

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes Thursday, January 9, 2020

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	
Melody Thueson	Ward III	Present	
Taneea Browning	Ward IV	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Staff members present: City Manager Chris Clayton; City Attorney Sydnee Dreyer; Finance Director Steve Weber; Police Chief Kris Allison; Police Captain Dave Croft; Parks and Public Works Director Matt Samitore; Community Development Director Tom Humphrey; Principal Planner Stephanie Holtey; and City Recorder Deanna Casey.

IV. SPECIAL PRESENTATIONS

1. Fiscal Year 2018-19 Audit Report

Finance Director Steven Weber introduced Audit Partner Gatlin Hawkins from Isler CPA. Mr. Hawkins explained a few corrections regarding Council Positions and term dates that will be updated before finalizing the document.

He explained the required communications, management responsibility, auditor responsibilities. There were no significant findings for this year. It was a pleasure to work with Mr. Weber and his staff. It is nice that Central Point has their records digital and the auditors have access to documents without asking staff members to retrieve a document so they can review it. They did reissue a statement regarding city vehicles that were not reflected as long term borrowing. The audit recommends clarifying these vehicles for capital assets reasons. There were no other findings to report. He presented the financial trends between 2015 and 2019.

V. PUBLIC COMMENTS - None

VI. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Parsons, At Large
SECONDER:	Taneea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

- A. Approval of December 12, 2019 City Council Minutes
- B. Arbor Week Proclamation 2020
- C. Acceptance of 2018-2019 Annual Audit Report

VII. ITEMS REMOVED FROM CONSENT AGENDA - None

VIII. ORDINANCES, AND RESOLUTIONS

- A. Ordinance No. _____, Amending CPMC Chapter 15.04, Building Code to Comply with Updates and References to New State Code

Building Official Derek Zwagerman stated that there were no recommended changes at the first reading of an Ordinance to update sections of the Municipal Code in regards to references to the Oregon Structural Specialty Code and the Oregon Mechanical Specialty Code.

Kelley Johnson moved to approve Ordinance 2063, Amending CPMC Chapter 15.04, Building Code to Comply with Updates and References to State Code.

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

- B. Ordinance No. _____, Zoning Text Amendments in various sections of the Zoning Ordinance to eliminate barriers to ADUs, comply with ORS 197.312, and provide more affordable housing options in the City.

Council Member Taneea Browning declared a conflict of interest and recused herself from the discussion and decision. She stepped down from the dais and took a seat in the audience.

Principal Planner Stephanie Holtey explained that at the first reading of the proposed Ordinance the Council voted to amend the recommended 5-ft rear yard setback to 10-ft. She stated that there may have been some confusion at the first reading of this ordinance regarding setbacks for ADU and workshops; there are two different types of structures. The recommended five foot set back was in line with the current setback for workshops. If a property has an existing workshop they would be allowed to change that into an ADU by repurposing the structure. The proposed amendment did not address the setback for the workshop type structure.

There was discussion regarding various set back requirements for ADU's and workshops. Mr. Zwagerman explained building code rules for workshops verses dwelling units. The Citizens Advisory Commission and the Planning Commission held several meetings to recommend the 5-ft rear setback.

Michael Parsons moved to reconsider the ordinance and the 10-ft rear set back amendment.

RESULT:	APPROVED [5 TO 1]
MOVER:	Rob Hernandez, Michael Parsons
SECONDER:	Melody Thueson, Ward III
AYES:	Williams, Johnson, Thueson, Hernandez, Parsons
NAYS:	Neil Olsen
ABSTAIN:	Tanea Browning

C. **Motion to:** To keep the amended rear yard setback of 10-ft

Mayor Williams asked if anyone from the audience wanted to address the Council on this Ordinance. No one came forward.

There was discussion regarding the set-back for current sheds and other accessory structures. There is concern that a lot of work was done to get to the document presented at the first reading. The Planning Commission and Citizens Advisory Committee held public meetings and forwarded a recommendation for the 5-ft rear yard setback after receiving public input.

There was discussion about encouraging ADU's in our existing neighborhoods. The current rear setback has been 10-ft for years. We are required by the State to make adjustments and allow for affordable housing options. To alleviate confusion in the code we should have setbacks for the ADU's and other accessory dwellings the same.

Neil Olsen moved to keep the amended rear yard setback of 10-ft.

RESULT:	DEFEATED [3 TO 3]
MOVER:	Neil Olsen, Ward I
SECONDER:	Kelley Johnson, Ward II
AYES:	Hank Williams, Neil Olsen, Kelley Johnson
NAYS:	Melody Thueson, Rob Hernandez, Michael Parsons
ABSTAIN:	Tanea Browning

D. **Motion to:** Ordinance 2064, Zoning Text Amendments in various sections of the Zoning Code to eliminate barriers to ADUs, comply with ORS 197.312, and provide more affordable housing options in the City

Mrs. Holtey reminded the council that this is in response to a ruling coming from the State requiring cities to provide for affordable housing. We will continue to look at options for affordable housing opportunities. There are approximately five requests for ADU's if these changes are approved. CC&Rs may require a different set back than the City requires but it cannot be less than what the city requires. City Attorney Sydnee Dryer will research to see how this would affect CC&Rs current or future rules.

Rob Hernandez moved to approve Ordinance 2064, Zoning Text Amendments in various sections of the Zoning Code to eliminate barriers to ADUs, comply with ORS 197.312, and provide more affordable housing options in the City as originally presented.

RESULT:	APPROVED [5 TO 1]
MOVER:	Rob Hernandez, At Large
SECONDER:	Michael Parsons, At Large
AYES:	Williams, Olsen, Thueson, Hernandez, Parsons
NAYS:	Kelley Johnson
ABSTAIN:	Taneea Browning

E. Resolution No. , A Resolution Accepting the Dedication of Right-of-Way from School District 6 for public improvements on North Front Street adjacent to the Maker's Space

Parks and Public Works Director Matt Samitore explained that the School District has requested the city extend the North Front Streetscape Improvements adjacent to the MakerSpace property providing a pedestrian connection and new flashing beacon at the entrance to Crater High School and North Front Street. It was determined that construction could not occur within the existing right-of-way on North Front Street. The proposed improvements include ten-foot sidewalks with street trees that match the existing improvements to both the south and east. In order to accommodate the ten-foot sidewalks the school district is dedicating property adjacent to School District property.

The proposed project was budgeted in the 2019-21 City budget. However, the construction portion of this project is on hold until the results of the arbitration for the Twin Creeks Rail Crossing is complete.

Rob Hernandez moved to approve Resolution No. 1605, A Resolution Accepting the Dedication of Right-of-Way from School District 6 for Public Improvements on North Front Street Adjacent to the MakerSpace.

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

IX. BUSINESS

A. Planning Commission Report

Community Development Director Tom Humphrey presented the January 7, 2020 Planning Commission Report:

1. The Commission considered a proposed zone change from Employment Commercial to General Commercial for property acquired by the Rogue Creamery. The property is being considered for business expansion. The proposed zone change would require a traffic analysis to comply with the State's Transportation Planning Rule. The Commission directed staff to schedule a public hearing once a traffic analysis is performed.
2. The Commission considered a Comprehensive Plan map amendment and zone change for 12.12 acres located at the south end of South 2nd Street. This property has been acquired by School District #6 and is being considered for educational expansion. The proposed zone change would require a traffic

analysis. The Commission directed staff to schedule a public hearing once a traffic analysis is performed.

3. The Commission was informed of the Council's decision to modify the setback requirements for ADUs. Commissioners were concerned that the change in setbacks would discourage the construction of new ADUs. Other items discussed included updates about recently approved development projects, new construction activity and tentative pre-application meetings.

X. MAYOR'S REPORT

Mayor Williams reported that:

- He attended the Medford Water Commission meeting. They corrected some mistakes on the proposed rate increases.
- He attended the ribbon cutting for Bohnert Family Farm Park. There was a great turn out for the ribbon cutting. The Bohnert family seems very happy with the new park.
- He attended a Fair Board meeting. They were working on details of the budget for the Expo and are very supportive of the City of Central Point.

XI. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- ODOT will be presenting the Vilas Road off ramp proposal at the January 23, 2020 city council meeting.
- He attended the Bohnert Family Farm Park ribbon cutting. Park Planner Dave Jacobs did a great job on this project.
- Last week Mike Quilty was elected as Vice Chair for the Oregon Freight Advisory Committee (OFAC).
- On January 23, 2020 the City Council will be presented with updated drawings for the Community Center and the Dennis Richardson Memorial.
- We have received notice that the Rogue Valley Bin is no longer in operations. This opens several new business opportunities for businesses in Central Point.
- The Other Cities Water Group has been working on water rights for the valley. They have reached a point where we will be working on a group IGA to bind us to regional water rights instead of requiring each city to acquire a specified amount. This will benefit the entire region.
- We will be cancelling the January 27, 2020 Study Session. Alternative dates for the February Study Session will be sent to the Council Members for the next discussion of the Strategic Plan.

XII. COUNCIL REPORTS

Council Member Tanea Browning reported that:

- She attended the ribbon cutting for Bohnert Family Farm Park
- She attended the Community Center Adhoc Committee meeting.

- She will be meeting with Governor Brown as part of the LOC Board next week.

Council Member Mike Parsons attended the:

- Jail Advisory Committee meeting.
- Ribbon Cutting Ceremony for Bohnert Family Farm Park.
- January 9th is Law Enforcement Appreciation day.

Council Member Neil Olsen attended the Community Center Adhoc Committee meeting.

Council Members Kelley Johnson; Melody Thueson; and Rob Hernandez had nothing additional to report.

XIII. DEPARTMENT REPORTS

Finance Director Steven Weber reported that the Finance Department will be doing a software upgrade for Springbrook. They will be live with the new version on Monday January 27, 2020.

Community Development Director Tom Humphrey reported that:

- We will be researching the possibilities for the Rogue Valley Bin property in the next few weeks. It could be available for the Rogue Valley Creamery expansion or other options.
- Dusty's Transmission is looking to expand. They are working on a master plan.
- He has talked with the property owner that is preventing the expansion of Haskell. They may be willing to work out a right-of-way agreement to complete Haskel.

Principal Planner Stephanie Holtey updated the Council on the UGB amendment. They ran into some hurdles with the Traffic Impact Analysis which delayed progress. However, as of today it looks like that portion is done. We should have preliminary results in the next couple of weeks and able to get this rolling again.

Police Chief Kris Allison reported that:

- The Central Point Police Department assisted Jackson County Sheriff's Department with a Greenway sweep behind the square dance hall on Table Rock Road. They cleared out four dumpsters of trash. We will continue to partner with the Sheriff's Department on Greenway sweeps. The environmental impact to these areas is significant and it has nothing to do with plastic bags, straws and trash.

- She thanked Councilman Parsons for recognizing Law Enforcement Appreciation Day.
- Officer Mannenbach is doing well after being bitten by a large dog on the Greenway last month.

Parks and Public Works Director Matt Samitore reported that:

- There was a great turn out for the Bohnert Park ribbon cutting. He thanked the Council members who were able to attend.
- He has been appointed to the Jackson County Fair Board.

XIV. EXECUTIVE SESSION - None

XV. ADJOURNMENT

Tanea Browning moved to adjourn, Neil Olsen seconded. All said "aye" and the Council meeting was adjourned at 8:40 p.m.

The foregoing minutes of the January 9, 2020, Council meeting were approved by the City Council at its meeting of January 23, 2020.

Dated: 1/24/2020


Mayor Hank Williams

ATTEST:


City Recorder