

Central Point, Oregon

The COMPREHENSIVE PLAN

Central Point
COMPREHENSIVE PLAN

ORDER OF PRESENTATION

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PREFACE

Central Point's first Comprehensive Plan, adopted in 1973, was accomplished with the financial aid of a Department of Housing and Urban Development (HUD) grant under the Comprehensive Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

An update of the 1973 Plan was written and adopted in 1975. This Amendment was incorporated with the earlier Plan simply by attaching it to the original. Another update was adopted in September 1976 and it too was incorporated with the 1973 and 1975 documents.

The final document was forwarded to the Land Conservation and Development Commission (LCDC) and received acknowledgement for being in compliance with Senate Bill 100 and the goals and guidelines of LCDC. This acknowledgement was awarded on October 8, 1976 for the portion of the Plan within the City limits only. The Urban Growth Boundary had not been approved by the Jackson County Board of Commissioners and precluded the adoption by LCDC of the area outside the City limits.

Prior to resubmitting the Comprehensive Plan for acknowledgement of all areas within the Urban Growth Boundary, Central Point felt that the entire Comprehensive Plan should be revised and updated and that a more detailed study of the Urban Growth Boundary should be made. The procedure used in the earlier Plan amendments resulted in a series of attachments to the original document that, in turn, resulted in some conflicts in statements and policies. To resolve this situation, a complete Plan revision was needed. Furthermore, with the in-depth study of the Urban Growth Boundary area, this revised Plan could finally represent the City's comprehensive land use and development policy for the entire planning area, represented by the Urban Growth Boundary.

This Comprehensive Plan for the year 2000 is not only a blending of prior documents, but also contains updated goals and policies and statistical data that has been updated to current data availability. However, it should also be stressed that the basic goals and policies of this Plan are better coordinated and more specific but are not significantly different in their intent than were those contained in the previous plans. In some cases wording has been changed slightly for purposes of clarification, or additions have been made to close gaps and address concerns that were not considered in previous plans. The physical size of this document is also considerably larger than previous plans. This resulted from the City's ambitious and thorough planning process that aimed at adequately addressing all the needs and potentials of the Community while also addressing all the appropriate provisions of the statewide planning goals.

The Urban Growth Boundary for Central Point has been significantly modified from earlier versions. The UGB issue was the primary stumbling block to Plan completion for at least seven years, due to the inability of the City and County to come to agreement on its size and shape. During that time the City has made a number of detailed studies of population, land needs, existing development, environmental characteristics, and other areas that were necessary to arrive at the current boundary. This process has reduced the UGB to approximately one-third its original size. The process also involved an outside third party who was made available through the OSU Extension Service to study the UGB issue and recommend a compromise solution. Once this compromise was put into map form it was checked by LCDC staff, determined to be "acknowledgeable", and eventually approved by both the City and Jackson County. Although the City's UGB and population projections have been reduced rather dramatically over the past seven years, the City now feels that it has a reasonable boundary and one that will adequately accommodate the Community's growth and development over the next two decades.

This Comprehensive Plan is intended to be both a workable planning guide and an educational document. It is hoped that interested citizens and Community decision-makers will be able to read the Plan, understand its content and purpose, and take an active interest in its implementation. Obviously, it would be impossible to include all the background information within the Plan itself. However, the Plan does include an overview of each major issue to tie the pieces together and show in a logical manner how the various policies and recommendations were derived from the basic problems and issues.

In conclusion, Central Point's Comprehensive Plan is the document that will guide future development, change, and decision-making. It is based on the most up-to-date information and expresses the desires of the City's citizens in providing for their future and the future of their Community.

INTRODUCTION

The
COMPREHENSIVE PLAN
for
Central Point, Oregon

February 15, 1980

Revised:
July 29, 1980

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Prepared by:
ROGUE VALLEY COUNCIL OF GOVERNMENTS

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THE PLANNING PROCESS

REASONS FOR A COMPREHENSIVE PLAN

The process of "planning" has been described as the process of generating and disseminating information, establishing a detailed information base, the setting of priorities, and following up on these activities with a set of effective regulations that will help to implement the plans.

Planning has also been described as "the continuous process of guiding land development in accordance with established policy and toward predetermined goals and objectives. It is a conscious effort to shape the physical environment for the welfare of those who live and work in the community."

Without a well thought out comprehensive plan and related ordinances, individual land owners would have no guidelines for development and the result could be a chaotic arrangement of land uses that are inappropriate for the location, incompatible with adjacent uses, and inefficiently served by needed utilities and community services. The Comprehensive Plan for Central Point attempts to avoid these types of conflicts before they occur, provide a framework for improving areas that already have land use problems, and ensure that all future development will be adequately served by public facilities and services.

The purpose of the Comprehensive Plan could be summarized in the following three basic tasks:

1. To guide future growth and development:

The Plan establishes a framework which can accommodate varying types and densities of growth in all areas of the City and Urban Growth Boundary area, in a logical and planned manner. The Plan is actually a set of guidelines for this purpose.

2. To correct problems and maximize potentials:

Plan recommendations and guidelines are aimed at correcting existing problems throughout the community and UGB area and at maximizing the City's land use and development potential in respect to quality of life, shopping and employment opportunities, the tax base, and other areas of concern.

3. To act as a guide to decision-making:

The Comprehensive Plan is aimed at both the public and private sectors of the community. For the private sector it sets limitations on, and opens new opportunities

for, development that is consistent with the overall Plan for an improved community environment. The Plan shows the public sector what will be needed in the way of public facilities and services to adequately accommodate the expected growth and development. In other words, the Plan provides a basis for decision-making that is directly related to a unified planning concept for the entire planning area.

RELATIONSHIP TO STATE PLANNING LAW:

In 1973, the 57th Legislative Assembly adopted Senate Bill 100 (ORS 197), which created the Land Conservation and Development Commission (LCDC). LCDC was charged with the responsibility to develop statewide planning goals and guidelines to guide local comprehensive planning. Extensive work sessions and public hearings resulted in the adoption of 14 Statewide Planning Goals to be used by state agencies, cities, counties and special districts in preparing, adopting, revising and implementing their comprehensive plans. Since that time, an additional five goals have been added to the list, bringing the total to 19. However, since several of these goals do not relate specifically to Central Point, only thirteen goals are directly addressed in this Comprehensive Plan. The matrix on the following page shows which of the statewide goals will be addressed and whether they will be emphasized within a particular section of the Plan, or referenced.

Each city and county has the responsibility of setting its own approach and work schedules to complete its plan. Although compliance with the statewide planning goals is important, even more important is that a Plan be prepared for Central Point that is workable, educational, realistic in its scope and proposals, and supported by the Community.

In order to prepare a Plan that is in compliance with LCDC goals and also meets the needs of the community, the Plan is structured around nine basic elements. Within these elements, all goals and policies of LCDC and the City of Central Point will be addressed. These elements are:

- Urbanization
- Housing
- Environmental Management
- Parks & Recreation
- Public Facilities & Services
- Economics
- Energy Utilization & Conservation
- Circulation/Transportation
- Land Use

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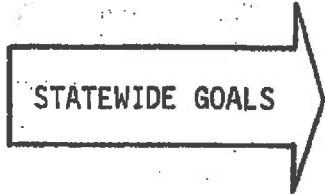
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STATEWIDE PLANNING GOALS
Addressed in the
Central Point Comprehensive Plan



	CITIZEN INVOLVEMENT	LAND USE PLANNING	AGRICULTURAL LANDS	OPEN SPACES, SCENIC, HISTORIC & NAT. RESOURCES	AIR, WATER AND LAND RESOURCES QUALITY	AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS	RECREATIONAL NEEDS	ECONOMY OF THE STATE.	HOUSING	FACILITIES & SERVICES	TRANSPORTATION	ENERGY CONSERVATION	URBANIZATION
	1	2	3	5	6	7	8	9	10	11	12	13	14
THE PLANNING PROCESS	■	■											
LAND USE CHARACTERISTICS		■	■	■	■	■			■	■	■		■
POPULATION CHARACTERISTICS		■					■		■	■	■		■
URBANIZATION	■	■	■	■	■	■	■	■	■	■	■	■	■
COMPREHENSIVE PLAN SUMMARY													
HOUSING ELEMENT	■	■	■		■	■			■		■	■	
ENVIRONMENTAL MANAGEMENT ELEMENT	■	■	■	■	■	■	■				■	■	■
PARKS & RECREATION ELEMENT	■	■		■	■		■		■	■			
PUBLIC FACILITIES & SERVICES ELEMENT	■	■				■		■		■	■	■	
ECONOMIC ELEMENT	■	■	■		■			■	■	■	■	■	■
ENERGY UTILIZATION ELEMENT	■	■			■			■			■	■	
CIRCULATION/TRANSPORTATION ELEMENT	■	■		■	■				■	■	■	■	■
LAND USE ELEMENT	■	■	■	■	■	■	■	■	■	■	■	■	■

 EMPHASIS
 REFERENCE

In addition to the nine basic elements, this Comprehensive Plan also includes this "introductory" section, a section that summarizes existing land use and population characteristics as a background for planning, and Section IV, which is intended to be a summary of the entire Comprehensive Plan that can be taken out and distributed independently as a more general overview of the Plan's content.

Possibly the two most important requirements of state planning law are those pertaining to Citizen Involvement (Goal #1) and Urbanization (Goal #14). Although these issues are not as important in describing the long-range proposals for the future of the Community, they are essential components of the planning process. Citizen Involvement will be discussed later in this section. Because of very lengthy and complex nature of the Urban Growth Boundary issue, the topic of "urbanization" is dealt with separately in Section III of this document.

Hopefully, through this process the City of Central Point has prepared a Comprehensive Plan that is realistic and appropriate for the community, and meets the goals and objectives of both the Community and the State.

CITIZEN INVOLVEMENT

GOAL & POLICIES

Statewide Planning Goal #1 (Citizen Involvement) states:

"To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

Central Point has the responsibility of preparing and adopting a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the planning process. This program shall incorporate the following components:

1. Citizen Involvement:

Policy: The Citizen Involvement Program shall involve a "cross-section" of affected citizens in all planning phases and shall include a recognized citizen advisory committee.

2. Communication:

Policy: In order to assure effective communication with citizens, mechanisms shall be established, including such methods as newsletters, questionnaires, posters, and other available media, as appropriate.

3. Citizen Influence:

Policy: Whenever possible, citizens shall be given the opportunity to be involved in all phases of the planning process, including (1) data collection, (2) plan preparation, (3) adoption, (4) implementation, (5) evaluation, and (6) revision.

4. Technical Information:

Policy: The City will assure that all information used in the preparation of the Plan or related reports, is made available in an easy to understand form and is available for review at the community library, City Hall, or other location.

5. Feedback Mechanisms:

Policy: The City will be responsive to citizens or groups taking part in the planning process and all land use policy decisions will be documented in written form and available for public review.

6. Financial Support:

Policy: Adequate human, financial and informational resources will be allocated for the citizen involvement program and such resources will be an integral component of the planning budget.

LOCAL INVOLVEMENT

Central Point has long recognized the importance of citizen involvement in the planning process. The earliest recorded involvement goes back to 1951. Extensive participation was present in the preparation and adoption of the 1973 Comprehensive Plan as well as in the 1975 and 1976 updates of that Plan. City staff has traditionally provided all necessary support services for citizen committees, including suggested work schedules and planning goals.

Citizen Advisory Committee on Planning:

Based on the citizen involvement program established by the City's Committee for Citizen Involvement, the Citizens Advisory Committee (CAC) was reactivated for the 1975 Comprehensive Plan update and continued throughout the preparation of the current Plan. The membership of this committee consisted of a balance of urban and rural residents with varying socioeconomic backgrounds and interests. Its primary purpose was to work closely with City staff and consultants (Rogue Valley Council of Governments) to review, evaluate and provide input to the planning process. The CAC also assisted in coordinating the Plan with other planning entities and helped to assure that all appropriate requirements of the statewide planning goals were addressed adequately.

The Citizen Advisory Committee was provided with meeting facilities, in-kind City services, and copies of all draft documents for their review and comment.))

Public Meetings and Study Sessions:

During the preparation of this Comprehensive Plan, public meetings were held on the first and third Thursday of each month. These meetings were held in the City Council chamber with members of the City Council, Planning Commission, Citizens Advisory Committee, Economic Development Committee and other interested groups or individuals encouraged to attend and participate in the process. Prior notices of these meetings were provided through City Hall and local news media. To increase community awareness of the on-going process, news releases were prepared and sent to local newspapers.

In addition to the local public involvement meetings, public meetings were also held with the Jackson County Planning Commission and Board of Commissioners to receive input and work toward the establishment of an Urban Growth Boundary that was agreeable to all parties.

Citizen involvement will continue to be an important component of the planning process in Central Point. The Citizens Advisory Committee, as well as other planning-related committees, will continue to function and act on a variety of planning matters related to future growth and development, including subsequent evaluations and revisions of the Comprehensive Plan.))

PROCEDURES FOR PLAN REVISION

The City's Comprehensive Plan reflects a great deal of compromise between a variety of local, state, federal and special interests. All of these groups have reason to expect that the Plan will be carried out as adopted and acknowledged, or that they will have the opportunity to be involved in any changes to it.

Goal #2 (Land Use Planning) requires that plans and implementing ordinances be revised on a periodic cycle to take into account changing public policies, community attitudes, and other circumstances, in accord with a revision schedule set forth in the Plan.

Central Point's Plan review procedure is as follows:

- The City's planning staff will work with the Citizens Advisory Committee and Planning Commission to prepare an annual report on the status of the Comprehensive Plan and adequacy of implementing ordinances.))

- This review will include all minor amendments made during the year and a determination will be made whether a major Plan amendment is necessary or not.
- The Plan review report will be sent to the City Council for informational purposes and action, if recommended.
- It is suggested that the Plan review period cover each calendar year and the report prepared during January, unless otherwise directed by the City Council.
- All changes in the policies and maps of the Comprehensive Plan or the zoning, subdivision or other implementing ordinances will be sent to the Department of Land Conservation and Development (DLCD) field representative. The DLCD representative will determine which amendments are major or minor and review those considered major for compliance with statewide goals. All major changes in policies or maps will be sent to the DLCD representative for review.
- If changes in the local economic, social, demographic or other characteristics dictate a Plan amendment, it will not be necessary to await the annual Plan review before undertaking the amendment.
- Any Comprehensive Plan or Zoning Ordinance amendment will be preceded by proper notice, a public hearing, and will be guided by other state planning law requirements and City policies and procedures for such amendments.
- Jackson County will closely involved in any Plan revisions or UGB modifications and these two jurisdictions will process such changes in accordance with their Urbanization Agreement and the policies therein.

. . .

NOTE: See also: CENTRAL POINT/JACKSON COUNTY URBAN GROWTH BOUNDARY AND POLICY AGREEMENT
P. III-71 of the Urbanization Element.

GOAL AND OBJECTIVES
FOR THE COMPREHENSIVE PLAN

GOAL

The goal of the Central Point Comprehensive Plan is:

"To determine future growth of the present City to the mutual benefit of the public by consideration of proper land use planning incorporating statewide goals and guidelines and the adoption of policies to ensure a logical, orderly planning process."

Just as goal and policy statements are used in developing the Comprehensive Plan, they continue to function as the core for implementation of the Plan. These statements are intended to develop a consistency to the decision-making process involved in short term and long-range planning. The Comprehensive Plan maps in themselves are considered City policy. However, further and more specific recommendations are needed to clarify the intent of the map and its use categories and handle those planning determinations that cannot be logically explained in map form.

OBJECTIVES

During the early phase of the Comprehensive Plan development process, the Citizens Advisory Committee indicated in their report which principal objectives should be offered by the Plan. These are not goals for the Plan but rather directives on what the Plan should offer the Community in order to be successful.

Unlike goals, objectives are "action" or "task" oriented. They help to clarify which direction to proceed in working toward achievement of the overall Plan goal or the more specific goals of each element. The following is a list of the Plan objectives:

1. Provide for an orderly and reasonable expansion of the Central Point urbanizing area.
2. Encourage the enhancement of private property values and quality of life through a compatible arrangement of land uses.
3. Provide flexibility of residential neighborhoods and housing opportunities to meet the changing needs of a growing population.
4. Provide well balanced and convenient shopping opportunities for the residents of the Community.

5. Provide ease of access and circulation throughout the Community through an improved circulation/ transportation system, and properly planned extensions to that system.
6. Provide increased localized employment opportunities within the community through expansion of the commercial and industrial base.
7. Provide for the most logical and economical expansion of community facilities and services to accommodate the Plan's proposed land uses and continued growth of the City.
8. Ensure the protection and enhancement of existing natural environmental features and productive agricultural lands through responsible land use planning and development controls.
9. Plan for a system of parks and recreation facilities, areas and opportunities that is accessible to all residents and in balance with growth and development.

Policies aimed more specifically at the implementation of each aspect of this Comprehensive Plan are contained in each of the Plan elements.

Policies for Urbanization, dealing with the planned growth and development within the Urban Growth Boundary, are contained in Section III -- Urbanization.