



CITY OF CENTRAL POINT

Oregon

City Council Meeting Agenda Thursday, February 28, 2019

Next Res(1569) Ord (2052)

- I. **REGULAR MEETING CALLED TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **SPECIAL PRESENTATIONS**

Police Department Accreditation

- 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**

- A. **Approval of February 14, 2019 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.

- A. Public Hearing and First Reading - Ordinance to consider a Minor Zone Map Amendment on 1.76 acres located at 1909 Scenic Avenue on property identified on the Jackson County Assessor's Map as 37S 2W 03AB, Tax Lots 4400, 4500 & 4600. Applicant: Fire District 3. (File No. ZC-18007) (Gindlesperger)
 - B. Public Hearing and First Reading - Ordinance to Consider Update and Adoption of the Central Point Comprehensive Plan Population Element (2019-2039) (Holtey)
 - C. Public Hearing - First Reading of an Ordinance to Update and Adopting the Residential Buildable Lands Inventory (2019-2039), Central Point Comprehensive Plan Land Use Element (Holtey)
 - D. Public Hearing and First Reading of an Ordinance Updating and Adopting the Central Point Comprehensive Plan Urbanization Element (2018-2038) (Humphrey)

Mayor
Hank Williams

Ward I
Neil Olsen

Ward II
Kelley Johnson

Ward III
Brandon Thueson

Ward IV
Tanea Browning

At Large
Rob Hernandez

At Large
Michael Parsons

IX. ORDINANCES, AND RESOLUTIONS

- A. Resolution No. _____, Accepting the Annual Audit for Fiscal Year 2017-18 (Weber)
- B. First Reading of an Ordinance Amending in Part and Repealing In Part Central Point Municipal Code Chapter 8.05 Regarding Storm Drain Protection (Dreyer)
- C. Resolution No. _____, A Resolution Accepting the Lowest Responsible Bidder for the Capital Improvement Project - ADA Ramps and Authorizing the City Manager to Execute a Contract with Roxy Ann Rock. (Samitore)

X. BUSINESS

XI. MAYOR'S REPORT

XII. CITY MANAGER'S REPORT

XIII. COUNCIL REPORTS

XIV. DEPARTMENT REPORTS

XV. EXECUTIVE SESSION

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.

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

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes Thursday, February 14, 2019

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	
Neil Olsen	Ward I	Present	
Kelley Johnson	Ward II	Present	
Brandon Thueson	Ward III	Present	
Taneeea Browning	Ward IV	Present	
Rob Hernandez	At Large	Excused	
Michael Parsons	At Large	Present	

Also present were City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Captain Dave Croft; Principle Planner Stephanie Holtey; Finance Director Steve Weber; Parks and Public Works Director Matt Samitore; and City Recorder Deanna Casey.

IV. SPECIAL PRESENTATIONS

Annual Audit Presentation

Gatlin Hawkins, Audit Manager

Mr. Hawkins explained auditor responsibilities in accordance with auditing standards. There were no significant findings again this year. Central Point staff is always great to work with. The city is well under the legal amount allowed for debt limitations.

V. PUBLIC COMMENTS

Calea Finch, Central Point resident.

Mrs. Finch wrote a letter to the Mayor last week and is concerned about the use of plastic bags and single use plastics in the city. There are several cities throughout the nation who are putting a ban on the use of these items. She has contacted several businesses who are on the same page regarding a ban on these items but they have not done anything to stop the use in their businesses. She is asking the city to review a citywide ban on single use plastics.

City Manger Chris Clayton explained that the State Legislature is looking at this issue on a state wide level. He would recommend waiting to see if the State acts on this topic, in the meantime we can do some research to see what other cities have implemented.

VI. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neil Olsen, Ward I
SECONDER:	Kelley Johnson, Ward II
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

- A. **Approval of January 24, 2019 City Council Minutes**
- B. **Approval of OLCC Application for Oregon Highway Market**

VII. ITEMS REMOVED FROM CONSENT AGENDA

VIII. PUBLIC HEARING

IX. ORDINANCES, AND RESOLUTIONS

- A. **Second Reading Ordinance No. _____, An Ordinance Amending in Part and Repealing in Part the Central Point Municipal Code Sections 8.08.005 through 8.08.040 Weed Abatement**

City Attorney Sydee Dryer explained this is the second reading of the Ordinance narrowing the process for weed abatements. The proposed revisions to the weed abatement code would increase the city's tools by creating a designated fire season; allows the City Manager to specifically identify fire hazards outside the fire season; allows a streamlined process for publishing notice of fire season; streamlines the process for notifying those in violation of the code; and limits the amount of hearings required by the City Council.

Brandon Thueson moved to approve Ordinance No. 2051, An Ordinance Amending in Part and Repealing In Part the Central Point Municipal Code Sections 8.08.005 through 8.08.040 Regarding Weed Abatement.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Brandon Thueson, Ward III
SECONDER:	Michael Parsons, At Large
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

B. Resolution No. _____, A Resolution Approving the Commercial Lease Agreement for Skyrman Arboretum with D.I.R.T. and Authorizing the City Manager to Execute Same

Council Member Tanea Browning stated that she has a Conflict of Interest with this item and recuse herself from discussion on the dais so that she can speak on behalf of the non-profit.

Parks and Public Works Director Matt Samitore explained that the city has been looking for an organization to use and partner with the use of the house at Skyrman Arboretum. Direct Involvement Recreation Teaching (DIRT) has been looking for a location to teach classes. He stated that this will be a one year trial, there are specifics spelled out for DIRT and the City in regards to maintenance around the house. They will work together on a schedule for classes to be held at Skyrman Arboretum allowing the best use of the public property. The City has done some upgrades to the building and do not expect that this will cost the City any money. There was discussion regarding the time DIRT will be spending on the property and how it will help with security of the secluded park just by having people around more often.

Mrs. Browning testified on behalf of her involvement with DIRT. These events and classes are free to the public. They will be working with the City Parks department to schedule classes so they do not disrupt city scheduled events at the park. They have been working with partners like the Boy Scouts and the Library and funding grants from Cow Creek.

Mrs. Dreyer stated that the city is getting a benefit from having the classes and activity at the park, the city will be providing background checks for any volunteers as they currently do for our own programs.

Kelley Johnson moved to approve Resolution No. 1566, A Resolution Approving the Commercial Lease Agreement for Skyrman Arboretum with D.I.R.T and Authorizing the City Manager to Execute Same.

RESULT:	APPROVED [5 TO 0]
MOVER:	Kelley Johnson, Ward II
SECONDER:	Brandon Thueson, Ward III
AYES:	Williams, Olsen, Johnson, Thueson, Parsons
ABSTAIN:	Tanea Browning
EXCUSED:	Rob Hernandez

C. Resolution No. _____, A Resolution of the City of Central Point Setting a Water Rate Adjustment Effective March 21, 2019

Parks and Public Works Director Matt Samitore explained the proposed resolution institutes a water rate increase with a 50/50 split between the base fee and the tier rates. The proposed rates will go into effect on March 21, 2019. This is a 3% overall rate increase for all water customers.

Kelley Johnson moved to approve Resolution No. 1567, A Resolution of the City of Central Point Setting a Water Rate Adjustment Effective March 21, 2019.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kelley Johnson, Ward II
SECONDER:	Taneea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

D. Resolution No. _____, A Resolution Accepting the Lowest Responsible Bidder for Phase 1 of the Laurel Street Waterline Project and Authorizing the City Manager to Execute a Contract with West Coast Pipeline Inc.

Mr. Samitore explained that the city conducted a formal bid letting for Phase 1 of the Laurel Street waterline from Front Street to 4th Street, with a bid alternative which would provide a new water “link” from Laurel to Maple Street. The city received seven bid submittal's. Awarding the bid is based purely upon the lowest responsible bidder. The lowest bid received was from West Cost Pipeline at \$201,620. The project was budgeted in the FY 2017/2019 budget. No additional budget appropriation is needed to complete the project.

The project could be completed in May as long as the weather permits the work to be done. For this project the street will be able to be blocked off while work is being completed.

Brandon Thueson moved to approve Resolution No. 1568, A Resolution Accepting the Lowest Responsible Bidder for Phase 1 of the Laurel Street Waterline Project and Authorizing the City Manager to Execute a Contract with West Coast Pipeline Inc.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon Thueson, Ward III
SECONDER:	Kelley Johnson, Ward II
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

X. BUSINESS

A. Planning Commission Report

Minutes Acceptance: Minutes of Feb 14, 2019 7:00 PM (CONSENT AGENDA)

Principal Planner Stephanie Holtey presented the Planning Commission Report for February 5, 2019.

- A. The Commission held a public hearing to consider a minor zone change application from Residential Single Family (R-1-6) to Civic on 1.76 acres located at 1909 Scenic Avenue. This proposed zone change will bring property into compliance with the comprehensive plan land use map and to evaluate the site for future civic uses. The Fire District acquired the lot adjacent to the Scenic Middle School and has been working with the city and the district to site a new fire station. The Commission recommended approval of the zone change but expressed their desire to have city staff investigate better traffic control at the intersection.
- B. The Commission recommended approval of the Urbanization Element of the Comprehensive Plan and forwarded the recommendation on to City Council for the February 28, 2019 meeting.
- C. The Commission recommended approval of the revised Population Element and to forward the recommendation to the City Council for the February 28, 2019 meeting.
- D. The Commission recommended approval of the revised Buildable Land Inventory and recommended forwarding to the City Council meeting on February 28, 2019 with a 20% infill rate.
- E. The Commission opened the public hearing for the Housing Element but continued the item to their March 5, 2019 meeting because of the lateness of the hour.

RESULT:	FOR DISCUSSION ONLY
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B. Rogue Valley Transit District request for revised bus stop - February Update

Mr. Samitore reported that at the January 24, 2019 meeting Council directed staff to survey the downtown community regarding options for a proposed RVTB bus stop in the East Bound lanes of Pine Street. The majority of business owners were in favor of the 5th Street location at Key Bank. It had the least amount of impact for the downtown businesses.

Sean Eisma, RVTB Planner stated that the 5th Street location does not work for the length of bus needed for Central Point. They would prefer the 4th Street Bulb out location in front of Banner Bank.

There was discussion regarding cost associated with the options. Mr. Samitore stated that the cost is minimal, but the loss of parking spaces in the heart of downtown is disruptive. It would cost the same to remove the planter pots at the 4th Street location as it would to lower the bulb out at 2nd Street so the busses could make the right turn without running over the curb.

The majority of the Council was in favor of lowering the curb at 2nd Street and not removing any parking for downtown. They encouraged RVTB to change their route back to previous route and use the 2nd Street right turn with a lowered curb.

Kelley Johnson moved to direct staff proceed with Option 5, lowering the curb at 2nd and Pine to accommodate right hand bus turns.

RESULT:	APPROVED [5 TO 1]
MOVER:	Kelley Johnson, Ward II
SECONDER:	Taneea Browning, Ward IV
AYES:	Williams, Johnson, Thueson, Browning, Parsons
NAYS:	Neil Olsen
EXCUSED:	Rob Hernandez

XI. MAYOR'S REPORT

Mayor Williams reported that:

- He attended the Medford Water Commission Meeting.
- He attended the Medford Chamber Lunch Forum.
- He attended the Denim and Diamonds Awards Dinner
- He has been appointed to the Mayor's Association Board. He updated the Council on several bills before the legislature this year.

XII. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- Staff held their budget kick off this morning at The Point. We are entering a Renaissance period for the City of Central Point.
- Next Thursday he will be attending a meeting with the Medford Water Commission Rate Consultant.
- He has received a request from SOREDI regarding their latest initiative. He will update the council in tomorrow's report.
- The City had received their Tree City Designation again this year.
- Staff plans to present the Citizen Survey results at the March 14th meeting.
- Chamber Greeters will be in the Council Chambers on Tuesday Morning at 8:30 a.m.
- He attended the Denim and Diamonds Awards Dinner on Saturday.

XIII. COUNCIL REPORTS

Council Member Kelley Johnson reported that:

- She attended the RVCOG meet and greet of new Councilors.
- She attended the Airport Advisory Committee Meeting.
- She attended the Denim and Diamonds Awards Dinner.

Council Member Brandon Thueson reported that he attended the Denim and Diamonds Awards Dinner and spoke at a Boy Scout meeting to encourage them to get involved in their communities.

Council Member Tanea Browning reported that:

- She attended a Fire District 3 in January and ribbon cutting at the RCC FD#3 training site in White City.
- She attended an RVCOG meeting.
- She attended City Day at the Capital with the League of Oregon Cities talking to our legislators about the importance of letting cities lead their communities and the emphasis on the importance of home rule.
- She attended the Employee Awards Breakfast and the Chamber Awards dinner.
- She attended the Medford Chamber Lunch forum.
- She attended a PTO meeting and heard some of the details of the School Bond.
- Greeters will be here at City Hall on February 19th.

Council Member Mike Parsons reported that he:

- Attended the RVCOG newly elected officials seminar.
- Attended the Planning Commission meeting.
- Attended the employee awards breakfast.
- Attended the Denim and Diamonds Awards Dinner.
- Attended the Medford Chamber Lunch Forum.

XIV. DEPARTMENT REPORTS

Finance Director Steve Weber reported that:

- An electronic copy of Audit Report will be sent to the Council next week.
- They are currently recruiting for Utility Billing position.
- They will be changing some duties within the Department.

Principle Planner Stephanie Holtey reported that:

- The department had scheduled two pre-application meetings for a location off Hamrick.
- They have received an application to build a Domino's pizza on Freeman Court.
- They have been working on the Fire District Zone Change.

- They are working hard on long range planning and focusing exclusively on UGB expansion.
- We are advertising for a Planner position to help with some of the day to day operations.
- Citizen Satisfaction survey has finished up. There was a huge improvement in participation for this survey.

Police Captain Dave Croft reported that:

- Last Thursday they conducted a "Safe Greenway" project with officers and US Marshals. This was a greenway sweep.
- Officer Jones was recognized at the Chamber Dinner.
- This Saturday is the Polar Plunge in Medford. Council members are welcome to join them to help support Special Olympics.

Parks and Public Works Director Matt Samitore reported that they had a meeting with the Oregon Department of Justice regarding the Twin Creeks Crossing and provided deadlines to submit information or they will cancel the contract. More information to come as the deadline looms.

City Attorney Sydnee Dreyer stated that ODOT is planning for the possibility of an emergency declaration in case we have to cancel the contract with TY LN. She will not be here for the February 28th meeting.

XV. EXECUTIVE SESSION

XVI. ADJOURNMENT

Tanea Browning moved to Adjourn, Brandon Thueson seconded. All said aye and the meeting was adjourned at 8:52 p.m.

The foregoing minutes of the February 14, 2019, Council meeting were approved by the City Council at its meeting of February 28, 2019.

Dated:

Mayor Hank Williams

ATTEST:

City Recorder

Minutes Acceptance: Minutes of Feb 14, 2019 7:00 PM (CONSENT AGENDA)



City of Central Point *Staff Report to Council*

ISSUE SUMMARY

TO:	City Council	DEPARTMENT:	Community Development
FROM:	Justin Gindlesperger, Community Planner II		
MEETING DATE:	February 28, 2019		
SUBJECT:	Public Hearing and First Reading - Ordinance to consider a Minor Zone Map Amendment on 1.76 acres located at 1909 Scenic Avenue on property identified on the Jackson County Assessor's Map as 37S 2W 03AB, Tax Lots 4400, 4500 & 4600. Applicant: Fire District 3. (File No. ZC-18007)		
ACTION REQUIRED:	Ordinance 1st Reading	RECOMMENDATION:	Approval

BACKGROUND INFORMATION:

The Planning Commission conducted a public hearing at its regular meeting in February to consider a minor zone map amendment request from R-1-8 to Civic. The subject properties consist of 1.76 acres on Scenic Avenue immediately north of the existing Scenic Middle School. It is the applicant's intent to develop the property as a fire station. In considering the zone change, the Planning Commission addressed three (3) approval criteria pursuant to CPMC 17.10.400:

1. **Comprehensive Plan Compatibility.** The current land use plan designation for the property was amended from Low Density Residential to Civic as part of the Land Use Element update in 2018. The Civic Comprehensive Plan designation allows for the proposed Civic zoning designation. Per the updated Land Use Element, the Civic zoning designation is consistent with the Civic designation and abuts properties to the south that are zoned the same.

2. **Compatibility with Surrounding Land Uses and Zoning.** The subject property for the proposed zone change is located along Scenic Avenue. The abutting property to the south is zoned Civic and is developed with the Scenic Middle School. The zoning of the properties to the east were recently amended to R-3 to accommodate future expansion of Scenic Heights, an affordable housing development owned and operated by the Housing Authority of Jackson County. The Housing Authority is in the preliminary stages of developing plans for the high density development, which is tentatively planned for construction in 5-years.

3. **Traffic Impacts.** A Traffic Impact Analysis (TIA) is required to address compliance with the Comprehensive Plan, the Municipal Code and the Oregon State Transportation Planning Rule (TPR). The TPR in OAR 660-012-0060 requires changes to land use plans and land

use regulations (i.e. Comprehensive Plan Map Amendments and Zoning Map Amendments) to be consistent with the function and capacity of existing and planned transportation facilities. As shown in the Applicant's TIA, the traffic generated by the increased land use intensity will not alter the functional classification for any existing or planned infrastructure. As demonstrated in the Planning Department Supplemental Findings, the proposed zone change can be accommodated by the transportation network and is consistent with the TPR.

Based on the application's demonstrated compliance with the relevant approval criteria, the Planning Commission unanimously recommended approval of the minor zone map change by the City Council (Attachment "A").

FINANCIAL ANALYSIS:

Financial impact to the City is limited to staff in-kind expenses which are recovered with planning- related service fees.

LEGAL ANALYSIS:

The primary issues to be considered and discussed at the meeting will be related to CPMC 17.10.400.

1. A decision for a map amendment shall be based on approval criteria, applicable regulations and factual evidence in the record. 2. A decision may be for denial, approval or approval with conditions.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Managed Growth and Infrastructure, Goal 4; Continually ensure that planning and zoning review and regulations are consistent with comprehensive plans and vision.

STAFF RECOMMENDATION:

Open public hearing and consider the proposed amendment to the Zoning Map, close public hearing and 1) forward the ordinance to a second reading, 2) make revisions and forward the ordinance to a second reading, or 3) deny the proposed zone change ordinance.

RECOMMENDED MOTION:

Forward the ordinance amending the Central Point Zoning Map from R-1-8 (Residential Single-Family) to Civic zoning on 1.76 acres located at 1909 Scenic Avenue (37S 2W 03AB Tax Lots 4400, 4500 & 4600).

ATTACHMENTS:

1. Attachment A - PC Resolution No 863
2. Attachment B - City Council Ordinance

PLANNING COMMISSION RESOLUTION NO. 863

**A RESOLUTION FORWARDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE MINOR ZONE MAP AMENDMENT FROM RESIDENTIAL SINGLE FAMILY (R-1-8) TO CIVIC (CIVIC) ON 1.76 ACRES LOCATED AT 1909 SCENIC AVENUE.
(37S 2W0 3AB Tax Lot 4400, 4500 & 4600)**

File No. ZC-18007
Applicant: Fire District 3;

WHEREAS, the Comprehensive Plan Land Use Map is proposed to re-designate the property identified by the Jackson County Assessor's Map as 37S 2W 03AB Tax Lots 4400, 4500 & 4600 as Civic; and

WHEREAS, the proposed Civic zoning is a Civic zoning district consistent with the Comprehensive Plan and surrounding land uses; and

WHEREAS, adequate public services and transportation networks are available to the site; and

WHEREAS, the proposed zone change from R-1-8 to Civic has been determined to be consistent with the State Transportation Planning Rule.

NOW, THEREFORE, BE IT RESOLVED, that the City of Central Point Planning Commission, by this Resolution No. 863, does recommend that the City Council approve the change of zone on the property identified by the Jackson County Assessor's Map as 37S 2W 03AB Tax Lots 4400, 4500 & 4600. This decision is based on the Staff Report dated February 5, 2019 including Attachments A through D attached hereto by reference and incorporated herein.

PASSED by the Planning Commission and signed by me in authentication of its passage this 5th day of February, 2019.


Planning Commission Chair

ATTEST:


City Representative

Planning Commission Resolution No. 863 (02/05/2019)

Attachment: Attachment A - PC Resolution No 863 (1109 : Fire District 3 Zone Map Amendment)

City of Central Point, Oregon
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Community Development
 Tom Humphrey, AICP
 Community Development Director

STAFF REPORT

February 5, 2019

AGENDA ITEM: VII-A File No. ZC-18007

Consideration of a Zone (map) Change application from R-1-8 (Residential Single Family) to Civic for three (3) properties approximately 1.76 acres in size located at 1909 Scenic Avenue. The properties are identified on the Jackson County Assessor's map as 37S 2W 03AB, Tax Lots 4400, 4500 & 4600.

Applicant: Fire District No. 3

Approval Criteria: CPMC 17.10.400, Zoning Map and Zoning Code Text Amendments.

STAFF SOURCE:

Justin Gindlesperger, Community Planner II

BACKGROUND:

The proposed minor zone map amendment is to change the current zoning of the property from R-1-8 to Civic. The requested change will allow the applicant to prepare for construction of a new fire station. In considering the zone change, there are three (3) components that must be addressed pursuant to CPMC 17.10.400:

1. **Comprehensive Plan Compatibility.** The current land use plan designation for the property was amended from Low Density Residential to Civic as part of the Land Use Element update in 2018. The Civic Comprehensive Plan designation allows for the proposed Civic zoning designation. Per the updated Land Use Element, the Civic zoning designation is consistent with the Civic Comprehensive Plan designation and abuts property to the south that is zoned the same.
2. **Compatibility with Surrounding Land Uses and Zoning.** The subject property for the proposed zone change is located along Scenic Avenue. The abutting property to the south is zoned Civic and is developed with the Scenic Middle School. The zoning of the properties to the east were recently amended to R-3 to accommodate future expansion of Scenic Heights, an affordable housing development owned and operate by the Housing Authority of Jackson County. The Housing Authority is in the preliminary stages of developing plans for the high density development, which is tentatively planned for construction in 5-years.
3. **Traffic Impacts.** A Traffic Impact Analysis (TIA) is required to address compliance with the Comprehensive Plan, the Municipal Code and the Oregon State Transportation Planning Rule (TPR). The TPR in OAR 660-012-0060 requires changes to land use plans and land use regulations (i.e. Comprehensive Plan Map Amendments and Zoning Map Amendments) to be consistent with the function and capacity of existing and planned transportation facilities. As shown in the Applicant's TIA, the traffic generated by the increased land use intensity will not alter the functional classification for any existing or planned infrastructure. As demonstrated in in the Planning Department Supplemental Findings (Attachment "D"), the proposed zone change can be accommodated by the transportation network and is consistent with the TPR.

ISSUES:

There are no issues relative to this application for minor Zone (Map) Change.

CONDITIONS OF APPROVAL:

None.

ATTACHMENTS:

- Attachment "A" –Comprehensive Plan and Zoning Maps
- Attachment "B" – Traffic Impact Study, dated December 6, 2018
- Attachment "C" – Applicant’s Findings
- Attachment "D" – Planning Department Supplemental Findings
- Attachment "E" – Resolution No. 863

ACTION:

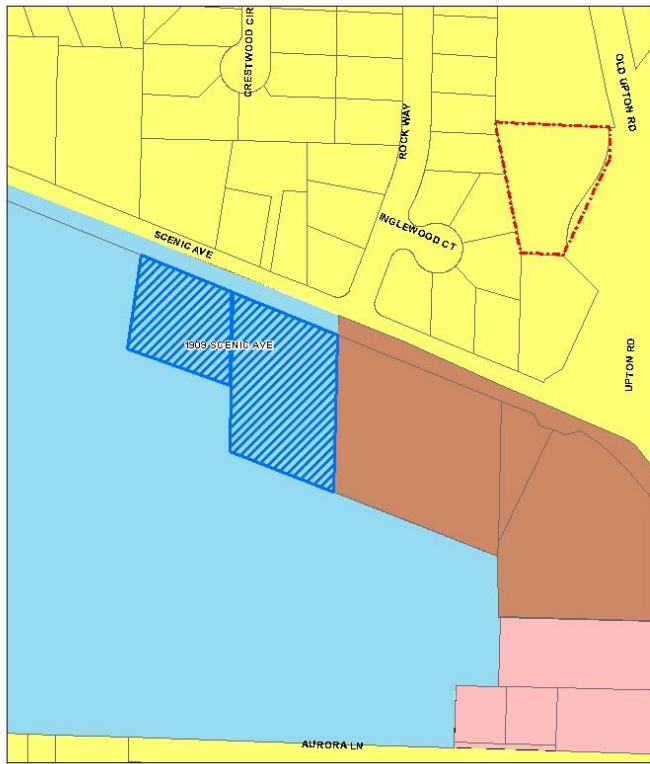
Open public hearing and consider the proposed amendment to the Zoning Map, close public hearing and 1) recommend approval to the City Council; 2) recommend approval with revisions; or 3) deny the application.

RECOMMENDATION:

Recommend approval of Resolution No. 863. Per the Staff Report dated February 5, 2019 and supported by Findings of Fact.

Attachment: Attachment A - PC Resolution No 863 (1109 : Fire District 3 Zone Map Amendment)

Figure 1. Current Comprehensive Plan Map



CENTRAL POINT
 Current Comprehensive Plan
 Land Use Designation
 1909 Scenic Avenue
 (ZC-18007)



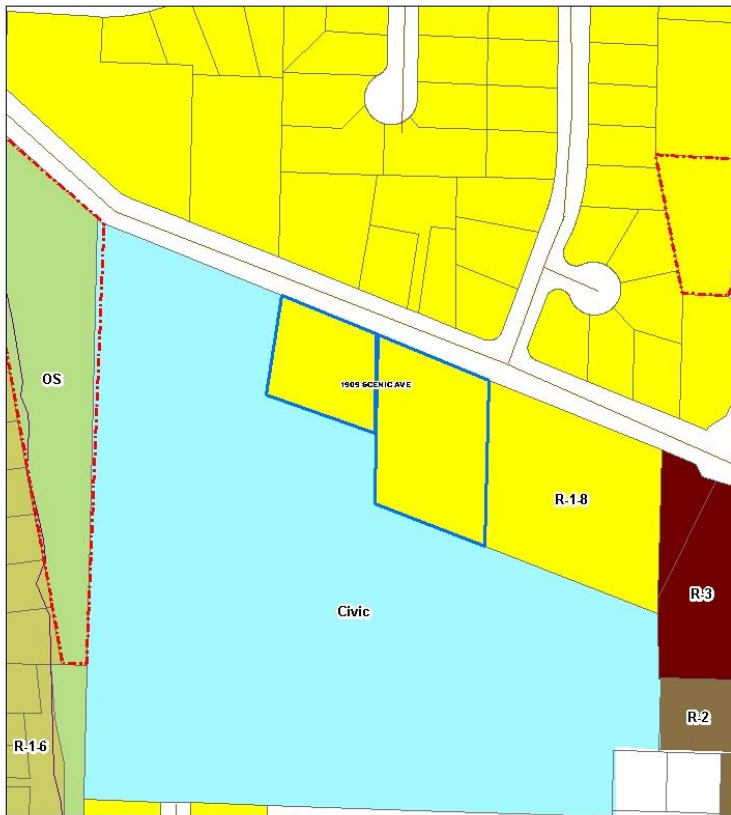
Legend

- Civic (2018)
- High_Density_(HRes)
- Low_Density_(LRes)
- Medium_Density_(MRes)
- Parks and Open Space (2018)

MAP FOR ILLUSTRATION
 PURPOSES ONLY

Map Created by: Justin Gindlesperger, AICP
 Community Planner II
 Date: January 29, 2019

Figure 2. Current Zoning Map



Current Zoning
Fire District 3 - Scenic Avenue
R-1-8 to Civic
(ZC-18007)



Legend

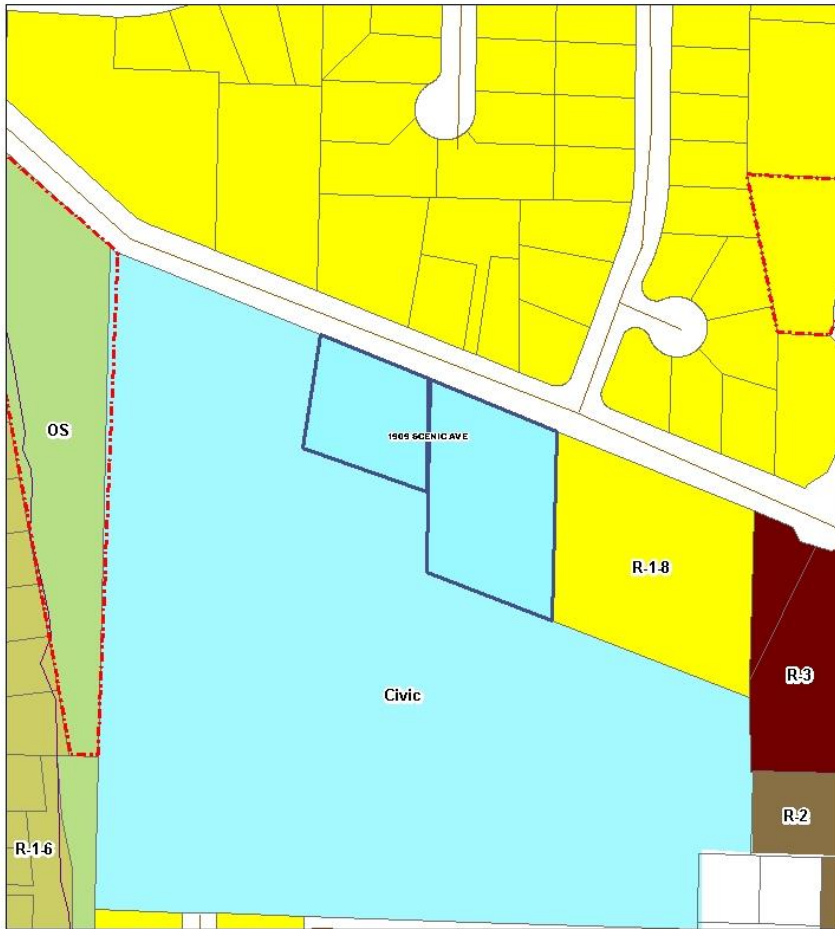
- BCG = Bear Creek Greenway
- C-2 (M) = Commercial - Medical District
- C-4 = Tourist and Office
- C-5 = Thoroughfare Commercial
- CN = Neighborhood Commercial
- Civic
- ET OD Civic*
- EC = Employment Commercial (TOD)
- GC = General Commercial (TOD)
- HMR = High Mix Residential/Commercial (TOD)
- LMR = Low Mix Residential (TOD)
- ET OD LMR*
- M-1 = Industrial
- M-2 = Industrial General
- MMR = Medium Mix Residential (TOD)
- ET OD MMR*
- OS = Open Space/ Parks
- R-3 = Multiple Family Residential
- R-2 = Two-Family Residential
- R-1-6 = SF Residential - 6,000
- R-1-8 = SF Residential - 8,000
- R-1-10 = SF Residential - 10,000
- R-L = Low Density Residential

MAP FOR ILLUSTRATION
 PURPOSES ONLY

Attachment "A"

Attachment: Attachment A - PC Resolution No 863 (1109 : Fire District 3 Zone Map Amendment)

Figure 3. Proposed Zone Map Change



Proposed Zone Change
Fire District 3 - Scenic Avenue
R-1-8 to Civic
(ZC-18007)



Legend

- BCG = Bear Creek Greenway
- C-2 (M) = Commercial - Medical District
- C-4 = Tourist and Office
- C-5 = Thoroughfare Commercial
- CN = Neighborhood Commercial
- Civic
- ETOD Civic*
- EC = Employment Commercial (TOD)
- GC = General Commercial (TOD)
- HMR = High Mix Residential/Commercial (TOD)
- LMR = Low Mix Residential (TOD)
- ETOD LMR*
- M-1 = Industrial
- M-2 = Industrial General
- MMR = Medium Mix Residential (TOD)
- ETOD MMR*
- OS = Open Space/ Parks
- R-3 = Multiple Family Residential
- R-2 = Two-Family Residential
- R-1-6 = SF Residential - 6,000
- R-1-8 = SF Residential - 8,000
- R-1-10 = SF Residential - 10,000
- R-L = Low Density Residential

MAP FOR ILLUSTRATION PURPOSES ONLY

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CENTRAL POINT ZONING MAP FROM R-1-8 (RESIDENTIAL SINGLE-FAMILY) TO CIVIC ZONING ON 1.76 ACRES LOCATED AT 1909 SCENIC AVENUE (37S 2W 03AB TAX LOTS 4400, 4500 & 4600).

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 Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City may amend the Central Point Zoning Map which was originally adopted on August 29, 1980 and has been amended at various times since.
- D. Pursuant to the requirements set forth in CPMC Chapter 17.10.100 Zoning Map and Zoning Code Text Amendments – Purpose and Chapter 17.05.010, Applications and Development Permit Review Procedures, the City has accepted an application and conducted the following duly advertised public hearings to consider the proposed amendment:
 - a) Planning Commission hearing on February 5, 2019
 - b) City Council hearings on February 28, 2019 and March 14, 2019.

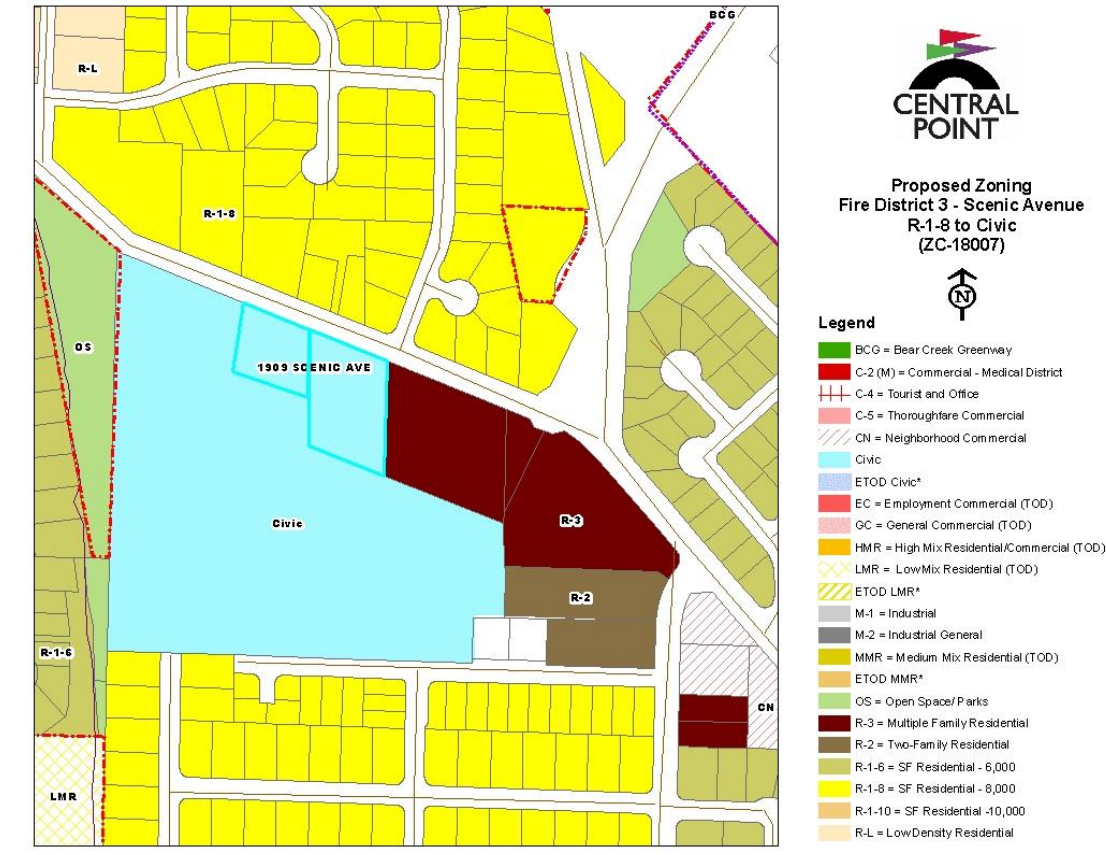
THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Based upon all the information received, the City Council adopts the findings of fact and conclusions of law set forth in the City staff report; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City zoning map is hereby amended as set forth in Exhibit 1 which is attached hereto and by this reference incorporated herein.

Attachment: Attachment B - City Council Ordinance (1109 : Fire District 3 Zone Map Amendment)

EXHIBIT 1



Section 3. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the changes to the zoning and Comprehensive Plan maps.

Section 4. Effective date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

Passed by the Council and signed by me in authentication of its passage this _____ day of _____, 20____.

Mayor Hank Williams

ATTEST:

City Recorder

Attachment: Attachment B - City Council Ordinance (1109 : Fire District 3 Zone Map Amendment)



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO: City Council **DEPARTMENT:** Community Development

FROM: Stephanie Holtey, Principal Planner

MEETING DATE: February 28, 2019

SUBJECT: Public Hearing and First Reading - Ordinance to Consider Update and Adoption of the Central Point Comprehensive Plan Population Element (2019-2039)

ACTION REQUIRED: Public Hearing
Ordinance 1st Reading **RECOMMENDATION:** Approval

BACKGROUND INFORMATION:

The Planning Commission discussed a working draft of the Population Element at the January 8, 2019 meeting and directed staff to schedule a public hearing at the February 5, 2019 Planning Commission meeting to receive public input. The Citizen's Advisory Committee (CAC) also discussed the working draft Population Element and favorably recommended the Population Element update to the Planning Commission.

At the Planning Commission meeting on February 5, 2019, staff presented an overview of the Population Element and the Planning Commission conducted a public hearing. No public testimony was received. After closing the public hearing, the Planning Commission unanimously voted to approve Resolution No. 864 forwarding a favorable recommendation to the City Council to approve the 2019-2039 Population Element. To-date no written comments have been submitted into the record concerning the proposed changes.

Population Element Overview:

The Population Element update reflects the recently updated population forecast for Central Point's Urban Area (city limits and Urban Growth Boundary (UGB) published by the Portland State University Population Research Center (PRC) on June 30, 2018. Per ORS 195.033, the City is obligated to utilize the PRC Forecast when updating its Comprehensive Plan or land use regulations. The proposed update is consistent with ORS 195.033 and documents forecast growth over 20-year period 2019-2039. Changes include updated tables and text; however, the goal and policies remain unchanged.

The most significant finding in the updated PRC Forecast and 2019-2039 Population Element update is the increase in the City's Average Annual Growth Rate from 1.1% to 1.5% over the next 20-years. The result is a forecast population increase of 7,216 people within the City's urban area by 2039. As the City grows, this will impact the need for housing and estimated residential land need as shown in Table 1 below.

Table 1. Summary of Population Forecast Changes & Housing Impacts

Population and Housing Characteristics		2015 PRC Forecast	2018 PRC Forecast	Change (+/-)
Population	2019 Population	18,919	19,101	182
	2039 Population	23,497	26,317	2,820
	Population Change (2019-2039)	4,578	7,216	2,638
Housing	No. Persons Per HH	2.5	2.5	0
	Forecast No. Housing Unit Need	1,831	2,886	1,055
Land Need	Average Density	7.04	7.04	0
	Gross Land Need	260	410	150
	(2019-2039 Buildable Lands)	(105)	(105)	0
	Estimated Additional Land Need	155	305	150

The estimated impact of population change impacts to housing and residential land need in Table 1 are for illustration purposes only. Final assessment of buildable land availability and residential land needs are subject to approve of the Residential Buildable Lands Inventory (CPA-18003) and the 2019-2039 Housing Element (CPA-18005)

FINANCIAL ANALYSIS:

The forecast population change does not generate additional cost to the City beyond the in-kind staff expenses, postage and legal notification costs included within the budgeted funds for Community Development. The fiscal impact of extending public infrastructure and services will be evaluated at such time the City proposes amendments to its UGB.

LEGAL ANALYSIS:

The Population Element Comprehensive Plan text amendments are considered “Major Amendments” per CPMC 17.96.300 and are subject to Type IV Legislative application procedures per CPMC 17.05.500. Conducting a second public hearing by the City Council is necessary and consistent with the requisite procedures to adopt changes to the forecast population.

Aside from procedural compliance, the primary changes to be discussed include those identified in the 2018 PRC Forecast as required by ORS 195.033 and the City’s efforts to engage and inform the public about forecast growth over the next 20-years.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

The City Council goal to provide managed growth and infrastructure is predicated on the ability of the City to forecast growth and the corresponding land and service needs over the long term. The 2019-2039 Population Element aligns with Council’s goal by: “Continually ensuring that planning and zoning review and regulations are consistent with comprehensive plans and vision.”

STAFF RECOMMENDATION:

After receiving the staff report, open the public hearing to receive public input regarding the 2019-2039 Population Element. Close the public hearing and 1) forward to a second reading; 2) forward to a second reading with changes; or 3) deny the 2019-2039 Population Element.

RECOMMENDED MOTION:

Forward the Ordinance and Population Element exhibit to a second reading on the March 14, 2019 meeting.

ATTACHMENTS:

1. ORDINANCE (Population)
2. PC Resolution 864 (Population)
3. 02052019 Population Element

ATTACHMENT "C"

ORDINANCE NO. _____

AN ORDINANCE UPDATING AND ADOPTING THE CENTRAL POINT COMPREHENSIVE PLAN POPULATION ELEMENT (2019-2039)

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. ORS 195.033 directs jurisdictions to utilize the most current population forecast data published by Portland State University Research Center (PRC) as the basis for Comprehensive Plan and land use regulation amendments.
- D. The PRC published an updated Coordinated Population Forecast for Jackson County and Urban Growth Boundaries on June 30, 2018.
- E. Pursuant to authority granted by the City Charter and the ORS, the City has determined it in the best interest of the city to update its Population Element which was recently adopted in 2016 as necessary to comply with ORS 195.033.
- F. 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 February 5, 2019
 - b) City Council hearing on February 28, 2019.

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 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 Population Element is hereby updated and adopted as set forth in Exhibit A –Comprehensive Plan Population Element, 2019-2039 which is attached hereto and by this reference incorporated herein.

Section 3. The City Manager or his designee is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the Population Element.

Passed by the Council and signed by me in authentication of its passage this ____ day of _____, 2019.

Mayor Hank Williams

ATTEST:

City Recorder

Attachment: ORDINANCE (Population) [Revision 2] (1111 : Population Element Update (2019-2039))

PLANNING COMMISSION RESOLUTION NO. 864

A RESOLUTION RECOMMENDING APPROVAL OF THE CITY OF CENTRAL POINT 2019-2039 POPULATION ELEMENT

WHEREAS, the latest version of the Population Element was adopted in 2016 and needs to be updated to reflect the latest population projections produced by Portland State Population Research Center; and

WHEREAS, Portland State Population Research Center is responsible population forecasting for Oregon counties and urban growth boundaries every four years per ORS 195.033; and

WHEREAS, on February 5, 2019, the Central Point Planning Commission conducted a duly-noticed public hearing at which time it reviewed the City staff report (File No. 18004) and heard testimony and comments on the draft City of Central Point 2019-39 Population Element.

NOW, THEREFORE, BE IT RESOLVED, the City of Central Point Planning Commission by Resolution No. 864 does hereby recommend to the City Council approval of the 2019-39 Population Element as presented in Exhibit "A".

PASSED by the Planning Commission and signed by me in authentication of its passage this 5th day of February, 2019

Planning Commission Chair

ATTEST:

City Representative

Approved by me this 5th day of February, 2019.

Planning Commission Chair

Attachment: PC Resolution 864 (Population) (1111 : Population Element Update (2019-2039))



Population & Demographics Element

2019-2039

City of Central Point
Comprehensive Plan

Final Draft
1-29-2019

Adopted Central Point City Council
Ordinance No. 2030

Recertified Central Point City Council
Resolution No. ____

DLCD Acknowledged

Attachment: 02052019 Population Element (1111 : Population Element Update (2019-2039))

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1. INTRODUCTION

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

The City's Population & Demographics Element (Population Element) was updated in 2016. The 2016 update accounted for two events that significantly affected the results of the City's 2008 Population Element. The first event was the Great Recession; the second was HB 2253 designating the Portland State University Population Research Center (PRC) as the sole and official provider of population forecasts for cities and counties throughout the state¹. Together these two events necessitate an update of the City's Population Element.

The Great Recession

Within a year of completion of the *Jackson County 2007 Population Element* (Feb. 2007)², which was the basis for the City's 2008 Population Element, the national economy was hit hard by the *Great Recession* (December 2007 to June 2009). The economic impacts of the *Great Recession* were severe and the recovery period extremely sluggish and tenuous. Because job losses were deep across all sectors of the economy and the recovery in job creation slow, the reliance on net migration as a key component to population growth had a significant impact on the City's 2008 population forecasts.

HB 2253

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

The population forecasts presented in this Population Element are from the *Coordinated Population Forecast 2018 through 2068 for Jackson County dated June 2018* prepared by PRC ("PRC Population Forecast") in accordance with ORS 195.033 and is attached to this Population Element as Appendix A. Typically, the City's Population Element is based on a 20-year planning period. The PRC Population Forecast uses a fifty (50) year forecasting period³ with a four (4) year update cycle⁴, allowing for consideration of both short and long term population change variables, and the re-evaluation of demographic trends and economic events used in prior forecasts. Consequently, every four years the City's Population Element will be updated using the latest PRC Jackson County forecast.

¹ The Portland Metro is exempt from this requirement.

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

³ ORS 195.003(6)

⁴ ORS 195.033(4)

This update represents the first update for the PRC Population Forecast for Jackson County. The next update is tentatively scheduled to occur in 2022.

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

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

2. SUMMARY

When factors such as the economy, fertility, social trends, etc. are factored into the latest population forecast for the planning period 2019-2039 the result was a 12% reduction in the City's initial 2008 population forecast figures⁵ (29,006 vs 25,933). When measured in terms of the population's average annual growth rate (AAGR) the forecasted AAGR for the planning period dropped from 4.3% to 1.4%. Based on the forecasted growth rate it is projected that between 2019 and 2039 the City of Central Point is expected to realize a net increase in population of 7,216. Based on a projected average household size of 2.5 persons⁶ the population increase will result in the formation of 2,886 new households by 2039.

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

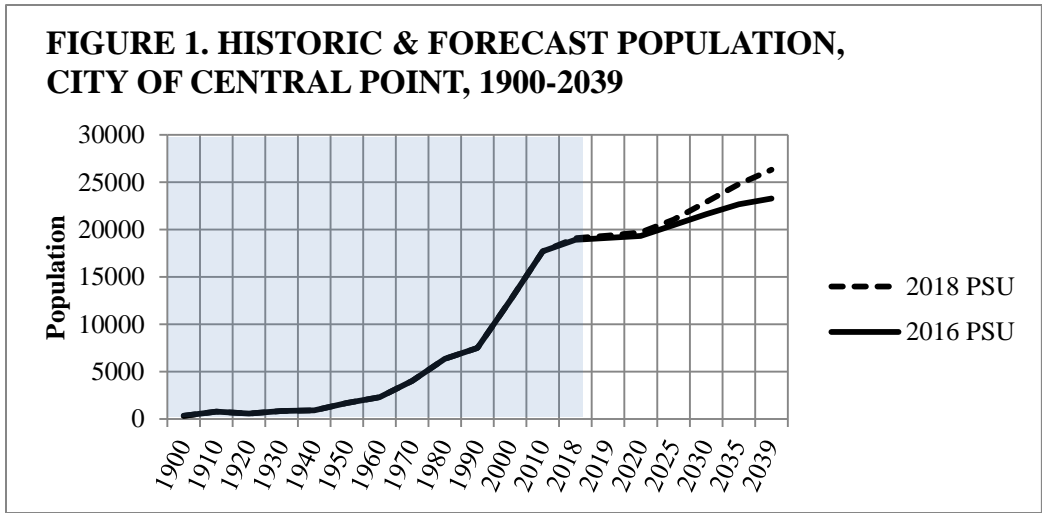
3. POPULATION HISTORY & CHARACTERISTICS

The Town of Central Point was founded on February 26, 1889 and by 1890⁷ had a population of 543. With the exception of the decade between 1910 and 1920 the City has steadily grown (Figure 1), and today is the third largest city in Jackson County.

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

⁶ City of Central Point Regional Plan Element

⁷ 1890 U.S. Census

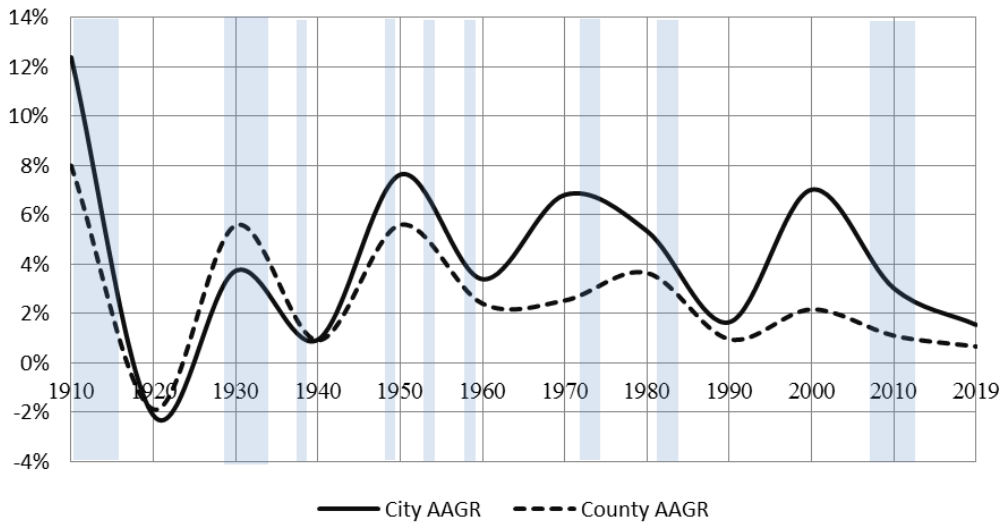


Source: U.S. Census and PRC Coordinated Population Forecast, Jackson County

3.1. Historic Growth Rate

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

FIGURE 2. CITY OF CENTRAL POINT HISTORIC AVERAGE ANNUAL GROWTH RATE 1910-2019



Source: U.S. Census & U.S. Census Bureau American Fact Finder

3.2. Percentage Share of the County Population.

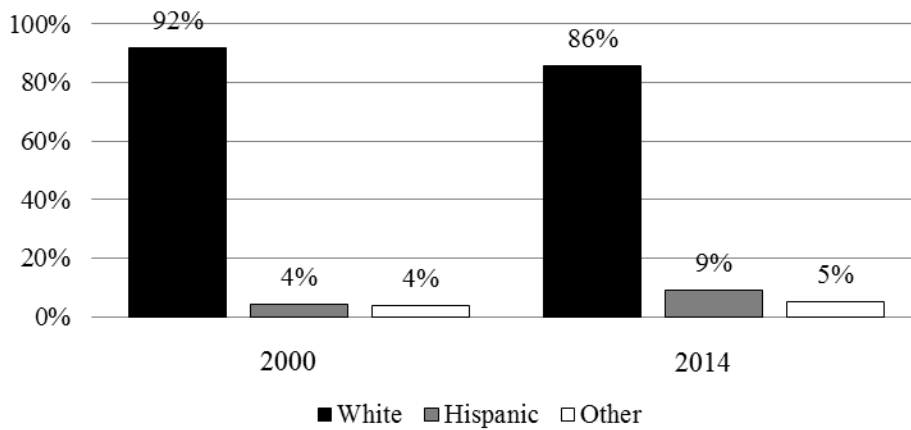
The City’s percentage of the county population has consistently increased. In 1900

Central Point’s population accounted for 2.4% of the County’s population, and remained fairly constant until 1970 when the City’s percentage participation jumped from 3.1% to 4.2%. By 2018, the City accounted for 8.7% of the County’s population.

3.3. Race and Ethnicity

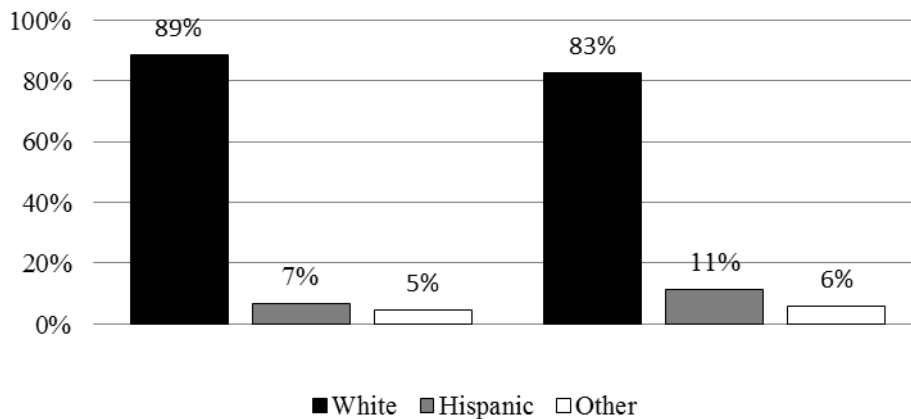
Since the 2000 Census the City’s racial diversity has continued to increase, particularly within the Hispanic Community, which more than doubled in size from 4% in 2000 to 9% in 2014 (Figure 4). During this same period the County’s Hispanic population increased from 7% to 11% (Figure 5).

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



Source: 2000 U.S. Census & U.S. Census Bureau American Fact Finder

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



Source: 2000 U.S. Census & U.S. Census Bureau American Fact Finder

3.4. Components of Population Growth.

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

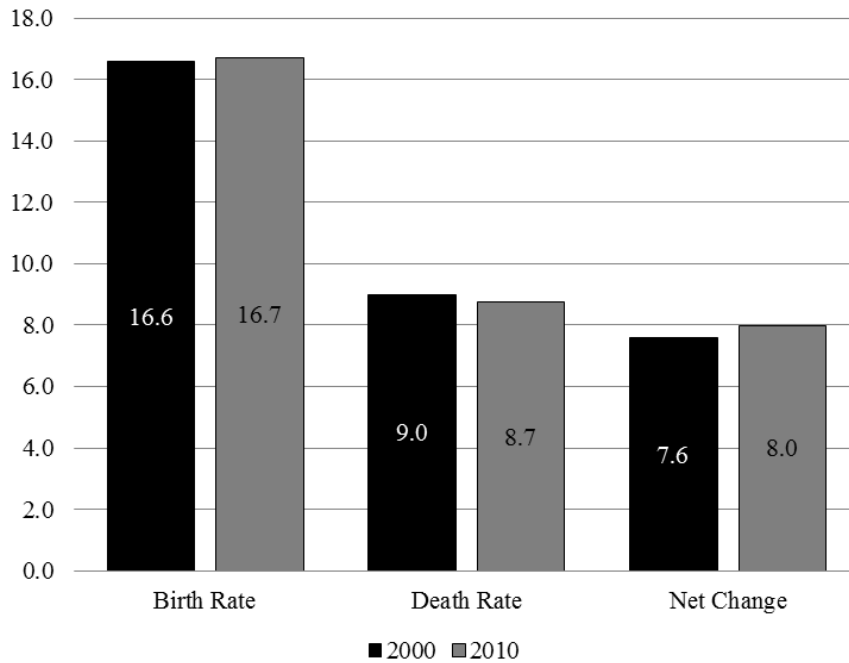
3.5. Natural Increase

Growth occurring as a result of natural increase typically represents a very small percentage of a community’s population growth. Since 2000 the City’s net natural increase rate (Figure 6) went from 7.6 to 8.0 per thousand population, representing 3% of the City’s total population increase during that period. During the same period the County’s rate of natural increase dropped from 1.0 to 0.8 (Figure 7).

3.6. Net Migration.

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

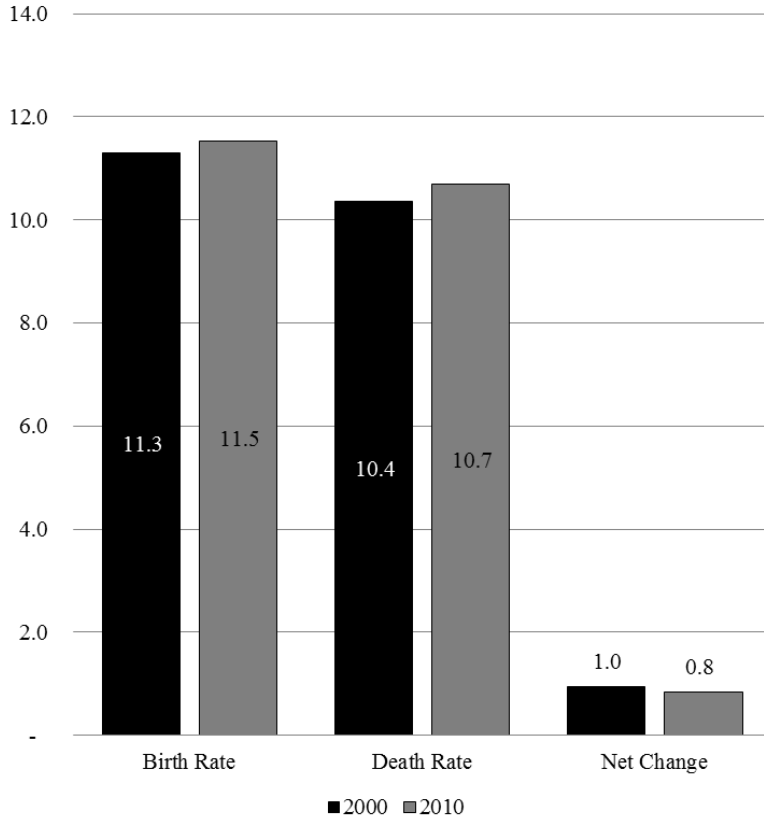
FIGURE 6. CITY OF CENTRAL POINT NATURAL POPULATION RATE*, 2000 and 2010



Source: PRC Coordinated Population Forecast, Jackson County

⁸ U.S. Census Bureau, Census 2010

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

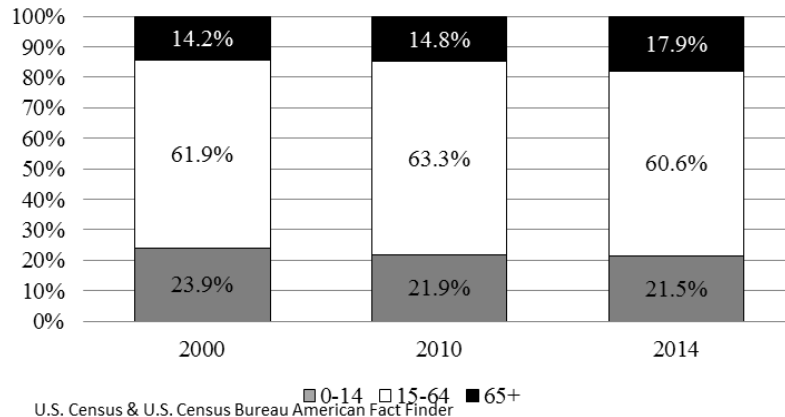


Source: PRC Coordinated Population Forecast, Jackson County

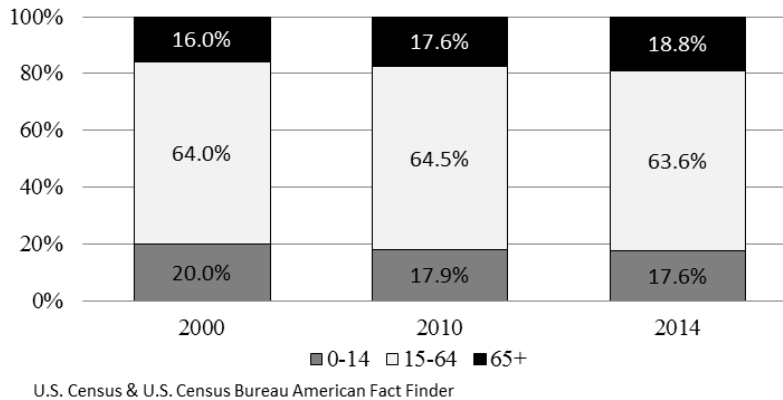
3.7. Age Characteristics.

Between 2000 and 2014 the City’s median age increased from 34.4 to 37.5 reflecting the continued aging of the Baby Boom generation. For the County the median age changed from 39.2 to 42.7 during the same period. Figures 8 and 9 illustrate the changes in the three major age cohort categories as a percentage of the City’s and County’s total population.

FIGURE 8. CITY OF CENTRAL POINT AGE STRUCTURE OF POPULATION, 2000 through 2014



U.S. Census & U.S. Census Bureau American Fact Finder

FIGURE 9. COUNTY AGE STRUCTURE OF THE POPULATION, 2000 through 2014

3.8. Household Types.

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

Since the early 1900's (Figure 10) these two household types (family and non-family) have been gradually changing in response to socio-economic conditions. The following is a brief overview of these characteristics as they relate to the City. In addition to the decline in average household size, the distribution of households by type has been gradually shifting from family to non-family households.

3.8.1. Family Households.

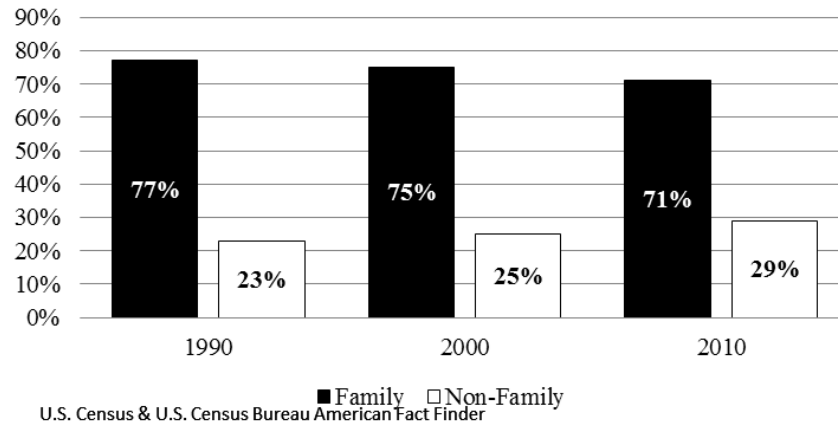
Family households are comprised of two or more people who are related by marriage, birth, or adoption. Family households are most commonly represented by married-couples. Family households have, and continue to, dominate household types. Although the formation of family households continues to increase,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

3.8.2. Non-Family Households:

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

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

¹⁰ American Fact Finder, 2014

FIGURE 10. CITY OF CENTRAL POINT FAMILY vs. NON-FAMILY HOUSEHOLDS, 1990 - 2010**3.8.3. Group Quarters.**

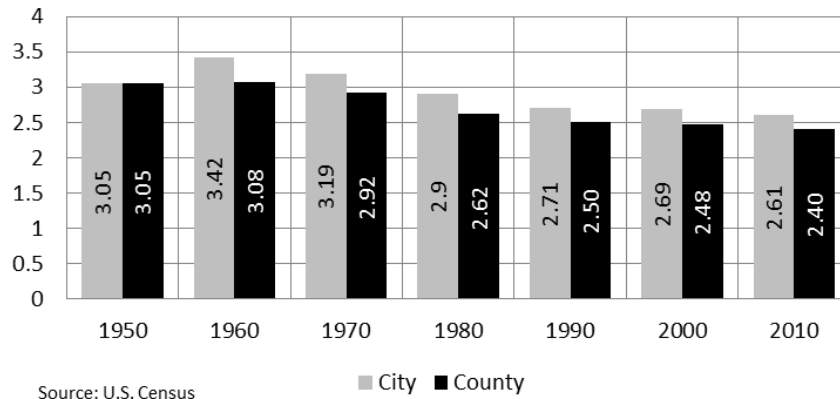
To a much lesser extent there is a third, and smaller segment of the population that is housed in what is referred to as group quarters. Group quarters are defined as non-institutional living arrangements for groups not living in conventional housing units or groups living in housing units containing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

The City's Group Housing population has historically accounted for a very small percentage of the population. Based on the 2000 Census City's Group Housing population accounted for 0.8% (106) of the City's total population and by 2010 had dropped to 0.4% (70) of the total population.

3.9. Average Household Size;

Historically, the City's average household size has been gradually declining from 3.42 average persons per households in 1960 to 2.61 in 2010 (Figure 11). At 2.61 the City's average household size exceeded the County's average of 2.40, and by 2010 is slightly higher than the U.S. average of 2.58.

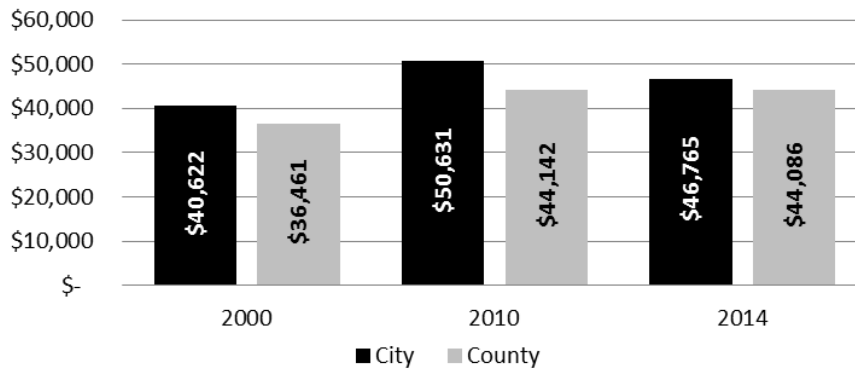
FIGURE 11. AVERAGE HOUSEHOLD SIZE, 1950-2010, CITY OF CENTRAL POINT & JACKSON COUNTY



3.10. Median Household Income.

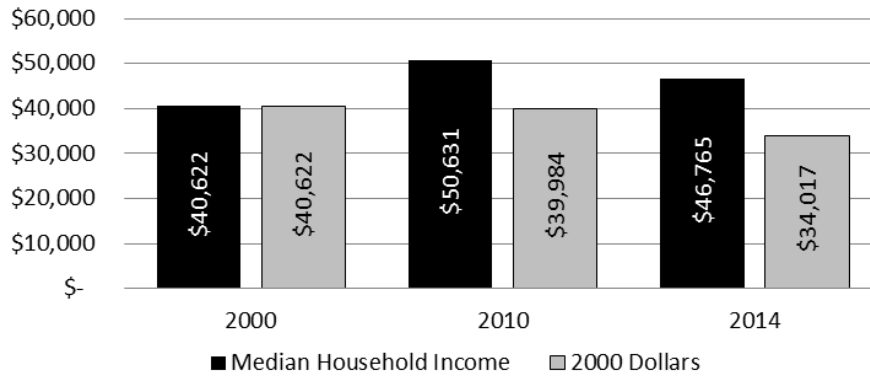
Figure 13 compares the median household income for the City of Central Point and the County from 2000 to 2014. As illustrated in Figure 12 the City’s median household income over the past 15 years peaked in 2010 and by 2014 declined to \$46,765.

FIGURE 12. AVERAGE HOUSEHOLD INCOME, 2000-2014, CITY OF CENTRAL POINT & JACKSON COUNTY



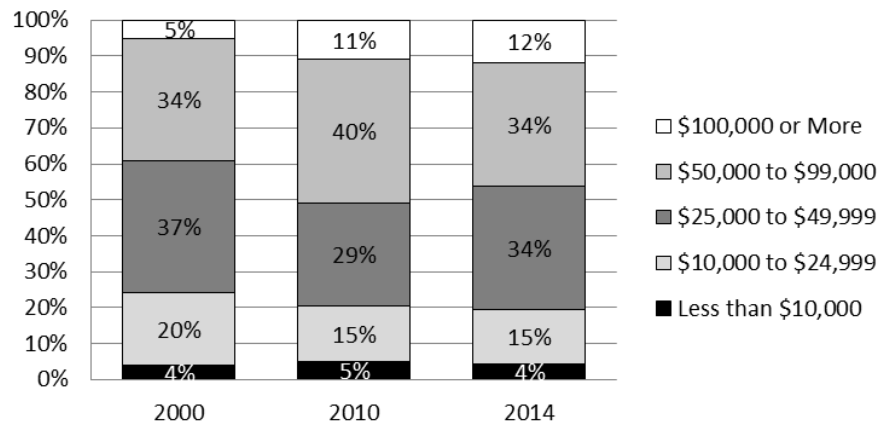
In Figure 13 the median household income for 2010 and 2014 has been adjusted to 2000 dollars. The Great Recession’s impact on median household income has not yet recovered from 2000 median income level, which is consistent with national and state changes in median household income. Figure 14 compares the changes in income distributions from 2000, 2010, and 2014.

FIGURE 13. CITY OF CENTRAL POINT MEDIAN HOUSEHOLD INCOME MEASURED TO 2000 DOLLARS



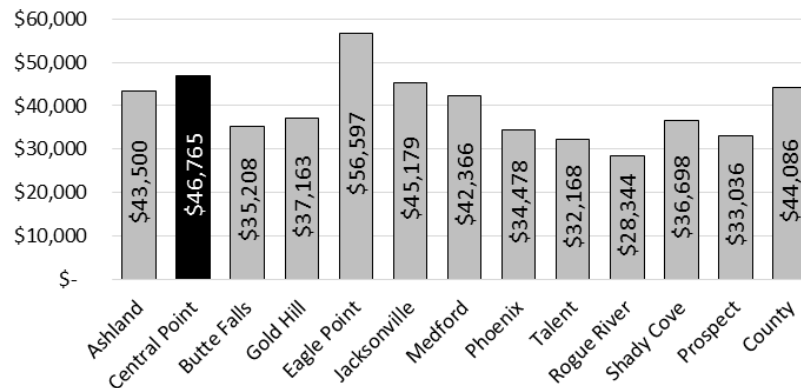
Source: 2000 U.S. Census & U.S. Census Bureau American Fact Finder

FIGURE 14. HOUSEHOLD INCOME DISTRIBUTION, CITY OF CENTRAL POINT 2010 - 2014



Source: 2000 U.S. Census & U.S. Census Bureau American Fact Finder

As of 2014 The City of Central Point had the second highest median income of all cities in Jackson County (Figure 15).

FIGURE 15. 2014 MEDIAN HOUSEHOLD INCOME

Source: U.S Census Bureau American Fact Finder

4. ASSUMPTIONS FOR FUTURE POPULATION CHANGE

The City's future population projections are from the *Coordinated Population Forecast 2018 through 2068 Jackson County (Appendix A)*. These projections are based on the Cohort-Component method of population forecasting, which essentially relies on trends in age, fertility/births, mortality, and net migration.

As the population of Jackson County continues to age the fertility rate will continue to decline. The decline in the fertility rate will be minimal, dropping from 1.9 in 2015 to 1.8 by 2065¹¹. Historically changes in fertility rates have not had a significant impact on the City's population growth. Similarly, the death rate, although increasing is expected to have a minimal impact on population growth over the next twenty years. When these two components are combined the net difference does not yield any significant increases in the population. As previously discussed of all the components of population change migration is the greatest contributor to population growth throughout the planning period. Migration is also the most volatile component and is very sensitive to changes in the economy, both positive and negative.

5. POPULATION PROJECTIONS 2019 to 2039

Over the course of the next twenty (20) years the City of Central Point's population is expected to increase at an average annual rate of 1.5%, taking the population from 19,101 in 2019 to 26,317 in 2039 (Table 1). During this same period the City's percentage of the County population is expected to increase from 8.5% to 9.9%. By 2068 Central Point will be the second largest City in Jackson County¹².

¹¹ *Coordinated Population Forecast 2015 through 2065 Jackson County*

¹² *ibid*

**TABLE 1. POPULATION GROWTH PROJECTIONS
CITY OF CENTRAL POINT AND JACKSON COUNTY**

Year	Central Point	Jackson County
2019	19,101	219,270
2020	19,714	235,066
2025	21,035	246,611
2030	22,920	257,256
2035	24,815	263,006
2039	26,317	264,951
Change	7,216	45,681

Source: 2018 PRC Coordinated Population Forecast, Jackson County

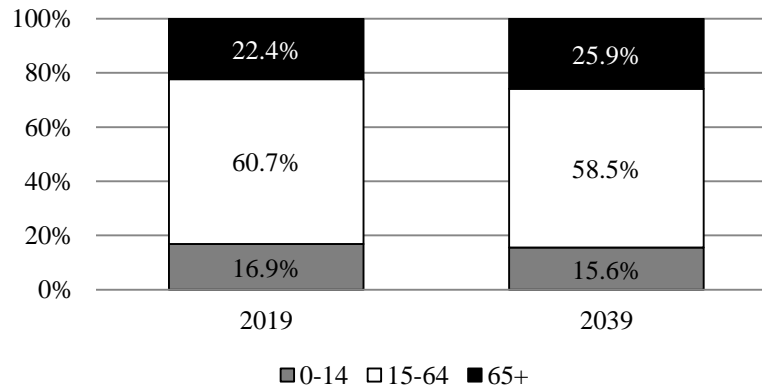
6. PROJECTED POPULATION GROWTH CHARACTERISTICS

The following represents a general overview of the City’s and County’s population characteristics throughout the 2019-39 planning period. The information is taken from PRC’s Coordinated Population Forecast 2018 through 2068, Jackson County.

6.1. Age Characteristics.

Based on the projected County age cohorts (Figure 16) the City’s population will continue to get older with the 65+ cohort claiming a larger percentage of the population. Although the City has a younger overall population it will experience a similar increase in the 65+ cohort over the next 20-years. The aging of the population will also have an effect on the demand for housing services, ranging from reductions in household size to changing demand for housing types (i.e. senior housing).

**FIGURE 16. COUNTY AGE STRUCTURE
OF THE POPULATION, 2019 vs. 2039**



6.2. Growth Rate.

The City’s population will continue to grow, but at a decreasing average annual growth rate of 1.5% vs. the 2.9% experienced between 2000 and 2010. Similarly, the County’s average annual growth rate is expected to decline to 0.9% vs. 1.1%.

6.3. Percentage Share of County.

As illustrated in Table 2 the City's percentage of the County's population will continue to increase from 8.7% in 2016 to 9.9% by 2039.

6.4. Race & Ethnicity.

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

6.5. Source of Growth.

The City's primary source of growth will come from net migration (90%+), which is heavily dependent on the economy.

6.6. Household Characteristics.

As illustrated in Figure 11 the average household size has been declining since 1960. For the City of Central Point, the average household size has dropped from 3.42 in 1960, to 2.61 in 2010. It is expected that during the term of the planning period (2016 - 2036) the average household size will continue to decrease, but at a decreasing rate. The City of Central Point Regional Plan Element uses an average household size of 2.5.

6.7. Median Household Income.

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

7. Population & Demographic Goals & Policies

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

***Policy 1 - Population Forecast:** The population data presented in Table 1 is the acknowledged population forecast for the period 2019 through 2039 and is to be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to update the data presented in Table 1 based on the decennial U.S. Census. During the interim census periods adjustments to Table 1 will be based on the latest PRC Forecast (4-year cycle).*

***Policy 2 - Average Household Size.** For purposes of calculating household formation, the City will use an average household size of 2.5 for lands within the urban growth boundary. This figure will serve as the basis for determining the number of households expected to be formed throughout the planning period. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average household size through data provided by the U.S. Census Bureau.*

***Policy 3 - Household Distribution.** For purposes of calculating household formation, the City will use 70% as the percentage of households that are family households and 30% as Non-Family Households. These figures shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the percentage of family households through data provided by the U.S. Census Bureau.*

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

community regardless of race or ethnicity.

APPENDIX A – *Coordinated Population Forecast, 2018 Through 2068, Jackson County*



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO: City Council **DEPARTMENT:** Community Development

FROM: Stephanie Holtey, Principal Planner

MEETING DATE: February 28, 2019

SUBJECT: Public Hearing - First Reading of an Ordinance to Update and Adopting the Residential Buildable Lands Inventory (2019-2039), Central Point Comprehensive Plan Land Use Element

ACTION REQUIRED: Public Hearing
Ordinance 1st Reading **RECOMMENDATION:** Approval

BACKGROUND INFORMATION:

The Planning Commission discussed a working draft of the Residential Buildable Lands Inventory (BLI) at the January 8, 2019 meeting and directed staff to schedule a public hearing at the February 5, 2019 meeting to receive public input. The Citizen's Advisory Committee (CAC) also discussed the working draft BLI on January 15, 2019 and favorably recommended the draft to the Planning Commission with some minor corrections (i.e. missing table, typographical errors).

At the Planning Commission meeting on February 5, 2019, staff presented an overview of the Residential BLI and the Planning Commission conducted a public hearing. Public testimony addressed the calculation of infill land likely to develop over the next 20-years. After closing the public hearing, the Planning Commission discussed the Residential BLI and unanimously voted to approve Resolution No. 865 forwarding a favorable recommendation to the City Council to approve the 2019-2039 Residential BLI.

Residential BLI Overview:

The Residential BLI tracks the availability of buildable lands within the City's Urban Area (i.e. city urban growth boundary (UGB)). As defined in ORS 197.295(1), buildable lands include those lands in the City's urban area (i.e. city limits and urban growth boundary (UGB)) that are available, suitable and necessary for development over the next 20-years, including vacant and partially developed lands that are *likely* to be redeveloped.

The City maintains the Residential BLI database to track the availability of buildable lands as building permits are issued. The database includes most current Assessor's Property Data and local land use information. Using this database, the City calculates acreage for the three types of buildable lands as follows:

- Vacant land: Sum acreage of parcels with an improvement value of \$0.
- Infill land: Identify all residential lots greater than 0.5 acre in size that are developed with a single family dwelling. Subtract the area typical of a large home site (i.e. 10,890 SF).

The remaining site area is considered infill lands, meaning it has enough land area outside a typical home site that can theoretically accommodate more residential units. This calculation does not take into account existing development patterns, land to improvement ratio, or other considerations that influence the ease and likelihood that the property will develop.

- **Redevelopment land:** These are lands with existing dwellings expected to be demolished and replaced over the next 20-years. These are generally old structures with an improvement value less than the land value. Since the City has not historically tracked demolitions, redevelopment lands are calculated based on US Census methodology, which applies a loss rate by housing type and the age of the home.

The most significant finding of the Residential BLI is that the City has 260 gross acres of infill land, representing 66% of the City’s gross buildable lands supply. Determining the likely participation rate for infill land over the next 20-years is the most significant issue associated with the Residential BLI and will affect the City’s Housing Needs Analysis in the Housing Element (CPA-18005).

Infill Adjustment Overview:

During the Planning Commission meeting staff presented a study of infill participation during the past 20-years (1996-2016). The study found that residential infill development accounted for 6% of the total housing units constructed and 8% of the residential land supply during that time period. The study supports the finding that not all of the available infill lands will redevelop over the next 20-years. However, infill is an important aspect of the City’s development strategy and the City has adopted policies to support and encourage increased infill development. Table 1 illustrates four (4) possible scenarios discussed by the Planning Commission at the February 5, 2019 meeting.

Table 1. Infill Participation Alternatives Analysis

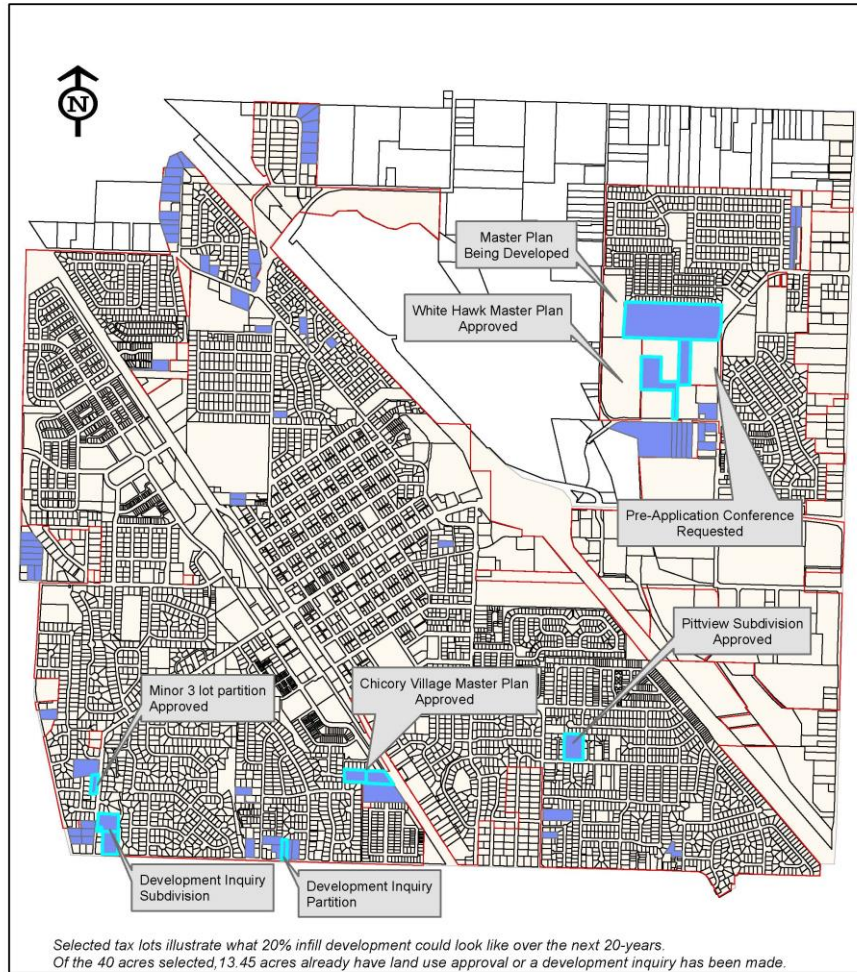
	Infill Participation Rates				
	100%	30%	20%	15%	10%
Total Gross Buildable Acres	410	410	410	410	
Vacant Acres	83	83	83	83	
Infill Acres	194	58	39	29	
Redevelopment Acres	17	17	17	17	
Total Available Buildable Acres	293	158	139	129	
(Environmental Constrained Acres)	-33	-33	-33	-33	
TOTAL RESIDENTIAL BUILDABLE ACRES, 19-39	260	125	105	96	
TOTAL ADDITIONAL RESIDENTIAL LAND NEED	150	285	305	314	

In consideration of policy direction in the Housing Element and the Infill Development Scenario in Figure 1, staff’s recommendation is to apply a 20% infill participation rate for purposes of the Residential BLI. Figure 1 is based on development inquiries for land development, land use approvals for master plans and subdivisions, and anticipated build out of large lots in the Eastside TOD.

Public testimony was received in opposition to this recommendation citing concerns that 20% would not constitute efficient use of land in the current UGB. In the alternative, a 50% Infill Adjustment was recommended to use more land within the current UGB and minimize the need to expand into the rural and agricultural lands in the City’s Urban Reserve Areas.

After closing the public hearing, the Planning Commission discussed the matter. In light of the housing concerns facing the City and lack of evidence showing that 50% of the infill land is likely to occur by 2039, the Planning Commission voted to recommend a 20% infill adjustment for consideration by the City Council. Members of the Commission stated that 20% almost triples the historic infill participation rate and that, although the 20% scenario may not occur, it can be considered as likely to occur. Based on the Planning Commission’s recommendation as shown in Table 1, there are 105 acres of buildable land that are available, suitable and necessary for development over the next 20-years.

Figure 1. 20% Infill Participation Scenario



Residential Buildable Lands Inventory
 Infill Lands - 20% Adjustment Scenario

FINANCIAL ANALYSIS:

The buildable lands inventory tracks the availability of land and does not generate additional cost to the City beyond the in-kind staff expenses, postage and legal notification costs included and budgeted for Community Development.

LEGAL ANALYSIS:

The Residential BLI is a component of the Land Use Element of the Comprehensive Plan. Text amendments are considered “Major Amendments” per CPMC 17.96.300 and are subject to Type IV Legislative application procedures per CPMC 17.05.500. Conducting a second public hearing by the City Council is necessary and consistent with the requisite procedures to adopt changes to the forecast population.

Aside from procedural compliance, the primary changes to be discussed include the likely Infill Adjustment and the City’s efforts to engage and inform the public about the availability of buildable lands over the next 20-years.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

The City Council goal to provide managed growth and infrastructure is predicated on the ability of the City to forecast growth and the corresponding land and service needs over the long term relative to the ability of the City to accommodate growth within the current UGB. The 2019-2039 Residential BLI aligns with Council’s goal by tracking the City’s buildable lands, a prerequisite to, “Continually ensuring that planning and zoning review and regulations are consistent with comprehensive plans and vision.”

STAFF RECOMMENDATION:

After receiving the staff report, open the public hearing to receive public input regarding the 2019-2039 Residential BLI. Close the public hearing and 1) forward to a second reading; 2) forward to a second reading with changes; or 3) deny the 2019-2039 Residential BLI.

RECOMMENDED MOTION:

Forward the Ordinance and 2019-2039 Residential BLI to a second reading at the March 14, 2019 City Council Meeting.

ATTACHMENTS:

1. Resolution 865- Buildable Land inventory
2. ORDINANCE (Residential BLI)
3. 02052019 BLI (Final - 20%)

PLANNING COMMISSION RESOLUTION NO. 865

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE CENTRAL POINT COMPREHENSIVE PLAN UPDATING THE RESIDENTIAL BUILDABLE LAND INVENTORY SECTION OF THE LAND USE ELEMENT

WHEREAS, on April 20, 2017 the City Council approved Resolution No. 1497, declaring the City’s Intent to initiate an Urban Growth Boundary amendment to add land for residential development; and,

WHEREAS, the City is required to update its residential buildable lands inventory in accordance with the ORS 197.296(2) to demonstrate sufficiency of buildable lands within the urban growth boundary and additional residential land needs;

WHEREAS, the City of Central Point, in accordance with Section 17.05.500 of the City of Central Point Municipal Code, initiated a Type IV Legislative change to the City’s Comprehensive Plan to update the City’s Buildable Land Inventory; and

WHEREAS, the amendment has been prepared in compliance with ORS 197.296(2) and consistent with definitions and safe harbors provided by Oregon Administrative Regulations as relates to the calculation of buildable land; and

WHEREAS, the amendment does not amend any policies of the Central Point Comprehensive Plan, but only serves to provide a factual accounting of the City’s buildable land inventory; and

WHEREAS, on February 5, 2019, the Central Point Planning Commission conducted a duly-noticed public hearing at which time it reviewed the City staff report and heard testimony and comments on the Buildable Land Inventory;

NOW, THEREFORE, BE IT RESOLVED, that the City of Central Point Planning Commission by the Resolution No. 865 does hereby accept, and forward to the City Council, the Residential Buildable Land Inventory as set forth in attached Exhibit “A” for final consideration and adoption .

PASSED by the Planning Commission and signed by me in authentication of its passage this 5th day of February, 2019



Planning Commission Chair

ATTEST:



City Representative

Planning Commission Resolution No. 865 (02/05/2019)

Attachment: Resolution 865- Buildable Land and inventory (1112 : Residential Buildable Lands Inventory (2019-2039))

ATTACHMENT "C"

ORDINANCE NO. _____

AN ORDINANCE UPDATING AND ADOPTING THE RESIDENTIAL BUILDABLE LANDS INVENTORY (2019-2039), CENTRAL POINT COMPREHENSIVE PLAN LAND USE ELEMENT

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 it is in the public interest to update its Residential Buildable Lands Inventory, a component of the Land Element which was recently adopted in 2017 as part of the 2017 Housing Element update.
- 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 February 5, 2019
 - b) City Council hearing on February 28, 2019.

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 Report 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 Residential Buildable Lands Inventory, in the City Comprehensive Plan Land Use Element is hereby updated and adopted as set forth in Exhibit A –Comprehensive Residential Buildable Lands Inventory, 2019-2039 which is attached hereto and by this reference incorporated herein.

Section 3. The City Manager or his designee is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the Population Element.

Passed by the Council and signed by me in authentication of its passage this ____ day of _____, 2019.

Mayor Hank Williams

ATTEST:

City Recorder

Attachment: ORDINANCE (Residential BLI) [Revision 1] (1112 : Residential Buildable Lands Inventory (2019-2039))



Residential Buildable Lands Inventory (BLI)

2019 – 2039

Final Draft 1/28/2019



City of Central Point

12/31/2018

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

1. INTRODUCTION

The use and availability of buildable land is a critical component in tracking a community’s rate of growth, and the subsequent need for additional land to support future growth. The primary purpose of the Residential Buildable Land Inventory (BLI) is to maintain a record of the availability of buildable residential lands within the City’s urban area (Figure 1). The BLI is prepared in accordance with OAR 660-24-0050(1) requiring that cities maintain a buildable lands inventory within the urban growth boundary sufficient to accommodate the residential needs for a 20-year planning period as determined in OAR 660-024-0040.

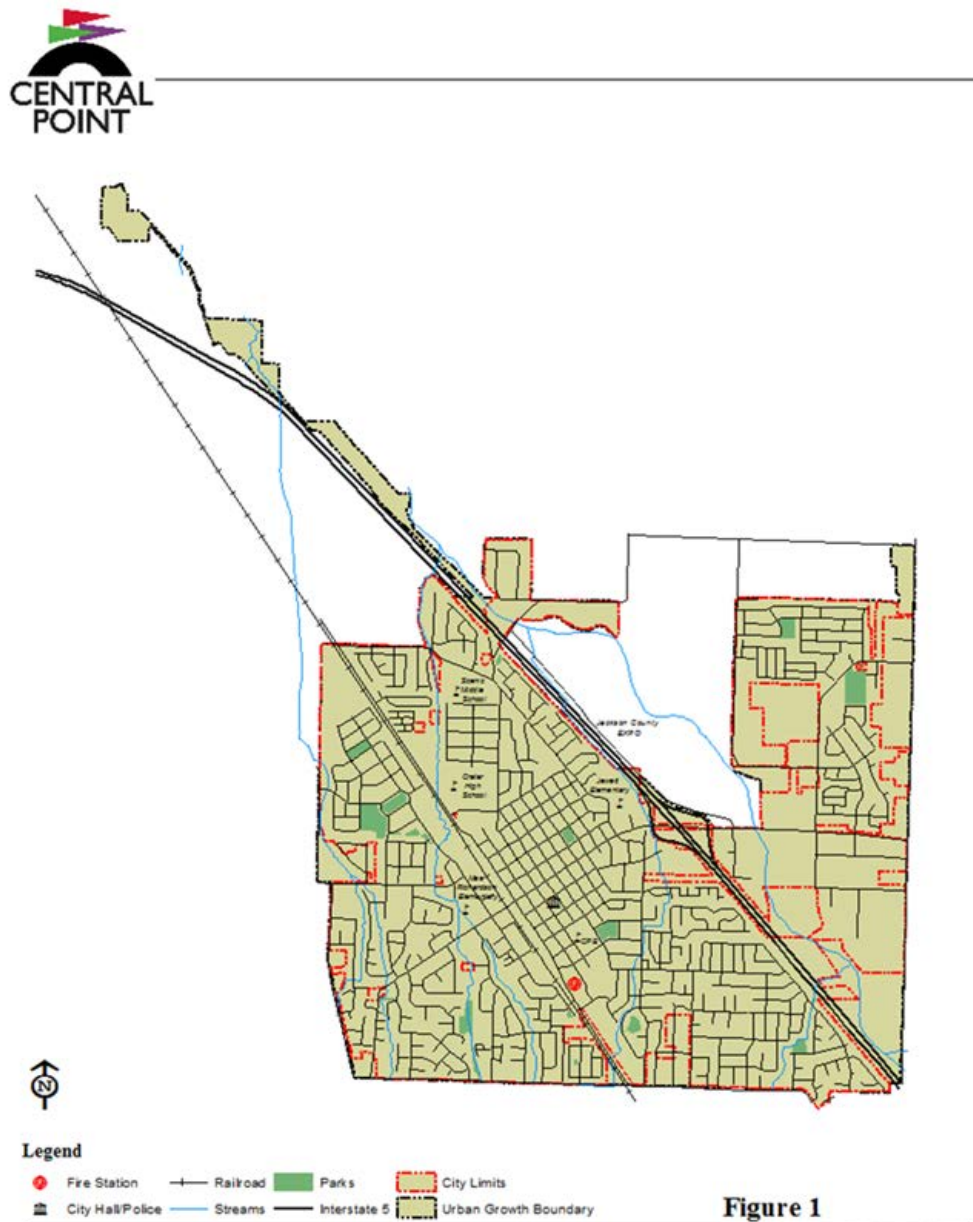


Figure 1
URBAN AREA, 2018

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

By definition the BLI is strictly a land inventory system. The BLI is not a policy document. The BLI is used by other Comprehensive Plan elements as a resource for the development and monitoring of policy.

The BLI is considered a living document that is continually updated as development activity occurs and is entered into the BLI electronic data base (BLI2019).

2. LAND USE CLASSIFICATIONS AND ZONING

The BLI maintains an accounting of all lands by land use classification and zoning. The City's Comprehensive Plan contains six (6) land use classifications and sixteen (16) sub-classifications (Table 1). Each of the land use classifications are supported by one, or more, of twenty (20) zoning districts (Table 2). The Land Use Classifications and Zoning districts are defined and mapped in the Land Use Element.

3. LAND INVENTORY

As of December 31, 2018, the City of Central Point's urban area contained a total of 2,972 gross acres (Table 1 and 2). Public right-of-way, parks/open space and civic uses accounted for 33% of the City's total gross acreage, while residential (50%), commercial (8%), and industrial (9%) land accounted for the remaining acreage. When public right-of-way is removed, there are 2,271 (77%) net acres within the City's urban area.

**Table 1. City of Central Point
Urban Land Inventory by Comprehensive Plan Designation**

Comprehensive Plan Designation	Total City Acres	Total UGB Acres	Total Urban Acres	Percentage of Total
VLRes	46	22	68	
LRes	902	88	990	
MRes	194	23	216	
HRes	215	-	215	
TOTAL RESIDENTIAL	1,356	132	1,488	
NCom	15	8	23	
TPCom	103	8	111	
TCCom	12	3	16	
GenCom	56	-	56	
EmpCom	29	-	29	
TOTAL COMMERCIAL	215	20	235	8%
LInd	79	119	197	
HInd	40	28	68	
TOTAL INDUSTRIAL	118	147	265	9%
Civic	121	0	121	
TOTAL CIVIC	121	0	121	
OS	108	78	186	
TOTAL PARKS & OPEN SPACE	108	78	186	
PUBLIC RIGHT-OF-WAY	554	123	677	23%
TOTAL ALL LAND USE CLASSIFICATIONS	2,472	500	2,972	100%

Note: Total acreage based on GIS shape file for City and UGB 10/29/18

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

**Table 2. City of Central Point
Urban Land Inventory by Zoning**

Zoning	Total City Acres	Total UGB Acres	Total Urban Area Acres	Percentage of Total
R-L	46	22	68	
R-1-6	374	6	380	
R-1-8	393	11	404	
R-1-10	34	22	56	
LMR	111	48	159	
R-2	107	-	107	
R-3	180	-	180	
MMR	78	23	100	
HMR	35	-	35	
TOTAL RESIDENTIAL	1,356	132	1,488	
C-2(m)	12	-	12	
CN	3	8	10	
C-4	103	8	111	
C-5	12	3	16	
EC	29	-	29	
GC	56	-	56	
TOTAL COMMERCIAL	215	20	235	
M-1	79	119	197	
M-2	40	28	68	
TOTAL INDUSTRIAL	118	147	265	
Civic	121	0	121	
TOTAL CIVIC	121	0	121	
BCG	35	76	110	
OS	73	2	76	
TOTAL PARKS & OPEN SPACE	108	78	186	
PUBLIC RIGHT-OF-WAY	554	123	677	23%
TOTAL ALL ZONING DISTRICTS	2,472	500	2,972	100%

Note: Total acreage balances with GIS shape file for UGB 10/29/18

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

4. DEFINITIONS and METHODOLOGY

To maintain consistency in the maintenance of the BLI the definitions and methodology used in preparing the BLI are presented in Appendix “A” – Definitions and Appendix “B” – Methodology.

5. BUILDABLE RESIDENTIAL LAND INVENTORY

Within the City’s urban area, there are approximately 1,490 acres of residential land distributed over four (4) residential land use classifications and seven (7) zoning districts. Approximately 105 acres (7%) of the City’s total residential land is considered buildable acres. Table 3 and 4 identify the unadjusted distribution of the residential vacant land by vacant land type (vacant, infill, redevelopment), and total buildable acres. Figure 2 illustrates the geographic distribution of the City’s residential buildable land inventory (12/31/2018).

In calculating the Residential Buildable Lands a determination must be made that the buildable lands are suitable, available and necessary (OAR 660-008-0005(2)) for development throughout the 20-year planning period. There are two basic classifications of buildable residential land:

- a. Vacant Land –Lands on which there is no development. Infrastructure is available within the 20-year planning period.
- b. Redevelopable Land –Lands on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period (OAR 660-008-0050(7)). Redevelopable Land is further categorized as:
 - i. Infill Land – These are lands which are partially developed, but have the potential for infill development. Infra-structure is available; and
 - ii. Redevelopment (Demolition) Land – These are lands which are currently improved, but the improvements are generally old and the land value exceeds improvement value. Infra-structure is available.

Table 3
City of Central Point
Buildable Vacant Residential Land Inventory by Comprehensive Plan Designation

Comprehensive Plan Designation	Vacant City ¹	Vacant UGB ¹	Total Vacant Acres	Total Infill & Redev. Acres			Total Gross Vacant Acres	(less) Envir. Acres, Vacant Lands	(less) Envir. Acres, Infill Lands	Total Net Vacant Acres	Less Public Need Acres	Total Buildable Acres
				Infill City	Infill UGB	Redev. City & UGB						
VLRes	-	-	-	10	4	1	14	-	1	14		14
LRes	17	7	24	47	48	10	105	5	13	111		111
MRes	46	-	46	19	17	1	37	6	2	75		75
HRes	12	-	12	49	-	5	53	2	4	60		60
Vacant Residential Acres	76	7	83	125	68	17	210	13	20	260		260
Percentage of Total Gross Vacant Acres			28%	43%	23%	6%	72%					

The definition of “Buildable Land” uses the term “likely” in referencing redevelopable residential land. For purposes of context the City refines the likelihood and reasonableness definition for Redevelopable Land as follows:

5.1 Infill Lands Availability Adjusted. As defined in OAR 660-024-0050(2)(a) the infill land classification accounts for an extraordinarily large percentage (67%) of the City’s vacant residential lands inventory (Tables 3 and 4). As a vacant land classification the reasonableness and likelihood of counting all Infill Land as being available for development

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

during the planning period is questionable. Infill Lands are small in size and comprised of many individual property owners with a wide range of real estate development skills and tolerance for risk. To assume that all Infill Land is available places a significant burden on the City’s ability to both effectively and efficiently address housing affordability. The City acknowledges that Infill Land is an asset not be overlooked. The question is – to what extent should Infill Lands be reasonably expected to participate?

Table 4
City of Central Point
Buildable Residential Land Inventory by Zoning

Zoning	Vacant City ¹	Vacant UGB ¹	Total Vacant Acres	Infill City	Infill UGB	Redev. City & UGB	Total Infill & Redev. Acres	Total Gross Vacant Acres	(less) Envir. Acres, Vacant Lands	(less) Envir. Acres, Infill Lands	Total Net Vacant Acres	Less Public Need Acres	Total Buildable Acres
R-L	-	-	-	10	4	1	14	14	-	1	14		
R-1-6	2	-	2	28	4	5	37	39	0	6	33		
R-1-8	2	-	2	10	1	4	15	17	0	1	16		
R-1-10	0	-	0	4	6	0	11	11	0	0	11		
LMR	21	7	28	5	37	1	43	70	11	6	53		
R-2	2	-	2	4	-	1	5	8	-	1	7		
R-3	4	-	4	37	-	5	42	46	-	2	44		
MMR	36	-	36	15	17	0	32	68	0	2	66		
HMR	8	-	8	11	-	0	11	20	2	2	16		
Total Residential Acres	76	7	83	125	68	18	211	293	13	20	260		260
Percentage of Total Gross Vacant Acres			28%	42%	23%	6%	72%						

For purposes of the BLI the City estimates that 20% of the Infill Land inventory is likely to be developed during the 20-year planning period. The 20% adjustment is acknowledged in the Housing Element, along with a policy to encourage and monitor infill activity.

The 20% adjustment is based on a survey of infill development within the City between 1996 and 2016 (See Appendix “D”). Tables 5 and 6 adjust for the 20% infill land participation.

5.2 Redevelopment (Demolition) Land. The City uses the U.S. Census Methodology to determine the number of dwellings estimated to be demolished during the 20-year planning period. The methodology, and its application to the City are described in Appendix “C”. The redevelopment columns Tables 3 through 6 are based on the methodology in Appendix “C”.

Table 5
City of Central Point
Infill Availability Adjusted
Buildable Residential Land Inventory by Comprehensive Plan Designation

0.20

Comprehensive Plan Designation	Vacant City ¹	Vacant UGB ¹	Total Vacant Acres	Infill City	Infill UGB	Redev. City & UGB	Total Infill & Redev. Acres	Total Gross Vacant Acres	(less) Envir. Acres, Vacant Lands	(less) Envir. Acres, Infill Lands	Total Net Vacant Acres	Total Buildable Acres
VLRes	-	-	-	2	1	1	4	4	-	1	3	3
LRes	17	7	24	9	10	10	29	53	5	13	35	35
MRes	46	-	46	4	3	1	8	55	6	2	46	46
HRes	12	-	12	10	-	5	14	27	2	4	21	21
Vacant Residential Acres	75.8	7	83	25	14	17	56	138	13	20	105	105
Percentage of Total Gross Vacant Acres			60%	18%	10%	12%	40%					

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

Table 6
City of Central Point
Infill Availability Adjusted
Buildable Residential Land Inventory by Zoning

Zoning	Vacant City ¹	Vacant UGB ¹	Total Vacant Acres	Infill City	Infill UGB	Redev. City & UGB	Total Infill & Redev. Acres	Total Gross Vacant Acres	(less) Envir. Acres, Vacant Lands	(less) Envir. Acres, Infill Lands	Total Net Vacant Acres	Total Buildable Acres
R-L	-	-	-	2	1	1	4	4	-	1	3	3
R-1-6	2	-	2	6	1	5	11	13	0	6	7	7
R-1-8	2	-	2	2	0	4	7	8	0	1	7	7
R-1-10	0	-	0	1	1	0	2	3	0	0	3	3
LMR	21	7	28	1	7	1	9	37	11	6	19	19
R-2	2	-	2	1	-	1	2	4	-	1	4	4
R-3	4	-	4	7	-	5	12	16	-	2	15	15
MMR	36	-	36	3	3	0	7	43	0	2	41	41
HMR	8	-	8	2	-	0	2	11	2	2	7	7
Total Residential Acres	76	7	83	25	14	18	56	139	13	20	105	105
Percentage of Total Gross Vacant Acres			59%	18%	10%	13%	41%					

Table 7
Projected Residential Buildable Land Need
2019 to 2039

2018 Pop. ¹	17,895
2032 Forecast ²	23,662
2039 Forecast ³	26,317
Population Increase	8,422
Persons/HH ⁴	2.50
Household Increase	3,369
Average Gross Density ⁵	7.04
Needed Gross Residential Acres	479
Total Buildable Residential Acres⁶	105
Additional Needed Gross Residential Acres	373

¹ Portland State University Population Research Center, Preliminary Estimate, 2018

² Portland State University Population Research Center, Coordinated Population Forecast for Jackson County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2018-2068

³ Based on PSU Interpolation Worksheet

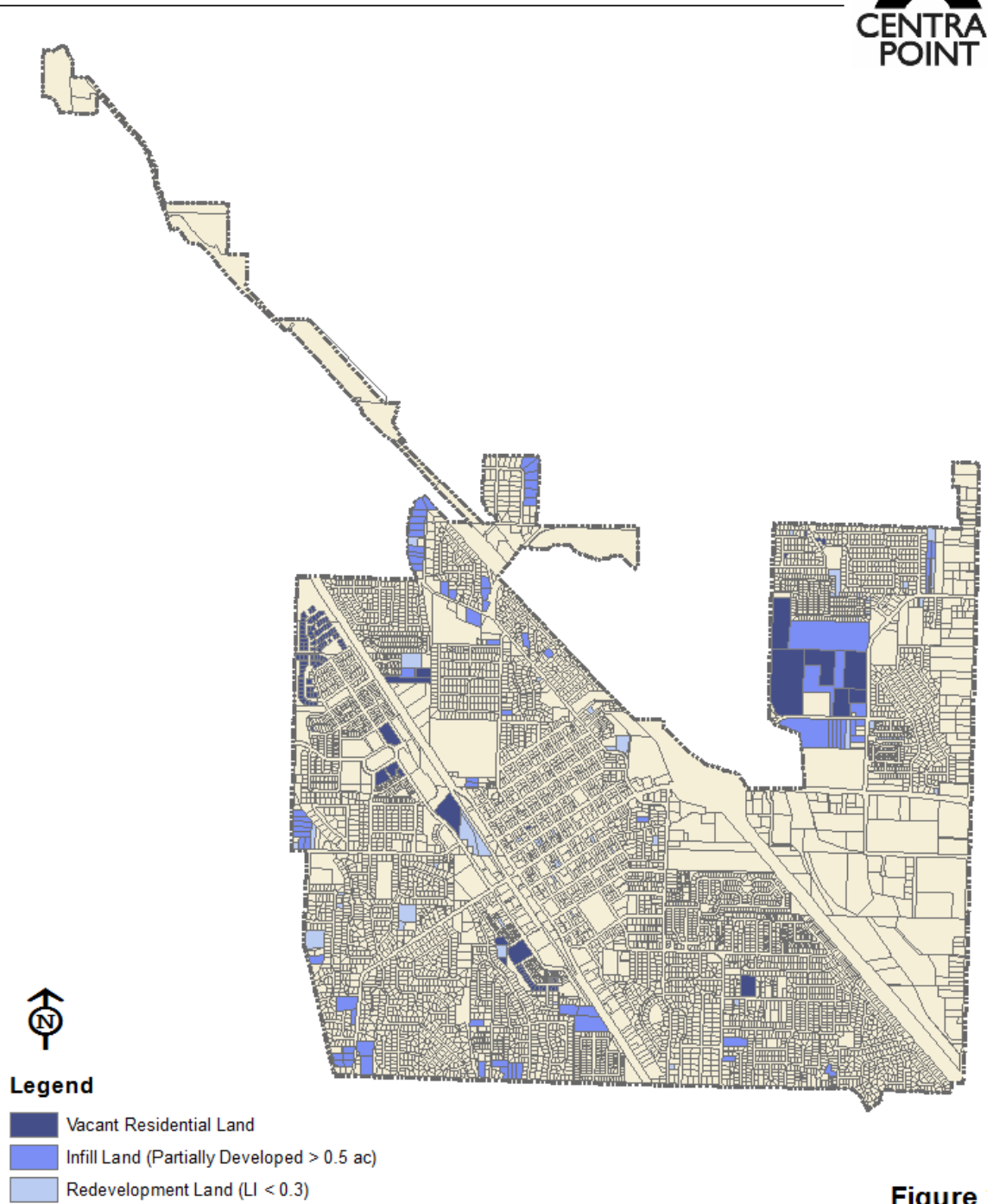
⁴ City of Central Point Population Element, 2017 - 2037

⁵ City of Central Point Regional Plan Element, 2015 - 2035

⁶ City of Central Point Buildable Lands Report, 2019 - 2039, Table 5. Infill Availability Adjusted Buildable Vacant Land by Comprehensive Plan Designation

6. Residential Land Need

The primary function of the BLI is to assist in the identification of residential buildable land needs during a 20-year planning period. Table 7 identifies the estimated need for buildable residential as of 12/31/2018. Table 7 is based on input from the Population Element, the Housing Element, and the BLI. As noted earlier the BLI is a living document that changes as changes in residential development activity and policy occur.



Updated December 31, 2018

Figure 2.
Residential Buildable Lands Inventory, 2019

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

APPENDIX “A” – Definitions

The 2019 BLI was last updated December 30, 2018. The following definitions are used in preparing and maintain the residential BLI.

Definitions

Buildable Land, Residential: Residentially designated lots or parcels within the City’s urban area, including vacant and developed lots or parcels likely to be redeveloped that are suitable, available and necessary for residential uses (OAR 660-008-0005(2)). Land is generally considered “suitable and available” unless it:

1. Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
2. Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
3. Has slopes of 25 percent or greater;
4. Is within the 100-year flood plain; or
5. Cannot be provided with public facilities.

Developed Land, Residential: Residentially designated lots or parcels of less than one-half acre that are currently occupied by a residence. (OAR 660-024-0050(2)(b)).

Infill Acres, Residential: Developed Residential Land of one-half acre or more, less one-quarter acre (10,890 square feet). OAR 660-024-0050(2)(a).

Land to Improvement Ratio (L:I Ratio): The ratio between the real market value of land and the real market value of improvements as measured by taking the real improvement value of a parcel divided by the real land value based on the Jackson County Assessor records.

Net Buildable Acre, Residential: Consists of 43,560 square feet of residentially designated buildable land, after excluding present and future rights-of-way for streets and roads (OAR 660-024-0010(6)).

Planning Area: The area within an existing, or proposed, urban growth boundary. Cities and counties with urban growth management agreements must address the urban land governed by their respective plans as specified in the urban growth management agreement for the affected area (OAR 660-009-0005(7)).

Redevelopment Acres, Residential: Land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period (OAR 660-008-0005(7)).

Note: The BLI uses a methodology developed by the U.S. Census to determine the rate of residential redevelopment based on the age of structures. The specific methodology is presented in Appendix C, *Methodology for State and County Total Housing Unit Estimates (Vintage 2017)*.

Urban Area: Land within a UGB (OAR 660-24-10)

Vacant Acres, Residential: All residentially designated lots or parcels not currently containing permanent buildings or improvements. For purposes of determination of the presence of permanent buildings/improvements all residential lots or parcels with an improvement value of zero (0), as determined by the Jackson County Assessor, are considered vacant.

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

APPENDIX “B” - Methodology for Calculation of Residential Buildable Land

The methodology used to inventory and calculate buildable lands is based on the definitions defined in Appendix A. The base data source for identification of buildable lands is the Jackson County Assessor’s Records dated April 2018, which has been modified to include such additional information as Comprehensive Plan designations, zoning, development status, etc. The modified database is referred to as the Buildable Lands Inventory (BLI2019.xls).

Step 1. Urban Area, Gross Acres – Using the City’s GIS the total geographic limits of the City’s urban area are mapped and the gross acres within the limits of the shape file calculated by area within the City Limits and UGB.

Step 2. Net Urban Area by Land Use and Zoning – Using BLI2018 sum by land use and zoning all tax lots within the City’s urban area (City Limits and UGB). Tax lots identified for street, road, or access right-of-way (public or private) purposes are not included.

Step 3. Right-of-Way – Deduct the totals (City Limits and UGB) in Step 2 total from Step 1 total, the balance representing acreage used for right-of-way for the City Limits and UGB.

The results of Steps 1 – 3 are presented in Tables 1 and 2 of the 2019 Residential BLI.

Step 4. Buildable Acres, Residential. The methodology for calculating Buildable Residential Land involves the following steps:

Step 4a. Residential Vacant Acres. The BLI identifies all tax lots by their land use designation, development status, and improvement value. When the improvement value of a property is zero the property is defined as Residential Vacant Land. The BLI sums the acreage for all Residential Vacant Land by land use and zoning for the City Limits and the UGB.

Step 4b. Residential Infill Acres. The BLI identifies all residential tax lots for their infill potential. Residential properties in excess of .5 acres and with an improvement value in excess of zero are defined as Residential Developed Land. By deducting 10,890 sq. ft. from each Residential Developed Land record the balance is defined as Residential Infill Land. The BLI then sums the Residential Infill Land for all residentially designated properties, by land use and zoning for the City Limits and the UGB.

Step 4c. Residential Redevelopment Acres. The BLI identifies all residential tax lots by the year the primary residence was built. Using the U.S. Census housing loss methodology presented in Appendix C. The BLI then sums the Residential Redevelopment Land for all residentially designated properties, by land use and zoning for the City Limits and the UGB.

Step 4d. Gross Vacant Residential Acres. Using the sum of the totals generated from Steps 4a through 4c the BLI calculates the Gross Buildable Residential land by land use and zoning for the City Limits and the UGB.

Step 4e. Environmentally Constrained Acres. The BLI includes information on the acreage within each vacant and infill lot or parcel that is considered environmentally constrained. The BLI sums the environmentally constrained land for all residentially designated properties, by land use and zoning, developed, vacant, and infill/redevelopment.

Step 4f. Total Buildable Residential Acres. The BLI takes the results from Step 4d, less the results from Step 4e, to yield Buildable Residential Land by land use and zoning.

Step 5. Infill Lands Adjustment. The Infill Lands inventory is adjusted per the Infill Study in Appendix D. An adjustment of 20% is used to determine the amount of Infill Land that will be available during the 20-year planning period (Tables 5 and 6). The 20% adjustment accounts for “likelihood and availability” of Infill Lands (See Appendix D for Infill Methodology).

Note: Per the Regional Plan Element’s measurement of residential development density as gross density it is important to note that for residential purposes the Buildable Residential Land number is used as a net figure, it does not include lands for public right-of-way, parks/open space, schools, or other public uses. For Employment lands public right-of-way is excluded.

**APPENDIX “C” – Methodology for Identifying Residential Redevelopment (Demolition)
Land**

The City does not maintain records for demolitions necessitating the use of another methodology for determining the number and rate of residential demolitions within the City’s urban area. The methodology used was found on the U.S Census web site and is referred to as *Methodology for State and County Total Housing Unit Estimates (Vintage 2017): April 1, 2010 to July 1, 2017*¹ (Methodology). The Methodology was applied to the City of Central Point as follows:

Step 1. Demolition Rate by Region, Type of Housing Unit, and Age. The Methodology provided a loss rate based on the region, type of housing unit, and age of housing unit (Table 1).

**Table 1.
Housing Unit Loss Rate by Housing Type and Age,
Western Region**

Type of Unit and Age	Loss Rate (Units Lost/1,000 Units)
House, Apartment	
10 Years or less (2008-2018)	0
11 to 30 years (1988-2007)	0.37
31 to 59 years (1959-1987)	0.54
60 or more years (1958 and Earlier)	0.64
Mobile Home	1.8

Source: Methodology for State and County Total Housing Unit Estimates (Vintage 2017): April 1, 2010 to July 1, 2017

Step 2. Determine Distribution of Housing by Age and Type. The BLI maintains an inventory of housing by type, year built, and land use designation and zoning. Tables 2A through 2D identifies the housing construction in Central Point by type and year built segregated into age categories as presented in Table 1.

¹ <https://www2.census.gov/programs-surveys/popest/technical-documentation/methodology/2010-2017/2017-hu-meth.pdf>

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

Table 2D.
Dwelling Unit Demolitions by Housing Type and Age
City of Central Point, 1958 and Earlier

Land Use Class	Total Housing Units Built	Dwelling Units Built and Dwelling Units Demolished, 1958 and Earlier			Annual Demolitions, SFR, MFR	20-Year Demolitions, SFR, MFR	20-Year Demolitions, MH	Total Demolitions, 1958 - Earlier
		Total Mobile Homes	Less Prior Period	Total Adjusted Units, 1958 - Earlier				
VLRes	23	-	-	23	0.0	0.3	-	0.3
LRes	190	1	-	189	0.1	2.4	0.0	2.5
MRes	204	1	-	203	0.1	2.6	0.0	2.6
HRes	155	3	-	152	0.1	1.9	0.1	2.1
Residential Units	572	5	-	567	0	7	0	7
1.80								
Annual Demolition Rate per 1,000 Units:					0.64	1.8		

Table 2B.
Dwelling Unit Demolitions by Housing Type and Age
City of Central Point, 1988 - 2007

Land Use Class	Total Housing Units Built	Dwelling Units Built and Dwelling Units Demolished, 1988 - 2007			Annual Demolitions, SFR, MFR	20-Year Demolitions, SFR, MFR	20-Year Demolitions, MH	Total Demolitions, 1988 - 2007
		Total Mobile Homes	Less Prior Period	Total Adjusted Units, 1988 - 2007				
VLRes	30	-	-	30	0.0	0.2	-	0.2
LRes	2,588	82	203	2,303	0.9	17.0	3.0	20.0
MRes	839	0	216	623	0.2	4.6	-	4.6
HRes	1,444	365	158	921	0.3	6.8	13.1	20.0
Residential Units	4,901	447	577	3,877	1	29	16	45
1.8								
Annual Demolition Rate per 1,000 Units:					0.37	1.8		

Table 2B.
Dwelling Unit Demolitions by Housing Type and Age
City of Central Point, 1988 - 2007

Land Use Class	Total Housing Units Built	Dwelling Units Built and Dwelling Units Demolished, 1988 - 2007			Annual Demolitions, SFR, MFR	20-Year Demolitions, SFR, MFR	20-Year Demolitions, MH	Total Demolitions, 1988 - 2007
		Total Mobile Homes	Less Prior Period	Total Adjusted Units, 1988 - 2007				
VLRes	30	-	-	30	0.0	0.2	-	0.2
LRes	2,588	82	203	2,303	0.9	17.0	3.0	20.0
MRes	839	0	216	623	0.2	4.6	-	4.6
HRes	1,444	365	158	921	0.3	6.8	13.1	20.0
Residential Units	4,901	447	577	3,877	1	29	16	45
1.8								
Annual Demolition Rate per 1,000 Units:					0.37	1.8		

Step 3. Determine Annual Demolitions. Tables 2A through 2D apply the Methodology loss rates per 1,000 units (Table 1) by land use classification and age. Take the sum of the demolitions and multiply by 20 (projected years).

Step 4. Determine Projected Demolitions and Related Acreage. Multiply the annual loss by the density for each land use classification. Take the sum of the annual demolitions and acreage and multiply by 20 (projected years) to get projected acres made available over the course of the 20-year planning period Table 3.

**Table 3
City of Central Point
Estimated Dwelling Unit Demolitions by Land Use Classification
2019-2039**

Land Use Class	Total Demolitions	Average Density (Units/Gross Acre)	Demolition Acres
VLRes	1	1	1
LRes	39	4	10
MRes	8	7	1
HRes	42	9	5
Totals	91		17

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))

Methodology for State and County Total Housing Unit Estimates (Vintage 2017): April 1, 2010 to July 1, 2017

OVERVIEW

The U.S. Census Bureau estimates the number of housing units for each year since the most recent decennial census. With each annual release of housing unit estimates, the entire time series of estimates beginning with April 1, 2010 is revised and updated. The estimates use building permits, estimates of non-permitted construction, mobile home shipments, and estimates of housing loss to estimate change in the housing stock. These component data come from various Census Bureau surveys.

We produce housing unit estimates for all states and counties annually. We release these estimates to the public, and they are used as controls for several Census Bureau surveys, including the American Community Survey (ACS), the American Housing Survey (AHS), and the Housing Vacancy Survey (HVS). In addition to state and county housing unit estimates, we also produce subcounty housing unit estimates. These estimates are central to the production of population estimates for cities and towns across the nation.

METHOD

We produce housing unit estimates using the components of housing change. In this model, we add together the 2010 Census count of housing units, estimated new residential construction, and estimated new mobile homes. From this sum we subtract the estimated housing units lost. The computation of annual July 1 housing unit estimates is expressed by the following formula:



After these data are combined to produce a preliminary set of housing estimates, they are reviewed by members of the Federal-State Cooperative for Population Estimates (FSCPE) and by local jurisdictions. The final housing estimates may reflect updates from their review of the estimates. Each component of the housing unit change model is described below.

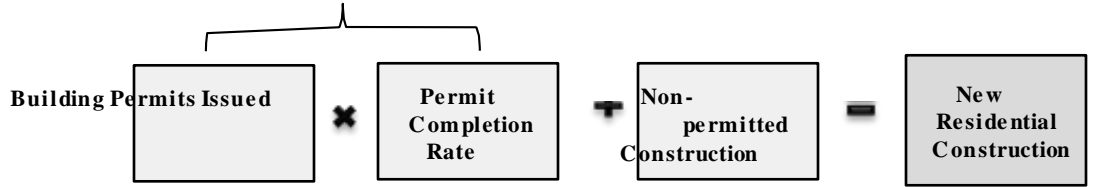
2010 Census Housing Units

Every year, we re-tabulate the 2010 Census counts of housing units in current legal geographic boundaries to form the base for the annual housing unit estimates. The base for the housing estimates reflects annual geographic boundary updates from the Boundary and Annexation Survey (BAS) that are legally effective as of January 1. The base also includes the results of completed Count Question Resolution (CQR) actions and geographic program revisions incorporated into the Master Address File (MAF)/TIGER Database through May of each estimate’s year.

New Residential Construction

Residential construction is the largest component of housing change. We estimate new residential construction in two parts: permitted construction and non-permitted construction. The calculation of new residential construction is represented by the following formula:

Permitted Construction



Permitted Construction

According to the Census Bureau, more than 98 percent of all new housing units are erected in places that issue building permits. We calculate estimates of new permitted construction by multiplying the number of residential building permits issued by a permit completion rate. Data on issued permits come from the Building Permits Survey (BPS).¹ This survey includes reported permits from approximately 20,000 jurisdictions. These data are reported to the BPS by calendar year for cities and towns across the country. Implicit in the method of using calendar year permits is an assumption of a six-month lag time between when a building permit is issued and when the housing unit is completed. Thus, permits that are issued in the first six months of a particular calendar year are not processed in the housing unit estimates until the following year. For example, the July 1, 2014 housing unit estimates are based on permits issued between January 1, 2013 and December 31, 2013. Permits issued between January 1, 2014 and December 31, 2014 will be processed in the 2015 housing unit estimates.

The permit completion rates used to calculate new permitted construction are based on national estimates of permits that are either abandoned or deemed “out of scope” by the Survey of Construction (SOC).^{2,3} We update the completion rate every year, as new survey data become available. The 2014 permit completion rate reflects the percent of building permits issued in calendar year 2013 that resulted in completed housing units.

¹ The Census Bureau conducts the BPS. For more information about this survey, see <http://www.census.gov/construction/bps/>.

² Abandoned permits are permits that the survey respondent or building permit office has indicated that construction of the housing unit(s) authorized by that permit will not be completed using that permit. Out of scope permits are those that were reported as permits for new, privately-owned housing units by the building permit office, but it was later determined that the units did not meet the definition of new privately-owned housing units (e.g., the units were intended as group quarters, for commercial use, etc.).

³ The Census Bureau conducts the SOC. For more information about this survey, see <http://www.census.gov/econ/overview/co0400.html>.

Non-permitted Construction

We calculate estimates of new non-permitted construction using data on new residential housing units constructed in places that do not issue building permits. These data also come from the SOC. The estimates of non-permitted construction are regional-level data that we distribute to all places that do not receive building permits, based on each place's share of the region's total housing units enumerated in the 2010 Census. For example, if a place contained 5 percent of the region's housing units as of the 2010 Census, and does not issue building permits, we distribute 5 percent of the region's non-permitted units in the SOC to that place. There is no lag time applied to the estimates of non-permitted construction. The sampling frame for the SOC does not include any non-permitting areas in the West; therefore, we do not distribute non-permitted housing units to places in that region.

New Mobile Homes

The data we use to create estimates of new mobile homes come from the Manufactured Homes Survey (MHS).⁴ We calculate annual mobile home estimates by compiling monthly state shipment data from July of the previous year through June of the current year. For example, the July 1, 2014 mobile home estimates are based on mobile home shipment data from July 1, 2013 through June 30, 2014. We distribute the state-level mobile home estimates to each place within the state based on each place's share of the state's total mobile homes. To do so, we use information from the Census 2000 long form on "type of structure" for housing units.

Housing Unit Loss

We calculate housing unit loss by applying an annual loss rate to the housing stock. The vintage 2017 estimates of housing units lost are based on regional-level data from the 2009 and 2011 American Housing Survey (AHS).⁵ A unit is counted as lost if a survey was completed in 2009, but it was listed as a non-response (Type C, 30 – Demolished) in the 2011 survey.

The housing loss rates vary by type and age of structure, which are obtained from the 2010 American Community Survey (ACS) single-year file. Housing units fall under one of three types: houses (including apartments and flats), mobile homes, or other types of housing units. The vintage 2017 housing loss rates are as follows:

⁴ The Census Bureau conducts the MHS. For more information about this survey, see <https://www.census.gov/programs-surveys/mhs.html>.

⁵ The Census Bureau conducts the AHS. For more information about this survey, see <http://www.census.gov/programs-surveys/ahs/>.

V2017 Housing Unit Loss Rates by Region, Type and Age				
Type of Unit	Loss Rate (Units Lost/1,000 Units)			
	Northeast	South	Midwest	West
House, Apartment/Flat				
10 years or less	0.00	0.00	0.00	0.00
11 to 30 years	0.37	0.37	0.37	0.37
31 to 59 years	0.40	1.31	2.57	0.54
60 or more years	0.75	3.68	6.85	0.64
Mobile Homes	8.74	4.08	3.64	1.80
Other Housing Units ⁶	0.00	0.00	0.00	0.00

The rates of loss for units less than 10 years old is too small for us to estimate with confidence with the data we have available, therefore, we assume that the rate is zero. We also assume that the “Other Housing Units” are constantly churning and, since we have no growth component for this category, a loss rate of zero seems appropriate.

Numeric estimates of loss are then calculated by applying the above rates to the base file as it is aged to the current vintage year. The base file is given type and age of structure characteristics by applying distributions calculated from the 2010 ACS single-year file. After aging the base from April 1, 2010 to July 1, 2010, the process iterates annually and units increase in age by 1 year at each iteration.

July 1, 2010 Housing Unit Estimates

We use one quarter of the 2010 permitted and non-permitted construction, mobile homes, and housing loss to produce the July 1, 2010 estimates. This represents the change in housing stock during the three month period from April 1, 2010 to July 1, 2010.

REVIEW OF PRELIMINARY ESTIMATES

The preliminary housing unit estimates are distributed for review to members of the FSCPE. Some FSCPE members provide revisions to the estimates, in the form of alternative housing component data, based on information they compile from the jurisdictions within their respective states. Alternative housing component data include local building permits, mobile home placements, demolitions, and housing completions derived from non-permitted construction, certificates of occupancy and housing

⁶ “Other Housing Units” include boats, recreational vehicles, and other types of housing arrangements.

ESTIMATES CHALLENGE AND SPECIAL CENSUS REVISIONS

Localities that challenge the Census Bureau's subcounty population estimates have the option of revising the housing component data specific to their area.⁷ These revisions are included in the final housing unit estimates. The final estimates may also include other changes due to revisions that occur outside the component estimation framework and are the result of special censuses⁸ for full jurisdictions. Special census revisions are reflected in the July 1, 2010 to July 1 of the year following the special census.

⁷ For a list of accepted subcounty population challenges, see <https://www.census.gov/programs-surveys/popest/about/challenge-program/results.html>.

⁸ Special Census Program results are available here https://www.census.gov/programs-surveys/specialcensus/data_products/official_counts.html. For a list of accepted special census results incorporated into the Population Estimates, see <https://www.census.gov/programs-surveys/popest/about/special-census.html>.

APPENDIX “D” – Infill Survey, City of Central Point, 2019-2039

The Infill Land classification in Table 3 and Table 4 represents an extraordinarily large percentage (67%) of the City’s buildable residential lands inventory. As a vacant land classification the reasonableness of counting all Infill lands as being available for development during the 20-year planning period is questionable. Infill Lands are small in size and comprised of many individual property owners, each with a varying range of market knowledge and risk tolerance. To assume that all Infill Lands are available places a significant burden on the City’s ability to both effectively and efficiently address housing affordability. The City acknowledges that Infill Lands are an asset not be overlooked. The question is the extent of participation as a component of the buildable lands determination?

To gather some insights into the role of Infill lands as a part of the City’s residential buildable lands inventory the City surveyed residential infill development activity between 1996 and 2016, a 20-year period. The findings of the survey are presented in Table 1. It was found that during the survey period infill activity accounted for development of approximately 30 acres, with maximum yield of 270 housing units. During the same period the City experienced development of 3,619 dwelling units. Assuming that all infill units surveyed were developed during the survey period this would have accounted for approximately 8% (Participation Rate, Housing) of the total housing built and 6% (Participation Rate, Land) of the buildable residential consumed acres in the City from 1996 to 2016.

For Infill Land purposes it is recommended that the 6% Participation Rate be upwardly adjusted to 20%. The 20% Participation Rate serves as a goal for future infill development. Throughout the 20-year planning period the Participation Rate should be tracked and policies adopted to encourage infill development at the 20% rate, or greater.

The survey results are not absolutes, but instead provide a reference from which to view and evaluate the role of Infill lands in the City’s residential BLI. The Housing Element recognizes the findings of the Infill Survey and sets a 20% Participation Rate for Land. The Residential BLI has been adjusted to recognize the 20% participation rate as a reasonable measure of the availability of Infill lands. To be monitored over the next 20-years. The Housing Element further encourages the development of policies that will improve the rate of participation.

2019 – 2039 Residential BLI

Table 1.
City of Central Point Infill Development Activity
1996 through 2016

SUBDIVISION	YEAR PLATTED	# OF PARCELS	DUs	ZONING	LAND USE	GROSS ACRES
Whittle Partition	Feb-96	2	4	R-2	MRes	0.50
Whittle Partition	Mar-96	2	4	R-2	MRes	0.50
Whittle Partition	Mar-96	2	4	R-2	MRes	0.50
Whittle Partition	Mar-96	2	4	R-2	MRes	0.50
Countryside Village Phase II	Mar-96	5	15	R-3	HRes	0.94
Lowe Partition	Jun-96	2	2	R1-6	LRes	0.42
Countryside Village Phase II	Aug-96	3	9	R-3	HRes	0.56
Gutches & Gifford	Aug-96	2	2	R1-6	LRes	0.42
Crown West Partition	Aug-96	6	12	R-2	MRes	1.50
Governor Partition	Aug-96	4	8	R-2	MRes	1.00
Jangaard Partition	Jan-97	2	4	R-2	MRes	0.50
Countryside Village	Feb-97	4	12	R-3	HRes	0.75
Fancher Partition	Jun-97	3	3	R1-6	LRes	0.63
Governor Partition	Jan-98	2	6	R-3	HRes	0.38
Snowy Mountain View Phase 1 Partition	May-98	6	18	R-3	HRes	1.13
Forest Glen Partition	Jun-98	2	2	R-3	HRes	0.13
Snowy Mountain View Partition	Sep-98	22	22	R-3	HRes	1.38
Sandlin Partition	Mar-99	3	9	R-3	HRes	0.56
Brink Partition	Apr-99	4	12	R-3	HRes	0.75
Thumler Partition	Jun-99	3	3	R1-6	LRes	0.63
Key West Proerties Partition	Jun-99	2	2	R1-8	LRes	0.42
Cavin/Smith Partition	Oct-00	2	4	R-2	MRes	0.50
LDS Partition	Oct-00	2	2	R1-10	LRes	0.42
Smith Partition	Jan-01	2	2	R1-6	LRes	0.42
Lafon Partition	Apr-01	2	2	R1-8	LRes	0.42
Giese Partition	Apr-01	2	2	R1-6	LRes	0.42
Orr Partition	Jul-01	2	4	R-2	MRes	0.50
Higinbotham Partition	Feb-02	2	4	R1-8	LRes	0.83
Williamson Partition	May-02	2	2	R1-6	LRes	0.42
Dekorte Partition	May-03	3	3	R1-8	LRes	0.63
Ross Partition	Sep-03	2	4	R-2	MRes	0.50
Rogers Partition	May-04	2	2	R1-8	LRes	0.42
Coffin Partition	May-04	4	8	R-2	MRes	0.50
Lamson Partition	May-04	2	2	LMR	MRes	0.13
A.R.E Properties	May-04	2	2	R1-6	LRes	0.42
Lamson Partition	Oct-04	2	2	TOD-MMR	HRes	0.13
Twin Creek Partition	Mar-05	2	2	LMR	MRes	0.13
Castellano Partition	Jun-05	3	3	R1-6	LRes	0.63
Twin Creeks Partition	Jul-05	2	2	LMR	MRes	0.13
Grissom Partition	Sep-05	2	2	TOD-MMR	HRes	0.13
Magel Homes Partition	Oct-05	2	2	LMR	MRes	0.13
Dahl House Partition	Oct-05	3	3	R1-8	LRes	0.63
Williams Partition	Nov-05	3	3	LMR	MRes	0.19
Skillman Brothers Partition	Jan-06	2	4	R-2	MRes	0.25
Cascade Meadows Phase 1	Mar-06	3	3	TOD-LMR	MRes	0.19
Altus Construction	May-06	4	8	R-2	MRes	0.50
CoWest Partition	Jun-06	2	2	R1-10	LRes	0.42
Whitten Partition	Jun-06	3	3	R1-8	LRes	0.63
Lisk Partition	Jul-06	2	2	R1-10	LRes	0.42
Pattison Addition	Aug-06	2	4	R-2	MRes	0.25
Skillman Brothers Partition	Aug-06	2	4	R-2	MRes	0.25
Bursell Rd	Nov-06	2	4	R-2	MRes	0.25
Block 70 of Plat of CP	Dec-06	2	4	R-2	MRes	0.25
Danbrook Partition	Jan-07	2	6	R-3	HRes	0.38
Rambo Partition	Oct-07	2	2	R-L	VLRes	1.25
Brown Partition	Apr-08	1	1	R1-6	LRes	0.21
Hatten Partition	Dec-13	2	4	R-2	MRes	0.25
Lee Partition	Apr-15	2	2	R1-6	LRes	0.42
Kottke Partition	Apr-16	3	6	R-2	MRes	0.38
Lewellyn Partition	May-16	3	3	R1-8	LRes	0.63
Adams Partition	Jan-06	2	4	R-2	MRes	0.25
TOTALS		174	285			29.77
Units Constructed in the City, 1996-2016			3,619			601.40
Percentage			7.9%			5%

Attachment: 02052019 BLI (Final - 20%) (1112 : Residential Buildable Lands Inventory (2019-2039))



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO:	City Council	DEPARTMENT:	Community Development
FROM:	Tom Humphrey, Community Development Director		
MEETING DATE:	February 28, 2019		
SUBJECT:	Public Hearing and First Reading of an Ordinance Updating and Adopting the Central Point Comprehensive Plan Urbanization Element (2018-2038)		
ACTION REQUIRED:	Ordinance 1st Reading	RECOMMENDATION:	Approval

BACKGROUND:

The City's Urbanization Element was last acknowledged in 1983 and is in need of updating to account for over 30 years of incremental changes that have occurred. The Urbanization Element is modeled after Statewide Planning Goal 14, which emphasizes the need for all communities to:

“Provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”

As stated in the element itself, ***urbanization is not responsible for the building of functional, or dysfunctional cities, beautiful, or blighted cities, it is merely the process that fuels the building of cities. The quality of the built city is a function of a community's ability to define and diligently pursue a preferred future.***

Central Point's preferred future is currently guided by two documents; the *Fair City Vision 2020* and *The Greater Bear Creek Valley Regional Plan*. The City has also adopted revisions to its Population Element, Housing Element and Land Use Element which provide additional direction for projected urban residential and employment growth.

Central Point Forward, Fair City Vision 2020 highlights the City's unique identity, livability objectives and the mission, vision and values upon which the Urbanization program is based. The document has helped elected officials and City staff to focus and to attract the type of innovative, responsible and community-minded residents and businesses that contribute to a healthy Central Point future. Important concepts of the vision plan are emphasized in the Urbanization Element.

The Greater Bear Creek Valley Regional Plan is a fifty-year planning document that was created in collaboration with Jackson County and five other cities to address long-term urbanization needs of the region. The most significant product(s) of the Regional Plan is the

establishment of requirements which affect the form and function of future urban-level development and the creation of Urban Reserve Areas (URAs). Regional Plan requirements are emphasized in the Urbanization Element and the URAs are targeted when considering the locational criteria.

The Urbanization Element's primary responsibility is to establish criteria (goals and policies) that manage the physical direction of the City's planned growth. Therefore it must rely on other Comprehensive Plan Elements. These elements include the Population Element, the Housing Element, the Economic Element, the Parks and Recreation Element, the Land Use Element, the Transportation Element and the Public Facilities Element. A brief explanation of the content and resources each of these elements provide are discussed in the Urbanization Element.

Aside from a demonstration that there is a need to accommodate the City's long-range population growth and related land needs there is a requirement that the boundaries within which the City's urban lands are located be given some forethought. The location of the City's urban growth boundary (UGB) and changes to the UGB are determined by evaluating alternative boundary locations consistent with ORS 197.020, and with consideration of the following locational criteria:

1. Properties that abut either the City Limits, or the current UGB.
2. Properties that are in excess of 10 acres.
3. Properties that abut or are within 500 ft. of basic urban services; i.e. water, sewer, storm water, transportation.
4. Properties that are proximate to, or include, mixed use/pedestrian friendly areas.
5. Compatibility with nearby agricultural uses outside the proposed UGB.
6. Proximity to transportation infrastructure.
7. Lands that have been master planned.
8. Readiness for development
9. Proximity to the City Center, using a Central Growth Pattern

Attached is the final draft of the Urbanization Element (Attachment A) for the City Council's consideration, input and ultimate approval. The document and locational criteria were discussed with both the CAC and the Planning Commission who both endorsed the Element. The last three locational criteria have been introduced to the Urbanization Element with the intent of minimizing land speculation that often occurs during UGB Amendments.

ISSUES:

The primary issues in considering the Urbanization Element are ensuring there is agreement between state and local purposes and that the City's choice of locational criteria is reasonable and justifiable.

FISCAL ANALYSIS

The Urbanization Element update does not generate additional cost to the City beyond the in-kind staff expenses, postage and legal notification costs included in the budget for Community Development. The fiscal impact of extending public infrastructure and services will be evaluated at such time the City proposes amendments to its UGB.

LEGAL ANALYSIS

The Urbanization Element Comprehensive Plan text amendments are considered "Major Amendments" per CPMC 17.96.300 and are subject to Type IV Legislative application procedures per CPMC 17.05.500. Conducting a second public hearing by the City Council is necessary and consistent with the requisite procedures to adopt changes to the element. Aside from procedural compliance, the primary changes to be discussed include those identified by ORS 197.020 evaluating alternative boundary locations for UGB Amendment.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS

The City Council goal to provide managed growth and infrastructure is predicated on the ability of the City to forecast growth and the corresponding land and service needs over the long term. The 2018-2038 Urbanization Element aligns with Council's goal by, "Continually ensuring that planning and zoning review and regulations are consistent with comprehensive plans and vision."

ACTION

After receiving the staff report, open the public hearing to receive public input regarding the 2018-2038 Urbanization Element. Close the public hearing and 1) forward to a second reading; 2) forward to a second reading with changes; or 3) deny the 2018-2038 Urbanization Element.

RECOMMENDATION

Forward the 2018-2038 Urbanization Element to a second reading at the March 14, 2019 City Council Meeting.

ATTACHMENTS:

1. Approval Resolution 02-05-19
2. ORDINANCE (Urbanization)
3. Urbanization Element 2018

PLANNING COMMISSION RESOLUTION NO. 867

**A RESOLUTION RECOMMENDING APPROVAL OF THE CITY OF CENTRAL
POINT 2018-2038 URBANIZATION ELEMENT**

WHEREAS, the latest version of the Urbanization Element was adopted in 1983 and needs to be updated to reflect the latest population projections and housing needs; and

WHEREAS, the City has recently adopted its Population Element, Economic Element, Parks and Recreation Master Plan, Transportation Element, Regional Plan Element, and Housing Element each addressing specific land use issues and needs; and

WHEREAS, it is timely and appropriate to apply the land use findings of the above Comprehensive Plan elements to the Urbanization Element; and

WHEREAS, on February 5, 2019, the Central Point Planning Commission conducted a duly-noticed public hearing at which time it reviewed the City staff report (File No. 18002) and heard testimony and comments on the draft City of Central Point 2018-38 Urbanization Element.

NOW, THEREFORE, BE IT RESOLVED, the City of Central Point Planning Commission by Resolution No. 867 does hereby recommend to the City Council approval of the 2018-38 Urbanization Element as presented in Attachment "A".

PASSED by the Planning Commission and signed by me in authentication of its passage this 5th day of February, 2019

Planning Commission Chair

ATTEST:

City Representative

Approved by me this 5th day of February, 2019.

Planning Commission Chair

ATTACHMENT "C"

ORDINANCE NO. _____

AN ORDINANCE UPDATING AND ADOPTING THE CENTRAL POINT COMPREHENSIVE
PLAN URBANIZATION 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. ORS 197.296-298 directs jurisdictions to prioritize land to be included in the Urban Growth Boundary (UGB). Additionally, the locational factors in the Urbanization Element of the Comprehensive Plan are updated to reflect the City's preferred future.
- D. Pursuant to authority granted by the City Charter and the ORS, the City has determined to update its Urbanization Element which was originally adopted and acknowledged in 1983.
- E. 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 February 5, 2019
 - b) City Council hearing on February 28, 2019.

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 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 Urbanization Element is hereby updated and adopted as set forth in Exhibit A –Comprehensive Plan Urbanization 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 Urbanization Element.

Passed by the Council and signed by me in authentication of its passage this ____ day of _____, 2019.

Mayor Hank Williams

ATTEST:

City Recorder

Attachment: ORDINANCE (Urbanization) (1113 : Public Hearing to Consider Urbanization Element Update)

City of Central Point

URBANIZATION ELEMENT 2018-2038

Draft

tomh
1/29/2019

Attachment: Urbanization Element 2018 (1113 : Public Hearing to Consider Urbanization Element Update)

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Attachment: Urbanization Element 2018 (1113 : Public Hearing to Consider Urbanization Element Update)

INTRODUCTION

Urbanization is defined as the movement of people from rural to urban environments, and from urban environments to other urban environments. This movement can be motivated by any number of reasons; such as jobs, housing, health care, retirement, and education. The product of urbanization is realized in the incremental increase in the demand for urban services such as housing, and supporting physical and social infrastructure, and the land necessary to support the urbanization process. Urbanization has its most negative impact when the demand for support infrastructure exceeds supply, resulting in a reduction in livability as evidenced by overcrowded schools, poor health care, traffic congestion, urban blight, inadequate utility services, environmental pollution, housing affordability, etc. Urbanization is not responsible for the building of functional, or dysfunctional cities, beautiful, or blighted cities, it is merely the process that fuels the building of cities. The quality of the built city is a function of a community's ability to define and diligently pursue a preferred future.

Over the course of the next twenty years Central Point's population will continue to increase, fueling the urbanization process and resulting in millions of dollars in public and private investment for housing, businesses, and infrastructure. The outcome of that investment will be defined by the City's preferred future, and the urbanization strategies, policies and implementing ordinances adopted to attain that preferred future.

PURPOSE OF THE URBANIZATION ELEMENT

The significance of urbanization on the economic, environmental, and general welfare of communities throughout the state is acknowledged in Statewide Planning Goal 14, Urbanization; which establishes as a statewide goal the need for all communities to:

“Provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”

The purpose of the City's Urbanization Element is modeled after the Statewide Planning Goal 14 purpose, but with an emphasis on attaining the City's preferred future as described in the Comprehensive Plan. The purpose of the City's Urbanization Element is to:

“Provide for the orderly and efficient transition from rural to urban land use in accordance with the goals and policies of the City of Central Point Comprehensive Plan as necessary to accommodate projected urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, as necessary to provide for the City's preferred future.”

A Preferred Future

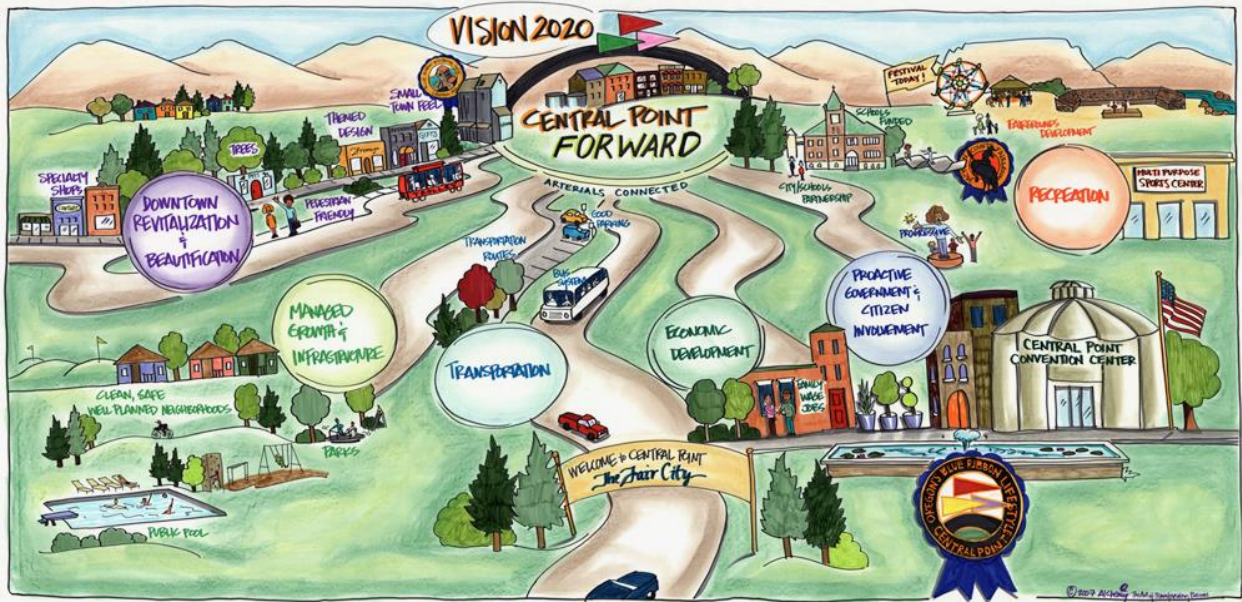
There are two documents; the *Fair City Vision 2020* and *The Greater Bear Creek Valley Regional Plan* that together define the City's preferred future, and as such serve as the cornerstone of the Urbanization Element. Because of the significance of their role in defining the City's urbanization these two documents are briefly discussed in the Urbanization Element.

Central Point Forward, Fair City Vision 2020 (Vision 2020) – Vision 2020 addresses the City's unique identity and livability objectives, and the mission, vision, and values

on which the City’s urbanization program is based. By keeping the focus on livability, the City will not only be able to maintain its policy focus but also be able to attract the type of innovative, responsible and community-minded residents and businesses that will contribute to the pursuit of a successful future for the City of Central Point.

Maintaining an acceptable level of livability consistently rises to the top as one of the primary challenges confronting all communities as they grow. For Central Point livability is a point of pride and the primary reason people are attracted to the City as a place to live, work, and play. In 1998 the City adopted its first strategic plan to guide its general growth and decision making process. This plan served the community well and was updated in 2007 as *Central Point Forward, Fair City Vision 2020 (Vision Plan)*. The significance of the *Vision Plan* is that it defines basic livability objectives to be applied by elected officials in their deliberation on issues related to the City’s urbanization.

Participants in the *Vision Plan* attribute Central Point's livability to a matrix of factors. The citizens of Central Point realize that their preferred level of livability does not come about by chance, but rather is intentionally created through collaborative community efforts, innovative planning, public policy, and effective and efficient implementation strategies.



The *Vision Plan*’s livability objectives are presented in three core elements; Mission, Vision, and Values. These core elements are carried forward and incorporated in the Urbanization Element’s goals and policies.

Our Mission. *“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 members of the community, public and private.”*

Our Vision. *To create a community:*

- *With a “small town” commitment and feel that promotes community pride, safety, and friendliness.*

- *That provides consistent quality in guiding growth, beautifying and strengthening the downtown area, and providing adequately for City services, while being flexible and updating citizens.*
- *Where we work jointly with our community schools, libraries, and public/private institutions to increase opportunities for the development of our youth and our citizens.*
- *Where city, county, state, and federal agencies work together as partners with a “can do” attitude.*
- *That protects our unique identity – People know when they are in the “Heart of the Rogue Valley” – Central Point.*

Our Values. *In achieving the City’s mission and vision it is important to set forth a system of values on which to base our behavior in addressing the urbanization challenges. These values are:*

Growth: *We value planned growth that will retain our small town atmosphere.*

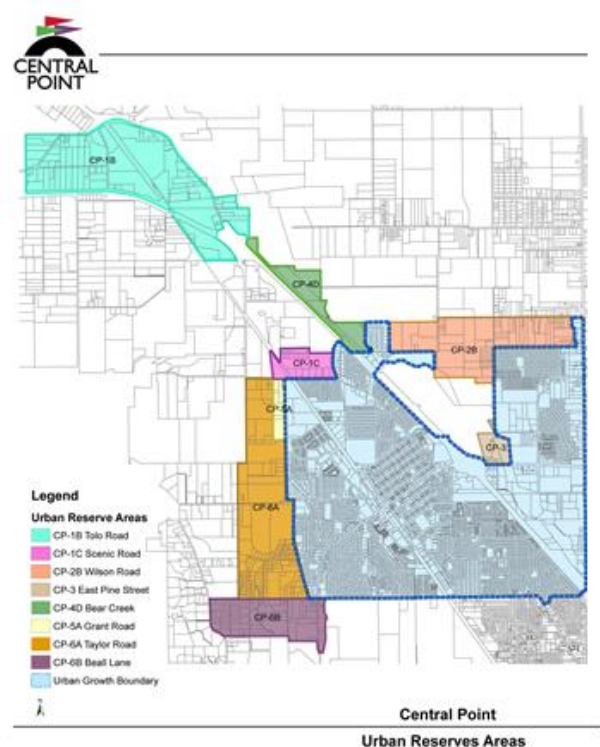
Public Safety: *We value a professional service oriented public safety policy that promotes a sense of safety and security in our city.*

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: *We provide the highest level of service possible in the most efficient and responsible manner.*

The Greater Bear Creek Valley Regional Plan (Regional Plan) – establishes the basic planning timeframe and urbanization needs, goals, and policies for the region and its participating cities, including the City of Central Point. The *Regional Plan* is the product of a regional land-use planning project involving Ashland, Central Point, Eagle Point, Medford, Phoenix, Talent, and Jackson County (Participants). The purpose of the *Regional Plan* was to define a preferred future of the Participants to accommodate projected population and job growth to the year 2060, an approximate 50 year planning period. The most significant products of the *Regional Plan* are the establishment of minimum residential density requirements and, through the establishment of urban reserve areas (URAs), the efficient use of land by each of the Participants. The purpose of the



Attachment: Urbanization Element 2018 (1113 : Public Hearing to Consider Urbanization Element Update)

URA is to reserve land for future urban-level development. The method of establishing an urban reserve is defined in state law (see ORS 195.137–145).

The State legislature’s findings in the bill creating the urban reserve statute are succinct in stating their value:

“The Legislative Assembly finds that...long-range planning for population and employment growth by local governments can offer greater certainty for...commerce, other industries, other private landowners and providers of public services, by determining the more [likely] and less likely locations of future expansion of urban growth boundaries and urban development.”¹

The Regional Plan provides Central Point with an additional 1,720 gross acres in the 8 urban reserve areas. The goal of the plan is to protect the valley’s farmland while allowing urbanization to progress in areas planned to accommodate growth. This plan also provides participants with a roadmap for the future to ensure that as urbanization occurs, the necessary infrastructure is able to be put in place to support projected growth.

LIVABILITY PRINCIPLES

Although the primary objective of the state’s Urbanization Goal is the efficient use of land, it is important that we do not lose sight of maintaining a livable community. The ultimate goal of the Comprehensive Plan is to provide a roadmap for the City of Central Point to maintain and enhance the livability of the City as it continues to grow. The SPOT chart (below) identifies the Strengths, Problems, Opportunities and Threats facing Central Point as it moves forward. The livability principles identified in this section can be incorporated into each comprehensive plan element to encourage the development of a livable community. A description of each element and how they relate to the Urbanization Element and livability is described below.



The six livability principles and the City’s aligned Vision are:

¹ ORS 197.139

Attachment: Urbanization Element 2018 (1113 : Public Hearing to Consider Urbanization Element Update)

1. Promote transportation choices
Continue to support the development of safe, reliable and economical transportation choices that improve the City’s multi-modal transportation mix to decrease household transportation costs, improve air quality, reduce greenhouse gas emissions, and promote public health.
2. Promote equitable, affordable housing
Expand housing choices for people of all ages, incomes, races and ethnicities to increase housing mobility and lower the cost of housing and transportation.
3. Enhance economic competitiveness
Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services, and other basic needs by workers, as well as expanded business access to markets.
4. Support existing neighborhoods
Continue targeting funds toward existing neighborhoods – through strategies like transit-oriented, mixed-use development, and redevelopment, to increase community revitalization and the efficiency of public works investments.
5. Coordinate and leverage investment policies
Align the City’s capital improvement programs to collaborate, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for the City’s future growth.
6. Value our neighborhoods
Enhance the unique “small town” characteristics of the City by investing in healthy, safe, and walkable neighborhoods.

PLANNING TIME FRAME, 2018 – 2038

The urbanization needs of the City are based on two timeframes; a twenty (20) year time frame addressing the City’s urban land needs, and an extended timeframe (an additional 30 years) addressing the planning period identified in the *Greater Bear Creek Valley Regional Plan*, which is based on a doubling of the region’s population by approximately 2060. For purposes of this Urbanization Element the planning period 2018 to 2038 will be used, with the *Regional Plan*’s timeframe serving as a longer term review.

URBANIZATION FACTORS

The Urbanization Element’s primary responsibility is to establish criteria (goals and policies) that manage the physical direction of the City’s planned growth. To do this it must rely on the other elements of the Comprehensive Plan. The following is a brief description of other elements of the Comprehensive Plan and their key contributions to the Urbanization Element.

Population Element

The basic input to the urbanization process is population growth. In accordance with ORS 195.033 Portland State University’s Population Research Center (PRC) is responsible for preparing population projections for all counties and cities in the state, and updating their projections on a four year cycle. In June 2015 PRC completed the City’s first population forecast, the *Coordinated Population Forecast 2015 through 2065* (“2015 Population Forecast”). By

2038 the City's population is expected to reach 23,085². Based on PRC forecast the City will need sufficient lands to serve the needs of an additional 5,736 people. The City's latest PRC's Certified Population Estimate for 2017 is 17,709³.

The Population Element maintains the City's population and demographic forecasts, and is the resource document for the Urbanization Element in all references to the City's population and demographic characteristics.

Key Contribution: Population forecasts.

Housing Element

Housing is a key component of any city's urbanization and is directly related to Livability Principle No. 2 above. The Housing Element supports the Urbanization Element by analyzing trends that affect the City's housing needs during the planning period. The City's Housing Element provides an assessment of current and future housing needs to ensure that there are a variety of housing options for Central Point including varying densities and affordability. The Housing Element aims to ensure that future, residential design standards, infrastructure and development help to preserve the small town feel of Central Point, protect agricultural land and provide housing to all citizens at all income levels.

The Housing Element maintains the City's housing goals and policies, and is the resource document for the Urbanization Element in all references to the City's housing needs.

Key Contribution: Residential acreage needs.

Economic Element

The City's livability is dependent on a dynamic, diversified, and growing economic base that complements and reinforces the small town character goal (Livability Principle No. 3). Central Point will be regionally competitive with policies that attract and retain businesses and employment for its citizens, provide essential services and maintain a strong tax base. Economic competitiveness and prosperity will be the means of supporting a quality of life that is distinctive among Valley communities. The economic element will support and facilitate the City's Urbanization Element through the development and implementation of policies and implementation measures that promote opportunities for a variety of economic activities within the City's urban area, improving the health, welfare, and prosperity of its citizens. The Economic Element provides a written framework for meeting the City's economic goal to diversify its economic base.

The Economic Element maintains the City's goals and policies related to the City's economic growth. It is also the resource document for the Urbanization Element in all references to the City's economy.

Key Contribution: Employment acreage needs.

² City of Central Point Population Element, 2016

³ Portland State University First Supplement to July 1, 2017 Certificate of Population Enumeration, 12/31/2017

Parks and Recreation Element

The long-term parks and recreation needs of the City are described in the Parks and Recreation Element. The Parks and Recreation Element not only determines the acreage needs of the City, but also identifies the general location of the City's future community and neighborhood parks.

Key Contribution: Parks and recreation acreage need and general location.

Land Use Element

The use of land and its percentage distribution are common indicators of how a community grows and responsibly expands its infrastructure. The Land Use Element addresses the City's past, present and future use of land and also introduces the concept of 'Activity Centers'.

The Land Use Element maintains the City's land use goals and policies, and is the resource document for the Urbanization Element in all references to the City's land use.

Key Contribution: Geographic distribution of urban land.

Public Facilities Element

The Public Facilities Element of the Comprehensive Plan is directly related to Livability Principle No. 5 and will address and assure the provision of city services. These services include sewer, storm drainage, and water. As the city grows, these services will have to be able to meet the needs of citizens in newly developed areas as well as continue to provide for current residents. This element provides an assessment of the current public facilities to meet citizens' needs. Also, any future extension of services will be guided by this element to ensure that future growth is supported by an adequate and efficient network of public facilities in order to meet the needs of all its citizens.

Key Contribution: Existing and planned availability of public facilities.

Transportation Element (Transportation System Plan)

The Transportation Element of the Comprehensive Plan is directly related to Livability Principle No. 1 and No. 5 by providing quality roads and other modal options to city residents and businesses. As growth occurs, the City will have to ensure that all residents have access to transportation and that the roads and other modes of transportation are able to accommodate the community's needs. Future improvements to the transportation system will be guided by this element to ensure that future growth is supported by an adequate and efficient network of roads in order to meet the needs of all its residents.

Key Contribution: Existing and planned availability of the City's transportation system.

Environmental Element

The purpose of the Environmental Element is to identify the goals and policies addressing both the City's environmental assets and potential disasters, and to integrate those policies with the Urbanization and Land Use Elements. There is no one specific livability goal for environmental protection; instead, environmental protection is woven throughout all of the livability goals. This element will support the Urbanization element by providing goals and policies that encourage sustainability and protection of natural resources that occurs simultaneously with growth in Central Point.

URBAN GROWTH BOUNDARY LOCATION CRITERIA

Aside from a demonstration that there is a need to accommodate the City's long-range population growth and related land needs there is a requirement that the boundaries within which the City's urban lands are located be placed with forethought. The location of the City's urban growth boundary (UGB) and changes to the UGB shall be determined by evaluating alternative boundary locations consistent with ORS 197.020, and with consideration of the following locational criteria:

1. Properties that abut either the City Limits, or the current UGB.
2. Properties that are in excess of 10 acres.
3. Properties that abut or are within 500 ft. of basic urban services; i.e. water, sewer, stormwater, transportation.
4. Properties that are proximate to, or include, mixed use/pedestrian friendly areas.
5. Compatibility with nearby agricultural uses outside the proposed UGB.
6. Proximity to transportation infrastructure.
7. Lands that have been master planned.
8. Readiness for development

URBAN GROWTH BOUNDARY AMENDMENT PROCEDURES

Periodically it will be necessary to amend the City's urban growth boundary due to changes in circumstances. The procedures for the review and amendment of the Urban Growth Boundary are as follows:

Major Amendment

Major revisions to the Urban Growth Boundary or Urban Growth Boundary Management Agreement will be considered amendments to both the city and county comprehensive plan, and as such are subject to a legislative review process. A major revision shall include any UGB amendment that would necessitate revisions to the intent of the city or County comprehensive plan goals, policies, or text, that has widespread and significant impact on the immediate area, such as quantitative changes for substantial changes in population, or significant increases in resource impacts, qualitative changes in land use itself, such as conversion of residential and industrial use, or spatial changes that affect large areas, or many different ownerships. Any change in the policies of the Urbanization Element is considered a major revision.

Major revisions will be considered by the city and county at five-year intervals the date of adoption of the EGP and urbanization policies. If the city and County governing bodies find that prevailing circumstances have a significant effect on the public health, safety, or general welfare of the community, a major revision can be considered in less than five years. A request for a major revision can be initiated by an individual or group, citizen's advisory committee, affected agencies, and governing bodies. Parties should file adequate written documentation with the city and County governing bodies. Final legislative acts on major revisions requests shall be based on the following factors:

- a. Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities;
- b. The orderly and economic provision of key urban public facilities and services;
- c. The maximum efficiency of land uses within the current urbanizable area;
- d. Environmental, energy, economic, and social consequences;
- e. The compatibility of the proposed change with other elements of the city and County comprehensive plans; and
- f. The state-wide planning goals.

Major revision proposals shall be subject to a mutual city and County review and agreement process involving affected agencies, citizen advisory committee, and the general public. If the city and county cannot agree on a major revision, or until an acceptable revision is mutually agreed upon and adopted, both jurisdictions will continue to use existing UGB, areas of regional planning concern boundaries, and urbanization policies.

Minor Urban Growth Boundary Adjustments

Minor adjustments to the UGB may be considered subject to similar procedures used by the city and county in hearing zoning requests. A minor revision is defined as one focusing on specific individual properties, and not having significant impact beyond the immediate area of the change. An application for a minor UGB amendment can be made only by property owners, their authorized agents, or by a city or County governing body. Written application for a minor adjustment may be filed with the Jackson County Department of Development Services on forms prescribed by the County. The standards for processing an application are as follows:

- a. Final action on the minor use of UGB adjustment shall be based in the same six factors required for major revision requests as listed in the preceding section, major revisions.
- b. Application shall be reviewed by the affected city and County citizens planning advisory committees annually.
- c. Strategic, location of roads, golf courses, or other visible public or semi-public open spaces;
- d. Compliance with the City's Agricultural Mitigation standards;
- e. All UGB amendments shall include adjacent streets and other transportation rights-of-way;

URBAN GROWTH BOUNDARY MANAGEMENT AGREEMENT

Development within the UGB, but outside the City Limits shall be subject to the policies of the most recent Urban Growth Boundary Management Agreement (UGBMA), jointly adopted by both the City and the County.

URBANIZATION GOALS & POLICIES

Goal

“Provide for the orderly and efficient transition from rural to urban land use in accordance with the goals and policies of the City of Central Point Comprehensive Plan as necessary to accommodate projected urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, as necessary to provide for the City’s preferred future.

Policies

1. All urban level development shall conform to city standards, shall be consistent with the City’s comprehensive plan, and shall meet all requirements of the City Zoning Ordinance and Map.
2. Urban facilities and services must be adequate in condition and capacity to accommodate the additional level of growth, as allowed by the comprehensive plan, prior to and or concurrent with land-use changes.
3. To maintain an inventory of buildable lands within the UGB in all land use classifications sufficient to accommodate the City’s most recent 20-year population projection⁴.
 - a. Vacant lands within the UGB that have farm or open space tax benefits are not classified as vacant until such time as the farm or open space tax benefits are removed⁵.
 - b. At the time of the population projection updates the City shall evaluate the need to expand the UGB.
 - c. The calculation for In-Fill lands available for development shall be discounted based on their likelihood of developing during the planning period. A determination of the in-fill acreage likely to develop shall be maintained in the Buildable Lands Inventory, including the methodology of determining the term “likely”.
4. Promote compact, orderly and efficient urban development by guiding future growth to vacant sites and redevelopment areas within the established areas of the city, and to urbanizable lands where future annexation and development may occur.
5. Promote efficient and economical patterns of mixed land uses and development densities that locate a variety of different life activities ,such as employment, housing, shopping and recreation in convenient proximity; and that are, or can be made, accessible by multiple modes of transportation —including walking, bicycling, and transit in addition to motor vehicles —within and between neighborhoods and districts.

⁴ ORS 197 requires that Portland State University, Population Research Center provide updated population projections on a 4-year cycle.

⁵ ORS 197.756

6. Provide an adequate level of urban services, including but not limited to public water, wastewater, storm water management systems, environmental services and an urban multi-modal transportation system as urban development occurs within the City's UGB.
7. Maintain and reinforce the City's small town image by emphasizing and strengthening the physical connections between people and nature in the City's land development patterns and infrastructure design.
8. Create opportunities for innovative urban development and economic diversification. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.
9. The City of Central Point General Land Use Plan (GLUP) Map and zoning designations for unincorporated urbanizable land, and all other city development and building safety standards, shall apply only after annexation to the city; or through a contract of annexation between the city, Jackson County, and other involved parties; or after proclamation of an annexation having a delayed effective date pursuant to ORS 222.180(2).



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO: City Council **DEPARTMENT:** Finance

FROM: Steven Weber,

MEETING DATE: February 28, 2019

SUBJECT: Resolution No. _____, Accepting the Annual Audit for Fiscal Year 2017-18

ACTION REQUIRED: Motion Resolution
RECOMMENDATION: Approval

BACKGROUND INFORMATION: In accordance with Oregon Revised Statutes 297.425 as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, an audit of the financial records of the City of Central Point for the 2017-18 fiscal year was required.

The accounting firm of Isler CPAs from Eugene audited the financial statements for the 2017-18 fiscal year and rendered the opinion that the financial statements present fairly, in all material aspects, the respective financial position, changes in financial position, and respective budgetary comparison of the City of Central Point.

FINANCIAL ANALYSIS: N/A

LEGAL ANALYSIS: N/A

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS: N/A

STAFF RECOMMENDATION: Approve resolution as presented.

RECOMMENDED MOTION: Move to approve Resolution No. ____ Accepting the Annual Audit Report for Fiscal Year 2017-18.

ATTACHMENTS:

1. Accept FY2017-18 Audit Report Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CENTRAL POINT ACCEPTING THE ANNUAL AUDIT REPORT FOR FISCAL YEAR 2017-18

Recitals:

- A. In accordance with Oregon Revised Statute 297.425 as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, an audit of the financial records for the City of Central Point for fiscal year 2017-18 was required.
- B. The accounting firm of Isler CPAs audited the financial records for fiscal year 2017-18 and rendered the opinion that the financial statements present fairly, in all material aspects, the respective financial position, changes in financial position, and respective budgetary comparison of the City of Central Point.

The City of Central Point resolves as follows:

Section 1. That the audit report for the fiscal year 2017-18 is hereby accepted.

Passed by the Council and signed by me in authentication of its passage this _____ day of February 2019.

Mayor Hank Williams

ATTEST:

City Recorder

Attachment: Accept FY2017-18 Audit Report Resolution (1095 : Accept Annual Audit for Fiscal Year 2017-18)



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO:	City Council	DEPARTMENT:	City Attorney
FROM:	Sydnee Dreyer, City Attorney		
MEETING DATE:	February 28, 2019		
SUBJECT:	First Reading of an Ordinance Amending in Part and Repealing In Part Central Point Municipal Code Chapter 8.05 Regarding Storm Drain Protection		
ACTION REQUIRED:	Motion Ordinance 1st Reading	RECOMMENDATION:	Approval

BACKGROUND INFORMATION: The City has applied for its own MS4 Phase II Permit through the Oregon Department of Environmental Quality (DEQ). Rogue Valley Sewer Services (RVSS) will no longer be holding the city's permit, and the City will be responsible for covering the Illicit Discharge Detection and Elimination and Construction site runoff control and Post-construction runoff management.

The city's new permit is expected to be issued March 1st, 2019 and the new permit has very prescriptive requirements about ordinances and regulatory mechanisms and how they need to be in place by a particular time. As an example, the new permit is very specific about how DEQ wants the City's to address any offenders.

The permit reads:

"The permit registrant (the City) must develop, implement and maintain a written escalating enforcement and response procedure. The procedure must address repeat violations through progressively stricter response, as needed, to achieve compliance. The escalating enforcement and response procedure must describe how the permit registrant will use enforcement techniques to ensure compliance. The enforcement procedures must include timelines for compliance and, when formulating response procedures, must consider factors such as the amount of pollutant discharged, the type of pollutant discharge, and whether the discharge was intentional or accidental. The escalating enforcement procedure must be submitted with the third Annual Report."

The requirements presented in the first reading represent all the necessary changes for the City to manage storm water protection within the City. Furthermore, changes largely focus on how to deal with illicit discharge into the City's Storm Drain System and for management of new construction site activities

FINANCIAL ANALYSIS: Existing City Personnel will be handling all aspects of the program, and no additional costs are anticipated with the management of the program. Additionally, the city will be recovering approximately \$45,000 per year in revenue that was previously appropriated to RVSS for contract services.

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

STAFF RECOMMENDATION: Approve the first reading of the Storm Water Protection Ordinance and forward to second reading.

RECOMMENDED MOTION: I move to approve the first reading of the amendments to chapter 8.05 Storm Water Protection Ordinance and forward to a second reading.

ATTACHMENTS:

1. ORD - Storm Drain Protection 2-20-19

ORDINANCE NO. ____
AN ORDINANCE AMENDING IN PART AND REPEALING IN PART CENTRAL POINT MUNICIPAL CODE CHAPTER 8.05 REGARDING STORM DRAIN PROTECTION

RECITALS:

- A. Pursuant to CPMC, Chapter 1.01.040, the City Council, may from time to time make revisions to its municipal code which shall become part of the overall document and citation.
- B. Upon review, the staff and city attorney for the City of Central Point determined that amendment to Chapter 8.05 Storm Drain Protection is required to comply with legal requirements in managing the City’s MS4 Municipal Separate Storm Sewer System.
- C. In particular, the amended provisions set forth the obligations and prohibitions in managing the City’s stormwater system, exemptions from prohibitions, the City’s right to inspect and enforce such systems, and the City’s ability to abate violations of the code.
- D. Words ~~lined through~~ are to be deleted and words **in bold** are added.

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

SECTION 1. Chapter 8.05 is amended in part and repealed in part as set forth below and incorporated herein by reference.

Chapter 8.05
STORM DRAIN PROTECTION

Sections:

- 8.05.005 Purpose
- 8.05.010 Definitions.
- 8.05.015 Applicability
- 8.05.020 ~~Land owner responsibility~~ Discharge prohibitions.
- 8.05.025 Compatibility with other regulations.
- 8.05.030 Designation of public works director or his/her designee.
- 8.05.035 Ultimate responsibility.
- 8.05.040 ~~Abatement.~~ <repealed>
- 8.05.045. Watercourse protection.

Attachment: ORD - Storm Drain Protection 2-20-19 (1108 : Ordinance Amending Chapter 8.05 Storm Drain Protection)

8.05.050 Penalty. <repealed>

- 8.05.055 Right of entry; inspection and sampling.
- 8.05.060 Requirement to prevent, control, and reduce storm water pollutants by the use of best management practices.
- 8.05.065 Low impact development.
- 8.05.070 Violations, enforcement, and penalties.
- 8.05.075 Appeal of notice of violation.
- 8.05.085 Civil penalties.
- 8.05.090 Enforcement measures after abatement.
- 8.05.095 Cost of abatement of the violation.
- 8.05.100 Violations deemed a public nuisance.
- 8.05.105 Remedies not exclusive.
- 8.05.110 Severability.

8.05.005. PURPOSE.

The purpose of this chapter is to provide for the health, safety, and general welfare of the citizens of Central Point through the regulation of non-storm water discharges to the storm drainage system to the maximum extent practicable as required by federal and state law. This chapter establishes methods for controlling the introduction of pollutants into the municipal separate storm sewer system (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this chapter are:

1. To regulate the contribution of pollutants to the MS4 by storm water discharges by any user.
2. To prohibit illicit connections and discharges to the MS4.
3. To establish legal authority to carry out all inspections, surveillance, monitoring, and enforcement procedures necessary to ensure compliance with this chapter.

8.05.010. DEFINITIONS.

For the purposes of this chapter, the following shall mean:

- A. “Best Management Practices (BMPs)” means schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to storm water, receiving waters, or storm water conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.
- B. “City” means City of Central Point.

- C. **“Construction Activities”** means activities subject to NPDES Construction Permits. These include construction projects resulting in land disturbance of one acre or more. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.
- D. **“Hazardous Materials”** means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.
- E. **“Illegal Discharge”** means any direct or indirect non-storm water discharge to the storm drain system, except as exempted in Section 8.05.020(B) of this chapter.
- F. **“Illicit Connections”** are defined as either of the following:
1. Any drain or conveyance, whether on the surface or subsurface that allows an illegal discharge to enter the storm drain system including but not limited to any conveyances that allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency or,
 2. Any drain or conveyance connected from a commercial or industrial land use to the storm drain system that has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.
- G. **“Municipal Separate Storm Sewer System (MS4)”** means the system of conveyances (including sidewalks, roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned and operated by the City and designed or used for collecting or conveying storm water, and that is not used for collecting or conveying sewage.
- H. **“Non-Storm Water Discharge”** means any discharge to the storm drain system that is not composed entirely of storm water.
- I. **“Person”** means any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or as the owner's agent.
- J. **“Pollutant”** means anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.
- K. **“Premises”** means any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.
- L. **“Storm Drainage System”** means publicly-owned facilities by which storm water is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping

facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

M. “Stormwater” means any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation and resulting from such precipitation.

8.05.015. APPLICABILITY.

This chapter shall apply to all water entering the storm drain system generated on any developed and undeveloped lands unless explicitly exempted by the City.

8.05.020 LAND OWNER RESPONSIBILITY/ DISCHARGE PROHIBITIONS.

~~A. No person shall, intentionally or unintentionally, wash, sweep, push, dump or otherwise allow any debris, water contaminant, or potential water contaminant to enter the city’s storm drain system.~~

~~B. Any person or persons who causes or allows any type of construction to take place on his or her property shall be responsible for the prevention of any debris, contaminant or potential contaminant from entering the city’s storm drain system, and shall adhere to and abide by the guidelines for erosion control and sediment prevention, as described in the City of Central Point Standard Specifications and Uniform Standard Details for Public Works.~~

~~C. No person or persons shall allow any debris, contaminant, or potential contaminant from accumulating on any city street, alley, sidewalk, or public way adjacent to his/her property, to an extent that said debris, contaminant, or potential contaminant, if allowed to enter the city’s storm drain system, could cause a disruption to the proper functioning of the city storm drain system, necessitate cleaning of any portion of the city storm drain, or pose a threat to water quality in the Bear Creek watershed. (Ord. 1847 §1(part), 2004).~~

A. Prohibition of Illegal Discharges.

No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the MS4 any pollutants or waters containing any pollutants, other than storm water. Pollutants include, but are not limited to:

1. Septic, sewage, and dumping or disposal of liquids or materials other than stormwater into the MS4;
2. Discharges of washwater resulting from the hosing or cleaning of gas stations, auto repair garages, or other types of automotive services facilities;
3. Discharges resulting from the cleaning, repair, or maintenance of any type of equipment, machinery, or facility, including motor vehicles, cement-related equipment, and port-a-potty servicing, etc.;
4. Discharges of washwater from mobile operations, such as mobile automobile or truck washing, steam cleaning, power washing, and carpet cleaning, etc.;

5. Discharges of washwater from the cleaning or hosing of impervious surfaces in municipal, industrial, commercial, or residential areas (including parking lots, streets, sidewalks, driveways, patios, plazas, work yards and outdoor eating or drinking areas, etc.) where detergents are used and spills or leaks of toxic or hazardous materials have occurred (unless all spilled material has been removed);
6. Discharges of runoff from material storage areas, which contain chemicals, fuels, grease, oil, or other hazardous materials from material storage areas;
7. Discharges of pool or fountain water containing chlorine, biocides, or other chemicals.
8. Discharges of sediment, unhardened concrete, pet waste, vegetation clippings, or other landscape or construction-related wastes;
9. Discharges of trash, paints, stains, resins, or other household hazardous wastes.
10. Discharges of food-related wastes (grease, restaurant kitchen material and trash bin washwater, etc.).

B. Exemptions from Prohibitions.

The commencement, conduct or continuance of any illegal discharge to the storm drain system is prohibited except as described as follows:

1. The following discharges are exempt from discharge prohibitions established by this chapter: water line flushing, landscape irrigation, diverted stream flows, rising ground waters, uncontaminated ground water infiltration, uncontaminated pumped ground water, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, water from crawl space pumps, footing drains, lawn watering, individual residential car washing, flows from riparian habitats and wetlands, dechlorinated swimming pool discharges, and street wash water.
2. Discharges or flow from firefighting, and other discharges specified in writing by the City as being necessary to protect public health and safety.
3. Discharges associated with dye testing, however this activity requires a verbal notification to the City prior to the time of the test.
4. Any non-storm water discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the United States Environmental Protection Agency (EPA), provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

8.05.025. COMPATIBILITY WITH OTHER REGULATIONS.

This chapter is not intended to modify or repeal any other ordinance, rule, regulation, or other provision of law. The requirements of this chapter are in addition to the requirements of any other ordinance, rule, regulation, or other provision of law, and where any provision of this chapter imposes restrictions different from those imposed by any other ordinance, rule, regulation, or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.

8.05.030. DESIGNATION OF PUBLIC WORKS DIRECTOR OR HIS/HER DESIGNEE.

The Public Works Director, or his/her designee, is appointed to administer and implement this chapter and the requirements/restrictions thereof. **Any powers granted or duties imposed upon the Public Works Director may be delegated in writing by the Director to persons or entities acting in the beneficial interest of or in the employ of the agency.**

8.05.035. ULTIMATE RESPONSIBILITY.

The standards set forth herein and promulgated pursuant to this chapter are minimum standards; therefore this chapter does not intend or imply that compliance by any person will ensure that there will be no contamination, pollution, or unauthorized discharge of pollutants.

~~8.05.040 Abatement.~~

~~A. In the event that enforcement should become necessary, the public works director, or his/her designee, shall make a reasonable effort to contact the property owner or other responsible party and notify him/her of the infraction. If neither the property owner nor other responsible party can be reached, the public works director, or his/her designee, shall make all necessary arrangements to correct the infraction(s) at the property owner's expense.~~

~~B. The property owner shall be given sufficient time, as determined by the public works director, or his/her designee, to correct any infractions. Should the property owner fail to correct the infraction(s) in the allotted time he/she will be subject to possible fine, work stoppage, and reimbursement, to the city, of all costs associated with correcting the infraction.~~

8.05.045. WATERCOURSE PROTECTION.

Every person owning property through which a watercourse passes, or such person's lessee or agent, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner, lessee or agent shall maintain existing privately-owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

~~8.05.050 Penalty.~~

~~Violation of the terms of this chapter shall be punishable, upon conviction, under the general penalty ordinance.~~

8.05.055 RIGHT OF ENTRY; INSPECTION AND SAMPLING.

Provided the City gives 24-hours advance notice, the City shall be permitted to enter and inspect premises subject to regulation under this chapter as often as may be necessary when entrance is deemed by the City to be necessary to determine compliance with this chapter. However, in cases of emergency or ongoing discharge, the City shall be given immediate access.

1. Facility operators shall allow the City ready access to all parts of the premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of an NPDES permit to discharge storm water, and the performance of any additional duties as defined by state and federal law.
2. The City shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the Public Works Director to conduct monitoring and/or sampling of the facility's storm water discharge.
3. The City has the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure storm water flow and quality shall be calibrated to ensure their accuracy.
4. Unreasonable delays in allowing the City access to a permitted facility is a violation of a storm water discharge permit and of this chapter. A person who is the operator of a facility with an NPDES permit to discharge storm water associated with industrial activity commits an offense if the person denies the City reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this chapter.
5. The City may seek issuance of an administrative search warrant from any court of competent jurisdiction if it has been refused access to any part of the premises from which stormwater is discharged, and 1) is able to demonstrate probable cause to believe that there may be a violation of this chapter, or 2) that there is a need to inspect and/or sample as part of a routine inspection and such sampling program is designed to verify compliance with this chapter or any order issued hereunder, or 3) to protect the overall public health, safety, and welfare of the community.

8.05.060. REQUIREMENT TO PREVENT, CONTROL, AND REDUCE STORM WATER POLLUTANTS BY THE USE OF BEST MANAGEMENT PRACTICES.

The City will adopt requirements identifying Best Management Practices for any activity, operation, or facility which may cause or contribute to pollution or contamination of storm water, the storm drain system, or waters of the United States. The owner or operator of such activity, operation, or facility shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or watercourses through the use of these structural and non-structural BMPs. Further, any person responsible for a property or premise that is, or may be, the source of an illicit discharge, may be required to implement, at said person's expense, additional structural and non-structural BMPs to prevent the further discharge of pollutants to the MS4. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of storm water associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section. These BMPs shall be part of a storm water management plan (SWMP) as necessary for compliance with requirements of the NPDES permit.

8.05.065. LOW IMPACT DEVELOPMENT

- A. Low-impact development (LID) is a term used to describe a land planning and engineering design approach to manage stormwater runoff as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to

protect water quality.

B. Post-Construction Stormwater Development/Management Guidelines – Refer to most current version of the “Rogue Valley Stormwater Quality Design Manual”.

C. Maintenance Agreement - Stormwater treatment practices shall have an enforceable operation and maintenance agreement to ensure the system functions as designed.

This agreement will include:

- 1. Access to Stormwater treatment facilities at the site by the City for the purpose of inspection and repair.**
- 2. A legally binding document specifying the parties responsible for the proper maintenance of the Stormwater treatment facilities. The agreement will be recorded and run with the land.**
- 3. For stormwater controls that include vegetation and/or soil permeability the operation and maintenance manual must include maintenance of these elements to maintain the functionality of the feature.**
- 4. The person responsible for the operation and maintenance of the stormwater facility shall have the operation and maintenance manual on site and available at all times. Records of the maintenance and repairs shall be retained and available for the last 5 years and available for inspection by the City.**

D. Violation of this section shall be subject to the provisions of 8.05.070.

8.05.070 VIOLATIONS, ENFORCEMENT, AND PENALTIES.

A. Violations.

- 1. It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this chapter. Any person who has violated or continues to violate the provisions of this chapter, may be subject to the enforcement actions outlined in this section or may be restrained by injunction or otherwise abated in a manner provided by law.**
- 2. In the event the violation constitutes an immediate danger to public health or public safety, the City is authorized to enter upon the subject private property, without giving prior notice, to take any and all measures necessary to abate the violation and/or restore the property. The City is authorized to seek costs of the abatement as outlined in Section 8.05.095.**

B. Warning Notice.

When the City finds that any person has violated, or continues to violate, any provision of this chapter, or any order issued hereunder, the City may serve upon that person a written Warning Notice, specifying the particular violation believed to have occurred and requesting the offender to immediately investigate the matter and to seek a resolution to correct the violation. Investigation and/or resolution of the matter in response to the Warning Notice in no way relieves the alleged violator of liability for any violations occurring before or after receipt of the Warning Notice. Nothing in this subsection shall limit the authority of the City to take any action, including emergency action or any other enforcement action, without first issuing a Warning Notice. In addition to serving the alleged violator, such warning shall be mailed to the last known address of the owner as shown on the County assessor’s records.

C. Notice of Violation.

Whenever the City finds that a person has violated a prohibition or failed to meet a requirement of this chapter, the City may order compliance by written notice of violation to the responsible person. In the event the responsible person is someone other than the owner of the property, such notice shall also be mailed to the last known address of the owner as shown on the County assessor records.

The Notice of Violation shall contain:

1. The name and address of the alleged violator;
2. The address when available or a description of the building, structure or land upon which the violation is occurring, or has occurred;
3. A statement specifying the nature of the violation;
4. A description of the remedial measures necessary to restore compliance with this chapter and a time schedule for the completion of such remedial action;
5. A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed;
6. A statement that the determination of violation may be appealed to the City Manager by filing a written notice of appeal within [] days of service of notice of violation; and
7. A statement specifying that, should the violator fail to restore compliance within the established time schedule, the work will be done by a designated governmental agency or a contractor and the expense thereof shall be charged to the violator and assessed as a lien against the property.

Such notice may require without limitation:

1. The performance of monitoring, analyses, and reporting;
2. The elimination of illicit connections or discharges;
3. That violating discharges, practices, or operations shall cease and desist;
4. The abatement or remediation of storm water pollution or contamination hazards and the restoration of any affected property; and
5. The implementation of source control or treatment BMPs.

D. Stop Work Order

When the City finds that construction activity has resulted in violations of any provision of this chapter or any order issued hereunder, or that the person's past violations are likely to recur, the City may issue a stop work to such person, directing such person committing the alleged violations to stop work immediately and directing that no further work be performed until compliance with this chapter is demonstrated.

E. Emergency Cease and Desist Orders

When the City finds that any person has violated, or continues to violate, any provision of this chapter, or any order issued hereunder, or that the person's past violations are likely to recur, and that the person's violation(s) has (have) caused or contributed to an actual or threatened discharge to the MS4 or waters of the State which reasonably appears to present an imminent or substantial endangerment to the health or welfare of persons or to the environment, the City may issue an order to the violator directing it immediately to cease and desist all such violations

F. Suspension Due to Illicit Discharges in Emergency Situations

The City may, without prior notice, suspend MS4 discharge access to a person when such suspension is necessary to stop an actual or threatened discharge that presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the MS4 or Waters of the State. If the violator fails to comply with a suspension order issued in an emergency, the City may take such steps as it deems necessary to prevent or minimize damage to the MS4 or Waters of the State.

G. Suspension Due to the Detection of Illicit Discharge

Any person discharging to the MS4 in violation of this chapter may have its MS4 access suspended if such suspension would abate or reduce an illicit discharge. The City will notify the violator of the proposed suspension of its MS4 access. The person may petition the City for reconsideration and hearing as provided in section 8.05.075. A person commits an offense if the violator reinstates MS4 access to premises suspended pursuant to this chapter, without the prior approval of the City. A person commits an offense if the person reinstates MS4 access to premises terminated pursuant to this Section, without the prior approval of the Public Works Director.

8.05.075. APPEAL OF NOTICE OF VIOLATION.

Any person receiving a Notice of Violation or suspension of permit may appeal to the city manager for relief with 10 days after service of notice. The petition shall include the facts upon which the petitioner relies for relief from the obligations of this chapter in relation to the property. If the city manager finds that it would work a real and unnecessary hardship upon the petitioner to comply with the terms of this chapter, then the city manager may relieve the petitioner of the obligations of the chapter in relation to the particular property, but nothing therein shall be construed as obligating the city to remove or abate the nuisance without charging the cost as a lien against the said property.

8.05.085. CIVIL PENALTIES.

For each violation of this chapter a civil penalty may be assessed in the amount of up to \$500 per stormwater feature, not to exceed \$1,000 per day. Each day a violation exists shall be considered a separate violation. The City shall consider the following criteria in determining the amount of any civil penalty to be assessed under this Section.

1. Amount of pollutant discharged.
2. The type of pollutant discharged.
3. Whether the discharge was intentional or accidental.
4. The magnitude and seriousness of the impact of the discharge.

8.05.090. ENFORCEMENT MEASURES AFTER APPEAL.

If the violation has not been corrected pursuant to the requirements set forth in the Notice of Violation, or, in the event of an appeal, within **10** days of the decision of the City Manager upholding the decision of the Public Works Director, then representatives of the Public Works Director shall enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent or person in possession of any premises to refuse to allow the government

agency or designated contractor to enter upon the premises for the purposes set forth above.

8.05.095. COST OF ABATEMENT OF THE VIOLATION.

A. Within 15-calendar days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The notice will provide that the costs of abatement, including administrative costs, is a special assessment against the property and will become a lien against the property unless paid within 60-days of the date of such notice. The property owner may file a written protest objecting to the amount of the assessment within 30-days from the date of notice. Objections to the proposed assessment shall be heard and determined by the council in its regular course of business.

B. An assessment for the cost of abatement as determined by the council shall be made by resolution of the council and shall thereupon be entered in the docket of city liens and, upon such entry being made, it shall constitute a lien upon the property from which the illicit discharge was abated.

C. The lien shall be enforced in the same manner as liens for street improvements are enforced and shall bear interest at the rate of six percent per year. Such interest shall commence to run thirty days after the entry of the lien in the lien docket.

D. An error in the name of the owner or agent in charge of the property shall not void the assessment nor will a failure to receive the notice of the assessment render the assessment void, but it shall remain a valid lien against the property.

8.05.100. VIOLATIONS DEEMED A PUBLIC NUISANCE.

In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this chapter is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

8.05.105. REMEDIES NOT EXCLUSIVE.

The remedies listed in this chapter are not exclusive of any other remedies available under any applicable federal, state or local law and it is within the discretion of the City to seek cumulative remedies.

The City may recover all attorney's fees court costs and other expenses associated with enforcement of this chapter, including sampling and monitoring expenses.

8.05.110 SEVERABILITY.

The provisions of this chapter are hereby declared to be severable. If any provision, clause, sentence, or paragraph of this chapter or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this chapter.

SECTION 2. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered,

provided however that any Whereas clauses and boilerplate provisions (i.e. Recitals A-C) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

SECTION 3. Effective Date. The Central Point City Charter states that an ordinance enacted by the Council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

PASSED by the Council and signed by me in authentication of its passage this ____ day of _____ 2019.

Mayor Hank Williams

ATTEST:

City Recorder

Attachment: ORD - Storm Drain Protection 2-20-19 (1108 : Ordinance Amending Chapter 8.05 Storm Drain Protection)



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO: City Council **DEPARTMENT:** Public Works

FROM: Matt Samitore, Parks and Public Works Director

MEETING DATE: February 28, 2019

SUBJECT: Resolution No. _____, A Resolution Accepting the Lowest Responsible Bidder for the Capital Improvement Project - ADA Ramps and Authorizing the City Manager to Execute a Contract with Roxy Ann Rock.

ACTION REQUIRED: Resolution **RECOMMENDATION:** Approval

BACKGROUND INFORMATION: The City conducted a formal bid letting for ADA Ramp upgrades/improvements on Third Street, 10th Street, and E. Pine Street. The City received five bid submittals. Awarding of the bid is based purely upon the lowest responsible bidder. The lowest bid received was from Roxy Ann Rock at \$97,582.00. The City Budgeted \$125,000 for the project. The engineer's project estimate was \$112,000.

CIP - ADA Ramps	
Company	Bid
Upper Road Excavation	\$110,570.00
Central Pipeline	\$113,573.00
Knife River Materials	\$102,785.00
West Coast Pipeline	\$98,775.00
Roxy Ann Rock	\$97,582.00

FINANCIAL ANALYSIS: The project was budgeted for in the FY 2017/19 City of Central Point Budget (street fund). No additional budget appropriation is needed to complete the project.

LEGAL ANALYSIS: Capital Improvement Project "ADA Ramps" was a publicly let bid and was legally noticed/advertised per the requirements of Oregon Revised Statute Chapter 279.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS: N/A

STAFF RECOMMENDATION: Approval of the lowest responsible bidder.

RECOMMENDED MOTION: I move to approve Resolution No. ____ accepting the lowest responsible bidder, Roxy Ann Rock, for the Capital Improvement Project “ADA Ramps” and authorizing the City Manager to execute a contract with Roxy Ann Rock.

ATTACHMENTS:

1. ADA Ramps Bid Advertisement
2. ADA Ramps project scope
3. RESO Accept Low Bid ADA Ramps

ADVERTISEMENT FOR BIDS

NOTICE TO CONTRACTORS
PUBLIC IMPROVEMENT PROJECT:
2019 ADA Ramps
PROJECT #6103791

Sealed bids will be opened and publicly read at the City of Central Point, City Hall, 140 S. 3 rd Street, Central Point, OR 97502 at 2:00 PDT on Thursday, February 21 st , 2019 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. Sub-contractor 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 or www.questcdn.com beginning February 1 st , 2019. Any addenda issued will be posted on the above websites.

COST ESTIMATE: \$90,000 - \$120,000

This project consists of improvements on several City Streets and includes installation of up to approximately: 95 SY of ACP Repair; 13 ADA ramp installations, including replacing 1640 SF of existing concrete walks and 385 LF of curb and gutter. This is a City funded project.

Work shall begin no earlier than **March 15th , 2019 and must be completed within 45 days after receiving Notice to Proceed.** Please direct all questions to Kris Lillie at (541) 326-4375 or klillie@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.

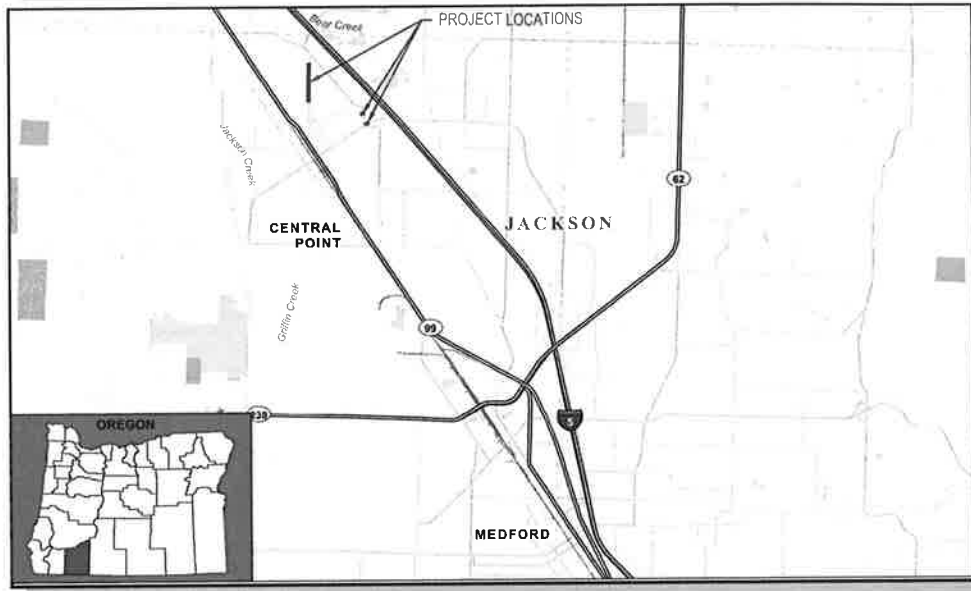
CITY OF CENTRAL POINT
Matt Samitore, Parks and Public Works Director

February 6, 2019

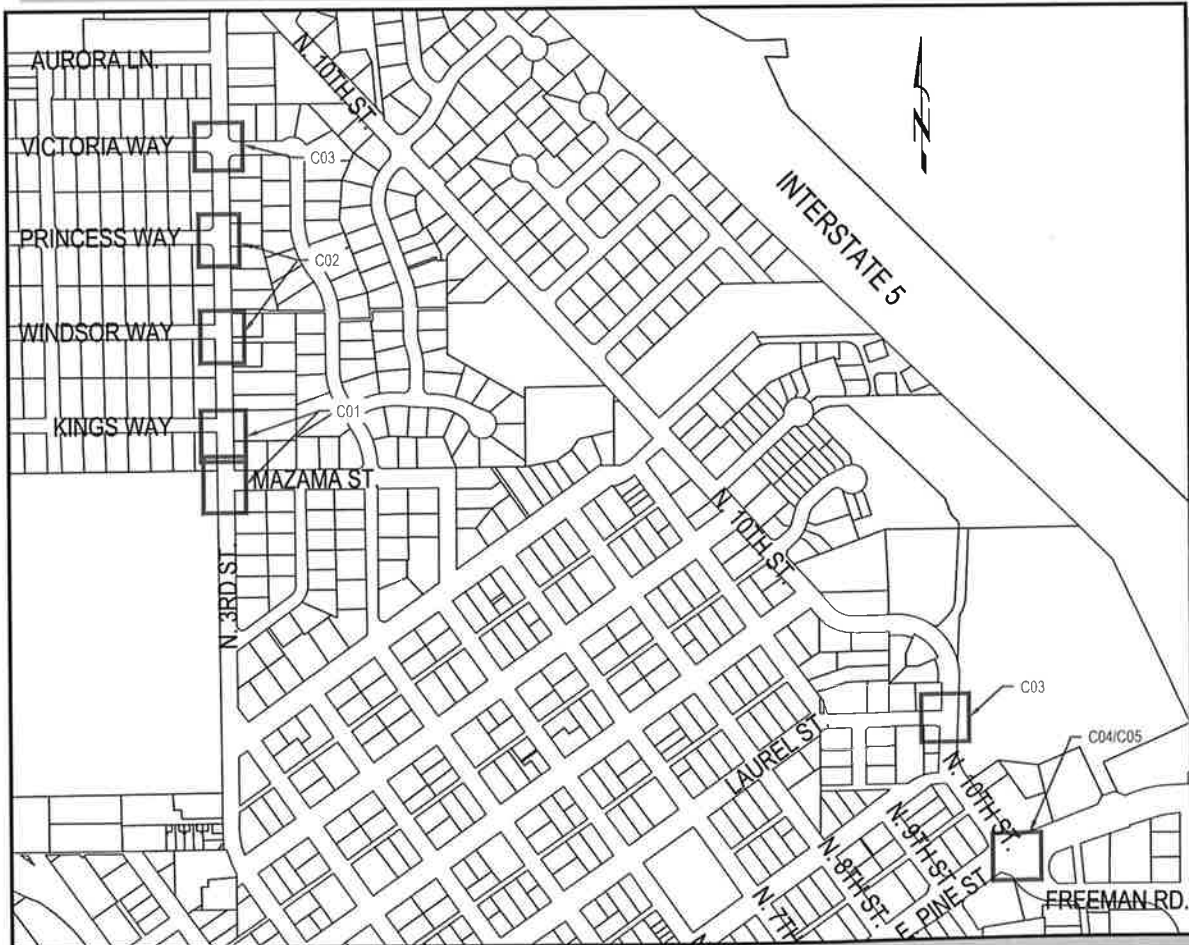


CITY OF CENTRAL POINT CAPITAL IMPROVEMENT PROJECT - ADA RAMP

PROJECT VICINITY MAP



PROJECT LOCATION MAP



LEGENDS

EXISTING LEGEND

⊠	WATER METER	——— T ———	UNDERGROUND TELEPHONE
⊠	FIRE HYDRANT	——— G ———	NATURAL GAS
⊠	WATER GATE VALVE	——— P ———	UNDERGROUND POWER
⊠	STORM DRAIN MANHOLE	——— OP ———	OVERHEAD POWER
⊠	CATCH BASIN	——— SS ———	SANITARY SEWER
⊠	SANITARY SEWER MANHOLE	——— ST ———	STORM DRAIN LINE
⊠	SANITARY SEWER CLEANOUT	——— W ———	WATER LINE
⊠	IRRIGATION BOX	——— ———	WATER SERVICE LINE
⊠	TELEPHONE PEDESTAL	—————	PROPERTY LINE
⊠	TELEPHONE VAULT	—————	RIGHT OF WAY CENTERLINE
⊠	TELEPHONE POLE	—————	RIGHT OF WAY LINE
⊠	TELEPHONE GUY ANCHOR	—————	MAJOR CONTOUR
⊠	POWER POLE	—————	MINOR CONTOUR
⊠	POWER GUY ANCHOR	-----	BUILDING EDGE
⊠	POWER JUNCTION BOX	—————	ROADWAY CURB
⊠	SIGNAL POLE	—————	FENCE
⊠	STREET LIGHT ASSEMBLY	—————	ROADWAY ASPHALT AREA
⊠	SINGLE POST SIGN	—————	ROADWAY CONCRETE AREA
⊠	TREE (CONIFER)	—————	SIDEWALK CONCRETE
⊠	TREE (DECIDUOUS)		

PROPOSED LEGEND

[Pattern]	SIDEWALK (MAX 1.5% CROSS SLOPE)
[Pattern]	RAMP AREA (MAX 7.5% SLOPE, 1.5% MAX CROSS SLOPE)
[Pattern]	SLOPE 7.5% MAX
[Pattern]	DETECTABLE WARNING
[Pattern]	LANDING AREA (1.5% MAX SLOPE EACH DIRECTION)
[Pattern]	PEDESTRIAN CURB & GUTTER
[Pattern]	PAVEMENT SAWCUT LIMITS
[Pattern]	ASPHALT PAVEMENT REPLACEMENT
[Symbol]	RELOCATED STREET SIGN

DRAWING INDEX

Sheet Number	Sheet Title	Dwg No
1	COVER PAGE	COV
2	GENERAL NOTES	G01
3	SIDEWALK IMPROVEMENT PLAN	C01
4	SIDEWALK IMPROVEMENT PLAN	C02
5	SIDEWALK IMPROVEMENT PLAN	C03
6	DETAILS	D01
7	DETAILS	D02
8	DETAILS	D03

CONTACT PERSONNEL

CONTACT	AGENCY	PHONE
KRIS LILLIE, P.E.	RH2 ENGINEERING	(541) 665-5233 x5405
GREG GRAVES	CITY OF CENTRAL POINT	(541) 664-3321 x225
NICK BAKKE	RVSS	(541) 665-6300
ERIC CHASE	CHARTER	(541) 210-0827
RYLAN WOOD	PACIFIC POWER	(541) 858-3204
DAVID MCFADDEN	AVISTA	(541) 941-4055
JIM MARTIN	CENTURY LINK	(541) 776-8268

**CALL 48 HOURS BEFORE YOU DIG
ONE CALL 1-800-332-2344**

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT 503-232-1978.



RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE LOWEST RESPONSIBLE BIDDER FOR CAPITAL IMPROVEMENT PROJECT – ADA UPGRADES AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ROXY ANN ROCK.

RECITALS:

A. WHEREAS, the City recently published a solicitation for bidders/contractors to redevelop ADA ramps in Central Point.

B. WHEREAS, the City received five bid submittals with the lowest responsible bidder being Roxy Ann Rock with the lowest base bid of \$97,582.00.

C. WHEREAS, the project was budgeted as part of the 2017-2019 fiscal year budget with an engineer’s estimate of \$112,000.00.

The City of Central Point resolves as follows:

Section 1. The City Council hereby accepts the bid from Roxy Ann Rock in the amount of \$97,582.00 as the lowest responsible bidder.

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 _____, 2019.

Mayor Hank Williams

ATTEST:

City Recorder

1 - Resolution No. _____ (2/28/19 Council meeting)

Attachment: RESO Accept Low Bid ADA Ramps [Revision 1] (1110 : Capital Improvement Project - ADA Ramp Upgrades)