

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes Thursday, September 13, 2018

I. REGULAR MEETING CALLED TO ORDER

The meeting was called to order at 7 00 PM by Mayor Hank Williams

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Bruce Dingler	Ward I	Present	
Michael Qilty	Ward II	Absent	
Brandon Thueson	Ward III	Present	
Tanee Brownning	Ward IV	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Also in attendance City Manager Chris Clayton, City Recorder Deanna Casey, City Attorney Sydnee Dreyer, Police Chief Kris Allison, Parks and Public Works Director Matt Samitore, Community Planner Tom Humphrey, and Police Captain Dave Croft

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon Thueson, Ward III
SECONDER:	Rob Hernandez, At Large
AYES:	Williams, Dingler, Thueson, Brownning, Hernandez, Parsons
ABSENT:	Michael Qilty

A Approval of August 23, 2018 City Council Minutes

VI. ITEMS REMOVED FROM CONSENT AGENDA

VII. ORDINANCES, AND RESOLUTIONS

A Second Reading of Ordinance No. _____, to consider amendments to Section 17.65.050, Table 2 Zoning Regulations--TOD District; and CPMC 17.67.070(D)(3)(a)(i)--Residential Building Facades. Applicant: City of Central Point.

Community Development Director Tom Humphrey stated that the Council held a public hearing at the August 23, 2018 City Council meeting. The proposed ordinance approves miscellaneous zoning text amendments to the Transit Oriented

Development (TOD) zoning and design standards in CPMC 17.65, TOD Districts and Corridors and CPMC 17.67, Design and Development Standards - TOD District and Corridor. The City initiated the recommended amendments in response to feedback from local development community to address conflicts between planning, building and utility standards. There were no recommended changes at the public hearing and first reading of the ordinance.

Brandon Thueson moved to approve Ordinance No. 2047, to consider amendments to Section 17.65.050, Table 2 Zoning Regulations - TOD District; and CPMC 17.67.070(D)(3)(a)(I) - Residential Building Facades.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon Thueson, Ward III
SECONDER:	Rob Hernandez, At Large
AYES:	Williams, Dingler, Thueson, Browning, Hernandez, Parsons
ABSENT:	Michael Quilty

- B Second Reading of Ordinance No. _____, Approving a minor zone map amendment from Residential Multifamily (R-3) to Tourist and Office Professional (C-4) on 0.43 acres located at 45, 63, and 77 Bigham Drive (37S2W02CD Tax Lot 600,700, and 1000). Applicant: Nelson Investment Enterprises, LLC**

Mr. Humphrey stated that the applicant requested a minor zone map change with the intent of redeveloping the site as part of a professional office project. The City Council held the first reading of the ordinance and public hearing on August 23, 2018. There were no recommended changes to the proposed ordinance and zone change request.

Rob Hernandez moved to approve Ordinance 2048, amending the Central Point Zoning Map on Tax Lots 600, 700, and 1000 of 37S2W02CD (0.43 Acres) from R-3 (Residential Multifamily) to C-4 (Tourist and Office Professional) Zoning.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Hernandez, At Large
SECONDER:	Michael Parsons, At Large
AYES:	Williams, Dingler, Thueson, Browning, Hernandez, Parsons
ABSENT:	Michael Quilty

- C Second Reading of Ordinance No. _____, to vacate 400 feet of undeveloped alley right-of-way located between Front Street and the Central Oregon and Pacific Railroad adjacent to tax lots 2900 and 3000 located on Jackson County Assessor's map page 372W03DC. Applicant: Jackson County School District 6**

Mr. Humphrey explained that the public hearing and first reading of an ordinance to vacate a portion of alley between the old Crater Iron Property and the railroad tracks was held on August 23, 2018. There were no recommended changes at that time. School District No. 6 has acquired the property to create a "Makers Space." Buildings on the property extend into undeveloped alley right-of-way parallel to the railroad.

tracks and the School District would like to eliminate land use conflicts

Planning Staff received comments from various agencies and utilities to which notice was sent. In past vacation proceedings the City has agreed to require easements and reserve access to utilities as part of an ordinance action. Local utilities were notified to verify whether or not an easement should be reserved and none have responded with requests for easement reservations.

Bruce Dingler moved to approve Ordinance 2049, Vacating Approximately 400 Feet of Undeveloped Alley Right-of-Way located between Front Street and the Central Oregon and Pacific Railroad Adjacent to Tax Lots 2900 and 3000 Located on Jackson County Assessor's Map 372W03DC.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bruce Dingler, Ward I
SECONDER:	Brandon Thueson, Ward III
AYES:	Williams, Dingler, Thueson, Browning, Hernandez, Parsons
ABSENT:	Michael Qulty

- D Second Reading Ordinance No. _____, Approving a Minor Zone Map Change on 2.0 acres from R-1-8 (Residential Single Family) to R-3 (Residential Multifamily). The property is located at 1849 Scenic Avenue and is identified on the Jackson County Assessor's Map as 37S 2W 03AB Tax Lot 4700.**

Mr. Humphrey stated that the property is owned by the Housing Authority of Jackson County who plan to build a second phase of Scenic Heights a multifamily housing development. The City Council held a public hearing and first reading on August 23, 2018. There were no recommended changes at that time. The Planning Commission and Council have expressed concerns about the Upton intersection. These issues will be addressed when development plans are submitted to the City.

Brandon Thueson moved to approve Ordinance 2050, An Ordinance Amending the Central Point Zoning Map from R-1-8 (Residential Single-family) to R-3 (Residential Multifamily) Zoning on a 2.0 Acres Property Located at 1849 Scenic Avenue (37S2W03AB Tax Lot 4700).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon Thueson, Ward III
SECONDER:	Rob Hernandez, At Large
AYES:	Williams, Dingler, Thueson, Browning, Hernandez, Parsons
ABSENT:	Michael Qulty

- E Resolution No. _____, A Resolution Regarding Policy for Recreation Classes and City Events in Regards to Air Quality**

Parks and Public Works Director Matt Samitore explained the proposed resolution allows the city to set a policy regarding air quality and outdoor activities and events in the City. The area has experienced reduced air quality conditions over the last few summers because of wildfires. Unhealthy and hazardous air quality conditions have prompted the city to cancel a number of events/classes to ensure residents are not

negatively impacted by poor air quality

Staff has provided a list of recommendations on when to cancel classes/events, based on the air quality indexes. Specifically, an air quality measurement of 150 or more will result in immediate cancellation of classes or events

The Council discussed the issue with city employees and residents being out in the hazardous air quality for any length of time. Staff will create a formal policy with the guidelines stating the time of day the determination will be made so that citizens will know when a decision would be available

Rob Hernandez moved to approve Resolution No. 1549, A Resolution Regulating Policy for Recreation Classes and Outdoor City Events with Regard to Air Quality.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Hernandez, At Large
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Dingler, Thueson, Browning, Hernandez, Parsons
ABSENT:	Michael Quilty

F Resolution No. _____, Identifying the City of Central Point as the Responsible Entity (RE) and maintaining the written record of the environmental review undertaken for the Willow Glen Apartments Project Based Vouchers.

Mr. Humphrey explained that Willow Glen is a 74 unit apartment complex located at 1200 Cherry Street in Central Point. The complex was built in 1995 and funded by a State low income housing tax credit program and private-permanent financing. In 2012 the Housing Authority of Jackson County (HAJC) formed an Oregon LLC, and acquired interest in the complex and plan to convert 18 of the units into Section 8 Project Based Vouchers Housing. Willow Glen is to remain affordable to households at 60% area median income through January 1, 2033.

The City of Central Point wishes to facilitate increased available affordable housing by supporting HAJC projects that will use funds from the United States Department of Housing and Urban Development (HUD). HUD assisted projects must be examined to ensure that a project does not adversely impact the environment and that conditions on the project site will not adversely affect occupants.

The city will assume responsibility for environmental reviews as governed by Federal regulations. We believe that the necessity, convenience and the general welfare of the public will benefit by this arrangement with HAJC. There is no liability to the City for the voucher program. The city will be the responsible party for maintaining the written record of the environmental review.

Rob Hernandez moved to approve Resolution 1550, A Resolution Identifying the City of Central Point as the Responsible Entity Maintaining the Written Record of Environmental Review for Willow Glen Apartments Project Based Vouchers (Project No. WG2018).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Hernandez, At Large
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Dingler, Thueson, Browning, Hernandez, Parsons
ABSENT:	Michael Qilty

VIII. BUSINESS

A Peninger Fire Restoration Project Letter of Support

City Manager Chris Clayton explained that Jackson Soil & Water Conservation District (JSWCD) is requesting letters of support for the Peninger Fire Restoration Project. The project will include restoration of habitat and riparian areas that were impacted during the Peninger Fire, but will also involve vegetation management of surrounding areas of concern. Participating public agencies and partners include the Oregon Department of Transportation, Jackson County, Rogue Valley Council of Governments, the City of Central Point and the Jackson County Soil & Water Conservation District. This project will explore steps that can be taken to reduce the potential for public safety impacts and private property damage associated with a Bear Creek Greenway Fires.

The draft letter recommends that a project contribution of \$25,000 be considered by the Central Point Budget Committee and City Council during the 2019/21 Budget Process. If approved the contribution would be focused on the project phases which primarily focus on removal of combustible vegetation. JSWCD has qualified people who can do this job for both the property owners and the City/County. There was discussion of the mapped area of concern to be focused on. ODOT has also agreed to provide a matching amount.

The JSWCD will take the lead on the project and be doing a presentation next week at the Council Study Session. The proposed letter of support can be used in their grant document which needs to be submitted soon. If the council chooses they can decide not to approve the funds during the budget process.

There will be continued discussions regarding the larger parcels of land and how we can ensure weed abatement in the future. Staff is working on recommended changes to our weed abatement code.

Rob Hernandez moved to authorize the City Manager to provide a letter of support to the Jackson County Soil and Water Conservation District regarding their Peninger Fire Restoration Project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Hernandez, At Large
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Dingler, Thueson, Browning, Hernandez, Parsons
ABSENT:	Michael Qilty

B Planning Commission Report

Community Development Director Tom Humphrey presented the September 4, 2018 Planning Commission report

- The Commission held a Public Hearing to discuss the Master Plan for the Chicory Village residential development on 3.64 acres in the TOD Corridor. The project is located at 3428 and 3470 Chicory Lane in the low mix residential (LMR) zoning district. The Commission opened the public hearing but limited the discussion to the staff presentation due to a request by the applicant to continue the item until October.
- The Commission held a public hearing to consider a tentative plan for a 22-lot subdivision known as Chicory Village. The Commission opened the public hearing to discuss the subdivision but limited the discussion to the staff presentation due to a request by the applicant to continue the item until October until five of the eight review criteria could be resolved with planning staff.
- The Commission held a public hearing to consider a tentative plan for a 4-lot padlot subdivision. The public hearing was opened to discuss this residential infill property originally intended to be developed with the Parkwood Village Subdivision. The applicant's agent was present to explain easement issues that are expected to be resolved with the adjoining Home Owner's Association (HOA) in order to provide adequate access to the new lots. A representative from the HOA expressed his desire to work with the applicant and another nearby homeowner expressed concern about parking in the immediate area. The Commission voted to approve the tentative plan with three conditions associated with property access, an agreement with the HOA and complying with local agency requirements.

IX. MAYOR'S REPORT

Mayor Williams reported that he

- Attended the Central Point City Hall open house, which was the same day as the city wide yard sales.
- Attended the Medford Water Commission meeting
- Attended the Medford Area Chamber Forum
- Attended a TRADCO meeting

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that

- The Pine Street paving project is substantially complete. They should be done tomorrow morning.
- He will email an article on a temporary grant to help County enforcement of Marijuana issues.

- Jackson County will be lobbying for increased funding and intense assessment of properties in the County. With the proper assessments the County could generate more taxes.
- Principle Planner Stephanie Holtey created a walking tour of Central Point.
- The LOC legislative priority list has been finalized. Mental Health and PERS are at the top of the list for all cities.
- There will be a Study Session on Monday night. Information Technology will show how to navigate the new Agenda Management program for Council Members. Jackson Soil and Water will be here to talk about the Peninger Fire Project. If time allows they will do a walking tour downtown to listen to the music ability of our new speakers.
- Larry Martin came forward to update the Council on the Marijuana Task Force. He has been attending the meetings for several months and explained how they have progressed over the last year. There are resources on the way that will help with enforcement over the next couple of years. They will be asking County Council to look at the marijuana issues in regards to grows in the Urban Reserve areas and how they can limit the ability within the confines of EFU lands. Large commercial grows don't belong next to City limits.

XI. COUNCIL REPORTS

Council Member Brandon Thueson reported that he attended the City Hall open house

Council Member Rob Hernandez reported that

- He attended the community center ad hoc committee meeting.
- He attended a school board meeting where they talked about the proposed bond measure.
- He attended a SOREDI board meeting where they talked about the Economic Development Strategic Plan for Jackson and Josephine Counties.

Council Member Tanea Browning reported that

- She attended an LOC planning meeting that included leaders from around the valley. We discussed potential topics and take away items for the new upcoming conference in Spring of 2019 in Southern Oregon.
- She spent some quality time with family before the start of school.
- She attended the Medford Chamber Forum.
- She will be attending the Mayors United Dinner.
- She plans on attending Battle of the Bones this weekend.
- She is working on the ribbon cutting for Pine Street on October 12th from 4 - 6 pm.
- She will be attending a SOREDI meeting on the 15th.

Council Member Mike Parsons attended

- Football night in America at Crater High School.
- The Planning Commission meeting.
- Attended the City Hall open house and provided tours of the Police Department as a VIP Volunteer

XII. DEPARTMENT REPORTS

Community Development Director Tom Humphrey reported that

- Principle Planner Stephanie Holtey has been working on the long range planning goals for the Urban Growth Boundary expansion applications
- He has been working with the school district on C-2 M property and possible rezoning

Police Chief Kris Allison reported that

- Central Point Officers will be working with the US Marshal's office on the sex offender data base
- They will be advertising for a reserve officer and hiring list.
- Lt. Day has reported that his son JD is up and walking without crutches Lt Day should be home soon.
- There was a structure fire on South 9th Street. There were no injuries reported

Parks and Public Works Director Matt Samitore reported that

- Pine Street should be done paving tonight It has been a long project but the end is in sight and well ahead of schedule
- Battle of the Bones and the Brewfest are this weekend at the expo Everyone should come out and enjoy the BBQ competition There will be a Toby Keith concert on Friday night, they are expecting a very large crowd

XIII. EXECUTIVE SESSION ORS 192.660(2)(h) Legal Counsel

Rob Hernandez moved to Adjourn to Executive Session under ORS 192.660(2)(h) Legal Counsel. Tanea Browning seconded All said "Aye" and the meeting was adjourned to Executive Session at 8 10 pm


Council returned to regular session at 8:39 p.m No additional action was taken.

XIV. ADJOURNMENT

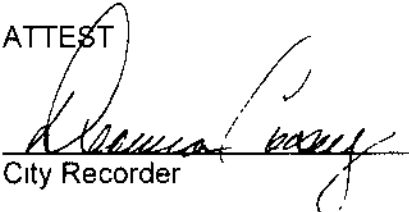
Brandon Thueson moved to Adjourn Mike Parsons Seconded All said "Aye" and the meeting was adjourned at 8 40 p m

The foregoing minutes of the September 13, 2018, Council meeting were approved by the City Council at its meeting of ~~September 17, 2018~~
October 11,

Dated 10/11/18


Mayor Hank Williams

ATTEST


City Recorder

—

—

—