



Notice of Urban Growth Boundary Amendment

Central Point Urban Growth Boundary, Central Point General
Land Use Map Designations, Urban Growth Boundary
Management Agreement

City File No. CPA-19001
County File No. 439-20-00009-LRP



Mailing Date: October 18, 2021

You are receiving this notice because you participated orally or in writing during the local proceedings or requested notice of the final decision. The following land use plan amendments were adopted and became final on July 24, 2021.

ADOPTED ORDINANCES

On **March 25, 2021** the Central Point City Council approved **Ordinance No. 2073**, an Ordinance adopting an amendment to the Central Point Comprehensive Plan Map (Major) and text amendment to the Regional Plan Element Urban Growth Boundary Management Agreement to add approximately 444 acres to the Central Point Urban Growth Boundary for residential, non-industrial employment, parks and open space for the 2019-2039 planning period. The Ordinance took effect on April 25, 2021, thirty days following adoption.

On **May 12, 2021** the Jackson County Board of Commissioners adopted **Ordinance No. 2021-1**, an Ordinance approving a Major Comprehensive Plan Map Amendment to add approximately 444 acres to the City of Central Point Urban Growth Boundary (UGB) as well as a proposed text amendment to the Urban Growth Boundary Management Agreement (UGBMA). The Ordinance took effect on July 12, 2021, sixty days from the date of adoption.

On **June 24, 2021** the Central Point City Council approved **Ordinance No. 2077**, an Ordinance adopting revisions to the Urban Growth Boundary Amendment to align the City's and County's findings of fact, conclusions of law, and record of proceedings. Adopted revisions took effect on July 24, 2021.

REVIEW OF FINAL DECISION AND FINDINGS

You may review a copy of the decision at the Central Point Planning Department. The office is located at 140 South 3rd Street, Central Point, Oregon 97502. The office hours are 7:00 a.m. to Noon and 1:00 p.m. to 4:00 p.m., Monday through Friday. You may purchase a copy of the decision at \$0.25 per page. The adopted ordinances are available online at <https://www.centralpointoregon.gov/cd/page/2019-urban-growth-boundary-amendment>.

CONTACT INFORMATION

For additional information, please contact City or County planning staff as follows:

Stephanie Holtey
Central Point Planning Director
541.423.1031
stephanie.holtey@centralpointoregon.gov

Charles Bennett
Jackson County Planner III
541.774.6115
BennetCH@jacksoncounty.org

UGB AMENDMENT DESCRIPTION

The City of Central Point UGB amendment proposal provides enough land to meet demands of forecast growth for residential, non-industrial employment and parks/open space over a 20-year period. The UGB amendment responds to forecast growth for the 2019-2039 planning period, insufficient buildable lands supply in the current UGB, and the availability of urbanizable land in the City's Urban Reserve Areas (URAs). The proposed changes that were adopted by the City and County include the following:

- Jackson County Comprehensive Plan Land Use Map to add 444 gross acres and 51 tax lots to the Central Point UGB. The proposal retains the County land use and zoning designations until such time properties are annexed into the City.
- Central Point Comprehensive Plan Land Use Map to add 444 acres to the Central Point UGB and designate general land uses for the properties to be included in the UGB. Zone changes will occur at the time of annexation.
- Transfer the jurisdiction of four roadway sections from Jackson County to the City of Central Point, including portions of Taylor Road, Grant Road, Beebe Road and Gebhard Road.
- Amend the Urban Growth Boundary Management Agreement to include two new policies that aim to preserve the future development capacity of rural lands in the proposed UGB before lands are annexed.

Before lands are eligible to be annexed from the proposed UGB expansion Area, the City must amend the residential densities in the zoning code to comply with the committed residential density in the Greater Bear Creek Valley Regional Plan and Central Point Regional Plan Element; and amend the Public Facilities and Environmental Elements of the Central Point Comprehensive Plan to include the UGB expansion areas.

APPROVAL CRITERIA

The UGB Amendment is subject to approval criteria set forth in the UGBMA between the City and County, and additional state, county and local criteria. These include Oregon Revised Statutes (ORS 197.298); Statewide Planning Goals, Oregon Administrative Rules (OAR) 660-024; Jackson County Comprehensive Plan Regional Plan Element, Transportation System Plan, Urban Lands Element and Map Designations Element; Jackson County Land Development Ordinance (LDO) Section 3.7.3(E); Central Point Comprehensive Plan; and Central Point Municipal Code Chapter 17.76. A full list of all applicable approval criteria are provided in the Findings of Fact and Conclusion of Law in the record.

FILING OBJECTIONS WITH DLCD

If you believe that the amendment does not comply with applicable regulations, you may submit an objection to Oregon Department of Land Conservation and Development. An objection must contain three elements. Address each of these in your objection:

1. Show how you participated in the UGB amendment either by speaking at a public meeting or by sending written comments about the proposal;
2. Explain your objection to the adopted amendment. Be as specific as possible, including what goal, rule, or statute has been violated and why; and
3. Recommend a specific change that would resolve your objection.

Submit the objection in hard copy or via e-mail to the DLCD contact below, as well as the City and County staff listed on the front page of this notice:

Attention: Periodic Review Specialist
Department of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301
E-mail: DLCD.PR-UGB@state.or.us

DLCD must receive the objection no later than 21-days from the date this notice was mailed.

If you have questions about DLCD's review of this work task, please contact the DLCD Regional Representative, Josh LeBombard by email or phone at: josh.lebombard@dlcd.oregon.gov or 541.414.7932.

