2013 Oregon law required each county to adopt a "coordinated population forecast" for its urban and rural areas. As part of the Regional Planning Process, Jackson County updated their Population Element in 2007. In 2008 the City of Central Point updated its Population Element using the County's forecast as required. On July 1, 2013 HB 2253 was signed into law and became immediately effective. HB 2253 re-assigns the responsibility for the preparation of population forecasts from all counties to the *Population Forecasting Center* at Portland State University (PRC). Population forecasts will now be updated under a continuing four-year cycle. For Jackson County that cycle was completed in 2015 and is referred to as the *Coordinated Population Forecast 2015 through 2065, Jackson County (PRC Forecast)*. The forecast produced by PRC estimates 50-year population growth, but also provides shorter-term incremental forecasts (for example, 1-, 10- and 20-year forecasts). By law the PRC Forecast must be updated under a continuing four-year cycle.

Year	City of Central Point		City Gain/(Loss)
	Regional Plan	PSU City	
2010	17,736	17,169	(567)
2011	18,050	17,235	(815)
2012	18,411	17,275	(1,136)
2013	18,778	17,315	(1,463)
2014	19,152	17,375	(1,777)
2015	19,541	18,329	(1,212)
2020	21,491	19,332	(2,159)
2025	23,483	20,484	(2,999)
2030	25,880	21,638	(4,242)
2035	28,469	22,680	(5,789)
2040	31,237	23,706	(7,531)
2050	34,155	25,416	(8,739)
2060	39,151	26,836	(12,315)

Source: Jackson County Comprehensive Plan, 2007 Population Element
Greater Bear Creek Valley Regional Plan, 2010
PSU Proposed Population Forecast, 2015

As a pre-requisite to updating the urban growth boundary it is necessary for the City to amend its 2008 Population Element to reflect the PRC Forecast. The most significant change is the difference between the 2008 population forecast (higher) and the PRC Forecast (lower). The table identifies the divergence between each forecast from 2010 to 2060. In all other respects (average household size, age cohorts, etc.) the two population forecasts are consistent.

ISSUES:

The PRC Forecast reduces the prior population forecast by 21%. If, over time, the PRC Forecast holds the City will need less land to service its projected growth needs. However, the PRC Forecast is required to be updated every 4-years. Future updates may result in increases in the population forecasts.

EXHIBITS/ATTACHMENTS:

Attachment "A – *City of Central Point 2016-2036 Population & Demographics Element*"

ACTION:

Consideration of Resolution No. 835 recommending to the City Council approval of the *City of Central Point 2016-2036 Population & Demographics Element*.

RECOMMENDATION:

Approve Resolution No. 835 recommending to the City Council approval of the *City of Central Point 2016-20136 Population & Demographics Element* of the Comprehensive Plan.



Population & Demographics Element

2016-2036

City of Central Point
Comprehensive Plan



Adopted Central Point City Council
Ordinance No.

DLCD Acknowledged



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1. INTRODUCTION

The purpose of the Population Element is to track the historic characteristics and growth of the City's population, and based on that information develop a 20-year forecast of the population. Based on the 20-year population forecast the City can plan for land and urban service needs to accommodate the population growth.

The City's Population & Demographics Element (Population Element) was last updated in 2008. Since 2008 two events have occurred, each of which has significantly affected the results of the City's 2008 Population Element. The first event was the Great Recession; the second was HB 2253 designating the Portland State University Population Research Center (PRC) as the sole and official provider of population forecasts for cities and counties throughout the state¹. Together these two events necessitate an update of the City's Population Element.

The Great Recession

Within a year of completion of the *Jackson County 2007 Population Element* (Feb. 2007)², which was the basis for the City's 2008 Population Element, 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 losses were deep across all sectors of the economy and the recovery in job creation slow, the reliance on net migration as a key component to population growth had a significant impact on the City's 2008 population forecasts.

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 throughout the state that were based on highly diverse methods of forecasting that varied from county to county, both in terms of frequency of completion and outcome. Recognizing that population forecasting is the foundation for long-term planning the Oregon legislature in 2013 approved House Bill 2253 assigning Portland State Population Research Center (PRC) the responsibility for preparing coordinated population forecasts for all counties and cities. The population forecasting requirements of HB 2253 were later adopted as ORS 195.033.

The population forecasts presented in this Population Element are from the *Coordinated Population Forecast 2015 through 2065 for Jackson County dated June 2015* prepared by PRC ("PRC Population Forecast") in accordance with ORS 195.033 and is attached to this Population Element as Appendix A. Typically, the City's Population Element is based on a 20-year planning period. The PRC Population Forecast uses a fifty (50) year forecasting period³ with a four (4) year update cycle⁴, allowing for consideration of both short and long term population change variables, and the re-evaluation of demographic trends and economic events used in prior forecasts. Consequently, every four years the City's Population Element will be updated using the latest PRC Jackson County forecast.

1 The Portland Metro is exempt from this requirement.

2 Basis for determining the City's 2008 population projections.

3 ORS 195.003(6)

4 ORS 195.033(4)

The first update for the PRC Population Forecast for Jackson County is tentatively scheduled to occur in 2019.

PRC's population forecasts are not considered land use decisions and as such are not subject to review or appeal other than as provided in ORS195.033. However, the City's Population Element, because it contains policies based on assumptions beyond the PRC Population Forecasts, is considered a land use action and therefor subject to the procedural requirements of Section 17.96, Comprehensive Plan and Urban Growth Boundary Amendments, City of Central Point Municipal Code..

With the completion of each 4-year cycle the Population Element will be reviewed for changes in forecasted population and any needed policy changes. If no policy changes are required then the Population Element will be re-certified by resolution of the City Council, including incorporation of the up-dated PRC Population Forecast as an appendix to the Population Element. If, for any reason, the policies of the Population Element need to be modified, then the Population Element shall be updated by ordinance in accordance with Section 17.96, Comprehensive Plan and Urban Growth Boundary Amendments, City of Central Point Municipal Code.

With the completion of each 4-year cycle the Population Element will be reviewed for changes in forecasted population and any needed policy changes. If no policy changes are required then the Population Element will be re-certified by resolution of the City Council, including incorporation of the up-dated PRC Population Forecast as an appendix to the Population Element. If, for any reason, the policies of the Population Element need to be modified, then the Population Element shall be updated by ordinance in accordance with ORS 195.033.

2. SUMMARY

When factors such as the economy, fertility, social trends, etc. are factored into the latest population forecast for the planning period 2016-2036 the result was a 27% reduction in the City's initial 2008 population forecast figures⁵ (29,006 vs 22,882). When measured in terms of the population's average annual growth rate (AAGR) the forecasted AAGR for the planning period dropped from 4.3% to 1.1%. Based on the forecasted growth rate it is projected that 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 persons⁶ the population increase will result in the formation of 1,743 new households by 2036.

The City's population is aging and is expected to continue to do so over the course of the planning period. Net in-migration will be the primary source of population growth (97%), while natural increases will continue to decline (3%). The City's population will also become ethnically more diverse, a trend which is expected to continue throughout the planning period.

3. POPULATION HISTORY & CHARACTERISTICS

The Town of Central Point was founded on February 26, 1889 and by 18907 had a population of

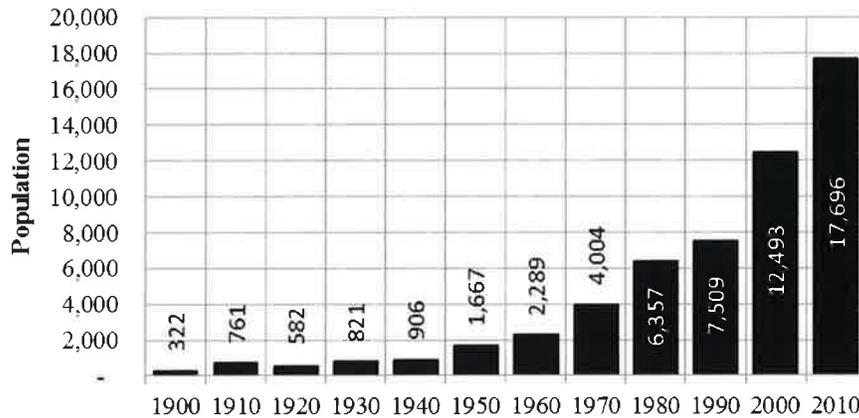
⁵ Extended to 2036 from the Jackson County 2007 Population Element.

⁶ City of Central Point Regional Plan Element

⁷ 1890 U.S. Census

543. With the exception of the decade between 1910 and 1920 the City has steadily grown (Figure 1), and today is the third largest city in Jackson County.

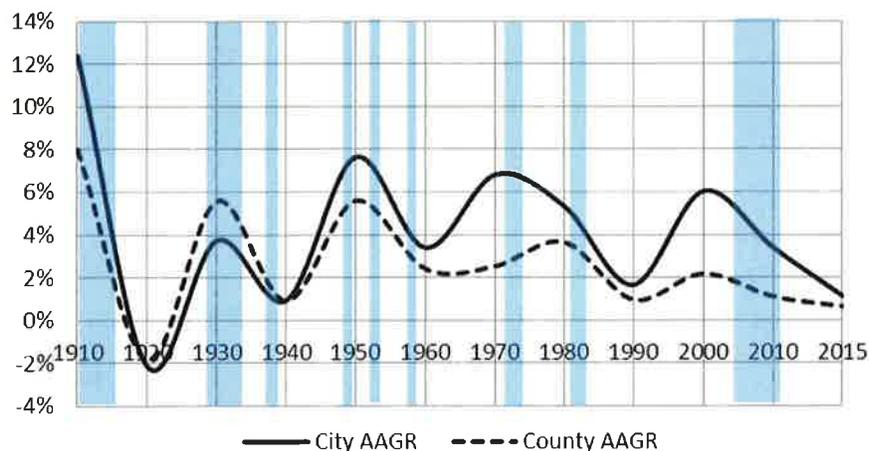
FIGURE 1. HISTORIC POPULATION GROWTH, CITY OF CENTRAL POINT, 1900-2036



3.1. Historic Growth Rate

Between 2000 and 2007 the City of Central Point’s average annual growth rate (AAGR) was 4.5%, three times Jackson County’s AAGR of 1.5% (Figure 2). Since the Great Recession the City and County have experienced a significant slowdown in population growth, particularly from net in-migration. For the period 2010-2015 the City’s AAGR dropped below 1%, while the County’s AAGR dropped to .6%. As Figure 2 illustrates the decline in AAGR is not an unusual event following recessions, but does bounce back as the economy improves.

FIGURE 2. CITY OF CENTRAL POINT HISTORIC AVERAGE ANNUAL GROWTH RATE 1910-2015



3.2. Percentage Share of the County Population.

The City’s percentage of the county population has consistently increased (Figure 3). In 1900 Central Point’s population accounted for 2.4% of the County’s population, and

remained fairly constant until 1970 when the City’s percentage participation jumped from 3.1% to 4.2%. By 2015, the City accounted for 8.7% of the County’s population.

3.3. Race and Ethnicity

Since the 2000 Census the City’s racial diversity has continued to increase, particularly within the Hispanic Community, which more than doubled in size from 4% in 2000 to 9% in 2014 (Figure 4). During this same period the County’s Hispanic population increased from 7% to 11% (Figure 5).

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

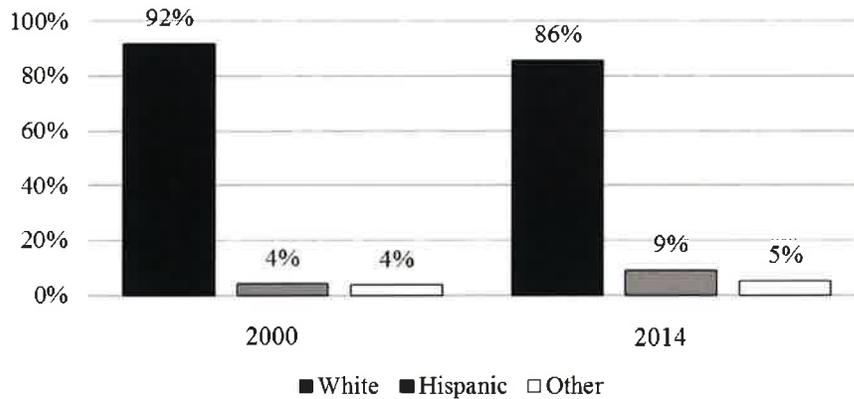
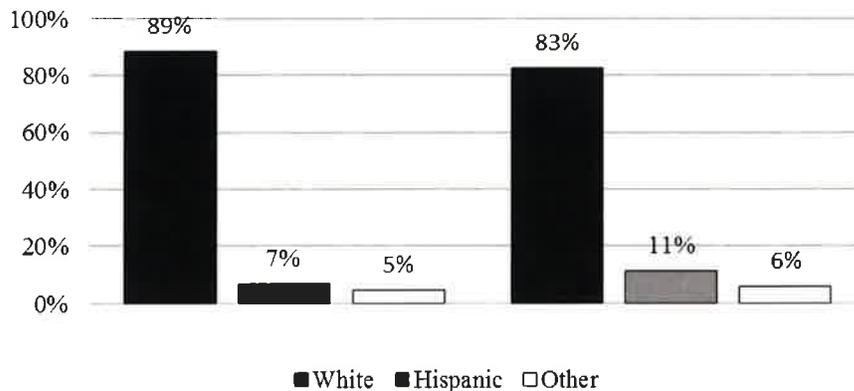


FIGURE 5. JACKSON COUNTY RACIAL POPULATION DISTRIBUTION BY PERCENTAGE, 2000 - 2014



3.4. Components of Population Growth.

There are two basic sources of population growth: natural increase (births minus deaths) and net migration (in-migration minus out-migration).

3.5. Natural Increase

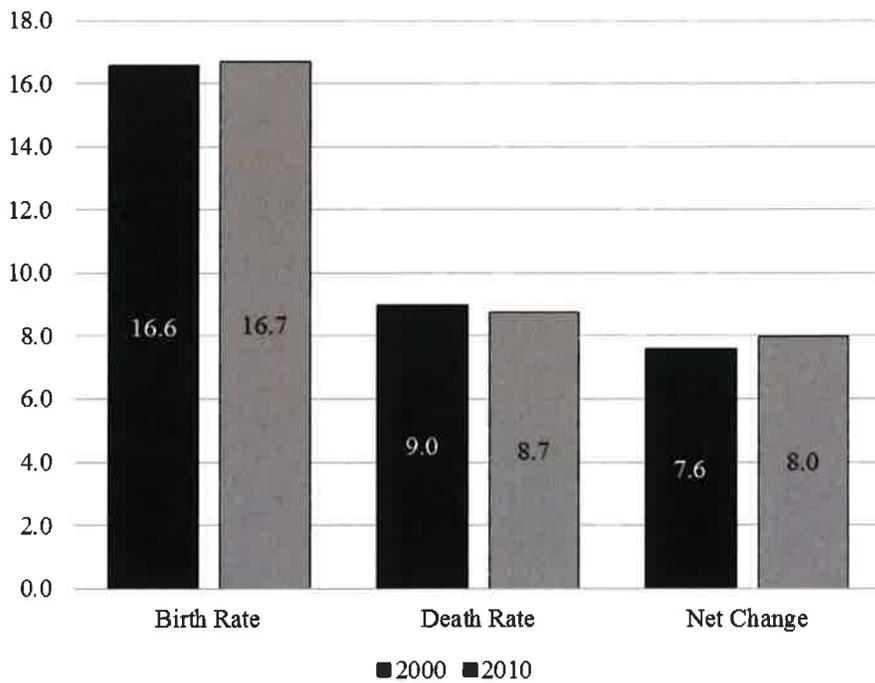
Growth occurring as a result of natural increase typically represents a very small percentage of a community’s population growth. Since 2000 the City’s net natural increase rate (Figure 6) went from 7.6 to 8.0 per thousand population, representing 3%

of the City's total population increase during that period. During the same period the County's rate of natural increase dropped from 1.0 to 0.8 (Figure 7).

3.6. Net Migration.

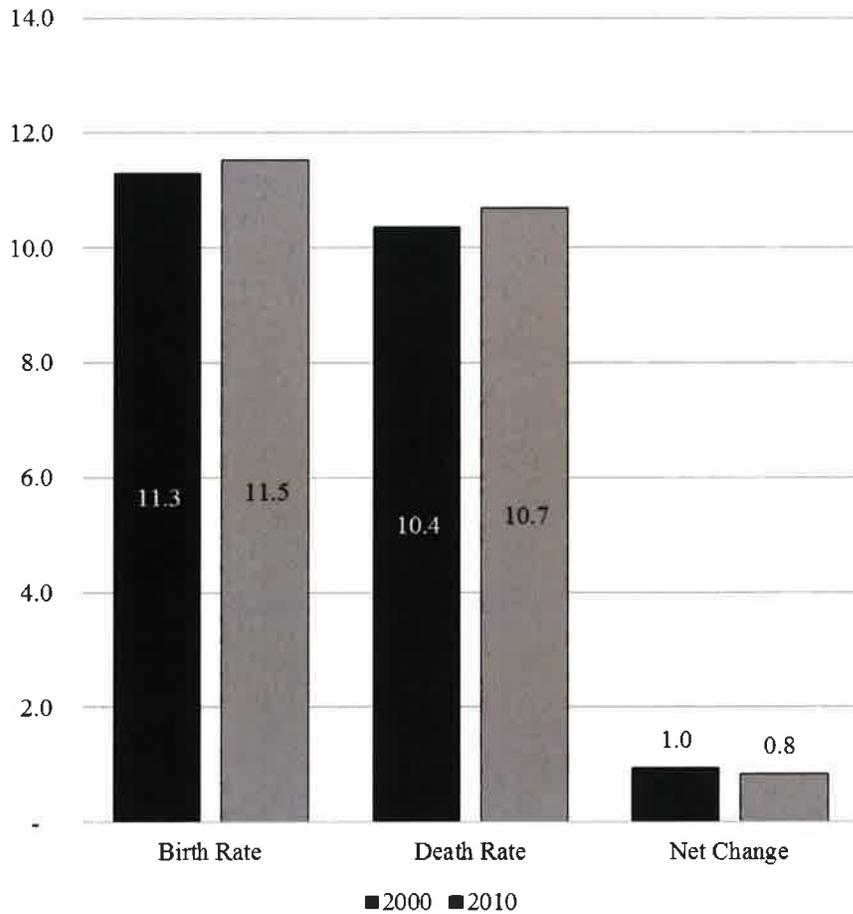
By far the most significant contributor to a community's population growth is net migration. Based on the 2010 U.S. Census, the predominant source of growth for Jackson County was due to net migration, which was responsible for over 80% of the county's population growth⁸.

FIGURE 6. CITY OF CENTRAL POINT NATURAL POPULATION RATE*, 2000 and 2010



⁸ U.S. Census Bureau, Census 2010

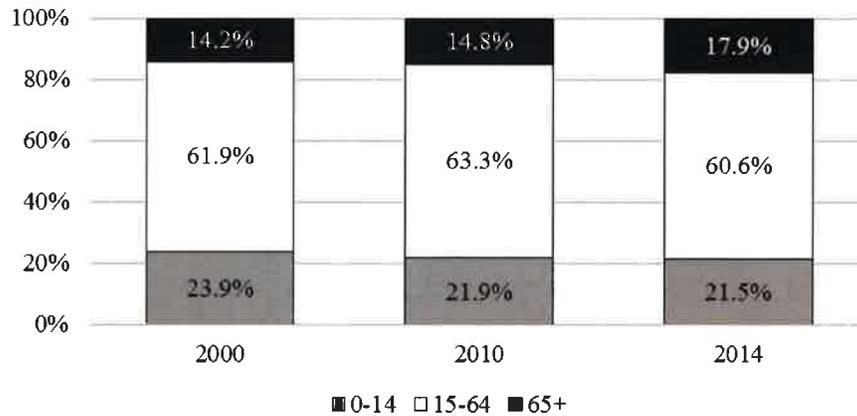
FIGURE 7. JACKSON COUNTY NATURAL POPULATION RATE*, 2000 and 2010



3.7. Age Characteristics.

Between 2000 and 2014 the City's median age increased from 34.4 to 37.5 reflecting the continued aging of the Baby Boom generation. For the County the median age changed from 39.2 to 42.7 during the same period. Figure 10 and 11 illustrate the changes in the three major age cohort categories as a percentage of the City's and County's total

FIGURE 10. CITY OF CENTRAL POINT AGE STRUCTURE OF POPULATION, 2000 through 2014



population.

3.8. Household Types.

A by-product of population growth is household formation. The U.S. Census allocates the population to one of two household types; family and non-family. By definition a household consists of all the people occupying a housing unit⁹, which is the basic unit for residential land use planning.

Since the early 1900s (Figure 11) these two household types (family and non-family) have been gradually changing in response to socio-economic conditions. The following is a brief overview of these characteristics as they relate to the City. In addition to the decline in average household size, the distribution of households by type has been gradually shifting from family to non-family households.

3.8.1. Family Households.

Family households are comprised of two or more people who are related by marriage, birth, or adoption. Family households are most commonly represented by married-couples. Family households have, and continue to, dominate household types. Although the formation of family households continues to increase, it is doing so at a decreasing rate. In 1990, family households in the City accounted for 77% of all households. By the 2010 Census, and through 2014¹⁰, family households represented 71% of total households.

3.8.2. Non-Family Households:

Non-family households are comprised of single persons, or two or more people who are not related. In 1990, non-family households represented 23% of all households within the City. By 2010 non-family households represented 29% of all households. As the City's population grows older, the number of non-family households is expected to increase as the elderly lose spouses and the young postpone marriage.

3.8.3. Group Quarters.

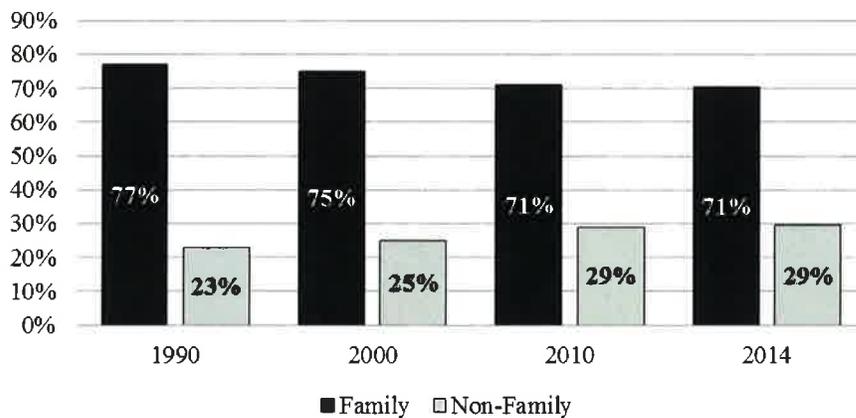
⁹ U.S. Census, Current Population Survey (CPS) - Definitions and Explanations

¹⁰ American Fact Finder, 2014

To a much lesser extent there is a third, and smaller segment of the population that is housed in what is referred to as group quarters. Group quarters are defined as non-institutional living arrangements for groups not living in conventional housing units or groups living in housing units containing ten or more unrelated people or nine or more people unrelated to the person in charge. Examples of people in group quarters include a person residing in a rooming house, in staff quarters at a hospital, college dormitories, or in a halfway house.

Group Housing accounts for Figure XX identifies the City’s Group Housing population

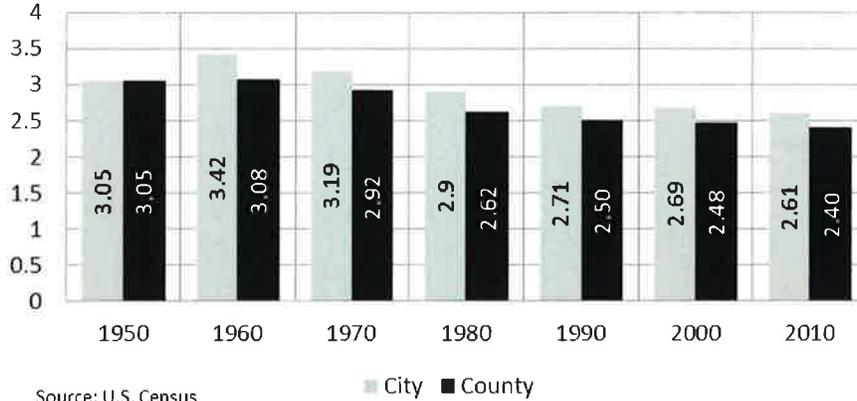
FIGURE 11. CITY OF CENTRAL POINT FAMILY vs. NON-FAMILY HOUSEHOLDS, 1990 - 2014



3.9. Average Household Size;

Historically, the City’s average household size has been gradually declining from 3.42 average persons per households in 1960 to 2.61 in 2010 (Figure 12). At 2.61 the City’s average household size exceeded the U.S. average, and although declining over the years in 2010 at 2.61 persons/household has remained slightly higher than the U.S. average of 2.58.

FIGURE 12. AVERAGE HOUSEHOLD SIZE, 1950-2010, CITY OF CENTRAL POINT & JACKSON COUNTY



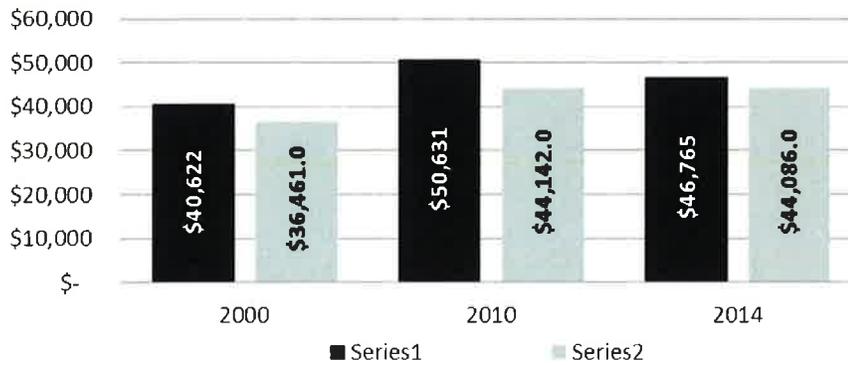
Source: U.S. Census

3.10. Median Household Income.

Figure 13 compares the median household income for the City of Central Point and the County from 2000 to 2014. As illustrated the City’s median household income over the past 15 years peaked in 2010 and by 2014 declined to \$46,765.

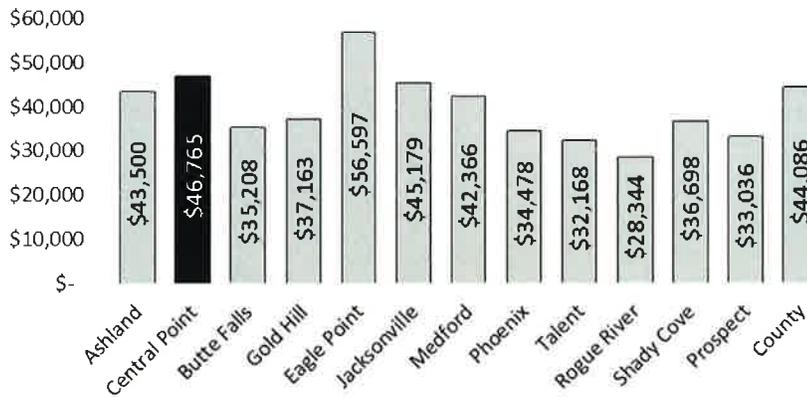
As of 2014 The City of Central Point had the second highest median income of all cities in Jackson County (Figure 14).

FIGURE 13. MEDIAN HOUSEHOLD INCOME, 2000-2014, CITY OF CENTRAL POINT & JACKSON COUNTY



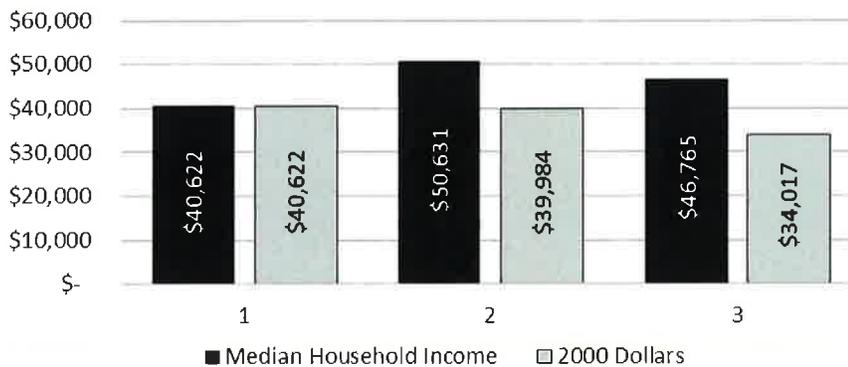
U.S. Census & American Fact Finder

FIGURE 14. COUNTY 2014 MEDIAN HOUSEHOLD INCOME BY CITY



In Figure 15 the median household income for 2010 and 2014 has been compared against 2000 dollars. The Great Recession’s impact on median household income has not yet reached its 2000 equivalent.

FIGURE 15. CITY OF CENTRAL POINT MEDIAN HOUSEHOLD INCOME MEASURED 2014 and 2010 vs. 2000 DOLLARS



4. ASSUMPTIONS FOR FUTURE POPULATION CHANGE

The City’s future population projections are from the *Coordinated Population Forecast 2015 through 2065 Jackson County (Appendix A)*. These projections are based on the Cohort-Component method of population forecasting, which essentially relies on trends in age, fertility/births, mortality, and migration.

As the population of Jackson County continues to age the fertility rate will continue to decline. The decline in the fertility rate will be minimal, declining from 1.9 in 2015 to 1.8 by 2065¹¹. Historically changes in fertility rates have not had a significant impact on the City’s population

¹¹ *Coordinated Population Forecast 2015 through 2065 Jackson County*

growth. Similarly, the death rate, although increasing is expected to have a minimal impact on population growth over the next twenty years. When these two components are combined the net difference will not yield any significant increases in the population. As previously discussed, of all the components of population change migration is the greatest contributor to population growth and will continue to during the planning period. Migration is also the most volatile component and is very sensitive to changes in the economy, both positive and negative.

5. POPULATION PROJECTIONS 2016 to 2036

Over the course of the next twenty (20) years the City of Central Point’s population is expected to increase at an average annual growth rate of 1.1%, taking the population from 17,485 in 2015 to 22,882 in 2036 (Table 1). During this same period the City’s percentage of the County population is expected to increase from 8.7% to 8.9%.

TABLE 1. POPULATION PROJECTIONS 2016-2036, JACKSON COUNTY & CITY OF CENTRAL POINT

Year	Jackson County	City of Central Point	% of County
2016	213,286	18,525	8.7%
2020	222,583	19,332	8.7%
2025	234,561	20,484	8.7%
2030	245,963	21,638	8.8%
2036	257,741	22,882	8.9%

Source: Coordinated Population Forecast 2015 through 2065, Population Research Center, Portland State University, June, 2015

6. PROJECTED POPULATION GROWTH CHARACTERISTICS

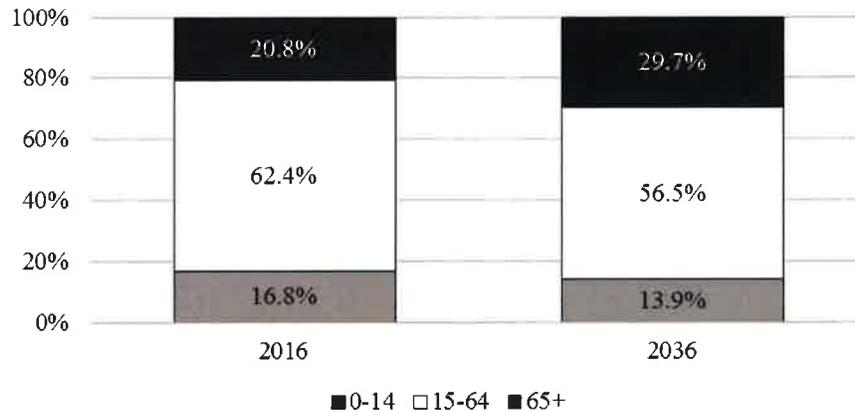
The following represents a general overview of the City’s population characteristics throughout the 2016-36 planning period.

6.1. Age Characteristics.

As illustrated in Figure 10 the County’s population will continue to get older with the 65+ cohort claiming a larger percentage of the population. Although the City has a younger overall population it will experience a similar increase in the 65+ cohort over the next 20-years. The aging of the population will also have an effect on the demand for housing services, ranging from reductions in household size to changing demand for housing types, i.e. senior housing.

Correlation, the statisticians frequently warn, is no guarantee of causation.

FIGURE 10. COUNTY AGE STRUCTURE OF THE POPULATION, 2016 through 2036



6.2. Growth Rate.

The City’s population will continue to grow, but at a decreasing average annual growth rate of 1.1% vs. the 2.9% experienced between 2000 and 2010. Similarly, the County’s average annual growth rate is expected to decline to 1.0% vs. 1.1%.

6.3. Percentage Share of County.

As illustrated in Table 2 the City’s percentage of the County’s population will continue to increase from 8.7% in 2016 to 8.9% by 2036.

6.4. Race & Ethnicity.

The race and ethnicity of both Jackson County and the City of Central Point are expected to continue to diversify. However, over the 20-year planning period the majority race will remain White, non-Hispanic population

6.5. Source of Growth.

The City’s primary source of growth will come from net migration, which is heavily dependent on the economy.

6.6. Household Characteristics.

As illustrated in Figure 4 the average household size has been declining since 1960. For the City of Central Point, the average household size has dropped from 3.42 in 1960, to 2.61 in 2010. It is expected that during the term of the planning period (2016 - 2036) the average household size will continue to decrease, but at a decreasing rate. The City of Central Point Regional Plan Element uses an average household size of 2.5.

6.7. Median Household Income.

Changes in median household income will be a function of the strength of the general economy and the rate of inflation.

7. Population & Demographic Goals & Policies

Goal - To maintain population and demographic forecasts as the primary data source for developing and implementing plans and programs for management of the City’s growth.

Policy 1 - Population Forecast: *The population data presented in Table 1 is the acknowledged population forecast for the period 2016 through 2036 and is to be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to update the data presented in Table 1 based on the decennial U.S. Census and during the interim census periods population forecasts will be based on the latest PRC Forecast (4-year cycle).*

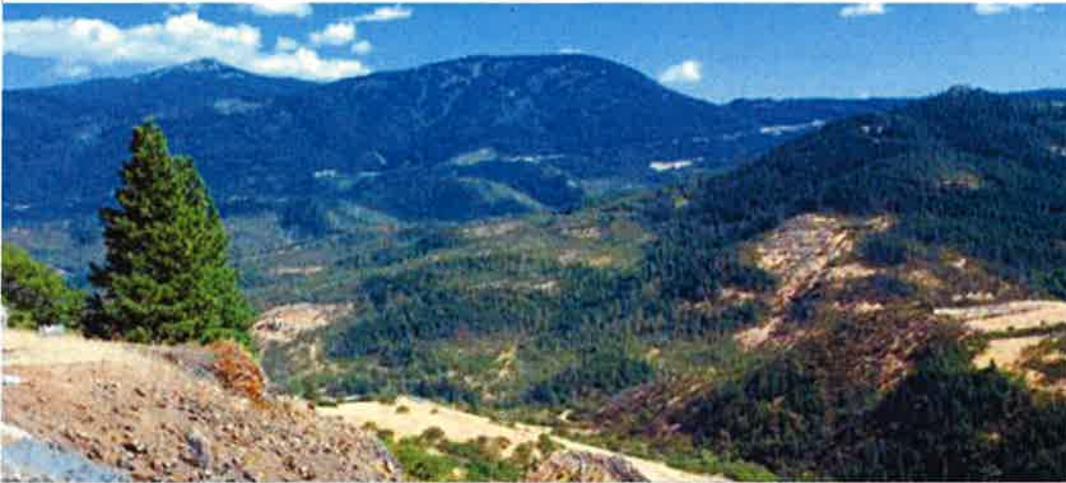
Policy 2 - Average Household Size. *For purposes of calculating household formation, the City will use an average household size of 2.5 for lands within the urban growth boundary. This figure will serve as the basis for determining the number of households expected to be formed throughout the planning 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.*

Policy 3 - Household Distribution. *For purposes of calculating household formation, the City will use 70% as the percentage of households that are family households and 30% as Non-Family Households. These figures 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.*

Policy 4 – Racial and Ethnic Diversity. Racial and Ethnic Diversity. *The City acknowledges the changing racial and ethnic diversity of the community and will continue to develop the strategies and tools necessary to ensure that the benefits of growth meet the needs of all people within the community regardless of race or ethnicity.*

APPENDIX A – *Coordinated Population Forecast, 2015 Through 2065, Jackson County*

Coordinated Population Forecast



2015

Through

2065

Jackson County

Urban Growth
Boundaries (UGB)
& Area Outside UGBs



Population Research Center
PORTLAND STATE UNIVERSITY

**Coordinated Population Forecast for Jackson County,
its Urban Growth Boundaries (UGB), and
Area Outside UGBs
2015-2065**

**Prepared by
Population Research Center
College of Urban and Public Affairs
Portland State University**

June, 2015

This project is funded by the State of Oregon through the Department of Land Conservation and Development (DLCD). The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

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The Population Research Center and project staff wish to acknowledge and express gratitude for support from the Forecast Advisory Committee (DLCD), the hard work of our staff Deborah Loftus and Emily Renfrow, data reviewers, and many people who contributed to the development of these forecasts by answering questions, lending insight, providing data, or giving feedback.

How to Read this Report

This report should be read with reference to the documents listed below—downloadable on the Forecast Program website (<http://www.pdx.edu/prc/opfp>).

Specifically, the reader should refer to the following documents:

- *Methods and Data for Developing Coordinated Population Forecasts*—Provides a detailed description and discussion of the forecast methods employed. This document also describes the assumptions that feed into these methods and determine the forecast output.
- *Forecast Tables*—Provides complete tables of population forecast numbers by county and all sub-areas within each county for each five-year interval of the forecast period (i.e., 2015-2065). These tables are also located in [Appendix C](#) of this report.

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Executive Summary

Historical

Different growth patterns occur in different parts of the county and these local trends within the UGBs and the area outside UGBs collectively influence population growth rates for the county as a whole.

Jackson County's total population has grown steadily since 2000, with an average annual growth rate of above one percent between 2000 and 2010 (Figure 1); however some of its sub-areas experienced more rapid population growth during the 2000s. Eagle Point and Central Point UGBs posted the highest average annual growth rates at 5.6 and 2.9 percent, respectively, during the 2000 to 2010 period.

Jackson County's positive population growth in the 2000s was the result of substantial net in-migration and natural increase. Meanwhile an aging population not only led to an increase in deaths, but also resulted in a smaller proportion of women in their childbearing years. This along with more women choosing to have fewer children and have them at older ages has led to slower growth in births. The more rapid growth in deaths relative to that of births caused natural increase—the difference between births and deaths—to decline to almost nothing by 2014. While net in-migration outweighed declining natural increase during the early and middle years of the last decade, the gap between these two numbers shrank during the later years—slowing population growth by 2010. Since 2010 net in-migration has driven rising population growth rates, while natural increase continues to shrink.

Forecast

Total population in Jackson County as a whole as well as within its sub-areas will likely grow at a slightly faster pace in the first 20 years of the forecast period (2015 to 2035), relative to the last 30 years (Figure 1). The tapering of growth rates is largely driven by an aging population—a demographic trend which is expected to lead to natural decrease (more deaths than births). As natural decrease occurs, population growth will become increasingly reliant on net in-migration.

Even so, Jackson County's total population is forecast to increase by nearly 44,600 over the next 20 years (2015-2035) and by nearly 95,600 over the entire 50-year forecast period (2015-2065). Sub-areas that showed strong population growth in the 2000s are expected to experience similar rates of population growth during the forecast period.

Figure 1. Jackson County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR)

	Historical				Forecast				
				AAGR					
	2000	2010	2010-2010)	(2000-2010)	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)
Jackson County	181,269	203,206	1.1%	211,275	255,840	306,858	1.0%	0.6%	
Ashland ¹	20,023	20,626	0.3%	20,905	23,183	24,138	0.5%	0.1%	
Butte Falls	440	423	-0.4%	421	437	447	0.2%	0.1%	
Central Point	13,310	17,736	2.9%	18,329	22,680	27,485	1.1%	0.6%	
Eagle Point	4,952	8,508	5.6%	9,657	14,839	18,669	2.2%	0.8%	
Gold Hill	1,181	1,228	0.4%	1,267	1,496	2,018	0.8%	1.0%	
Jacksonville	2,256	2,785	2.1%	2,927	4,316	6,687	2.0%	1.5%	
Medford	67,865	76,581	1.2%	80,024	99,835	124,582	1.1%	0.7%	
Phoenix	4,379	4,774	0.9%	4,955	6,883	9,775	1.7%	1.2%	
Rogue River	2,544	2,714	0.6%	2,838	3,705	5,545	1.3%	1.4%	
Shady Cove	2,528	3,050	1.9%	3,168	4,343	6,105	1.6%	1.1%	
Talent	5,683	6,123	0.7%	6,411	9,020	14,290	1.7%	1.5%	
Outside UGBs	56,108	58,658	0.4%	60,373	65,104	67,119	0.4%	0.1%	

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).

¹ For simplicity each UGB is referred to by its primary city's name.

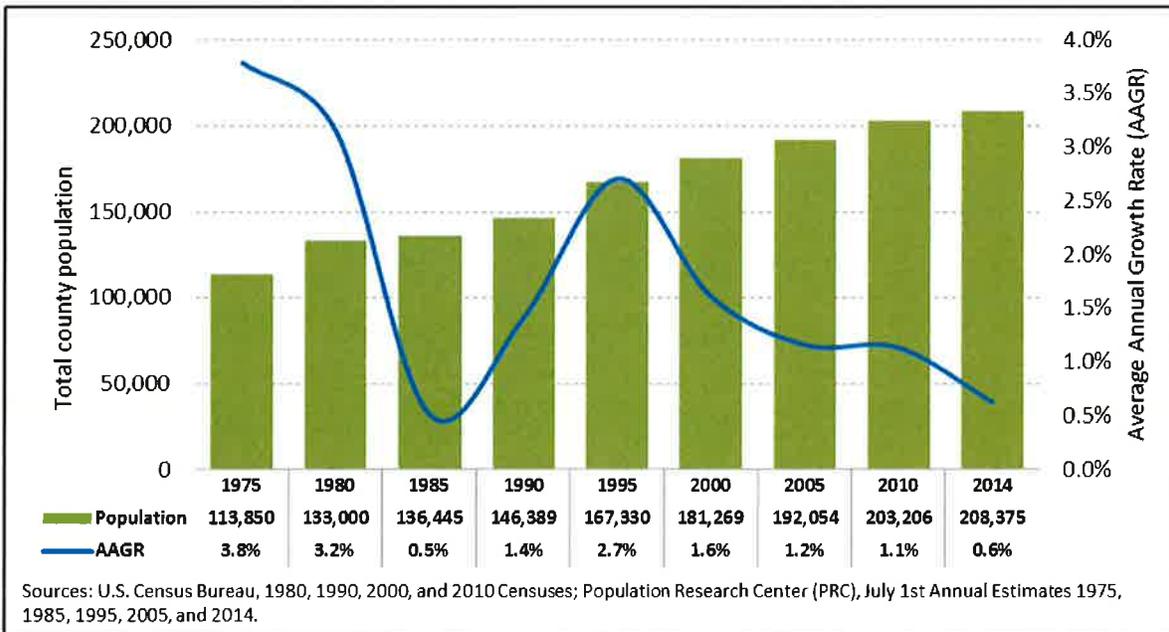
Historical Trends

Different growth patterns occur in different parts of the county. Each of Jackson County’s sub-areas was examined for any significant demographic characteristics or changes in population or housing growth that might influence their individual forecasts. Factors that were analyzed include age composition of the population, ethnicity and race, births, deaths, migration, and number of *housing units* as well as the *occupancy rate* and *persons per household (PPH)*. It should be noted that population trends of individual sub-areas often differ from those of the county as a whole. However, in general, population growth rates for the county are collectively influenced by local trends within its sub-areas.

Population

Jackson County’s total population grew by about 83 percent between 1975 and 2014—from roughly 114,000 in 1975 to more than 208,000 in 2014 (Figure 2). During this approximately 40-year period, the county realized the highest growth rates during the 1970s, which coincided with a period of relative economic prosperity. During the early 1980s, challenging economic conditions, both nationally and within the county, yielded a sharp decline in population growth. Since 1985, the county has experienced steady population growth averaging just over one percent per year. During the 2000s, population growth remained positive and averaged more than one percent per year, in spite of the Great Recession.

Figure 2. Jackson County—Total Population by Five-year Intervals (1975-2010 and 2010-2014)



Jackson County’s population change is the sum of its parts, in the sense that countywide population change is the combined population growth or decline within each UGB and the area outside UGBs. During the 2000s, Jackson County’s average annual population growth rate stood at 1.1 percent, but the growth rate varied to a large degree in sub-areas across the county. Some UGBs, such as Central Point, Eagle Point, Jacksonville, and Shady Cove, realized average annual growth rates that were well above

the countywide rate of one percent (Figure 3). At the same time the remaining UGBs recorded growth rates near or below one percent, or even population decline as was the case for Butte Falls. Most UGBs increased as a share of total county population, but some decreased. The most notable decrease was Ashland. The area outside UGBs experienced an average annual growth rate below that of the county as a whole and declined as a share of total county population between 2000 and 2010.

Figure 3. Jackson County and Sub-Areas—Total Population and Average Annual Growth Rate (AAGR) (2000 to 2010)

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Jackson County</i>	181,269	203,206	1.1%	100.0%	100.0%
Ashland ¹	20,023	20,626	0.3%	11.0%	10.2%
Butte Falls	440	423	-0.4%	0.2%	0.2%
Central Point	13,310	17,736	2.9%	7.3%	8.7%
Eagle Point	4,952	8,508	5.6%	2.7%	4.2%
Gold Hill	1,181	1,228	0.4%	0.7%	0.6%
Jacksonville	2,256	2,785	2.1%	1.2%	1.4%
Medford	67,865	76,581	1.2%	37.4%	37.7%
Phoenix	4,379	4,774	0.9%	2.4%	2.3%
Rogue River	2,544	2,714	0.6%	1.4%	1.3%
Shady Cove	2,528	3,050	1.9%	1.4%	1.5%
Talent	5,683	6,123	0.7%	3.1%	3.0%
Outside UGBs	56,108	58,658	0.4%	31.0%	28.9%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

¹ For simplicity each UGB is referred to by its primary city's name.

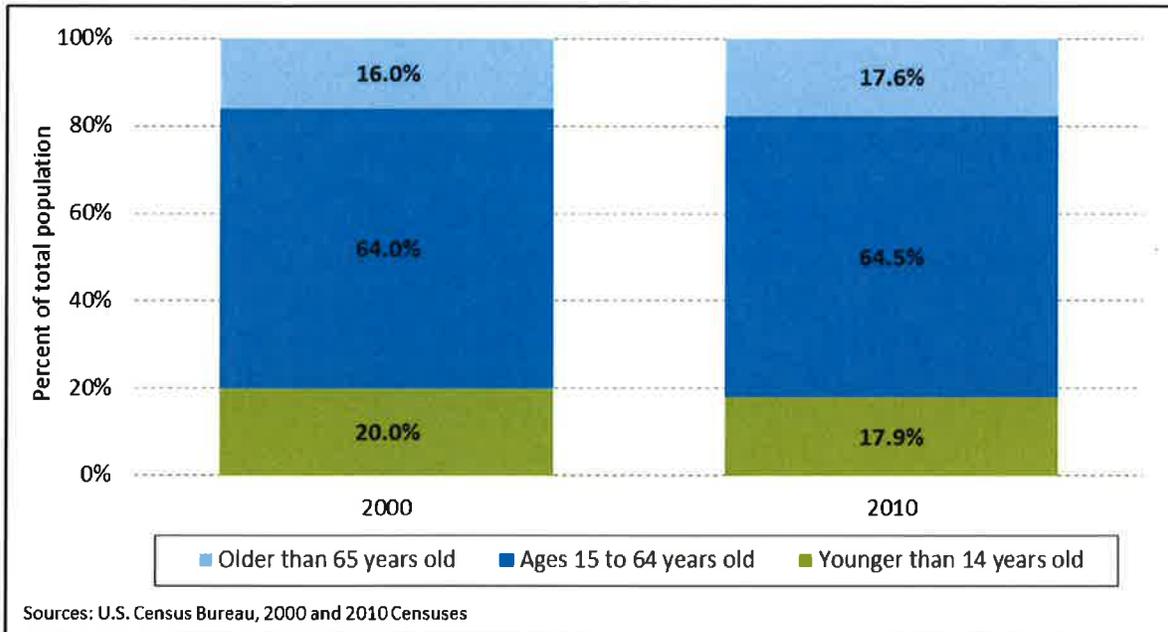
Age Structure of the Population

Similar to most areas across Oregon, Jackson County's population is aging. An aging population significantly influences the number of deaths, but also yields a smaller proportion of women in their childbearing years, which may result in a decline in births. This demographic trend underlies some of the population change that has occurred in recent years. From 2000 to 2010 the proportion of county population 65 or older grew from about 16 percent to approximately 18 percent (Figure 4).¹ Further underscoring the countywide trend in aging, the median age went from about 39 in 2000 to 42 in 2010.²

¹ The population over the age of 65 calculated as a proportion of the working age population is known as the elderly dependency ratio. In general this dependency ratio has been growing more rapidly in recent years.

² Median age is sourced from the U.S. Census Bureau's 2000 and 2010 Censuses

Figure 4. Jackson County—Age Structure of the Population (2000 and 2010)



Race and Ethnicity

While the statewide population is aging, another demographic shift is occurring across Oregon—minority populations are growing as a share of total population. A growing minority population affects both the number of births and average household size. The Hispanic population within Curry County increased substantially from 2000 to 2010 (Figure 5), while the White, non-Hispanic population increased by a smaller amount (in relative terms) over the same time period. This increase in the Hispanic population and other minority populations brings with it several implications for future population change. First, both nationally and at the state level, fertility rates among Hispanic and minority women have tended to be higher than among White, non-Hispanic women. Second, Hispanic and minority households tend to be larger relative to White, non-Hispanic households.

Figure 5. Jackson County—Hispanic or Latino and Race (2000 and 2010)

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
<i>Total population</i>	181,269	100.0%	203,206	100.0%	21,937	12.1%
Hispanic or Latino	12,126	6.7%	21,745	10.7%	9,619	79.3%
Not Hispanic or Latino	169,143	93.3%	181,461	89.3%	12,318	7.3%
White alone	160,795	88.7%	170,023	83.7%	9,228	5.7%
Black or African American alone	674	0.4%	1,227	0.6%	553	82.0%
American Indian and Alaska Native alone	1,782	1.0%	1,874	0.9%	92	5.2%
Asian alone	1,583	0.9%	2,304	1.1%	721	45.5%
Native Hawaiian and Other Pacific Islander alone	291	0.2%	562	0.3%	271	93.1%
Some Other Race alone	198	0.1%	229	0.1%	31	15.7%
Two or More Races	3,820	2.1%	5,242	2.6%	1,422	37.2%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

Births

Historical fertility rates for Jackson County don't mirror the decline in total fertility observed for Oregon overall (Figure 6). Furthermore fertility for younger women in Jackson County has remained at a much higher level than for younger women statewide (Figure 7 and Figure 8). As Figure 7 demonstrates, fertility rates for younger women in Jackson County are lower in 2000 compared to 2010, and women are choosing to have children at older ages. While the decrease in fertility among younger women largely mirrors statewide changes, county fertility changes are distinct from those of the state in two ways. First, while fertility among younger women did decrease within the county, the drop was less pronounced than for younger women statewide. Second, the increase in total fertility in Jackson County during the 2000s runs contrary to the statewide decline during this same period. At the same time Jackson County's total fertility remains below *replacement fertility*.

Figure 6. Jackson County and Oregon—Total Fertility Rates (2000 and 2010)

	2000	2010
Jackson County	1.87	1.97
Oregon	1.98	1.79

Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Oregon Health Authority, Center for Health Statistics. Calculations by Population Research

Figure 7. Jackson County—Age Specific Fertility Rate (2000 and 2010)

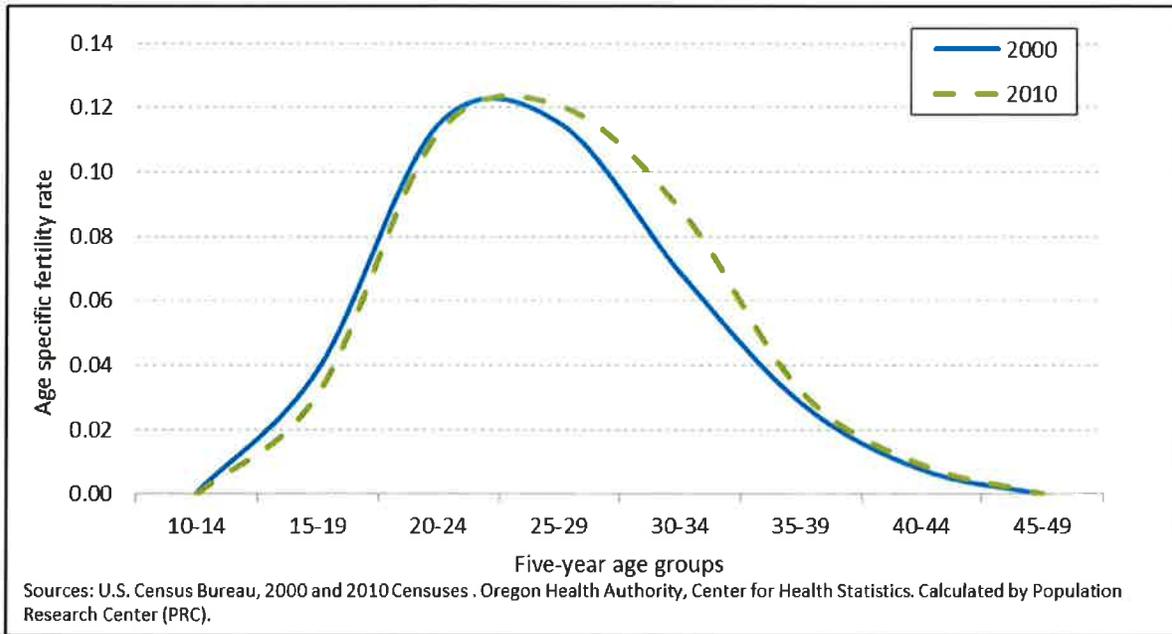


Figure 8. Jackson County and Oregon—Age Specific Fertility Rate (2000 and 2010)

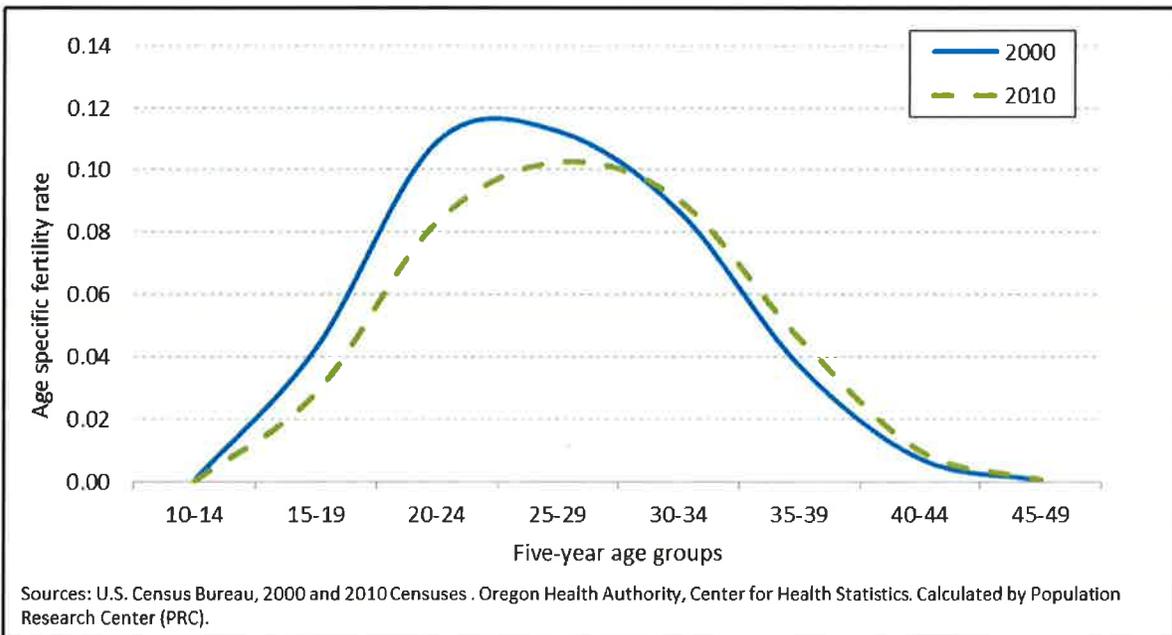


Figure 9 shows the number of births by the area in which the mother resides. Please note that the number of births fluctuates from year to year. For example a sub-area with an increase in births

between two years could easily show a decrease for a different time period; however for the 10-year period from 2000 to 2010 the county as a whole saw an increase in births (Figure 9).

Figure 9. Jackson County and Sub-Areas—Total Births (2000 and 2010)

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Jackson County</i>	2,050	2,341	291	14.2%	100.0%	100.0%
Ashland ¹	162	123	-39	-24.0%	7.9%	5.3%
Central Point	180	270	90	50.1%	8.8%	11.5%
Eagle Point	93	103	10	10.8%	4.5%	4.4%
Medford	920	1,111	191	20.8%	44.9%	47.5%
Smaller UGBs ²	234	230	-4	-1.7%	11.4%	9.8%
Outside UGBs	462	504	42	9.1%	22.5%	21.5%

Sources: Oregon Health Authority, Center for Health Statistics. Aggregated by Population Research Center (PRC).

¹ For simplicity each UGB is referred to by its primary city's name.

² Smaller UGBs are those with populations less than 8,000 in forecast launch year.

Deaths

While the population in the county as a whole is aging, more people are living longer. For Jackson County in 2000, life expectancy for males was 76 years and for females was 80 years. By 2010, life expectancy had increased to 77 for males and 82 for females. For both Jackson County and Oregon, the survival rates changed little between 2000 and 2010—underscoring the fact that mortality is the most stable component of population change. Even so, the total number of countywide deaths increased (Figure 10).

Figure 10. Jackson County and Sub-Areas—Total Deaths (2000 and 2010)

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Jackson County</i>	1,877	2,172	295	15.7%	100.0%	100.0%
Ashland ¹	164	190	26	15.8%	8.7%	8.8%
Central Point	114	135	21	18.4%	6.1%	6.2%
Medford	796	904	108	13.6%	42.4%	41.6%
All other areas ²	803	943	140	17.4%	42.8%	43.4%

Sources: Oregon Health Authority, Center for Health Statistics. Aggregated by Population Research Center (PRC).

¹ For simplicity each UGB is referred to by its primary city's name.

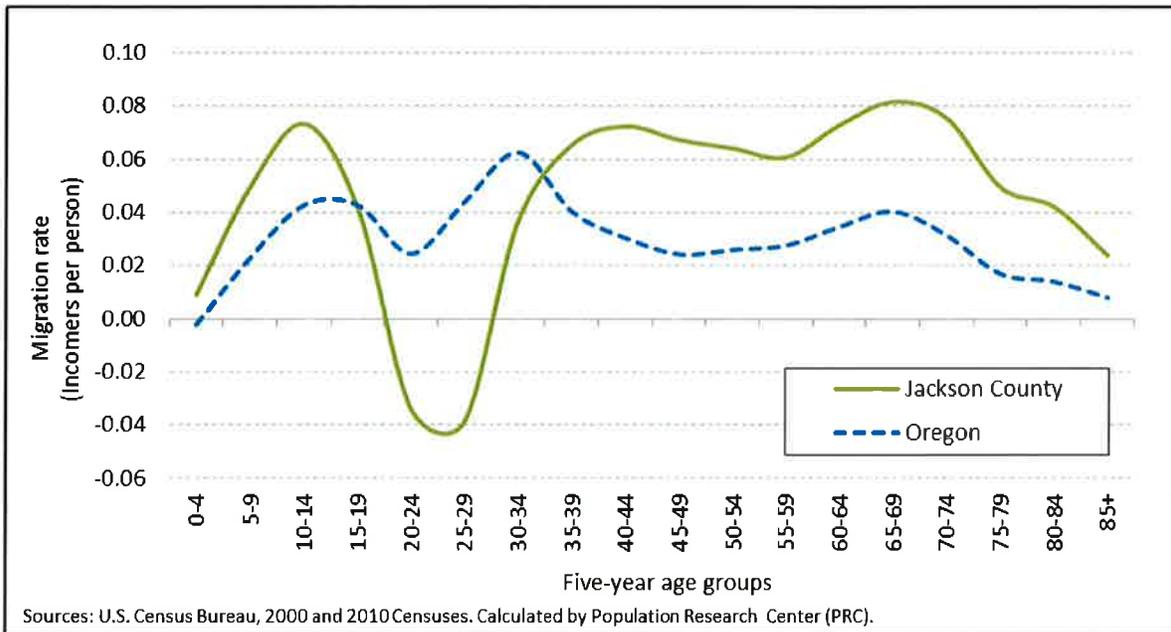
² All other areas includes some larger UGBs (those with populations greater than 8,000), all smaller UGBs (those with populations less than 8,000), and the area outside UGBs. Detailed, point level death data were unavailable for 2000, thus PRC was unable to assign deaths to some UGBs.

Migration

The propensity to migrate is strongly linked to age and stage of life. As such, age-specific migration rates are critically important for assessing these patterns across five-year age cohorts. Figure 11 shows the historical age-specific migration rates by five-year age group, both for Jackson County and Oregon as a whole. The migration rate is shown as the number of net migrants per person by age group.

From 2000 to 2010, younger individuals (ages with the highest mobility levels) moved out of the county in search of employment and education opportunities, as well as military service. At the same time the county attracted a large number of middle-aged to older migrants who likely moved into the county for work-related reasons, to retire, or to be closer family members.

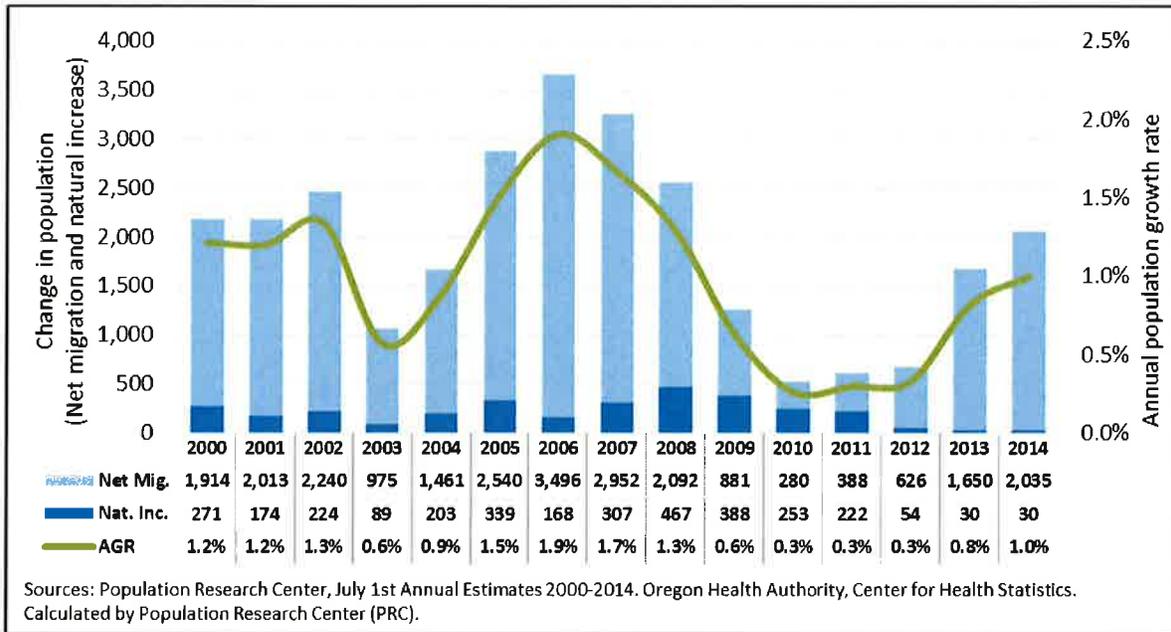
Figure 11. Jackson County and Oregon—Five-year Migration Rates (2000-2010)



Historical Trends in Components of Population Change

In summary, Jackson County's positive population growth in the 2000s was the result of substantial net in-migration and natural increase (Figure 12). Meanwhile an aging population not only led to an increase in deaths, but also resulted in a smaller proportion of women in their childbearing years. This along with more women choosing to have fewer children and have them at older ages has led to slower growth in births. The more rapid growth in deaths relative to that of births caused natural increase—the difference between births and deaths—to decline to almost nothing by 2014. While net in-migration outweighed declining natural increase during the early and middle years of the last decade, the gap between these two numbers shrank during the later years—slowing population growth by 2010. Since 2010 net in-migration has driven rising population growth rates, while natural increase continues to shrink.

Figure 12. Jackson County—Components of Population Change (2000-2014)



Housing and Households

The total number of housing units in Jackson County increased rapidly during the middle years of this last decade (2000 to 2010), but this growth slowed with the onset of the national recession in 2007. Over the entire 2000 to 2010 period, the total number of housing units increased by 20 percent countywide; this equaled more than 15,000 new housing units (Figure 13). Medford captured the largest share of growth in total housing units, with the area outside UGBs, Central Point, Eagle Point, and Ashland also seeing large shares of the countywide housing growth. In terms of relative housing growth Eagle Point grew the most during the 2000s; its total housing units increased nearly 93 percent (1,746 housing units) by 2010.

The rates of increase in the number of total housing units in the county, UGBs, and area outside UGBs are similar to the growth rates of their corresponding populations. The growth rates for housing may slightly differ than the rates for population because the numbers of total housing units are smaller than the numbers of persons, or the UGB has experienced changes in the average number of persons per household or in occupancy rates. However, the pattern of population and housing change in the county is relatively similar.

Figure 13. Jackson County and Sub-Areas—Total Housing Units (2000 and 2010)

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Jackson County</i>	75,737	90,937	1.8%	100.0%	100.0%
Ashland ¹	9,289	10,735	1.5%	12.3%	11.8%
Butte Falls	170	188	1.0%	0.2%	0.2%
Central Point	5,072	7,202	3.6%	6.7%	7.9%
Eagle Point	1,882	3,628	6.8%	2.5%	4.0%
Gold Hill	523	557	0.6%	0.7%	0.6%
Jacksonville	1,116	1,548	3.3%	1.5%	1.7%
Medford	28,215	33,166	1.6%	37.3%	36.5%
Phoenix	2,017	2,251	1.1%	2.7%	2.5%
Rogue River	1,309	1,462	1.1%	1.7%	1.6%
Shady Cove	1,200	1,533	2.5%	1.6%	1.7%
Talent	2,453	2,853	1.5%	3.2%	3.1%
Outside UGBs	22,491	25,814	1.4%	29.7%	28.4%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

¹ For simplicity each UGB is referred to by its primary city's name.

Occupancy rates tend to fluctuate more than PPH. This is particularly true in smaller UGB areas where fewer housing units allow for larger changes—in relative terms—in occupancy rates. From 2000 to 2010 the occupancy rate in Jackson County declined slightly; this was most likely due to slack in demand for housing as individuals experienced the effects of the Great Recession. A slight drop in occupancy rates was mostly uniform across all sub-areas.

Average household size, or PPH, in Jackson County was 2.4 in 2010, down from 2.5 in 2000 (Figure 14). Jackson County's PPH in 2010 was slightly lower than for Oregon as a whole, which had a PPH of 2.5. PPH varied across the sub-areas, with all of them falling between 2.0 and 2.6 persons per household. In 2010 Central Point and Eagle Point had the highest PPH of 2.6. Ashland and Jacksonville had the lowest PPH of 2.0.

Figure 14. Jackson County and Sub-Areas—Persons per Household (PPH) and Occupancy Rate

	Persons Per Household (PPH)			Occupancy Rate		
	2000	2010	Change 2000-2010	2000	2010	Change 2000-2010
<i>Jackson County</i>	2.5	2.4	-3.2%	94.4%	91.4%	-3.1%
Ashland ¹	2.2	2.0	-5.4%	94.2%	90.0%	-4.1%
Butte Falls	2.8	2.5	-7.3%	94.1%	88.3%	-5.8%
Central Point	2.7	2.6	-2.8%	96.8%	93.8%	-3.0%
Eagle Point	2.8	2.6	-6.9%	93.5%	89.5%	-4.0%
Gold Hill	2.5	2.4	-4.9%	89.9%	92.3%	2.4%
Jacksonville	2.1	2.0	-5.9%	93.6%	89.0%	-4.7%
Medford	2.5	2.4	-1.4%	95.4%	92.8%	-2.6%
Phoenix	2.3	2.3	-1.2%	94.5%	93.2%	-1.4%
Rogue River	2.1	2.1	-1.2%	92.7%	90.2%	-2.5%
Shady Cove	2.3	2.3	-4.0%	89.8%	88.3%	-1.5%
Talent	2.4	2.3	-4.5%	96.1%	93.4%	-2.7%
Outside UGBs	2.6	2.5	-5.0%	93.3%	89.7%	-3.6%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

Assumptions for Future Population Change

Evaluating past demographic trends provides clues about what the future will look like, and helps determine the most likely scenarios for population change. Past trends also explain the dynamics of population growth specific to local areas. Relating recent and historical population change to events that influence population change serves as a gauge for what might realistically occur in a given area over the long-term.

Assumptions about fertility, mortality, and migration were developed for Jackson County's population forecast as well as the forecasts for larger sub-areas.³ The assumptions are derived from observations based on life course events, as well as trends unique to Jackson County and its larger sub-areas. Population change for smaller sub-areas is determined by the change in the number of total housing units and PPH. Assumptions around housing unit growth as well as occupancy rates are derived from observations of historical building patterns and current plans for future housing development. In addition assumptions for PPH are based on observed historical patterns of household demographics—for example the average age of householder. The forecast period is 2015-2065.

Assumptions for the County and Larger Sub-Areas

During the forecast period, as the population in Jackson County is expected to continue to age, fertility rates will begin to decline in the near term and continue on this path throughout the remainder of the forecast period. Total fertility in Jackson County is forecast to decrease from 1.9 children per woman in 2015 to 1.8 children per woman by 2065. Similar patterns of declining total fertility are expected within the county's larger sub-areas.

Changes in mortality and life expectancy are more stable compared to fertility and migration. One influential factor affecting mortality and life expectancy is advances in medical technology. The county and larger sub-areas are projected to follow the statewide trend of increasing life expectancy throughout the forecast period—progressing from a life expectancy of 79 years in 2010 to 87 in 2060. However in spite of increasing life expectancy and the corresponding increase in survival rates, Jackson County's aging population and large population cohort reaching a later stage of life will increase the overall number of deaths throughout the forecast period. Larger sub-areas within the county will experience a similar increase in deaths as their population ages.

Migration is the most volatile and challenging demographic component to forecast due to the many factors influencing migration patterns. Economic, social and environmental factors—such as employment, educational opportunities, housing availability, family ties, cultural affinity, climate change, and natural amenities—occurring both inside and outside the study area can affect both the direction and the volume of migration. Net migration rates will change in line with historical trends unique to Jackson County. Net out-migration of younger persons and net in-migration of older

³ County sub-areas with populations greater than 8,000 in forecast launch year were forecast using the [cohort-component method](#). County sub-areas with populations less than 8,000 in forecast launch year were forecast using the [housing-unit method](#). See Glossary of Key Terms at the end of this report for a brief description of these methods or refer to the *Methods* document for a more detailed description of these forecasting techniques.

individuals will persist throughout the forecast period. Countywide average annual net migration is expected to increase from 1,505 net in-migrants in 2015 to 2,855 net in-migrants in 2035. Over the last 30 years of the forecast period average annual net migration is expected to be more steady, increasing to 3,479 net in-migrants by 2065. With natural increase diminishing in its potential to contribute to population growth, net in-migration will become an increasingly important component of population growth.

Assumptions for Smaller Sub-Areas

Rates of population growth for the smaller UGBs are assumed to be determined by corresponding growth in the number of housing units, as well as changes in housing occupancy rates and PPH. The change in housing unit growth is much more variable than change in housing occupancy rates or PPH.

Occupancy rates are assumed to stay relatively stable over the forecast period, while PPH is expected to decline slightly. Smaller household size is associated with an aging population in Jackson County and its sub-areas.

In addition, for sub-areas experiencing population growth, we assume a higher growth rate in the near term, with growth stabilizing over the remainder of the forecast period. If planned housing units were reported in the surveys, then we account for them being constructed over the next 5-15 years. Finally, for county sub-areas where population growth has been flat or declined, and there is no planned housing construction, we hold population growth mostly stable with little to no change.

Supporting Information and Specific Assumptions

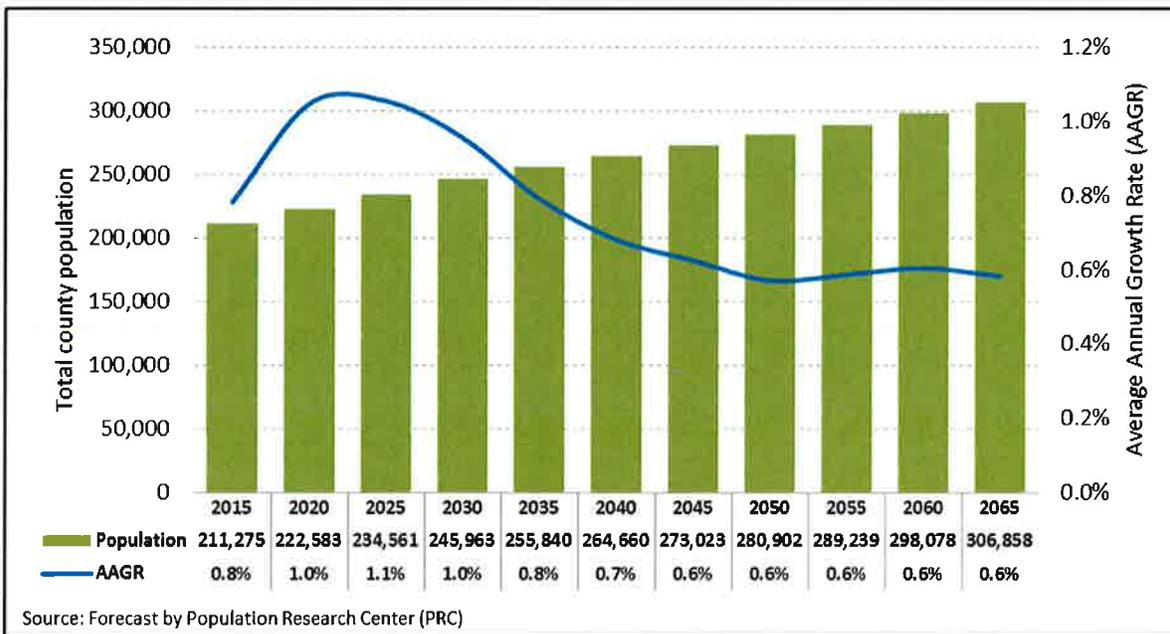
Assumptions used for developing population forecasts are partially derived from surveys and other information provided by local planners and agencies. See [Appendix A](#) for a summary of all submitted surveys and other information that was directly considered in developing the sub-area forecasts. Also, see [Appendix B](#) for specific assumptions used in each sub-area forecast.

Forecast Trends

Under the most-likely population growth scenario in Jackson County, countywide and sub-area populations are expected to increase over the forecast period. The countywide population growth rate is forecast to peak in 2025 and then slowly decline throughout the forecast period. Forecasting tapered population growth is largely driven by an aging population, which is expected to contribute to an increase in deaths, as well as a decrease in births—fewer women within child-bearing years. The aging population is expected to in turn contribute to natural decrease over the forecast period. Net migration is expected to grow steadily throughout the forecast period, but this growth will likely not fully offset the decline in natural increase. The combination of these factors is expected to result in a slowly declining population growth rate as time progresses through the forecast period.

Jackson County’s total population is forecast to grow by nearly 95,600 persons (45 percent) from 2015 to 2065, which translates into a total countywide population of 306,858 in 2065 (Figure 15). The population is forecast to grow at the highest rate—approximately one percent per year—in the near term (2015-2025). This anticipated population growth in the near term is based on two core assumptions: 1) Jackson County’s economy will continue to strengthen in the next five years, and; 2) an increasing number of Baby Boomers will retire to the county. The single largest component of growth in this initial period is net in-migration. Nearly 24,000 net in-migrants are forecast for the 2015 to 2025 period.

Figure 15. Jackson County—Total Forecast Population by Five-year Intervals (2015-2065)



Jackson County’s larger UGBs are forecast to experience a combined population growth of more than 31,600 from 2015 to 2035 and more than 34,300 from 2035 to 2065 (Figure 16). Eagle Point is expected to grow at the fastest average annual rate at more than two percent per year during the first 20 years of

the forecast period. Over this same time period Central Point and Medford are forecast to grow at average annual rates greater than one percent, while Ashland is expected to grow at a relatively slower pace of about one half percent per year. Average annual growth rates are expected to slow during the final 30 years of the forecast period. The majority of larger UGBs are expected to grow as a share of total county population; however Ashland is forecast to decline as a share of total countywide population.

Population outside UGBs is expected to grow by more than 4,700 people from 2015 to 2035, but is expected to grow at a much slower rate during the second half of the forecast period, only adding a little more than 2,000 people from 2035 to 2065. The population of the area outside UGBs is expected to decline as a share of total countywide population over the forecast period, composing 29 percent of the countywide population in 2015 and about 22 percent in 2065.

Figure 16. Jackson County and Larger Sub-Areas—Forecast Population and AAGR

	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)	Share of County 2015	Share of County 2035	Share of County 2065
<i>Jackson County</i>	211,275	255,840	306,858	1.0%	0.6%	100.0%	100.0%	100.0%
Ashland ¹	20,905	23,183	24,138	0.5%	0.1%	9.9%	9.1%	7.9%
Central Point	18,329	22,680	27,485	1.1%	0.6%	8.7%	8.9%	9.0%
Eagle Point	9,657	14,839	18,669	2.2%	0.8%	4.6%	5.8%	6.1%
Medford	80,024	99,835	124,582	1.1%	0.7%	37.9%	39.0%	40.6%
Smaller UGBs ²	21,987	30,199	44,865	1.6%	1.3%	10.4%	11.8%	14.6%
Outside UGBs	60,373	65,104	67,119	0.4%	0.1%	28.6%	25.4%	21.9%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Smaller UGBs are those with populations less than 8,000 in forecast launch year.

Medford, Jackson County's largest UGB, is expected to capture the largest share of total countywide population growth throughout the entire forecast period (Figure 17). The remaining larger UGBs all account for significant portions of countywide population growth, but they are all expected to capture a smaller share (in relative terms) of population growth during the final 30 years of the forecast period. The area outside UGBs is forecast to capture a decreasing share of countywide population growth as time progresses through the forecast period.

Figure 17. Jackson County and Larger Sub-Areas—Share of Countywide Population Growth

	2015-2035	2035-2065
<i>Jackson County</i>	100.0%	100.0%
Ashland ¹	5.1%	1.9%
Central Point	9.8%	9.4%
Eagle Point	11.6%	7.5%
Medford	44.5%	48.5%
Smaller UGBs ²	18.4%	28.7%
Outside UGBs	10.6%	3.9%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Smaller UGBs are those with populations less than 8,000 in forecast launch year.

The remaining smaller UGBs are expected to grow by a combined number of more than 8,200 persons from 2015 to 2035, with a combined average annual growth rate of 1.6 percent (Figure 16). This growth rate is driven by expected rapid growth in Jacksonville, Phoenix, Rogue River, Shady Cove, and Talent (Figure 18). Butte Falls and Gold Hill are forecast to grow at average annual rates below one percent per year during the first 20 years of the forecast period. Similar to the larger UGBs and the county as a whole, population growth rates are expected to decline for the second half of the forecast period (2035 to 2065). Even so, the smaller UGBs are forecast to collectively add nearly 14,700 people from 2035 to 2065.

Figure 18. Jackson County and Smaller Sub-Areas—Forecast Population and AAGR

	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)	Share of County 2015	Share of County 2035	Share of County 2065
<i>Jackson County</i>	211,275	255,840	306,858	1.0%	0.6%	100.0%	100.0%	100.0%
Butte Falls ¹	421	437	447	0.2%	0.1%	0.2%	0.2%	0.1%
Gold Hill	1,267	1,496	2,018	0.8%	1.0%	0.6%	0.6%	0.7%
Jacksonville	2,927	4,316	6,687	2.0%	1.5%	1.4%	1.7%	2.2%
Phoenix	4,955	6,883	9,775	1.7%	1.2%	2.3%	2.7%	3.2%
Rogue River	2,838	3,705	5,545	1.3%	1.4%	1.3%	1.4%	1.8%
Shady Cove	3,168	4,343	6,105	1.6%	1.1%	1.5%	1.7%	2.0%
Talent	6,411	9,020	14,290	1.7%	1.5%	3.0%	3.5%	4.7%
Larger UGBs ²	128,915	160,537	194,874	1.1%	0.6%	61.0%	62.7%	63.5%
Outside UGBs	60,373	65,104	67,119	0.4%	0.1%	28.6%	25.4%	21.9%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Larger UGBs are those with populations greater than 8,000 in forecast launch year.

All of Jackson County's smaller sub-areas are expected to capture an increasing share of countywide population growth over the 50-year forecast period (Figure 19).

Figure 19. Jackson County and Smaller Sub-Areas—Share of Countywide Population Growth

	2015-2035	2035-2065
<i>Jackson County</i>	100.0%	100.0%
Butte Falls ¹	0.0%	0.0%
Gold Hill	0.5%	1.0%
Jacksonville	3.1%	4.6%
Phoenix	4.3%	5.7%
Rogue River	1.9%	3.6%
Shady Cove	2.6%	3.5%
Talent	5.9%	10.3%
Larger UGBs ²	71.0%	67.3%
Outside UGBs	10.6%	3.9%

Source: Forecast by Population Research Center (PRC)

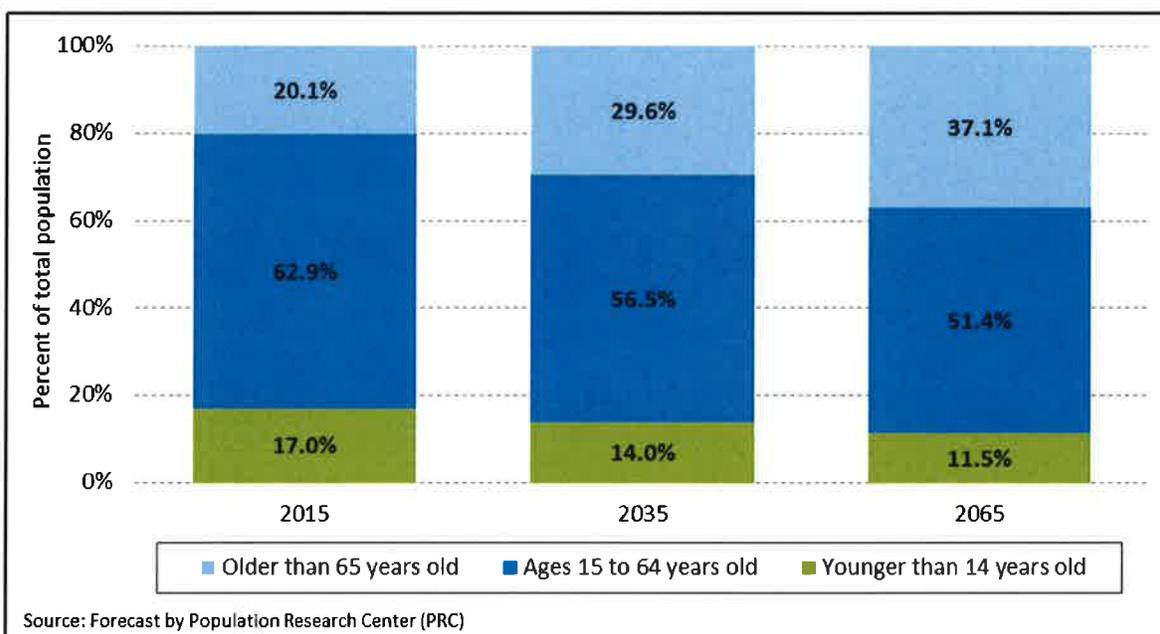
¹ For simplicity each UGB is referred to by its primary city's name.

² Larger UGBs are those with populations greater than 8,000 in forecast launch year.

Forecast Trends in Components of Population Change

As previously discussed, a key factor in both declining births and increasing deaths is Jackson County's aging population. From 2015 to 2035 the proportion of county population 65 or older is forecast to grow from a little over 20 percent to nearly 30 percent. By 2065 approximately 37 percent of the total population is expected to be 65 or older (Figure 20). For a more detailed look at the age structure of Jackson County's population see the final forecast table published to the forecast program website (<http://www.pdx.edu/prc/opfp>).

Figure 20. Jackson County—Age Structure of the Population (2015, 2035, and 2065)

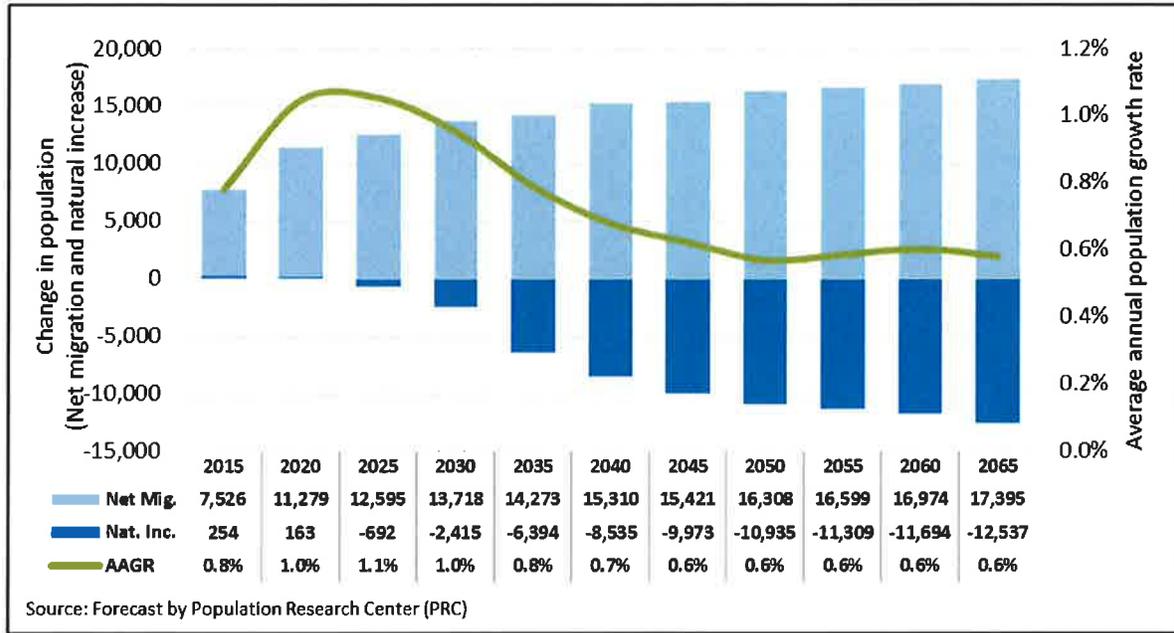


As the countywide population ages—contributing to a slow-growing population of women in their years of peak fertility—and more women choose to have fewer children and have them at an older age, average annual births are expected to decline, although slowly, over the forecast period; this combined with the rising number of deaths, will lead to a natural decrease (Figure 21). The total number of deaths countywide is expected to increase more rapidly in the near term, followed by slower growth during the later years of the forecast period. This pattern of initial growth in the number of deaths is explained by the relative size and aging patterns of the Baby Boom and Baby Boom Echo generations. For example, in Jackson County, deaths are forecast to begin to increase significantly during the 2025-2035 period as Baby Boomers age out, and peak again in the 2040-2050 period as children of Baby Boomers (i.e. Baby Boom Echo) experience the effects of aging.

As the increase in the number of deaths outpaces births, population growth in Jackson County is expected to become increasingly reliant on net in-migration; and in fact positive net in-migration is expected to persist throughout the forecast period. The majority of these net in-migrants are expected to be middle-aged and older individuals.

In summary, declining natural increase and steady net in-migration is forecast to result in population growth reaching its peak in 2025 and then tapering through the remainder of the forecast period (Figure 21). An aging population is expected to not only lead to an increase in deaths, but a smaller proportion of women in their childbearing years is expected to result in a long-term decline in births. Net migration is expected to grow steadily throughout the forecast period, but it will not fully offset the growth in natural decrease.

Figure 21. Jackson County—Components of Population Change, 2015-2065



Glossary of Key Terms

Cohort-Component Method: A method used to forecast future populations based on changes in births, deaths, and migration over time.

Coordinated population forecast: A population forecast prepared for the county along with population forecasts for its city urban growth boundary (UGB) areas and non-UGB area.

Housing unit: A house, apartment, mobile home or trailer, group of rooms, or single room that is occupied or is intended for occupancy.

Housing-Unit Method: A method used to forecast future populations based on changes in housing unit counts, vacancy rates, the average numbers of persons per household (PPH), and group quarter population counts.

Occupancy rate: The proportion of total housing units that are occupied by an individual or group of persons.

Persons per household (PPH): The average household size (i.e. the average number of persons per occupied housing unit for a particular geographic area).

Replacement Level Fertility: The average number of children each woman needs to bear in order to replace the population (to replace each male and female) under current mortality conditions in the U.S. This is commonly estimated to be 2.1 children per woman.

Appendix A: Supporting Information

Supporting information is based on planning documents and reports, and from submissions to PRC from city officials and staff, and other stakeholders. The information pertains to characteristics of each city area, and to changes thought to occur in the future. The cities of Gold Hill and Talent did not submit survey responses.

Ashland—Jackson County						
Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
<p>Ashland's persons per household number has decreased from 2.2 to 2.14 between 2000 and 2010.</p> <p>See demographic changes cited in Ashland 2012 Housing Needs Analysis</p>	<p>Vacancy rates for rental units (1%) and ownership units (4.2%) remained relatively unchanged between 2000 and 2010</p> <p>A questionnaire of rental property owners conducted by</p>	<p>A Neighborhood Masterplan for a 94 acre residential area within the UGB is in review and adoption process. The Normal Neighborhood Plan area would accommodate 450-550 residential units of various housing types over a 20+ year planning period consistent with Ashland's</p>	<p>No new facilities identified</p>	<p>No new large scale employers are identified</p>	<p>See Transportation System Plan approved in 2013.</p>	<p>Promos: Has enough vacant land in Urban Growth Boundary to accommodate expected 20 year growth, with a total capacity of an estimated 2,853 dwelling units.</p> <p>Hinders: The overall impact of a low vacancy rate is that there are fewer options in the rental market when people are looking for a unit to rent.</p> <p>Retail and Service are the fastest growing employment sectors in Ashland. The average monthly earnings from jobs in the Retail sector (\$2420) and Service sector (\$2271) are insufficient to afford fair market rents in Ashland when measured as spending less than 30% of one's income</p>

Ashland—Jackson County

	the City in 2012 showed the current rental vacancy rate to be 1%.	Comprehensive Plan. (see www.ashland.or.us/normalplan)			on housing costs. However, this trend is not specific to Ashland; in general wages have been outpaced by housing costs for at least the past decade.
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	<p>Ashland's Housing Needs Analysis 2012 cites the population growth rate of individuals 65 years old and older grew at a faster rate in Ashland than in the rest of the State, while the population of individuals between the ages of 35 and 44 actually declined. In the last decades Ashland has also seen a substantial decrease in the population of nearly all age groups between 15 and 55 (one exception was the 25-34 age groups which saw a 3.4% increase between 2000 and 2010). The populations of age groups 55 years old and older see growth.</p> <p>SOU's 2014 fall enrollment was 6,203 students, up from 6,140 a year ago, representing the first increase in fall enrollment since 2011, in contrast to an expected decrease projected by Oregon University System (see http://www.ous.edu/sites/default/files/factreport/enroll/files/enrdmnd.pdf).</p>				
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>Ashland's low vacancy rate is symptomatic of a mismatch between the price of existing housing stock and the ability to pay for this housing. In short there is an abundance of high priced single family dwellings, but a shortage of affordable multi-family housing. The 2013 Housing Needs Analysis identified that "the largest dwelling unit gap exists for households earning less than \$10,000 annually." This population makes up about 12 percent of all Ashland households. While there is clearly a gap in affordable dwelling units for renters, there is also a growing number of retirees moving to Ashland—a demographic that may have sufficient assets to purchase the higher priced single family dwellings. In any case the city is definitely facing a substantial shortage of affordable rental housing for its workforce. One constraint is the volume of buildable land which is currently zoned for multi-family residential use. The 2013 Housing Needs Analysis identifies solutions such as re-zoning commercial land to encourage more mixed use development, enforce current zoning ordinances to ensure multi-family development occurs in the areas already zoned for it, allow for and facilitate adaptive reuse and infill of existing built-out areas, etc.</p>				

Butte Falls—Jackson County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Es t. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
Elderly population is stable. No population decreases or increases.	Quite a few homes in foreclosure. Vacancy rate for rentals is low.	None	None	Water Bottling Plant will add an estimated 4 jobs.		<p>Promos:</p> <p>Hinders:</p>
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>						

Butte Falls—Jackson County

**Other information
(e.g. planning
documents, email
correspondence,
housing
development
survey)**

Central Point—Jackson County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
<p>Remains consistent with 2010 U.S. Census population characteristics.</p> <p>Has been increased interest in retirement facilities, including some assisted living, but generally consistent with projections.</p>	<p>Occupancy Rates stable both for ownership and rental units.</p> <p>Significant majority (90+%) of new construction is for new housing.</p>	<p>North Village, Phase 1 (75 detached dwelling units) and 2 (31 detached dwelling units) pending receipt of a Letter of Map Revision from FEMA (est. timing Summer 2015). Estimated Build-out Fall 2018.</p> <p>Plans for development of the Eastside Transit Oriented District (8 duplexes, 30</p>	<p>No plans for future Group Quarters.</p>	<p>Combined Trucking will add in excess of 100 employees</p>	<p>City's infrastructure and capital improvement program adequate to serve planned growth.</p>	<p>Promos: Sufficient urbanizable land with infrastructure plus a fast and efficient land use process.</p> <p>Hinders: Economy</p>

Central Point—Jackson County

		townhomes, 288 apartments over three phases. Estimated timing summer 2016 start)				
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	City infrastructure is in good condition to accept projected growth. Currently preparing documentation to expand UGB as necessary to add more residential land.					
Other information (e.g. planning documents, email correspondence, housing development survey)	There are three approved housing development applications that will result in a total of 49 townhomes and 20 single family dwellings. The townhomes are expected to be built out by 2018 and the single family dwellings by 2016. The townhomes are targeted at first time home buyers as well as retirees looking to downsize. The single family dwellings are targeted at a more affluent home buyer, and are priced at \$225,000 to \$350,000.					

Eagle Point—Jackson County

<p>Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)</p>	<p>Observations about Housing (including vacancy rates)</p>	<p>Planned Housing Development/Es t. Year Completion</p>	<p>Future Group Quarters Facilities</p>	<p>Future Employers</p>	<p>Infrastructure</p>	<p>Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes</p>
<p>In the past 20 years Eagle Point has morphed from a small, working class, timber-oriented bedroom community to a more diverse, growing city with a broad range of neighborhoods, housing types and costs. Middle income families and retirees have been the town's primary market in recent years. Ethnicity here is almost 90% white, with Hispanic and mixed races making up most of the</p>	<p>Eagle Point has a wide variety of housing types, densities and costs, with noticeable distinctions between the north, south, and center of town. After a period of foreclosures and vacancies, existing stock is more stable now.</p>	<p>Please refer to the 2014 PSU Housing Development Survey for Eagle Point.</p>	<p>None planned beyond the existing senior housing development.</p>	<p>Same as current. Major employers in town are the Eagle Point School District and Walmart. However, over 90% of the working population commutes to other nearby cities (primarily Medford) for work.</p>	<p>Planned water system improvement and expansion as outlined in the 2013 Water System Master Plan; ongoing street capital improvements and maintenance.</p>	<p>Promos: Over 200 acres of vacant and subdivided land available for single family and multifamily home construction, along with a Town Center Plan that promotes urban, higher density residential infill and redevelopment.</p> <p>Hinders: Development within the SE area of City limited to 25 – 30 more residences before water supply has reached its maximum for that zone. An additional water tank is currently being planned.</p>

Eagle Point—Jackson County

<p>remainder.</p>					
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	<p>The number of issued residential building permits increased significantly during the latter part of 2013, and has been picking up steam since then. The city is investing in maintenance of its existing infrastructure, particularly roads, water and storm water system. The Town Center Plan, adopted in 2008, envisions significant growth in and around the downtown, with a supply of residential and commercial infill and redevelopment opportunities that will exceed current market demand. At the same time, over 200 acres of available, subdivided and un-subdivided residential land is primed for construction. Further, in 2012 Eagle Point received approval from the State, and has since formally established, four urban reserve areas totaling almost 3,000 acres of land for future expansion outside the city's current urban growth boundary.</p>				
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>Eagle Point has six housing development projects either under review or approved for construction. These projects—if built out to specifications—will result in 550 single family dwellings and 14 duplexes. The majority of the new houses—including the duplexes—will be targeting retirees and those able to afford housing priced at \$300,000 to \$700,000. Only 30 single family dwellings will be targeting working class families.</p>				

Jacksonville—Jackson County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
High percentage of retired and empty nesters. High home prices make it difficult for young families with children. Predominantly white Caucasian.	High percentage of single family dwellings, very few multi-family developments.	See Housing Development Survey	None	None	City is in the process of looking into purchasing more water rights to satisfy the usage at our present time and eventual growth. It is already capable of handling a population up to approximately 5000. Recent water master plan update is mainly for upgrading the system for maintenance purposes.	<p>Promos: The City's National Historic Landmark District brings tourism and commerce. Wine industry is growing in the area, more people visiting and deciding to purchase property.</p> <p>Hinders: The City of Jacksonville does not have an urban reserve area. The City's Urban Growth Boundary is identical to its City Limits with the exception of 10 acres. The City must expand its urban growth boundary before additional growth can occur.</p>

Jacksonville—Jackson County

<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	<p>City of Jacksonville. See above.</p>
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>Within Jacksonville there are six housing development projects. All of these are approved, but two (39 single family dwellings) have not started construction yet. The remaining projects will yield 16 single family dwellings and 51 manufactured townhomes. The manufactured townhomes are targeting a mix of young families and retirees at \$250,000 to \$300,000. The remaining single family dwellings are mostly targeting a more affluent home buyer, with some lots projected to be above \$400,000.</p>

Medford—Jackson County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Es t. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
<p>One interesting thing I found out in the last Census was Medford had a younger population than Ashland (home of Southern Oregon University). Medford has a sizeable retirement population and is more affordable than many places in the Rogue Valley (easier for young families to buy a house).</p>	<p>The vacancy rates are extremely low in Medford.</p>	<p>There are two large multi-family developments being planned for downtown. Additional planned housing development is depicted on the Housing Survey.</p>	<p>Bonaventure Senior Living and Fern Gardens Phase III</p>	<p>Denny's Restaurant opening in 2015 (70 employees)</p>		<p>Promos: The city has just "upzoned" 40 acres of low density residential to higher density residential.</p> <p>Hinders:</p>

Medford—Jackson County

<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	<p>With Medford's population rate of increase roughly in line with the state (over the past 25 years), the City will taking a greater share of population in Jackson County. The following is an excerpt from the Population Element:</p> <p>“For many decades, Medford consistently made up a 30% to 33% proportion of the County population. The proportion increased to 36% in 2005; and the forecast increases this proportion to 42% in 2027 and to 44% in 2040. This is consistent with the Regional Problem Solving (RPS) program’s future growth proposal, which increases Medford’s share of the urban population in the County over roughly a 50-year period, allowing for some other cities to grow more slowly. The RPS program is designating Urban Reserve Areas for each city, which will ultimately be taken into the UGB to accommodate future growth.”</p>
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>Medford has 18 residential development projects which are either under construction or in the process of being approved. These projects, if built out, will result in about 216 single family dwellings and roughly 217 multi-family units. No price information was available.</p>

Phoenix—Jackson County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
<p>Established & growing latino community as demonstrated by latino-owned business cluster in downtown Phoenix</p>	<p>Multifamily vacancy is very low (roughly 1-2%); no single family rental; increasing single family fee simple infill development ;</p>	<p>4 projects to begin construction in 2015 and finish in 2017, adding approximately 300 new dwelling units; Phoenix will annex approximately 1,229 existing dwelling units that are located within its designated Urban Reserve Areas within the next 5-10 years</p>	<p>None planned currently</p>	<p>Development of approximately 300 acres of employment land in next 10 years</p>	<p>All infrastructure is currently available to serve new residential and employment development</p>	<p>Promos: See comments below. Hinders: Regional economy is plagued by high unemployment, particularly at low skill levels, and wage stagnation. While competition for housing increases, many low and moderate income households will confront more barriers to securing quality housing that is consistent with their life circumstances and consumer preferences.</p>

Phoenix—Jackson County

<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	<p>Phoenix is initiating its first UGB amendment ever which includes the addition of residential and employment land. With the annexation of one Urban Reserve Area, it will increase its population by 50% of its 2015 estimated population. Comprehensive planning efforts are supportive of increasing density through infill development in existing residential neighborhoods and mixed use redevelopment projects that will achieve densities that are 2-3 times current densities. Phoenix will also be the beneficiary of development pressure in Ashland and Talent as low and median income homebuyers and renters are priced out of those communities. The City has also initiated ambitious community development projects with the goal of attracting developers, small businesses, and residents.</p>
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>Phoenix has four residential development projects which are either under construction or in the process of being approved. These projects, if built out, will result in about 291 single and multi-family dwellings. Roughly 41 of these dwellings would be priced for young families or single professionals. Forty to fifty of these dwellings are intended for workforce housing or low income senior housing. No market information was provided for the largest development (approximately 200 dwellings). In addition to the planned residential development, Phoenix plans to annex roughly 1,229 dwellings into its UGB within the next 5-10 years.</p>

Rogue River—Jackson County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
No reason to think the demographics of our population has changed in the last four years, nor to think that will change in the next four years.	Almost all new homes here are being built in a P.U.D. where buildings costs are \$127,000 and selling costs are about \$180,000	Foothill Estates is the P.U.D. It is about 35% complete and might be completed by the end of 2018.	None than we know of.	None that we know of. Except possible small business (Subway/Dollar General) with 1-12 employees each.	No plans for infrastructure improvements or expansions.	<p>Promos:</p> <p>Hinders:</p>
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p> <p>Only the Foothill Estates planned unit development (P.U.D.) as described above.</p>						

Rogue River—Jackson County

**Other information
(e.g. planning
documents, email
correspondence,
housing
development
survey)**

Rogue River has one housing development project approved and under construction. Twenty-four of the 74 total lots in the Foothills Estates P.U.D. are currently built. The target is small families and retirees, with a price ranging from \$180,000 to \$190,000.

Shady Cove—Jackson County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
<p>Contrast between very wealthy (high income housing) and strong inventory of Manufactured dwelling in mobile home parks</p>	<p>Occupancy rates stable; Slow and steady construction on vacant lots</p>	<p>None</p>	<p>Unlikely</p>	<p>Unknown</p>		<p>Promos: Has enough land in and outside city for residential development, enough to accommodate at least 3,500 persons.</p> <p>Hinders: Properties along primary physical attraction (Rogue River) are occupied;</p> <p>Distance from medical services;</p> <p>Lack of municipal water.</p>

Shady Cove—Jackson County

<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	<p>Population growth is slightly less than projected for the period beginning in 1990. Current estimates are around 2,920 in 2014; the estimate for 2015 is 3,178.</p>
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>The response to the housing development survey stated that there are numerous scattered, but vacant lots in subdivisions. Beyond this there is no current or planned housing development.</p>

Non-UGB Unincorporated Area—Jackson County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
						<p>Promos:</p> <p>Hinders:</p>
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>						

Non-UGB Unincorporated Area—Jackson County

**Other information
(e.g. planning
documents, email
correspondence,
housing
development
survey)**

Jackson County recorded a total of 88 building permits issued for 2014. The majority of these building permits were for construction of single family dwellings, but a few were for duplex structures and out buildings.

Email Communication

Comment from State of Oregon DLCD: March 25, 2015

Here are my comments as iterated in the meetings last week.

City of Talent- the City has some significant land constraint/availability issues that will likely affect their ability to grow at the level predicted. The City has a limited amount of land within its current UGB that is developable. What is developable has some fairly serious development constraints (e.g. railroad crossing, steep slopes). Also, they do not have much residential land in their Urban Reserve areas.

Glendale- Population estimates seem high for this community. Even if they have the infrastructure available to accommodate growth (which I'm not sure about) the estimates still seem high based on isolated location and limited services and employment.

Comments from City of Phoenix: March 26, 2015

I recently attended the Oregon Population Forecast Program in Medford and learned that the City of Phoenix had not submitted the housing development and demographic surveys. They have been completed and are attached.

I have the following general comments regarding the population forecast

The forecasts apply only to existing UGBs. The City of Phoenix and five other communities in the Rogue Valley have identified Urban Reserve Areas through a Regional Problem Solving planning process. In the case of Phoenix, one of those URAs consists of urbanized land that will be annexed by the City within the next 10 years. With approximately 1,229 dwelling units in this area the City's population will grow by 2,500 to 2,700 in a relatively short period of time. At the same time, Jackson County will lose that population.

Two other URAs, which are currently undeveloped agricultural land, will likely be included (at least in part) in the City's upcoming UGB amendment process. Between them, 124 acres have been designated for residential development. At an average density of 10 dwelling units per gross developable acre, we anticipate that these residential lands will accommodate approximately 1,240 new households or another 2,500 people. We expect this development to begin over the next 5 years, reaching its peak between 10 to 20 years, and reaching buildout within the next 30-40 years.

Please contact me with any questions or comments you might have.

Question from Jacksonville: March 17, 2015

I went to your presentation on the population forecast for Jackson County. We are concerned that the numbers the forecast reflect for Jacksonville are too high.

As I understand it, it sounds like you need comments fairly soon. Since next week is spring break, and some key people in our office are going to be gone, the soonest I can discuss this with our department and City Administrator is the week of March 30th.

Could you send me some information regarding the process? What would you need with regards to data?

One thing I can tell you right now is that our current water capacity will only support for a maximum population of about 5,000. Additionally, we have very little buildable land at this point. There are murmurs of possibly expanding our UGB, but even with that, I think the numbers in the forecast are still too high.

If you could let me know how we should proceed, and your timeline, that would be great.

Response from PSU: March 19, 2015

If you can send comments prior to March 31, that would be great. We will post the proposed forecasts on March 31. The formal challenge period begins April 1 and continues through May 15. We will request that evidence or additional data be submitted to us to consider for revising the proposed forecast (in addition to survey data previously submitted). The link below will take you to our web page where additional information can be found about the 45-day review/challenge period (deadlines, type of data to submit).

<http://www.pdx.edu/prc/opfp>

Your comments and information included in your email (this one) are helpful to have. We will revisit the forecast for Jacksonville and reevaluate our assumptions for future growth.

Follow up question from Jacksonville: March 26, 2015

Our Planning Director is out of town this week, so I haven't had the opportunity to sit down with her and our City Administrator about the numbers. We are planning on meeting early next week. Any chance we can have until Friday, April 3rd to send you our comments?

Follow up response from PSU: March 26, 2015

We cannot extend the period in which to respond to the preliminary forecasts because we release the proposed forecasts on March 31. The release of the proposed forecasts begins the formal challenge period.

We did adjust Jacksonville's forecasts down to account for lower density growth and issues with water rights.

If you check back later today, we can give you the revised average annual growth rates

Follow up questions from Jacksonville: March 30, 2015

Could you send me the revised annual growth rates for the City of Jacksonville?

I am meeting with our City Administrator and Planning Director tomorrow morning and would like to show them the revised numbers.

Follow up response from PSU: March 30, 2015

Below are tentative Proposed numbers for Jacksonville for 2015, 2035, and 2065. As you'll see these numbers are roughly 400 lower in 2035 and 700 lower by 2065. The AAGR is now at 2% for the 2015-2035 period and remains at 1.5% for the 2035-2065 period.

Contact us with any questions or concerns.

	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)	Share of County 2015	Share of County 2035	Share of County 2065
<i>Jackson County</i>	211,275	255,840	306,858	1.0%	0.6%	100.0%	100.0%	100.0%
Butte Falls¹	421	437	447	0.2%	0.1%	0.2%	0.2%	0.1%
Gold Hill	1,267	1,496	2,018	0.8%	1.0%	0.6%	0.6%	0.7%
Jacksonville	2,927	4,316	6,687	2.0%	1.5%	1.4%	1.7%	2.2%
Phoenix	4,955	6,883	9,775	1.7%	1.2%	2.3%	2.7%	3.2%
Rogue River	2,838	3,705	5,545	1.3%	1.4%	1.3%	1.4%	1.8%
Shady Cove	3,168	4,343	6,105	1.6%	1.1%	1.5%	1.7%	2.0%
Talent	6,411	9,020	14,290	1.7%	1.5%	3.0%	3.5%	4.7%
Larger UGBs ²	128,915	160,537	194,874	1.1%	0.6%	61.0%	62.7%	63.5%
Outside UGBs	60,373	65,104	67,119	0.4%	0.1%	28.6%	25.4%	21.9%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Larger UGBs are those with populations greater than 8,000 in forecast launch year.

Other general inquiry for Jackson County and UGBs, April and May, 2015

Per telephone conversation and emails after the challenge period commenced, more information and insight about population growth in Jackson County and its sub-areas from a local planning firm were provided and discussed.

Appendix B: Specific Assumptions

Ashland

The total fertility rate (TFR) is assumed to stay slightly above the historical average TFR observed in the 2000s. Survival rates for 2060 are assumed to be a little above those forecast for the county as a whole. Ashland has historically had slightly higher survival rates than observed countywide; this corresponds with a slightly longer life expectancy. Age-specific net migration rates are assumed to generally follow historical patterns for Ashland, but at slightly higher rates over the forecast period.

Butte Falls

The annual housing unit growth rate is assumed to rapidly increase to one percent during the initial years of the forecast period and then gradually decline to zero over the remainder of the forecast period. The occupancy rate is assumed to steadily decline over the forecasting period, starting at a rate higher than observed in 2010 and ending at a rate slightly lower than observed in 2010. Average household size is assumed to slightly decrease over the forecast period. Group quarters population is assumed to stay steady over the forecast period.

Central Point

The total fertility rate (TFR) is assumed to begin at the rate observed in 2010 and then gradually decline over the forecast period. Survival rates for 2060 are assumed to be a little above those forecast for the county as a whole. Central Point has historically had slightly higher survival rates than observed countywide; this corresponds with a slightly longer life expectancy. Age-specific net migration rates are assumed to generally follow countywide historical patterns, but at slightly higher rates over the forecast period.

Eagle Point

The total fertility rate (TFR) is assumed to decline over the forecast period—although more slowly than it has historically—from the rate observed in 2010. Survival rates for 2060 are assumed to be a little above those forecast for the county as a whole. Eagle Point has historically had slightly higher survival rates than observed countywide; this corresponds with a slightly longer life expectancy. Age-specific net migration rates are assumed to generally follow historical patterns for Eagle Point, but at slightly higher rates over the forecast period.

Gold Hill

The annual housing unit growth rate is assumed to rapidly increase in the initial years of the forecast period and then slightly decline to a rate just greater than one percent and remain at this level for the duration of the forecast period. The occupancy rate is assumed to slightly increase during the initial years of the forecast period and then gradually decline through the remainder of the forecast period. Average household size is assumed to gradually decline over the forecast period. Group quarters population is assumed to remain at zero over the forecast period.

Jacksonville

The annual housing unit growth rate is assumed to slightly increase during the initial years of the forecast period and then gradually decline to a rate just above a long term historical average annual rate over the later years of the forecast period. The occupancy rate is assumed to slightly increase in the first few years of the forecast period and then gradually decline through the remainder of the forecast period, ending at rate slightly lower than what was observed in 2010. Average household size is assumed to gradually decline over the forecast period. Group quarters population is assumed to stay relatively steady over the forecast period.

Medford

The total fertility rate (TFR) is assumed to begin at the rate observed in 2010 and then gradually decline over the forecast period. Survival rates for 2060 are assumed to be a little below those forecast for the county as a whole. Medford has historically had slightly lower survival rates than observed countywide; this corresponds with a slightly shorter life expectancy. Age-specific net migration rates are assumed to generally follow countywide historical patterns, but at slightly higher rates over the forecast period.

Phoenix

The annual housing growth rate is assumed to rapidly increase during the initial years of the forecast period and then gradually decline over the remainder of the forecast period. The occupancy rate is assumed to remain slightly above 90 percent throughout the forecast period. Average household size is assumed to gradually decline over the forecast period. Group quarters population is assumed to stay relatively steady over the forecast period.

Rogue River

The annual housing unit growth rate is assumed to rapidly increase during the initial years of the forecast period and then decrease slightly and remain at this level through the remainder of the forecast period. The occupancy rate is assumed to slightly decrease over the forecast period, starting from the rate observed in 2010. Average household size is assumed to remain at about two persons per household over the forecast period. Group quarters population is assumed to stay relatively steady over the forecast period.

Shady Cove

The annual housing unit growth rate is assumed to rapidly increase during the initial years of the forecast period and then gradually decline to and remain at a rate slightly higher than a long term historical average over the duration of the forecast period. The occupancy rate is assumed to initially increase and then gradually decrease through the end of the forecast period. Average household size is assumed to gradually decline over the forecast period. Group quarters population is assumed to remain relatively steady over the forecast period.

Talent

The annual housing unit growth rate is assumed to rapidly increase during the initial years of the forecast period and then gradually decline through the end of the forecast period. The occupancy rate is assumed to slightly decline over the forecast period. Average household size is assumed to slightly

decline over the forecast period. Group quarters population is assumed to remain relatively steady over the forecast period.

Outside UGBs

The total fertility rate (TFR) is assumed to gradually decline over the forecast period from the rate observed in 2010. Survival rates for 2060 are assumed to be a little above those forecast for the county as a whole. The area outside UGBs in Lane County has historically had slightly higher survival rates than observed countywide; this corresponds with a slightly longer life expectancy. Age-specific net migration rates are assumed to generally follow countywide historical patterns, but at slightly higher rates over the forecast period.

Appendix C: Detailed Population Forecast Results

Figure 22. Jackson County—Population by Five-Year Age Group

Age Group	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065
00-04	11,470	11,439	11,502	11,558	11,608	11,516	11,432	11,339	11,343	11,359	11,356
05-09	12,213	11,626	11,620	11,713	11,826	11,813	11,737	11,620	11,592	11,622	11,652
10-14	12,208	12,699	12,115	12,140	12,295	12,349	12,353	12,243	12,190	12,187	12,233
15-19	12,733	12,308	12,832	12,273	12,357	12,448	12,521	12,493	12,454	12,428	12,440
20-24	12,723	12,490	12,167	12,732	12,240	12,258	12,367	12,407	12,454	12,443	12,433
25-29	11,694	12,453	12,273	11,994	12,610	12,065	12,103	12,181	12,296	12,373	12,381
30-34	12,255	12,282	13,148	13,002	12,770	13,363	12,808	12,821	12,979	13,135	13,237
35-39	12,032	13,182	13,304	14,295	14,207	13,890	14,560	13,927	14,023	14,231	14,423
40-44	11,835	12,999	14,346	14,535	15,697	15,532	15,215	15,918	15,316	15,461	15,716
45-49	12,643	12,716	14,054	15,566	15,855	17,050	16,907	16,534	17,405	16,793	16,983
50-54	14,465	13,475	13,633	15,129	16,850	17,097	18,431	18,250	17,965	18,970	18,344
55-59	15,885	15,270	14,296	14,525	16,219	18,002	18,321	19,733	19,678	19,442	20,586
60-64	16,613	16,876	16,286	15,310	15,654	17,428	19,402	19,736	21,411	21,434	21,243
65-69	14,745	17,416	17,851	17,326	16,403	16,736	18,711	20,832	21,363	23,284	23,398
70-74	10,253	14,592	17,443	18,005	17,610	16,946	17,430	19,516	21,509	22,091	24,157
75-79	7,165	9,589	13,801	16,629	16,706	17,246	16,306	17,265	19,160	21,163	21,834
80-84	5,376	6,187	8,388	12,181	14,846	15,235	15,880	15,060	15,837	17,653	19,603
85+	4,967	4,983	5,500	7,051	10,085	13,687	16,538	19,028	20,265	22,011	24,839
Total	211,275	222,583	234,561	245,963	255,840	264,660	273,023	280,902	289,239	298,078	306,858

Figure 23. Jackson County's Sub-Areas—Total Population

	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065
Ashland UGB	20,905	21,547	22,231	22,839	23,183	23,335	23,433	23,557	23,742	23,941	24,138
Butte Falls Town UGB	421	428	429	438	437	443	447	447	455	447	447
Central Point UGB	18,329	19,332	20,484	21,638	22,680	23,706	24,599	25,416	26,155	26,836	27,485
Eagle Point UGB	9,657	11,030	12,424	13,735	14,839	15,796	16,612	17,315	17,912	18,372	18,669
Gold Hill UGB	1,267	1,318	1,383	1,441	1,496	1,520	1,604	1,684	1,788	1,899	2,018
Jacksonville UGB	2,927	3,227	3,659	3,980	4,316	4,584	5,031	5,347	5,651	6,147	6,687
Medford UGB	80,024	84,813	89,917	95,002	99,835	104,598	108,917	113,026	117,001	120,892	124,582
Phoenix UGB	4,955	5,437	5,919	6,401	6,883	7,365	7,847	8,329	8,811	9,293	9,775
Rogue River UGB	2,838	2,938	3,158	3,421	3,705	3,975	4,247	4,538	4,850	5,185	5,545
Shady Cove UGB	3,168	3,462	3,756	4,049	4,343	4,637	4,930	5,224	5,517	5,811	6,105
Talent UGB	6,411	6,829	7,429	8,084	9,020	9,714	10,702	11,318	12,195	13,201	14,290
Outside UGBs	60,373	62,222	63,775	64,934	65,104	64,986	64,656	64,702	65,161	66,053	67,119

Photo Credit: A view of the rugged landscape along Highway 66 in the Cascade Mountains.
(Photo No. jacDA0063) Gary Halvorson, Oregon State Archives

<http://www.sos.state.or.us/archives/pages/records/local/county/scenic/jackson/103.html>

PLANNING COMMISSION RESOLUTION NO. 835

A RESOLUTION RECOMMENDING APPROVAL OF THE CITY OF CENTRAL POINT 2016-2036 POPULATION AND DEMOGRAPHICS ELEMENT

WHEREAS, the City of Central Point has received and accepted the *Coordinated Population Forecast 2015-2065, Jackson County, Urban Growth Boundaries (UGB) & and Areas Outside UGBs (PRC Forecast)* prepared by the Population Research Center, Portland State University in accordance with ORS 195.033, Area Population Forecasts, Rules; and

WHEREAS, the PRC Forecast for the City of Central Point has been used to update the City of Central Point 2008 Population Element; and

WHEREAS, on November 1, 2016, the Central Point Planning Commission conducted a duly-noticed public hearing at which time it reviewed the City staff reports and heard testimony and comments on the draft City of Central Point 2016-36 Population & Demographics Element.

NOW, THEREFORE, BE IT RESOLVED, the City of Central Point Planning Commission by the Resolution No. 835 does hereby recommend to the City Council approval of the 2016-2036 Population and Demographics as presented in Exhibit "A".

PASSED by the Planning Commission and signed by me in authentication of its passage this 1st day of November, 2016

Planning Commission Chair

ATTEST:

City Representative

Approved by me this 1st day of November, 2016.

Planning Commission Chair

Planning Commission Resolution No. 835 (08/05/2008)