

CITIZENS ADVISORY COMMITTEE
September 10, 2019, 6:00 p.m.
Council Chambers at Central Point City Hall

I. MEETING CALLED TO ORDER

II. ROLL CALL/INTRODUCTIONS

David Painter (Chair), Cameron Noble, Cinda Harmes, Patrick Smith, Robin Stroh

III. MINUTES

Review and approval of the April 9, 2019 minutes.

IV. PUBLIC APPEARANCES

V. BUSINESS

- A. Accessory Dwelling Unit (ADU) Code Amendments. Introduce and discuss draft code amendments to comply with ORS 197.312 and increase housing supply/affordability per the City's Housing Implementation Plan. **File No. ZC-19001. Applicant:** City of Central Point.

VI. DISCUSSION

- A. Central Point Hazard Mitigation Plan – 2019 Update.
- B. CP-2B Concept Plan Update
- C. Urban Growth Boundary (UGB) Amendment Update.

VII. MISCELLANEOUS

- D. Community Development Update.

VIII. ADJOURNMENT

April 9, 2019 Citizen's Advisory Committee Minutes

**City of Central Point
Citizens Advisory Committee Minutes
April 9, 2019**

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

II. ROLL CALL

Present were: David Painter (chair) Carrie Reed, Cinda Harmes, Robin Stroh

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

III. MINUTES Cinda Harmes made a motion to approve the minutes of the January 15, 2019 Citizen’s Advisory Committee Minutes. Robin Stroh seconded. All members said “aye”. Motion passed.

IV. PUBLIC APPEARANCES

No public appearances

V. BUSINESS

VI. DISCUSSION

A. Central Point Hazard Mitigation Plan – 2019 Update

Justin Gindlesperger gave an overview of the Hazard Mitigation Plan. He said the City has a plan that was adopted in 2011 and needs to be updated to account for community changes since that time. The Plan evaluates the City’s vulnerability to natural hazards and establishes a plan to reduce risk. It identifies three primary hazards; flood, earthquake and severe weather. He said it is necessary for the City to maintain a current plan to retain eligibility for pre and post-disaster federal funding and flood insurance discounts through the community rating system.

Mr. Gindlesperger said the update will identify new hazards, changes to the extent of previously identified hazards, and ways to respond to disaster when they do happen. He said wildfires will be added as a hazard in this update.

He explained the Mission Statement and Goals of the Plan. He also reviewed the types of flood hazards and different types of earthquakes and severe weather conditions.

He said the primary issue in considering the Hazard Mitigation Plan is to identify local

policies and actions that can be implemented to reduce risk and future losses from hazards.

David Painter asked if there were any public comments on the Hazard Mitigation Plan.

There were no public comments.

B. Residential Urban Growth Boundary (UGB) Amendment. Present and discuss two preliminary mapping alternatives for the Residential UGB Amendment. File No. CPA-19001. Applicant: City of Central Point.

Ms. Holtey gave an overview of the preliminary mapping alternatives for the Residential Urban Growth Boundary (UGB) Amendment. She said the City's last residential UGB amendment occurred in 1983. Since that time, the City has grown substantially and it is expected that the City will continue to grow at a steady rate over the next 20-years. Based on the Residential Buildable Lands Inventory (BLI), the City doesn't have enough land inside the current UGB to accommodate forecast growth and will need to expand its UGB to provide land supply for residential, park and school needs. She said currently the City is evaluating alternative boundary locations for a residential UGB amendment, including 305 acres for housing, 54 acres of park land and 16 acres for schools.

Ms. Holtey explained when considering amendments to the UGB, the City must demonstrate a need for the added land as well as forethought regarding its location. The Urbanization Element establishes a list of locational criteria to be used in evaluating alternative boundary locations. These include:

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

She presented two alternative boundary locations prepared by staff. She said these represent two possible scenarios based on application of coarse locational criteria. Staff Alternative 1A applies the coarse locational criteria addressed in the Urbanization Element but emphasizes inclusion of larger lots, greater than 10 acres.

She said Staff Alternative 1B applies the coarse locational criteria addressed in the Urbanization Element, but increases the emphasis on small to mid-size parcels with access to services and exception lands in proximity to basic urban services.

Ms. Holtey said the alternative boundary locations were presented at the April 2, 2019 Planning Commission meeting. Based on the combined input of the Planning Commission, CAC and the public, a final draft map will be prepared for discussion at the May 7, 2019 Planning Commission meeting. This will allow the Planning Commission to review further comments and input received along with the CAC's recommended changes prior to finalizing the mapping needed for the Residential UGB Amendment application.

David Painter asked if there were any public comments.

Katy Mallams, Heritage Road.

Ms. Mallams asked for confirmation that the UGB amendment would be discussed at the upcoming City Council meeting. Ms. Holtey responded yes, it would be a discussion item at the next City Council Meeting. She said it would not be a public hearing but a discussion item on the agenda. Ms. Mallams asked if there would be public comment taken at that meeting. Mr. Humphrey responded that would be up to the Council. He suggested she request at the beginning of the meeting that she be allowed to comment on this agenda item. The decision would be up to the Council.

Ms. Mallams asked if the draft maps might be modified and be different by the time of the public hearings. Ms. Holtey said the drafts were two alternatives derived using the factors adopted by Council using the Urbanization Element. There are limited areas to grow into which are close to the UGB and proximate to services. She explained the purpose of this discussion was to obtain input regarding concerns or preferences for the location of the UGB. The input received from the Planning Commission and the Citizen's Advisory Committee would be presented to the City Council. The Council would consider the alternatives and the input from PC, CAC and Citizen comments and would then direct staff as to how the map should be refined.

Ms. Mallams asked how the final map would be decided. Ms. Holtey outlined the process. She said once a final draft map is identified, the City will submit the application to Jackson County and notify the State. It has to be approved by both the State and Jackson County. She said throughout the process there will be joint public hearings with the City of Central Point and Jackson County. She explained that during this process, there could be modifications made. The City Council and the Board of Commissioners will be the ultimate decision makers.

Ms. Mallams stated in 2017 residents on Heritage Road signed a petition stating they did not want to be included in the UGB and they presented a concept plan which protected their neighborhood from inclusion. She said she wanted to make sure this

was in the record. She said they did not want road development to the south of the Taylor West properties. She stated the Heritage Road residents did not want the development to disturb their neighborhood.

Jim Brown, Heritage Road.

Mr. Brown expressed his desire to join the Taylor West group of landowners. He acknowledged the neighbors to the south did not want to be in the UGB. He said his property borders the Taylor West group and he felt when that area was developed services would be sufficiently close to his property to allow him to annex into the City.

Russell Kockx, Grant Road

Mr. Kockx said he owns 30 acres by Twin Creeks Crossing. He stated he supported the UGB Amendment and would like to have his property included. He said a few of his neighbors have expressed interest in being in the UGB and he has encouraged them to contact the Planning Department.

Tim Higinbotham, Taylor Road

Mr. Higinbotham stated he belonged to the Taylor West group of property owners. He said they had a longstanding request to be included in the UGB amendment. He said the services available to the property also included gas which has not been previously mentioned. He said the Taylor West group had access to all services and met the criteria to be included in the UGB amendment.

There were no additional public comments.

Ms. Holtey stated that currently there was no formal application. Once an application was prepared there would be public hearings which would be noticed and there would be opportunity for citizen input at all the hearings. Additionally Rogue Valley Sewer Services had been provided with the draft maps in order to evaluate their ability to provide service to the areas.

Mr. Humphrey said it was important to identify an area for the UGB amendment in order to properly notify residents in those areas being considered.

The Committee discussed the two alternative maps. They felt the connectivity and larger lots of option 1A was preferable.

Mr. Humphrey stated a traffic study and transportation plan would be prepared and would be included in the formal application for the UGB Amendment.

Ms. Holtey explained there have been concept plans prepared which include proposed zoning in order to not only meet density requirements but to provide the basis for evaluating traffic impacts. She explained the different zones and types of housing.

The Committee said they appreciated the citizen input and would recommend option 1A as the preferred choice with the inclusion of larger lots and connectivity.

PLANNING UPDATE

- There is a proposal to build a combination chiropractic office and urgent care center on the corner of 6th & Pine Streets.
- The Brodiart building is continuing construction
- There is a new convenience market on S. Front street
- The northbound lanes of North Front Street are being paved in preparation for the railroad crossing
- The Makers Space should be completed and open in May
- The Planning Commission has approved the new fire station on Scenic Avenue

VII. MISCELLANEOUS

VIII. ADJOURNMENT

David Painter declared the meeting adjourned at 7:45 p.m.

The foregoing minutes of the April 9, 2019 Citizens Advisory Committee were approved by the Citizens Advisory Committee at its meeting of _____, 2019.

Chairman

Zoning Text Amendments: CPMC 17.08 (Definitions),
17.60.030 (Accessory Buildings) & 17.77 (ADUs)

STAFF REPORT

April 9, 2019

Agenda Item: VII-A

Introduce and discuss draft amendments to CPMC 17.77, Accessory Dwelling Units. File No. ZC-19001;
Applicant: City of Central Point.

Staff Source:

Stephanie Holtey, Principal Planner
Eileen Mitchell, Community Planner I

Background

ADUs are smaller format independent housing units built in conjunction with and accessory to a residential structure. They are important to housing because they can provide opportunities for more affordable housing, flexibility to accommodate family housing needs, and increased housing supply.

Since the City adopted regulations allowing ADUs in 2006 (Attachment “A”), very few have been constructed in Central Point. In light of the need for housing, the City has prepared preliminary amendments to CMPC 17.77, Accessory Dwelling Units to eliminate barriers to ADU construction, promote housing supply and affordability, and to comply with ORS 197.312 (Attachment “B” and “C”). This is consistent with the City’s housing policies and the recently approved Housing Implementation Plan.

Draft Code Amendment Summary:

At the September 10, 2019 CAC meeting, staff will introduce the draft ADU code amendments that aim to promote housing supply and affordability as follows:

- Simplify the existing code language by eliminating standards addressed in the Building Fire, and Public Works codes. Repeating regulations from other sources is redundant and increases the opportunity for conflicts.
- Increase the maximum square footage allowed for ADUs from 35% of the gross floor area (GFA) of the primary dwelling or 800SF, whichever is less, to 50% of the GFA or 800SF, whichever is less. Example: For a 1,200SF primary dwelling, a property owner could build a 420SF ADU under the current rules. Based on the proposed change, the ADU could be as big as 600SF.
- Allow a carriage unit (i.e. ADU above a detached garage) to exceed the maximum floor area allowed. Creating an ADU above a detached garage can be an attractive and space economical way to provide additional housing. The change aims to remove size barriers this type of ADU.

- Allow flexibility in the location of required parking for ADUs on-street in circumstances where off-street parking is not possible. The State advises removing all off-street parking requirements to promote ADU construction. However, in Central Point parking is a concern for community members. The purpose of this code amendment is to maintain or enhance parking by providing some flexibility as to location on-street or off-street in limited circumstances.
- Limit two-story ADUs to carriage units only to minimize impacts to neighboring properties.
- Allow use of legally non-conforming structures for ADU conversion provided the structure meets the minimum accessory building setbacks in CPMC 17.60.030(A) and Residential Specialty Building Codes for life and safety. There are several buildings in town that could be used as an ADU, except that they don't meet the 10-ft minimum rear yard setback. This change would allow an exception necessary to repurposed legally non-conforming accessory buildings.
- Eliminate owner occupancy requirement (ORS 197.312)
- Allow ADUs in all zones that permit single-family detached dwellings (add R-2) (ORS 197.312).
- Eliminate all standards that are not clear and objective (ORS 197.312)

In the course of preparing amendments to CPMC 17.77, the City is also discovered the need to amend the following sections to clarify definitions and accessory building setbacks:

- CPMC 17.08, Definitions to align the City's definition of an ADU with the State's definition and to clarify the difference between an ADU and Guest Quarters; and,
- CPMC 17.60030, Accessory Buildings to revise the side and rear yard setback measurement from 3-ft from the furthest protrusion or overhang to 5-ft from the foundation. The proposed change is consistent with setback measurement for all other buildings and considers CPMC 17.60.100, which allows architectural features (e.g. eaves) to extend up to 2-ft into the required setback area.

Discussion

The purpose of the CAC discussion is to determine if changes to CPMC 17.77 outside the scope of ORS 197.312 meet the City's objective to provide an increased housing supply while maintaining neighborhood character that aligns with the City's vision for its preferred future. The following questions are recommended as a starting point for discussion:

- Does the CAC agree with the proposed floor area increase?
- Are there any concerns about providing flexibility to allow on-street parking in limited circumstances? If so, what level of flexibility does the CAC feel is warranted, if any?
- What does the CAC think about allowing a reduced rear yard setback for ADUs from 10-ft to 5-ft when the property abuts an open space area? This is not proposed in the draft code amendments but has been recommended by a property owner.
- Are there any other concerns or recommendations by the CAC concerning the proposed code amendments, including those to CPMC 17.08 or CPMC 17.60.030?

Attachments

Attachment “A” – CPMC 17.77, ADUs (Current Regulations, Clean Copy)

Attachment “B” – Proposed Code Amendments (Clean Copy)

Attachment “C” – ADU Implementation Guidance from DLCD

Action

Consider the proposed amendments and make a recommendation to the Planning Commission and City Council to 1) approve; 2) approve with changes; or deny the amendments.

Recommendation

Make a motion recommending approval of the proposed code amendments with or without changes.

Chapter 17.77
ACCESSORY DWELLING UNITS (ADU)

Sections:

17.77.005 Purpose.

17.77.010 Permitted in residential districts, R-L and R-1.

17.77.020 Provisions for water and sewer.

17.77.030 Only one accessory dwelling unit per single-family dwelling.

17.77.040 General provisions.

17.77.050 Special provisions.

17.77.060 Permit--Fee--Application--Inspection.

17.77.070 ADUs detached from single-family dwelling--Special.

17.77.005 Purpose.

The purpose of this section is to allow for establishment of an accessory dwelling unit in conjunction with a single-family dwelling within a single-family residential zoning district. An accessory dwelling may be permitted as a means of providing more affordable housing opportunities for young families, empty nesters and others; encouraging additional density with minimal cost and disruption to surrounding neighborhoods; allowing individuals and smaller households to retain large houses as residences; providing convenient care for the elderly and infirm on a long-term basis; and allowing more energy-efficient use of large, older homes. (Ord. 1884 (part), 2006).

17.77.010 Permitted in residential districts, R-L and R-1.

Accessory dwelling units (ADUs) shall be a permitted use in the R-L and R-1 residential districts as accessory to single-family dwellings subject to the provisions of this chapter. (Ord. 1884 (part), 2006).

17.77.020 Provisions for water and sewer.

No ADU shall be permitted to be added to, created within, or constructed on the same lot as the single-family dwelling to which it is accessory without a prior certification from the public works department of the city that the water supply and sanitary sewer facilities serving the site of the proposed ADU are adequate. (Ord. 1884 (part), 2006).

17.77.030 Only one accessory dwelling unit per single-family dwelling.

Only one ADU shall be permitted as accessory to a single-family dwelling. (Ord. 1884 (part), 2006).

17.77.040 General provisions.

A. ADUs shall be permitted as second dwelling units that are added to or created within or on the same lot as a single-family dwelling.

B. All housing and building codes and standards shall be applicable to all ADUs including, but not limited to, the building code, the plumbing code, the electrical code, the mechanical code, the fire code, and all requirements of the city of Central Point.

C. ADUs, whether attached or detached, that are added to or created within single-family dwellings are not required to have separate independent utility connections.

1. D. The gross floor area of an accessory dwelling unit shall contain no more than thirty-five percent of the gross floor area of the main dwelling in existence prior to the construction of the accessory dwelling unit or eight hundred square feet, whichever is less.
2. E. No subdivision of land, air rights or condominium is allowed so as to enable the sale or transfer of the accessory dwelling unit independently of the main dwelling unit or other portions of the property.

F. All ADUs shall be designed to maintain the appearance of the single-family dwelling to which they are accessory. If an ADU extends beyond the current footprint of the single-family dwelling it must be consistent with the existing roof pitch, siding and windows of the single-family dwelling. If a separate entrance door is provided, it must be located either off the rear or side of the single-family dwelling. Any additions to an existing structure or building shall not exceed the allowable lot coverage or encroach into the required setbacks.

G. All ADUs which are attached to a single-family dwelling shall have a separate entrance for the accessory dwelling unit, but it shall not be located on the front of the existing building.

H. At least one off-street parking space shall be provided for each ADU in addition to the off-street parking spaces required for the single-family dwelling.

I. All ADUs shall have separate street addresses that are visible from the street and that clearly identify the location of the ADU. (Ord. 1942 §1, 2010; Ord. 1884 (part), 2006).

17.77.050 Special provisions.

A. The owner or contract purchaser of record of the single-family dwelling to which an ADU is accessory shall reside either in the single-family dwelling or the ADU as a permanent place of residence and shall

not be permitted to rent or lease the same. The ownership of ADUs may not be separated from ownership of the single-family dwelling to which they are accessory.

B. No home occupations, day care centers or adult foster homes shall be permitted in ADUs or in single-family dwellings to which they are accessory. (Ord. 1884 (part), 2006).

17.77.060 Permit--Fee--Application--Inspection.

A. No ADU may be added to, created within, or constructed upon the same lot as a single-family dwelling without a permit therefor, issued by the planning department. ADU permits shall be processed as a Type I land use application.

B. All applications for ADU permits shall be on forms provided by the planning department, and the fee for such permit shall be as provided in the building code.

C. Before any permit for the creation or construction of an ADU is granted, the proposed site thereof and the plans and specifications therefor shall be inspected by the building official to assure that the provisions of this chapter are not violated. (Ord. 1942 §2, 2010; Ord. 1884 (part), 2006).

17.77.070 ADUs detached from single-family dwelling--Special.

The following provisions shall be applicable to detached ADUs:

A. Water, sewer and solid waste collection may be by way of connections and service that is completely separate, apart and independently metered from the single-family dwelling to which such ADU is accessory, or by other means approved by the public works department.

B. All detached ADUs shall comply with all setback and separation requirements for detached accessory buildings except that the minimum rear yard setback shall be ten feet.

C. Detached ADUs shall be designed in such a manner as to blend with or complement the architectural design of the single-family dwelling to which such ADU is accessory; approval of such design shall be made by the appeal board of adjustment.

D. Detached ADUs shall share the same hard-surfaced driveway as the single-family dwelling to which such ADU is accessory, and shall have direct access to the street upon which the single-family dwelling fronts, or take access from an alley. No new or additional curb cuts shall be permitted for the ADU, except on corner lots where a new curb cut will be allowed on the street frontage having no existing curb cut.

E. Detached ADUs shall have an unobstructed street frontage approved by the fire district with no intervening structures to ensure adequate visibility and access for emergency vehicles. (Ord. 1981 §5 (Exh. E), 2014; Ord. 1942 §3, 2010; Ord. 1884 (part), 2006).

Chapter 17.08 DEFINITIONS

“Accessory dwelling unit (ADU)” means an Interior, attached or detached ~~unit-residential structure~~ that is used in connection with or provides complete independent living facilities and that serves as an accessory use to a primary single dwelling ~~unit~~. Accessory dwelling units differ from guest quarters, which do not provide independent living facilities.

“Guest ~~house~~Quarters” means an Interior, attached or detached accessory building designed and used for the purpose of providing temporary living accommodations for guests or for members of the same family as that occupying the main building, and containing no kitchen facilities.

Chapter 17.60 GENERAL REGULATIONS

17.60.030 Accessory Buildings

Accessory buildings shall comply with all requirements for the principal use except where specifically modified by this title and shall comply with the following limitations:

A. Regardless of the side and rear yard requirements of the district, in a residential (R) district a side or rear yard not adjoining a street may be reduced to ~~three-five~~ feet, ~~measured from the furthest protrusion or overhang~~, for an accessory structure erected more than fifty-five feet from the street right-of-way line on which the lot fronts, other than alleys, provided the structure is detached and separated from other buildings by ten feet or more.

B. Canvas-Covered Canopies and Other Temporary Structures. Temporary structures in residential (R) districts shall not be permitted within a front setback and only within a side setback that does not abut a public right-of-way. Temporary structures within a side setback shall be at least three feet from the side lot line measured from the furthest protrusion or overhang. Such structures are to be anchored to the ground in accordance with building code requirements.

C. Structural Dimensions. All accessory buildings will be subject to the requirements of all building specialty codes adopted under the Central Point Municipal Code.

1. Height. Accessory structures in residential (R) districts shall not exceed twenty-five feet if detached from the main structure. Structures greater than fifteen feet but less than twenty-five feet in height shall be set back a minimum of five feet from a side or rear lot line.

2. Width and Length. Garages and carports intended to satisfy the municipal code requirement for two off-street covered parking spaces shall be a minimum interior dimension of twenty feet in width by twenty feet in length. Standard garage doors shall be of adequate width to facilitate safe passage and maneuvering of automobile traffic.

3. Alley Setback. Accessory structures in residential (R) districts which abut an alley, are used as garages, and take their access from the alley shall have a setback of fifteen feet from the rear property line. (Ord. 1981 §3 (Exh. C) (part), 2014; Ord. 1818 §1(part), 2001; Ord. 1684 §53, 1993; Ord. 1436 §2(part), 1981).

Chapter 17.77
ACCESSORY DWELLING UNITS (ADU)

Sections:

[17.77.005 Purpose.](#)

[17.77.010 Applicability.](#)

[17.77.020 One Unit.](#)

[17.77.030 Approval Criteria.](#)

17.77.005 Purpose.

The purpose of this section is to allow for establishment of an accessory dwelling unit (ADU) in conjunction with a single-family detached dwelling within zones that allow single family detached dwellings in accordance with ORS 197.312. ADUs are intended to provide more economical housing choices while encouraging additional density with minimal cost and disruption to surrounding neighborhoods; and allowing more efficient use of large, older homes. (Ord. 1884 (part), 2006).

17.77.010 Applicability.

Accessory dwelling units (ADUs) shall be a permitted use in the R-L,R-1, R-2 residential districts, and LMR, MMR, and HMR mixed-use districts within the Transit Oriented Development (TOD) District, as accessory to single-family dwellings subject to the provisions of this chapter. (Ord. 1884 (part), 2006).

17.77.020 One Unit.

A maximum of one (1) ADU shall be allowed per legally established single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g. above a detached garage or workshop), or attached to or interior to the primary dwelling (e.g. addition or conversion of floor area within the existing building). (Ord. 1884 (part), 2006).

17.77.030 Approval Criteria.

- A. Floor Area. The maximum floor area allowed for an ADU shall be 800 square feet or fifty (50) percent of the gross floor area of the primary dwelling, whichever is less, except that conversion of a new or existing level or floor (e.g. attic, or second story) of a detached accessory building (i.e. garage, workshop) to an ADU is permitted even if the floor area of the ADU would be more than 800 square feet.
- B. Development Standards. ADUs shall meet all development standards required for residential structures per the base zone requirements (e.g. building height, setbacks, lot coverage, building design, etc.) except for the following:
 1. Density. ADUs are exempt from the maximum density standard in the base zone in which the ADU is located, provided that all other base zone standards are met.
 2. Conversion of Nonconforming Structures. Conversion of an existing legally nonconforming structure to an ADU is allowed provided that the conversion does not increase the nonconformity and the structure complies with the Oregon Residential Specialty Code.
 3. Parking. The required off-street parking for an ADU may be provided on-street when it can be demonstrated that all of the following apply:

- i. The pavement width for the street along which the property fronts is 36-feet in width or greater and provides on-street parking on both sides of the street;
 - ii. Driveway widening to accommodate the off-street space would result in loss of an on-street parking space; and,
 - iii. Off-street parking cannot be provided along the site frontage or in an alley due to physical site constraints.
4. Rear Yard Setback. The rear yard setback for ADUs shall be 10-feet.
5. Building Height. Except for units constructed above a detached garage (i.e. carriage units), detached ADUs shall be limited to single-story construction and shall not exceed 25-ft in building height per the accessory building height standards set forth in CPMC 17.60.030(C)(1).

C. Other Standards.

1. Unit Separation. For attached and interior ADUs, the primary dwelling and ADU shall be distinct with wall separation, separate building entrances and visible addresses.
2. Utilities. Separate utility connections may be provided at the applicant's discretion. Separate connections are not required.
3. Transfer Prohibited. No subdivision of land, air rights or condominium is allowed so as to enable the sale or transfer of the accessory dwelling unit independently of the main dwelling unit or other portions of the property.

**GUIDANCE ON IMPLEMENTING
THE ACCESSORY DWELLING UNITS (ADU) REQUIREMENT
UNDER OREGON SENATE BILL 1051**



*M. Klepinger's backyard detached ADU, Richmond neighborhood, Portland, OR.
(Photo courtesy of Ellen Bassett and accessorydwellings.org.)*

OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

MARCH 2018



Oregon Department of
Land Conservation
and Development

Introduction

As housing prices in Oregon go up, outpacing employment and wage growth, the availability of affordable housing is decreasing in cities throughout the state. While Oregon's population continues to expand, the supply of housing, already impacted by less building during the recession, has not kept up. To address the lack of housing supply, House Speaker Tina Kotek introduced House Bill 2007 during the 2017 legislative session to, as she stated, "remove barriers to development." Through the legislative process, legislators placed much of the content of House Bill 2007 into Senate Bill 1051, which then passed, and was signed into law by Governor Brown on August 15, 2017. In addition, a scrivener's error¹ was corrected through the passage of HB 4031 in 2018.

Among the provisions of SB 1051 and HB 4031 is the requirement that cities and counties of a certain population allow accessory dwelling units (ADUs) as described below:

- a) *A city with a population greater than 2,500 or a county with a population greater than 15,000 shall allow in areas within the urban growth boundary that are zoned for detached single-family dwellings the development of at least one accessory dwelling unit for each detached single-family dwelling, subject to reasonable local regulations relating to siting and design.*
- b) *As used in this subsection, "accessory dwelling unit" means an interior, attached or detached residential structure that is used in connection with or that is accessory to a single-family dwelling.*

This new requirement becomes effective on July 1, 2018 and subject cities and counties must accept applications for ADUs inside urban growth boundaries (UGBs) starting July 1, 2018. Many local governments in Oregon already have ADU regulations that meet the requirements of SB 1051, however, some do not. Still others have regulations that, given the overall legislative direction to encourage the construction of ADUs to meet the housing needs of Oregon's cities, are not "reasonable." The Oregon Department of Land Conservation and Development (DLCD) is issuing this guidance and model code language to help local governments comply with the legislation. The model code language is included on its own page at the end of this document.

¹ *The scrivener's error in SB 1051 removed the words "within the urban growth boundary." HB 4031 added the words into statute and thus limited the siting of ADUs to within UGBs.*

Guidance by Topic

The purpose of the following guidance is to help cities and counties implement the ADU requirement in a manner that meets the letter and spirit of the law: to create more housing in Oregon by removing barriers to development.

Number of Units

The law requires subject cities and counties to allow “at least one accessory dwelling unit for each detached single-family dwelling.” While local governments must allow one ADU where required, DLCD encourages them to consider allowing two units. For example, a city or county could allow one detached ADU and allow another as an attached or interior unit (such as a basement conversion). Because ADUs blend in well with single-family neighborhoods, allowing two units can help increase housing supply while not having a significant visual impact. Vancouver, BC is a successful example of such an approach.

Siting Standards

In order to simplify standards and not create barriers to development of ADUs, DLCD recommends applying the same or less restrictive development standards to ADUs as those for other accessory buildings. Typically that would mean that an ADU could be developed on any legal lot or parcel as long as it met the required setbacks and lot coverage limits; local governments should not mandate a minimum lot size for ADUs. So that lot coverage requirements do not preclude ADUs from being built on smaller lots, local governments should review their lot coverage standards to make sure they don’t create a barrier to development. To address storm water concerns, consider limits to impermeable surfaces rather than simply coverage by structures.

In addition, any legal nonconforming structure (such as a house or outbuilding that doesn’t meet current setback requirements) should be allowed to contain, or be converted to, an ADU as long as the development does not increase the nonconformity.

Design Standards

Any design standards required of ADUs must be clear and objective (ORS 197.307[4]). Clear and objective standards do not contain words like “compatible” or “character.” With the exception of ADUs that are in historic districts and must follow the historic district regulations, DLCD does not recommend any special design standards for ADUs. Requirements that ADUs match the materials, roof pitch, windows, etc. of the primary dwelling can create additional barriers to development and sometimes backfire if the design and materials of the proposed

ADU would have been of superior quality to those of the primary dwelling, had they been allowed.

Parking

Requiring off-street parking is one of the biggest barriers to developing ADUs and it is recommended that jurisdictions not include an off-street parking requirement in their ADU standards. Adding off-street parking on many properties, especially in older centrally-located areas where more housing should be encouraged, is often either very expensive or physically impossible. In addition, when adding an additional off-street parking space requires a new or widened curb cut, it removes existing on-street parking, resulting in no net gain of parking supply. As an alternative to requiring off-street parking for ADUs, local governments can implement a residential parking district if there is an on-street parking supply shortage. For more help on parking issues, visit www.oregon.gov/lcd/tgm/pages/parking.aspx or contact DLCD.

Owner Occupancy

Owner-occupancy requirements, in which the property owner is required to live on the property in either the primary or accessory dwelling unit, are difficult to enforce and not recommended. They may be a barrier to property owners constructing ADUs, but will more likely simply be ignored and constitute an on-going enforcement headache for local governments.

Public Utilities

Development codes that require ADUs to have separate sewer and water connections create barriers to building ADUs. In some cases, a property owner may want to provide separate connections, but in other cases doing so may be prohibitively expensive.

System Development Charges (SDCs)

While SDCs are not part of the development code and SB 1051 does not require them to be updated, local governments should consider revising their SDCs to match the true impact of ADUs in order to remove barriers to their development. ADUs are generally able to house fewer people than average single-family dwellings, so their fiscal impact would be expected to be less than a single-family dwelling. Accordingly, it makes sense that they should be charged lower SDCs than primary detached single-family dwellings.

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Accessory Dwellings (model code)

Note: ORS 197.312 requires that at least one accessory dwelling be allowed per detached single-family dwelling in every zone within an urban growth boundary that allows detached single-family dwellings. Accessory dwellings are an economical way to provide additional housing choices, particularly in communities with high land prices or a lack of investment in affordable housing. They provide an opportunity to increase housing supply in developed neighborhoods and can blend in well with single-family detached dwellings. Accessory dwelling regulations can be difficult to enforce when local codes specify who can own or occupy the homes. Requirements that accessory dwellings have separate connections to and pay system development charges for water and sewer services can pose barriers to development. Concerns about neighborhood compatibility, parking, and other factors should be considered and balanced against the need to address Oregon's housing shortage by removing barriers to development.

The model development code language below provides recommended language for accessory dwellings. The italicized sections in brackets indicate options to be selected or suggested numerical standards that communities can adjust to meet their needs. Local housing providers should be consulted when drafting standards for accessory dwellings, and the following standards should be tailored to fit the needs of your community.

Accessory dwellings, where allowed, are subject to review and approval through a Type I procedure[, pursuant to Section _____.] and shall conform to all of the following standards:

[A. One Unit. *A maximum of one Accessory Dwelling is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).*

/

A. Two Units. *A maximum of two Accessory Dwellings are allowed per legal single-family dwelling. One unit must be a detached Accessory Dwelling, or in a portion of a detached accessory building (e.g., above a garage or workshop), and one unit must be attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).]*

B. Floor Area.

1. A detached Accessory Dwelling shall not exceed [800-900] square feet of floor area, or [75] percent of the primary dwelling's floor area, whichever is smaller.
2. An attached or interior Accessory Dwelling shall not exceed [800-900] square feet of floor area, or [75] percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwellings that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the Accessory Dwelling would be more than [800-900] square feet.

C. Other Development Standards. Accessory Dwellings shall meet all other development standards (e.g., height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that:

1. Conversion of an existing legal non-conforming structure to an Accessory Dwelling is allowed, provided that the conversion does not increase the non-conformity; and

2. No off-street parking is required for an Accessory Dwelling.

Definition (This should be included in the “definitions” section of the zoning ordinance. It matches the definition for Accessory Dwelling found in ORS 197.312)

Accessory Dwelling – An interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.

Hazard Mitigation Plan Update



STAFF REPORT

September 10, 2019

AGENDA ITEM: VI-A

Consideration of City of Central Point Hazard Mitigation Plan **Applicant:** City of Central Point.

STAFF SOURCE:

Justin Gindlesperger, Community Planner II

BACKGROUND:

The City of Central Point has a stand-alone hazard mitigation plan that was adopted in 2011 and needs to be updated to account for community changes since 2011. The Hazard Mitigation Plan evaluates the City's vulnerability to natural hazards and establishes an action plan to reduce risk. In addition to providing a framework for reducing the negative impacts of future disaster events (i.e. floods, earthquakes, severe weather, etc.), maintaining a current plan is necessary to retain eligibility for 1) pre- and post-disaster federal funding; and 2) flood insurance discounts through the Community Rating System.

The update to the Hazard Mitigation Plan is following FEMA's 10-Step planning process to identify hazards most likely to impact Central Point. Through this process, resources and mitigation activities were identified that will prevent damage or speed recovery from natural hazards. An action plan was then developed to prioritize the activities that are most likely to prevent or mitigate losses, establishes a timeline for implementing the mitigation efforts and makes Central Point more resistant to future hazards.

This is the second of two (2) public meetings regarding the Central Point Hazard Mitigation Plan update. At the April meeting, staff reviewed the 2011 Hazard Mitigation Plan and provided an overview of the update process. During this meeting, staff will provide an overview for each step in the planning process and facilitate discussion on the proposed updates including updated goals, vulnerability summary, and prioritization of action items. A copy of the updated Mitigation Action Plan is attached.

The current Hazard Mitigation Plan is available on the City's webpage (<http://www.centralpointoregon.gov/floodplain/page/hazard-mitigation-plan>) and will be available for review at the meeting upon request.

ISSUES:

The primary issue in considering the Hazard Mitigation Plan is to identify local policies and actions that can be implemented to reduce risk and future losses from hazards.

ACTION:

Consideration of the City of Central Point Hazard Mitigation Plan.

ATTACHMENTS:

Attachment "A" –Hazard Mitigation Action Plan

Action Item ID	Mitigation Action Item	Timeline	Coordinating Organizations	Estimated Cost	Priority	Plan Goals Addressed							Potential Funding Source(s)
						Protect People	Protect Property	Emergency Response	Education & Outreach	Partnership & Protection	Natural Resources	Funding	
Multi-Hazard Mitigation Items													
Short-Term #1	Encourage public and private owners of infrastructure to undertake risk assessments for their facilities and implement mitigation measures when necessary.	Ongoing	Public Works, Building Division, Fire District 3	Staff Time	Medium	X	X	X					Local Funding Resources, PDM, SRGP, HMGP
Short-Term #2	Increase public awareness of natural hazards by enhancing education and outreach activities, including dissemination of hazard maps, FEMA pamphlets and promoting the Jackson County Disaster Registry	Ongoing	Public Works, Community Development	Staff Time	Medium	X	X	X	X				Local Funding Resources
Short-Term #3	Integrate the Mitigation Plan findings into planning and regulatory documents and programs.	1-2 Years	Community Development	Staff Time	Medium	X	X	X	X	X			Local Funding Resources
Long-Term #1	Obtain funding and resources to implement high priority mitigation action items.	3-5 Years	Public Works, Community Development	Staff Time	Low							X	Local Funding Resources
Earthquake Mitigation Action Items													
Short-Term #1	Disseminate FEMA pamphlets to educate homeowners and business owners about structural and non-structural retrofitting options and benefits for vulnerable buildings. (Vulnerable buildings identified in Rapid Visual Screening Inventory)	Ongoing	Community Development, Building Division	Staff Time	Medium	X	X	X					Local Funding Resources
Short-Term #2	Evaluate the seismic vulnerability of important components of the Central Point water and waste water systems and establish priorities to retrofit or replace vulnerable components	1-2 Years	Public Works, RVSS	Staff Time, Upgrade costs TBD	High	X	X	X	X	X			Local Funding Resources, SRGP, PDM
Long-Term #1	Conduct a sidewalk survey of residential, commercial and industrial buildings in Central Point using FEMA's Rapid Visual Screening to identify especially vulnerable buildings, raise awareness and encourage mitigation actions. (unreinforced masonry buildings, concrete/steel buildings with URM infill)	1-2 Years	Community Development (Building Division)	Staff Time	High	X	X	X					Local Funding Resources, SRGP

Action Item ID	Mitigation Action Item	Timeline	Coordinating Organizations	Estimated Cost	Priority	Plan Goals Addressed							Potential Funding Source(s)
						Protect People	Protect Property	Emergency Response	Education & Outreach	Partnership & Protection	Natural Resources	Funding	
Long-Term #2	Obtain funding and retrofit important public facilities with significant seismic vulnerabilities	3-5 Years	Community Development, Building Division	Staff Time	Low	X	X	X	X	X	X	X	Local Funding Resources, SRGP, HMGP
Flood Mitigation Action Items: Within FEMA-Mapped Floodplains													
Short-Term #1	Maintain outreach program for the community in accordance with GRS procedures to ensure that public involvement and education efforts are effective	Ongoing	Community Development	Staff Time	Medium				X				Local Funding Resources
Short-Term #2	Upgrade West Pine Street crossing and include property owners from Mae Richardson school to Housing Authority property to improve stream flows and alleviate roadway and stream bank erosion impacts.	1-2 Years	Public Works, Community Development, Jackson County Housing Authority	Construction Costs TBD	High	X	X		X	X	X		Local Funding Resources
Short-Term #3	Mitigate low income West Pine Housing Authority, Building A & B, to reduce flood risk, comply with flood protection standards and improve insurance rating.	1-2 Years	Community Development, Jackson County Housing Authority	+\$20,000	High		X		X				Local Funding Resources, FEMA
Long-Term #1	Griffin Creek Flood Mitigation Project including the following: stakeholder buy-in, public involvement, easement acquisition, utility relocation, engineered construction plans, restoration plans, environmental permits, grade control structure removal, channel modifications, stream restoration, LOMR acquisition	Ongoing until Completion	Public Works, School District #5, Pacific Power, RVSS, Rogue River Valley Irrigation District, Oregon State Police, and Southern Oregon Labor Temple	Staff Time, other costs TBD	M/L	X	X	X	X	X	X		Local Funding Resources, FEMA, OW/EB
Long-Term #2	Elevate or acquire highly flood-prone structures not mitigated by the Griffin Creek Mitigation Project.	Ongoing	Community Development, Public Works	TBD by individual structure value	Low	X	X	X	X	X	X		FMA

Action Item ID	Mitigation Action Items	Timeline	Coordinating Organizations	Estimated Cost	Priority	Plan Goals Addressed							Potential Funding Source(s)
						Protect People	Protect Property	Emergency Response	Education & Outreach	Partnership & Protection	Natural Resources	Funding	
Flood Mitigation Action Items: Outside FEMA-Mapped Floodplains													
Short-Term #1	Conduct stormwater drainage improvements pursuant to the Stormwater Master Plan recommendations.	Ongoing	Public Works	TBD by individual project	Medium	X	X				X		Local Funding Resources, PDM, OWFB
Long-Term #1	Explore the feasibility of mitigation Jewett Elementary School from future flooding as a result of stormwater drainage problems.	3-5 Years	Public Works, Community Development, School District #6	\$120,000 - \$500,000	High	X	X	X	X	X			Local Funding Resources, PDM
Long-Term #2	Complete a Benchmark Master Plan that outlines standards for setting and maintaining benchmarks in the city, including the establishment of 3 to 5 National Spatial Reference System benchmarks that are 1 st or 2 nd order with a stability rating of A or B and that are within 1.0 mile of a regulatory floodplain.	3-5 Years	Community Development, Public Works	Costs TBD	Low		X		X	X			Local Funding Resources, PDM
Long-Term #3	Review and update flood warning and emergency action plans as new information about Emigrant Dam failure becomes available.	3-5 Years	Public Works, Community Development, Administration	Staff Time	Low	X		X	X	X			Local Funding Resources
Wildfire Mitigation Action Items													
Short-Term #1 (new)	Consider the need for ingress and egress for evacuations during the land use process	Ongoing	Community Development, Fire District 3	Staff Time	Medium	X		X	X	X			Local Funding Resources
Long-Term #1 (new)	Reduce wildfire fuels in high-risk areas. Undertake neighborhood meetings to educate property owners to decrease fire hazards to their homes/property.	Ongoing	Fire District 3	TBD by individual project	Medium								Local Funding Resources

Action Item ID	Mitigation Action Items	Timeline	Coordinating Organizations	Estimated Cost	Priority	Plan Goals Addressed								Potential Funding Source(s)
						Protect People	Protect Property	Emergency Response	Education & Outreach	Partnership & Protection	Natural Resources	Funding		
Severe Weather Mitigation Action Items														
Short-Term #1	Promote awareness of tree selection, planting and care to minimize hazards while promoting community forest goals.	Ongoing	Parks & Public Works	Staff Time	Medium	X	X	X	X				Local Funding Resources	
Short-Term #2	Ensure that all critical facilities in Central Point have backup power and emergency operations plans to deal with power outage.	1-2 Years	Public Works, Community Development	Staff Time	Low	X	X	X					Local Funding Resources, PDM	
Long-Term #1	Consider upgrading lines and poles to improve wind/ice loading, and adding interconnect switches to allow alternate feed paths and disconnect switches to minimize outage areas	10 Years	Pacific Power & Light	\$200 million	Low	X	X	X					PDM, HMGP	
Drought Mitigation Action Items														
Short-Term #1	Improve water supply monitoring and regularly check for leaks to minimize water supply losses.	1-2 Years	Public Works	\$750,000	High				X	X			Local Funding Resources	
Long-Term #1	Support local agencies on water conservation measures and drought management practices and ensure long-range water resources development and adaptation strategies	3-5 Years	Public Works	Staff Time	Medium				X	X	X		Local Funding Resources	
Volcano Mitigation Action Items														
Long-Term #1	Coordinate with agencies to determine risk of ash fallout.	5 Years	Public Works, Community Development, Jackson County Public Health	Staff Time	Low	X		X	X				Local Funding Resources	
Landslide Mitigation Action Items														
Long-Term #1	Development vegetation management program for areas susceptible to landslides along streambanks.	Ongoing	Public Works	Staff Time	Low								Local Funding Resources	

CP-2B Urban Reserve Area Concept Plan



STAFF REPORT

STAFF REPORT
September 10, 2019

AGENDA ITEM: File No. CPA-19005

Discussion of a Conceptual Land Use and Transportation Plan for Urban Reserve Area CP-2B adopted by City Council; **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 (UGB) into an urban reserve area (URA) it is necessary to adopt conceptual land use and transportation plans for the affected urban reserve. The City has received requests to add *parts of* URA, CP-2B to the City's UGB in order to offer additional land for housing. In 2009 the City participated in a demonstration project integrating land use and transportation concepts in one of the City's future growth areas. The project, known as the *Wilson Road Area UGB Expansion Plan*, is also referred to as CP-2B.

When the City adopted the Regional Plan Element to its Comprehensive Plan in 2012 it agreed to land use percentages in each URA. The residential/employment/park land split in CP-2B was 81%, 13% and 6% respectively. *The City also agreed to an average residential zoning density of 6.9 units per gross acre of land.* Upon further review, it was found that the 'Preferred Alternative' for CP-2B did not meet the average residential zoning density. It averaged only 4.95 dwelling units per gross acre (refer to Attachment A). City staff made revisions to the 2009 concept plan and these were considered by the Planning Commission and City Council. The Concept Plan will be used in the City's application for UGB Amendment with Jackson County and the Department of Land Conservation and Development (DLCDC).

ISSUES:

Public Comment for the Conceptual Plan was received during the demonstration project charrette. This was a 'grass roots' effort by property owners and interested agencies. City staff modified this work which was once again considered in a public forum. Staff delivered a PowerPoint presentation to the Metropolitan Planning Organization (MPO) last month (Attachment B) which included the three land use and circulation alternatives. The Regional Plan requires this collaboration as well as feedback from the MPO. The Technical and Policy Committees are made up of local a state agency representatives who voted to support the CP-2B Conceptual Plan finding that it satisfies the Performance indicators in the Regional Plan.

Perhaps the most critical of the performance indicators is the City's Target Residential Density of 6.9 units per gross acre. Planning staff analyzed committed residential densities using the Wilson Road Area concept shown in Attachment A and came up with only a 4.95 unit per acre total. Consequently some land use densities were increased along Upton Road and around a new activity center to bring the total to at least 6.9 units per gross acre. The Transportation Concept Plan is incorporated into the land use alternatives to illustrate and explain new road extensions/connections.

CONCLUSION:

In order to comply with the Regional Plan, *the City must assign an urban land use designation to all of the land in the URA* and do so using the categories and percentages to which the City and County agreed. The average residential density (6.9 units/acre) to which the City committed is met in each of the land use concept maps. The Performance Indicators serve as findings that support the concept plan. City land use designations only become effective at the time of a UGB Amendment and only then when they are initiated at the request of property owners.

The new Parks Master Plan has been incorporated into the City’s Comprehensive Plan and will be used to designate the number, size and characteristic of the parks that are needed in CP-2B. The Jackson County Active Transportation Plan will be used to better define trails and bike paths once land is added to the UGB and planned for development. The City Council adopted a resolution to ratify the land use and transportation plans for CP-2B prioritizing the alternatives in the following order; #3, #2 and #1.

EXHIBITS/ATTACHMENTS:

Attachment “A – Power Point Presentation”

Attachment “B – Rogue Valley Metropolitan Planning Organization Letter, dated July 23, 2019” (signature pending)

ACTION:

None. Information only.

Urban RESERVE AREA for CP-2B



**CITIZEN'S ADVISORY COMMITTEE MEETING
SEPTEMBER 10, 2019**

Overview/Review



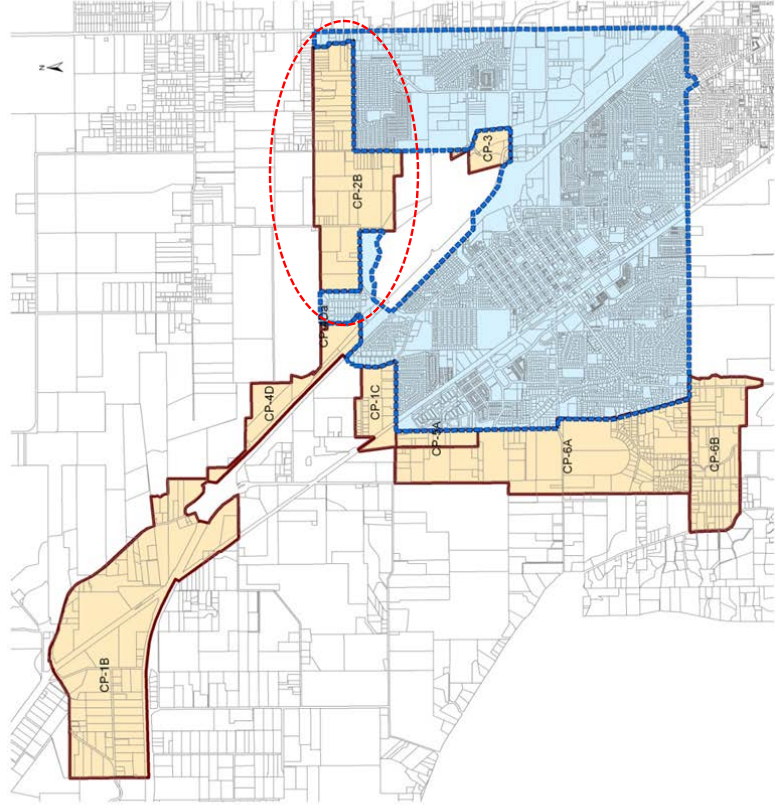
- **Greater Bear Creek Valley Regional Plan/Central Point Regional Plan Element**
 - Establishes 50-year land supply (doubling of population)
 - Establishes general land use type & percentage distribution
 - Identifies Conditions specific to certain URAs
 - Requires RVMPO Concurrence with Transportation Plans
 - Requires Urban Reserve Area (URA) Concept Planning for:
 - ✦ Land Use
 - Refine land use categories and align with Comp Plan Land Use and Zoning designations.
 - ✦ Transportation
 - Identify a general network of regionally significant arterials, transit corridors, and bike and pedestrian pathways.

Concept plan a general guide



- The **concept plan is a general land use guide** prepared in accordance with, and intended to facilitate implementation of the Central Point Regional Plan Element. It does not address compliance with the Oregon Statewide Land Use Planning Goals, applicability of land use planning law, or comprehensive plan compliance.
- The Concept Plan has been prepared in accordance with **the County's Greater Bear Creek Valley Regional Plan** including all applicable performance indicators set forth in these documents. An assessment of performance indicators as they apply to CP-2B will follow:

CP-2B Vicinity Map

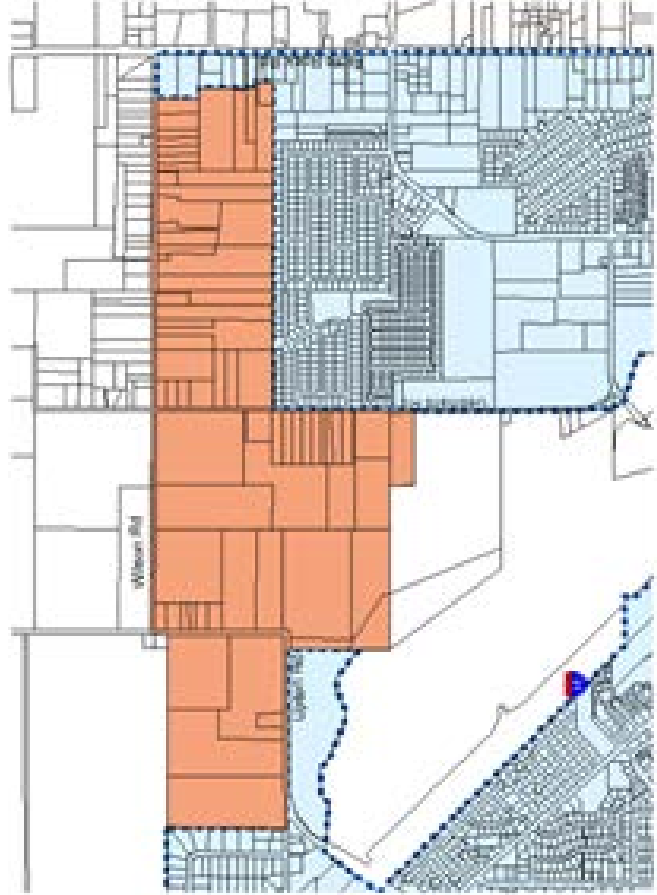


Central Point

Regional Plan Percentages



Wilson Road Area (CP-2B)

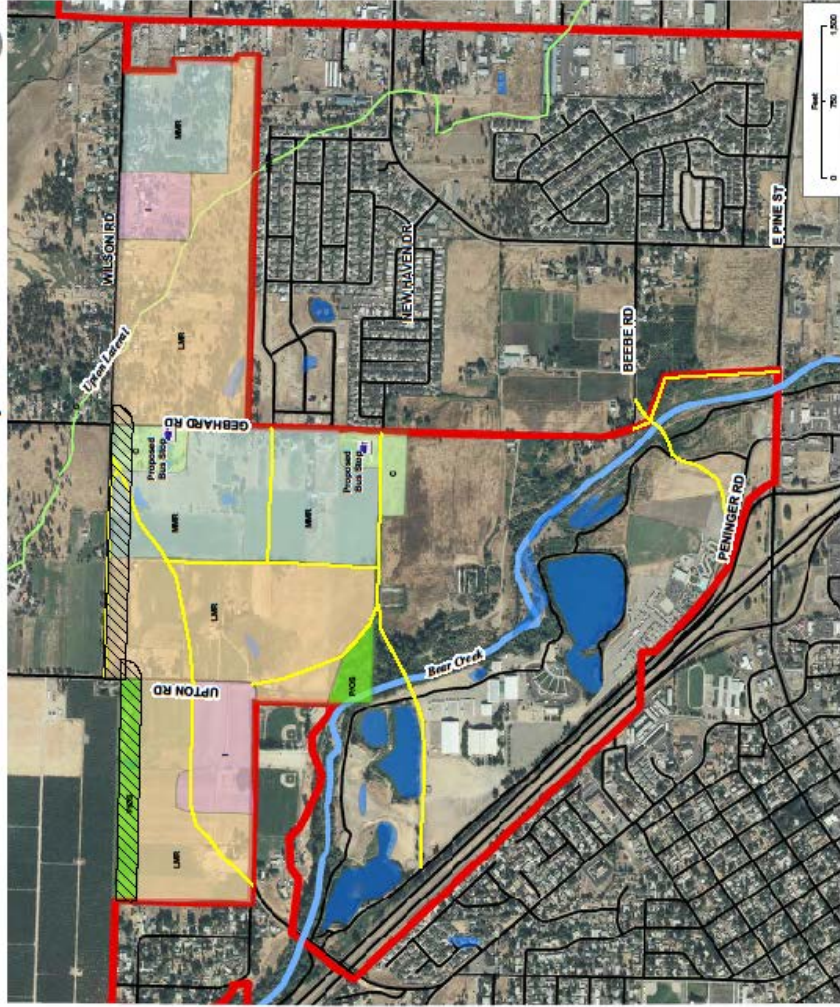


Proposed Land Use	Percentage	Acres
Residential	81%	263
Employment	13%	42
OS/Parks	6%	20
Total	100%	325

CP-2B Pilot Study (Base Case)



Wilson Road Area UGB Expansion Plan



Base Case Zoning Scenario

- Commercial
- Institutional
- Low Mix Residential
- Med Mix Residential
- Park-Open Space
- Agricultural Buffer

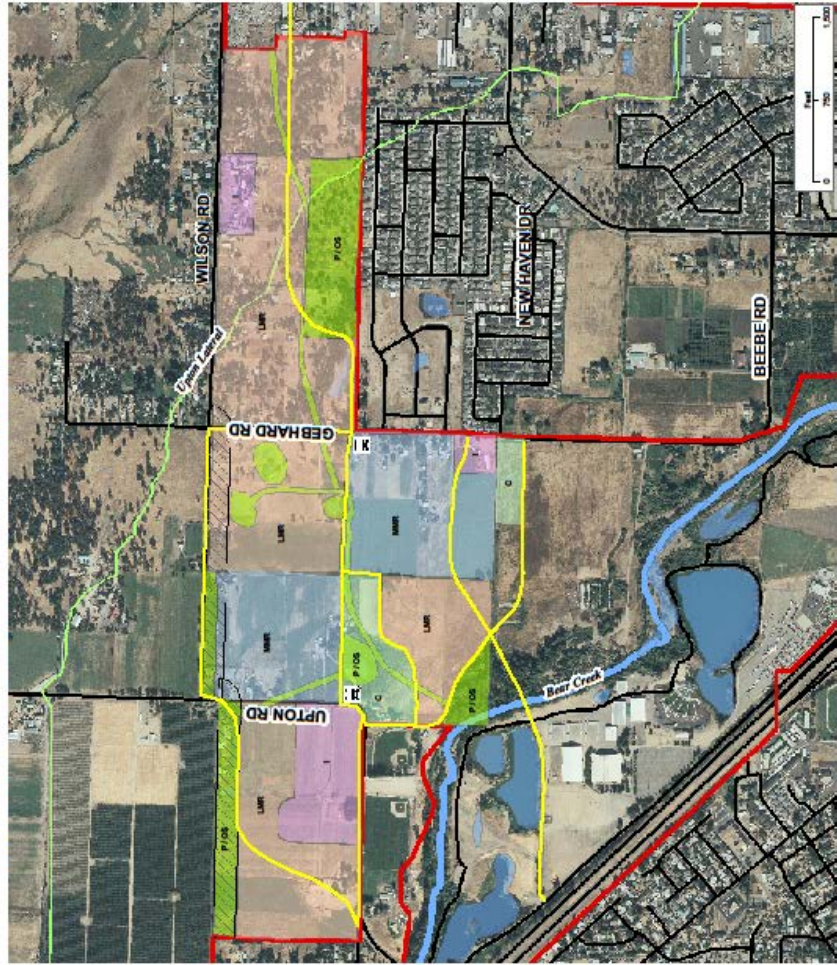
- UGB
- Study Area
- Proposed Collectors
- Streets
- Wetlands



CP-2B Pilot Study (Preferred)



Wilson Road Area UGB Expansion Plan



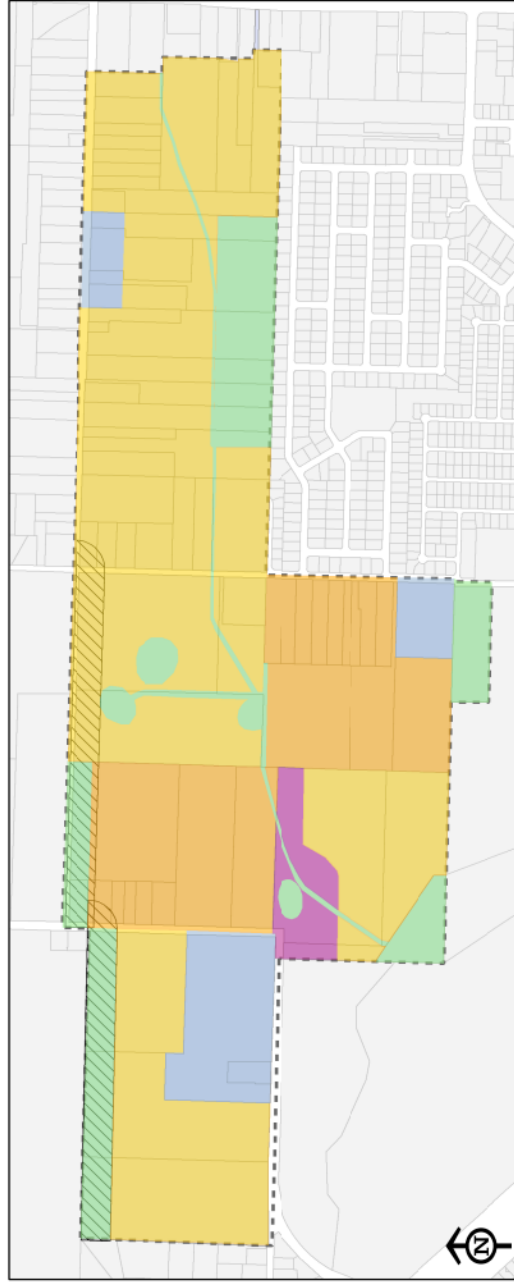
Preferred Alternative

- Commercial
- Institutional
- Low Mix Residential
- Med Mix Residential
- Park-Open Space
- Study Area
- UGB
- Agricultural Buffer
- Proposed Collectors
- Streets
- Wetlands



Preferred Alternative (Analyzed)

Density 4.95 du/ac



Land Use Concept - 2009 Preferred Alternative

CP-2B Concept Plan

Land Use Category	CP-2B Preferred Alternative (2009)		Min. DU		Density Distribution		%
	Gross Acreage	Yield	Min.	Yield	Density	Distribution	
Civic	26.67	0	0	0	0	0	8%
Commercial	9.75	0	0	0	0	0	3%
LMR	185.191	4	740.764	4	75%		
MMR	68.98	7.5	517.35	7.5			
Parks/OS	47.12	0	0	0	0	0	14%
TOTALS:	337.711		1258.11	4.95			100%

Legend

Preferred Alternative (2009)

- AgBuffer1
- AgBuffer2
- CP2-B

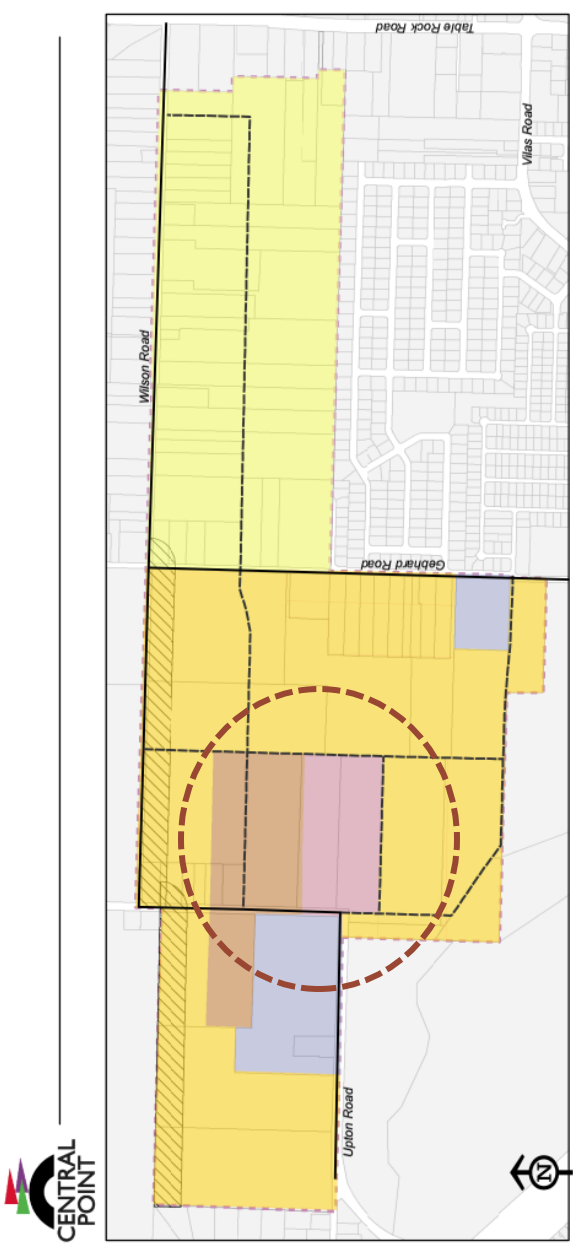
Land Use

- Civic
- Commercial
- Parks and Open Space
- Low Mix Residential
- Medium Mix Residential

Map layout created by RVCOG in 2009 as part of a pilot study for Conceptual Planning in the URAs. This map is a digitized form of the 2009 Preferred Alternative selected by community members at that time. \\spcch\Planning\GIS Map Projects\City Projects\CP-2B Concept Plan (2018)

CP-2B Alternative 1

Density 7.1 du/ac



CP-2B Concept Plan Land Use and Transportation, Alternative 1

CP-2B Modified Alternative - 1									
Land Use Category	Gross Acreage	Park/OS Adjustment	Adjusted Gross Acreage	Min. Density	Min. DU Density	Min. Av. Gross Density	Min. Av. Gross Yield	Prepared Gross %	Prepared Distribution
Residential									
Very Low Density	0	0	0	0	1	0	0		
Low Density	109.7	12.0	97.7	4	391				
Medium Density	155.0	8.1	156.9	7	1098				
High Density	24.3	0	24.3	20	496				
Total Residential	299.0	20.1	278.9		1976			7.1	83%
Employment									
Neighborhood Commercial	15.1		15.1						
Chic	23.0	0	23.0						
Total Employment	38.1	0	38.1						11%
Park/OS									
TOTALS (Adjustment)	361	20.1	340.9		1976			7.1	100%

Legend

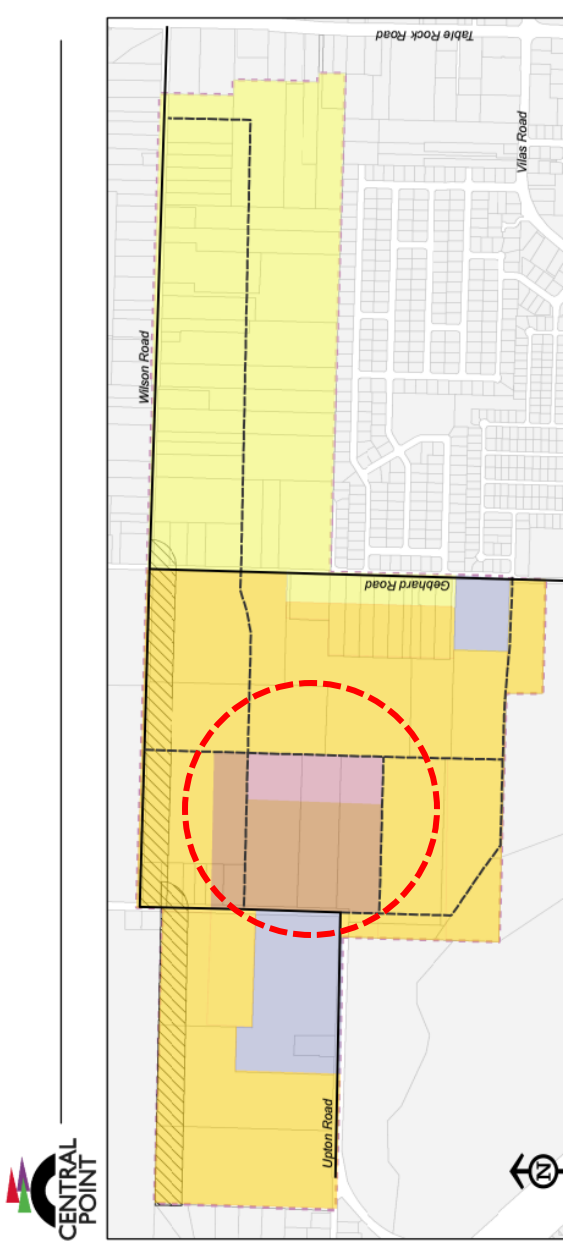
- Concept Circulation**
 - Conceptual
 - Existing
- Land Use Concept**
 - Chic
 - High Residential
 - Low Residential
 - Medium Residential
 - Neighborhood Commercial
 - AgBuffer1
 - AgBuffer2
 - CP-2B

This map was adapted from the 2009 CP-2B Preferred Alternative to meet adopted requirements of the Greater Bear Creek Valley Regional Plan and Regional Plan Element.

LAND USE CONCEPT:
Land Use distributions are general with transitions in between, provided that acreages and densities remain generally the same.

CP-2B Alternative 2

Density 7.0 du/ac



CP-2B Concept Plan Land Use and Transportation, Alternative 2

CP-2B Modified Alternative - 2									
Land Use Category	Gross Acreage	Park/OS Adjustment	Adjusted Gross Acreage	Min. Density	Min DU Yield	Min. Avr. Gross Density	Proposed % Distribution		
Residential									
Very Low Density	0	0	0	0	1	0			
Low Density	116.2	12.0	104.2	4	4	417			
Medium Density	156.3	8.1	158.2	7	7	1107			
High Density	24.7	0	24.7	20	20	494			
Total Residential	307.2	20.1	287.1			2018	7.0	85%	
Employment									
Neighborhood Commercial	7.9	0	7.9						
Civic	23.3	0	23.3						
Total Employment	31.2	0	31.2					9%	
Park/OS									
Park/OS (Adjustment)	20.1								6%
TOTALS:	338.4	40.2	605.4			2018	7.0	100%	

Legend

Concept Circulation

- Conceptual
- Existing

Land Use

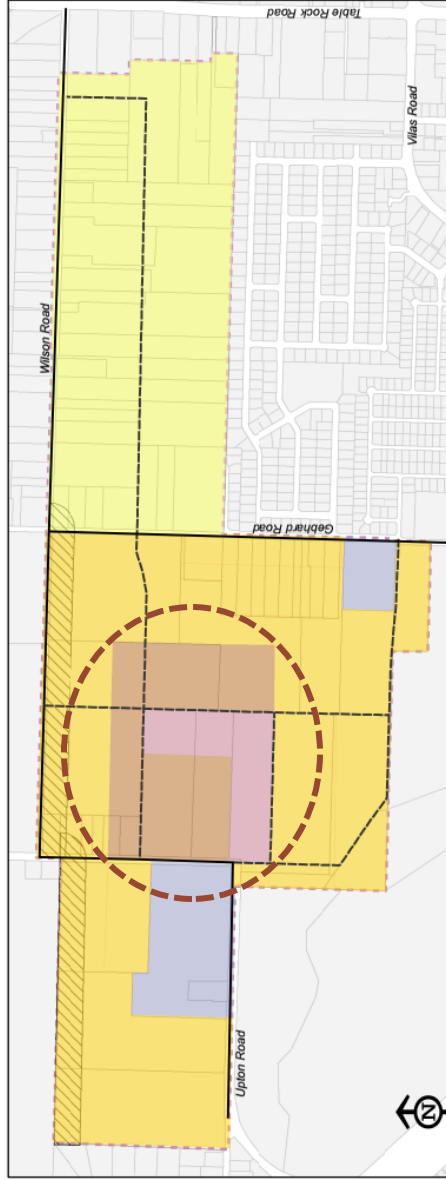
- Civic
- High Residential
- Low Residential
- Medium Residential
- Neighborhood Commercial
- AgBuffer1
- AgBuffer2
- CP2-B

This map was adapted from the 2009 CP-2B Preferred Alternative to meet adopted requirements of the Greater Bear Creek Valley Regional Plan and Regional Plan Element.

LAND USE CONCEPT:
Land Use distributions are general with transitions in between, provided that acreages and densities remain generally the same.

CP-2B Alternative 3

Density 7.5 du/ac



CP-2B Concept Plan Land Use and Transportation, Alternative 3

Legend

Concept Circulation
 - - - - Conceptual
 ——— Existing

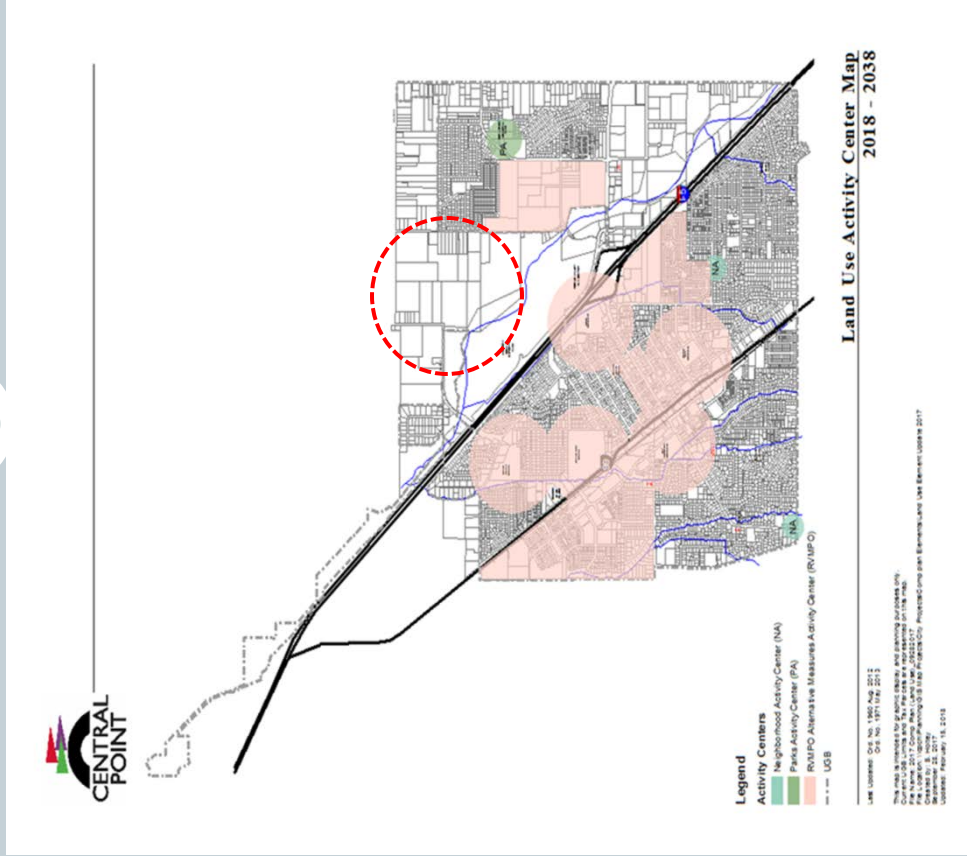
Land Use
 Low Residential
 Medium Residential
 High Residential
 Neighborhood Commercial
 Civic
 AgBuffer1
 AgBuffer2
 CP2-B

This map was adapted from the 2009 CP-2B Preferred Alternative to meet adopted requirements of the Greater Bear Creek Valley Regional Plan and Regional Plan Element.

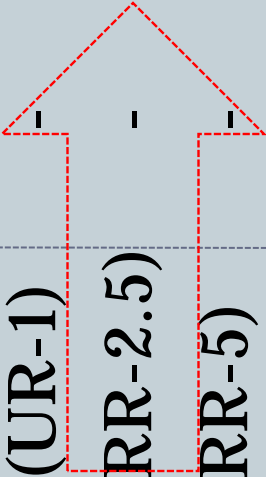
LAND USE CONCEPT:
 Land Use distributions are general with transitions in between, provided that acreages and densities remain generally the same.

Land Use Category	Gross Acreage	Parks/OS Adjustment	Adjusted Gross Acreage	Min. Density	Min DU Yield	Min. Avr. Gross Density	Proposed % Distribution
Residential							
Very Low Density	0	0	0	1	1	0	
Low Density	109.7	12.0	97.7	4	391		
Medium Density	13.2	8.1	5.1	20	104		
High Density	30.1	20.1	10.0	20	200	7.5	83%
Total Residential	153.0	40.2	112.8		2099		
Employment							
Neighborhood Commercial	13.8	0	13.8				
Civic	23.3	0	23.3				
Total Employment	37.1	0	37.1				11%
Parks/OS							
Parks/OS (Acquisition)	20.1		20.1		2099	7.5	6%
TOTALS:	337.2	40.2	297.0		2099	7.5	100%

Activity Centers and/or TODs




Current County zoning breakdown



● Exclusive Farm Use (EFU)	-	222 acres
● Urban Residential (UR-1)	-	
● Rural Residential (RR-2.5)	-	136 acres
● Rural Residential (RR-5)	-	
● Total		358 acres

Proposed land use breakdown



● Residential (low)	-	116 acres
● Residential (med)	-	166 acres
● Residential (high)	-	25 acres (85%)
● Employment/Public	-	23 acres
● Employment/Commercial	-	8 acres (9%)
● Parks/Open Space (adjusted)	-	20 acres (6%)
● Total		358 acres

EXISTING INFRASTRUCTURE



- **Water**
 - Currently, public water service exists in subdivisions east of Gebhard Road and in the Boes Subdivision to the west off of Upton Road.
- **Sanitary Sewer**
 - CP-2B is in the RVSS service area and some sewer lines already extend into this Urban Reserve Area (URA).
- **Storm Drainage**
 - CP-2B does not have an improved storm drainage system and relies upon natural drainage and drainage from road improvements to channel water to local creeks.
- **Street System**
 - CP-2B is accessed via east-west roads; Upton and Wilson. Gebhard Road runs north and south, intercepting Wilson on the north and Beebe Road on the south. Plans call for Upton to extend to Gebhard and Gebhard to extend to East Pine Street in the future. The Central Point TSP will guide the nature of long term improvements and some of the internal circulation which the concept plan proposes.
- **Irrigation District**
 - CP-2B is located within the Rogue River Valley Irrigation District (RRVID). Irrigation water is transferred via district canals, laterals and by natural means.

CP-2B Concept plan conclusions



- Use City low density residential categories in areas of similar County designations unless owners support higher densities.
- Concentrate on those areas where owners are interested in UGB inclusion.
- Emphasize use of County Roads such as Upton, Gebhard and Wilson as collectors. Collaborate with County when upgrade/ improvements are necessary.
- Rely on Parks Master Plan recommendations when siting new parks and open space.
- Use employment category to form activity and convenience centers within new neighborhoods.
- Determine impact of traffic to facilities before land uses are institutionalized in a UGB amendment.

CP-2B URA Concept plan



QUESTIONS?



**Rogue Valley
Metropolitan Planning Organization**

Regional Transportation Planning

Ashland • Central Point • Eagle Point • Jacksonville • Medford • Phoenix • Talent • White City
Jackson County • Rogue Valley Transportation District • Oregon Department of Transportation

July 23, 2019

Chris Clayton, City Manager
City of Central Point
140 S. 3rd Street
Central Point, OR 97502

RE: RVMPO Comments on Future Growth Areas CP-2B

Dear Chris,

Pursuant to the Regional Plan requirement that cities prepare conceptual plans in collaboration with the Rogue Valley Metropolitan Planning Organization (RVMPO), both the Technical Advisory Committee (TAC) and the Policy Committee reviewed conceptual plans prepared for Future Growth Area-CP-2B. The scope of conceptual plan review is defined in Regional Plan Performance Indicators 2.7 (Conceptual Transportation Plans) and 2.8 (Conceptual Land Use Plans).

Performance Indicator 2.7 requires that transportation plans are prepared in collaboration with the RVMPO. Central Point submitted its plans to the TAC for review at its meetings on June 12, 2019 and again on July 10, 2019. The Policy Committee reviewed the plans at its July 23, 2019 meeting, and provides the following comments.

Performance Indicator 2.6 requires compliance with Regional Transportation Plan (RTP) Alternative Measures to ensure walkable mixed use neighborhoods that are anchored by activity centers. This indicator relies on benchmarks from the RTP regarding the number of overall dwelling units and employment to occur in mixed-use/pedestrian-friendly areas. The conceptual plan proposed one activity center that is characterized by medium and high density residential land use and employment centers. Public open space is only broadly identified at this point because park locations will be settled when master plans are created. Central Point's Parks and Recreation Element, adopted in March of 2018, will dictate size and type.

Performance Indicator 2.7.1 requires that plans identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the region. All scenarios use the existing network of County collector roads as the primary road network. Upton, Gebhard, and Wilson Road abut or cross this Urban Reserve. Bike and pedestrian paths locations will be dependent upon and developed in coordination with the Active Transportation Plan currently being developed by Jackson County. The transportation plans appear to have no significant impact on the regional transportation system.

Performance Indicator 2.8 requires the same collaboration as for 2.7. Performance Indicator 2.8.1 requires conceptual plans to demonstrate how the density requirements of Section 2.5 will be met. Central Point's target density is 6.9 units per gross acre through 2035, increasing to 7.9 units per acre thereafter. The concept plan for

CP-2B demonstrates compliance with the Regional Plan. The proposed land use percentages are 85 percent residential, 6 percent open space/park, and 9 percent employment. Using a mix of low-, medium-, and high-density residential zoning, the targets will be met.

Performance Indicator 2.10 requires agricultural buffering. The conceptual plan states that the City will implement agricultural buffers in accordance with adopted ordinances at the time of annexation.

The Policy Committee notes that the conceptual plans create no barrier to inter-jurisdictional connectivity and are consistent with other Regional Plan performance indicators. The Policy Committee further understands that revisions to the Concept Plan are possible and even likely up until such time as a UGB Amendment is drafted. Any future significant Concept Plan revisions will be made in collaboration with the RVMPO. These comments are provided to affirm that Central Point followed the requirements of the Regional Plan to prepare its conceptual plans in collaboration with the RVMPO.

Sincerely,

Michael G. Quilty, Chair
RVMPO Policy Committee

DRAFT

Urban Growth Boundary (UGB) Amendment Update

September 3, 2019

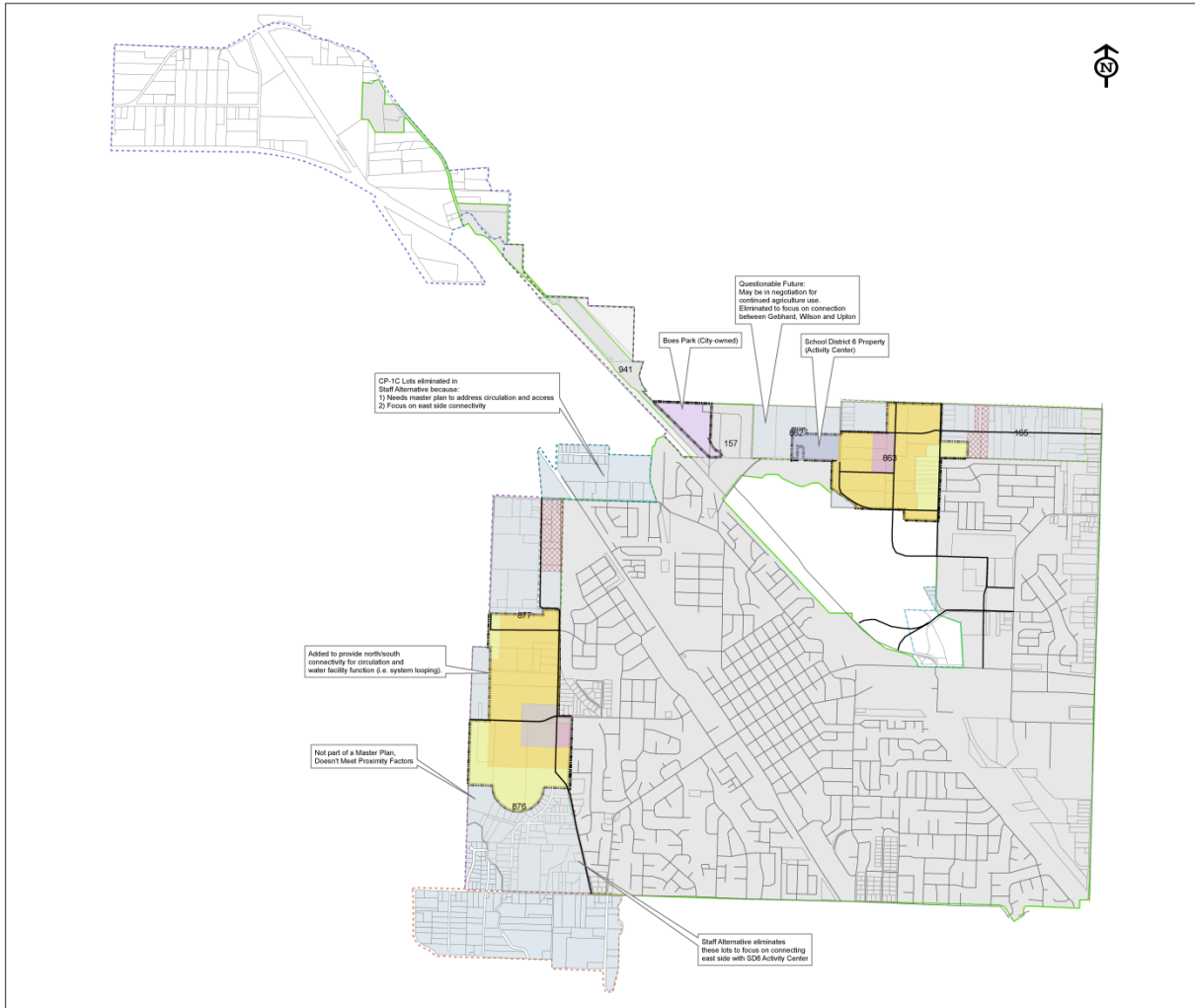
To: Citizen's Advisory Committee
From: Stephanie Holtey, Principal Planner
Re: Urban Growth Boundary (UGB) Amendment Update (CPA-19001)

The City's UGB was established in 1983. Since that time, the City has grown substantially and is now in need of additional lands for housing, employment, and parks. At the April 7, 2019 Citizen's Advisory Committee (CAC) meeting, City staff introduced the need for a residential UGB Amendment and sought input on the UGB location, which will determine the next 20-years of growth. The two (2) alternative boundary locations presented were based on criteria from state law and locally adopted locational factors. The CAC preferred a location that favors larger parcel sizes and a consolidated development pattern with expansion areas to the east and west sides of the current UGB (Attachment "A"). Both the Planning Commission and City Council concurred with the CAC's recommendation.

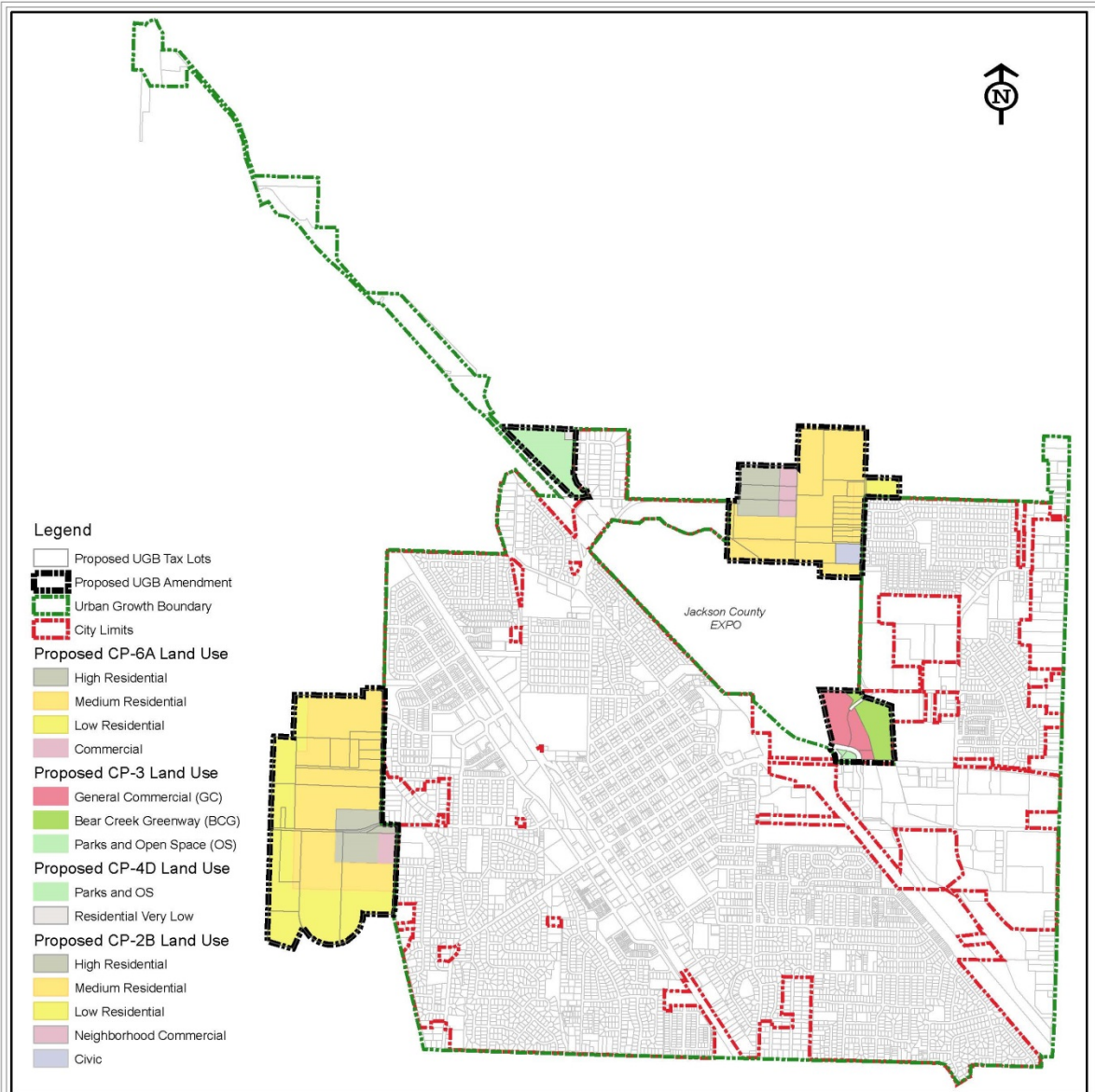
Since the April meeting, the UGB Amendment project has changed slightly to include employment lands based on the Economic Element adopted in June. The proposed UGB Amendment location is consistent with the initial locational analysis (Attachment "B"). At the September 10, 2019 CAC meeting, staff will review the UGB Amendment changes and provide an update on the project status and timeline.

Attachments:

Attachment "A" – UGB Alternative 1A (Preferred by CAC, PC and City Council)
Attachment "B" – Draft UGB Amendment Map



Residential UGB Amendment Project
Staff Alternative--TAZ



Central Point Urban Growth Boundary Amendment

Proposed UGB Land Use