

**CITY OF CENTRAL POINT  
City Council Meeting Agenda  
May 24, 2018**

Next Res. 1536  
Next Ord. 2045

**Central Point  
City Hall  
541-664-3321**

**City Council**

**Mayor**  
Hank Williams

**Ward I**  
Bruce Dinger

**Ward II**  
Michael Quilty

**Ward III**  
Brandon Thueson

**Ward IV**  
Tanea Browning

**At Large**  
Rob Hernandez  
Kelly Geiger

**Administration**  
Chris Clayton, City  
Manager  
Deanna Casey, City  
Recorder

**Community  
Development**  
Tom Humphrey,  
Director

**Finance**  
Steven Weber,  
Director

**Human Resources**  
Elizabeth Simas,  
Director

**Parks and Public  
Works**  
Matt Samitore,  
Director

**Police**  
Kris Allison Chief

- I. REGULAR MEETING CALLED TO ORDER – 7:00 P.M.**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. SPECIAL PRESENTATIONS – Country Crossings Presentation**
- V. PUBLIC COMMENTS**

*Public comment is for non-agenda items. If you are here to make comments on a specific agenda item, you must speak at that time. Please limit your remarks to 3 minutes per individual, 5 minutes per group, with a maximum of 20 minutes per meeting being allotted for public comments. The council may ask questions but may take no action during the public comment section of the meeting, except to direct staff to prepare a report or place an item on a future agenda. Complaints against specific City employees should be resolved through the City's Personnel Complaint procedure. The right to address the Council does not exempt the speaker from any potential liability for defamation.*

**VI. CONSENT AGENDA**

*These items are considered routine, and therefore, will not be allotted discussion time on the agenda; these items may be passed by the Council in one blanket motion; any Councilor may remove an item from the "Consent" agenda for discussion by requesting such action prior to consideration.*

Page 4 - 7      A. Approval of April 26, 2018 City Council Minutes

**VII. ITEMS REMOVED FROM CONSENT AGENDA**

**VIII. PUBLIC HEARING**

*Public comments will be allowed on items under this part of the agenda following a brief staff report presenting the item and action requested. The presiding officer may limit testimony.*

- 9 - 56      A. Public Hearing – First Reading of an Ordinance Updating and Adopting the Central Point Comprehensive Plan Parks and Recreation Element (2018-2038) (Humphrey)

**IV. ORDINANCES, AND RESOLUTIONS**

- 58 - 67      A.      Resolution No. \_\_\_\_\_, Approving the Proposed Lease Option Agreement for the Public Works Corporate Property and Directing the City Manager to Negotiate Amendments Thereto (Samitore)
- 69 - 73      B.      Resolution No. \_\_\_\_\_, Accepting the Low Bid from Knife River Materials, Inc. for 2018 Pavement Management Work (Samitore)

**X. BUSINESS**

- 75      A.      Planning Commission Report (Humphrey)

**XI MAYOR'S REPORT**

**XII. CITY MANAGER'S REPORT**

**XIII. COUNCIL REPORTS**

**XIV. DEPARTMENT REPORTS**

**XV. EXECUTIVE SESSION - ORS 192.660(2)(e) Real Property Transactions**

The City Council will adjourn to executive session under the provisions of ORS 192.660. Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

**XVI. ADJOURNMENT**

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 72 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-423-1026 (voice), or by e-mail to [Deanna.casey@centralpointoregon.gov](mailto:Deanna.casey@centralpointoregon.gov).

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta publica de la ciudad por favor llame con 72 horas de anticipación al 541-664-3321 ext. 201

# Consent Agenda

**CITY OF CENTRAL POINT  
City Council Meeting Minutes  
April 26, 2018**

**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, Kelly Geiger, 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; Finance Director Steven Weber, and City Recorder Deanna Casey were also present.

**IV. SPECIAL PRESENTATION**

**Planning Commission Member Recognition** – Community Development Director Tom Humphrey introduced Craig Nelson who served 5.5 years on the Planning Commission. Unfortunately Mr. Nelson has moved out of town and had to resign from the commission. Mayor Williams and Mr. Humphrey recognized his years of service with a plaque.

**V. PUBLIC APPEARANCES - None**

**VI. CONSENT AGENDA**

- A. Approval of April 12, 2018 City Council Minutes
- B. Approval of Arbor Week Proclamation

City Attorney Sydnee Dreyer suggested language correction to clarify Ordinance 2044 regarding appeal rights.

**Mike Quilty moved to approve the Consent Agenda with the recommended changes.** Rob Hernandez seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

**VII. ITEMS REMOVED FROM CONSENT AGENDA - None**

**VIII. PUBLIC HEARINGS**

- A. **Public Hearing – Resolution No. 1534, Approving a 2017/2019 Supplemental Budget**

Finance Director Steven Weber explained that Oregon Revised Statutes allows for changes to a budget when unanticipated events occur. Due to qualifying conditions, most notably the completion of the 2016/17 annual audit where several funds had larger than anticipated carryover balances, budget adjustments are recommended.

With the recommended changes of \$386,000, as well as supplemental budget approved earlier this year, the total 2017/2019 biennial budget will increase from \$49,991,429 to \$50,575,574.

Mayor Williams opened the public hearing. No one came forward and the public hearing was closed.

**Brandon Thueson moved to approve Resolution No. 1534, Approving a 2017/2019 Supplemental Budget.** Michael Quilty seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Kelly Geiger, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

## **IX. ORDINANCES AND RESOLUTIONS**

### **A. Resolution No. 1535, Scheduling Biennial Election of Central Point City Officers for November 6, 2018**

City Manager Chris Clayton explained the proposed resolution scheduling the next general election of city officers to coincide with statewide general election on Tuesday November 6, 2018. The positions of Council Members for Ward I, Ward II, and Ward III will be up for election. The filing period begins July 9, 2018 and runs through Thursday, August 23, 2018. Election packets are being prepared by the City Recorder and will be available on July 9, 2018 in City Hall.

**Rob Hernandez moved to approve Resolution No. 1535, Scheduling Biennial Election of Central Point City Officers for November 6, 2018.** Mike Quilty Seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Kelly Geiger, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

## **X. BUSINESS**

### **A. Discussion of System Development Credits for Snowy Butte Station**

Parks and Public Works Director Matt Samitore explained that in 2016 the city implemented changes to the System Development Charges rules implementing deadlines for the use of SDC Credits that match state revised statutes. Developers who have qualified public improvements and receive such credits have ten years from the signing of an SDC agreement to use them for new development projects.

In 2016 staff met with Eric Bunn to inform him of the future vacation of street and stormwater credits associated with Snowy Butte Station. Unfortunately Mr. Bunn passed away a few months after the meeting and the credits are still on the books.

The current credits are in our financial system as a liability. Staff would like to add up all of the credits from 2015 through January 2019 and credit back to the developer the total used Street SDC Credit and the balance of the storm drain credit before the end of the 2017-2019 FY budget. Mr. Bunn intended to use as much of the credits as possible for the Housing Authority project which is planned at the corner of S. Haskell and Ash Street. Unfortunately the Housing Authority hit a funding issue and is not expected to obtain funding for the project until 2020.

Council understands the situation with one of the partners passing away but they are not in favor of keeping these credits on the books. Thirteen years is long enough. Staff should bring back a resolution regarding these credits expiring unless they are able to use them on the Housing Authority Project.

#### **B. March 31, 2018 Quarterly Financial Report**

Mr. Weber explained the City's financial statements for the period ending March 31, 2018. In all funds, revenues and expenditures are on track for the time period. He highlighted specifics about several of the funds showing expenditures and revenues. Overall the City is in very good financial position with overall revenues at 38.49% of total budget and expenditures of 30.69% of total budget.

#### **Mike Quilty moved to accept the March 31, 2018 Quarterly Financial Report.**

Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Kelly Geiger, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

#### **C. Central Point Chamber of Commerce Report**

Tanea Browning, CEO Central Point Chamber of Commerce updated the council regarding the rebranding process for the Visitors Center and Chamber. After engaging stake holders in the community they were able to identify five characteristics: We are charming, reliable, up to date, tough and honest. In helping to identify who Central Point is they came up with a tagline of "Central Point; Real People, Real Experiences." They are communicating this new branding throughout the community at a variety of events.

The Saturday Market will begin May 5<sup>th</sup> and continue through September 29<sup>th</sup>. They will be open every Saturday from 10 am – 2 pm at 419 N. Front Street next to the Rogue Creamery. The Central Point Chamber of Commerce Board will seek additional funding to help cover the cost of the new and expanded services. We are confident the city and citizens will benefit from these additions.

### **XI. MAYOR'S REPORT**

Mayor Williams reported that he attended:

- the Development Commission Budget Committee Meeting.
- the Medford Water Commission meeting.
- Central Point Greeters at Mercy Flights.
- the Medford Rod and Custom Car show at the Expo.

## **XII. CITY MANAGER'S REPORT**

City Manager Chris Clayton reported that:

- a careless driver caused damage to the new planter box on 6<sup>th</sup> Street. It will be repaired before the landscape is installed. The driver was cited by the Police Department for reckless driving.
- The agreement with ORW is almost finalized. This is for the design of a new dais table in the Chambers.
- He had conversations with the School District and they have no plans to make improvements to the practice football field at this time. He has offered support from the city if they do move forward on that project.
- He will be participating on the interview panels for the City of Medford and the City of Phoenix next week.
- There will be a new payroll tax beginning July 1, 2018 which is being implemented to help mass transit.
- As of July 1, 2018 the state is mandating that Building Officials, Chief Structural inspectors and Electrical inspectors must be an employee of the city they are doing inspections for. This will be a challenge for smaller cities but local Council of Governments are working on a solution. Central Point may need to hire a part-time electrical inspector.
- he will be attending the Jackson County Marijuana Task Force meeting next week.
- Staff have been working with the County on the option for a Public Works Corporation yard.

## **XIII. COUNCIL REPORTS**

Council Member Michael Quilty reported that:

- He was in Tacoma last week for a Transportation Summit and Expo where he gave a presentation.
- He attended an RVMPO meeting where they talked about alternative transportation measures.
- He will be in Grants Pass tomorrow for an MPO meeting.

Council Member Brandon Thueson reported that he attended the Development Commission Budget meeting.

Council Member Tanea Browning reported that:

- She attended the Eggstravaganza event at Twin Creeks Park
- She attended a Travel Southern Oregon grant writing seminar in Medford and a symposium in Ashland.

- She attended an RVCOG meeting in March with presentation on continuum of care and bridging the digital divide in rural communities.
- She attended the chamber mixer and greeters in April.
- She attended the League of Oregon Cities Board meeting in Salem and planning session for the League's annual conference later in the month.
- She will be attending the Governor's Conference in Bend.
- Attended the Development Commission Budget meeting.
- The next Chamber Greeters will be May 15<sup>th</sup> at Umpqua Bank.

Council Member Kelly Geiger reported that he attended the Development Commission Budget meeting and the Central Point Chamber Greeters. This will be his last Council meeting because his family has purchased a home outside the city limits.

#### **XIV. DEPARTMENT REPORTS**

Parks and Public Works Director Matt Samitore reported that he has had several meetings regarding the Twin Creeks rail crossing. Our water line will not be an issue going forward but Century Link lines will need to be moved. Pine Street construction will be moving to the block between 2<sup>nd</sup> and 3<sup>rd</sup> Streets next week.

Police Chief Kris Allison reported:

- The Central Point Police Department was awarded Accreditation last week. We were able to meet and exceed the 104 standards required for this recognition. There will be a formal presentation at a future Council meeting.
- Last week the Police Department did a presentation at Cascade Christian High School on Bullying and ALICE. They hope to build a program to present this training to all the schools in our district.
- This week they brought in a national presenter to provide training on Officer Wellness and Safety and how to integrate home and work.
- She was in Portland this morning for training and attended the Police Academy criminal law class with our two new officers.

Community Development Director Tom Humphrey reported:

- That they are now down one Planning Commissioner. The City Recorder has been advertising for interested citizens.
- There will be Planning Commission training in May in the Central Point Chambers. Council members and CAC members are invited to attend.
- The Planning Commission will be working through the Housing Plan and the Parks Element in May.
- Building activity has seen an increase this month.

Finance Director Steven Weber reported:

- The Rogue Valley Finance Group will be meeting on May 16<sup>th</sup>, lunch will be provided and the City Council is invited to attend.
- That he will be bringing an ordinance proposal for vacation rentals to the council in the near future.



- That he has been appointed as Chair of the Fire District No. 3 Budget Committee.

City Attorney Sydnee Dreyer reported that the State did not provide an option for enforcing “smell” related nuisances as long as marijuana is being grown in the correct zone.

**XV. EXECUTIVE SESSION - None**

**XIV. ADJOURNMENT**

Mike Quilty moved to adjourn, Rob Hernandez seconded, all said “aye” and the Council Meeting was adjourned at 8:10 p.m.

The foregoing minutes of the April 26, 2018 Council meeting were approved by the City Council at its meeting of May 24, 2018.

Dated:

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder

# **Ordinance**

## **Public Hearing Parks and Recreation Element**



**City of Central Point**  
**Staff Report to Council**

**ISSUE SUMMARY**

<p>MEETING DATE May 24, 2018</p> <p>SUBJECT: Public Hearing to Consider an Ordinance to Update the Parks and Recreation Element of the Central Point Comprehensive Plan (File No. CPA-17005) (Applicant: City of Central Point)</p>	<p>STAFF MEMBERS: Tom Humphrey AICP, Community Development Director and Justin Gindlesperger, Community Planner II</p> <p>DEPARTMENT: Community Development</p>
<p>ACTION REQUIRED:</p> <p><input type="checkbox"/> Motion</p> <p><input checked="" type="checkbox"/> <b>Public Hearing</b></p> <p><input checked="" type="checkbox"/> <b>Ordinance 1<sup>st</sup> Reading</b></p> <p><input type="checkbox"/> Ordinance 2<sup>nd</sup> Reading</p> <p><input type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Information/Direction</p> <p><input type="checkbox"/> Consent Agenda Item</p> <p><input type="checkbox"/> Other</p>	<p>RECOMMENDATION:</p> <p><input checked="" type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input type="checkbox"/> Not applicable</p> <p>Comments:</p>

**BACKGROUND INFORMATION:**

On April 3, 2018 staff introduced a working draft of the Parks Element to the Planning Commission. After discussion the Commission directed staff to schedule a public hearing to gather citizen input. On May 1, 2018 the Planning Commission conducted a public hearing to take testimony and only one individual participated. The Parks *Master Plan* by contrast involved extensive public input in the form of stakeholder interviews, surveys and public meetings. The Parks Element is primarily incorporating the work done for the master plan into the City's Comprehensive Plan. At the conclusion of the public hearing the Commission forwarded a favorable recommendation to the City Council.

The Parks Element is a twenty year plan (2018-2038) establishing goals and policies for managing and improving the City's parks system. The Parks Element was last acknowledged in 1983 and at the time represented the planning period 1983-2003. The Parks and Recreation Element needs updating to account for population growth (subsequent to 2003 and anticipated to 2038), changes in demographics, and urban growth boundary expansions over the course of the next twenty year planning period (2018-2038). The updates to the Parks Element provide an analysis of the City's current parks and recreation system (Map 1), how the community envisions the parks system in the future (Map5), and what challenges and opportunities the City faces in implementing the goals set forth in the Parks Element.

An early version of the working draft of the Parks Element was reviewed by the Citizen's Advisory Committee (CAC), with a favorable recommendation to the Planning Commission. Since the CAC

meeting staff has continued refining the working draft per the CAC discussion.

At the April 3rd Planning Commission meeting, the primary concern in considering the Parks Element pertained to the parkland needs assessment (Section 4.2.1). Specifically, the Commission raised questions about the basis for the level of service standard of providing core parks at 3.5 acres per 1,000 residents and the need to acquire and develop an additional 52 acres of core parklands by 2038.

The 3.5 acres per 1000 (residents) figure was arrived at from the research done for the City's Parks Master Plan, including state and national standards, public input and surveys. The figure is for core parks only and doesn't include trails and open space or special recreation facilities. The standard represents a target as necessary to provide the desired recreational opportunities for Central Point residents. It will also serve as the basis for parks acquisition.

Future parkland needs are determined by comparing the proposed level of service to the existing park system and the City's expected population growth. The proposed level of service standard for core parks is consistent with the City's overall performance of providing approximately 10 acres for every 1,000 residents of *total parklands* (i.e. core parks, open space and specialized recreation facilities) and is consistent with the national standard. The City's 1980 Parks and Recreation Element referred to use of the 10 acres per 1,000 residents standard as a reasonable objective to achieve all the City's future parks and recreation needs. Land Use Benchmarks in the Land Use Element tracks the City's use of land over time.

The City's current level of service for parks is just over 2 acres per 1000 residents for core parks only. Based on population projections for the next 20 years, the City will add roughly 4,400 new residents. If no new parkland is acquired, the level of service would drop to 1.28 acres per 1000 residents. Based on this assessment and application of the level of service standard in the Parks Master Plan, the City would need to acquire 52 acres of parkland over the next 20 years. This is reflected in the Parks Element (Figure 4.2 Level of Service and Parkland Needs, 2018-2038).

Metric	Measurement			
Existing Level of Service (LOS) Standard	3.5 acres per 1,000 residents			
2018 Population	18,924 residents			
2038 Population Forecast	23,290 residents			
Parkland Acreage (Core Parks - City Only)	Total		Developed	
City-owned & maintained	39.24	acres	29.92	acres
<b>Total</b>	<b>39.24</b>	<b>acres</b>	<b>29.92</b>	<b>acres</b>
Level of Service	2018	2038	2018	2038
Effective Level of Service based on total acreage ( <i>acres/1,000 residents</i> )	2.07	1.68	1.58	1.28
Net LOS to Standard ( <i>acres/1,000 residents</i> )	(1.43)	(1.82)	(1.92)	(2.22)
Performance to Standard	59%	48%	45%	37%
Acreage surplus (deficit)	(26.99)	(42.27)	(36.31)	(51.60)

Source: Population data from PSU Center for Population Research

In addition to the planning context, parks and recreation facilities inventory and park and recreation needs assessment, the text, goals, and policies of the Parks and Recreation Element have been modified and updated to reflect changes in policy since the last Park Element was adopted in 1983.

**FINANCIAL ANALYSIS:**

Financial impact to the City is limited to staff in-kind expense and professional service fees that have been budgeted in order to evaluate the current and proposed changes.

**LEGAL ANALYSIS:**

The primary issues to be considered and discussed at the meeting will be *master plan*-related as noted above, with specific attention being given to changes due to “Changing Conditions”.

1. The goals and policies in the Parks Element of the Comprehensive Plan create a framework that is necessary for the attainment of future parklands and maintenance of the entire parks system. The guidance provided by the Parks Element establishes a direction to ensure the long-term recreation needs of the community are met.

These actions are all evaluated in light of City and State Land Use Goals and Regulations.

**COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

Managed Growth and Infrastructure, Goal 3; Cooperate with developers to plan future needs for schools and parks. Recreation, Goal 1; Revise Parks and Recreation Master Plan.

**STAFF RECOMMENDATION:**

Consider the proposed amendment and 1) forward the ordinance to a second reading, 2) make revisions and forward the ordinance to a second reading or 3) deny the ordinance.

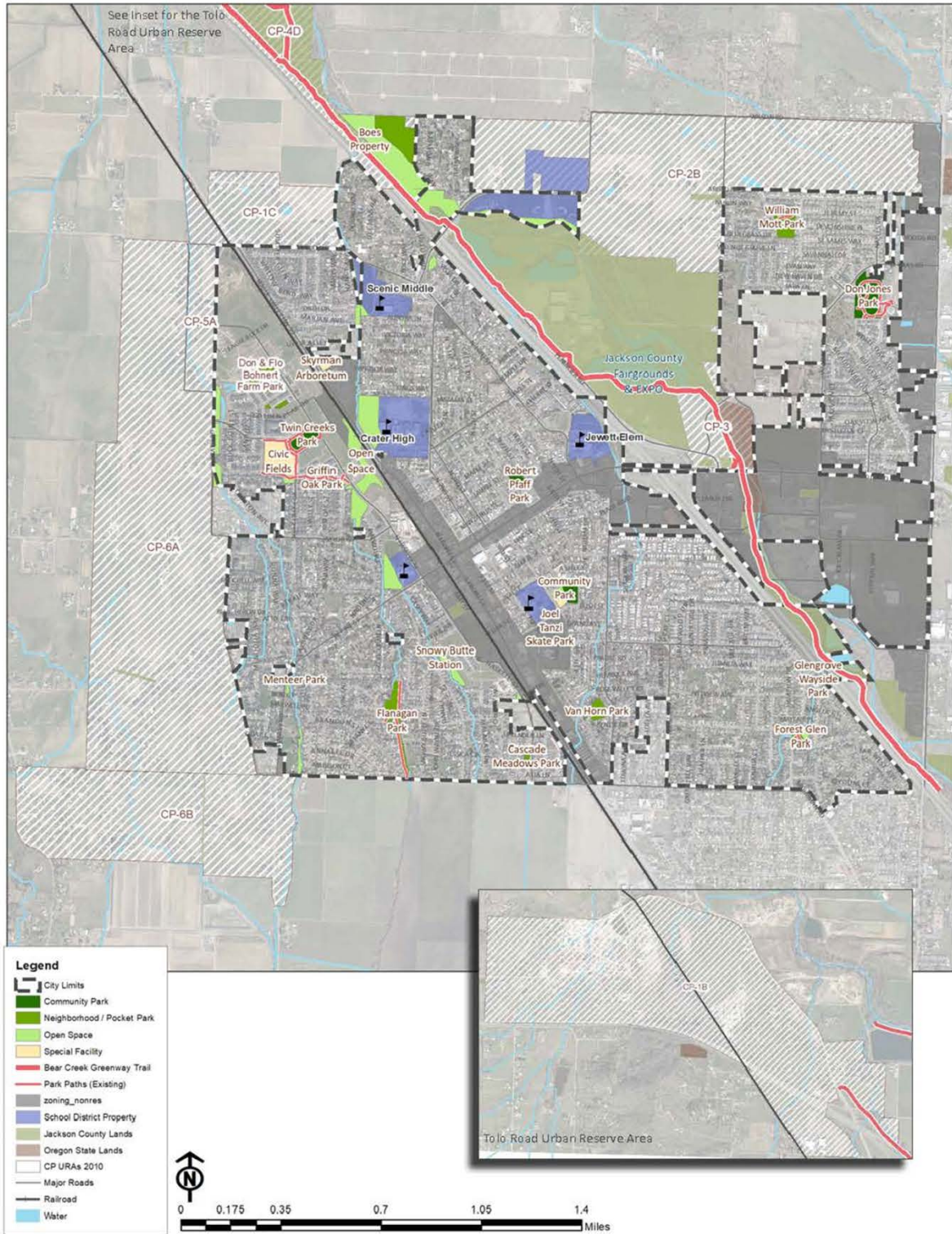
**RECOMMENDED MOTION:**

Forward the Ordinance and the Parks & Recreation Element to a second reading on June 14, 2018.

**ATTACHMENTS:**

Attachment “A” – Ordinance No. \_\_\_\_ An Ordinance Updating and Adopting the Central Point Comprehensive Plan Parks and Recreation Element (2018-2038).

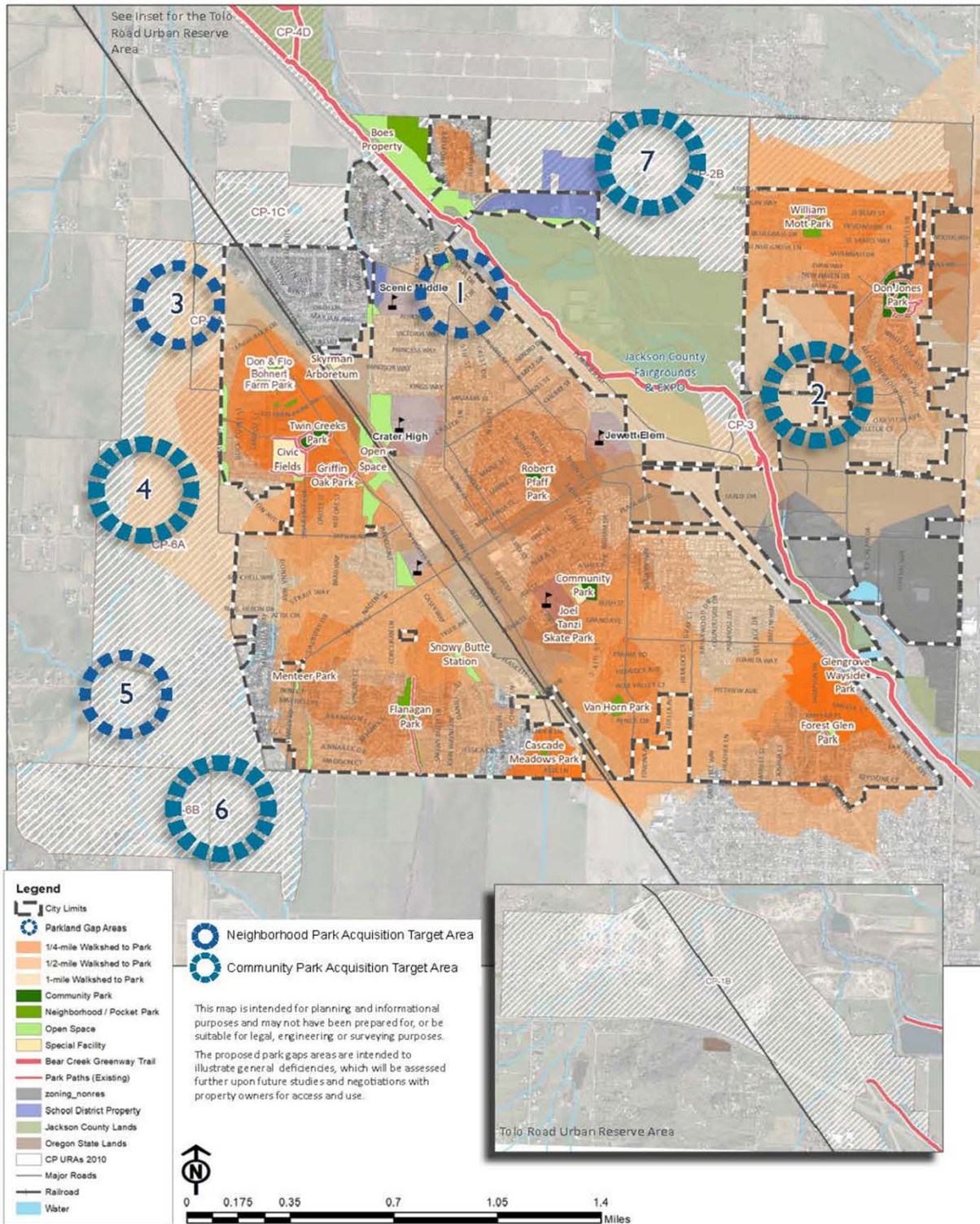
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## Map I: Existing Parks, Trails & Open Space







## Map 5: Proposed Parkland Acquisition Target Areas



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE UPDATING AND ADOPTING THE CENTRAL POINT COMPREHENSIVE  
PLAN PARKS AND RECREATION ELEMENT (2018-2038)

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City and County Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City has determined to update its Parks and Recreation Element which was originally adopted in 1983.
- D. Pursuant to the requirements set forth in CPMC Chapter 17.10.100 Amendments – Purpose and Chapter 17.96.010, Procedure, the City has initiated the amendments and conducted the following duly advertised public hearings to consider the proposed amendments:
  - a) Planning Commission hearing on May 1, 2018
  - b) City Council hearing on May 24, 2018.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Based upon all the information received, the City Council adopts the Staff Reports, Findings of Fact and evidence which are incorporated herein by reference; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City Comprehensive Plan Parks and Recreation Element is hereby updated and adopted as set forth in Exhibit A –Comprehensive Plan Parks and Recreation Element, 2018-2038 which is attached hereto and by this reference incorporated herein.

Section 3. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the Parks and Recreation Element.

Passed by the Council and signed by me in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2018.

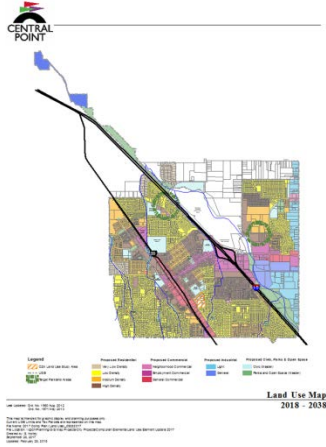
\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

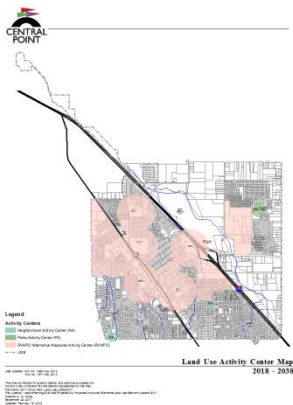
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City Recorder



# PARKS & RECREATION ELEMENT 2018-2038



## City of Central Point Comprehensive Plan



Working Draft

May 24, 2018  
City Council Meeting

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## **1. Introduction and Summary**

The Parks Element (Parks Element) was prepared in collaboration with city residents, the Parks and Recreation Commission, the Planning Commission, and the City Council. The Parks Element inventories and evaluates existing parks and recreation areas, assesses the needs for acquisition, site development and operations, and sets goals and policies necessary to achieve the community's parks and recreation long-term objectives. The Parks Element is a twenty-year (2018-2038) plan for managing and enhancing the City's parks, trails and recreation services, including goals and policies necessary for the attainment of high-quality recreation opportunities to benefit residents of Central Point.

The City of Central Point's park system currently contains approximately 122 acres of developed and undeveloped park and open space lands distributed among 31 parks, special facilities and open space areas. This system of parks supports a range of active and passive recreation experiences, including a skate park and access to approximately 4.9 miles of trails within its parks and along the Bear Creek Greenway. As part of its recreation services the City also offers a variety of general recreational and educational programs, which vary from cultural arts to fitness, education and outdoor recreation. The majority of the City's current recreation programming focuses on the City's youth.

### **1.1. Community Engagement**

Community engagement and feedback played an important role in establishing a clear planning framework that reflects current community priorities. Throughout this planning process, the public provided information and expressed opinions about the needs and priorities for parks, trails and recreation facilities, including recreational programs in Central Point. A variety of public outreach methods were used; including community surveys, community meetings, stakeholder discussions, online engagement and emails, and Parks and Recreation Commission sessions. Feedback from the community outreach efforts played a crucial role in updating policies and prioritizing capital investments.

The City's residents are generally satisfied with the parks, trails and recreation opportunities in the City. Most residents care deeply about the future of the City's parks, recreation and trail system and appreciate the opportunity to offer feedback in the development of the Parks Element, including a strong interest in additional or expanded services and facilities. Specific recommendations are included in the Needs

Assessment chapter and the results from surveys, meeting notes and major findings are included in the Parks and Recreation Master Plan, a ten year parks and recreation development program.

## **1.2. Strategic Objectives**

Preparation of the Parks Element is based on six strategic objectives intended to guide City decision-making necessary to ensure that the City's parks and recreation system meets the long-term needs of the community. These strategic objectives are:

1. **Community Engagement and Communication:** Encourage meaningful public involvement in park and recreation;
2. **Recreation Programming:** Establish and maintain a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests and abilities and promote the health and wellness of the community;
3. **Parks & Open Space:** Acquire and develop a high-quality, diversified system of parks, recreation amenities and open spaces that provide equitable access to all residents;
4. **Trails & Pathways:** Develop a high-quality system of multi-use trails and bicycle and pedestrian corridors that connects to regional trails and provides access to public facilities, neighborhoods and businesses;
5. **Design, Development & Management:** Plan for a parks system that is efficient to maintain and operate, while protecting capital investment; and
6. **Facilities Development Plan:** Maintain and implement the Parks and Recreation Master Plan, a ten year parks and recreation development program.

## **1.3. Service Standards**

A parks standard of 10 acres per 1,000 population is a common standard used by many cities. This standard includes all elements of a parks system from active core parks to open space and trails systems. The City's 1980 Parks and Recreation Element referred to use of this standard<sup>1</sup> as a reasonable objective

<sup>1</sup> City of Central Point 1983 Parks and Recreation Element, p. VII-13

to achieve all the City's future parks and recreation needs. Currently, the City's ratio is 7.2 acres per 1,000 population.

For the current planning period (2018-2038) the Parks and Recreation Department follows a set of service standards in order to provide quality recreational opportunities and to achieve community parks and recreation goals. The standards are applied to the three (3) main components of the Parks and Recreation system:

- **Community, Neighborhood & Pocket Parks:** The City classifies three (3) types of parks (Core Parks); community parks, neighborhood parks, and pocket parks. To emphasize the importance of the need for Core Parks within its park system the City uses an acreage standard of 3.5 acres per 1,000 people for its Core Parks. The City currently provides Core Parks at a rate of 2.07 acres per 1,000 people.
- **Open Space & Trails:** In addition to its Core Parks the City provides approximately 73 acres of open space within the UGB. The Parks Element does not include a numeric standard for open space areas and the acreage of open space is not included in the acreage standard for Core Parks. Open Space areas protect sensitive natural areas through existing regulations and provide recreation, including trail corridors as a secondary objective. The area protected along Bear Creek accounts for all of the City's open space acreage and provides a corridor for the Bear Creek Greenway multi-use path.

Acquisitions of open space focus on properties necessary to fill crucial connections in the greenway and trail system. Similarly, trail acquisition and development priorities are designed to provide a comprehensive pedestrian and bicycle system, connecting neighborhoods to commercial areas and other key destinations, rather than toward meeting a population-based mileage standard. As a benchmark the City currently provides open space and trails at an approximate rate of 4.12 acres per 1,000 people.

- **Specialized Recreation Facilities:** The Parks Element does not include a numeric standard for special use facilities. Special use recreation facilities are, by their nature, unique and do

not translate well to a population based numeric standard. Special use facilities within the City include the Joel Tanzi Skate Park, S kyrman Arboretum and Civic Field.

#### **1.4. Future Improvements**

The Parks Element includes a detailed needs assessment identifying the City's parks and recreation needs throughout the twenty year planning period. Within the Parks Element the locations and types of existing facilities, land use classifications, and other factors necessary to identify gaps in the parks system are identified. Understanding the known gaps in the park system will provide a foundation for the continued strategic planning ensuring that tomorrow's residents have convenient access to a system of parks and trails to stay healthy and active.

The City of Central Point is anticipated to add approximately 5,580 additional residents by the year 2038<sup>2</sup>. Serving existing and future residents will require improvements to, and expansion of, the City's park, trail and recreation system. The implementation strategy includes acquisitions of additional parkland, development and improvement of existing facilities and funding and investment options.

- **Parks and Recreation Master Plan.** The application of the goals in the Parks Element is detailed by the Parks and Recreation Master Plan with specific actions in order to ensure existing parks provide desired recreational amenities and opportunities. The Master Plan is a 10-year guide that includes investments for development and improvement of core parks. For example, the proposed development of Community Park near Central Point Elementary in the south-central portion of the City will expand recreational resources for the community. The Master Plan also includes smaller improvements throughout the parks system to enhance accessibility, safety and usability.
- **Capital Improvement Plan.** Investments in the acquisition, development and renovation of the park system are prioritized in the City's Parks and Recreation Capital Improvement Plan (CIP). The CIP lists all parks and facilities projects considered for the next 20 years, with an estimated need for approximately \$16.5 million for future improvements.

<sup>2</sup> Based on Portland State University's Interpolation Table for 2038 with the 2017 Certified Population as the base year.

The City does not have a multi-purpose community recreation center, and the number and types of activities the Department can offer in its current facilities are limited by a lack of capacity. Given the interest in establishing a community recreation center, it is recommended to continue the review of funding alternatives, as well as updating the modeling of user demand and analyzing options for community center facility development and operations revenues and costs.

New investments in parks and recreation will be necessary over the next twenty years to meet the growing needs of the community, support youth development, provide options for residents to lead healthy, active lives, and foster greater social and community connections.

## **2. Planning Context**

Although the Parks Element represents the community's interests and needs for park and recreational facilities, trails and programming, there are numerous other documents that were used and referred to in preparation of the Parks Element. To appreciate the thoroughness of the Parks Element, it is necessary to acknowledge these collaborating documents.

As previously noted, current community interests in the City's parks and recreation programming surfaced through a series of public outreach efforts that included mail and online surveys, open house meetings, stakeholder meetings, online engagement, website content and Parks and Recreation Commission meetings. An assessment of the park inventory became the basis for determining the City's current level of performance (2.07 acres per 1,000 people). An overarching needs analysis was conducted for recreation programs and facilities, parks and trails to assess current demands and project future demand accounting for population growth.

Past Central Point community plans and other relevant documents were reviewed for policy direction and goals as they pertain to the provision and planning for parks, trails and recreation opportunities in Central Point. The development of each involved public input and adoption by their respective responsible legislative body.



## **2.1. Central Point Forward, A City Wide Strategic Plan**

The City maintains a strategic plan, the purpose of which is to envision a preferred future for the City and to “...formulate a way to make this future happen through community teamwork and actions. It is a document that records what people think – the blueprint for positive change that defines the vision, goals and outcomes that must occur to realize the future.”<sup>3</sup> The community’s mission, vision and values as set forth in the Strategic Plan serve as the foundation of the Comprehensive Plan, including this Parks Element. The guidance from the Strategic Plan that is carried forward in the Parks Element is to provide high quality facilities that attract users and provide high quality, age appropriate programs that benefit all residents.

### **2.1.1. City Mission Statement**

The City’s mission statement reads as follows:

*It is the mission of the City of Central Point to build and maintain a highly livable community by working in harmony and being a catalyst for partnership with all the members of the community, public and private.*

### **2.1.2. City Statement of Values**

The Strategic Plan contains a set of five values as follows:

- **Growth:** *We value planned growth that will retain our small town atmosphere.*
- **Public Safety:** *We value a professional service oriented public safety policy that promotes a sense of safety and security in our city.*
- **Transportation:** *We value a system of transportation and infrastructure that is modern, efficient and sensitive to the environment.*
- **Community:** *We value a clean and attractive city with parks, open space and recreational opportunities.*
- **Service:** *Provide highest level of service possible in the most efficient and responsible manner.*

<sup>3</sup> City of Central Point Strategic Plan, pp 3, May 24, 2007, Resolution No. 1143

These citywide value statements provide a foundation for the policies and recommendations within the Parks Element.

## 2.2. Central Point Comprehensive Plan

The Central Point Comprehensive Plan is the guiding policy document for land use and growth-related planning for the City. The Comprehensive Plan consists of ten mandatory elements, one of which is the Parks Element. The Parks Element relies heavily on the Population Element, Land Use Element, Transportation Element, and Regional Plan Element to identify the communities changing demographics, future population growth, and the physical direction of future growth.

### 2.2.1. The Regional Plan Element

The City’s Comprehensive Plan elements must be consistent with the Regional Plan Element<sup>4</sup> adopted in 2012, which addresses the long-term urbanization needs (2060).

The City’s Regional Plan Element includes eight (8) urban reserve areas totaling 1,721 gross acres set aside for future development<sup>5</sup>. The Regional Plan provides a general distribution of land uses for each URA. Prior to an amendment to include a URA, or any part of a URA, into the UGB, a conceptual land use plan (Concept Plan) must be completed demonstrating that the proposal is consistent with the land use distribution<sup>6</sup> for each URA. The Concept Plans, when approved become part of the City’s Regional Plan.

**Figure 2.2. Summary Acreage by Urban Reserve Area**

Urban Reserve Area	Reasonably Developable Acreage	Acreage as Parks/Open Space	Percentage of Acreage as Parks/Open Space
CP-1B	441	0	0%
CP-1C	60	0	0%
CP-2B	282	17	6%
CP-3	27	16	58%

<sup>4</sup> Regional Plan Element, City of Central Point Comprehensive Plan, Ordinance No. 1964, August 9, 2012.

<sup>5</sup> City of Central Point Regional Plan Element, Section 3.3 Urban Reserve Areas and Land Uses

<sup>6</sup> City of Central Point Regional Plan Element, Section 4.1.8 Conceptual Land Use Plans

<b>CP-4D</b>	<b>52</b>	<b>51</b>	<b>99%</b>
<b>CP-5</b>	<b>19</b>	<b>2</b>	<b>9%</b>
<b>CP-6A</b>	<b>386</b>	<b>77</b>	<b>20%</b>
<b>CP-6B</b>	<b>162</b>	<b>0</b>	<b>0%</b>
<b>Total</b>	<b>1,492</b>	<b>163</b>	

At such time as lands are included in the City’s Urban Growth Boundary (UGB), the Concept Plans are further refined and the dedication of parkland must be consistent with the needs for future parkland as shown in the acknowledged Concept Plans<sup>7</sup>, including the Parks Element, the Land Use Element and the Regional Plan. The Parks Element establishes an inventory of parkland needs for future growth. The amount of needed parkland is then used by the Land Use Element to further refine the geographic distribution of land uses provided in the Regional Plan’s Concept Plans.

### **2.2.2. Transportation System Plan**

The Transportation System Plan (TSP) provides specific information regarding transportation needs to guide future transportation investment across the City for vehicular, rail, transit, bicycle and pedestrian travel modes. A component of the TSP is the Bicycle and Pedestrian System. The goal of the Bicycle and Pedestrian System is to develop more diverse transportation options that are safe and convenient travel. The TSP also maps specific priority improvements for bicycle and pedestrian facilities to enhance connectivity throughout the City, including to parks and recreation sites.

The focus of the bicycle system is on the use of the bicycle as a means of transportation, with the recreational use of bicycles a secondary consideration<sup>8</sup>. A systematic approach to filling gaps in sidewalks will provide a safe pedestrian system, with primary focus on connection to schools and transit stops.

The Transportation Planning Rule requires that a local government ensure that any plan amendments, including comprehensive plan elements, would not affect an existing or planned transportation facility<sup>9</sup>. While improvements will enhance connectivity to parks and/or recreation sites, the Parks Element does not include proposed development on specific parcels and would not have an effect on the transportation system.

<sup>7</sup> City of Central Point Regional Plan Element, Performance Indicators Section 4.1.21 “ Park Land.”

<sup>8</sup> City of Central Point, Transportation System Plan, pp 84, December 8, 2008, Ordinance No. 1922.

<sup>9</sup> OAR 660-012-0060(1)

### **2.2.3. Central Point Parks and Recreation Master Plan**

The Central Point Parks and Recreation Master Plan<sup>10</sup> (Parks Master Plan) is an adjunct document to the Parks Element, the purpose of which is to outline the goals, community needs, and implementation strategies to be achieved within a ten year program period. The Parks Master Plan outlines capital improvement, and lists and prioritizes projects across the city. Major recommendations include the acquisition of additional parkland, development of a swimming pool, development of a community center and the development of additional walking and bicycle paths throughout the city.

### **Parks and Recreation Department Mission Statement**

The Parks and Recreation Department mission is to “...*provide safe, high quality parks, open space and recreational facilities that encourage residents and visitors to live, invest and play in the community, and develop recreation programs that promote memorable experiences in people’s lives.*”

### **2.3. Statewide Planning Goal 8 – Recreational Needs**

Statewide Planning Goal 8 requires that communities plan for “*The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities: (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements. State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans.*”<sup>11</sup>.

The City of Central Point has addressed these requirements in the Parks Element. City residents are proud of Central Point for its small town character and for what has been accomplished in the park system with modest resources, but they are also interested in certain facility improvements. This Plan documents those desires and provides a framework for addressing capital development and funding in the near-term.

<sup>10</sup> City of Central Point, Parks and Recreation Master Plan, March 23, 2017, Ordinance No. 2035.

<sup>11</sup> OAR 660-015-0000(8)

## **2.4. Jackson County Comprehensive Plan**

The Recreation Element of the Jackson County Comprehensive Plan<sup>12</sup> includes the continuation of the Bear Creek Greenway program, some of the objectives of which include cooperation with affected public agencies and other land owners in planning an interconnecting trail system between the county's population centers, evaluating future recreation needs within urban growth boundaries in cooperation with the incorporated cities, and continuing to offer technical assistance to the cities. The Parks Element reflects the goals and policies of the County's Recreation Element to further access to the Bear Creek Greenway in order to expand its use for non-motorized transportation and pedestrians.

## **2.5. Oregon Trails 2016: A Vision for the Future**

The Statewide Trails Plan is a ten-year plan (2016-2025) completed by the Oregon Parks in order to maintain the state's eligibility to participate in the Recreational Trails Program (RTP). The intent of the plan is to provide information to assist recreation planners and land managers with trail planning, including All-Terrain Vehicle, snowmobile, non-motorized, water trail and Scenic Waterways planning components. The plan segments the state into planning regions and identifies the southwest region to include Coos, Curry, Josephine, Jackson and Douglas Counties. With regard to non-motorized trail needs, the plan stresses the need for trail connectivity in the region including making trail connections within urban areas, providing connections between existing trails and providing connections to parks, open spaces and other natural areas outside of urban areas.

# **3. Parks and Recreation Facilities Inventory**

## **3.1. Park Classifications**

Parkland is classified to assist in planning for the community's recreational needs. The Central Point park system is composed of a hierarchy of various park types, each offering recreation and/or natural area opportunities. Separately, each park type may serve only one function, but collectively the system will serve the full range of community needs. Classifying parkland by function allows the City to evaluate its needs and plan for an efficient, cost effective and usable park system that minimizes conflicts between park users and adjacent uses.

<sup>12</sup> Recreation Element, Jackson County Comprehensive Plan, Ordinance No. 2007-4, September 16, 2007.

The Parks Element categorizes the City's parkland into five (5) classifications based on characteristics addressing the intended size and use of each park type. The classifications include the three (3) types of core parks; community parks, neighborhood parks, and pocket parks, along with Open Space Lands, Special Use Areas and Trails.

### **3.1.1. Community Parks**

Community parks are large sites developed for organized play, contain a wide array of facilities and appeal to a diverse group of users. Community parks are generally 10 to 40 acres in size and serve residents within a 2-mile drive, walk or bike ride from the site. In areas without neighborhood parks, community parks can also serve as local neighborhood parks. Don Jones Park is an example of a community park.

In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities. Developed community parks typically include amenities such as sport courts (basketball, tennis), covered activity areas, soccer and/or baseball fields and bike and pedestrian trails. Since community parks serve a larger geographic area and offer more facilities than neighborhood parks, parking and restroom facilities should be provided. Often community parks contain specialized facilities such as boat launches, river front, historic structures or access to other significant natural landscape features.

### **3.1.2. Neighborhood Parks**

Neighborhood parks are small parks designed for unstructured, non-organized play and limited active and passive recreation. Neighborhood parks generally are considered the basic unit of traditional park systems and range from 0.25-5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity. Neighborhood parks are intended to serve residential areas within close proximity (up to ½-mile walking or biking distance) of the park and should be geographically distributed throughout the City. Since access to neighborhood parks is mostly pedestrian, they should be located along road frontages to improve visual access and provide sidewalks or other safe pedestrian access. To accommodate a typically desired amount of recreational amenities and open areas a minimum size of 1.5 acres is recommended.

Developed neighborhood parks typically include amenities such as pedestrian paths, picnic tables and benches; play equipment, a multi-use open field for informal play, sport courts or multi-purpose paved areas and landscaping. Restrooms are typically not provided due to high construction and maintenance costs. When neighborhood parks contain amenities that result in longer visits, such as tennis courts and picnic shelters, restrooms could be an asset to provide services that are conducive to extended playing times. Depending on the size and function of a neighborhood park parking is usually not provided; however, on-street, ADA-accessible parking stall(s) may be beneficial.

### **3.1.3. Pocket Parks**

Pocket parks are small parks that provide limited opportunities for active play and passive recreation. They are generally less than 0.5 acres in size and provide modest recreational amenity to residents within a ¼-mile walking distance. Due to their small size, pocket parks are discouraged and the Parks Element recommends against pursuing additional pocket parks due to the higher maintenance costs and lower recreational value. The existing pocket parks have limited to no opportunity for expansion.

### **3.1.4. Open Space Lands**

Open spaces are undeveloped lands primarily left in a natural state with recreation use as a minor objective. These lands are usually owned or managed by a governmental agency, which may or may not accommodate public access. Open space lands protect sensitive natural areas, and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species. The Land Use Element identifies the areas protected along Bear Creek as open space lands that also accommodate the Bear Creek Greenway trail corridor.

No standards currently exist or are proposed for open space lands. Potential acquisition of open space land is typically evaluated for its significant merits beyond outdoor recreation value, with an emphasis on preservation of unique natural features.

### 3.1.5. Special Use Facilities

Special use facilities include single-purpose recreational areas or stand-alone sites designed to support a specific, specialized use. This classification includes stand-alone sport field complexes, arenas, community centers, community gardens or sites occupied by buildings.

### 3.1.6. Trails

Trails are non-motorized recreation and transportation corridors generally separated from roadways. Trails can be developed to accommodate a single use or shared uses, such as pedestrians and bicyclists. Recreation trail alignments aim to emphasize a strong relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint. Trails may be developed in conjunction with various recreational activities, such as jogging, cycling and nature observation.

Trails should be sufficiently wide enough to accommodate the intended type of trail user(s), preserve the features through which the trail is traversing and buffer adjacent land use activities. Trails are classified by use type and function, including regional trails, park trails, community trails and bike routes. Trail should be developed based on the trail standards in the Parks Master Plan<sup>10</sup>.

## 3.2. Facility Inventory

The City’s Park and Open Space Inventory identifies the City’s recreational assets. The City owns and maintains approximately 122 acres of developed and undeveloped park and open space lands.

Additionally, the City Hall houses the library and indoor spaces for recreation programs and activities.

**Figure 3.2. Existing Inventory: Park & Open Space Lands by Type**

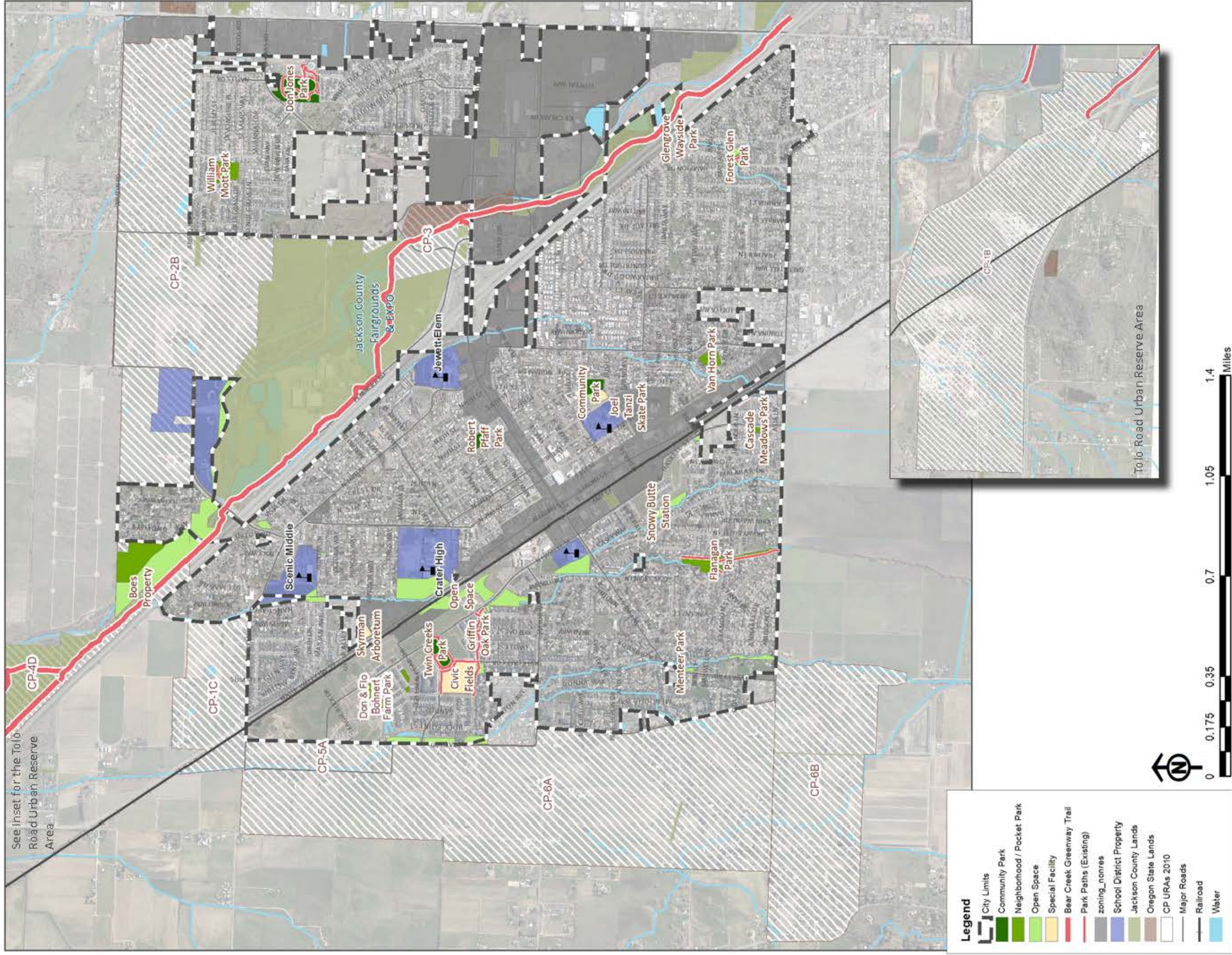
Community Park Name	Status	Acreage
Community Park	Developed	2.05
Don Jones Park	Developed	8.60
Robert Pfaff Park	Developed	1.48
Twin Creeks Park	Developed	3.21
<b>Total Community Park Acreage</b>		<b>15.34</b>
Neighborhood Park Name	Status	Acreage



Boes property	Undeveloped	9.32
Flanagan Park	Developed	5.34
Forest Glen Park	Developed	1.90
Griffin Oak Park	Developed	0.79
Van Horn Park	Developed	2.04
William Mott Park	Developed	3.58
<b>Total Neighborhood Park Acreage</b>		<b>22.97</b>
<b>Pocket Park Name</b>	<b>Status</b>	<b>Acreage</b>
Cascade Meadows Park	Developed	0.23
Glengrove Wayside Park	Developed	0.24
Menteeer Park	Developed	0.46
<b>Total Pocket Park Acreage</b>		<b>0.93</b>
<b>Special Facility Use Park Name</b>	<b>Status</b>	<b>Acreage</b>
Civic Field	Developed	7.26
Joel Tanzi Skate Park	Developed	0.59
Skyrman Arboretum	Developed	1.77
<b>Total Special Facility Acreage</b>		<b>9.62</b>
<b>Open Space / Natural Area</b>	<b>Status</b>	<b>Acreage</b>
Open Space (all combined)	Undeveloped	72.87
<b>Total Open Space Acreage</b>		<b>72.87</b>
<b>Total Park System Acreage</b>		<b>121.73</b>

The following map shows the location of existing parks, and trails and open spaces within the City (see Map 1). [A detailed description of each park is included in the Parks Master Plan.](#)





Map I: Existing Parks, Trails & Open Space





### **3.3. OTHER RECREATION PROVIDERS**

Although the City of Central Point is the major provider of parks, open space and recreation opportunities within the Central Point planning area, other providers also contribute recreation opportunities. Several other parks, recreation and open space areas are located within close proximity to Central Point and provide city residents opportunities for a wider array of outdoor activities. Providers of these facilities include the following.

#### **3.3.1. Jackson County**

Jackson County has ten parks with facilities that include a multi-use sports park, RV parks, campgrounds, cabin rentals, meeting space and facility rentals, picnic areas, gardens, boat launches, boat rentals, fishing platforms, swimming areas, a water slide, trails and playgrounds. Jackson County's Expo Park is home to the Jackson County Fair and includes the Bob and Phyllis Mace Watchable Wildlife Memorial Center and the Seven Feathers Event Center. The fairgrounds are used 365 day a year by community groups, private promoters, and organizations that plan special events and private functions. Facilities include the 57,600 sf Isola Memorial Arena, the 7,381 sf Padgham Pavilion, the covered Olsrud Arena, along with livestock barns, horse stalls, a sale pavilion and lawn areas. Overnight RV parking for large recreational vehicles is complete.

#### **3.3.2. Medford**

The City of Medford, contiguous on the south and east edge of Central Point, is Southern Oregon's largest provider of recreation services. The City currently provides over 2,500 acres of public parkland and recreation facilities distributed among 36 park sites and numerous open space parcels. This system of parks supports a range of active and passive recreation experiences. Medford's Parks and Recreation Department is responsible for the maintenance and programming of the U.S. Cellular Community Park and the Santo Community Center providing over 300 programs, services and events each year.

### **3.3.3. Phoenix**

The City of Phoenix, located approximately six miles south of Central Point, has 35 acres of park land. Facilities at their three parks include playgrounds, a softball field, concession stand, picnic area, community garden, nature paths and wetland observation platforms. Colver Road Park and City Hall Park have localized service areas, which would not likely attract Central Point residents. However, the 24-acre Blue Heron Park is connected to Central Point via the Bear Creek Greenway.

### **3.3.4. Talent**

The City of Talent, located approximately nine miles south of Central Point, manages 19 acres as parks and recreation facilities. The facilities for their eight parks include playgrounds, sports fields, picnic areas and shelters and trails. The Downtown Park has a multi-use facility for skateboarders, in-line skaters and BMX bikers that may attract Central Point users. Also, Lyn Newbry Park is connected to Central Point via the Bear Creek Greenway.

### **3.3.5. Oregon State Parks**

Seven state parks and recreation sites are located in the Central Point vicinity. These include day-use sites, waysides, campgrounds, scenic viewpoints, and state heritage sites. These diverse sites provide recreational opportunities for picnicking, fishing, boating, swimming, bicycling, hiking, bird and wildlife watching and cultural and environmental interpretation. Touvelle State Recreation Site, 8 miles north of Central Point, provides water-based recreation opportunities on the Rogue River. Touvelle is a popular site for picnicking, boating, swimming and fishing. Next to the park, Denman Wildlife Refuge teems with local and migratory wildlife. The Oregon Department of Fish and Wildlife stocks Rainbow trout in this section of the river.

### **3.3.6. Bureau of Land Management**

The BLM has a number of campgrounds, day use areas, trails, and snow parks within their Medford District. Some sites have specific functions, such as hiking trails. Some sites, such as the Hyatt Lake Recreation Complex, provide many different recreation opportunities, such as camping, fishing, swimming and hiking. The Upper and Lower Table Rocks are an Area of Critical Environmental

Concern (ACEC) co-managed by the BLM and the Nature Conservancy. They are located approximately 10 miles north of Central Point. The Nature Conservancy manages about 3,600 acres of Lower Table Rocks, and the BLM manages 1,280 acres on Upper and Lower Table Rocks. The area provides outstanding opportunities for hiking and environmental education.

## 4. Park & Recreation Needs Assessment

This chapter assesses Central Point’s needs for park and recreation facilities and programming, based on the community’s vision, input and priorities. The needs and recommendations presented here are based on public input – including survey results, stakeholder discussions, and public meetings – as well as information gathered through site inventories and state and national recreation trends.

### 4.1. Community Demographics

In 2018, an estimated 18,924 people reside in Central Point, according to the Portland State University Population Research Center<sup>13</sup>. The city has been growing steadily for the past four decades, with a 329% increase in population from 1970 to 2010 (see Figure 4.1A). Much of this increase occurred between 1990 and 2000, when the city grew by nearly 5,000 people, an annual rate of approximately 6.6%. While the rate of population growth has slowed since - to approximately 2.7% annually over the past 15 years, it remains three times faster than population growth in Jackson County as a whole. Today, Central Point is the third largest city in Jackson County and is expected to continue to grow over the coming decades.

Central Point is home to many families with children, which represent over one-third of households. Residents are relatively young, particularly when compared to the remainder of Jackson County. However, this may be changing. The city is experiencing growth in the percentage of residents over 45 and a decline in the number of young children.

**Figure 4.1A. Population Characteristics: Central Point, Jackson County, Oregon (2015)**

Demographics	Central Point	Jackson County	Oregon
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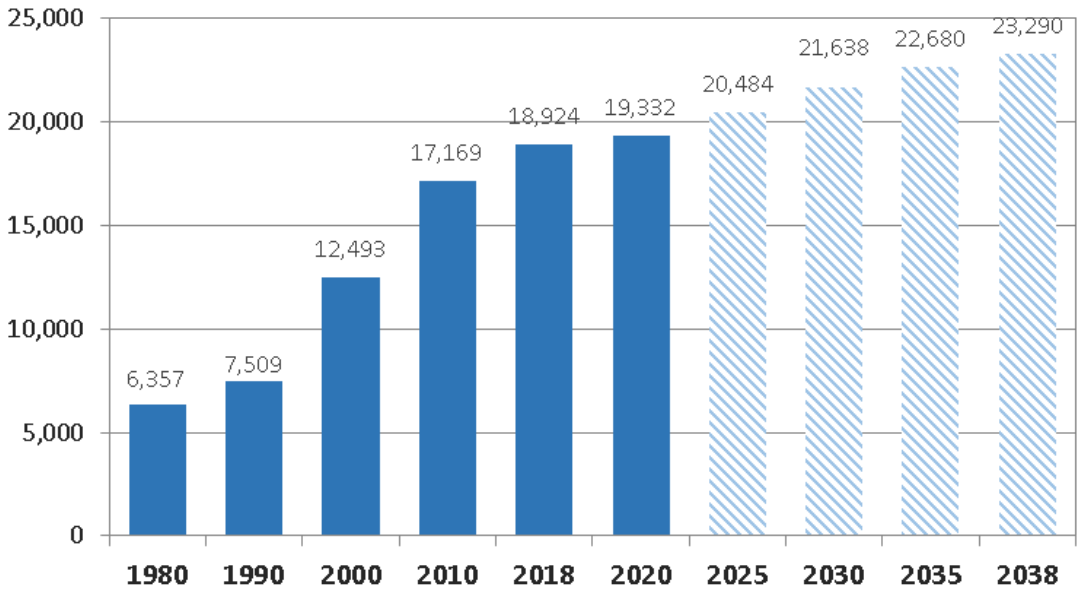
<sup>13</sup> Based on Portland State University’s Interpolation Table for 2038 with the 2017 Certified Population as the base year.

<b>Population Characteristics</b>			
Population (2015)	17,485	210,975	4,013,845
Population (2010)	17,169	203,206	3,831,074
Population (2000)	12,493	181,269	3,421,399
Percent Change (2000 - 2015)	40.0%	16.4%	17.3%
Persons w/ Disabilities (%)	15.6%	16.9%	14.2%
<b>Household Characteristics</b>			
Households	6,637	82,977	1,522,988
Percent with children	31.4%	24.6%	26.9%
Median HH Income	\$46,765	\$44,086	\$50,521
Average Household Size	2.61	2.44	2.5
Average Family Size	3.04	2.96	3.05
Owner Occupancy Rate	61.8%	62.4%	61.5%
<b>Age Groups</b>			
Median Age	36.5	42.1	38.4
Population < 5 years of age	7.5%	5.9%	6.2%
Population < 18 years of age	26.5%	21.8%	22.6%
Population 18 - 64 years of age	58.7%	60.6%	63.5%
Population > 65 years of age	14.8%	17.6%	13.9%

The population forecast projects continued growth over the coming 20 years. It estimates the population of the urban area will grow to 20,484 people by 2025 and 23,290 by 2038. This growth represents a 24% increase in total population between 2018 and 2038 and an Average Annual Growth Rate of 1.0 percent<sup>14</sup>.

**Figure 4.1B. Population Change – 1970 – 2038**

<sup>14</sup> Average Annual Growth Rate is the average increase in the value of population over the 20-year planning horizon. It is calculated by taking the arithmetic mean of the growth rate over the 20-year time period.



As the population of Central Point grows, the City will need to acquire and develop additional parkland to meet community needs. The City’s recreational facilities and programs will be in increasing demand. The City of Central Point can also expand into urban reserve areas through annexation. These areas fall to the west of the city and to the north, along Interstate 5. Growth in these areas will require the City to plan for and provide parks to serve existing and new residents.

#### **4.2. Parkland Gap Analysis: Level of Service, Proximity & Distribution**

Central Point residents are fortunate to have access to great parks and the Bear Creek Greenway. Through thoughtful planning, the City has secured several new park sites over the years, and a strong core system of parks and open spaces exist today. However, the continued and projected growth of the city will place further pressure on access to new lands for parks. While about half of residents believe the City currently has enough parks, just over 20% feel that there are not enough park and recreation opportunities in the City.

To better understand where acquisition efforts should be directed, the Parks Element examines and assesses the current distribution of parks throughout the city through a gap analysis. The gap analysis reviews the locations and types of existing facilities, land use classifications, transportation/access barriers and other factors as a means to identify preliminary acquisition target areas. Understanding the known

gaps in the park system will provide a foundation for strategic planning to ensure that tomorrow’s residents have access to a distributed system of parks and trails to stay healthy and active.

### 4.2.1. Level of Service

Central Point’s existing community, neighborhood and pocket parks make up approximately 39.24 acres of parkland, of which 30 acres are developed, resulting in a current level of service of 2.07 acres per thousand residents (see Figure 4.2). Given a level of service target of 3.5 acres per thousand residents, the City currently faces a deficit of 27 acres of new parkland, and 36 acres of developed parkland. The above parkland acreage calculations include the undeveloped acreage of the Boes property in the CP-4D urban reserve area. Development of that site to serve as a new neighborhood park results in an urban area deficit of approximately 27 acres.

Central Point’s population is anticipated to grow by approximately 4,500 residents by 2038. In order to serve future residents, the City would need to acquire and develop an additional 16 acres of parkland, in addition to current needs. Accordingly, the City should aim to acquire 43 acres of parkland, and develop 52 acres, between 2018 and 2038 to fully meet the desired level of service standard (3.5 acres/1,000 residents).

**Figure 4.2. Level of Service and Parkland Needs – 2018 and 2038**

Metric	Measurement			
Existing Level of Service (LOS) Standard	3.5 acres per 1,000 residents			
2018 Population	18,924 residents			
2038 Population Forecast	23,290 residents			
Parkland Acreage (Core Parks - City Only)	Total		Developed	
City-owned & maintained	39.24	acres	29.92	acres
<b>Total</b>	<b>39.24</b>	<b>acres</b>	<b>29.92</b>	<b>acres</b>
Level of Service	2018	2038	2018	2038
Effective Level of Service based on total acreage (acres/1,000 residents)	2.07	1.68	1.58	1.28
Net LOS to Standard (acres/1,000 residents)	(1.43)	(1.82)	(1.92)	(2.22)
Performance to Standard	59%	48%	45%	37%
Acreage surplus (deficit)	(26.99)	(42.27)	(36.31)	(51.60)

Source: Population data from PSU Center for Population Research



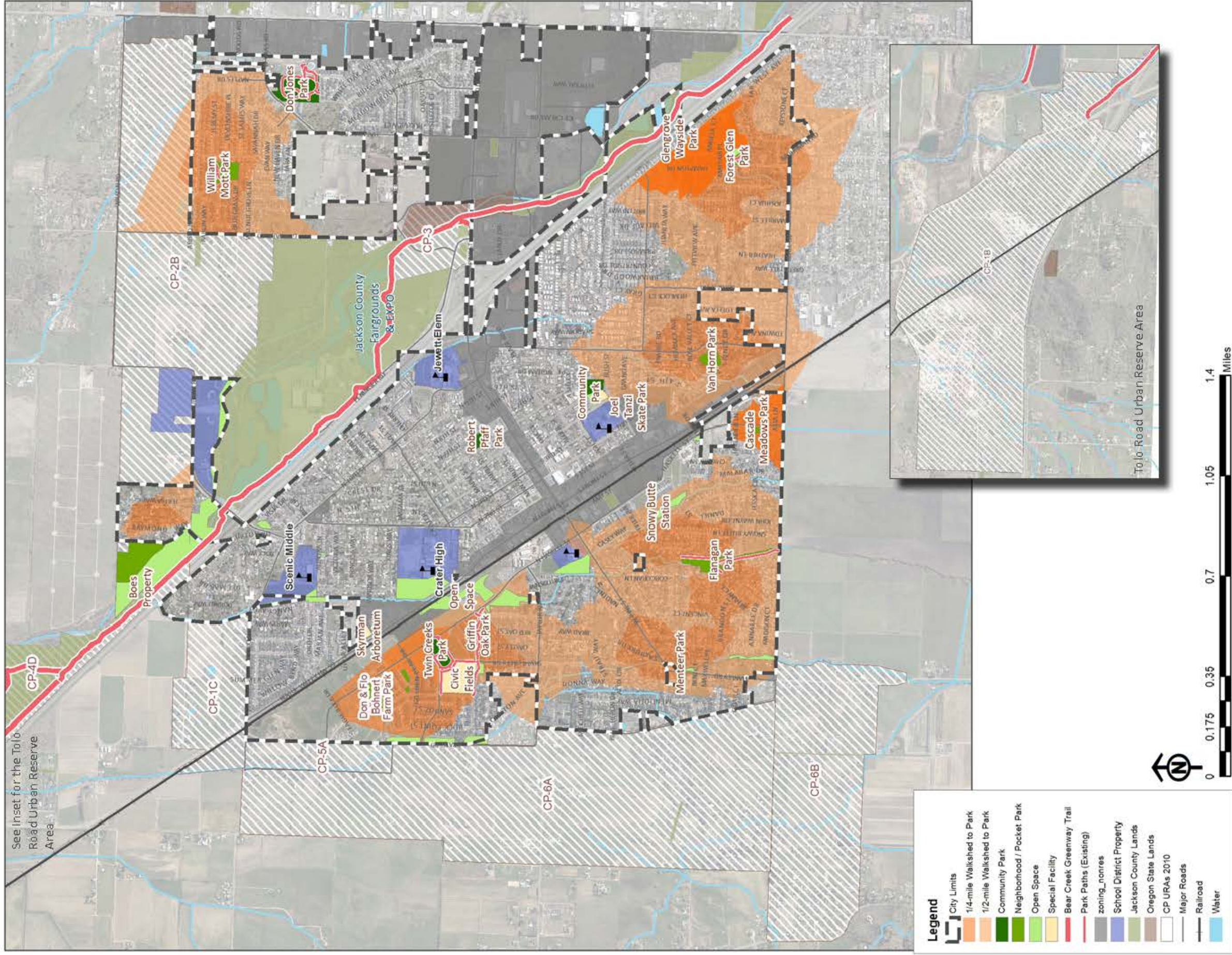
### **4.2.2. Proximity**

In reviewing parkland distribution and assessing opportunities to fill identified gaps, residentially zoned lands were targeted, since neighborhood and community parks primarily serve these areas. Additionally, primary and secondary service areas were used as follows:

- Community parks: ½-mile primary & 1-mile secondary service areas
- Neighborhood parks: ¼-mile primary & ½-mile secondary service areas

Map 2, 3 and 4 on the following pages illustrate the application of the distribution standards from existing, publicly-owned neighborhood and community parks. These maps show that the eastern portion of the city (east of I-5) is well served with reasonable access to public parkland. The portion of the City west of Highway 99 is also reasonably well served, though a gap exists in the southern portion of this area. The majority of the City's park needs exist in the central portion of the city, between I-5 and Highway 99.

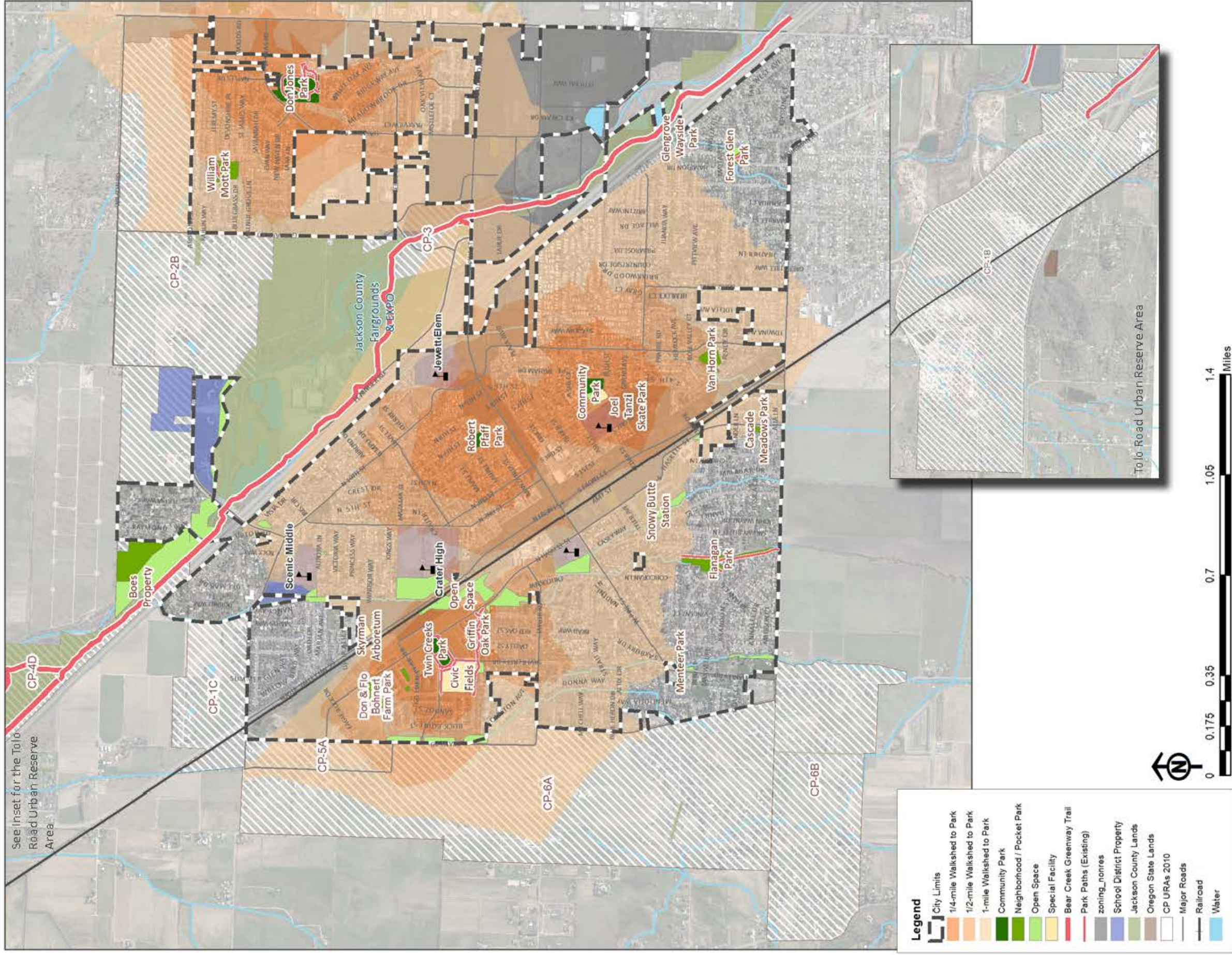




Map 2: Park Walkshed Map (Neighborhood & Pocket Parks)



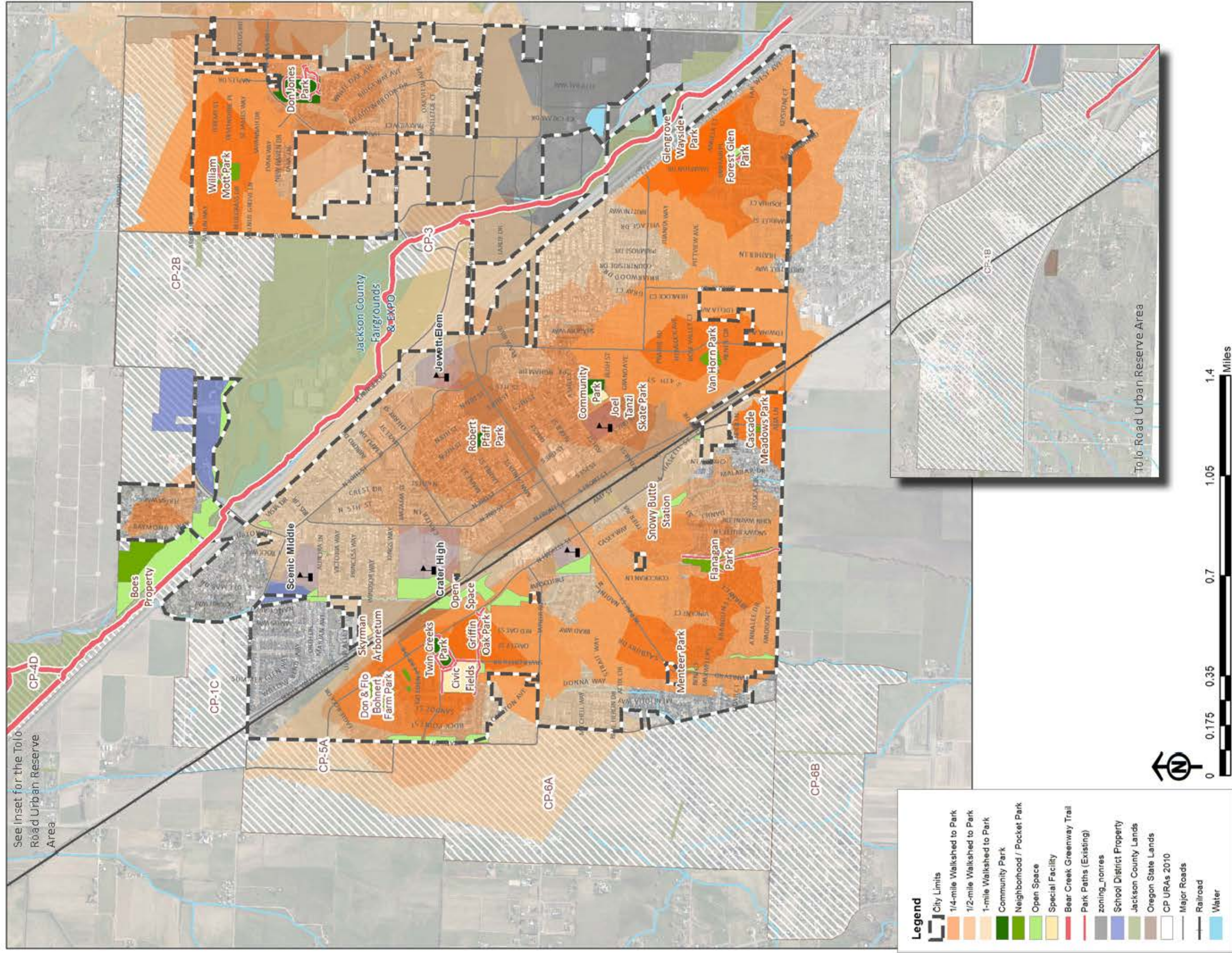




Map 3: Park Walkshed Map (Community Parks)







Map 4: Composite Park Walkshed Map





### 4.2.3. Distribution

Based on the parks need assessment, the Proposed Parkland Target Acquisition Areas, as shown on Map 5, highlights those areas of the City that will require special focus for park acquisition and development in the coming years. A total of three potential acquisition areas are identified within current city limits and include one proposed community park and two proposed neighborhood parks (see Figure 5).

The greatest documented land need is for additional community park sites to provide the land base for a blend of passive and active recreation opportunities, such as sport fields, picnicking and walking. Secondly, new neighborhood parks are needed to improve overall distribution and equity throughout the City, while promoting recreation within walking distance of residential areas. The acquisition and development of the community and neighborhood parks necessary to meet the geographic distribution goals described above would meet, or significantly address, the current and future level of service needs.

**Figure 4.2.3A. Parkland Service Gap Areas by District & Park Type**

Gap Area	Location	Park Type
1	North Central Near 10 <sup>th</sup> St. and Upton Rd.	Neighborhood
2	Near Beebe Road Rd. and Hamrick Road.	Community

Additionally, a number of future parkland acquisition target areas are identified within urban reserve areas. As annexations and/or new residential development occur within these urban reserve areas, the City should be prepared to purchase or negotiate for the protection of developable lands for recreational uses. Efforts to secure future parklands in these urban reserve areas may require developer incentives, such as density bonuses, to entice landowners into cooperating to set aside appropriately-sized areas for future use as parks (see Appendix E for other acquisition tools).

**Figure 4.2.3B. Parkland Service Gap Areas within the URA by Location & Park Type**

Gap Area	Location	Park Type
3	CP-6A – South of Scenic Av.	Neighborhood
4	CP-6A – Near Taylor Rd.	Community
5	CP-6A – North of Beall Ln.	Neighborhood
6	CP6-B – Southwest of Beall Ln. & Hanley Rd.	Community
7	CP-2B- Southeast of Upton Rd. and Wilson Rd.	Community

While the targeted acquisition areas do not identify a specific parcel(s) for consideration, the area encompasses a broader area in which an acquisition would be ideally suited. These acquisition targets represent a long-term vision for improving parkland distribution throughout Central Point, and guidelines are provided in the Master Plan<sup>10</sup> for size ranges and recreational amenities for future community and neighborhood parks.

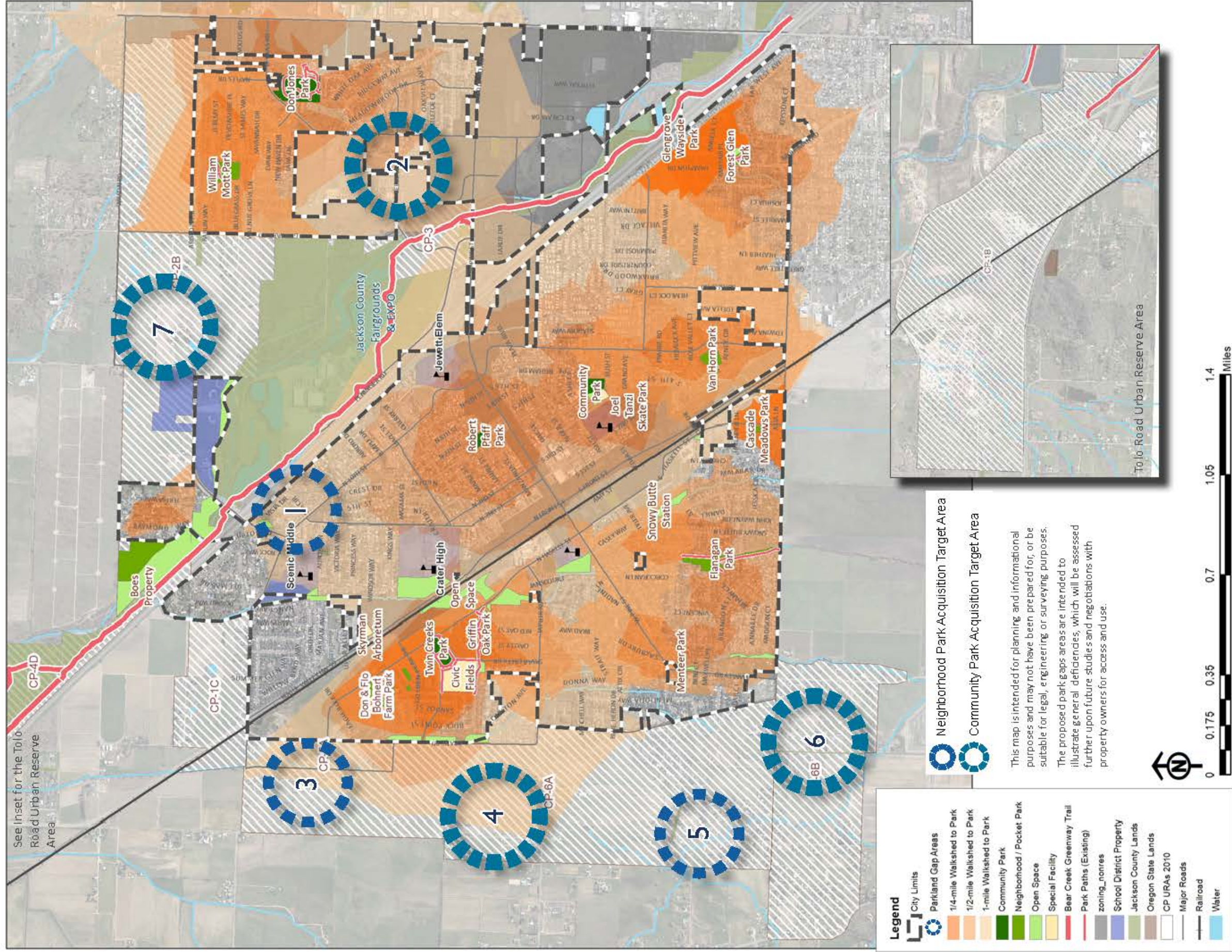
### **4.2.3.1. New Community Parks**

Central Point should acquire and develop two new community parks (of 10 to 30 acres in size) to provide adequate space for needed community recreation amenities, improve geographic distribution, and help meet the desired park level of service. One community park should be located in the northern portion of the city, to the east of Highway 99 (see Map 5) to serve residents of neighborhoods near Scenic Avenue and Dobrot Way. A second community park should be located to the east of Interstate 5, northeast of the intersection of Beebe Road and Gebhard Road to serve residents in the eastern portion of the city. Due to size requirements for community parks, and areas of the city that are heavily developed, it will be difficult to locate new community parks within existing developed sections of the city.

### **4.2.3.2. New Neighborhood Parks**

Central Point's neighborhood park system goal is to provide a neighborhood park within walking distance (¼-mile) of every resident. Achieving this goal will require acquiring new neighborhood park properties in currently underserved locations. Within the current city limits, Central Point should acquire and develop two new neighborhood parks of 3 to 5 acres to serve local neighborhoods. A new neighborhood park, Summerfield Park, is scheduled for construction in the north-central portion of the city, near the intersection of N 10th Street and N 3rd Street, see Map 5. A second neighborhood, Don and Flo Bohnert Farm Park, is currently under construction in the north-west portion of the city, near Stone Pointe Drive. A third neighborhood park should ideally be located near the intersection of Glenn Way and Timothy Street to serve residents in the southeastern portion of the city. Other proposed neighborhood park locations are identified on Map 5 and aim to address parkland distribution needs within the urban reserve areas.





Map 5: Proposed Parkland Acquisition Target Areas





### **4.3. Priorities**

As opportunities to acquire large park sites may be limited, the City should prioritize available opportunities to secure large sites and/or multiple adjacent properties and should consider acquisition partnership opportunities with the Central Point School District or other education and recreation providers. The City will need to take advantage of opportunities in strategic locations to better serve residents. The City should look to proactively acquire neighborhood and community park sites in newly incorporated areas, should the City's urban growth boundary and city limits expand in the future. Such acquisitions would help ensure the City can adequately provide parks in future neighborhoods.

New parks should be developed with walking paths, play areas, shade trees, picnic areas and benches, spray-grounds or other water features, and other appropriate amenities as desired by the local community. For example, the City could consider adding half-court basketball courts, small skate park elements and other recreation features in the development of new or existing neighborhood parks to expand recreational opportunities.

In general, Central Point residents believe parks and recreation are essential to the quality of life in the city. This value holds whether or not residents actually use available park and recreation services.

Residents are also generally satisfied with the number of existing parks and recreation opportunities and the condition of local parks.

## **5. Goals & Policies**

### **5.1. Goals & Policies**

Taken together, the goals and policies provide a framework for the city-wide Parks and Recreation Comprehensive Plan Element. A goal is a general statement describing an outcome the City wishes to provide. Goals typically do not change over time unless community values shift. Policies are more specific, measurable statements that describe a means to achieving the stated goals. Policies may change over time. Recommendations are specific actions intended to implement and achieve the goals and objectives and are contained in other chapters of the Plan.

The Parks Element supports those policies addressing Oregon Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources, and Goal 8: Recreation Needs. The Parks Element also complies with Oregon Parks and Recreation Department's 2013-2017 Statewide Comprehensive Outdoor Recreation Plan (SCORP).

### **5.1.1. Community Engagement and Communication**

**Goal 1: Encourage meaningful public involvement in park and recreation planning and inform residents through department communications.**

#### **Policies**

- 1.1 Support the Parks and Recreation Commission (Commission) as the forum for public discussion of parks and recreation issues and conduct joint sessions as necessary between the Commission and City Council to improve coordination and discuss policy matters of mutual interest.
- 1.2 Involve residents and stakeholders in system-wide planning, park site facility design and recreation program development and continue to use a diverse set of communication and informational materials to solicit community input, facilitate project understanding and build public support.
- 1.3 Support volunteer park improvement and stewardship projects from a variety of individuals, service clubs, faith organizations and businesses to promote community involvement in parks and recreation facilities.
- 1.4 Continue to promote and distribute information about recreational activities, education programs, community services and events, and volunteer activities sponsored by the City and partner agencies and organizations.
- 1.5 Prepare and promote an updated park and trail facilities map for online and print distribution to highlight existing and proposed sites and routes.
- 1.6 Implement a comprehensive approach for wayfinding and directional signage to, and identification and interpretive signage within, park and trail facilities.
- 1.7 Survey, review and publish local park and recreation preferences, needs and trends periodically to stay current with community recreation interests.

## 5.1.2. Recreation Programming

**Goal 2: Establish and maintain a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests and abilities and promote the health and wellness of the community.**

### **Policies**

- 2.1 Expand and enhance the diversity of programs offered, focusing on programs that are in high demand or serve a range of users.
- 2.2 Enable programming and services to meet the needs of diverse users, including at-risk communities or those with special needs.
- 2.3 Maintain and enhance program scholarships, fee waivers and other mechanisms to support recreation access for low-income program participants.
- 2.4 Continue to pursue development of a multi-use community center that provides additional space for recreation programs.
- 2.5 Pursue opportunities to develop an indoor aquatic facility and recreation center, potentially in partnership with other organizations or agencies. Consider financial feasibility and long term operations needs prior to design or construction of any new facility.
- 2.6 Implement and support special events, festivals, concerts and cultural programming to promote arts, health and wellness, community identity and tourism, and to foster civic pride.
- 2.7 Leverage city resources by forming and maintaining partnerships with public, non-profit and private recreation providers to deliver recreation services; coordinate with the school district for access to existing facilities (e.g. schools gymnasiums, tracks, fields) for community recreational use.
- 2.8 Explore partnership opportunities with regional healthcare providers and services, such as Providence, Asante and the Jackson County Health and Human Department, to promote wellness activities, healthy lifestyles and communications about local recreation facilities and the benefits of parks and recreation.
- 2.9 Periodically undertake a comprehensive evaluation of existing recreation program offerings in terms of persons served, customer satisfaction, cost/subsidy, cost recovery and availability of similar programs via other providers.

### **5.1.3. Parks & Open Space**

**Goal 3: Acquire and develop a high-quality, diversified system of parks, recreation amenities and open spaces that provide equitable access to all residents.**

#### **Policies**

- 3.1 Provide a level of service standard of 3.5 acres per 1,000 residents of developed core parks (community, neighborhood and pocket).
- 3.2 Strive to provide equitable access to parks such that all city residents live within one-half mile of a developed neighborhood park.
- 3.3 Prioritize park acquisition and development in underserved areas where households are more than ½-mile from a developed park.
- 3.4 Explore partnership with local utilities, public agencies and private landowners for easements for parkland, trail corridors and recreation facilities.
- 3.5 Pursue low-cost and/or non-purchase options to preserve open space, including the use of conservation easements and development agreements.
- 3.6 Continue to provide community gardens at suitable sites to provide opportunities for gardening, healthy eating and social connections.
- 3.7 Provide and maintain facilities for alternative or emerging sports, such as pickle-ball, disc golf, climbing and parkour, to offer residents a more diverse range of recreational experiences.
- 3.8 Coordinate with public agencies and private landowners for the protection of valuable natural areas and sensitive lands through the purchase of development rights, easements or title and make these lands available for passive recreation as appropriate.
- 3.9 Maintain and apply annually for Tree City USA status.
- 3.10 Manage vegetation in natural areas to support or maintain native plant species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.

### 5.1.4. Trails & Pathways

**Goal 4: Develop a high-quality system of multi-use trails and bicycle and pedestrian corridors that connects to regional trails and provides access to public facilities, neighborhoods and businesses to promote exercise, walking and biking.**

#### **Policies**

- 4.1 Coordinate recreational path and trail system planning and development with the City's and Jackson County's Transportation System Plan to provide a comprehensive pedestrian and bicycle network. Coordinate with Medford's pathway plans for improved connectivity. Create an updated Pedestrian and Bike Trails Plan.
- 4.2 Facilitate and provide improved pedestrian and bicycle connectivity from major shared-use paths, such as the Bear Creek Greenway, to parks and other destinations.
- 4.3 Coordinate with the Planning Department and integrate the siting of proposed path and trail segments into the development review process; require development projects along designated routes to be designed to incorporate path and trail segments as part of the project.
- 4.4 Expand the system of off-street trails by utilizing greenways, parks, utility corridors and critical areas as appropriate; purchase rights-of-way or easements as necessary.
- 4.5 Partner with local utilities, public agencies and private landowners to secure easements and access to open space for path and trail connections.
- 4.6 Implement trail, route and wayfinding signage for trails and associated facilities, informational maps and materials identifying existing and planned trail facilities.
- 4.7 Provide trailhead accommodations, as appropriate, to include parking, signage, restrooms and other amenities.
- 4.8 **Promote the planning, design and implementation of safe pedestrian and bicycle routes during development review to encourage connectivity to parks, trails, schools and local goods and services. Safe connections should be required for new construction and retrofitted into older neighborhoods to promote community health and safe routes to destinations.**

## 5.1.5. Design, Development & Management

**Goal 5: Plan for a parks system that is efficient to maintain and operate, while protecting capital investment.**

### **Policies**

- 5.1 Develop and maintain all parks and facilities in a manner that keeps them in safe and attractive condition. Repair or remove damaged components immediately upon identification. Maintain and update an inventory of assets including condition and expected useful life.
- 5.2 Establish and utilize design standards to provide continuity in furnishings (e.g., signage, trash cans, tables, benches, fencing) and construction materials to reduce inventory and maintenance costs and improve park appearance.
- 5.3 Update the comprehensive Parks and Recreation Parks Element periodically to ensure facilities and services meet current and future community needs.
- 5.4 Formulate illustrative master plans for the development or redevelopment of each City park, as appropriate, to take advantage of grant or other funding opportunities.
- 5.5 Design parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age, as appropriate.
- 5.6 Incorporate sustainable development and low impact design practices into the design, planning and rehabilitation of new and existing facilities.
- 5.7 Estimate the maintenance costs and staffing levels associated with the acquisition, development or renovation of parks or open spaces, and pursue adequate long-term maintenance, life-cycle replacement and operation funding.
- 5.8 Develop and maintain minimum design and development standards for park and recreation amenities within private developments to address community facility needs, equipment types, accessibility, and installation procedures.
- 5.9 Update the comprehensive Parks and Recreation Master Plan periodically to ensure facilities and services meet current and future community needs.
- 5.10 Promote professional development opportunities that strengthen the skills and engender greater commitment from staff, Commission members and key volunteers, to include trainings, materials and/or

affiliation with the National Recreation & Park Association (NRPA) and the Oregon Recreation & Parks Association (ORPA).

### **5.1.6. Facilities Development Plan:**

**Goal 6: Develop and implement a comprehensive facilities plan in cooperation and coordination with surrounding cities/county and school district.**

#### **Policies**

- 6.1 Pursue and maintain effective partnerships with public, private and non-profit organizations to maintain parks and recreation facilities.
- 6.2 Formalize partnerships through inter-governmental agreements to meet mutual goals and objectives of all parties.
- 6.3 Coordinate program efforts with the School District for joint facility development and maintenance for parks, special event venues, athletic fields and other major facilities to increase availability of recreational opportunity to nearby residents..
- 6.4 Collaborate with key stakeholders, land owners and other jurisdictions to identify appropriate and community-supported trail routes that improve park access and link parks, green space, recreation facilities and other community destinations.
- 6.5 Work in partnership with user groups and project proponents to identify and test new recreational facilities.
- 6.6 Encourage and pursue mutual cooperation and a “good neighbor” policy with residents and businesses located adjacent to park facilities, trails and natural open space areas.
- 6.7 Maintain a strong and active volunteer program with opportunities for citizens to become actively involved in programs to develop a sense of community pride.

## **6. Implementation Strategies**

The Parks Element (Policy 3.1) establishes a minimum service standard of 3.5 acres of core parks per 1,000 residents. The Parks Element also sets a park and open space goal to strive to provide equitable

access to parks that city residents have access to a neighborhood park within one-half mile. Due to size requirements for community parks, and areas of the city that are heavily developed, it will be difficult to locate new community parks within existing developed sections of the City. As annexations and/or new residential development occur within these urban reserve areas, the City should be prepared to purchase or negotiate for the protection of developable lands for recreational uses. Efforts to secure future parklands in these urban reserve areas may require developer incentives, such as density bonuses, to entice landowners into cooperating to set aside appropriately-sized areas for future use as parks.

### **6.1. Acquisition Guidelines**

As Central Point continues to grow, the park system will need to expand through the acquisition and development of new parkland to support the growing population. As opportunities to acquire large park sites may be limited, the City should prioritize available opportunities to secure large sites and/or multiple adjacent properties. The Parks Master Plan defines specific criteria for parkland acquisition that includes distribution equity, site suitability and site-specific concerns, such as environmentally sensitive areas or hazards<sup>15</sup>.

### **6.2. Design And Development Guidelines**

The establishment of park design and development standards with predetermined requirements for consistency and quality of site amenities creates a unifying identity and enhance park maintenance efficiencies. Shared design standards and amenities, such as signage, helps unify the park system, but each park should retain its own unique character. The shape and size of the land, the layout of circulation and location of key features, the styles, types and colors of play equipment, and design of park structures should be park specific and highlight the character of the park in its local context. The Parks Master Plan provides minimum site design considerations for core parks, open space and natural areas, special use facilities and trails<sup>16</sup>.

<sup>15</sup> Central Point Master Plan, pp 165, Appendix F: Site Acquisition & Development Standards.

<sup>16</sup> Central Point Master Plan, pp 169, Appendix F: Site Acquisition & Development Standards.



### **6.3. Funding Options**

The goals and policies that guide the identification of proposed future projects for future park and recreation service delivery the City will require significant resources for successful implementation. Given that the operating and capital budget of the Department is limited, additional resources will be needed to leverage, supplement and support the implementation of proposed policies, programs and projects. The Parks Master Plan provides detailed list of acquisition tools and methods that include local funding options, grants, donations, bonds and partnerships<sup>17</sup>.

### **6.4. Project-Level Options**

Project-level options are discrete actions in support of individual parks, projects or programs. Actions at the project-level are most effective through coordination and partnerships that leverage resources to the benefit of the community. Project-level actions include acquisition of individual parcel(s) for park development, maintenance of park facilities, volunteer and community-based activity, and monetary support through donations, grants or sponsorship.

### **6.5. System-Wide Options**

Although a variety of approaches exist to support individual projects or programs, the broader assessment of community needs suggests that additional, dedicated system-wide funding may be required to finance upgrades to and growth in the parks system. The inventory and assessment of the park system identified a backlog of deferred maintenance and ADA enhancements that must be addressed to ensure the provision of a safe, secure and accessible park system.

### **6.6. Enhancing Communications & Outreach**

Many of the Parks Element recommendations will require the continued execution of effective communications and outreach. Promoting the City's park, recreation and trail system will require broader marketing and outreach that entails a combination of better signage, more public news coverage, enhanced wayfinding, enhanced user maps and information, expanded use of engaging social media, and intuitive website/online resources.

<sup>17</sup> Central Point Master Plan, pp 153, Appendix E: Funding Options & Other Tools.

## **6.7. Capital Improvement Planning**

The Capital Improvement Plan (CIP) lists all park and facility projects considered for the next 20 years.

The majority of these projects entail the development of parks and facilities, renovating or repairing existing park amenities and improving ADA access to amenities. Based on survey results and other feedback, Central Point residents have indicated an interest in park upgrades and trails as near-term priorities, and the proposed CIP is reflective of that desire.

# **Resolution**

## **Property Lease for Public Works Corp Yard**



**City of Central Point**  
**Staff Report to Council**

**ISSUE SUMMARY**

MEETING DATE: 5-24-2018  SUBJECT: Bateman Drive Property—Lease Option—Future Public Works Corporation Yard.	STAFF MEMBER: Matt Samitore  DEPARTMENT: Public Works
ACTION REQUIRED:  <input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information/Direction <input type="checkbox"/> Consent Agenda Item <input type="checkbox"/> Other	RECOMMENDATION:  <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not applicable  Comments: Seeking feedback and Direction from City Council on property lease options.

**BACKGROUND INFORMATION:**

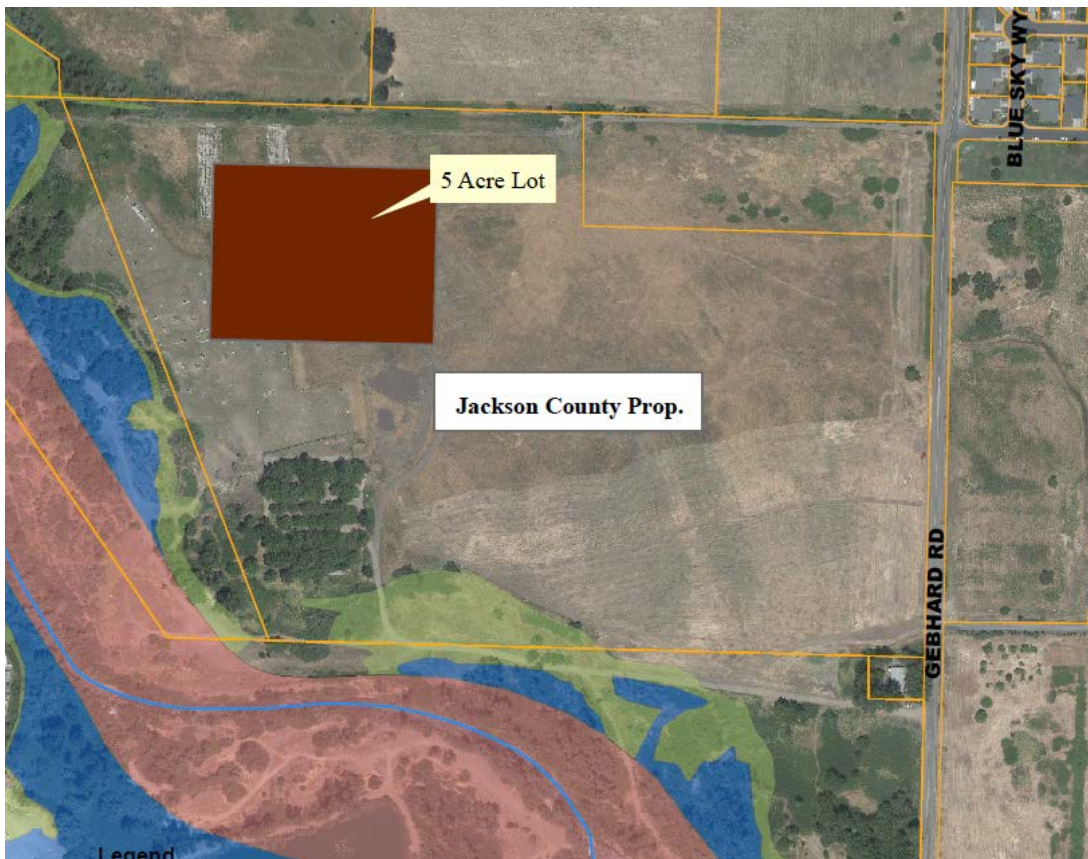
The City has been exploring options (lease versus outright purchase) for property to relocate the Public Works Corporation Yard—from the current residential/downtown—to a more industrial area where we would be able to consolidate operations, increase warehousing/inventory, and accommodate long-term growth requirements.

***Jackson County Airport Property – Bateman Drive:***

Chris Clayton and I met with Jackson County Administrator Danny Jordan and recently hired Airport Director Jerry Brienza about the possibility of the city leasing 5-6 acres from the airport off of Bateman Drive for the purpose of establishing a future Public Works corporation yard. During this meeting, we learned about the specific leasing requirements dictated by the Federal Aviation Administration (FAA) on any land under airport control within a certain perimeter of an international airport. However, because of these stringent lease requirements, associated lease rates are proportionally lower, with the property of interest currently costing \$42,000 a year plus an annual CPI adjustment (30-year lease with two 10 year options). Before constructing necessary structural improvements on the property, the leasing agency would typically be required to complete a full environmental assessment (per NEPA standards), but a previous project that failed to secure a lease agreement has already completed the necessary environmental analysis/reporting, which would save the city approximately \$70,000. Prior to leasing this potential property, the city would need to complete its due diligence and study all land use related issues. Furthermore, any lease agreement would need to be approved by the Central Point City Council, and Jackson Board of Commissioners (BOC), with a project site plan also needing to be approved by Jackson County BOC before construction could commence.

At the April, 12<sup>th</sup> Central Point City Council meeting, Council provided direction to pursue a lease option agreement with Jackson County. The purpose of the lease option agreement would be to

secure the property while allowing the city to conduct its land use/planning due diligence. Inasmuch, Jackson County has responded to our request with a lease option agreement that is included as an attachment.



**FINANCIAL ANALYSIS:**

When analyzing the possibility of an outright property purchase versus a lease of airport controlled land, the city would maintain positive cash position on the proposed lease agreement until year 33 (during the 33<sup>rd</sup> year the cost of the lease would exceed the costs of borrowing, initial down payment, and all related costs). The avoidance of significant “upfront” investment for land acquisition is tempting because it would allow us to largely cash fund our structural improvements without additional burden to our tax/rate payer.

**Lease Option Agreement:**

Jackson County has proposed a lease option agreement that would allow the city to reserve the potential lease site (Bateman Drive) while we complete our land use due diligence (180 day period). If the city ultimately executes a long-term lease agreement, the lease option funds (proposed at \$6,000) would be credited toward the total lease cost.

**LEGAL ANALYSIS:**

Legal Counsel has the following comments/suggestions to the proposed lease option agreement which would be discussed further with the County prior to executing the lease option:

1. Consideration of whether 180-days will be sufficient for the due diligence period. In particular, Section 2.1 requires that the City present a proposal and site plan to the County no later than 30-days prior to the expiration of the option term for County review and approval. Is it realistic for the City to submit the proposal and site plan within 5-months from execution? If the City fails to timely submit and exercise its option, the \$6,000 is not refundable.
2. Does the City have any sense what the lease term or monthly rent would be? This is open-ended as to the lease terms. If any of the lease terms have been agreed-to in advance, it would be advisable to include them in this option.
3. Section 5.7 should be amended to include additional reasons to refund the option money to City as follows:
  - a. In the event County terminates this agreement pursuant to Section 5.3 herein;
  - b. In the event County breaches this agreement

**COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

Not applicable.

**STAFF RECOMMENDATION:**

Staff is recommending approval of the proposed lease option agreement, with the revisions to Section 5.7 proposed by the City Attorney, and possible extension of the option term.

**RECOMMENDED MOTION:**

“I move to approve/deny/amend resolution \_\_\_\_\_ approving the proposed lease option agreement for the public works corporate property and directing the city manager to negotiate amendments thereto.”

**ATTACHMENTS:**

1. Proposed Lease Option Agreement.
2. Resolution \_\_\_\_\_ approving the proposed lease option agreement for the public works corporate property and directing the city manager to negotiate amendments thereto.” .

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE PROPOSED LEASE OPTION AGREEMENT  
FOR THE PUBLIC WORKS CORPORATE PROPERTY AND  
DIRECTING THE CITY MANAGER TO NEGOTIATE  
AMENDMENTS THERETO

**RECITALS:**

- A. The City has been exploring options to relocate the Public Works Corporation Yard— from the current residential/downtown area to a more industrial area where operations could be consolidated, warehousing/inventory increased, and long-term growth requirements accommodated.
- B. Jackson County has proposed a lease option agreement that would allow the City to reserve a 6-acre parcel of real property located at Township 36, Range 2W 36D Taxlot 102 on Bateman Drive as a potential lease site as the City completes its due diligence (180 day period). If the City executes a long-term lease agreement, the lease option payment in the amount of \$6,000.00 would be credited toward the total lease cost.
- C. The Council finds that a lease would be in the public interest as it would allow the City to finance the improvements to the property without an additional burden to the tax/rate payer.
- D. The City Attorney has reviewed the lease option and recommends potential revisions that the Council finds would be beneficial to the City if it is able to negotiate such revisions.

The City of Central Point resolves as follows:

Section 1. The proposed lease option is approved in substantially the form attached hereto as Exhibit "A", with any modifications approved by the City Council, and the City Manager shall have authority to execute same.

Section 2. The City Manager is authorized and directed to negotiate with the County for revisions to the agreement with respect to the Option Term, the Lease terms and termination provisions, and take all other steps necessary to effectuate the agreement.

Passed by the Council and signed by me in authentication of its passage this \_\_\_\_\_ day of May, 2018.

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder



**JACKSON COUNTY  
REAL ESTATE LEASE OPTION**

THIS REAL ESTATE LEASE OPTION is made between Jackson County, a political subdivision of the State of Oregon, hereinafter referred to as "COUNTY" and City of Central Point, hereinafter referred to as "PROSPECTIVE LESSEE."

**SECTION I - CREATION OF OPTION:**

**Subsection 1.1 - CONSIDERATION**

In consideration of the payment of \$6,000 by PROSPECTIVE LESSEE to COUNTY, COUNTY hereby grants to PROSPECTIVE LESSEE, subject to the terms and conditions contained in this Jackson County Real Estate Lease Option ("Option"), to negotiate a lease of the property shown on the proposed Exhibit "A" map attached hereto ("Property"). PROSPECTIVE LESSEE shall have the right to exercise this Option after providing an acceptable development proposal as outlined in Section 2.1 below. PROSPECTIVE LESSEE's \$6,000-Option-money will be credited towards any lease negotiated and entered into with COUNTY. This Option is not a lease of the property. COUNTY merely agrees not to lease or transfer any interest in the property to any other person during the term of this Option.

**Subsection 1.2 - TERM**

The expiration date of this Option is six (6) months from the date of execution of this Option by COUNTY.

**Subsection 1.3 - PROPOSED USE OF PREMISES**

If PROSPECTIVE LESSEE exercises this Option, PROSPECTIVE LESSEE intends to enter into a lease with COUNTY for the purpose of constructing and maintaining a public works facility and maintenance building, including equipment storage and above-ground fueling. PROSPECTIVE LESSEE will lease the Property consisting of at least six (6) acres (Exhibit "A").

**SECTION II - CONDITION PRECEDENT TO EXERCISE OF THIS OPTION:**

**Subsection 2.1 - CONDITIONS**

As a condition precedent to exercise of this Option, PROSPECTIVE LESSEE shall present a proposal and site plan for related facilities to COUNTY no later than thirty (30) days prior to the expiration date of this Option. The proposal must be approved by COUNTY before PROSPECTIVE LESSEE may exercise its option to enter into a lease for the described premises. Should COUNTY not approve the proposal, COUNTY will submit in writing the objection and PROSPECTIVE LESSEE may submit a revised proposal. All terms of the lease to be negotiated under this Option must be acceptable to and approved by COUNTY, through its Board of Commissioners, prior to execution of the lease.

**Subsection 2.2 - EXERCISING THIS OPTION**

After providing an acceptable development proposal, PROSPECTIVE LESSEE may exercise this Option to enter into a lease for the property at any time during the term of this Option by notifying COUNTY in writing of its intent to do so. COUNTY and PROSPECTIVE LESSEE will then attempt to negotiate a written lease agreement containing terms including, but not limited to, those contained in SECTION IV below, and as agreed upon between the parties. The length of the lease is subject to negotiation, but the parties anticipate that the lease will be a long-term agreement.

**Subsection 2.3 - EXPIRATION OF THIS OPTION**

If PROSPECTIVE LESSEE fails to provide COUNTY with an acceptable proposal and site plan for related facilities within the time limits outlined in Subsection 2.1, this Option will expire immediately and the \$6,000-Option-money shall be forfeited to COUNTY.

If substantial progress is being made by PROSPECTIVE LESSEE, an extension may be granted.

**SECTION III - TIME IS OF THE ESSENCE:**

Time is of the essence.

**SECTION IV - PROVISIONS OF PROPOSED LEASE:**

The following items, among others, shall be addressed by PROSPECTIVE LESSEE in the proposed lease:

- A. The term of the lease;
- B. Compensation to COUNTY;
- C. Use of premises;
- D. Payment of property taxes, if any, by PROSPECTIVE LESSEE;
- E. Acquisition of all required local, state and federal permits by PROSPECTIVE LESSEE;
- F. Payment for utilities by PROSPECTIVE LESSEE;
- G. Title to all improvements;
- H. Insurance and liability; and
- I. Obligations for repairs and maintenance.

**SECTION V - ADDITIONAL TERMS:**

**Subsection 5.1 - ASSIGNMENT AND SUBLEASE**

PROSPECTIVE LESSEE shall neither assign, transfer, nor sublet this Option without written approval of COUNTY, which will not be unreasonably withheld.

**Subsection 5.2 - FORCE MAJEURE**

If the performance by either of the parties of their respective obligations under this Option (excluding monetary obligations) is delayed or prevented by any extraordinary acts of nature (including floods, explosions, earthquakes), fires, epidemics, war, labor strikes, riots, orders of or restraints by government authorities, or other extraordinary casualty

which is not reasonably within the party's control and is not due to the fault or negligence of that party ("Force Majeure"), then that party shall be excused from performance to the extent that performance is prevented by any of the foregoing, without liability under this Option. PROSPECTIVE LESSEE agrees, however, to proceed with all reasonable dispatch to perform its obligations under this Option after the Force Majeure preventing PROSPECTIVE LESSEE from carrying out its obligations under this Option cease to exist.

### **Subsection 5.3 – SUBORDINATION**

This Option shall be subordinate to the provisions of any existing or future agreement between the COUNTY and the United States, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Rogue Valley International-Medford Airport. In the event that the COUNTY determines that this Agreement or any provisions contained herein causes or may cause a violation of any agreement between COUNTY and the United States, the COUNTY shall have the unilateral right to terminate this Option to ensure the COUNTY'S compliance with all such agreement(s) with the United States.

### **Subsection 5.4 - LITIGATION**

If suit or action is instituted in connection with any controversy arising out of this Option, the prevailing party shall be entitled to recover in addition to costs such sum as the court may adjudge reasonable as attorney fees, at trial or upon appeal. For the purpose of this Subsection, attorney fees may include the reasonable value of the services of in-house or staff counsel.

### **Subsection 5.5 - INTEGRATION, MODIFICATION OR AMENDMENTS**

This Option contains the entire agreement of the parties with respect to the Property and supersedes all prior written and oral negotiations and agreements with respect to the Property. Any modifications, changes, additions, or deletions to this Option must be approved by the parties in writing.

### **Subsection 5.6 - GOVERNING LAW; INTERPRETATION**

This Option shall be governed by the laws of Oregon. In the event a court of competent jurisdiction holds any portion of this Option to be void or unenforceable as written, PROSPECTIVE LESSEE and COUNTY intends that; 1) that portion of this Option be enforced to the extent permitted by law, and 2) the balance of this Option remain in full force and effect.

### **Subsection 5.7 - REFUND OF OPTION MONIES**

The \$6,000-Option-money shall be refunded to PROSPECTIVE LESSEE if the following cannot be satisfactorily resolved:

- Obtaining permits from the City of Medford or any other permits or approvals required by any governing agency after reasonable efforts to obtain permits and approvals.
- Obtaining financing that meets the requirements of COUNTY, PROSPECTIVE LESSEE, or any future partners of PROSPECTIVE LESSEE, including third party financiers and systems owner(s), at least 90 days prior to the expiration date of this option.

**IN WITNESS WHEREOF**, the parties or their duly authorized representatives have signed this Option the day and year written below.

PROSPECTIVE LESSEE:

COUNTY:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Danny Jordan, County Administrator

\_\_\_\_\_  
(Printed Name/Title)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)

Approved as to Legal Sufficiency:

\_\_\_\_\_  
Sr. Asst. County Counsel



# **Resolution**

## **Pavement Management Bid Award**



**City of Central Point  
Staff Report to Council**

**ISSUE SUMMARY**

MEETING DATE: 5-24-2018	STAFF MEMBER: Matt Samitore
SUBJECT: Bid Award for Spring 2018 Pavement Management Project.	DEPARTMENT: Public Works
<b>ACTION REQUIRED:</b>  <input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information/Direction <input type="checkbox"/> Consent Agenda Item <input type="checkbox"/> Other	<b>RECOMMENDATION:</b>  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not applicable  Comments: Award Bid to the lowest bidder

**BACKGROUND INFORMATION:**

The City recently published a solicitation for bidders/contractors to perform a pavement grind and inlay project located on Hamrick and Vilas Roads from Don Jones Park to East Pine Street. The City has previously completed half of the paving in 2016. The City received one bid submittal from Knife River Materials in the amount of \$201,745.00. The work is scheduled to be completed by the end of June 2018.

**FINANCIAL ANALYSIS:**

The project was budgeted as part of the 2017-2019 FY budget with an engineers estimate of \$240,000.

**LEGAL ANALYSIS:**

Not Applicable

**COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

Not Applicable

**STAFF RECOMMENDATION:**

Staff recommends approval of the bid from Knife River Materials, Inc.

**RECOMMENDED MOTION:**

Recommend approval of the low bid for the Hamrick/Vilas Inlay project to Knife River Materials, Inc. in the amount of \$201,745.00.

**ATTACHMENTS:**

1. Advertisement for Bid
2. Knife River Submittal
3. Resolution Accepting Bid/Submittal.



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**NOTICE TO CONTRACTORS  
PUBLIC IMPROVEMENT PROJECT:  
2018 ROADWAY REHABILITATION  
PROJECT #5733243**

Sealed bids will be opened and publicly read at the City of Central Point, City Hall, 140 S. 3rd Street, Central Point, OR 97502 at 2:00 PDT on **Thursday, May 10, 2018** for the above referenced project. Bids must be submitted to Matt Samitore, Parks and Public Works Director, at the same address prior to 2:00 PDT on the above date. Subcontractor Disclosure forms must be submitted prior to 4:00 PDT on the same date.

Bidders must be prequalified in order to be eligible for award. Pre-qualification may be with the City of Central Point, City of Medford or the Oregon Department of Transportation. If the bidder is disqualified in any of these jurisdictions, the bidder will be ineligible for this contract.

Award of contract will not be final until the later of: 1) three business days after the City of Central Point announces Notice of Intent to Award, or 2) the City of Central Point provides a written response to each timely protest, denying the protest and affirming the award.

On all projects, work performed by the Contractor's own organization must be at least 30% of the awarded contract amount.

Plans and specifications will be available **online only** at [www.centralpointoregon.gov](http://www.centralpointoregon.gov) or [www.questcdn.com](http://www.questcdn.com) beginning April 30, 2018. Any addenda issued will be posted on the above websites.

COST ESTIMATE: \$200,000 – \$250,000

This project consists of improvements on one (1) City Street and includes installation of up to approximately: 800 Tons of ACP; 6,500 SY of Cold Plane Pavement Removal; 650 SY of Asphalt Concrete Pavement Repair; and Pavement Marking. This is a City funded project.

Work shall begin no earlier than **May 21, 2018** and **must be completed with 40 days after receiving Notice to Proceed**. Please direct all questions to Kris Lillie at (541) 326-4375 or [kllillie@rh2.com](mailto:kllillie@rh2.com)

No bid will be received or considered by the City of Central Point unless bidder signs the bid statement.

The contract is for public work subject to ORS 279C.800 to 279.870. This project is subject to Oregon prevailing wage rates.

The City of Central Point may reject any bid not in compliance with all public bidding procedures and requirements and may reject for good cause any or all bids upon a finding by the City of Central Point that it is in the public interest to do so.

CITY OF CENTRAL POINT  
Matt Samitore, Parks and Public Works Director

April 29, 2018

LTM, Incorporated dba Knife River Materials

**SCHEDULE OF PRICES**

Hamrick Rd./ W. Vilas Rd.					
ITEM NUMBER	ITEM DESCRIPTION	UNIT	AMOUNT	UNIT COST	TOTAL
<b>00200 TEMPORARY FEATURES AND APPURTENANCES</b>					
10 - 00210	MOBILIZATION	LS	1	14,600 <sup>✓</sup>	14,600 <sup>✓</sup>
20 - 00225	WORK ZONE TRAFFIC CONTROL	LS	1	16,000 <sup>✓</sup>	16,000 <sup>✓</sup>
<b>00400 DRAINAGE AND SEWERS</b>					
30 - 00490	MINOR ADJUSTMENT OF MANHOLES	EACH	2	1,000 <sup>✓</sup>	2,000 <sup>✓</sup>
<b>00600 BASES</b>					
40 - 00620	COLD PLANE PAVEMENT REMOVAL, 2.0 INCH DEEP	SY	6500	3 <sup>50</sup>	22,750 <sup>✓</sup>
<b>00700 WEARING SURFACES</b>					
50 - 00744	LEVEL 3, 1/2 INCH ACP MIXTURE (W/ FIBERS)	TON	800	99 <sup>✓</sup>	79,200 <sup>✓</sup>
60 - 00748	2 1/2 INCH ASPHALT CONCRETE PAVEMENT REPAIR	SY	650	82 <sup>✓</sup>	53,300 <sup>✓</sup>
<b>00800 PERMANENT TRAFFIC SAFETY AND GUIDANCE DEVICES</b>					
70 - 00865	THERMOPLASTIC, EXTRUDED, SURFACE, NON-PROFILED	LF	7900	1 <sup>55</sup>	12,245 <sup>✓</sup>
80 - 00867	PAVEMENT LEGEND, TYPE B-HS: BICYCLE LANE STENCIL	EA	6	275 <sup>✓</sup>	1,650 <sup>✓</sup>
<b>TOTAL</b>					

TOTAL BID

201,745<sup>✓</sup>

**Total Bid amount in words:**

two hundred one thousand seven hundred forty five dollars

Signed by: Joe Soc

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION ACCEPTING THE LOW BID FROM KNIFE RIVER MATERIALS, INC. FOR 2018 PAVEMENT MANAGEMENT WORK

RECITALS:

A. WHEREAS, the City recently published a solicitation for bidders/contractors to perform a pavement grind and inlay project located on Hamrick and Vilas Roads from Don Jones Park to East Pine Street.

B. WHEREAS, the City received one bid submittal from Knife River Materials, Inc. in the amount of \$201,745.00.

C. WHEREAS, the project was budgeted as part of the 2017-2019 fiscal year budget with an engineer's estimate of \$240,000.00.

**The City of Central Point resolves as follows:**

**Section 1.** The City Council hereby accepts the bid from Knife River Materials, Inc. in the amount of \$201,745.00.

**Section 2.** The City Manager is hereby authorized to execute a contract and any related documents necessary to effectuate the acceptance of this award in a form substantially the same as that included in the specifications.

**Section 3.** This Resolution shall take effect immediately from and after its passage and approval.

Passed by the Council and signed by me in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder

# **Business**

## **Planning Commission Report**



**City of Central Point**  
**Staff Report to Council**

**ISSUE SUMMARY**

<p>MEETING DATE: May 24, 2018</p> <p>SUBJECT: Planning Commission Report</p>	<p>STAFF MEMBER: Tom Humphrey AICP, Community Development Director</p> <p>DEPARTMENT: Community Development</p>
<p>ACTION REQUIRED:</p> <p><input type="checkbox"/> Motion</p> <p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Ordinance 1<sup>st</sup> Reading</p> <p><input type="checkbox"/> Ordinance 2<sup>nd</sup> Reading</p> <p><input type="checkbox"/> Resolution</p> <p><input checked="" type="checkbox"/> Information/Direction</p> <p><input type="checkbox"/> Consent Agenda Item</p> <p><input type="checkbox"/> Other</p>	<p>RECOMMENDATION:</p> <p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input checked="" type="checkbox"/> Not applicable</p> <p>Comments:</p>

The following items were presented by staff and discussed by the Planning Commission at its regular meeting on May 1, 2018.

**A. Consideration of Parks and Recreation Element, City of Central Point Comprehensive Plan (File No. CPA-17005) Applicant: City of Central Point.** The Planning Commission conducted a public hearing for a draft of an updated Parks and Recreation Element which brings the recently developed Parks Master Plan into the City's Comprehensive Plan. Parks and Public Works Director Matt Samitore was present to acquaint Commissioners with the Master Plan that was prepared by consultants in 2017. Planning Staff answered questions raised at a previous meeting and some additional minor revisions were discussed. The Commission recommended that the City Council approve the Parks Element with recommended revisions.