

CITIZENS ADVISORY COMMITTEE
Tuesday, October 10, 2017 - 6:00 p.m.
Council Chambers @ Central Point City Hall

I. MEETING CALLED TO ORDER

II. ROLL CALL/INTRODUCTIONS

David Painter (Chair), Sam Inkley, Jr., Larry Martin, Cameron Noble, Cinda Harmes,
Patrick Smith and Caitlin Finley

III. MINUTES

Review and approval of August 15, 2017 minutes

IV. PUBLIC APPEARANCES

V. BUSINESS

VI. DISCUSSION

- A. Open discussion about a Conceptual Land Use and Transportation Plan for
Urban Reserve Areas CP-5 and CP-6; Applicant City of Central Point**

VII. MISCELLANEOUS

- A. Central Point Development Update**

VIII. ADJOURNMENT

**City of Central Point
Citizens Advisory Committee
August 15, 2017**

I. MEETING CALLED TO ORDER AT 6:10 P.M.

II. ROLL CALL

Present were: David Painter, Larry Martin, Cameron Noble, Cinda Harmes, Pat Smith, Sam Inkley and Caitlyn Finley

Also in attendance were: Tom Humphrey, Community Development Director, Don Burt, Planning Manager, Molly Bradley, Community Planner and Karin Skelton, Planning Secretary

III. MINUTES

Pat Smith made a motion to approve the minutes of July 11, 2017. Cameron Noble seconded. All members said "aye". Motion approved.

IV. PUBLIC APPEARANCES – NONE

V. BUSINESS

A. Consideration of Land Use Element, City of Central Point comprehensive Plan. Applicant: City of Central Point; File No.: CPA-17003

Planning Manager Don Burt said that at the previous Citizen's Advisory Meeting a working draft of the Land Use was presented and discussed. The discussion focused on changes needed to reflect prior land use actions that affected land use goals and policies that are not consistent with the current Land Use Element. Also discussed were changes necessitated by recent policy, which are primarily related to residential land uses and the need to adjust the minimum density requirements of the Regional Plan Element. Additionally he said there are changes that are recommended to provide more flexibility in the land use process which are related primarily to the commercial lands and are intended to provide a broader purpose base allowing for more flexibility in responding to structural changes in the commercial sector of the economy.

He explained the Land Use Element was intended to track land use activity and he identified the Land Use Element Goals.

Mr. Burt gave an overview of the Regional Plan Element and how each of the Urban Reserve Areas was required to have a Land Use and Transportation Concept Plan prior to being brought into the City. He explained the relationship between the Regional Plan and the other elements.

Community Development Director Tom Humphrey stated that the Citizen's Advisory Committee would be reviewing the Concept Plans for some of the Urban Reserve Areas in October.

Mr. Burt reviewed the Land use classifications:

Residential, which includes very low density, low density, medium density and high density zoning.

Commercial, which includes Neighborhood Commercial, Employment Commercial. He said that the current land use titles for the Tourist & Professional Office and Thoroughfare Commercial are outdated, and should be replaced with Employment Commercial and General Commercial. The purpose of the Central Business District overlay is to emphasize the downtown as a unique place in the City.

Industrial, which includes Light Industrial and General Industrial zoning.

Civic, which includes public facilities such as schools, city hall, community centers, etc. He said currently Civic zoning includes churches, and similar uses which are not public. Consideration is being given to eliminating all but public facilities from this classification. Typically churches are allowed in other districts as a conditional use, and will be allowed to continue as such.

The Committee asked where churches would be allocated and Mr. Burt replied in residential zones.

Mr. Burt said the C-4, Tourist & Office-Professional Commercial district is intended to provide for the development of concentrated tourist commercial and entertainment facilities and also for the development of compatible professional office facilities.

He stated that the Parks & Recreation/Open Space includes public parks, open space and environmental lands such as flood plains, steep hillsides, etc. Currently this classification includes only public parks and open space, but there are incidences where lands are committed to open space for flood plain or other environmental reasons. It is proposed that these lands, when identified be included in the parks and recreation/open space classification.

Right of Way includes public streets and private streets.

Mr. Burt said that the Land Use Element would cover the years 2017 to 2037. It would be based on a current population of 17,585 with a target population of 23,085. This would be a population increase of 5,500. He said that Portland State University updated the population estimates every four years and that number determined how much additional land would be needed.

He reviewed the mapping changes with regard to the Comprehensive Plan and the goals and policies for each land use classification.

Cinda Harmes made a motion to favorably recommend the working draft of the Land Use Element to the Planning Commission and the City Council. Caitlin Finley seconded the motion. All members said "aye". Motion passed.

Mr. Burt said that in the future the Committee would be hearing about the Urbanization Element which concerned planning the growth of community. He said that the Urbanization Element would need to be done at the same time as the Public Facilities Element.

Tom Humphrey explained that in October the CAC would be seeing draft concept plans for CP-5 & CP-6 which were located west of Grant Road.

Additionally, he explained the role of the CAC for the benefit of the new members.

VI. DISCUSSION

A. Current Development Update

Mr. Humphrey updated the committee on the progress of the Costco building, and the veterinary hospital. He said that Microdevices would be relocating to Central Point from Medford and that the Rogue Federal Credit Union was nearing completion. He added that there was an elder care and memory facility in Twin Creeks that was in the process of obtaining building permits. He stated that the apartments in Twin Creeks had been approved and would be going forward. He said there had been quite a bit of concern in the neighborhood regarding the noticing of the project so there would be some changes to the noticing requirements

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Cameron Noble made a motion to adjourn. Pat Smith seconded the motion. All parties said "aye". Meeting adjourned at 7:12 p.m.

The foregoing minutes of the August, 2017 Citizens Advisory Committee were approved by the Citizens Advisory Committee at its meeting of October 10, 2017.

Chairman

STAFF REPORT



Planning Department

Tom Humphrey, AICP,
Community Development Director

STAFF REPORT

October 10, 2017

AGENDA ITEM: File No. CP-17001

Open discussion about a Conceptual Land Use and Transportation Plan for Urban Reserve Areas CP-5 and CP-6;
Applicant: City of Central Point.

STAFF SOURCE:

Tom Humphrey AICP, Community Development Director

BACKGROUND:

The City's Regional Plan Element includes a provision that prior to expansion of the urban growth boundary into an urban reserve area it is necessary to adopt conceptual land use and transportation plans for the affected urban reserve. The City received a request to add Urban Reserve Area CP-6 to the City's UGB for additional housing creation. The City Council responded to this request by passing a Resolution of Intent to initiate a UGB Amendment.

City staff is initiating this preliminary discussion with the Citizen's Advisory Committee in order to create a concept plan that reflects local land use expectations and remedies for traffic congestion the land uses may generate. The City agreed to a residential/employment/open space split in the Regional Plan (76%, 4% and 18% respectively). That means there about 337 acres that can be designated for residential uses and about 18 acres designated for employment. The Committee will be asked for their opinions about the uses they would like to see given the constraints that exist in this area. Existing city land uses and environmental constraints are reflected in the draft Conceptual Plan and maps.

ISSUES:

Public Comment on the CP-5/6 Conceptual Plan will be received at the Citizen Advisory Committee (CAC) if citizens choose to attend and then again at the Planning Commission meeting when a draft is complete. Based on land owner and CAC input, the Planning Commission will make a recommendation to the City Council.

EXHIBITS/ATTACHMENTS:

Attachment "A – Excerpts from City of Central Point Regional Plan Element"
Attachment "B – CP-5/6 Draft Concept Plan"

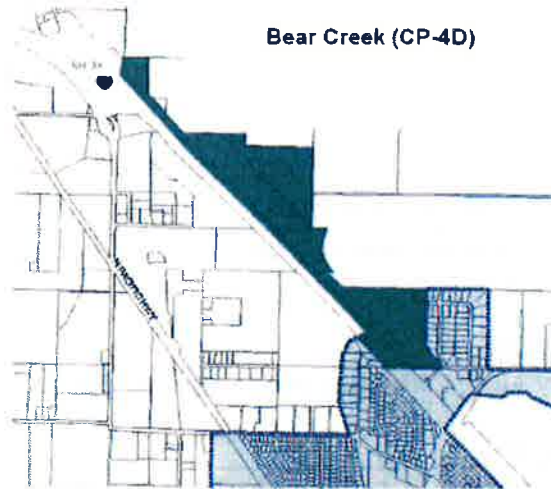
ACTION:

Discuss localized constraints, land use expectations and transportation options for the CP-5/6 Concept Plan.

RECOMMENDATION:

Direct staff to refine a draft conceptual plan based upon public input received at the CAC meeting.

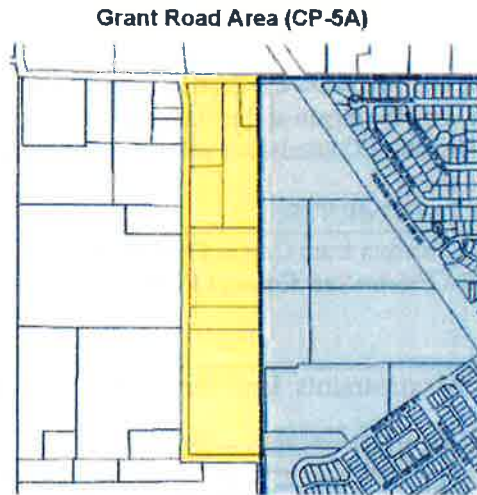
At the northeast corner of CP-4D there is a one-acre parcel of exception land zoned Urban Residential (UR-1). This property has an existing residence and abuts the City limits and residentially zoned lands to the east. The property also abuts agricultural lands to the north. As an exception area, it was deemed appropriate to include the property within this Urban Reserve as first priority land. However, it is recognized that the property abuts agricultural land and as such, future development of the property will be subject to compliance with the agricultural buffering standards to be implemented as part of this Plan. Because of the existing residential character of the property, and its proximity to other developed residential lands, it was deemed appropriate to include this parcel in CP-4D.



CP-4D URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
	Reasonably Developable Acres: 52	Residential	Aggregate	Resource	Open Space/Parks	Employment
Proposed Uses		1%	0%	0%	99%	0%

AREA CP-5 (GRANT ROAD AREA)

Area CP-5 has approximately 31 acres located immediately west of city limits, east of Grant Road, and south of Scenic Avenue. Most parcels within the area are designated as Rural Residential exception land. A 10-acre parcel is designated as Agricultural land at the area's southern end. The parcel contains a walnut grove, Christmas trees, and a dwelling with accessory uses located southwest of the creek. A small pasture and two barns are on the creek's opposite side. Because the creek runs through the property and portions are in residential use, the property's effective farmable portion is significantly less than ten acres; no adjacent parcels are available for farm use in conjunction with this prop-



CP-5 URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
Gross Acres: 31	Reasonably Developable Acres: 19	Residential	Aggregate	Resource	Open Space/Parks	Employment
Proposed Uses		91%	0%	0%	9%	0%

erty. Jackson Creek and its associated 100-year floodplain follow Grant Road except where they cut through the EFU parcel. The riparian areas create a significant physical barrier from the larger tract of farmland to the west and reduce the need for fencing. Consequently, the area can and will provide for urban needs in a manner that is compatible with nearby agricultural lands. There are no nearby forest lands or uses.

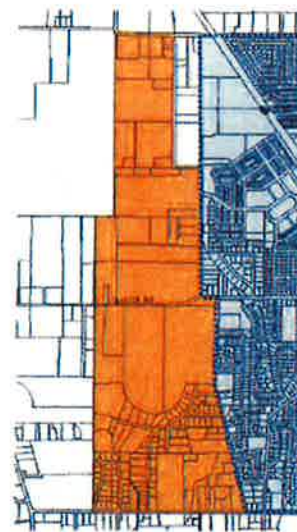
AREA CP-6A (TAYLOR ROAD AREA)

This area consists of 444 acres. The CP-6A area is adjacent to city limits, and could easily be served by services from the Twin Creeks TOD or from existing collector roads, such as Beall Lane, Taylor Road, and Scenic Avenue. The circulation plan for this area is a natural extension of the Twin Creeks TOD, and of historic east-west roads such as Taylor and Beale.

Public water, sanitary sewer and natural gas maps indicate that this infrastructure can be readily, efficiently, and economically extended to CP-6A from the east and the south. Storm drainage can be developed, treated, and effectively discharged into existing systems. The Twin Creeks TOD uses passive water treatment. Central Point intends to require passive water treatment for new development in this area.

Approximately two-thirds of the land in this urban reserve is currently designated for agriculture, and was recommended by the RLRC as part of the Commercial Agricultural Base. The remaining one-third consists of exception lands planned Rural Residential. Soils in this area are Class 3 with limited amounts of Class 2. Agricultural use has been limited to livestock grazing or has otherwise remained fallow.

Taylor Road Area (CP-6A)



CP-6A URBAN RESERVE BY EXISTING AND POTENTIAL LAND-USE TYPE						
Gross Acres:	Reasonably	Residential	Aggregate	Resource	Open	Employment
444	Developable				Space/Parks	
	Acres: 386					
Proposed Uses		76%	0%	0%	20%	4%

The area is generally free of any severe environmental constraints that occur elsewhere around the City, and proximity to the downtown core is conducive to urban centric growth objectives that minimize vehicle trip lengths and durations and the same represents a positive consequence under all of the ESEE factors. Central Point's experience with TOD design on the west side of the City has been extremely positive and has fostered positive social relationships in the community. In the balance, it is concluded that the comparative ESEE consequences for urbanization are positive. In combination with the other Goal 14 location factors, CP-6A is determined to be suitable and appropriate as an urban reserve. The City believes that there are more natural linkages from the areas west of Grant Road to the Downtown core and many other Central Point neighborhoods.

Wednesday October 4, 2017 Draft

GRANT ROAD AREA CONCEPT PLAN

***A CONCEPTUAL LAND USE AND
TRANSPORTATION PLAN FOR***

CP-5/6

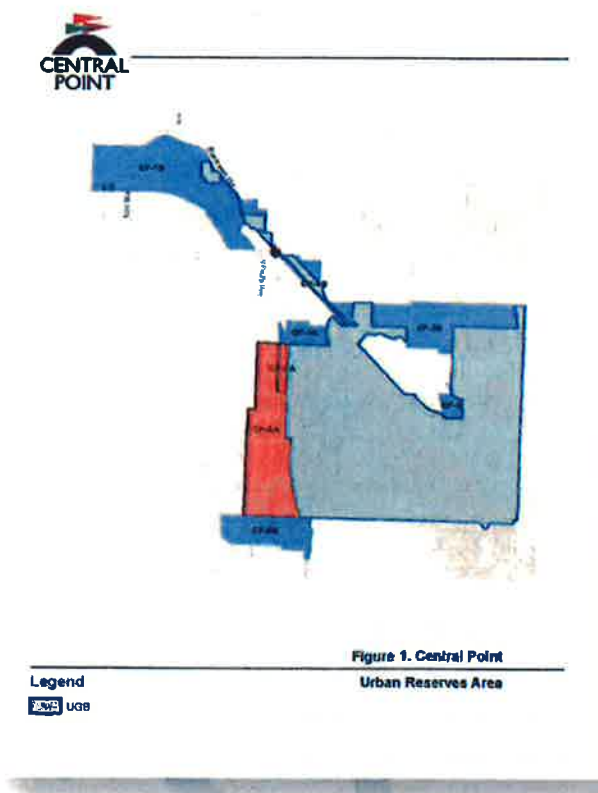
***AN URBAN RESERVE AREA OF THE CITY OF
CENTRAL POINT***

City of Central Point

Adopted by City Council Resolution No. _____, December, 2017

PART 1. INTRODUCTION

As part of the Regional Plan Element¹ it is required that the City prepare and adopt for each of its eight (8) Urban Reserve Areas (URAs) a Conceptual Land Use Plan² and a Conceptual Transportation Plan³ prior to or in conjunction with an Urban Growth Boundary (UGB) amendment within a given URA. This document addresses both conceptual plans, which are collectively referred to as the *CP-5/6 Concept Plan ('Concept Plan')*. Figure 1 illustrates CP-5/6's relationship to the City and the other URAs.



As used in this report the term 'concept plan' refers to a document setting forth a written and illustrated set of general actions designed to achieve a desired goal that will be further refined over time as the planning process moves from the general (concept plan) to the specific (site development). In the case of CP-5/6 the goal to be achieved is a first generation refinement of how the land use distributions and applicable performance indicators of the Greater Bear Creek Valley Regional Plan (GBCVRP) will be applied to CP-5/6. The

areas of CP-5 and CP-6 are combined in this document given their proximity to one another and because of CP-5's small size.

The concept plan is a general land use guide prepared in accordance with, and intended to facilitate implementation of the Regional Plan Element. It does not address compliance with

¹ City of Central Point Ordinance 1964

² City of Central Point Comprehensive Plan, Regional Plan Element, Section 4.1 Performance Indicators, subsection 4.1.7

³ City of Central Point Comprehensive Plan, Regional Plan Element, Section 4.1 Performance Indicators, subsection 4.1.8

the Oregon Statewide Land Use Planning Goals, applicability of land use planning law, or comprehensive plan compliance. These items will be appropriately addressed at some other time as the area's planning proceeds through UGB amendment, annexation, zoning, site plan approval, and ultimately development, with each step being guided by the *Concept Plan*.

The *Concept Plan* illustrates the City's basic development program for CP-5/6; which is presented in Part 2 of this document. The remainder of the document (Part 3) is dedicated to providing background information used in preparation of the *Concept Plan*, including findings of compliance with the land use distribution and applicable Performance Indicators in the City's Regional Plan Element.

In summary the *Concept Plan* has been prepared in accordance with the Regional Plan Element and Greater Bear Creek Valley Regional Plan including all applicable performance indicators set forth in these documents. The development concept for CP-5/6 compliments and supports local and regional objectives relative to land use distribution and needed transportation corridors identified in the *Greater Bear Creek Valley Regional Plan*.

PART 2. THE CONCEPT PLAN

The long-term objective for CP-5/6 is that it will develop as another unique residential neighborhood which creates a 'sense of place' and enhances mixed modes of transportation. The area is currently occupied by small farms and home sites which are generally west of the current city limits on Grant Road. The Concept Plan is comprised of two elements:

a. The Conceptual Land Use Plan ('Land Use Plan')

The primary objective of the Land Use Plan is to refine the land use categories and spatial distribution of those categories throughout CP-5/6. This is necessary because the Regional Plan Element only addresses land use in terms of general land use types, i.e. residential, employment, etc., and a percentage distribution of the land use.

The Regional Plan Element distributes land uses within CP-5/6 into three land use classifications; residential (76%), open space/park (20%) and employment (4%). Employment land can include two categories in this case: commercial and civic. The Land Use Plan for CP-5/6 refines these allocations by aligning them with the appropriate Comprehensive Plan Land Use and Zoning designations in the City's Comprehensive Plan. Those designations are illustrated in Figure 2, and tabulated in Table 1 as follows:

- i. **Residential.** The Comprehensive Plan’s residential designation is intended to ‘provide an adequate supply of housing to meet the diverse needs of the City’s current and projected households’. Land Use is broken down into two categories.
 - Low density;
 - Medium density;

- ii. **Employment.** The Comprehensive Plan’s commercial designation is intended to actively promote a strong, diversified and sustainable local economy that reinforces Central Point’s ‘small town feel’, family orientation and enhanced quality of life. Civic uses and convenience centers meet immediate needs in neighborhoods and reduce out of area vehicle trips.

- iii. **Parks and Open Space.** This Comprehensive Plan designation is consistent with agricultural buffering in Regional Plan Element and allows for the continued use and improvement of irrigation systems and natural drainage. It also provides opportunities for passive recreational/open space use.

Table 1 Proposed Land Use Zoning by Acreage

Township/Range/Section	Acreage	Future Zoning	Future Comp Plan	Current Ownership
372W09	365.7	LRes, MRes, Civic	Residential	
372W09				
372W09	17.8	GC	Commercial	
372W09				
372W09	91.6	Park	Park/Open Space	
372W09				
TOTAL ACRES	475.0			

b. The Conceptual Transportation Plan (‘Transportation Plan’)

The regionally significant transportation documents affecting CP-5/6 are the Central Point Transportation System Plan (TSP) and the Rogue Valley Regional Transportation Plan (RTP). The *Concept Plan* acknowledges these plans (Figure 2, CP-5/6 Concept Plan) and includes policies that encourage the thoughtful development of the URA and surrounding properties.

c. Implementation Guidelines

The following guidelines are intended to serve as future action items:

Policy CP-5/6.1 Land Use: At time of inclusion in the City's urban growth boundary (UGB) the property will be shown on the City's General Land Use Plan Map as illustrated in the CP-5/6 Concept Plan, Figure 2 except where the concept plan depicts a designation that does not currently exist in the City's Comprehensive Plan. In such cases, the City may apply a designation it deems appropriate under its current map designations.

Policy CP-5/6.2 Transportation: At time of inclusion in the City's urban growth boundary (UGB) the local street network plan, road alignments and transportation improvements identified in various state and local plans will be included as illustrated in the CP-5/6 Concept Plan, Figure 2 and where feasible.

Policy CP-5/6.3 Urban Reserve Management Agreement (URMA) and Urban Growth Boundary Management Agreement (UGBMA): The City will revisit mutual agreements with Jackson County in order to address the proliferation of 'marijuana grows' in proximity to urban residential land uses. The City and County will continue to coordinate land use activity within planning boundaries.

Policy CP-5/6.4: Committed Residential Density: Upon UGB Expansion into CP-5/6 and after annexation, the county zoned residential land (e.g. RR and UR-1) will become legally non-conforming in 'less dense' subdivisions. Land use divisions and redevelopment will be encouraged to support the residential land use densities agreed to in the Regional Plan Element.

Policy CP-5/6.5 Forest/Gibbon Acres Unincorporated Containment Boundary: The City and Jackson County will have adopted an agreement (Area of Mutual Planning Concern) for the management of Forest/Gibbon Acres.

Policy CP-5/6.6 Agricultural Mitigation/Buffering: At time of UGB Expansion into CP-5/6, the City and County will coordinate with RRVID to identify, evaluate and prepare potential mitigation. The City will implement agricultural buffers in accordance with adopted ordinances at the time of annexation.

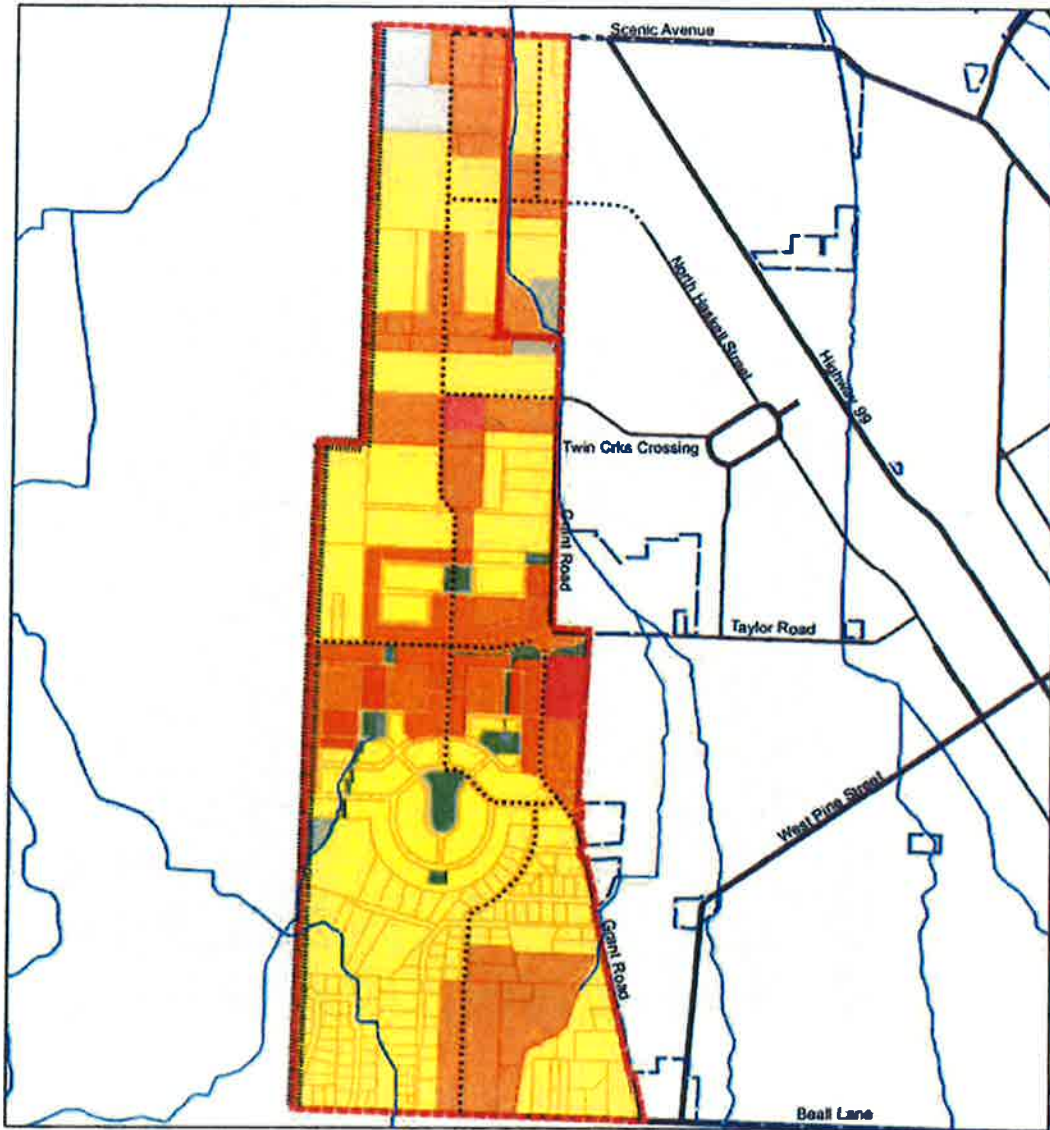


Figure 2. Concept Plan CP-5A and CP-6A Concept Plan

Legend	Existing and Proposed Streets		Proposed Land Use	
	<ul style="list-style-type: none"> CP-5A CP-6A Ag Buffer city limits UGB Streams 	<ul style="list-style-type: none"> Major Arterial Minor Arterial Collector Proposed Minor Arterial 	<ul style="list-style-type: none"> Proposed Collector Proposed Collector (A1) Proposed Collector (A2) Proposed Collector (Remove) 	<ul style="list-style-type: none"> High Res Medium Res Low Res



- Legend**
CP URAs
AREA_
 CP-5A
 CP-6A

Figure 3. Aerial Map

CP-5/6 Concept Plan

PART 3. SUPPORT FINDINGS

The findings present in this section provide both background information and address the Regional Plan Element's Performance Indicators.

a. Current Land Use Characteristics

This section describes the general character of CP-5/6 in its current condition.

Natural Landscape: CP-5/6 is traversed by various creeks and waterways east and west of grant road which bisects the two URAs. Various ponds and wetlands have formed along the creeks and some are independent from them.

Topographically, the land in CP-5/6 is flat but gently sloping to the north/northeast.

In spite of the numerous creeks, ponds and wetlands present in the URA, there are relatively few tax lots that are subject to the flood hazards as shown in Figure 4. The 31 acres that make up CP-5 are most affected by flood hazards which reduce the total buildable area to roughly 19 acres. Those areas that are subject to flood zones will be required to perform mitigation.

Cultural Landscape: CP-5/6 is oriented to the west of the current city limits and the Urban Growth Boundary which is Grant Road. The preponderance of land in the URAs is Exclusive Farm Use (EFU) and is irrigated by the Rogue River Valley Irrigation District (RRVID). Active farming is done west of Grant Road consisting of grazing, truck crops and now cannabis. Other land (approximately 150 acres) in the URA has been subdivided into rural residential lots (Figure 5) some of which are served by the Rogue Valley Sewer Service (Figure 6). No city water has been extended into these URAs.

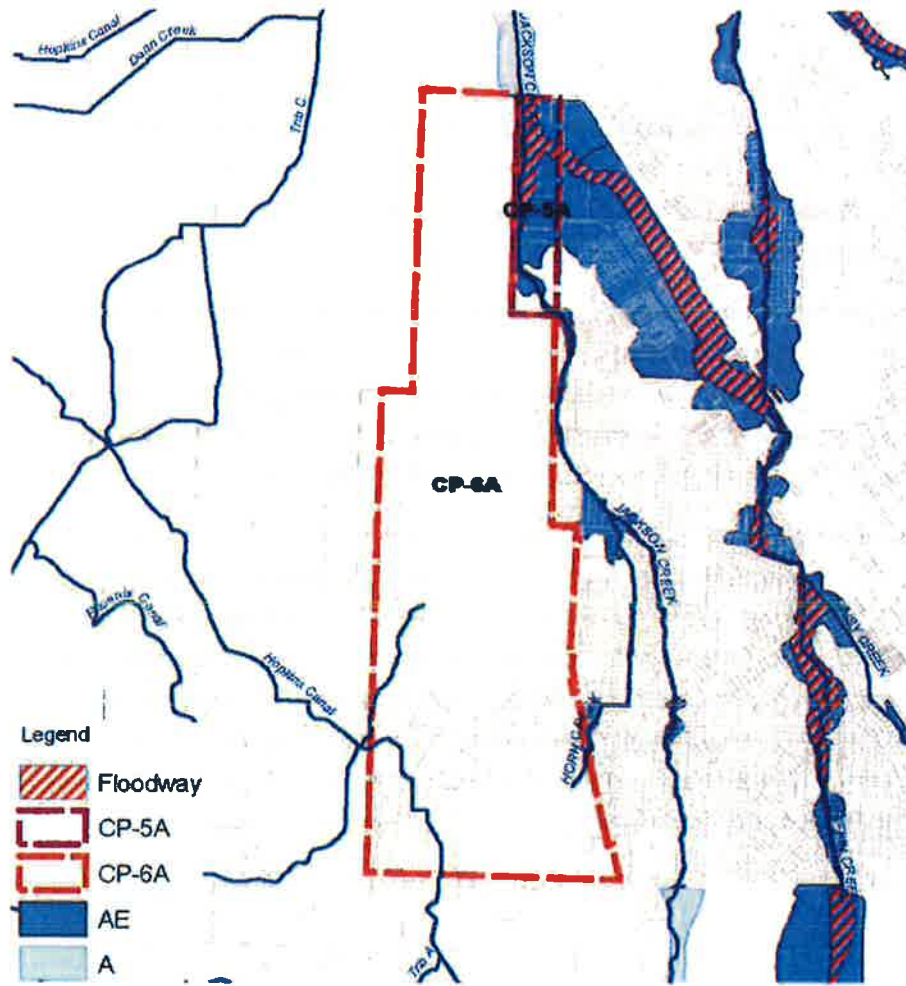
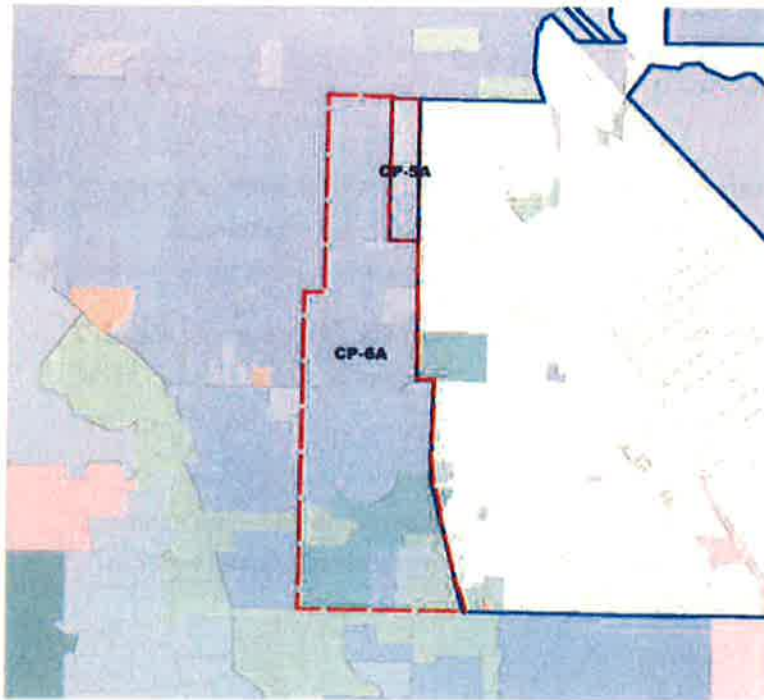


Figure 4. Flood Hazard

**Urban Reserve Area CP-5A/6A
Concept Plan**

b. Current Land Use Designations & Zoning

Jackson County zoning acknowledges the unique geographic features of CP-5/6 by designating land for both agricultural and urban uses. The area's proximity to The remainder of the land uses in the County's plan are as shown in Figure 5.



Legend

ZONE	IC	RR-10	UR-1
AR	LI	RR-2.5	UR-10
ARS	LU	RR-5	UR-30
EFU	NC	RR-5(A)	UR-6
FR	QUR	RR8	WR
GC	RLJ	RS	
GI	RP-00	SVR8	

Figure 5. Zoning

UGB

**Urban Reserve Area CP-5A/6A
Concept Plan**

Map file: I:\development\PLANNING\GIS\Map Projects\City Projects\CP-18 Concept Plan\CP-18 Concept Plan.mxd

A comparison of the existing and proposed land uses are reflected in Table 2.

Assessors No.	Acreage	County Zoning	City Zoning	City Comp Plan
	39.81	RR-2.5		
	46.01	RR-5		
	59.67	UR-1		LRes
	329.51	EFU		
TOTAL ACRES	475.0			

The proposed city zoning will be divided into residential, employment and park land in keeping with the Regional Plan.

c. Existing Infrastructure

Water

Currently, public water service is not available to CP-5/6, and will have to be extended from the Twin Creeks Development, Taylor and Grant Roads.

Sanitary Sewer

CP-5/6 is in the RVSS service area and some sewer lines have been extended into the Residential areas south of Taylor Road (Figure 6). More lines will have to be extended to the area.

Storm Drainage

CP-5/6 does not have an improved storm drainage system and relies upon natural drainage and drainage from road improvements to channel water to various creeks.

Street System

CP-5/6 is accessed via Scenic Road, Taylor Road and Beall Lane from the east and the west. Grant Road runs north and south and forms one boundary of the two URAs. These roads are primary collectors and others roads are envisioned in order to promote better internal circulation (see Figure 2) and to relieve demand on existing roads that may have capacity limitations.

Irrigation District

CP-5/6 is located within the Rogue River Valley Irrigation District (RRVID). Irrigation water is transferred via canals, laterals and some natural means. Most of the land in these URAs is irrigated (see Figure 7).

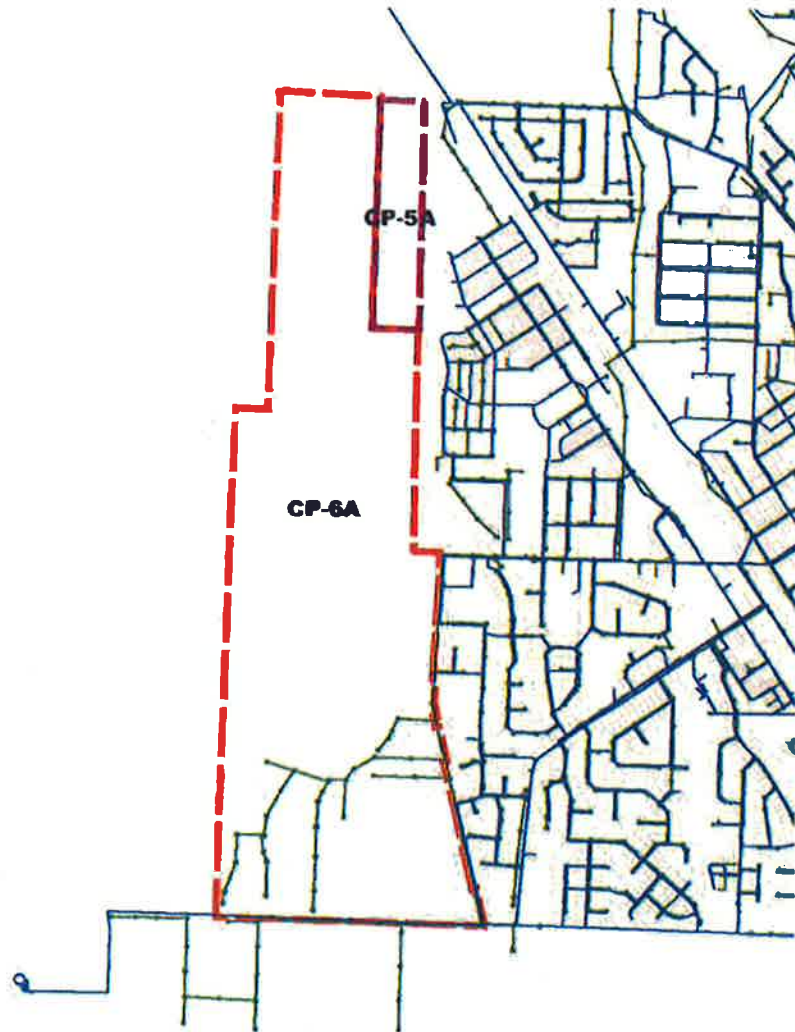


Figure 5. Utilities

**Urban Reserve Area CP-5A/6A
Concept Plan**

Legend

-  Waterline Mains
-  Rogue Valley Sewer Services