

CITIZENS ADVISORY COMMITTEE
September 14, 2020 - 6:00 p.m.
Council Chambers @ Central Point City Hall

I. MEETING CALLED TO ORDER

II. ROLL CALL/INTRODUCTIONS

David Painter (chair) Cameron Noble, Cinda Harnes, Robin Stroh, Carrie Reed, Mike House

III. MINUTES

Review and approval of January 14, 2020 minutes

IV. PUBLIC APPEARANCES

V. BUSINESS

A. Public meeting to consider and provide feedback on a proposal to amend the Central Point Comprehensive Plan adding roughly 444 gross acres needed to absorb growth in housing, employment and parks and open space during the 2019-2039 planning period.

Applicant: City of Central Point. **File No.** CPA-19001

VII. MISCELLANEOUS

VIII. ADJOURNMENT

**City of Central Point
Citizens Advisory Committee Minutes
August 11, 2020**

I. MEETING CALLED TO ORDER AT 6:00 P.M.

II. ROLL CALL

Present were: David Painter (chair) Carrie Reed, Robin Stroh, and Mike House.

Also in attendance were: Tom Humphrey, Community Development Director, Stephanie Holtey, Principal Planner, and Karin Skelton, Planning Secretary.

III. MINUTES Robin Stroh made a motion to approve the minutes of the January 14, 2020 Citizen’s Advisory Committee meeting. Mike House seconded the motion. All members said “aye”. Motion passed.

IV. PUBLIC APPEARANCES

No public appearances

V. BUSINESS

A. Transportation System Plan (TSP) Minor Amendment. Consideration of a revision to Project No. 230, Hwy 99 and Scenic Avenue to include traffic calming improvements from the City’s jurisdictional boundary to interstate Exit 35. The amendment is needed for ODOT to obtain funding to construct the project. Applicant: City of Central Point. File No. CPA-2000.

Principal Planner Stephanie Holtey explained the Oregon Department of Transportation has received funding to signalize the intersection at Highway 99 and Scenic Avenue and make improvements to change from 4 lanes to 3 lanes with a center turn lane, extending from the jurisdictional boundary on Highway 99 north to Exit 35. In order to receive funding for the project ODOT needs the City to amend its TSP to include all improvements associated with this project. Currently Project No. 230 in the City’s TSP lists the signal but does not include the lane reconfiguration. The City is proposing the Minor Amendment to the TSP to support ODOT’s project which will ultimately address traffic safety concerns at this location.

Mr. Humphrey elaborated on the traffic patterns and how the project would improve traffic flow.

David Painter invited comments from the audience. There were no comments or questions.

Carrie Reed moved to forward a recommendation to the Planning Commission and City Council to initiate the minor amendment to the TSP. Mike House seconded the motion. All members said “aye”. Motion passed.

B. City of Central Point Urban Growth Boundary Amendment. Consideration of an application to amend the Central Point Comprehensive Plan to add roughly 444 acres to the UGB for needed housing, employment, and parks and open space. Applicant: city of Central Point. File No. CPA-19001.

Principal Planner Stephanie Holtey explained the UGB Amendment has come before the CAC previously. She said the City is requesting a Comprehensive Plan Amendment to add roughly 444 acres of land to the Urban Growth Boundary (UGB) for housing, employment and parks and open space. This is in response to forecast growth over a 20 year planning period from 2019 to 2039. There is a lack of available buildable lands in the current UGB to meet the identified land need. She explained the City had identified Urban Reserve Areas (URAs) during the Regional Planning Process in conjunction with Jackson County. She added the City will take over jurisdiction of four roadways from the County to the City. She explained there would be a minor amendment to the Urban Growth Boundary Management Agreement between Jackson County and the City to impose a 40 acre minimum lot size on land divisions in the UGB since these lands will remain in the County until they are annexed into the City.

Ms. Holtey said the UGB Amendment application was submitted to Jackson County on July 15, 2020. She explained all documents and information regarding the UGB Amendment could be found on the City’s website.

She reviewed common misconceptions about the UGB Amendment. She said land within the UGB does not automatically come into the city limits. It is not subject to City land use requirements and taxes. She added the City does not force annexation. Properties in the UGB must request annexation and meet specific criteria, such as being contiguous to current City limits and proximate to essential services such as water and sewer. She explained the City’s proposed UGB amendment complies with state, county and City requirements.

Ms. Holtey said in the Urban Growth Boundary Management Agreement a policy is being added to clarify how the lands in the UGB were going to be managed. She said land in the county would be limited to 40 acre parcels prior to annexation into the City. This was recommended by the County to address efficiency. Larger parcels are more easily developed.

Ms. Holtey explained the next steps in the process and said future meetings are not scheduled at this time. This is because the application needs to be deemed complete by the County. As soon as the meetings are scheduled it will be put on the website. She asked if the CAC would agree to a meeting in September to get public input. The CAC agreed to meet on September 8, 2020.

Mr. Painter invited public comments

Diana Inkly, Gebhard Road

Ms. Inkly said she had not heard any misinformation in her neighborhood but would be happy to correct anything she heard. She and her husband were in favor of the amendment.

Larry Martin, 2673 Taylor Road

Mr. Martin said he had been attending meetings on this topic since 2007. He said he represented 4 homeowners in the UGB who desired to come into the City. He added there were two other homeowners who were interested in joining with them. He said they had prepared a master plan at one point for their properties. He complimented the Planning Department on the work that went into the UGB application.

Mr. Humphrey said it has been a long process. The City has been intentional in keeping information available to the public and has received positive feedback from DLCD.

Ms. Holtey said there would be notices going out for the September CAC meeting. There would also be information on the City's website and in the newsletter. She added staff has been discussing ways to get the information to the public.

VI. DISCUSSION

PLANNING UPDATE

- The Planning Commission has approved the Central Point Station mixed use development in Twin Creeks.
- The Reed Building at 6th & Pine is progressing.
- Dusty's Transmission expansion has been approved.
- The parking lot at Crater is being paved.
- Asante will be going ahead with the planned kindergarten at the 2nd Street location
- There will be a medical/dental building at Freeman and Bigham

- There is interest in the White Hawk development
- The Premier Oil Car Wash has not been started yet.
- Les Schwab has submitted for permits and still has some conditions to meet before those can be issued.
- Rogue Valley Pet is proposing to build a warehouse/store on Federal way across from Costco
- West Pine improvements are planned possibly next year

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Carrie Reed made a motion to adjourn. Mike House seconded the motion. All members said “aye”. The meeting adjourned at 6:55 p.m.

The foregoing minutes of the August 11, 2020 Citizens Advisory Committee were approved by the Citizens Advisory Committee at its meeting of September 14, 2020.

Chairman

URBAN GROWTH BOUNDARY AMENDMENT



September 8, 2020

Summary

Consideration of a proposal to amend the Central Point Comprehensive Plan adding roughly 444 gross acres needed to absorb growth in housing, employment and parks and open space during the 2019-2039 planning period. **Applicant:** City of Central Point. **File No.** CPA-19001.

Background

The City's Urban Growth Boundary (UGB) was first established in 1983. The purpose of the UGB is to set aside a 20-year supply of land that can be brought into the City through the annexation process. Once in the City these lands can be developed to urban standards, which allow a more compact development form than what occurs in rural areas. When lands in the UGB cannot provide for 20-years of growth, a city has the option of amending its policies and regulations to meet growth needs inside the current UGB and/or it can add new land to the UGB for the uses(s) that are in short supply. At this time, the City of Central Point is proposing a UGB amendment to add land needed for housing, non-industrial employment, parks and open space and associated public facility uses.

Amending the UGB is a rigorous process that requires the following:

1. **Demonstrated Land Need.** Demonstrate there is a land need that cannot met in the current UGB. The City evaluated its land needs when it updated the Comprehensive Plan Population, Housing, Economic and Parks Elements. At that time, the City looked at the available lands within the current UGB, forecast population growth for the 2019-2039 planning period and the impact that growth would have on each land use category. A summary of the City's land needs relative to the proposed UGB Amendment is provided in the application narrative (Attachment "A").
2. **Location Analysis.** When determining the proposed UGB location, it was necessary to consider, weigh and balance a variety of factors, including but not limited to the ability of selected land to efficiently accommodate need; whether public facilities and services could be provided in an orderly and economic fashion; the impact on the economy, society, environment and energy; and agricultural mitigation of farm lands outside the proposed UGB. Additionally, the City set forth a variety of location factors that were used to determine the most suitable and necessary lands for this UGB Amendment. A summary of the Location Analysis is provided in the application narrative (Attachment "A"). The full Location Analysis report is available online as Exhibit 5 to the City's application (<https://www.centralpointoregon.gov/cd/page/2019-urban-growth-boundary-amendment>)
3. **Compliance with County and City Policies and Regulations.** Once the City's land needs and proposed UGB location were established, it was necessary to prepare Findings of Fact and Conclusions of Law to assure the proposal is consistent with the policy and regulatory framework set forth by the state, county, and city. The legal Findings are included in the City's application, which is available online at the above cited location.

At the Citizen’s Advisory Committee (CAC) meeting, City staff will present the proposed UGB Amendment. The CAC serves as the community sounding board and, after receiving feedback from the public on the matter, will make a formal recommendation to the Planning Commission and City Council on the proposal. Written and oral comments are invited up to the close of the CAC meeting(s) where this item is considered.

Issues

None.

Attachments

Attachment “A” – Central Point UGB Amendment Application: Sections 1 and 2 (Introduction & Background)

Action

After hearing the Staff Report and public input, the CAC may make a motion and vote to recommend approval, approval with changes or deny the proposed UGB Amendment. If additional time is needed or deemed appropriate, the CAC may also continue the meeting to October 13th and defer the motion until that time.

Recommendation

Recommend approval of the proposed UGB Amendment at either the September or October CAC meeting.

Findings of Fact & Conclusions of Law

Central Point Urban Growth Boundary Amendment

City File No.: CPA-19001

County File No.: TBD

Before the City of Central Point City Council and the Jackson County Board of Commissioners is consideration of an application to amend the Comprehensive Plan adding approximately 444 gross acres to the Central Point Urban Growth Boundary (UGB) to provide residential, employment, and parks and open space to accommodate forecast growth for the next 20-years, 2019-2039.

Applicant:

City of Central Point)	Findings of Fact
140 South 3 rd Street)	and
Central Point, OR 97502)	Conclusions of Law

1. Introduction

The City of Central Point requests an amendment to the City and County Comprehensive Plans to add approximately 444 acres of land (51 tax lots) for residential, employment, parks and open space, and associated public facility uses. The proposed UGB amendment (“UGB Amendment”) responds to the following:

- Forecast Growth. The City is expected to add 7,216 people to its population between 2019 and 2039 primarily as a result of net in-migration.¹ To accommodate growth Central Point will need housing, employment opportunities, parks and public facilities.
- Land Needs Exceed Buildable Land Supply. The City does not have a sufficient buildable land supply for housing^{2,3}, commercial and other employment^{4,5}, and parks⁶ to accommodate growth. Due to the City’s efforts over the past 20-years to increase land use efficiency through Transit Oriented Development (TOD), performance zoning, imposing maximum density and off-street parking standards, and adoption of a minimum average density over the next 50-years⁷, the City is now looking to expand its UGB.
- Availability of Urban Reserve Areas (URAs). Adoption of the Greater Bear Creek Valley Regional Plan as the City’s Regional Plan Element of the Comprehensive Plan (City Council Ordinance No. 1964) established eight (8) URAs that are first priority lands available for UGB expansion.

¹ Portland State University Population Research Center, “Coordinated Population Forecast for Jackson County and Urban Growth Boundaries.” June 2018.
² City of Central Point Residential Buildable Lands Inventory. Ordinance No. 2053, March 14, 2019.
³ City of Central Point Comprehensive Plan Housing Element. Ordinance No. 2057, April 11, 2019.
⁴ City of Central Point Employment Buildable Lands Inventory. Ordinance No. 2058, June, 11, 2019.
⁵ City of Central Point Comprehensive Plan Economic Element. Ordinance No. 2059, July 11, 2019.
⁶ City of Central Point Comprehensive Plan Parks Element. Ordinance No. 2045, July 19, 2018.
⁷ City of Central Point Comprehensive Plan Regional Plan Element. Ordinance No. 1964, August 9, 2012.

The purpose of these findings is to demonstrate that the City’s proposed UGB Amendment is consistent with the Urban Growth Boundary Management Agreement (UGBMA) between the City and County, and the goals and policies of the Statewide Planning Goals, Oregon Administrative Rules, Oregon Revised Statutes; the County’s Comprehensive Plan and Land Development Ordinance, and the City’s Comprehensive Plan and Zoning Ordinance.

Including this introduction, these findings will be presented in four (4) parts as follows:

1. Introduction
2. Central Point Urban Growth Boundary Amendment
3. Findings of Fact & Conclusions of Law
4. Summary Conclusion

1.1 Application

The Central Point UGB Amendment application constitutes a Major Revision per the Central Point and Jackson County Urban Growth Boundary Management Agreement (UGBMA). In accordance with City Council Resolution No. 1599 (**Exhibit 1**), the City of Central Point requests the following land use approvals:

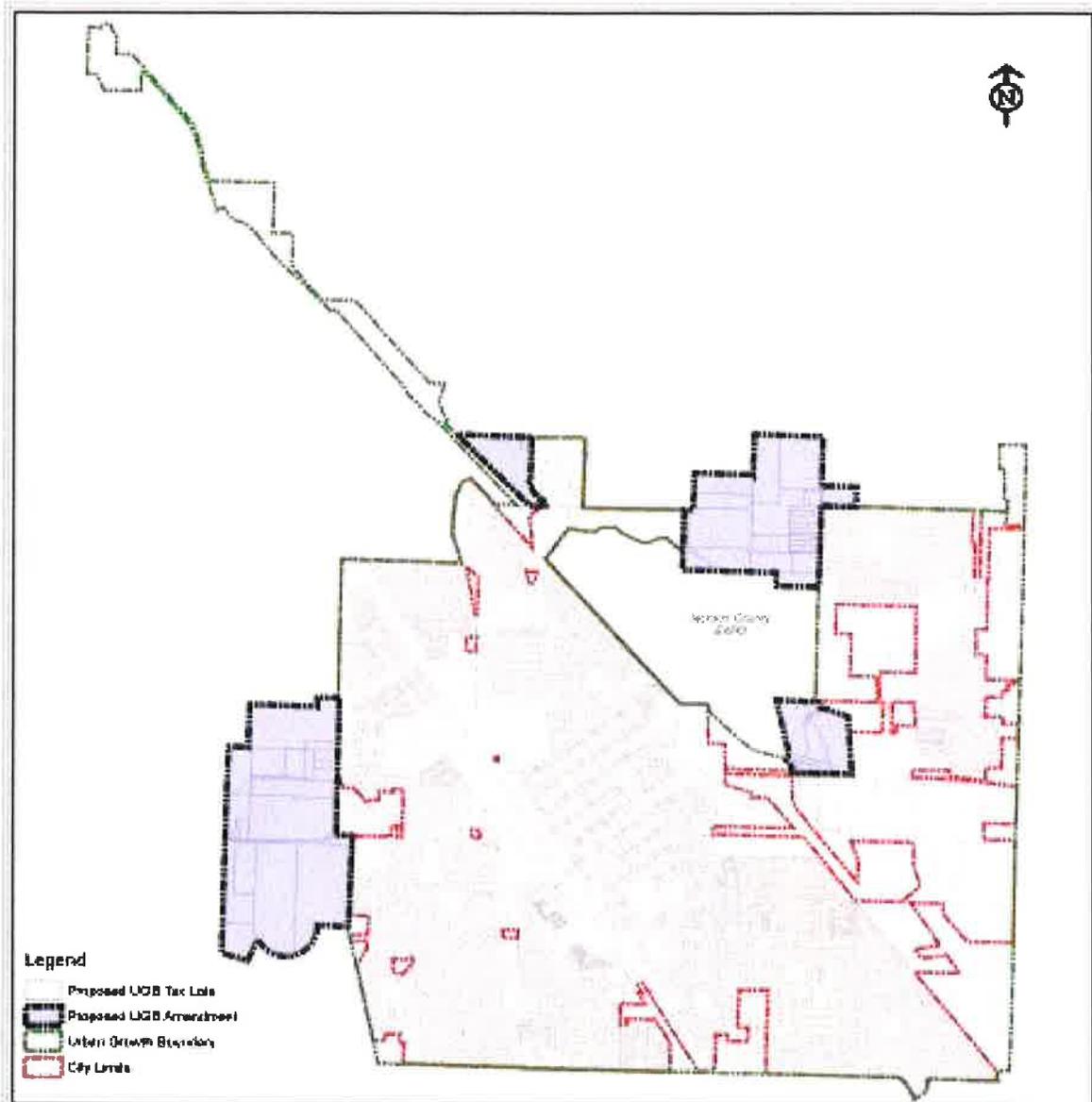
1. Amend the Jackson County Comprehensive Plan Land Use Map (Legislative) to add 444 gross acres and 51 tax lots to the Central Point UGB (**Figure 1, Exhibits 2-3**). The proposed amendment is to retain the County land use and zoning designations as “Urbanizable Area” until such time the properties are annexed into the City.
2. Amend the Central Point Comprehensive Plan Land Use Map (Legislative) to add 444 acres to the Central Point UGB and designate land uses for the properties to be included (**Figure 2**).
3. Transfer jurisdiction of the following roadways from Jackson County to the City of Central Point per the Urban Reserve Area Management Agreement (URMA):
 - Beebe Road from Hamrick to Gebhard Road;
 - Gebhard from Beebe Road to Wilson Road;
 - Grant Road from the Twin Creeks Crossing to Beall Lane; and,
 - Taylor Road from Silver Creek Drive west to the proposed westerly UGB boundary.
4. Amend the UGBMA to add Urban Growth Policy 1(D) as follows, “Prior to annexation of urbanizable lands, no land division shall be approved by the County which creates lots less than forty (40) acres in size.” (**Exhibit 4**)

The following supportive actions will occur prior to annexation of lands added to the UGB:

1. Amend Central Point Municipal Code Title 17 to adopt gross density requirements and development standards consistent with the City’s minimum average density commitment per the Regional Plan Performance Indicator 2.5.1 (County) /4.1.5.1 (City).
2. Amend the Public Facilities Element of the Comprehensive Plan including updated public facility master plans that include the adopted UGB expansion areas.

3. Amend the Environmental Element to complete Goal 5 planning for the UGB areas.

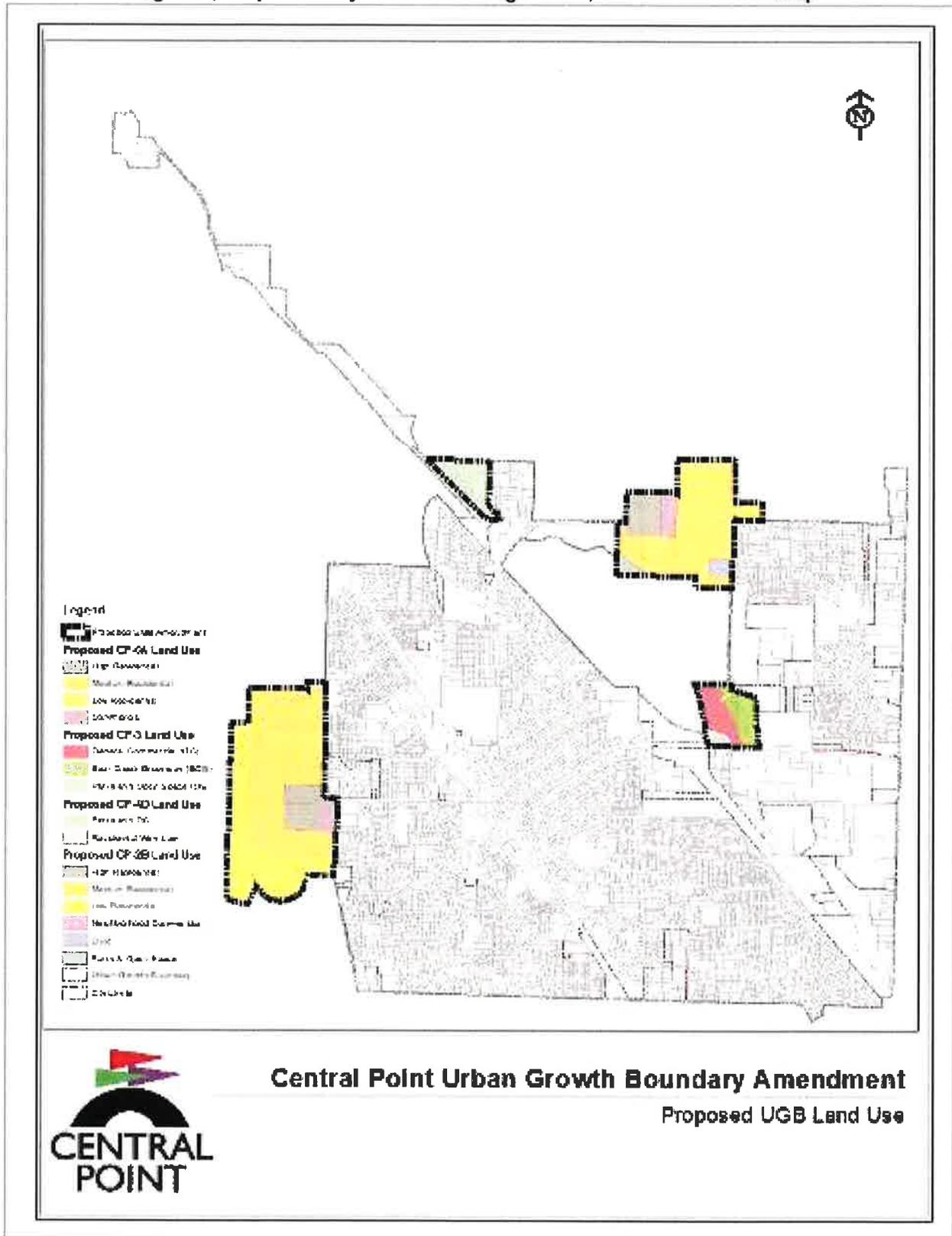
Figure 1, Proposed UGB Expansion Areas, City & County Comprehensive Plans



Central Point Urban Growth Boundary Amendment

Proposed UGB Areas

Figure 2, Proposed City Land Use Designations, General Land Use Map



1.2 Procedural Requirements

The subject application is a major legislative UGB Amendment (Type IV) subject to joint city and county review in accordance legislative procedures in Jackson County Land Development Ordinance (LDO). Amendments to the UGB are governed by the Urban Growth Boundary Management Agreement (UGBMA) between Jackson County and the City of Central Point adopted per Ordinance No. 2001 (**Exhibit 1**). The proposed UGB Amendment is a Major Revision, which is subject to mutual City and County review.

1.3 Approval Criteria

The above amendments are governed by the UGBMA between the City and Jackson County and additional state, county and local criteria as set forth below:

1.3.1 Oregon Revised Statutes (ORS)

ORS 197.298 – Priority of Land to be included in urban growth boundary

1.3.2 Statewide Planning Goals/OARS

Goal 1 – Citizen Involvement

Goal 2 – Land Use Planning

Goal 3 – Agricultural Lands

Goal 4 – Forest Lands

Goal 5 – Natural Resources, Scenic and Historic Areas and Open Spaces

Goal 6 – Air, Water, Land Resources Quality

Goal 7 – Areas Subject to Natural Disasters and Hazards

Goal 8 – Recreational Needs

Goal 9 – Economic Development

Goal 10 – Housing

Goal 11 – Public Facilities and Services

Goal 12 – Transportation

Goal 13 – Energy Conservation

Goal 14 – Urbanization

Goals 15-19 – Address Willamette Valley and Ocean and Coastal Resources, which do not apply to the City.

1.3.3 Oregon Administrative Rules (OAR)

OAR 660-024 – Urban Growth Boundaries

1.3.4 Jackson County Comprehensive Plan

Regional Plan Element: Performance Measures 2.7, 2.8, 2.9, 2.10, 2.13, 2.17, 2.18, 2.20

Transportation System Plan: Policies

Urban Lands Element: Policy 1

Map Designations Element

1.3.5 Jackson County Land Development Ordinance (LDO)

Section 3.7.3(E)

1.3.6 City of Central Point Comprehensive Plan

General Policies

Citizen Involvement Element
Population Element
Housing Element
Economic Element
Parks Element
Land Use Element
Regional Plan Element
Public Facilities Element
Transportation System Plan
Urbanization Element

1.3.7 Central Point Municipal Code (CPMC) 17.76 – Comprehensive Plan and Urban Growth Boundary Amendments

1.4 Exhibits

Exhibit 1 – City Council Resolution No. 1599
Exhibit 2 – Jackson County Application Form
Exhibit 3 – Tax Lot Inventory
Exhibit 4 – UGBMA with proposed revisions
Exhibit 5 – Location Analysis Report
Exhibit 6 – Maps
Exhibit 7 – Regional Plan Progress Report
Exhibit 8 – Mailing Labels

2 Central Point UGB Amendment Background

The City's UGB Amendment aims to provide a sufficient inventory of land that is both available and suitable for urbanization over a 20-year planning period. The current UGB was first established in 1983 and amended in 2014 and 2015 to add roughly 50 acres of open space and industrial land. Aside from these minor amendments, no land for housing or commercial employment has been added to Central Point's UGB in 36-years. Based on the most recent analysis of land needs, the City's forecast population growth for the 2019-2039 planning period requires more land for housing, jobs, and parks than is available in the current UGB. Given the City's efforts to increase land use efficiency over the years, there is little opportunity to further extend the life of the current UGB to accommodate the 20-year land need. Consequently, the City is proposing a major UGB Amendment to add land for needed housing, jobs and parks.

In 2012 the City adopted the Greater Bear Creek Valley Regional Plan as the City of Central Point Regional Plan Element ("Regional Plan"). The Regional Plan established eight (8) Urban Reserve Areas (URAs) that serve as first priority land for UGB amendments. The Regional Plan includes twenty (20) performance indicators, including but not limited to minimum average density commitment for lands newly added to the UGB from the URAs, and requirements to prepare conceptual land use and transportation plans and meet benchmarks for providing new housing and employment in mixed-use/pedestrian friendly areas. The performance indicators have influenced the determination of the City's land need for housing and the location of proposed UGB expansion areas.

UGB Amendments are governed by state, county, and city criteria designed to minimize impacts to valuable agriculture and forest lands, while promoting compact and livable urban development. To accomplish this, the City evaluated its land need needs relative to forecast growth and considered opportunities to accommodate growth within the current urban area. Subsequently the City established a study area and evaluated lands based on priorities and criteria set for in the Oregon State Administrative Rules (OARs), Oregon Revised Statutes (ORS) and City of Central Point Comprehensive Plan to identify the most suitable location for the Central Point UGB.

2.1 Land Need

The City's land needs are set forth in Table 1 and the Central Point Comprehensive Plan, including the following Elements:

- Population Element (Ordinance No. 2030) – Adopts the most recent Portland State University Coordinated Population Forecast for Jackson County and Urban Areas and sets forth the number of persons per household based on historic trends in Central Point.
- Residential Buildable Lands Inventory (BLI), Land Use Element (Ordinance No 2053) – Adopts the updated inventory of available buildable lands for the 2019-2039 planning period. The Residential BLI finds that there are 105 acres of buildable lands available and likely to develop during the 2019-2039 planning period.
- Housing Element (Ordinance No. 2057) – Adopts the City's analysis of housing needs based on the PRC Forecast and Residential BLI to determine the City's residential land needs..
- Employment Buildable Lands Inventory, Land Use Element (Ordinance No. 2058) – Adopts the updated inventory of available buildable lands for employment use based on use and parcel size.

The Employment BLI finds that the City has 147 acres of buildable employment lands likely to develop over the 2019-2039 planning period. Most of the vacant lands that are available and likely to develop are for industrial and retail use.

- Economic Element (Ordinance No. 2059) – The Economic Element was prepared in accordance with Goal 9 and acknowledged by DLCDD. It sets forth the City’s gross employment land needs over the short- and long-term, identifies the needed site types by use, and the City’s target markets for employment capture.
- Parks and Recreation Element (Ordinance No. 2045) - The Parks and Recreation Element sets forth the inventory of current parkland in the UGB and land in the URAs outside the UGB that are owned by the City, and identifies performance standards for core parks (i.e. community and neighborhood), and associated land needs to provide core park recreation opportunities for the 20-year planning period.

Table 1, Summary of 20-year land need by land use category

Housing Need		Employment Need		Core Parks Need	
Persons per Household ⁸	2.5	Regional Job Growth (Total) ⁹	28,840	Level of Service (LOS) Standard	3.5 acres per 1,000 Residents
Household Increase	2,887	CCP Job Capture Rate	6.8%	2039 Population	26,317
Average Gross Density ¹⁰	7.04	Total CCP Job Growth	1,948	Total Parkland Acres Needed	92.1
Needed Gross Residential Acres	410	Commercial: Needed Acres Buildable Acres Add’l Acres	83 61 21	Existing Parkland Acres	37.29
Buildable Residential Acres ¹¹	105	Institutional Needed Acres Buildable Acres Add’l Acres	18 0 18	Additional Core Parkland Acres Needed	55
Additional Needed Gross Residential Acres	305	Other Needed Acres Buildable Acres Add’l Acres	34 0 34		
		TOTAL EMPL. ACRES NEEDED: NET GROSS	74 93		
TOTAL ADDITIONAL LAND NEED:					453

⁸ City of Central Point Comprehensive Plan Population Element, 2019-2039.

⁹ City of Central Point Comprehensive Plan Economic Element, 2019-2039.

¹⁰ City of Central Point Comprehensive Plan Regional Plan Element, 2015-2035.

¹¹ City of Central Point Residential Buildable Lands Inventory, 2019-2039.

To address the identified land needs and deficient available buildable land supply inside the current urban area, the City is amending its UGB (Table 2).

Table 2, Proposed UGB by Location and Land Use Classification

Expansion Area by URA	Proposed UGB Land Use by Gross Acreage						Totals
	Residential	Employment	Core Parks	Open Space	Bear Creek Greenway	Existing ROW	
CP-2B	110	13	17	4	0	3	147
CP-4D	1	0	21	0	0	0	22
CP-3	0	18	0	1	15	2	36
CP-6A	212	5	17	0	0	6	240
TOTALS	323	35	55	5	15	11	444

For the purposes of this UGB Amendment, the City discounted environmentally constrained lands and existing right-of-way to determine ‘reasonably developable’ acreage as defined in the Regional Plan (Table 3 and Exhibit 5).¹² When establishing the study area, the City eliminated SFHA lands with the exception of 3.4 acres in CP-2B. The SFHA land at this location is owned by Jackson County. Following the Pre-Application Conference, the City modified the proposed land use from Medium Density Residential to Parks and Open Space per the County’s suggestion. Based on this land use adjustment, the SFHA discount was not necessary since open space and parks are generally compatible with floodplains.

Table 3. Central Point UGB Proposal with Reasonably Developable Acreage

Land Use Analysis	CP-2B	CP-3	CP-4D	CP-6A	Total
Residential					
Gross Acreage	130	0	1	235	366
<i>Parks Adjustment</i>	<i>17</i>	<i>0</i>	<i>0</i>	<i>17</i>	<i>34</i>
Gross Residential (Minus Parks)	113	0	1	218	332
<i>Environmental Constraints:</i>					
<i>High Risk Flood Hazard Area</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
<i>Mapped Wetlands</i>	<i>3</i>	<i>N/A</i>	<i>N/A</i>	<i>0</i>	<i>3</i>
Total Environmental Constraints	3	0	0	0	3
Existing Right-of-Way	3	0	0	6	9
Reasonably Developable Residential Acreage	107	0	1	212	320
Employment					
Gross Acreage	13	20	0	5	38
<i>Environmental Constraints:</i>					
<i>High Risk Flood Hazard Area</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Mapped Wetlands</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Existing Right-of-Way</i>	<i>0</i>	<i>2</i>		<i>0</i>	<i>3</i>

¹² Oregon Department of State Lands, Statewide Wetland Inventory Mapper. <https://maps.dsl.state.or.us/swi/>

<i>Total Adjustments</i>	0	0	0	0	0
Reasonably Developable Employment Acreage	13	18	0	5	35
Parks & Open Space					
Core Parks	17	0	21	17	55
Bear Creek Greenway	0	15	0	0	15
Open Space	4	1	0	0	1
Gross Parks and Open Space Acreage	21	16	21	17	71
TOTAL GROSS UGB ACREAGE	147	36	22	240	444
TOTAL REASONABLY DEVELOPABLE ACREAGE	136	18	22	234	410

The following sections present evidence from the City’s Comprehensive Plan Elements used to support this UGB Amendment application.

2.1.1 Residential Land

Over the 2019-2039 planning period, the City’s projected to add 7,216 people equivalent to 2,887 new households. Most of the growth in housing is expected to result from people moving to Central Point from in-migration. According to the Housing Element, single-family detached owner-occupied housing will continue to be the preferred housing type followed by multi-family housing. A summary of the City’s residential land needs is provided in Table 4.

Table 4, Projected Residential Buildable Land Need, 2019-2039

2018 Pop. ¹	19,101
2032 Forecast ²	23,662
2039 Forecast ³	26,317
Population Increase	7,216
Persons/HH ⁴	2.50
Household Increase	2,887
Average Gross Density ⁵	7.04
Needed Gross Residential Acres	410
Total Buildable Residential Acres⁶	105
Additional Needed Gross Residential Acres	305

¹ Portland State University Population Research Center, Preliminary Estimate. 2

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

The City has not added any residential lands to its urban area since the UGB was established in 1983. Since that time, the City has implemented several efficiency measures that have contributed significantly to increased land use efficiency and longevity of the residential land supply (Table 5).

Table 5, Residential efficiency measures summary		
No.	Measure Description	Status
1	Increases in the permitted density on existing residential land	Increased in 2000 and 2013 in the TOD and ETOD: min. density increased from 3.1 to 7.7 units per acre.
2	Financial incentives for higher density housing	May be considered as part of the City's Housing Implementation Plan (HIP).
3	Provisions to allow density bonus in exchange for amenities	City has allowed PUDs since 1989. These allow exceptions for amenities.
4	Removal or easing of approval standards or procedures	Per the HIP, the City is working on evaluating and amending standards.
5	Minimum density ranges	Minimum density standards were established in 2006.
6	Redevelopment and infill strategies	The City approved a HIP, which includes looking at infill and redevelopment. Strategies.
7	Authorization of housing types not previously allowed	Per the HIP, the City is preparing text amendments to allow Cottage Housing.
8	Adoption of an average residential density standard	Per the Regional Plan, the City adopted an average density standard (6.9/7.9 u/ac, gross)
9	Rezoning or re-designation of nonresidential land	The City has not proposed re-designating nonresidential land due to needs for employment.
10	Minimum/Maximum parking standard	The City adopted a minimum/maximum parking standard in 2006 to increase efficiency.
11	Infill participation increase	In the BLI/Housing Element, the City increased infill participation increase from 6% (historic) to 20% (next 20-years).

The proactive approach to increasing land use efficiency satisfies the criteria in ORS 197.296(9). The most significant of these include adopting Transit Oriented Development (TOD) regulations and minimum density standards in residential zones, and increasing forecast infill participation rates for the 2019-2039 planning period as compared to historic rates.

2.1.1.1 *Transit Oriented Development*

The City adopted Transit Oriented Development (TOD) District and Corridor regulations in 2000, which were applied to 435 acres and later expanded in 2013 to include an additional 125 acres. This measure has increased density and more livable community areas by allowing more diverse housing types, providing minimum parks and open space requirements for each dwelling unit, allowing lots to be clustered around large common open spaces and parks, and providing opportunities for mixed uses and multi-modal transportation options. The result in an average density of 7.9 to 12.8 units per acre within master planned TOD developments (i.e. Twin Creeks, Snowy Butte Station and Cascade Meadows). Expansion of the TOD District in 2013 on the City's east side increased the planned minimum gross density for that area from 3.1 units per acre to 7.7 units per acre.

2.1.1.2 *Minimum Density*

Prior to 2006 the City had a maximum density standard in its residential zones based on the assumption at the time that developers would favor larger numbers of units. This wasn't the case. As shown in the Housing Element, adoption of minimum density standards contributed significantly to increasing the City's average gross density from 3.77 units per gross acre (1889-

1979) to 8.42 units per gross acre (2006-2018).¹³ Although the increase for the time period is partly associated with increased demand for multifamily housing post-recession, it clearly shows that minimum density standards have been effective in increasing overall land use efficiency within the current UGB.

Table 6, City of Central Point Housing Inventory by Type and Land Use Classification, 1889 through 1979

Land Use Classification	Number and Type of Dwelling Units									Total Developed Units	Gross Density
	SFR		Duplex	Triplex	Apartment	Mobile Home	Mobile Home Park	Mixed Use Residential	Assisted Living		
	Detached	Attached									
VLRes	45	-	-	-	-	-	-	-	-	45	1.20
LRes	1,256	1	6	3	4	4	-	-	-	1,274	3.32
MRes	215	8	18	15	39	1	-	-	-	296	4.29
HRes	167	-	20	15	232	5	53	1	-	493	7.12
Total Units	1,683	9	44	33	275	10	53	1	-	2,108	3.77
Percentage of Total	80%	0%	2%	2%	13%	0%	3%	0%	0%	100%	

Source: City of Central Point 2019 Residential BLI

Table 7, City of Central Point Housing Inventory by Type and Land Use Classification, 1980-2018

Land Use Classification	Number and Type of Dwelling Units									Total Developed Units	Gross Density
	SFR		Duplex	Triplex	Apartment	Mobile Home	Mobile Home Park	Mixed Use Residential	Assisted Living		
	Detached	Attached									
VLRes	30	-	-	-	-	-	-	-	-	30	1.51
LRes	2,573	49	8	-	-	5	76	-	-	2,711	4.14
MRes	603	27	70	-	130	-	-	-	15	845	7.85
HRes	358	53	171	12	439	114	287	11	60	1,505	9.56
Total Units	3,564	129	249	12	569	119	363	11	75	5,091	5.42
Percentage of Total	70%	3%	5%	0%	11%	2%	7%	0%	1%	100%	

Source: City of Central Point 2019 Residential BLI

Table 8, City of Central Point Housing Inventory by Type and Land Use Classification, 2006-2018

Land Use Classification	Number and Type of Dwelling Units									Total Developed Units	Gross Density
	SFR		Duplex	Triplex	Apartment	Mobile Home	Mobile Home Park	Mixed Use Residential	Assisted Living		
	Detached	Attached									
VLRes	1	-	-	-	-	-	-	-	-	1	1.55
LRes	299	49	8	-	-	-	-	-	-	356	3.22
MRes	119	17	17	-	13	-	-	-	15	364	9.31
HRes	17	28	13	-	253	-	1	-	-	312	19.87
Total Units	495	94	38	-	343	-	1	-	15	944	8.42
Percentage of Total	69%	10%	4%	0%	36%	0%	0%	0%	2%	100%	

Source: City of Central Point 2019 Residential BLI

¹³ Tables 6-9, Housing Element.

Table 9, City of Central Point Housing Inventory by Type and Land Use Classification, 2010-2018

Land Use Classification	Number and Type of Dwelling Units									Total Developed Units	Net Density	Gross Density
	SFR Detached	SFR Attached	Duplex	Triplex	Apartment	Mobile Home	Mobile Home Park	Mixed Use Residential	Assisted Living			
VLRes	-	-	-	-	-	-	-	-	-	-	-	-
LRes	144	21	4	-	-	-	-	-	-	169	6.32	5.06
MRes	94	17	12	-	71	-	-	-	15	209	11.51	9.21
HRes	-	28	-	-	82	-	-	-	-	110	27.55	22.04
Total Units	238	66	16	-	153	-	-	-	15	488	9.98	7.99
Percentage of Total	49%	14%	3%	0%	31%	0%	0%	0%	3%	100%		

Source: City of Central Point 2019 Residential BIJ

Prior to annexing lands newly added to the UGB, the City will be amending the minimum densities in residential zoning districts to achieve the minimum average density set forth in the Regional Plan. Recommended minimum densities for zones associated with the proposed land use designations are listed in Table 10. These zones support a variety of housing types needed to respond to market demands and provide options that include but are not limited to the preferred housing types identified in the Housing Element.

Table 10, Residential Land Use Classifications				
Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
Very Low Density Residential (VLRes)				
R-L	1	4	9,000 sq. ft.	35,000 sq. ft.
Low Density Residential (LRes)				
R-1-6	6	8	4,000 sq. ft.	6,000 sq. ft.
R-1-8	5	6	6,000 sq. ft.	7,000 sq. ft.
R-1-10	4	5	7,000 sq. ft.	9,000 sq. ft.
Medium Density Residential (MRes)				
7	10	3,000 sq. ft.	5,000 sq. ft.	
7	10	3,000 sq. ft.	5,000 sq. ft.	
High Density Residential (HRes)				
R-3	15	20	N.A.	N.A.
MMR	15	20	N.A.	N.A.
HMR	20	50	N.A.	N.A.

Source: City of Central Point Comprehensive Plan Land Use Element, 2018-2038.

2.1.1.3 Infill Participation Increase

Historically, residential infill projects have accounted for a low percentage (6% of the land demand)¹⁴. Infill lots by their nature are more difficult to develop due to existing development constraints and cost. As part of the Residential Buildable Lands Inventory and Housing Element, the City committed to increasing the rate of infill participation in residential land use from 6% to 20%. This aligns with the City’s housing policies and a recently approved Housing Implementation Plan (HIP) that establishes a 5-year action plan to increase housing supply and encourage affordability. The City will be looking at regulatory changes to remove barriers and ease the approval process by enacting more clear and objective standards. The City recently updated its regulations to eliminate barriers to constructing Accessory Dwelling Units (ADUs).

¹⁴ Residential Buildable Lands Inventory, 2019-2039.

Additional actions to be evaluated include incentives to promote housing infill projects through Urban Renewal and other programs.

As a result of the actions taken to promote a more compact development form, there is limited capacity (i.e. 105 acres) to accommodate housing needs inside the current urban area. Consequently 305 gross additional acres are needed to meet the City’s 20-year housing needs.

2.1.2 Employment Lands

The City evaluated its employment needs based on the requirements in OAR 660-009-0015.¹⁵ This requires reviewing national, state, regional and local economic trends, identifying types and numbers of sites needed to accommodate growth, inventorying vacant employment lands, and assessing the community’s potential for growth.

Over the 2019-2039 planning period, the City is expected to see a 38% increase in its population accounting for 7% of the County’s forecast population growth. The City’s analysis assumes that job growth over the planning period will be proportional to the population capture rate (Table 11).

Table 11, City of Central Point Job Capture Rate, 2019-2039

City/County	Estimated 2019	Estimated 2039	Average Population Share, 2019-2039 ²¹⁵
Central Point's Population ²¹⁷	19,101	26,317	
Jackson County's Population ²¹⁶	219,270	264,951	
Josephine County's Population ²¹⁸	86,423	97,377	
Total Population of Both Counties	305,693	362,328	
Central Point's Capture Rate of Job Growth	6.2%	7.3%	6.8%

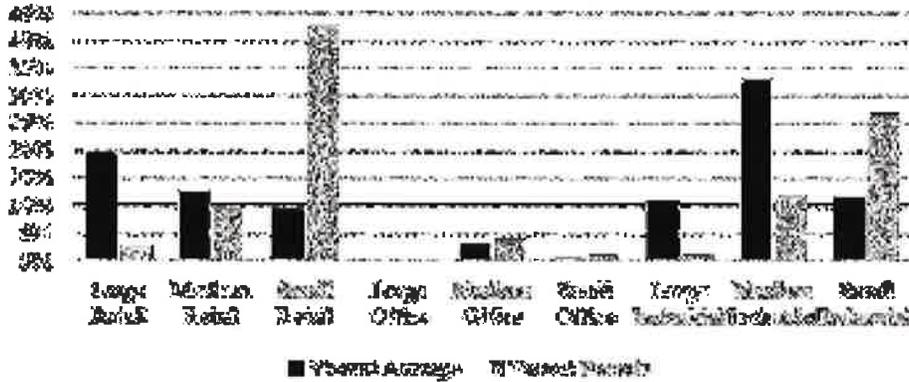
Source: 2019 PRC Coordinated Population Forecast, Jackson and Josephine Counties

According to the Employment Buildable Lands Inventory (BLI), the City has 633 acres of employment lands in the urban area.¹⁶ There are 61 commercial and 87 industrial acres available and suitable for development with most of the vacant acreage in the industrial category. Based on evaluation of parcel size by industry type, the Employment BLI shows that large, medium and small sites for office use, and large sites for retail use are deficient in the urban area.

¹⁵ City of Central Point Comprehensive Plan Economic Element, 2019-2039. Ordinance No. 5059. July 11, 2020.

¹⁶ The Employment BLI (Ordinance No. 2058) was prepared in accordance with OAR 660-024-0050(1) to inventory employment land available over a 20-year planning period in accordance with OAR 660-009-0015.

Figure 3, Vacant Acreage by Percentage Distribution and Parcel Size



The City is poised to experience growth across all sectors of the economy over the 20-year planning period and is especially well suited to accommodate growth in specialty foods, trucking and transportation, healthcare and retail services. In total, this City is expected to add 1,948 new jobs by 2039 (Table 12).

Table 12, Central Point's 20-year Job Forecast by Industry

Industry Sector	Southern Oregon's 20-Year Job Forecast ²⁰²	Central Point's Total Job Growth Capture at 6.8% of Regional Forecast (2039)
Construction & Natural Resources	4,280	289
Manufacturing	1,900	128
Transportation & Utilities	660	45
Wholesale Trade	200	14
Subtotal Industrial Jobs	7,040	476
Retail Trade	1,960	132
Financial	640	43
Services (professional, business, health, private education, hospitality, information)	14,500	980
Subtotal Commercial/Services Jobs	17,100	1,155
Institutional/Government	1,640	111
Other	3,060	207
Total New Jobs	28,840	1,948

The City calculated land needs using the employee/acre ratio provided in the Department of Land Conservation and Development (DLCD) Industrial and Other Lands Analysis Guidebook.¹⁷ Based on comparison of needed acres with the buildable acres by employment sector, the City identified a need to add 23 gross acres including commercial and institutional/government uses to accommodate short-term employment growth and 93 gross acres by 2039 (Table 13).

¹⁷ According to the DLCD Industrial & Other Employment Lands Guidebook, there are typically 8-12 industrial sector jobs per acre, 14-20 commercial and service sector jobs, 6-10 institutional and government jobs per acre, and 6-10 other employment jobs per acre.

Table 13, Central Point’s Employment Land Needs

Sector	New <u>Buildable</u> Acres Needed by 2039	Gross Employment	
		Acres Needed, 2019- 2039	Short-Term Gross Acres Needed, 2019-2024
Industrial	-	-	-
Commercial/Service	21	27	7
Institutional/Government	18	23	6
Other/Uncovered Employment	34	43	11
Total Employment	74	93	23

As part of this UGB Amendment, the City is proposing 35 acres of employment land, including large and medium sites for retail and office, as well as spatially appropriate employment lands to serve mixed-use/pedestrian friendly neighborhoods in CP-2B and CP-6A.

2.1.3 Parks & Open Space Lands

Parks and recreation provide many community benefits to health and wellbeing, the economy, environment and overall quality of life. Accordingly, the City has set forth several objectives to provide high quality, diverse parks and open spaces to assure equitable access for all residents. The Parks Element articulates Central Point’s vision and objectives for parks and recreation, inventories the existing parks system, identifies gaps needed to attain parkland performance standards and sets forth policies needed to achieve the City’s long-term parks and recreation objectives. The UGB Amendment proposal aims to include parkland and open spaces consistent with the City’s identified land needs and policies to optimize parks and recreation benefits as the City grows over the 2019-2039 planning period.

The Parks Element evaluates parkland needs within the current urban area and the City’s URAs. The analysis evaluates the existing parks system relative to the City’s preferred level of service standards as follows:

- Core parks target level of service standard is 3.5 acres per 1,000 residents. Core parks include Community and Neighborhood Parks:
 - Community Parks provide diverse facilities are designed for organized or intensive active recreation use, such as organized sports or similar sport activities. They are generally 10-40 acres in size and serve residents within a 2-mile drive, walk or bike ride.
 - Neighborhood Parks reflect traditional parks design concepts that provide for unstructured, unorganized play and limited active and passive recreation. They are typically 0.25 to 5 acres in size and serve residents within ½ mile.

- Open Space lands have no numeric level of service standard. Land acquisition for open space is typically associated with preserving sensitive natural areas and providing connections between neighborhoods and regional trail networks, such as the Bear Creek Greenway.

At this time, the City has roughly 18 acres each of Community Park and Neighborhood Parks and 82 acres of open space lands. The City also has pocket parks, special recreation facilities (e.g. Joel Tanzi Skate Park, Civic Field, and Skyrman Arboretum) and 4.9 miles of trails that offer both active and passive forms of recreation for Central Point residents and visitors.

2.1.4 Public Facility Land Needs

Public Facilities and services are necessary to accommodate the City's growth in a timely, orderly and economic manner. The needs for water, stormwater, transportation and sewer services in terms of facility type, location, and capacity are defined in the City's Master Plans for water, stormwater and transportation, and by Rogue Valley Sewer Services (RVSS) for sewer. For the purposes of this UGB Amendment, land needs are reported as gross acreage including up to 25% for public facilities such as streets and schools.¹⁸

To better understand capacity issues, improvement needs and cost, the City hired Brown and Caldwell to evaluate the proposed UGB expansion areas on the water system, and Southern Oregon Transportation Engineering to prepare a Traffic Impact Analysis. The UGB expansion areas do not include improved storm drainage systems, so it will be necessary to complete facility planning for stormwater prior to annexation. RVSS evaluated sewer and concluded that the proposed expansion areas can be served by existing sewer infrastructure with a mainline extensions in CP-6A and CP-2B.

2.1.4.1 Water System Master Plan Update

The City is in the process of updating its Water System Master Plan, which evaluates the existing storage, piping and distribution system relative to growth and performance standards for municipal water systems. Early in the planning process for the UGB Amendment, the City requested evaluation of high priority areas for inclusion in the UGB as part of the alternative boundary scenario planning (). Following a public process, the City Council selected a preferred alternative and adjustments were made to incorporate public comments and add land for employment use in CP-3. A more extensive technical analysis was conducted to identify potential system deficiencies and capital improvements needed to accommodate growth over the 2019-2039 planning period. Results of this analysis are provided in Technical Memorandum No. 2, which is attached to the City's Location Analysis Report (Exhibit 5).

The report found that when the City takes down the existing 1M Gallon water storage tank in town due to its age, its replacement will need to be upsized to 2M Gallons to accommodate growth inside the urban area and proposed UGB expansion areas. Additionally, piping and distribution improvements will be needed to maintain adequate fire flows. The improvements are being added to the Capital Improvement Project list and water financing plan, as necessary demonstrate that adequate water facilities and services are planned or available at the time of annexation. Expansion of the City's water system will occur as a function of development, including construction facilities to serve new subdivisions and site developments and System Development Charges (SDCs) pay for the impact of development on the larger water system.

2.1.4.2 Traffic Impact Analysis (TIA)

Southern Oregon Transportation Engineering was hired to evaluate the impacts of the proposed UGB Amendment on existing and planned infrastructure. Although the requirement to comply with the State Transportation Planning Rule does not apply to UGB Amendments that retain County zoning designations until annexation, the City's municipal code requires a TIA for any proposal that amends a comprehensive plan land use designation. Additionally, the TIA provides important information regarding the adequacy of state, county and some city facilities over the planning period and identifies mitigation that can be applied to assure the transportation network continues to meet applicable performance standards as the City grows. The TIA is provided as an attachment to the City's Location Analysis Report (Exhibit 5).

¹⁸ OAR 660-024-0040(10).

The TIA studied 25 existing intersections and 11 new intersections based on planned improvements and feedback received from Jackson County Roads, the Oregon Department of Transportation and City of Central Point Public Works Department. Based on the Study Area, City staff submitted a request to ODOT's Transportation Planning Analysis Unit (TPAU) to evaluate alternative growth scenarios using the Rogue Valley Metropolitan Organization (RVMPO) Travel Demand Model. Following selection of a preferred alternative with amendments, TPAU performed additional analysis that was utilized by Southern Oregon Transportation Engineering, along with updated traffic counts, to prepare the TIA.

The TIA analyzed existing year 2019 conditions during the a.m. and p.m. peak hours and future year 2039 no build and build conditions during the p.m. peak hour to determine what impacts the proposed UGB expansion will have on the transportation system. The findings of the analysis conclude that the proposed UGB amendment can be approved without creating adverse impacts to the transportation system with mitigation. Two intersections are shown to exceed their applicable performance standards under future year 2039 no build conditions. Four additional intersections exceed performance standards under future year build conditions. Traffic impacts and mitigation are summarized below:

Future Year 2039 No-Build Mitigation

- 1) Gebhard Road/Pine Street. Addition of a third west bound through lane from Table Rock Road to Interstate 5 northbound ramps, and dual eastbound and south bound left turn lanes are recommended to help with corridor congestion.
- 2) Upton Road/ Scenic Avenue. Installation of a traffic signal or roundabout is recommended when warrants are met.

Future Year 2039 Build Mitigation

- 3) Gebhard Road/Beebe Road. This new connection in the future is planned as a two-way, stop-controlled intersection in the City of Central Point Transportation System Plan (TSP). Beebe Road approaches are stop controlled and Gebhard approaches have free movements north and south. Eastbound movements on Beebe Road are shown to operate at a Level of Service (LOS) "F" which exceeds the City's LOS "D" or better performance standard. Based on analysis of options, a roundabout is recommended to mitigate higher demand associated with increased traffic volumes and to blend with roundabouts planned to the north.
- 4) North Grant Road/Twin Creeks Crossing. This intersection is planned to become a 4-way intersection in the future with increased traffic generated from eastbound traffic moving from CP-6A. It exceeds both City and County performance standards as a two-way stop controlled intersection but meets both when modeled as an all-way stop controlled intersection. When warranted, it is recommended that stop signs be installed on all approaches.
- 5) Gebhard Road/Wilson Road. This intersection is currently a two-way stop-controlled intersection with stop signs on the Gebhard Road approaches and free movements on Wilson. In the future year, it exceeds County performance standards due to increased traffic volume to/from Wilson Road. The TIA shows that performance standards can be met by installing stop signs on Wilson Road when warranted to make this an all-way stop controlled intersection.
- 6) Upton Road/CP-2B. This future intersection will incorporate a new street connection from CP-2B URA to Upton Road, and is shown to exceed the County's performance standard due

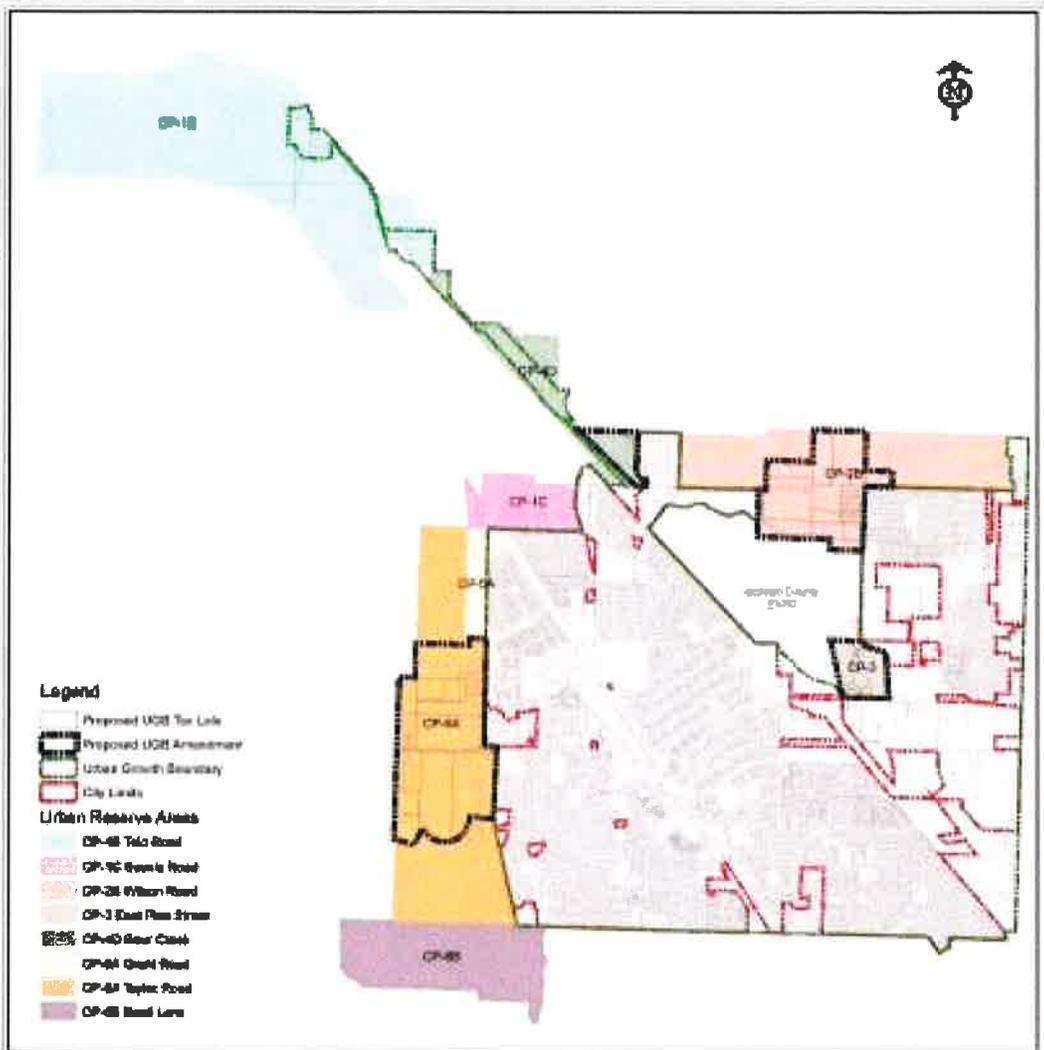
to increased traffic to/from Upton Road. The TIA shows that performance standards can be met with implementation of a center turn lane on Upton Road when warranted.

As shown, the proposed UGB Amendment is consistent with the UGBMA and, although not subject to the TPR, can meet performance standards consistent with the City and County TSPs with mitigation.

2.2 Location

The City of Central Point UGB Amendment encompasses an area of approximately 444 acres (Figure 1, Central Point UGB Amendment Area). It includes lands within four (4) URAs, including 240 acres in CP-6A, 145 acres in CP-2B, 23 acres in CP-4D, and 38 acres in CP-3 (Figure 3, Location Reference). There are 51 tax lots within the proposed UGB expansion areas with a total of 34 rural dwellings (Figure 6-9, Aerial Maps, Exhibit 3, Tax Lot Inventory).

Figure 5, Proposed UGB Amendment Locational Reference



Central Point Urban Growth Boundary Amendment
Proposed UGB Study Area Map

Figure 6, CP-2B UGB Expansion Aerial Map



Legend

-  Proposed UGB Amendment
-  City Limits
-  Proposed UGB Tax Lots
-  Urban Growth Boundary



Central Point Urban Growth Boundary Amendment

Eastside UGB

CP-2B

Figure 7, CP-3 UGB Expansion Aerial Map



Figure 8, CP-4D UGB Expansion Aerial Map

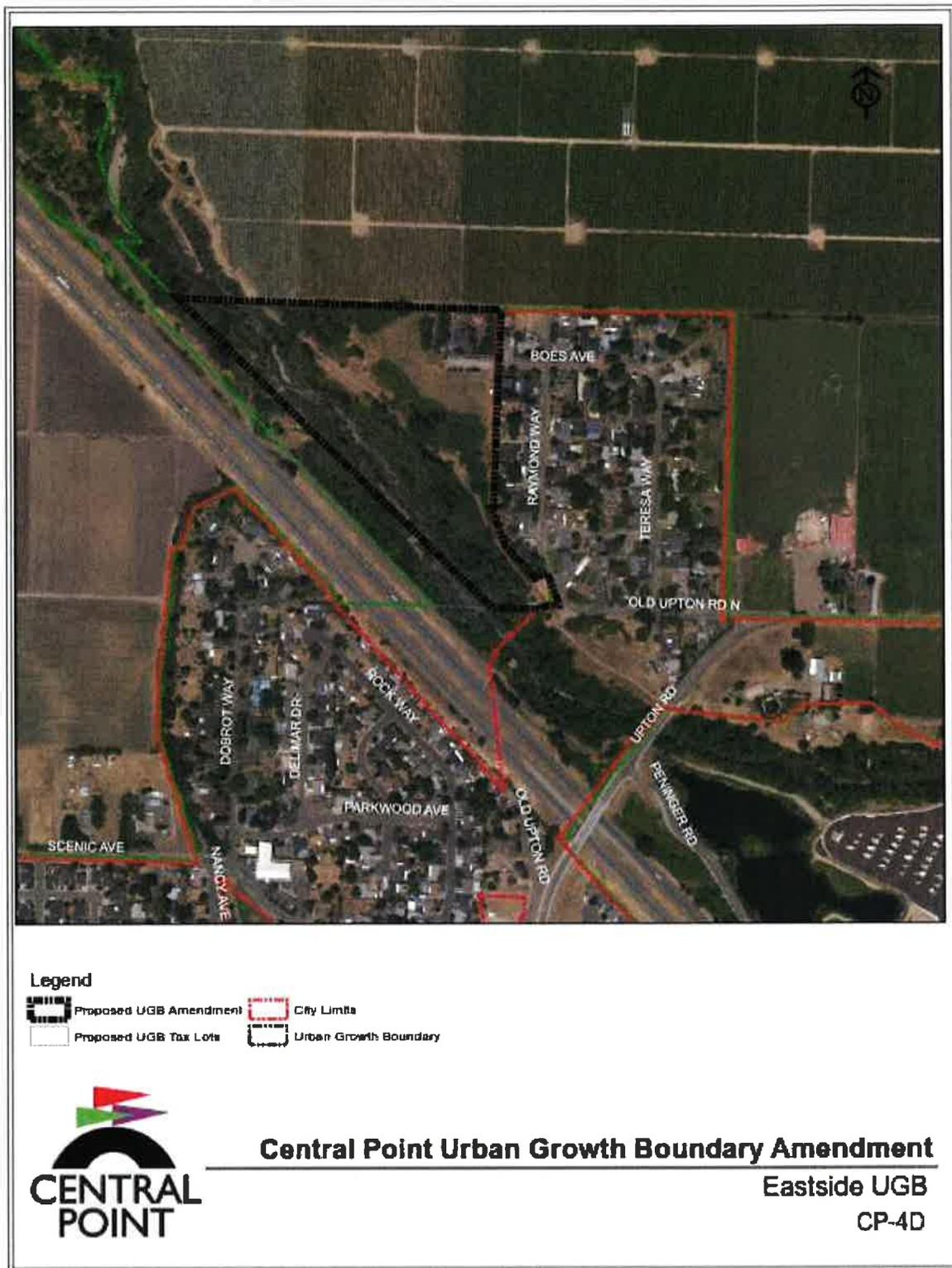


Figure 9, CP-6A UGB Expansion Aerial

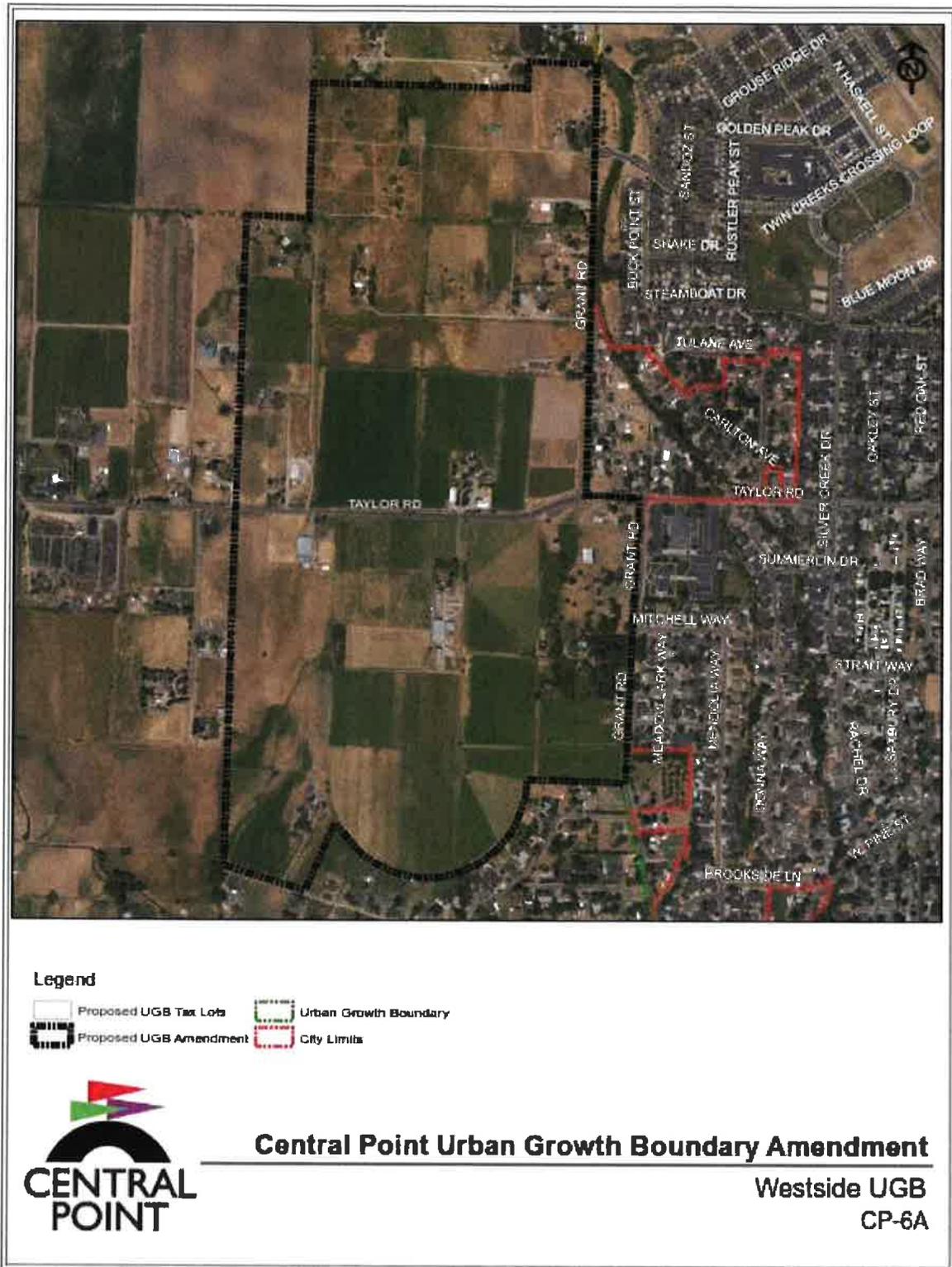
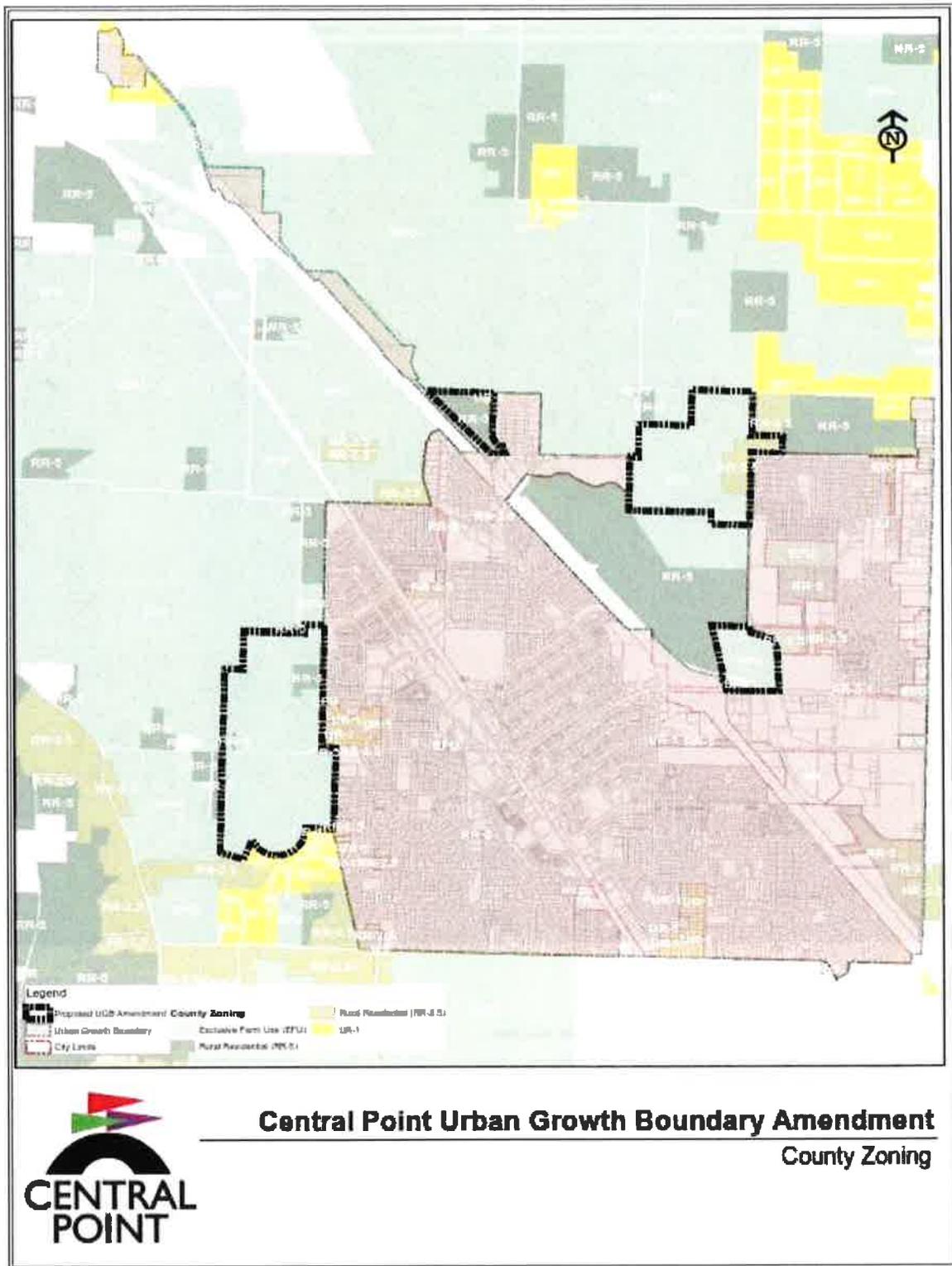


Figure 10, Current County Zoning Map



2.3 County Land Use and Zoning

The current County land use is divided between two (2) general land use categories: Exclusive Farm Use (EFU) (86%) and Residential (12%). Table 14 identifies the current County zoning by acreage and percentage. Figures 7-10 shows the current County zoning.

Table 14, Current & Proposed County Zoning

County Zoning District	Acreage	Percentage
Exclusive Farm Use (EFU)	380	86%
Rural Residential (RR-5)	32	7%
Rural Residential (RR-2.5)	20	5%
Urban Residential (UR-1)	1	0%
Existing Right-of Way	11	3%
TOTAL	444	100%

The City’s UGB Amendment request designates the proposed UGB Expansion Areas to be recognized as Urbanizable Land (UA) per the County Comprehensive Plan and retains the County’s zoning designations until such time lands are annexed into the City. During the interim time, the Urban Growth Boundary Amendment (UGBMA) will govern joint management of lands in the proposed UGB expansion areas (Exhibit 4).

2.4 Proposed City Land Use

The proposed UGB Amendment will apply residential, commercial, civic, and parks and open space general land use designations and identify areas that will be part of a Mixed-use/Pedestrian Friendly Area as defined in OAR 660-012-0060(8) and required by the Regional Plan Performance Indicator 4.1.6 (2.6 City Regional Plan Element). This term is used by the City synonymously with the term “Activity Center” per the Land Use Element of the Comprehensive Plan. Table 15 identifies the proposed land use designations by acreage and percentage. Figure 2 illustrates the proposed land use pattern and Figure 11 delineates the proposed Activity Centers.

Table 15, Proposed Land Use by Gross Acreage & Percentage

Proposed Land Use Designations	Totals	Percentage
Residential		
Very Low Density	1.0	0.2%
Low Density	85.7	19.3%
Medium Density	205.5	46.2%
High Density	40.6	9.1%
Total Residential	332.9	74.9%
Employment		
General Commercial	17.5	3.9%
Employment Commercial	0.0	0.0%
Neighborhood Commercial	12.9	2.9%

Industrial, General	0.0	0.0%
Industrial, Light	0.0	0.0%
Civic	4.9	1.1%
Total Employment	35.3	7.9%

Parks & Open Space		
Core Parks	56.3	12.7%
Bear Creek Greenway	15.1	3.4%
Open Space	5.0	1.1%
Total Parks & Open Space	76.4	17.2%
TOTAL GROSS ACREAGE	444.6	100.0%

The following sections describe the land use designations as defined in the Central Point Comprehensive Plan Land Use Element:

2.4.1 Residential Land Use

There are four (4) residential land use classifications and nine (9) supporting zoning districts. The four (4) land use classifications, their zoning designation, and minimum and maximum densities are provided in Table 16.

Table 16, Residential Land Use Classifications

Land Use Classification	Permitted Housing Types	Associated Zoning Districts	Suggested Minimum and Maximum Gross Densities
VLRes (Very Low Density)	Single-Family Detached	R-L	1 to 4
LRes (Low Density)	Single-Family Detached and Attached	R-1-6 R-1-8 R-1-10	4 to 8
MRes (Medium Density)	Single-Family Attached, Plexes and Apartments	R-2 LMR	7 to 20
HRes (High Density)	Single-Family Attached, Plexes, Apartments	R-3 MMR HMR	20 to 50

Source: City of Central Point Comprehensive Plan Land Use Element. Ordinance No. 2043, March 8, 2018.

The proposed UGB Amendment designates residential land use based on the minimum gross densities in Table 16. At the time of annexation, zoning districts will be assigned in conformance with this UGB Amendment proposal.

2.4.1.1 Very Low Density Residential (VLRes)

The purpose of the VLRes classification is to encourage, accommodate, maintain and protect a suitable environment for residential living at very low densities on lands that are impacted by environmental constraints, or agricultural buffering needs. This land use designation accounts for just over 1% of the City's residential land supply. It is supported by the Residential Low Density (R-L) zoning district.

The proposed UGB expansion areas include 1 acre of VLRes lands in the CP-4D expansion area. This property is already developed with a single-family detached dwelling. Pending inclusion in the UGB this property will be eligible to add one (1) accessory dwelling unit (ADU). No further land development at this location is anticipated.

2.4.1.2 Low Density Residential (LRes)

The LRes land use classification supports the need for low density housing and represents the City's R-1 zoning district. The LRes classification represents the largest residential land use category, accounting for 60% of the City's residential acreage. The purpose of this land use classification is to accommodate the demand for single-family attached and detached housing. In accordance with recent legislation, zoning regulations will be amended to allow duplexes on zones within the LRes land use classification. The minimum density is 4 dwelling units per gross acre (R-1-10), with a maximum of 8 dwelling units per gross acre.

The UGB proposal includes roughly 84 acres within the LRes land use classification. Although it can support three (3) residential zones, the minimum gross density (4 units/acre) was applied to assure achievement of the minimum average gross density. At the time of annexation, the accompanying zone map amendment will meet the minimum gross density needed to provide at least 334 housing units.

2.4.1.3 Medium Density Residential (MRes)

The MRes classification's preferred location is within 1/2 mile of activity centers and/or transit facilities. The MRes classification allows for a mix of detached and attached dwelling units either owner and/or renter occupied, subject to compliance with the minimum and maximum density requirements Table 16. The MRes designation covers two zoning districts; the R-2 and the LMR districts. The LMR district is a performance based zoning district that applies to all new development within the UGB. The R-2 district applies to older areas of the City that are already developed. To avoid non-conforming issues properties in the R-2 retains separate development standards from the LMR district, but may in-fill, or redevelop using LMR standards.

The proposed UGB Amendment includes roughly 197 acres of land within the MRes land use classification. Per the Land Use Element, these lands will be zoned Low Mix Residential at the time of annexation. The minimum average gross density for the MRes land use classification and LMR zone is 7 units per acre, which will provide at least 1,377 housing units.

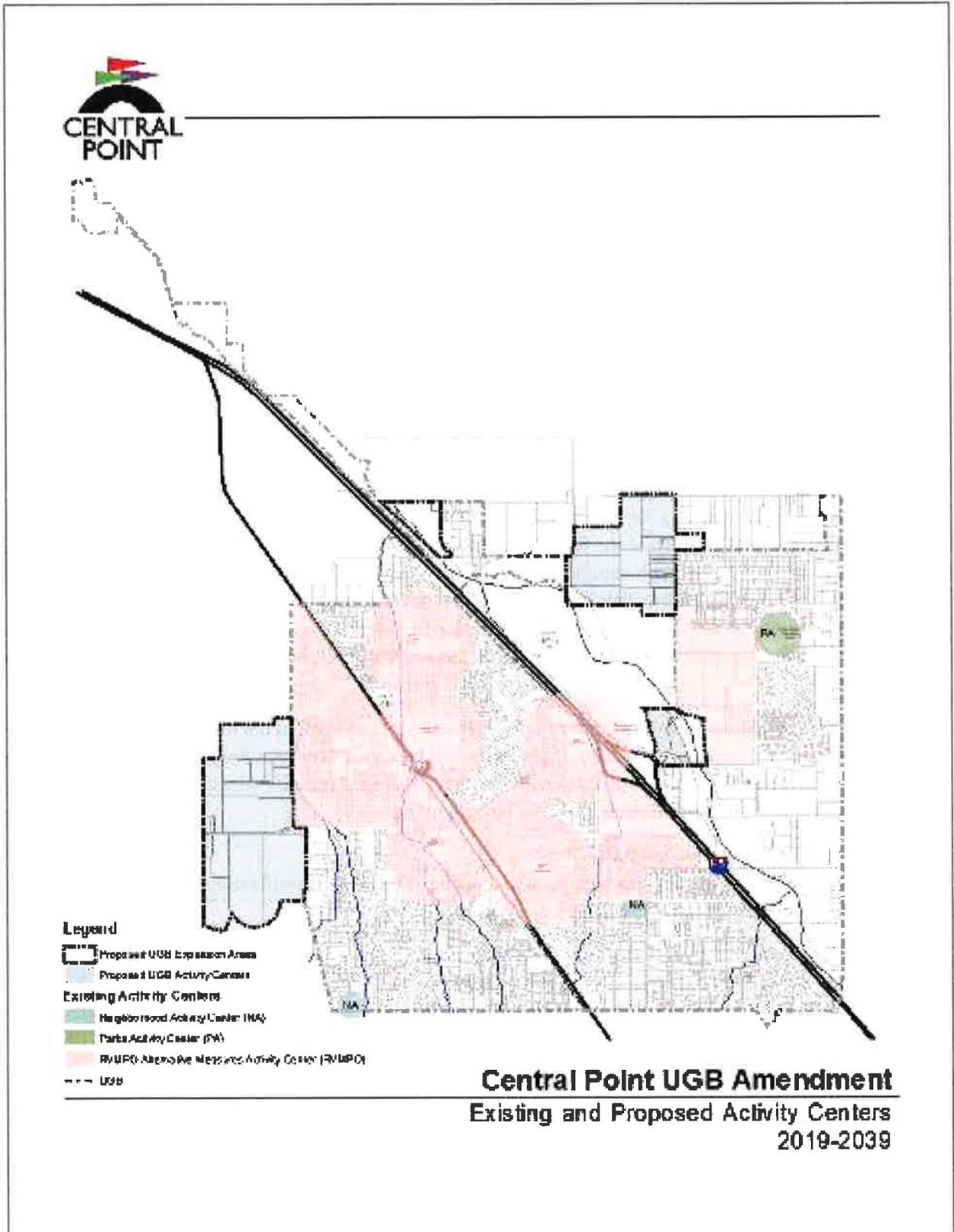
2.4.1.4 High Density Residential (HRes)

This land use classification supports high density housing. The HRes classification's preferred location is within 1/2 mile of activity centers and/or transit facilities.

The HRes classification supports three zoning districts; the R-3, the Medium Mix Residential (MMR), and the High Mix Residential (HMR) (Table 16). The only distinguishing factor between the R-3 and MMR zoning districts is that the R-3 district is typically in the older areas of the City and were developed under older standards, while the MMR and HMR are applied to new development within the UGB, TOD and CBD overlay. The HMR district is the City's highest density residential zoning district, which was initially reserved for use in the TOD district/corridor, but is now allowed outside the TOD district/corridor.

The proposed UGB Amendment includes about 38 acres of land within the HRes land use classification. Based on the minimum average gross density, this land can accommodate a minimum of 571 housing units if all of the land is zoned MMR. No R-3 zones will be allowed in the UGB per the Land Use Element.

Figure 11, Existing and Proposed Activity Centers



2.4.2 Commercial Land Use

The City's commercial land use classification is comprised of three secondary classifications:

- Neighborhood Commercial (NC)
- Employment Commercial (EC); and
- General Commercial (GC)

The proposed UGB Amendment includes land use designations in the NC and GC classifications.

2.4.2.1 *Neighborhood Commercial (NC)*

Neighborhood Commercial, provides for small neighborhood convenience retail and services needs of adjacent residential neighborhoods. To assure that Neighborhood Commercial districts are sized to service neighborhood needs. Neighborhood Commercial districts should be limited to approximately 3-5 acres with a typical service area of 3 miles. The NC district should be located along collector and/or arterial streets and designed to complement the retail and service needs of abutting residential neighborhoods. The design of this commercial district should be at a scale and architectural character that complements and functionally compatible with the neighborhood and emphasizes pedestrian and bicycle convenience.

The UGB Amendment includes two (2) NC districts, including eight (8) acres in CP-2B and roughly 5 acres in CP-6A. Both proposed NC districts are located along Collectors and are intended to serve residential neighborhoods proposed for inclusion in the UGB, as well as existing residential neighborhoods within 3 miles.

The proposed NC land use area in CP-2B is sited adjacent to a future east/west Collector between Upton and Gebhard Road and land owned and operated by the Rusted Gate Farm to the north. This group recently acquired approximately 154 acres within and adjacent to the CP-2B URA (Figure 12). By siting NC lands in proximity to Rusted Gated, the City aims to provide an opportunity for neighborhood scale retail, services, and other uses that are supportive of Rusted Gate Farm's vision to create an agro-tourism hub. As an example, a cider house and restaurant may not be appropriate on County land in the Exclusive Farm Use. If sited in the City, there are options to create destination businesses that could be mutually beneficial to the Farm and urban environment.

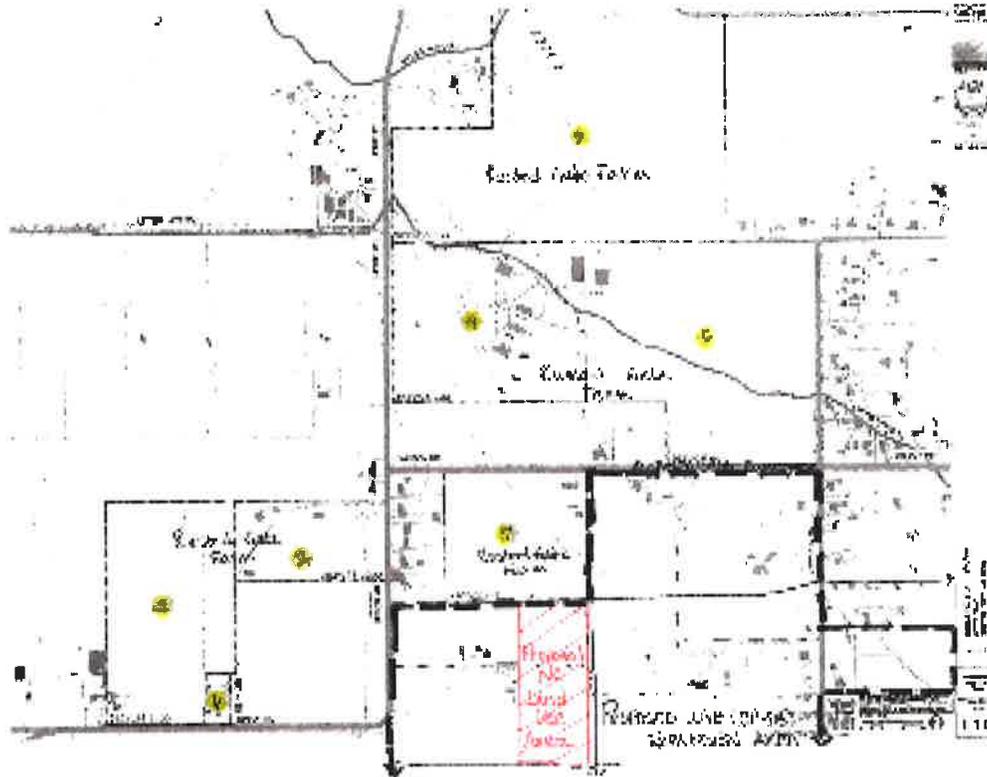
The proposed NC land use area in CP-6A is at the intersection of Taylor and Grant Road, just west of the Latter Day Saints Temple site. This NC land use area may provide opportunities for neighborhood scale professional offices, retail and service uses that may be more dynamic given the proximity to this Civic site and higher density, walkable residential neighborhoods.

2.4.2.2 *General Commercial (GC)*

The GC classification is designed to accommodate commercial, business, and light industrial uses that are most appropriately located along or near major highways or arterials and are largely dependent of highway visibility and access.

The UGB proposal includes roughly 18 acres of GC lands within the CP-3 UGB expansion area. This area was included to satisfy the need for commercial employment lands. It is the last infill GC commercial lands along the East Pine Street (County Arterial) corridor. Additionally the property owners have requested its inclusion in the UGB with the intent to develop the site with uses supported by the GC zone.

Figure 12, Rusted Gate Farm/CP-2B UGB Expansion Area Location Reference Map



2.4.3 Civic Land Use

Lands designated for this use consist of a variety of uses considered to be public in nature or perform public services, particularly public schools, which account for the largest percentage of acreage in this classification.

The proposed UGB includes roughly 5 acres of lands designated for Civic use along Gebhard Road, a Collector.

2.4.4 Parks and Open Space Land Use

Parks and recreation land uses are addressed in the Parks Element. The Central Point UGB Amendment proposes roughly 55 acres of core parkland, 5 acres of open space and 15 acres of Bear Creek Greenway.

2.4.5 Proposed Land Use Conclusion

As shown in this application, the City of Central Point has demonstrated need for land uses that cannot be accommodated within the current UGB. This determination is based on current population forecasts, buildable lands inventories, and analysis of housing, employment and parks. At full build-out, the City's UGB will provide at least 2,886 dwelling units, of which 2,265 (78%) and 35 acres (100%) of commercial and civic lands within Mixed-Use/Pedestrian Friendly Areas. This exceeds the City's commitment to provide 39% of new housing units and 48% of new employment opportunities in Mixed-Use/Pedestrian Friendly Areas per the RVMPO Regional Transportation Plan.

The Findings of Fact in Section 3 address the UGB Amendment relative to the applicable criteria.