

CITIZENS ADVISORY COMMITTEE
October 23, 6:00 p.m.
Council Chambers at 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

III. MINUTES

Review and approval of July 10, 2018 minutes.

IV. PUBLIC APPEARANCES

V. BUSINESS

A. Consideration of a Comprehensive Plan and Zoning (map) Change proposal for properties in the Community Commercial land use designation and the C-2(M) Zoning District. Applicant: City of Central Point. File No.: ZC-18006. Approval Criteria: CPMC 17.96 Comprehensive Plan Amendments and CPMC 17.10, Zoning Map and Zoning Code Text Amendments.

VI. DISCUSSION

A.

VII. MISCELLANEOUS

VIII. ADJOURNMENT

**City of Central Point
Citizens Advisory Committee Minutes
July 10, 2018**

I. MEETING CALLED TO ORDER AT 6:03 P.M.

II. ROLL CALL

Present were: David Painter(chair), Larry Martin, Cameron Noble, Cinda Harmes, Pat Smith, Sam Inkley. Caitlin Butler arrived at 6:10 p.m.

Also in attendance were: Stephanie Holtey, Principal Planner, Justin Gindlesperger Planner and Karin Skelton, Planning Secretary

III. MINUTES

Pat Smith made a motion to approve the minutes of April 10, 2018. Cinda Harmes seconded. All members said "aye". Motion approved.

IV. PUBLIC APPEARANCES – NONE

V. BUSINESS

- A. Consideration of Regional Housing Strategies for adoption into the City's Housing Implementation Plan to satisfy requirements of the Regional Plan and Housing Elements. Applicant: City of Central Point.

Stephanie Holtey stated she would be presenting housing strategies to consider in order to address housing affordability and the efficient use of land. She explained the Citizen's Advisory Committee would be asked to rate the proposed policies individually as a) good for the City, b) not good for the City or c) require more information.

Ms. Holtey said housing affordability issue was a nationwide issue. She said there were various factors contributing to housing costs. The City had no influence over most of those factors, however there were two areas the City could influence. Those were cost of finished lots and the cost of construction with regard to building permit fees.

She said the On August 9, 2012, the City adopted the Regional Plan Element to comply with and implement the Greater Bear Creek Valley Regional Plan. One of these requirements of the Plan is for communities to adopt housing strategies that encourage a diverse range of housing types within 5-years of the Regional Plan acknowledgment. On behalf of the region, the Department of Land Conservation Development hired ECO|NW to work with communities that participated in the Regional Planning process, including Central Point, to

develop regional housing principles and a corresponding list of strategies for consideration by each community.

Ms. Holtey summarized the Regional Housing Principles saying they plan for residential growth in the Urban Reserve Areas consistent with the Regional Plan Committed Residential Density which was 6.9 Units per acre. It is intended to increase density in residential development and provide for a range of housing types with a focus on "Missing Middle Housing." It would, to the extent possible, accommodate medium and high density residential development within the UGB, work with a common definition of "affordable housing," and evaluate and identify opportunities and policy tools to support development of low- and moderate-income affordable housing.

Ms. Holtey stated the Regulatory Reforms presented would focus on providing a broader range of housing types at higher densities, remove barriers to development, and minimize fees for qualified affordable housing. She reviewed the benefits and challenges of proposed higher density housing types. She also explained the Systems Development Charges and the typical rate per single family home.

Ms. Holtey reviewed the Committee's previous recommendations.

Committee member Larry Martin said he would like to recommend that item 1b should have the wording changed to state the Concept Plan was used as a "general guide". The committee discussed this and agreed with the suggestion.

Mr. Martin made a motion to change the language in item 1b to refer to the Concept Plan as a 'general guide'. Pat Smith seconded the motion. All members said "aye". Motion passed.

Ms. Holtey stated they would begin where they left off at the last meeting, with Policy 4.

Policy 4: Encourage development of new attached and multifamily in areas zoned for attached and multifamily housing by diversifying the types of housing allowed and increasing the amount and density of development.

Action 4.a: Increase the building height from 35 feet tall, which would allow a three-story building to 45 feet tall, to allow a four-story building, in the R-3 zone. *The Committee was in favor of this.*

Action 4.b: Increase the lot coverage ratio for buildings in the R-3 zone. Currently, the maximum amount of the lot that can be developed with covered structure is 50% R-3 zone. Increasing lot coverage ratios to 65% to 75% would allow for more development on each site, while still requiring that a substantial amount of the lot is not in covered structures.

The Committee was in favor of this.

Action 4.c: Evaluate the need for new buffering standards in R-3 zone where adjacent to R-1/LMR, to provide separation between single-family zones and newly developing multifamily zones. The buffers could be as simple as requiring a setback from the property edge of newly development R-3 land from adjacent land in a single-family zone. *The Committee was in favor of this.*

Action 4.d: Explore development of a Central Business District Parking Plan that addresses the conflict between high density residential land development requirements and the limited land area/high cost of off street parking. The plan will evaluate the possibility of allowing shared parking in the public right of way for mixed use and high density residential development and present the results for consideration and decision. *The Committee was in favor of this.*

Action 4.e: Evaluate the cost of flood insurance on housing affordability and cost benefit of mitigation options. *The Committee was in favor of this.*

Policy 5: Monitor residential land development to ensure there is enough residential land to accommodate the long-term forecast for population growth.

Action 5.a: Develop and implement a system Use the BLI database to monitor the supply of residential land as building permits are requested. *The Committee was in favor of this.*

Action 5.b: Develop and implement a system to monitor development of all new housing built within the Central UGB to ensure compliance with RPS average density requirements. *The Committee was in favor of this.*

Ms. Holtey explained the next section presents policies and actions to encourage development of both low-income affordable housing and middle-income affordable housing.

She said Policies 6 and 7 present options and ideas for strategies to approach affordable housing issues.

Policy 6: Develop policies to support affordable housing by lowering the costs of housing development for low-income affordable housing and/or middle-income affordable housing.

Action 6.a: Evaluate barriers to the use of the existing vertical housing tax credit, which has only been used once. *The Committee was in favor of this.*

Action 6.b: Evaluate additional opportunities for a tax abatement program, such as the multiple-unit limited tax exemption program to promote development of affordable multifamily housing. *The Committee had concerns and wanted more information.*

Action 6.c Evaluate development of a program to provide grants or low-interest loans to support rehabilitation of existing, older single-family detached homes in poor condition. *The Committee was in favor of this, but thought it needed more specificity.*

Action 6.d: Evaluate lowering or eliminating systems development charges for newly developed qualifying affordable housing. *The Committee was not in favor of this.*

Action 6.e: Evaluate lowering or eliminating systems development charges for newly developed Cottage Housing units. *The Committee was not in favor of this.*

Action 6.f: Develop a program to pay the SDCs for low-income affordable housing when developed with Federal Government subsidies that have income restrictions limiting tenants to those with income below 60% of Jackson County's Median Family Income. *The Committee had concerns and needed more information.*

Action 6.g: Work with nonprofit agencies and developers in conjunction with the Continuum of Care to provide supportive housing and services to people experiencing homelessness in Central Point. *The Committee was in favor of this.*

Action 6.h: Establish a land bank or a land trust. *The Committee was not in favor of this.*

Action 6.i: Work with public agency partners to identify publicly-owned properties that could be used for affordable housing and partner with the Jackson County Housing Authority to develop affordable housing. *The Committee was not in favor of this.*

Policy 7: Develop funding sources to pay for the costs of implementing the affordable housing programs described in Policy 5.

Action 7.a: For affordable housing development in Central Point's Urban Renewal District, the City can use revenues from tax increment finance (TIF) to pay for a portion of the costs of the affordable housing programs in Policy 7. *The Committee was in favor of this.*

Action 7.b: Develop a Construction Excise Tax. *The Committee was not in favor of this.*

Action 7.c: Identify other sources, such as Community Development block Grants and Transient Lodging Receipts. *The Committee was not in favor of this.*

Ms. Holtey summarized the Committee's responses. Cinda Harmes made a motion to recommend a draft housing strategy for consideration by the Planning Commission including strategies that the CAC ranked as appropriate for Central Point. Sam Inkley seconded the motion. All members said "aye". Motion passed.

I. DISCUSSION

A. Urban Growth Boundary (UGB) Locational Analysis Criteria discussion.

Ms. Holtey said the City is in the preliminary stages of preparing an Urban Growth Boundary Amendment. It will probably take about a year to complete. She explained the UGB establishes a City's available land supply for urban development and urbanizable land. It separates urban from rural land. It accommodates forecast population growth for a 20 year period and promotes efficient land use and livability. She explained that the City's Housing Element shows that as the population grows over the next 20 years the City will need roughly 150 acres of land to accommodate housing needs. She added that the new Population Forecast from Portland State University was recently received and it indicated a slightly higher population growth so the 150 acres could be a low estimate.

In order to expand the UGB, the City needs to show a demonstrated need for additional residential land. In addition, in order to satisfy the State requirement, the City will have to show it cannot accommodate that growth within the existing city limits. Also the City will need to conduct an alternative location analysis and provide written findings demonstrating provision of public facilities, compliance with the City and County Comprehensive Plan policies and Compliance with Statewide Planning goals.

She explained the locational factors which included proximity to public facilities such as water, sewer, storm water and transportation access. She said each Urban Reserve Area was required to have a concept plan.

Larry Martin declared a conflict of interest due to the fact that he owned land in the URA that was being considered as part of the UGB amendment. He recused himself from the discussion.

Pat Smith made a motion to approve the UGB amendment as presented. Caitlin Butler seconded. All members said "Aye". Motion passed.

PLANNING UPDATE:

Ms. Holtey informed the Committed of the current projects in the City.

- Application for a 16 lot subdivision off Pittview Avenue
- Application for a 5 lot Subdivision on Cascade Drive
- Application for a 21 lot subdivision on S. Haskell/Chicory Lane application
- A zone change and proposed future professional building at the corner of Freeman and Bigham.
- Some zone change applications on specific properties

VII. MISCELLANEOUS

VIII. ADJOURNMENT

David Painter moved to adjourn. All parties said aye. Meeting adjourned at 8:15 p.m.

The foregoing minutes of the November 14, 2017 Citizens Advisory Committee were approved by the Citizens Advisory Committee at its meeting of _____, 2018

Chairman



STAFF REPORT

October 23, 2018

AGENDA ITEM: File No. ZC-18006

Open discussion about a Comprehensive Plan and Zoning (map) Change proposal for properties in the Community Commercial land use designation and the C-2(M) Zoning District. Applicant: City of Central Point. File No.: ZC-18006. Approval Criteria: CPMC 17.96 Comprehensive Plan Amendments and CPMC 17.10, Zoning Map and Zoning Code Text Amendments.

STAFF SOURCE:

Tom Humphrey AICP, Community Development Director

BACKGROUND:

The City amended its Comprehensive Plan and adopted a revised Land Use Element in March 2018. The area being considered by the Citizen’s Advisory Committee (CAC) is designated ‘C2M Land Use Study Area’ on the Land Use Map (Attachment A). At the time of Land Use Element adoption, there was uncertainty about the disposition of property owned by Asante Health Services and the future of a commercial medical land use designation.

The C-2(M) district was created in 1993 and was intended to enhance Central Point’s attractiveness as a location for private medical practices and other health facilities that may be directly or indirectly related to hospital-type activities. There was a Central Point hospital that gave rise to this zone and the residential property surrounding it was anticipated to be used for medical offices, clinics, etc. but this never really occurred. The old hospital building owned by Asante was recently purchased by Central Point School District #6 with the intention of adding to their elementary school facilities. The City received a letter from the School’s legal counsel asking the City to consider re-designating/rezoning the school property (Attachment B).

The Committee will be encouraged to seek public input and will then be asked for their opinions about the uses given the school district request, property owner input and the surrounding zoning in this area. Existing and proposed land uses and zoning are illustrated in the maps included as part of this staff report.

ISSUES:

Possible rezoning options are illustrated in the following maps and they include a brief staff explanation.

Alternative A:

The *existing* Community Commercial land use and C-2(M) Commercial Medical District zoning has been designated a **C2M Land Use Study Area** because there are no longer any active medical facilities that this zoning will facilitate. New property owners have requested that the City initiate a zone change to allow the use of old medical buildings for educational purposes. If the land that once housed medical uses is changed there is also the question whether the abutting properties should also be changed? Normally homes that are located in a commercial zoning district are considered *legally non-conforming* uses. In this case the C-2(M) zoning district permits residential uses (see Attachment C) so property owners have not generally had difficulty refinancing their homes.

Alternative B:

This map illustrates a re-designation and rezone of all the C-2M area to R-1, Residential Single-Family District. This would make the single family residences consistent and compatible with the surrounding low density residential zoning. However, given the School District's stated plans for their new property, the R-1 zoning would not permit kindergartens or nursery schools. The R-1 district *does* permit public schools, parks and recreation facilities; churches; parochial and private schools (see Attachment C).

Alternative C:

This map illustrates a re-designation and rezone of all the C-2M area to a combination of R-1, Residential Single-Family District and Civic zoning. The school property could all be rezoned Civic in this scenario. This would make the single family residences consistent and compatible with the surrounding residential zoning and would allow the school district to develop uses that are permitted in the Civic zoning district. Civic use types include public and private kindergarten as well as elementary, middle schools, colleges and trade schools (see Attachment C).

Other alternatives could include some residual *community commercial uses* if residents and CAC members thought that some commercial uses were important or necessary. However, you will note on each map that the area in question is adjacent to general commercial land uses that extend east from Highway 99.

Included in this report is a copy of the public notice and address list to whom invitations were sent for this meeting (Attachment D).














**Current Comprehensive Plan
Land Use Designation**

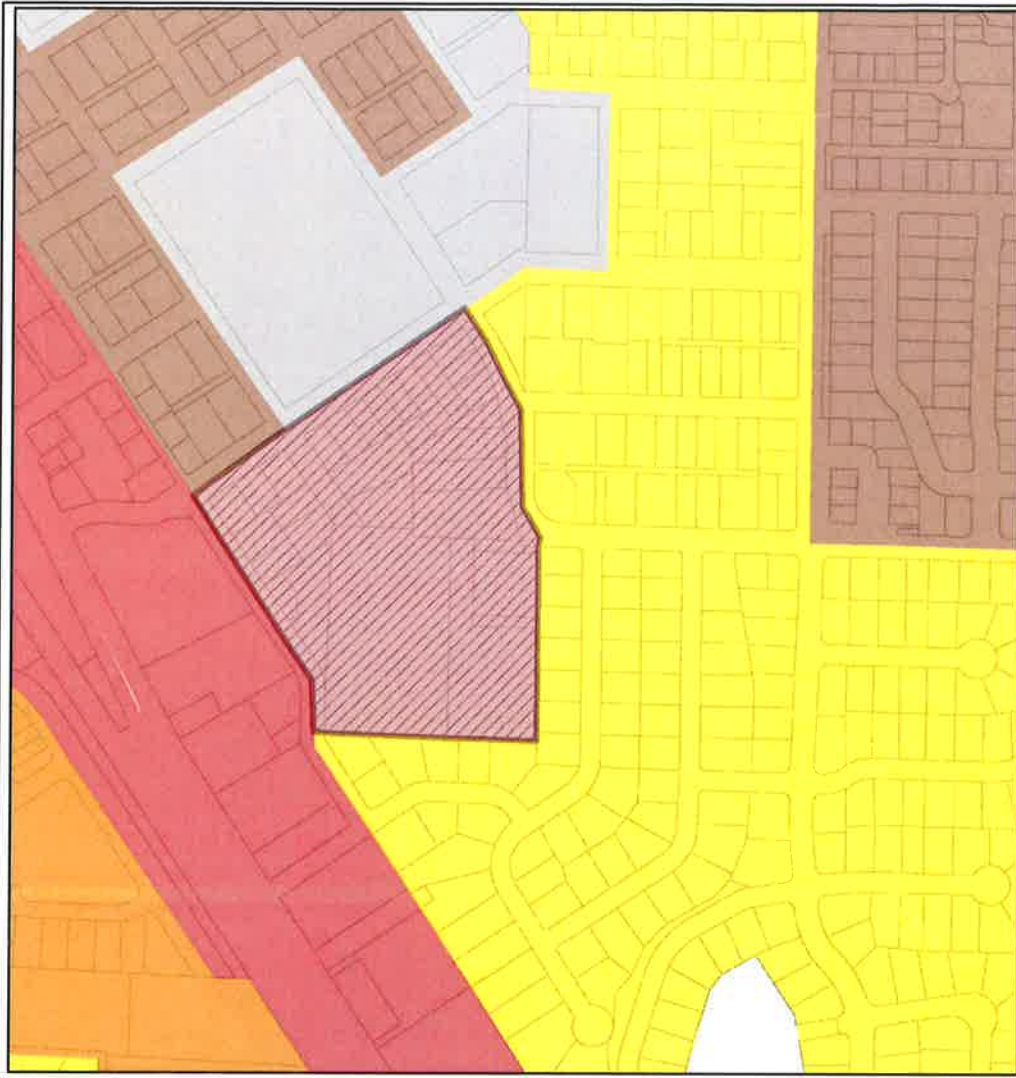
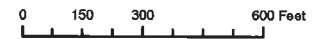
Community Commercial
File No. ZC-18006



Legend

-  C-2(M) Current Comp Plan
-  Very Low Density
-  Low Density
-  Medium Density
-  High Density
-  Community Commercial
-  Employment Commercial
-  General Commercial
-  Civic
-  C2M Land Use Study Area
-  Taxlot

Created by:
Stephanie Holtey, Principal Planner
Date:
October 15, 2018
















**Possible Comprehensive Plan
Land Use Designation**

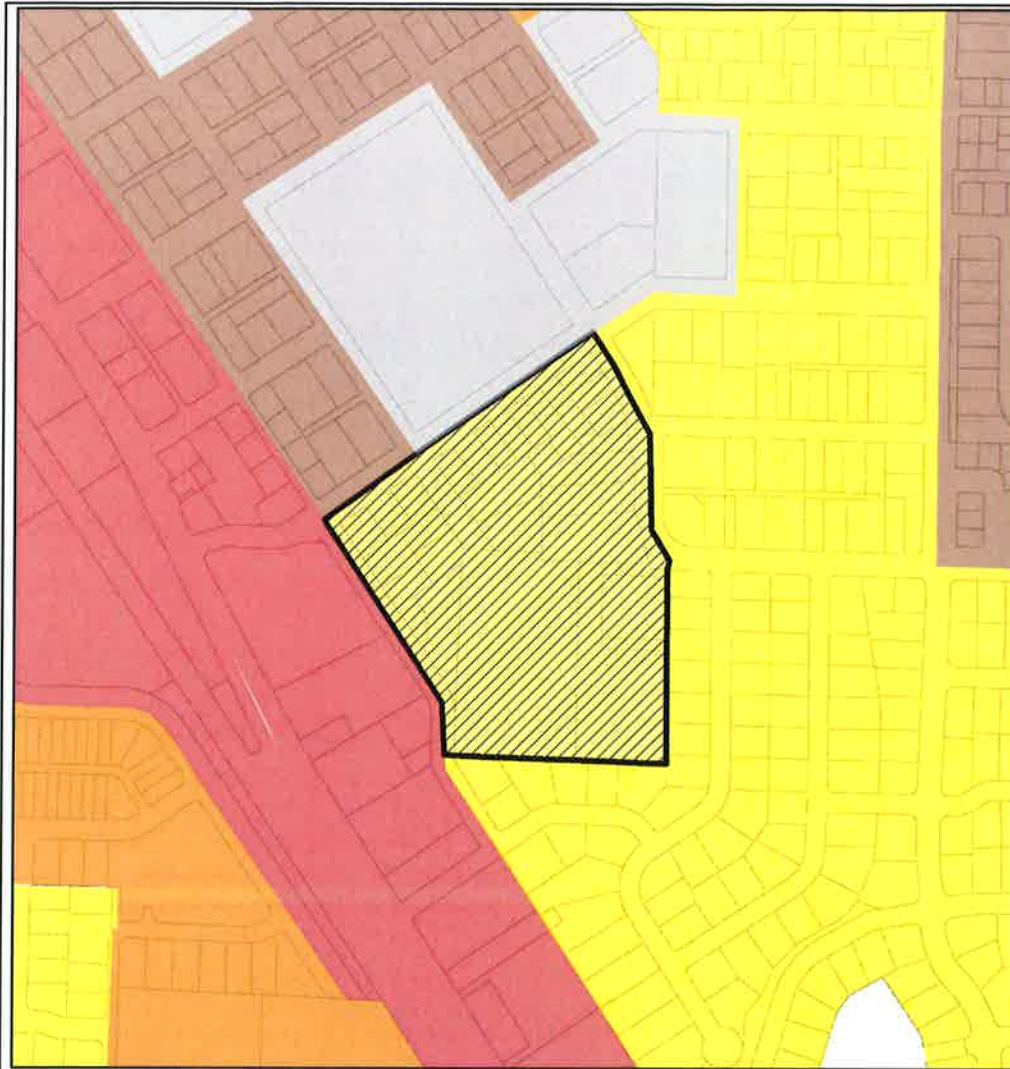
Low Residential
File No. ZC-18006

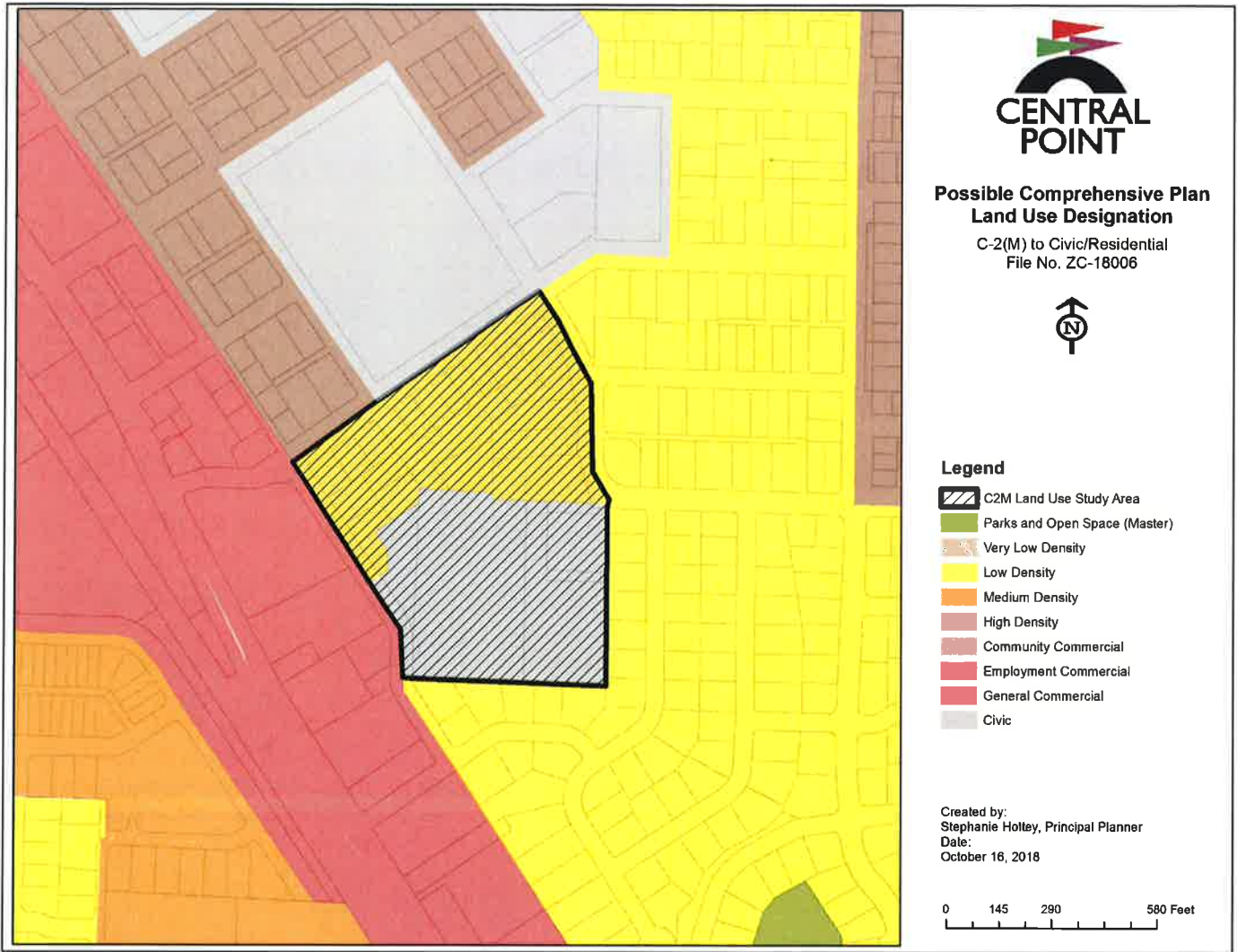


Legend

-  Civic
-  C2M Land Use Study Area
-  C-2(M) Low Residential Alternative
-  Very Low Density
-  Low Density
-  Medium Density
-  High Density
-  Community Commercial
-  Employment Commercial
-  General Commercial
-  Taxlot

Created by:
Stephanie Holley, Principal Planner
Date:
October 15, 2018





EXHIBITS/ATTACHMENTS:

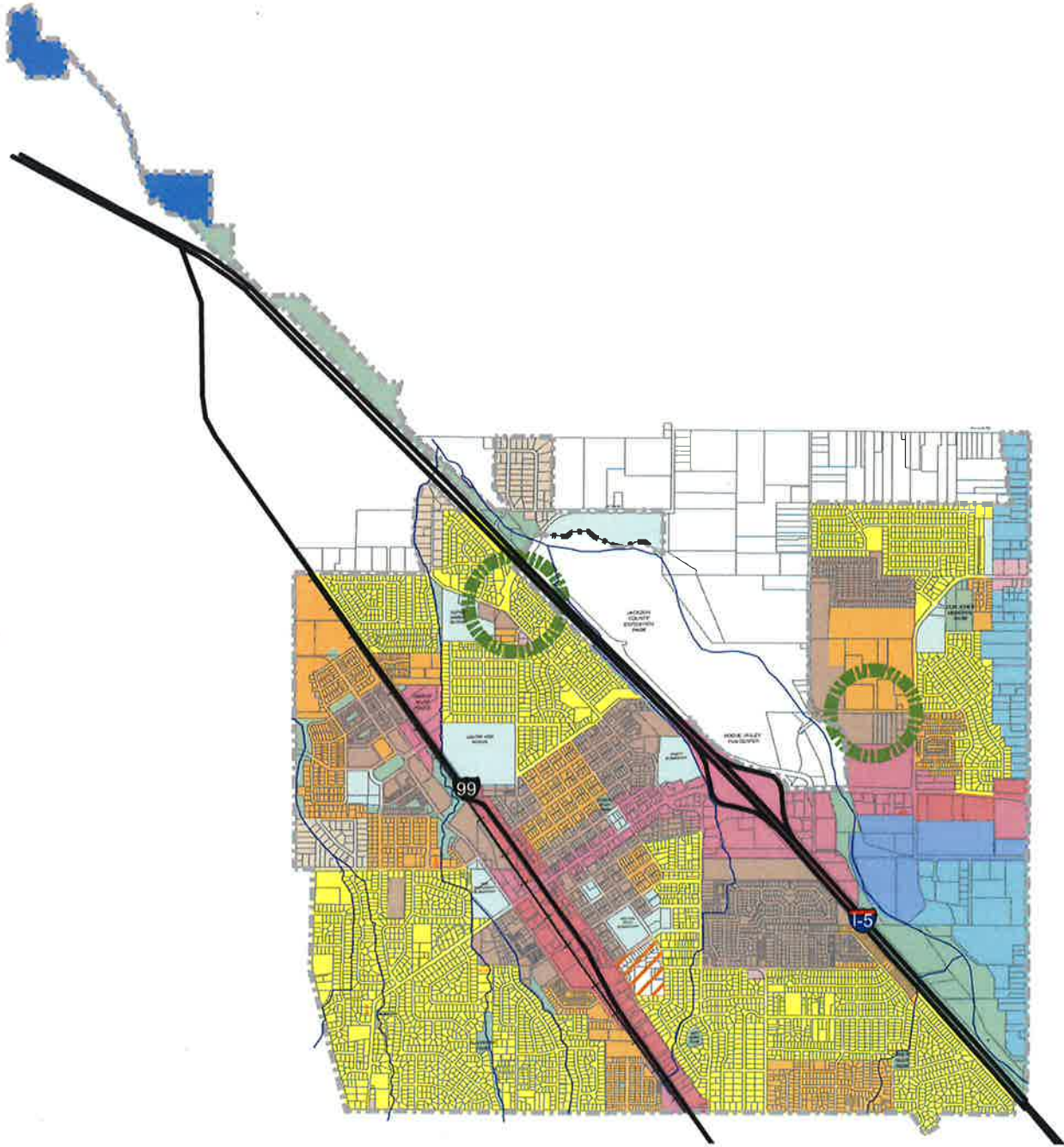
- Attachment “A – City of Central Point Land Use Map, Land Use Element 2018-2038”
- Attachment “B – Letter from Daniel O’Connor; Huycke O’Connor Jarvis, LLP , dated August 21, 2018”
- Attachment “C – CPMC Code Sections 17.37 (C-2M); 17.20 (R-1) and 17.29 (Civic)”
- Attachment “D – Public Notice and Mailing List of Affected Properties”

ACTION:

Invite active public participation and discuss opinions expressed by property owners, residents and City staff.

RECOMMENDATION:

Direct staff to refine a draft proposal and make a recommendation to the City Planning Commission and City Council based upon public input received at the CAC meeting.



Legend

- C2M Land Use Study Area
- UGB
- Target Parkland Areas

Proposed Residential

- Very Low Density
- Low Density
- Medium Density
- High Density

Proposed Commercial

- Neighborhood Commercial
- Employment Commercial
- General Commercial

Proposed Industrial

- Light
- General

Proposed Civic, Parks & Open Space

- Civic (Master)
- Parks and Open Space (Master)

Last Updated: Ord. No. 1960 Aug. 2012
 Ord. No. 1971 May 2013

**Land Use Map
 2018 - 2038**

This map is intended for graphic display and planning purposes only.
 Current UGB Limits and Tax Parcels are represented on this map.
 File Name: 2017 Comp Plan (Land Use)_09282017
 File Location: \cpch\Planning\GIS Map Projects\City Projects\Comp plan Elements\Land Use Element Update 2017
 Created by: S. Holley
 September 28, 2017
 Updated: February 28, 2018



ATTORNEYS AT LAW

ATTACHMENT " B

Writer's Direct E-mail: jjno@medfordlaw.net

Writer's Assistant:
Natalie Staley

August 21, 2018

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Via Mail and Email

Tom Humphrey
Community Development Director
140 South Third Street
Central Point, Oregon 97502
tom.humphrey@centralpointoregon.gov

**RE: CENTRAL POINT SCHOOL DISTRICT
REQUEST FOR INITIATION OF ZONE CHANGE**

Mr. Humphrey:

Thank you for taking the time to meet with me last week concerning the above-stated matter. As discussed, the Central Point School District ("the District") recently acquired certain real property and improvements thereon located in the City of Central Point and commonly known as Township 37 South, Range 2 West, Section 11BC, Tax Lots 5000, 5200, 5300, 5301, 5302 and 5303 (collectively, "the subject property"). The subject property is approximately 6.68 acres in size and is developed with several structures historically used for medical purposes.

The District desires to develop and utilize the subject property for school purposes. The subject property currently has a Commercial-Medical District (C-2(M)) zoning designation and a Neighborhood Convenience Center comprehensive plan designation. The C-2(M) zoning district does not permit school uses. Consequently, the District is requesting to initiate the necessary zone change/comprehensive plan amendment to allow the proposed school use on the subject property.

Please do not hesitate to contact me if you have any questions, comments or concerns regarding this matter. Your attention to this matter is greatly appreciated.

Partners

Patrick G. Huycke
Daniel B. O'Connor *
Darrel R. Jarvis
Sydney B. Dreyer
Erik J. Glatte **
Erik C. Larsen

Associates

Jacquelyn Bunick
Garrett West


*Also admitted in Washington

**Also admitted in Idaho

Tom Humphrey
August 21, 2018
Page 2

Yours truly,

HUYCKE O'CONNOR JARVIS, LLP



DANIEL O'CONNOR

DOC:nvs
cc: Samantha Steele – via email only
Superintendent

**Chapter 17.37
C-2(M), COMMERCIAL-MEDICAL DISTRICT**

Sections:

- 17.37.010 Purpose.**
- 17.37.020 Permitted uses.**
- 17.37.030 Conditional uses.**
- 17.37.040 Height regulations.**
- 17.37.050 Area, width and yard requirements.**
- 17.37.060 Signs and lighting of premises.**
- 17.37.070 Off-street parking.**

17.37.010 Purpose.

The C-2(M) district is intended to assure that adequate medical care will be available to the residents of Central Point and enhance Central Point's attractiveness as a location for private medical practices and other health facilities, both public and private, that may be directly or indirectly related to hospital-type activities. (Ord. 1684 §43(part), 1993).

17.37.020 Permitted uses.

The following uses are permitted in the C-2(M) district:

A. Professional and financial when such uses are in conjunction with health care facilities located in the area, such as:

1. Hospitals;
2. Health care facilities required to be licensed by the state of Oregon;
3. Professional medical offices; and
4. Medical services, clinics and laboratories.

B. Personal services when the primary use is in conjunction with related health care facilities in the zone, such as:

1. Barber and beauty shops;
2. Counseling services; and

3. Day care centers.

C. Retail outlets, when such uses are in conjunction with health care facilities located in the area, such as:

1. Drugstore;

2. Health food;

3. Gifts, notions and variety;

4. Sit-down restaurant;

5. Delicatessen, pastry, confectionery, bakery;

6. Jewelry; and

7. Books and stationery.

D. Residential purposes, when developed to the standards of the TOD-LMR, low mix residential district as set forth in Chapter [17.65](#).

E. Other uses not specified in this or any other district, if the planning commission finds them to be similar to the uses listed above and compatible with other permitted uses and with the intent of the C-4 district as provided in Section [17.60.140](#), Authorization for similar uses.

17.37.030 Conditional uses.

The following uses are permitted in the C-2(M) district when authorized in accordance with Chapter [17.76](#):

A. Insurance company offices;

B. Legal services;

C. Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities, may be permitted as conditional uses when not included within the primary building or structure;

D. Permitted uses that are referred to the planning commission by city staff because they were found to exhibit potentially adverse or hazardous characteristics not normally found in uses of a similar type and size.

17.37.040 Height regulations.

No building or structure shall exceed 35 feet in height in a C-2(M) district. (Ord. 1684 §43(part), 1993).

17.37.050 Area, width and yard requirements.

The following lot requirements shall be observed in the C-2(M) district:

A. Lot Area. No requirements except as necessary to meet the applicable yard, parking and loading requirements.

B. Lot Width. No requirements.

C. Lot Depth. No requirements.

D. Front Yard. The front yard shall be a minimum of fifteen feet between the front property line and any buildings, structures or parking areas. The front yard shall be planted with lawn, trees, shrubs, flowers or other suitable landscaping materials and shall be continuously maintained in good condition and in an attractive manner.

E. Side Yard. The side yard shall be a minimum of five feet, except that when a side lot line abuts a lot in a residential district, the side yard shall be a minimum of five feet per story, and when the side lot line abuts a private right-of-way, the side yard shall be ten feet and landscaped as described in subsection (D) of this section.

F. Rear Yard. No rear yard shall be required in the C-2(M) district except when the rear yard line abuts property in a residential district and then the rear yard shall be a minimum of ten feet.

G. Lot Coverage. The maximum lot coverage by buildings and structures shall be fifty percent of the total lot area. (Ord. 1684 §43(part), 1993).

17.37.060 Signs and lighting of premises.

A. No illuminated signs or lighting standards used or the illumination of premises shall be designed and installed so that direct rays are toward or parallel to a public street or highway or directed toward any property that lies within a residential district.

B. No red, green or amber lights or illuminated signs may be placed in such a location or position that they could be confused with, or may interfere with, any official traffic control device, traffic signal or directional guide signs.

C. Signs in the C-2(M) district shall be permitted and designed according to the provisions of Chapter [15.24](#) and Section [17.60.110](#). (Ord. 1684 §43(part), 1993).

17.37.070 Off-street parking.

Off-street parking and loading space shall be provided as required in Chapter [17.64](#). (Ord. 1684 §43(part), 1993).

Chapter 17.20
R-1, RESIDENTIAL SINGLE-FAMILY DISTRICT

Sections:

- 17.20.010 Purpose.**
- 17.20.020 Permitted uses.**
- 17.20.030 Conditional uses.**
- 17.20.040 Height regulations.**
- 17.20.050 Density, lot area, lot width, dimension, building height, lot coverage, and yard requirements.**

17.20.010 Purpose.

The purpose of the R-1 district is to stabilize and protect the urban low density residential characteristics of the district while promoting and encouraging suitable environments for family life. (Ord. 1436 §2(part), 1981).

17.20.020 Permitted uses.

The following uses and their accessory uses are permitted in an R-1 district:

- A. Single-family dwelling;
- B. Public schools, parks and recreation facilities;
- C. Churches and similar religious institutions;
- D. Parochial and private schools, but not including business, dancing, music, trade, technical or nursery schools, kindergartens or day nurseries;
- E. Developer's project and sales offices, including mobile homes and trailers adapted to that purpose, during construction of the project only;
- F. Planned unit development;
- G. Residential homes;
- H. Single-family manufactured home, as defined in Section [17.08.010](#), and subject to the following conditions:

1. The manufactured home shall be multisectional and enclose a space of not less than one thousand square feet.
2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than twelve inches above grade.
3. The manufactured home shall have a pitched roof, with a minimum slope of three feet in height for each twelve feet in width.
4. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within Central Point or which is comparable to the predominant materials used on surrounding dwellings as determined by the city.
5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS [455.010](#).
6. The manufactured home shall have a garage or carport constructed of like material. The city may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of dwellings in the immediately surrounding area.
7. In addition to the foregoing, a manufactured home and the lot upon which it is sited shall comply with any and all development standards, architectural requirements and minimum size requirements with which conventional single-family residential dwellings on the same lot would be required to comply;
 - I. Residential facilities, as that term is defined in Oregon Revised Statutes 197.660(1); provided, however, the city may require an applicant proposing to site a residential facility to supply the city with a copy of the entire application and supporting documentation for state licensing of the facility, except for information which is exempt from public disclosure under ORS [192.496](#) to [192.530](#). (Ord. 1684 §30, 1993; Ord. 1615 §29, 1989; Ord. 1436 §2(part), 1981).

17.20.030 Conditional uses.

The following uses and their accessory uses are permitted in an R-1 district when authorized in accordance with Chapter [17.76](#):

A. Recreational uses, parks, and similar uses that are open and available to the general public and intended to provide for the recreational or park needs of the neighborhood or community;

B. Public and public utility buildings, structures and uses;

C. Public and parochial early childhood development preschools, nursery schools, kindergartens or day care centers;

D. Museums;

E. The temporary placement of mobile homes on single lots for the purpose of providing full-time care for the infirm subject to the provisions of Section [17.60.055](#). (Ord. 1704 §1, 1994; Ord. 1684 §31, 1993; Ord. 1615 §§7, 30, 1989; Ord. 1551 §2, 1985; Ord. 1541 §2, 1985; Ord. 1436 §2(part), 1981).

17.20.040 Height regulations.

A maximum height of thirty-five feet is allowed in an R-1 district. (Ord. 1867 §3(part), 2006; Ord. 1436 §2(part), 1981).

17.20.050 Density, lot area, lot width, dimension, building height, lot coverage, and yard requirements.

The density and lot requirements of the R-1 zoning district are governed by the subcategories of R-1-6, R-1-8 and R-1-10 districts, as delineated on the official zoning map of Central Point. The density, lot area, lot dimensions, building height, lot coverage and yard requirements of these subcategories shall be in accordance with the following table:

Development Requirements	R-1-6	R-1-8	R-1-10
Minimum density	4 units/acre	3 units/acre	2 units/acre
Maximum density	6 units/acre	5 units/acre	4 units/acre
Minimum lot area (interior)	4,500	8,000	10,000
Maximum lot area (interior)	9,000	12,000	15,000
Minimum lot area (corner)	7,000	8,000	10,000
Maximum lot area (corner)	N/A	N/A	N/A
Minimum lot width (interior)	50 feet	50 feet	60 feet
Minimum lot width (corner)	60 feet	60 feet	70 feet
Minimum lot depth	N/A	N/A	N/A
Minimum front yard	20 feet	20 feet	20 feet
Minimum side yard (interior)	5 feet*	5 feet*	5 feet*
Minimum side yard (street side)	10 feet**	10 feet**	10 feet**
Minimum rear yard	15 feet	15 feet	15 feet
Maximum building height	35 feet	35 feet	35 feet
Maximum lot coverage	50%	50%	40%

* Side yard setback shall be increased by an additional one-half foot for each additional foot of building height above fifteen feet.

** Side yards abutting streets shall comply with the following:

1. Sight distance and clear vision area requirements set forth in the public works standards;
2. Special setback rules set forth in Section [17.60.090](#); and
3. For structures or a part of any structure served by a driveway located on the side yard, the minimum side yard setback, for that part of the structure serving the driveway, such as a garage or carport, shall be twenty feet.

Chapter 17.29 CIVIC DISTRICT

Sections:

- 17.29.010 Purpose.**
- 17.29.020 Location.**
- 17.29.030 Land uses and building types.**
- 17.29.040 Civic use types.**
- 17.29.050 Use categories and zone districts.**

17.29.010 Purpose.

The purpose of the civic district is to have a corresponding zone for the public and quasi-public land use categories in the comprehensive plan. A specific zoning district ensures future development locations for civic uses such as public schools, public (federal, state, and local) buildings, hospitals, cemeteries, churches and fraternal organizations. (Ord. 1839 §1 Exh. A(part), 2003).

17.29.020 Location.

Civic zones are located throughout the city including the transit-oriented development (TOD) district. New sites for civic uses will be designated as sub-area master plans are prepared and adopted by the city or as municipal buildings and uses are identified and developed. (Ord. 1839 §1 Exh. A(part), 2003).

17.29.030 Land uses and building types.

The intent of this zoning category is to allow for necessary civic uses in the community, such as schools, post offices, city and county offices, religious institutions, public utility yards and similar uses. The uses allowed are considered to be compatible with the residential neighborhoods that generally surround them. Institutions such as colleges, hospitals, rehabilitation centers, churches and fraternal meeting halls, which can have a wider range of potential impacts, are subject to conditional use review. (Ord. 1839 §1 Exh. A(part), 2003).

17.29.040 Civic use types.

A. Community Services. Uses that are of a public, nonprofit, or charitable nature and which provide a local service to people of the community are considered to be community services. Generally, they have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities are open to the general public or have membership provisions that are

open to the general public to join at any time (for instance, any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, nonprofit, or charitable nature.

Examples include libraries, museums, senior centers, community centers, publicly owned swimming pools, youth club facilities, hospices, drug and alcohol centers, social service facilities, vocational training for the physically or mentally disabled, cemeteries, crematoriums, and mausoleums.

B. Hospital. A use that provides medical or surgical care to patients and offers overnight care.

C. Public Facilities. Public uses that provide support, transportation, safety, and emergency services to the general public. Examples include police stations, fire stations, ambulance stations, public utility offices, operations centers, transit stations, and park-and-ride facilities for transit. This definition excludes streets.

D. Religious Assembly. Institutions that are intended to primarily provide meeting areas for religious activities. Examples include churches, temples, synagogues, and mosques.

E. Schools. Public and private kindergarten, primary, elementary, middle, junior high, or high schools that provide state mandated basic education and colleges and trade schools.

F. Utilities. Infrastructure service centers are civic uses that need to be located in or near the area where the service is provided. Basic utility uses generally do not have regular employees at the site but could. Services may be publicly or privately provided. Examples include water and sewer pump stations; electrical substations; water towers and reservoirs; storm water retention and detention facilities; state and city maintenance yards; telephone exchanges; and recycling drop-off. This definition excludes wireless communication facilities and structures as defined in this chapter. (Ord. 1839 §1 Exh. A(part), 2003).

17.29.050 Use categories and zone districts.

Use Categories	Civic Zoning (C)
Commercial	
Entertainment	N
Professional Office	N
<u>Retail Sales and Service</u>	
Sales-Oriented/Concessions	C1
Personal Service-Oriented	N
Repair-Oriented	N
Drive-Through Facilities	C1
Quick Vehicle Service	N
Vehicle Sales, Rental and Repair	N
<u>Tourist Accommodations</u>	
Motel/Hotel	N
Bed and Breakfast Inn	N
Industrial	
<u>Manufacturing</u>	
Light and Heavy	N
Wholesale Sales	N
Civic	
Community Services	P
Nonprofit and Fraternal Uses	C
Hospital	C
Public Facilities	C
Religious Assembly	P
Elementary and Middle Schools	P
High School and Colleges	C
Utilities	C
Open Space	
Parks and Open Space	P
Residential	
Single-Family	N

Use Categories	Civic Zoning (C)
Two-Family	N
Multifamily	N
Accessory Units	N
Boarding/Rooming House	N
<u>Family Care</u>	
Family Day Care	N
Day Care Group Home	N
Adult Day Care	N
Residential Facility	N
Residential Home	N
Senior Housing	N

N – Not permitted

P – Permitted

C – Conditional use

C1 – Conditional use limiting sales oriented space to a maximum of four hundred square feet

L1 – School athletic and play fields only. School building and parking lots are not permitted.



City of Central Point

PLANNING DIVISION

Tom Humphrey, AICP
Community Development Director

Notice of Public Meeting October 16, 2018

Meeting: Citizen's Advisory Committee
Date: Tuesday, October 23, 2018
Time: 6:00 p.m.
Location: 140 South Third Street
Central Point, OR 97502

APPLICATION SUMMARY

The City of Central Point is considering a Comprehensive Plan and Zoning Map Amendment to change the zoning designation on your property from C-2(M) Commercial-Medical to R-1-6 (Residential Single Family). The C-2(M) district was created in 1993 and was intended to *enhance Central Point's attractiveness as a location for private medical practices and other health facilities that may be directly or indirectly related to hospital-type activities.* The old hospital building previously owned by Asante was recently purchased by Central Point School District #6 with the intention of adding to their elementary school facilities.

The School District has asked the City to initiate a zone change for their property but under the circumstances it may be wise to consider eliminating the medical zoning designation altogether. Since there are many single family homes in this zoning district, residents and property owners may wish to have their commercial zoning changed to residential zoning at no expense to them. A public meeting to discuss this possibility is scheduled for 6:00 p.m. on October 23, 2018 at City Hall.

NOTICE REQUIREMENTS

The purpose of providing notice is to give property owners and other interested parties the opportunity to attend an informal meeting of the Citizen's Advisory Committee (CAC) and/or submit written comments about the proposed zone change relevant to the approval criteria. This notice has been mailed to property owners and residents within the C-2(M) zoning district.

IMPORTANT NOTICE
*If you are a mortgagee, lienholder, vendor or seller:
ORS Chapter 215 requires that immediately upon receipt,
this notice must be promptly forwarded to the purchaser.*

CRITERIA FOR DECISION

Criteria for the Zone Map Amendment are set forth in CPMC 17.10, Zone Map and Zoning Text Amendments. The criteria will be used at such time that a proposed zone change is scheduled for a hearing at the City's Planning Commission. The Central Point Municipal Code is available online at www.centralpointoregon.gov.

PUBLIC COMMENTS

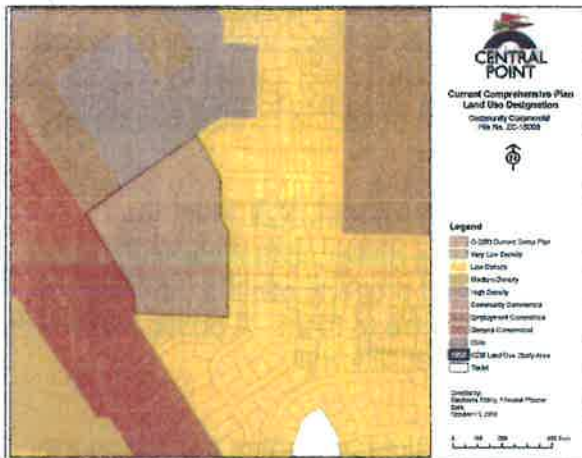
1. Any person interested in commenting on the above-mentioned land use decision may attend the meeting scheduled for **Tuesday, October 23, 2018 at 6:00 p.m.** or submit written comments to the Community Development Department before, during or after the meeting.

2. Written comments may be sent to Central Point City Hall, 140 South Third Street, Central Point, OR 97502 or by e-mail to tom.humphrey@centralpointoregon.gov.
3. Copies of all evidence relied upon by the applicants are available for public review at City Hall located at 140 South Third Street, Central Point, Oregon. **The City File Number is ZC-18006.** Copies of the same are available at a \$0.25 per page.
4. For additional information, the public may contact Tom Humphrey at (541) 423-1025 or tom.humphrey@centralpointoregon.gov.

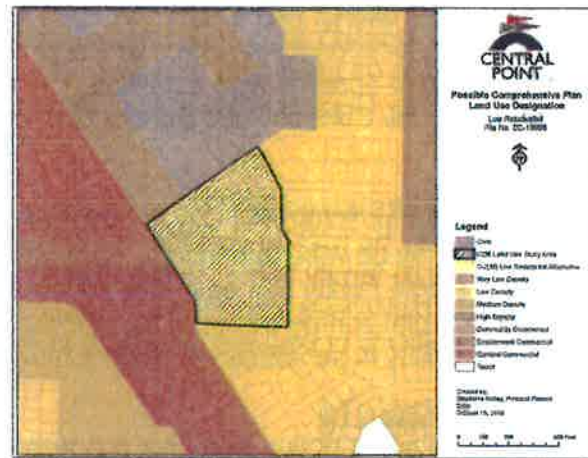
SUMMARY OF PROCEDURE

At the meeting, the CAC will consider a Zone Map Amendment presented by City staff and receive testimony from effected property owners. The maps shown below illustrate the current zoning and two possibilities for future zoning. At the conclusion of the review, the CAC may forward a recommendation to the City Planning Commission to initiate the Zone Map Amendment application.

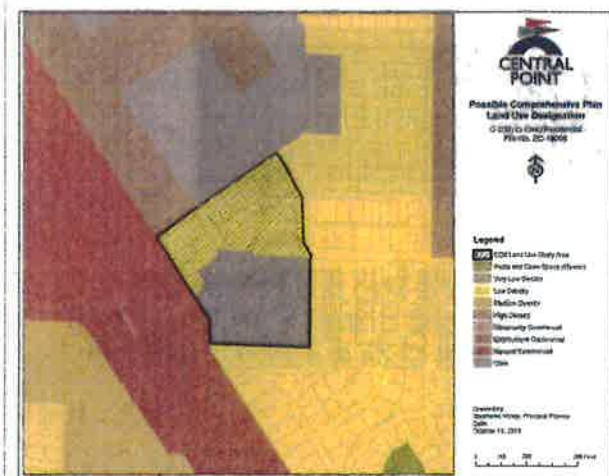
Current Zoning (C-2(M))



Proposed Zoning (R-1)



Proposed Zoning (R-1 and Civic)



Barkemeyer Karen V
525 Second St S
Central Point, Oregon 97502

Knight Shirley L Trustee Et Al
5175 Dobrot
Central Point Oregon 97502

Sauer Timothy C/Michelle A
620 Fourth St S
Central Point Oregon 97502

Barkemeyer Karen V
525 Second St S
Central Point, Oregon 97502

Major Diane L Trustee Et Al
318 Cliffwood Court
Medford Oregon 97504

Schuster William Michael Ronin
250 Bush St
Central Point Oregon 97502

Beltran Hector T
260 Bush St
Central Point, Oregon 97502

Montebello Legacy LLC
PO Box 164
Sedro-Woolley Washington 98284

Steens Janet Lynn
330 Bush St
Central Point Oregon 97502

Burns Joyce A
522 Fourth St S
Central Point, Oregon 97502

Moreno Rafael/Moreno Martha
290 Bush St
Central Point Oregon 97502

Walls Katrina D
610 Fourth St
Central Point Oregon 97502

Carreiro John R/Tami L
318 Bush St
Central Point, Oregon 97502

Occupant
635 Second St
Central Point Oregon 97502

White Charlie J Trustee Et Al
524 S Second St
Central Point Oregon

Dietrich Thomas F/Alice M
345 W Pine St Apt 21
Central Point, Oregon 97502

Paauwe Ryan D
1119 Rogue River Hwy
Grants Pass Oregon 97527

Yonker Michael B
2271 Fairfield Dr
Medford Oregon 97504-5185

Fairless Phyllis Ingram
144 Bush St
Central Point, Oregon 97502

Parker Rebecca S
310 Bush St
Central Point Oregon 97502

Edgerton Glenn Et Al
320 Bush St
Central Point Oregon 97502

Jackson County School District #6
300 Ash St
Central Point, Oregon 97502

Peyton Delphine A
759 Meadowbrook Dr
Central Point Oregon 97502

John Jerry P Trustee Et Al
43205 NW Woollen Rd
Banks Oregon 97106

Randahl Kent R Trustee Et Al
PO Box 5239
Central Point Oregon 97502

RESIDENT
134 Bush Street
Central Point, Oregon 97502

Dan O'Conner
823 Alder Creek Drive
Medford Oregon 97504

RESIDENT
521 S First Street
Central Point Oregon 97502

RESIDENT
525 S First Street
Central Point, Oregon 97502

RESIDENT
531 S First Street
Central Point, Oregon 97502

RESIDENT
601 S First Street
Central Point, Oregon 97502

RESIDENT
520 S Second Street
Central Point, Oregon 97502

RESIDENT
512 S Fourth Street Central Point,
Oregon 97502

RESIDENT
534 S Fourth Street Central Point,
Oregon 97502

RESIDENT
630 S Fourth Street
Central Point, Oregon 97502