

CITY OF CENTRAL POINT
City Council Meeting Minutes
October 12, 2017

I. REGULAR MEETING CALLED TO ORDER

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

II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL:** Mayor: Hank Williams
Council Members: Allen Broderick, Bruce Dingler, Brandon Thueson, Tanea Browning, Rob Hernandez, and Mike Quilty were present.

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

IV. PUBLIC APPEARANCES - None

V. CONSENT AGENDA

- A. Approval of September 14, 2017 City Council Minutes
- B. Approval of OLCC Application for A1 Market #12
- C. Approval of OLCC Application for Costco #1287

Brandon Thueson moved to approve the Consent Agenda as presented. Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

VI. ITEMS REMOVED FROM CONSENT AGENDA - None

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- A. **Ordinance No. 2038, Second Reading of an Ordinance for the Central Point 2017-2037 Housing Element for the Comprehensive Plan**

Community Development Director Tom Humphrey stated that this is the second reading of an Ordinance to approve the Comprehensive Plan Housing Element (2017-2037). He explained that the Housing Element is constructed to comply with Statewide Planning Goal 10 and Administrative Rules. Amending the Housing Element is a pre-requisite to updating the Urban Growth Boundary (UGB).

Council Member Allen Broderick restated his concerns about not including larger lots in the Housing Element. He feels that if we work with the numbers we could still meet the required densities and mix needed to meet the City's housing needs. There are people looking for larger lots to build homes and the City of

Central Point doesn't have any available. He is concerned that the Council was not involved enough in the planning phases for zone designations.

There was discussion that these designations began during the RPS process more than 10 years ago. If we try and reconfigure the lot sizes there could be issues with 1000 Friends of Oregon and it would delay our ability to expand the Urban Growth Boundary. The proposed Housing Element has been approved by concerned parties that may be tempted to delay or stop our ability to expand our UGB. Several Council members stated that we should trust our staff members to create documents that are in line with our code and the State requirements.

Mr. Humphrey stated that future Councils are not going to be bound by this document it can be amended as population counts come in. If in the future the city feels the need to rezone property accord to the population projections, they are not locked into these specific zones for all time.

Tanea Browning moved to Approve Ordinance 2039, An Ordinance Updating and Adopting the Central Point Comprehensive Plan Housing Element (2017-2037). Rob Hernandez seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, no; Rob Hernandez, yes; and Mike Quilty, yes. Motion passes.

B. Continued Public Hearing – Resolution No. 1511, affirming that the TOD-Corridor Land Use Designation is Sufficiently Clear in its Scope of Allowed Uses to Support a Zone Change from TOD-MMR to TOD-LMR Applicant: Bob Fellows

Mr. Humphrey stated that the Applicant has requested a Comprehensive Plan (Map) amendment or clarification in preparation for a subsequent zone change application for the property mentioned above. This property is in the process of being annexed into the city and its Comprehensive Plan designation will be TOD-Corridor. The applicant would like to verify that the zoning designation will be TOD- MMR with an underlying zone of R-3. He explained the TOD Zoning designation for this property is not clear to staff or the developer.

He explained that the TOD-Corridor designation LMR is comparable to city zoning R-2 Two Family 6,000 sq. ft. min size lots. MMR is comparable to the city zoning of R-1-8 and R-3 6,000 and 8,000 sq. ft. lots. The applicant would like to make sure that the LMR designation is acceptable for this property without requiring a full blown Comprehensive Plan Map amendment. The applicants are prepared to continue in that direction. Staff felt that a clarification resolution would be sufficient to proceed with the zone change application.

Mr. Humphrey explained that the zoning is consistent with applicable Statewide Planning Goals; the Comprehensive Plan; Adequate public services and transportation networks are available to serve the property; and it is compliant with OAR 660-012-0060 of the Transportation Planning Rule.

The TOD Corridor Comp Plan Designation was approved in December 2000 and was acknowledge by DLCD. The pre-existing and optional zoning for properties

in question are compatible with the Comp Plan verifying that a Comp Plan Amendment is not necessary. He is asking the Council to affirm that Ordinance 1815 sufficiently provides for this zoning designation.

Mayor Williams opened the Public Hearing.

Jay Harland, CSA Planning

Mr. Harland stated that the TOD overlay does not have a clear designation for this property. The applicant is ready to move forward with construction plans once a clear designation is provided. They have researched the Comp Plan and the overlay and feel that the TOD-LMR designation is correct.

Mayor Williams closed the Public Hearing.

Brandon Thueson moved to approve Resolution No. 1511, affirming that the TOD-Corridor Land Use Designation is Sufficiently Clear in its Scope of Allowed Uses to Support a Zone Change from TOD-MMR to TOD-LMR Applicant: Bob Fellows. Mike Quilty seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

C. Continued Public Hearing – An Ordinance Amending the Central Point Zoning Map on Tax Lots 8300 & 8400 of 37S 2W 11C (3.64 Acres) From TOD-Corridor, Medium Mix Residential (TOD-MMR) to TOD Corridor Low Mix Residential (TOD-LMR)

Mr. Humphrey explained that the application has requested a minor zone change for property on Haskell. In considering the zone change there are three components which need to be addressed:

1. Comprehensive Land Use Plan Compatibility: The current land use plan designation for the property is TOD Corridor. Both the TOD-MMR and TOD-LMR are consistent with the designation per Ordinance 1815.
2. Committed Residential Density: The city participates in the Greater Bear Creek Valley Regional Plan. One of the performance indicators states land, within the UGB but outside existing City Limits, shall be built to a minimum residential density of 6.9 units per gross acre. The TOD-LMR designation will provide the zoning to meet the 6.9 units per acre as agreed to in the plan.
3. Traffic Impact: The developer is proposing a land use designation with a lower density. A traffic impact analysis is required as part of the application process. The nature of the zone change will decrease the density requirements. There are adequate public services and transportation networks available to serve the property at the highest intensity its use allows.

Mr. Humphrey explained a letter received from the Fair Housing Council regarding support to demonstrate the application's compliance with State Wide Planning Goal 10. In response to the letter the city has provided additional evidence using data from the Buildable Lands Inventory and from the Proposed

Housing Element to analyze the impact of the proposed zone change on the number of needed housing units and the residential land supply.

Mayor Williams opened the public hearing.

Jay Harlan, CSA Planning

Mr. Harlan addressed letters of concern that were provided for the public hearing. He stated that the proposed zone change will provide affordable housing in Central Point and will not overburden the infrastructure. A transportation study has been completed and the developer plans to work with the city to connect Haskell Street. When the property to the south of the proposal is annexed into the city there will be another outlet available for the residents. The letter regarding the types of buildings isn't an issue, they do not plan to build apartment's which may obstruct a view.

Mayor Williams closed the public hearing.

Mike Quilty moved to send to Second Reading An Ordinance Amending the Central Point Zoning Map on Tax Lots 8300 & 8400 of 37S 2W 11C (3.64 Acres) From TOD-Corridor, Medium Mix Residential (TOD-MMR) to TOD Corridor Low Mix Residential (TOD-LMR). Rob Hernandez seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

VIII. BUSINESS

A. Appointment of Central Point Planning Commission Member

Mayor Williams stated that he interviewed the two applicants for the Planning Commission and feels that James Mock is the best fit at this time. He recommends James Mock be appointed to Planning Commission Position No. 6 with a term expiring December 31, 2020.

Brandon Thueson moved to appoint James Mock to fill the vacant Planning Commission No. 6. Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

B. Approval of Bid Award for 2017 Street Pavement Projects

Parks and Public Works Director Matt Samitore stated that the city received one bid from Knife River Materials Inc. in the amount of \$155,614 for the 2017 small patch paving jobs throughout the city. City staff negotiated with Knife River to reduce some of the type of construction to a lower amount. The lower amount was \$143,464 which is within the authority for the City Manager to approve.

C. Parks and Recreation Commission Report

Mr. Samitore stated that the topics of discussion for the Parks and Recreation Commission included:

- Two of the Commission members have volunteered to participate on the AdHoc Committee to discuss the Community Center.
- Jump Houses will only be allowed in Twin Creeks Park. Any events having one will be required to have a 2 Million dollar liability insurance provider.
- There was discussion regarding the type of building for a concession stand and Police Substation to be located at Don Jones Park.
- The Bohnart Family Farm Park should begin construction soon, they have gotten some of the Life Stages equipment and should start installing it next month.

D. Twin Creeks Crossing Bid Award Update

Mr. Samitore stated that the State of Oregon awarded the Twin Creeks Crossing bid to Knife River in the amount of \$2,358,7173.45. The city is responsible for a 20% match of \$471,743.49 which has been included in the 2017/19 FY Budget.

The State process is quite elaborate and usually takes two months for formal approval. The City anticipates construction starting in January 2018. The weather will play a big part in the start and completion date expected in late May.

IX. MAYOR'S REPORT

Mayor Williams reported that he:

- Attended the League of Oregon Cities Conference in Portland. He spoke with State Department Directors regarding several issues of concern in Southern Oregon.
- Toured the City of Troutdale during the LOC Conference. They have some very unique issues.
- Attended a MWC meeting.
- Attended the tour of Rogue Disposal in September.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported:

- That we have not received any complaints regarding the Pine Street Construction. It seems to be moving along on schedule.
- There was a meeting of the Other Cities Water Commission members. They are working together on the bulk water rate issues and other items related to all the cities.
- He has started discussions with Jackson County regarding the marijuana grows inside our Urban Reserve area.
- The traffic congestion around Mae Richards seems better this year. Their only complaint right now is the timing of some of the trains. They asked if we could talk to the Rail Company and ask them to change times. Unfortunately they don't take school schedules into account when transporting goods.

- It looks like the property adjacent to Don Jones Park will be sold soon. The resolution forcing annexation will go into effect and that property will be required to annex into the city when it is purchased.
- There will be a Study Session on Monday night to discuss the Beebe/Hamrick Intersection

XI. COUNCIL REPORTS

Council Member Mike Quilty reported that:

- He has been appointed to the State Transportation Commission.
- Dan Moore from the MPO will be retiring on Friday. The retirement party will be at noon at the RVCOG Offices.
- He attended the Oregon MPO Contortion Meeting in Bend last week to work on funding requirements.
- He attended the LOC Conference in Portland. There were some great speakers this year.

Council Member Brandon Thueson reported that he was a judge for the Battle of the Bones Rib Competition. Cory Long did a great job on the event this year.

Council Member Rob Hernandez reported:

- He attended the Tour of DelRio, they have a very nice facility out there.
- He attended the Rogue Disposal Tour on September 18th.

Council Member Tanea Browning reported that:

- she attended the Battle of the Bones event. BOB was well attended this year considering all the smoke in the valley. The combining of the two events fit nicely together. The Expo added a nice picnic table area outside of the Seven Feathers Event Center that complements the Brewfest and the Battle of the Bones.
- She attended the Fire District 3 Board meeting where they recognized two civilians for their life saving efforts with an accident on Foothills Road.
- She attended the DelRio Winery tour.
- Greeters was held at Montgomery's Meats this month and Jewett Elementary will host the October Greeters. Come and discover what they are up to at their maker space and outdoor classroom. The business community will get a peak at what our education community is doing to prepare our next generation.
- She attended the Rogue Disposal Tour last month.
- The final Saturday Market was held in September followed by the Volunteer appreciation luncheon at the Chamber office. The Saturday Market was a nice addition over the summer and these volunteers from the Visitor Center made it happen. Thank you to all who stopped in and showed thanks.
- The RVCOG meeting was cancelled due to LOC Conference.
- She attended the LOC Conference and took in great lectures along with the tour of Troutdale where a new Amazon distribution center is being built, and the Portland Homeless Tour. There was a women's tiny homes

project and a tent rest-stop project. Both has their own set of self-government.

- She has submitted an application to be on the League of Oregon Cities Conference Planning Committee.
- She attended a day long Oregon Planning training in Grants Pass last Saturday. It gave great history about Oregon Planning Process and why it was developed the way it was.
- She was pleased to participate in the welcome reception for veterans returning home from their visit to the Wall sponsored by NCO.
- She attended the Colvin Oil grant presentation at Crater High School along with Officer Abbott and County Commissioner Colleen Roberts.
- The Chamber Mixer at Holiday Inn Express on Tuesday was well attended, all councilors are invited to attend these gatherings.

Council Member Allen Broderick reported that:

- He attended the Rogue Disposal Tour in September.
- He attended a SOREDI meeting. They have money available to assist start-up businesses.
- School District No. 6 is in the process of purchasing the Iron Works Building to have a Markers Market.
- He attended a Southern Oregon University presentation. They are working with other schools to reevaluate the types of education they offer.
- He read an article regarding the median income level for our area. We are in line with the national average.
- He attended the Battle of the Bones event at the Brewfest.
- He had a homeless woman come into his office the other day. She was talking to people who were not in the room. This problem seems to be getting worse in the area. Police Chief Kris Allison explained how the CPPD tries to assist the homeless people in town find the services they need. Mental illness is a problem nationwide. Our officers try and get the people who need and want help to the services that are available in the valley.

XII. DEPARTMENT REPORTS

Parks and Public Works Director Matt Samitore reported:

- The replacement waterline is installed on Pine Street. They are now working on the side streets to connect the system.
- They have found that most of the actuator valves in downtown need to be replaced. Most of them are decades old and do not work properly. They will begin that process once Pine Street is complete.

Police Chief Kris Allison reported:

- We had several of our officer's assist in the murder investigations in the valley over the last few weeks. This has been one of the most violent weeks in her history in law enforcement.
- They will be planning the ALICE training for the City Council and Central Point Citizens. It is smart to have everyone trained in what to do if there is a mass shooting or dangerous situation in the area.

- The Police Department has Trick or Treat bags to give out to kids this year. Bring your kids to the Police Department for a bag of goodies.
- She was in Portland this week attending the Police Legitimacy Procedural Justice Training. There was a great group of officers at this training.

Community Development Director Tom Humphrey reported:

- There was a CAC meeting on Tuesday night. They discussed the Urban Reserve area we are preparing to include in the UGB. It was a full meeting and several citizens showed up. They were concerned they would be forced to annex into the City. They have set up another meeting for November to receive more testimony and talk to citizens with concerns.
- The city has received a sight plan for the old Saxbury Building that was torn down last week.
- Their new employee for the Planning Department will begin work next week. We recruited him from the Jackson County Planning Department. He has experience in floodplain management.

City Attorney Sydnee Dreyer updated the Council regarding the time lines for 75 Bush Street. There is a very detailed list of timelines we have to provide to the person living there. We are waiting on a judgement from the court because he did not get out when he was told.

XIII. EXECUTIVE SESSION - None

XIV. ADJOURNMENT

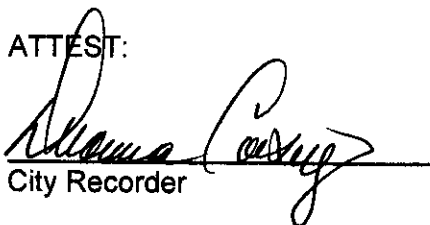
Tanea Browning moved to adjourn, Brandon Thueson seconded, all said "aye" and the Council Meeting was adjourned at 9:11 p.m.

The foregoing minutes of the October 12, 2017, Council meeting were approved by the City Council at its meeting of October 26, 2017.

Dated: 10/26/17


Mayor Hank Williams

ATTEST:


City Recorder