CENTRAL POINT

CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
September 6, 2011 - 6:00 p.m.

Next Planning Commission
Resolution No. 783

I. MEETING CALLED TO ORDER

II. ROLL CALL

Planning Commission: Connie Moczygemba, Chuck Piland, Pat Beck, Mike Oliver, Justin Hurley, Tim Schmeusser and Rick Samuelson

III. CORRESPONDENCE

IV. MINUTES

Review and approval of August 2, 2011 Planning Commission Minutes

V. PUBLIC APPEARANCES

VI. BUSINESS

VII. DISCUSSION

Pgs. 1 - 11 A. Review of County Planning Commission RPS Recommendation to BOC
a. Independent Recommendation to City Council

Pg. 12 B. Agricultural Buffering Standards

Pgs. 13 - 18 C. Urban Renewal Update – Boundaries and Financial Feasibility

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

City of Central Point
Planning Commission Minutes
August 2, 2011

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

II. ROLL CALL

Commissioners Connie Moczygemba, Chuck Piland, Tim Schmeusser, Mike Oliver, Justin Hurley and Rick Samuelson, Jr., were present. Pat Beck was absent.

Also in attendance were: Tom Humphrey, Community Development Director; Don Burt, Planning Manager; Connie Clune, Community Planner; and Didi Thomas, Planning Secretary.

III. CORRESPONDENCE – None

IV. MINUTES

Justin Hurley made a motion to approve the minutes of the June 7, 2011 Planning Commission meeting as submitted. Tim Schmeusser seconded the motion. ROLL CALL: Piland, yes; Oliver, abstained; Hurley, yes; Schmeusser, yes; and Samuelson, yes. Motion passed.

V. PUBLIC APPEARANCES – None.

VI. BUSINESS

VII. DISCUSSION

Regional Problem Solving Update

Tom Humphrey, Community Development Director, reviewed his staff report with Commissioners advising them that in September the City Council would prepare a resolution for the Jackson County Board of Commissioners recommending approval of the proposed plan with amendments. Mr. Humphrey reviewed the proposed amendments including the agricultural buffering standards and irrigation district analysis:

Amendment #8, Agricultural Buffering Standards – language added requiring a developer to pay for the establishment and maintenance of an AG buffer and deleted language that made maintenance of the buffer area the responsibility of the farmer;

Amendment #10, Agricultural Buffering Standards – deleted "grazing use" as a means of determining the potential of agricultural lands;

Amendment #14, Irrigation District Analysis – consideration of a requirement for analysis of urbanization on an irrigation district's ability to continue supplying water to users outside of a UGB each time an amendment occurs;

Amendment #18, Jackson County Expo as an Urban Reserve – Mr. Humphrey distributed a handout to Commissioners, advising that in 2005, the bull's eye map was considered as a conceptual plan for proposed urban reserve areas and at that time, the County elected to remove the Expo from consideration. Now, Jackson County Planning Commission has suggested that the Expo be added back in.

Planning Manager Don Burt added that he thought it would be a great idea to add the Expo back into the City of Central Point but not now.

Amendment #19, Amendment of Urban Reserve Area CP-4D to include a one acre residential parcel to correct an oversight in mapping;

Amendment #20, Adoption of a City-County Agreement to manage Gibbon Acres – enter into an agreement to designate Gibbon Acres as an area of mutual concern. Don Burt recommended that language be added to this amendment stating that neither the City nor the County should unreasonably withhold approval. We would want to be sure that this is in place at the time of an urban growth boundary amendment.

The Planning Commission then reviewed each of the amendments presented and Larry Martin, Citizens Advisory Committee member, came forward to comment on the issues. Mr. Martin suggested that the Agricultural Buffering Standards presented on page 5 of the packet be amended to add the word "or" between bullet points and recommended that the last sentence under bullet point three be stricken. Commissioners agreed to amend the sentence to add a period (.) after "mid-term buffer" and delete "Agricultural Buffers Committee".

Mr. Martin then added that he did not have a problem with striking "grazing use" under Amendment 10.

Mr. Martin also stated that it made sense to exclude bamboo for use in buffering due to its invasiveness.

Mr. Humphrey reminded the group that each Urban Reserve area will have a conceptual plan, and Don Burt said that it would be addressed as part of the conceptual plan to identify and determine what you're going to do. Staff will redraft the amendments and bring them back for consideration. Tom Humphrey explained that in order to move the Regional Plan through the State, the county and cities would adopt it as an element of their comprehensive plans.

June Brock came forward and asked why the Expo should be included as an Urban Reserve area for Central Point. Mr. Humphrey responded that it could ultimately annex to the City of Central Point, becoming subject to Central Point zoning which might be more advantageous for the Expo.

Urban Renewal Update

Don Burt stated that financial matters being considered by the Development Commission would be presented at the next meeting. A draft of the proposed urban renewal boundary was presented for review along with a list of potential projects and estimated costs. The sources of the projects were derived from the Transportation System Plan, Water Master Plan, Parks & Rec Plan and Downtown Revitalization Plan. Specific designs, ranking of projects and the timing involved are not in question at this time. The committee will be investigating the return on investment, economic incentives and financial projections, and Mr. Burt will keep the Planning Commission posted.

Alternative Vehicle Fueling Stations

Connie Clune, Community Planner, presented an overview of liquefied natural gas and compressed natural gas as alternative fuels to gasoline and diesel and discussed their addition to existing gas stations. A review of Central Point Municipal Code reveals that such alternative fuels would be a permitted use in several zoning districts. The question to Commissioners involves aesthetics. Does the Planning Commission wish to review any applications presented to determine whether various sites would be acceptable for the installation of storage facilities for these alternative fuels. Following deliberation, the Planning Commission members agreed made the determination that they did in fact wish to review such applications. Various possible screening mechanisms were discussed.

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

Chuck Piland made a motion to adjourn the meeting. Tim Schmeusser seconded the motion. Meeting was adjourned at 8:00 p.m.

The foregoing minutes of the August 2, 2011 Planning Commission meeting were approved by the Planning Commission at its meeting on the _____ day of _____, 2011.

_____
Planning Commission Chair

Regional Problem Solving — Recommendation for Approval of Plan with Amendments

STAFF REPORT

CENTRAL POINT

Planning Department

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

STAFF REPORT
September 6, 2011

AGENDA ITEM: File No. 09017

Consideration of the Greater Bear Creek Valley Regional Plan (Plan) recommendation for approval by the Jackson County Planning Commission with Amendments. **Applicant: Jackson County**

STAFF SOURCE:

Tom Humphrey, AICP, Community Development Director

BACKGROUND:

On August 2, 2011, the Planning Commission considered the Jackson County Planning Commission's recommendation for approval of the Plan. The recommendation included 29 proposed amendments , six of which the City Planning Commission reviewed specifically. The Commission directed staff to make modifications to Amendments 8, 14, 18 and 20 and to prepare a final resolution for consideration at the September 6, 2011 meeting before presenting it to the City Council for approval. The resolution and exhibit with proposed modifications to amendments are included in this report as Attachment A.

FINDINGS:

Exhibit "B" of the resolution contains the findings supporting the Planning Commission's recommendation. It should be noted that the City's consideration of the Plan at this time is advisory prior to its consideration by the Jackson County Board of Commissioners. As a land use decision the County is responsible for preparing findings addressing consistency with all applicable state land use laws.

DISCUSSION POINTS:

The Commission's recommendation will be considered by the City Council who will in turn forward a Resolution of support with or without changes to the County Board of Commissioners. Three of the Amendments offered by the County Planning Commission directly affect Central Point while others are more general to County policy or apply to other jurisdictions. The Commission has recommended modifications to two amendments specific to Central Point (#s 18 & 20) and to two others that are more general but may have ramifications upon Central Point (#s 8 &14).

ATTACHMENTS:

Attachment "A" - Planning Commission Resolution No. _____
Attachment "B" - Regional Problem Solving: Amendments Proposed During Deliberations (to date)

ACTION:

Consideration of Resolution.

RECOMMENDATION:

Approve Resolution No. _____

ATTACHMENT "A"

PLANNING COMMISSION RESOLUTION NO. _____

A RESOLUTION CONDITIONALLY RECOMMENDING APPROVAL OF AMENDMENTS TO THE GREATER BEAR CREEK VALLEY REGIONAL PLAN AS PROPOSED BY THE JACKSON COUNTY PLANNING COMMISSION

WHEREAS, the Jackson County Planning Commission has completed their review of the Greater Bear Creek Regional Plan and forwarded to the Jackson County Board of Commissioners a recommendation to approve subject to the conditions as set forth in *Regional Problem Solving: Amendments Proposed during Deliberations (to date)* (the "Amendments") and attached hereto as Exhibit "A - Amendments"; and

WHEREAS, on August 2, 2011 the City of Central Point Planning Commission reviewed and discussed modifications to the Amendments affecting the City of Central Point; and

WHEREAS, the Planning Commission finds acceptable all proposed amendments with the exception of Amendments 8, 14, 18 and 20 (the "Exceptions"); and

WHEREAS, after discussion of the Exceptions the Planning Commission proposes modification to the Exceptions as set forth in attached Exhibit "B – Proposed Modifications to Amendments";

NOW, THEREFORE, BE IT RESOLVED, the City of Central Point Planning Commission by Resolution No. _____ does hereby forward to the City of Central Point City Council a favorable recommendation to approve the Regional Plan with the Amendments subject to modifications and comments as set forth in Exhibit "B".

PASSED by the Planning Commission and signed by me in authentication of its passage this 6th day of September, 2011.

_____
Planning Commission Chair

ATTEST:

_____
City Representative

Approved by me this _____ day of _____, 2011.

_____
Planning Commission Chair

EXHIBIT "B"

Proposed Modifications to Amendments

8. Amend Volume 1, Chapter 1, Section 6.3, Item 6 (page 1747 of record) and Volume 2, Appendix III, Agricultural Buffering Standards as follows:

Buffering mechanisms should be provided/funded by the proponent of the urban development. The buffering mechanisms will be physically located entirely on the urbanized property, unless:

- *There is a publicly owned right-of-way that could be incorporated as part of the buffer; or*
- *There is a naturally occurring area on the rural agricultural land that is permanently incapable of being farmed (rock formation, riparian area, etc.), is of sufficient depth, and is contiguous with the border of the urbanizing land or a publicly owned right-of-way; or*
- *The proponent of development purchases from the willing farm owner an easement on agricultural land of the appropriate length and depth, and pays for the establishment and maintenance of whatever vegetative buffer, fencing, or irrigation system that would have been required on the urbanizing land or as agreed upon. This mechanism is allowed outright as a mid-term buffer and may be allowed as a long-term buffer~~ subject to a recommendation by the Agricultural Buffers Committee~~; or*
- *Title to the area providing the physical portion of the buffer is transferred willingly to the farm use being buffered. If a vegetative buffer or other mitigation is required indicated, it shall be ~~is~~ installed and maintained by the developer or as agreed upon. ~~Whether a vegetative buffer is installed or not, the buffer is henceforth the responsibility of the farmer, and must be maintained as a buffer as long as the property remains zoned for resource use.~~*

14. Add to the Planning Commission recommendation to the Board of Commissioners (BOC) that the Planning Commission is concerned about the future ability of Irrigation Districts to serve water for agricultural purposes and **that this concern should be included as part of the Conceptual Plan requirement, including coordination with the affected irrigation districts**~~the BOC should consider requiring an analysis, at the time of UGB amendment, to determine the affects of urbanization on the applicable irrigation district's ability to supply water for agricultural purposes~~.

18. Add to the Planning Commission recommendation to Board of Commissioners (BOC) that the BOC should consider**, during the first RPS Periodic Review,** including the Jackson County EXPO land as a proposed Urban Reserve Area for the City of Central Point.

(City Comment: The City of Central Point realizes that inclusion of the Jackson County EXPO lands into the City's future Urban Reserve Area is a reasonable future expectation, and is open to discussion of the future of the Jackson County EXPO lands and its role as a potential Urban Reserve Area. The City recognizes that any consideration of the inclusion of the Jackson County EXPO lands as an Urban Reserve Area is best accomplished based on a clear understanding of plans for the future use and development of the Jackson County EXPO lands, the preparation of which will take time for the County to develop and evaluate. It is therefore the position of the City of Central Point to encourage discussion between the County and the City regarding the future use and development of the Jackson County EXPO lands, and that any further consideration of inclusion of the Jackson County EXPO lands as an Urban Reserve Area be addressed at the first RPS Periodic Review.)

20. Amend Volume 1, Chapter 5, Section 2.9 (page 1988 of record) to add the following:

~~CP-1B, CP-1c, CP-2B, CP-3, CP-4D, CP-6a, CP-6B.~~ Prior to completion of the first RPS Periodic Review~~expansion of the Central Point Urban Growth Boundary into any Urban reserve Area~~, the City and Jackson County shall adopt an agreement (Area of Mutual Planning Concern) for management of Gibbons Acres.

Regional Problem Solving:
Amendments Proposed during Deliberations (to date)

The Jackson County Planning Commission recommended adoption of the Greater Bear Creek Valley Regional Plan including adoption of the Regional Plan Element as a new element of the Jackson County Comprehensive Plan; amendment to the Land Development Ordinance Sections 7.3.1 and 7.3.3 and Official Comprehensive Plan and Zoning Maps to designate the Regional Plan Boundary and Urban Reserve Areas; Urban Reserve Management Agreements between Jackson County and the cities of Central Point, Eagle Point, Medford, Phoenix, and Talent; and amendment to the Population Allocations of Rural Unincorporated Jackson County and the City of Ashland in the Population Element of the Jackson County Comprehensive Plan, <u>including the amendments found on pages 1730-2059 and including the following additional amendments:</u>

1. The Findings and Conclusions accompanying the Planning Commission recommendation to the BOC should state that the RPS process differed from Urban Reserve Rule process (page 1799-1807 of record) but the outcome of the process is consistent, on the whole, with the purposes of the statewide planning goals. Any conflicting language in Chapter 3 should be amended.

2. Add language to Volume 1, Chapter 1, Section 3.1 (page 1736 of record) as follows:

   Finally, in 2009, preceding the initiation of the final, major stage of this Regional Problem Solving process, <u>the City of Jacksonville elected not to propose the comprehensive plan and land use regulation amendment required to effectuate the Regional Plan. While Jacksonville's involvement in the process was desirable, the region determined that their involvement was not necessary or critical to the remaining seven jurisdictions being able to address the regional problems identified in the Greater Bear Creek Valley Regional Problem Solving Process. Thus,</u> the region decided to move forward with seven of the original eight jurisdictions (Jackson County, Eagle Point, Central Point, Medford, Phoenix, Talent, and Ashland) by focusing the project's original problems and their solutions on the jurisdictions bisected by the Greater Bear Creek Valley's two major transportation corridors, I-5/Hwy 99 and Hwy 62. These corridors, and the cities they impact so significantly, represent the major fault lines of the issues influencing the regional effort (future population growth, agricultural activity, and likely urban expansion) and therefore share the highest need for regional collaboration and long-term regional planning.

3. Amend Volume 1, Chapter 2, Table 2.10 (page 1770 of record) and Chapter 5, Section 2.5 (page 1986 of record) as follows* to add a commitment to a staggered density and also to apply a density commitment to the City of Ashland for its existing UGB . Amend Volume 2, Appendix IX, "Regional Land Needs Simulator" and land need tables and text throughout Regional Plan accordingly.

Chapter 2, Table 2.10

RESIDENTIAL LAND DEMAND ASSUMPTIONS							
		Ashland	Central Point	Eagle Point	Medford	Phoenix	Talent
Existing UGBs	People Per Household	2.15	2.69	2.82	2.47	2.30	2.25
	Committed Density (DU/Gross Acre)	**6.6**	6.9	6.5	6.5	6.6	6.6
Proposed URAs	People Per Household	n/a	2.50	2.82	2.41	2.30	2.30
	Committed Density (DU/Gross Acre) **2010-2036**	n/a	6.9	6.5	6.5	6.6	6.6
	Committed Density (DU/Gross Acre) **2036-2060**	n/a	**7.9**	**7.5**	**7.5**	**7.6**	**7.6**

*Language will also need to be added to the paragraphs following Table 2.10 to explain the change.

Chapter 5, Section 2.5

City	Dwelling Units Per Gross Acre 2010-2036	Dwelling Units Per Gross Acre 2036-2060
Central Point	6.9	7.9
Eagle Point	6.5	7.5
Medford	6.5	7.5
Phoenix	6.6	7.6
Talent	6.6	7.6

4. Amend Volume 1, Chapter 5, Section 2.7.1 (page 1987 of record) as follows:

> *Transportation Infrastructure. The Conceptual Transportation Plan shall identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the Region (including intracity and intercity, if applicable).*

5. Add language to Volume 1, Chapter 1, Section 6.1 as follows:

> *The primary purpose of the Community Buffers was to assist the cities in locating their proposed Urban Reserve Areas. The Community Buffer areas were areas that were largely avoided by cities during the Urban Reserve Area selection process. A notable*

exception is found in the area between the City of Medford and Phoenix on the East side of Highway 99, as described in more detail in Chapter 4 of this Plan.

6. Amend Volume 2, Appendix IX, "Regional Land Needs Simulator" to correct a buildable lands inventory error- to change the amount of residentially developable land for the City of Eagle Point from 232 acres to 309 acres (Page 2107 of record). Amend land need tables and text throughout Regional Plan accordingly.

7. Amend Volume 2, Appendix IX, "Regional Land Needs Simulator" to change the Persons per Household rate (PPH) for the City of Medford from 2.41 to 2.47 (page 2014 of record). Amend land need tables and text throughout Regional Plan accordingly.

8. Amend Volume 1, Chapter 1, Section 6.3, Item 6 (page 1747 of record) and Volume 2, Appendix III, Agricultural Buffering Standards as follows:

   Buffering mechanisms should be provided/funded by the proponent of the urban development. The buffering mechanisms will be physically located entirely on the urbanized property, unless:

   - *there is a publicly owned right of way that could be incorporated as part of the buffer;*
   - *there is a naturally occurring area on the rural agricultural land that is permanently incapable of being farmed (rock formation, riparian area, etc.), is of sufficient depth, and is contiguous with the border of the urbanizing land or a publicly owned right of way;*
   - *the proponent of development purchases from the willing farm owner an easement on agricultural land of the appropriate length and depth, and pays for the establishment and maintenance of whatever vegetative buffer, fencing, or irrigation system that would have been required on the urbanizing land or as agreed upon. This mechanism is allowed outright as a mid-term buffer and may be allowed as a long-term buffer subject to a recommendation by the Agricultural Buffers Committee; or*
   - *title to the area providing the physical portion of the buffer is transferred willingly to the farm being buffered. If a vegetative buffer or other mitigation is required ~~indicated~~, it shall be ~~is~~ installed and maintained by the developer or as agreed upon. ~~Whether a vegetative buffer is installed or not, the buffer is henceforth the responsibility of the farmer, and must be maintained as a buffer as long as the property remains zoned for resource use.~~*

9. Amend Volume 1, Chapter 5, Figure 5.1 (page 1994 of record) to make notification for RVTD "routine" instead of "as needed".

10. Amend Volume 1, Chapter 1, Section 6.3, Item 10 (page 1747 of record) and Volume 2, Appendix III, Agricultural Buffering Standards as follows:

Class I – IV rural agricultural land is presumed to be of "high potential impact" due to the fact that it can be and often is used for a wide variety of different rural agricultural uses, and because new and as yet unforeseen uses and practices are likely to surface in the future. Therefore, these rural agricultural lands are assumed to require buffering mechanisms that mitigate the most likely high impact rural agricultural land use, regardless of present use. The only exception to this would be those Class I – IV rural agricultural lands that have a long and essentially unbroken history of rural agricultural inactivity ~~or grazing use~~. These, as well as all Class VI rural agricultural lands, would be considered of "low potential impact".

When is Rural Agricultural Land Considered of "Low Potential Impact"?

Rural agricultural lands can be considered of low potential impact if they:

1) *are composed of greater than 50% Class IV soils, can demonstrate an unbroken or essentially unbroken 25-year history of rural agricultural inactivity (fallow land) ~~or grazing use~~,* ***and*** *which have one or more of the following (as determined by a certified soil scientist):*
   - *greater than 50% hydric soils;*
   - *greater than 50% shallow soils (surface to bedrock or permanent cemented hardpan) of less than 2 ft. in depth.*

OR

2) *are composed of greater than 50% Class VI or worse soil.*

OR

3) *are outside of an irrigation district's zone of influence (defined as the area within an irrigation district's present boundary, as well as areas presently lying outside, which cannot be considered ineligible on reasonable technical grounds – as determined by the most appropriate irrigation district - for a future expansion of an existing irrigation district).*

11. Amend Volume 2, Appendix III (Agricultural Buffering Standards) to remove the use of bamboo as an allowable buffer.

12. Amend Volume 2, Appendix IX, "Regional Land Needs Simulator" (page 2022 of record) to include a 12% residential infill rate for the cities of Talent and Phoenix. Amend land need tables and text throughout Regional Plan accordingly.

13. Amend Volume 1, Chapter 5, Section 2.6 as follows to apply the mixed-use/pedestrian-friendly area commitment to the City of Ashland (page 1987 of record):

    Mixed-Use/Pedestrian-Friendly Areas. *For land within a URA and for land currently within a UGB but outside of the existing City Limit, each city shall achieve the 2020 benchmark targets for the number of dwelling units (Alternative Measure #5) and employment (Alternative Measure #6) in mixed-use/pedestrian-friendly areas as established in the 2009 Regional Transportation Plan (RTP) or most recently adopted RTP. Beyond the year 2020, cities shall continue to achieve the 2020 benchmark targets, or if additional benchmark years are established, cities shall achieve the targets corresponding with the applicable benchmarks. Measurement and definition*

of qualified development shall be in accordance with adopted RTP methodology. The requirement is considered met if the city or the region overall is achieving the targets or minimum qualifications, whichever is greater. This requirement can be offset by increasing the percentage of dwelling units and/or employment in the City Limit. This requirement is applicable to all participating cities.

14. Add to the Planning Commission recommendation to the Board of Commissioners (BOC) that the Planning Commission is concerned about the future ability of Irrigation Districts to serve water for agricultural purposes and the BOC should consider requiring an analysis, at the time of UGB amendment, to determine the affects of urbanization on the applicable irrigation district's ability to supply water for agricultural purposes.

15. Add item to Chapter 5, Section 2.9 (page 1988 of record) as follows:

    TA-ROW. *Development of TA-ROW is restricted to transportation uses and shall be a maximum of 120' in width.*

16. Amend proposed URA TA-2 to reduce down to the size shown on page 488 of record based upon the majority of the URA being considered part of the commercial agricultural base by the RLRC and the availability of other proposed residential land. Amend land use distribution and supply tables and text throughout Regional Plan accordingly. Amend maps in Volume 3 accordingly.

17. Amend proposed URA TA-4 to eliminate the land west of railroad tracks. Findings and conclusions should state that the railroad and rural residential land act as a natural agricultural buffer from the high-quality active agricultural on the west side of the railroad and there is vacant and/or redevelopable land currently available within the UGB for employment which is located adjacent to the railroad. Amend maps in Volume 3 accordingly.

18. Add to the Planning Commission recommendation to Board of Commissioners (BOC) that the BOC should consider including the Jackson County EXPO land as a proposed Urban Reserve Area for the City of Central Point.

19. Amend proposed URA CP-4D to include the one acre residential lot proposed by the City of Central Point. Amend land use distribution and supply tables and text throughout Regional Plan accordingly. Amend maps in Volume 3 accordingly.

20. Amend Volume 1, Chapter 5, Section 2.9 (page 1988 of record) to add the following:

    CP-1B, CP-1C, CP-2B, CP-3, CP-4D, CP-6A, CP-6B. Prior to the expansion of the Central Point Urban Growth Boundary into any Urban Reserve Area, the City and Jackson County shall adopt an agreement (Area of Mutual Planning Concern) for the management of Gibbon Acres.

21. Remove URA PH-2 as requested by the City of Phoenix. Amend Chapter 5 to include findings and conclusions consistent with those found on pages 1292-1332 of record. Amend land use distribution and supply tables and text throughout Regional Plan accordingly. Amend maps in Volume 3 accordingly.

22. Add URA PH-1A as requested by the City of Phoenix. Amend Chapter 5 to include findings and conclusions consistent with those found on pages 1292-1332 of record; however the land use distribution for PH-1A shall be 100% employment. Amend supply tables and text throughout Regional Plan accordingly. Amend maps in Volume 3 accordingly.

~~23. Add westerly ~42 acres of 72 acre URA PH-4 requested by the City of Phoenix (Tax Lots 38-1W-10-900, 1900, 1990, 1901). Amend Chapter 5 to include findings and conclusions consistent with those found on pages 1292-1332 of record with amendments to the included acreage. Amend supply tables and text throughout Regional Plan accordingly. Amend maps in Volume 3 accordingly.~~

24. Amend Volume 1, Chapter 5, Section 2.9 (page 1988 of record) to add the following:

    PH-5. Prior to the expansion of the Phoenix Urban Growth Boundary into PH-5, the City shall adopt standards to create visual distinction between the City of Phoenix and the City of Medford.

25. Amend proposed URA PH-5 to remove an approximately 25 acre parcel located north of Campbell Road (Tax Lot 38-1W-03-103). Amend maps in Volume 3 accordingly based upon Goal 14 locational factors and need to provide physical buffer between Phoenix and Medford to meet Problem Statement #3 and Goal #3 of the Regional Plan.

~~26. Amend proposed URA MD-5 to remove the portions of Tax Lots 38-1W-04-400 and 501 located south of the Campbell Road latitude. (Total removal of approximately 105 gross acres or approximately 105 "reasonably developable" acres). Amend maps in Volume 3 accordingly based upon Goal 14 locational factors and need to provide physical buffer between Phoenix and Medford to meet Problem Statement #3 and Goal #3 of the Regional Plan.~~

27. Amend proposed URA MD-1 to add all Tax Lots located south of the East Gregory Road latitude. (Total addition of approximately 493 gross acres or approximately 405 "reasonably developable" acres). Amend maps in Volume 3 accordingly based upon Urban Reserve Rule prioritization and Goal 14 locational factors.

28. Amend proposed URA MD-6 to remove all Tax Lots besides the Rural Residential Tax Lots located immediately south of Myers Lane. (Total removal of approximately 131 gross acres or approximately 121 "reasonably developable" acres). Amend maps in Volume 3 accordingly based upon RLRC designation, Urban Reserve Rule, and Goal 14 locational factors.

29. Remove URA MD-7mid. (Total removal of approximately 143 gross acres or approximately 140 "reasonably developable" acres). Amend maps in Volume 3 accordingly based upon RLRC designation, Urban Reserve Rule, and Goal 14 locational factors.

30. Amend proposed URA MD-9 to remove the parcels located north of Finley Road (Tax Lots 37-2W-23-4700 and 37-2W-26AB-100). (Total removal of approximately 10 gross acres or approximately 10 "reasonably developable" acres). Amend maps in Volume 3 accordingly based upon RLRC designation, Urban Reserve Rule, and Goal 14 locational factors.

31. Amend proposed URA MD-9 to add property south of Highway 238 (Tax Lots 37-2W-23BD-2100, 2200 and 2300, and 37-2W-23-1502), property west of the current UGB on West Main Street (Tax Lots 37-2W-26B-102 and 103, 37-2W-27DA-800, 801, 802, and 803) and property zoned Urban Residential which lies adjacent to those aforementioned properties. (Total addition of approximately 175 gross acres or approximately 89 "reasonably developable" acres). Amend maps in Volume 3 accordingly based upon RLRC designation, Urban Reserve Rule, and Goal 14 locational factors. Amend Community Buffer maps in Volume 2 to remove area from Community Buffer.

Agricultural Buffering Standards

INTEROFFICE MEMO

CENTRAL POINT

Planning Department

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

TO: Planning Commission

FROM: Stephanie Simonich, Planning Intern

DATE: September 6, 2011

RE: Agricultural Buffering Standards

BACKGROUND:
Adoption of the Greater Bear Creek Valley Regional Plan (the "Regional Plan") will include the adoption of Agricultural Buffering Standards in the Urban Reserve Areas (URAs). Upon adoption it is the responsibility of each individual city to implement an Ordinance for agricultural buffering between urban development and adjacent EFU lands. These standards aim to reduce the conflict between farming activities and urban development.

DISCUSSION:
Protection occurs at different levels for residential, institutional, commercial and industrial urban uses. The strictest buffering standards are for residential and institutional urban development, while commercial and industrial urban uses have less strict buffering standards. The type of agricultural land and the intensity of farming also impact the type of buffer that is applied between an urban development and EFU land. The City of Central Point is surrounded by High-Impact Agricultural Land, meaning that all of the EFU land within and around the URAs is Class I-IV soils. The intensity of farming activities is measured primarily by the type of crops grown on the land, with crops such as orchards or vineyards being high intensity agricultural use and hay field or row crops being considered low intensity agricultural use.

There are both mid-term buffers and long-term buffers. Mid-term buffers occur within the URA and are planned so that they can be converted to urban uses in the planning horizon of the "Regional Plan." These buffers are difficult to predict in how they will affect development, where they will be placed and how much land will be needed for adequate buffering. However, in the long-term, they will eventually be converted to urban uses and can be calculated as developable land. The long-term buffers are more predictable in where they will occur and how much land they will require for adequate buffering. Despite the difference in longevity, both buffers follow the same standards and require the same amount of land for buffering against the elements of chemical spray drift, noise, sediment and stormwater runoff, trespass and vandalism, odor, dust, smoke and ash.

SUMMARY:
In summary, the issues below will present the most challenges for implementation.

- Long-Term buffers will need 68 to 150 acres, or 4% to 8%, of total URA land.
- Mid-Term buffers will require a design interface illustrating how to convert buffer to urban use at a later date.
- Unknown additional costs for development.

Urban Renewal Update – Boundaries and Financial Feasibility

City of Central Point, Oregon

140 So. Third St., Central Point, Or 97502
541.664.3321 Fax 541.664.6384
www.ci.central-point.or.us

CENTRAL POINT

Planning Department

Tom Humphrey, AICP,
Community Development Director

MEMORANDUM

To: Planning Commission

From: Don Burt, Planning Manager

Subject: September 6, 2011, Planning Commission Meeting, Urban Renewal Update

Date: August 31, 2011

The Central Point Development Commission (Urban Renewal Agency) recently discussed district boundaries and financial feasibility of the draft urban renewal plan. At the September 6, 2011 Planning Commission meeting staff will update the Planning Commission of the discussions that have taken place. Attached (Attachment "A") is a copy of the memo provided to the Development Commission.

The Development Commission has set September 19th at 6:00 p.m. in the Council Chambers as the date and time for a study session to further discuss the draft urban renewal plan. The Development Commission has requested that the Planning Commission participate in study session.

ATTACHMENT "A"

City of Central Point, Oregon

140 So. Third St., Central Point, Or 97502
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www.ci.central-point.or.us

CENTRAL POINT

Planning Department

Tom Humphrey, AICP,
Community Developmen. Director/
nistrator

MEMORANDUM
DISCUSSION ITEMS

August 18, 2011 Agenda

To: Central Point Development Commission
Chris Clayton, Assistant City Administrator

From: Don Burt, Planning Manager

Subject: City of Central Point Urban Renewal Plan

Date: August 25, 2011

DISCUSSION ITEM 1 – URBAN RENEWAL BOUNDARY. Since our last discussion, and based on the financial feasibility calculations, the boundary has moved westerly to include part of the Twin Creeks commercial area near the proposed Twin Creeks RR-Xing, and has eliminated the High School property. The inclusion of the Twin Creeks area (cross-hatched area on map) was based on those properties benefiting from the urban renewal rr-xing project. If the rr-xing is not improved the properties will have limited, if any, development potential due to traffic limitations. The High School property was removed to reduce/off-set the urban renewal district's acreage percentage. Attached is a map of the modified boundary. The percentage distributions (acreage and Assessed Value) are 18.2% and 13.1% respectively. A maximum of 25% is allowed by law.

As part of the boundary consideration it should be noted that not all of the Hwy. 99 and railroad right-of-way are within the City limits. To avoid confusion in the future it is recommended that the City initiate annexation of the appropriate rights-of-way.

Before leaving this discussion item it is appropriate that there be a general consensus to move forward using the latest boundaries.

DISCUSSION ITEM 2 -MAXIMUM INDEBTEDNESS AND FINANCIAL FEASIBILITY. As we discussed at the last meeting the estimated total project cost for the urban renewal program, measured in today's dollars, is approximately $56,000,000[1]. Urban Renewal's share is approximately $45,000,000, with other organizations responsible for the balance, i.e. SDC fees, grant's developer participation, etc. These amounts are based on 2011 dollars. It is estimated that by

[1] At the July meeting the Economic Incentive Project was unfunded and has now been funded to the extent of $6,000,000 per Table 1.

the end of the program the cost to complete the projects will be $60,000,000 vs. the original $45,000,000. The $60,000,000 is what will be used as the maximum indebtedness.

Based on past construction activity and assessed value increases a projection was prepared for to FY2037-38 of the urban renewal programs incremental assessed value. An overview of the methodology used for the assessed value projections will be presented at the meeting. Based on the assessed value projections it appears that the urban renewal program will generate an estimated $68,000,000 measured in future value. Given a maximum indebtedness of $60,000,000 (expenditures) and $68,000,000 (revenue) the urban renewal program's appears to be financially feasible (revenue exceeds expenditures).

Attached to this memo are draft Sections 1100 and 1200 addressing the financial limitations of the urban renewal plan.

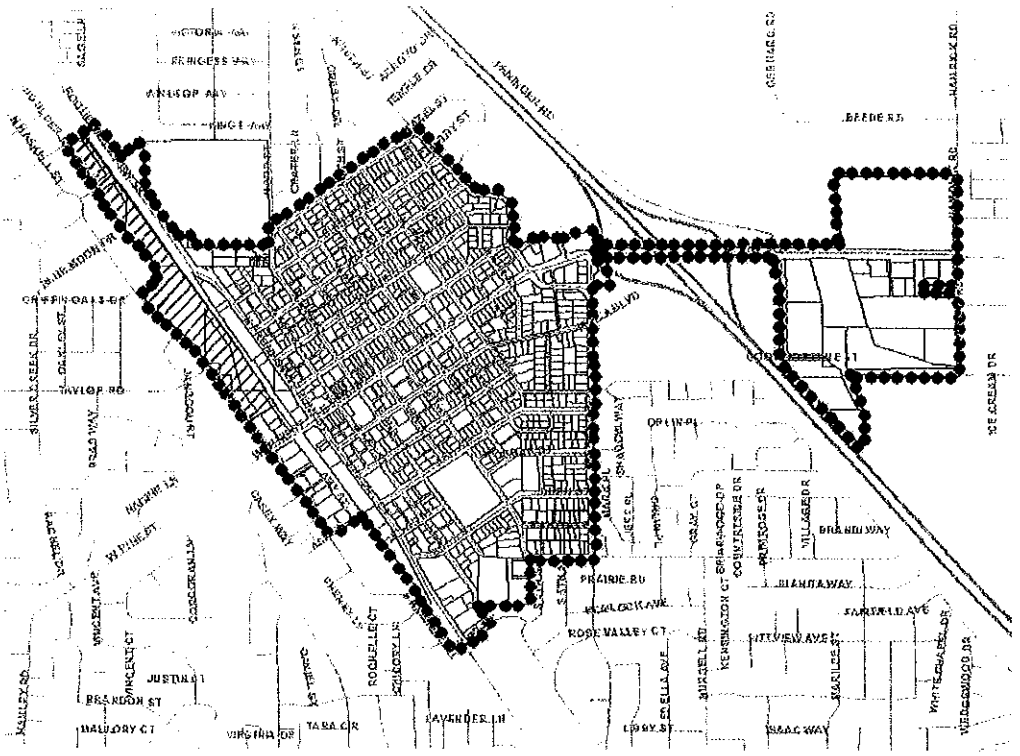
Table 1
SECTION 800 PROJECTS AND ESTIMATED COSTS
CENTRAL POINT URBAN RENEWAL AGENCY

Project No.	Project Description	Total Cost	Other	Urban Renewal
1	Downtown Core Area Streetscape Improvements	$ 7,197,511	$ 719,751	$ 6,477,760
2	Pine Stree Improvements, east of 10th St.	$ 5,564,984	$ 2,225,994	$ 3,338,991
3	Neighborhood Sidewalk, Street Lighting, and Alleys	$ 2,121,071	$ 848,428	$ 1,272,643
4	Hwy. 99 Corridor Improvements	$ 1,939,104	$ 775,642	$ 1,163,462
5	Intersection Signalization	$ 5,104,818	$ 2,552,409	$ 2,552,409
6	Off-Street Parking Facilities	$ 555,617	$ 222,247	$ 333,370
7	Underground Existing Pole Mounted Utility Systems	$ 4,000,000	$ -	$ 4,000,000
8	Gebard Rd. Extension	$ 2,500,000	$ 500,000	$ 2,000,000
9	Pfaff Park Renovation	$ 206,464	$ 103,232	$ 103,232
10	Freeman Road Upgrade to Collector Street Standards	$ 1,474,271	$ 442,281	$ 1,031,990
11	Penninger Road Southern Extension	$ 11,741,423	$ 2,348,285	$ 9,393,138
12	Miscellaneous Public Works	$ 2,234,648	$ 670,394	$ 1,564,253
13	Community Center	$ 4,305,303	$ 3,228,978	$ 1,076,326
14	South Hamrick Road Extension	$ 1,333,481	$ 400,044	$ 933,437
15	Economic Development Incentives Programs	$ 6,000,000	$ 600,000	$ 5,400,000
	PROJECT TOTAL	$ 56,278,696	$ 15,637,685	$ 40,641,011
	Administration (10%)			$ 4,064,101
	Total Program Cost			$ 44,705,113

DISCUSSION ITEM 3 – STUDY SESSION AND PUBLIC MEETING SCHEDULING. At the last meeting the Commission indicated an interest in having a study session with the Planning Commission to discussion the projects, maximum indebtedness, and financial feasibility. If it is the Commission's intent to have such a study session, it should be scheduled for two hours minimum.

With regard to a general public meeting (not a hearing) it is probably best to schedule such a meeting late September (after school starts) or later in October. The purpose of the public meeting is to open discussion to the public, introduce urban renewal's purpose, and gather support, concerns, objections.

CENTRAL POINT



Central Point

Urban Renewal Boundary

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Section 1100. MAXIMUM AMOUNT OF INDEBTEDNESS AND FINANCING OF URBAN RENEWAL MAXIMUM AMOUNT OF INDEBTEDNESS

In accordance with ORS 457.190(3)(a) the maximum amount of indebtedness that may be incurred throughout the remaining duration of this Plan, commencing with fiscal year 2012-13 through fiscal year 2037-2038, shall not exceed $60,000,000. The Board of the Urban Renewal Agency may borrow money and accept advances, grants and any other legal form of financial assistance from the federal government, State, City, County, or other public body, or from any legal source, public or private, for purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

1101. SELF LIQUIDATION OF COSTS OF URBAN RENEWAL INDEBTEDNESS (TAX INCREMENT FINANCING).[9]

The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420 through 457.460. The ad valorem taxes, levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, in the assessed value of property located in the urban renewal areas, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Commission of Directors of the Urban Renewal Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Commission to finance or refinance this Plan and any projects or activities authorized and undertaken pursuant to the provisions of this Plan.

The tax increment financing process, pursuant to ORS 457.420 through 457.460, shall be terminated no later than Fiscal Year 2037-38. However, the tax increment collection process may be terminated prior to Fiscal Year 2037-38 should debts of the Agency be retired earlier.

Based on the most accurate estimates of Commission costs and income which are possible to make during the preparation of this Plan, the tax increment process commencing in Fiscal Year 2012-13 may be terminated in Fiscal Year 2037-38, following twenty-five (25) years of tax increment collection of $60,000,000 which represents the maximum amount of indebtedness of this Plan as approved by the City Council in Ordinance No. xxx on xxxx xx,xxxx.

Should the terminal year of tax increment proceeds collection be greater than the amount of debt to be retired, the surplus amount of such tax increment proceeds shall be prorated back to the affected taxing bodies as required by ORS 457.450(3).

1102. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Commission, or the City of Central Point in connection with preplanning for this Urban Renewal Plan may be repaid from Commission funds when and if such funds are available.

1103. ANNUAL BUDGET
The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Commission shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its source of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval and the Commission shall not undertake any activities nor expend any funds except as provided in the approved budget.

SECTION 1200 - ANNUAL FINANCIAL STATEMENT REQUIRED

1201. REQUIRED FINANCIAL STATEMENT
ORS Section 457.460 required that the Commission, by January 31 of each year, prepare a statement containing:

a. The amount of money actually received during the preceding fiscal year under subsection (4) of ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;

b. The purpose and amounts for which any money received under 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 were expanded during the preceding fiscal year;

c. An estimate of monies to be received during the current fiscal year under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;

d. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 are to be expended during the current fiscal year; and

e. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing bodies included under ORS 457.430.

f. If the August 1 deadline to meet the provisions of ORS Section 457.460 is changed by the legislature, the Agency will conform to the new date to prepare the required statement.