



STAFF REPORT
March 2, 2021

AGENDA ITEM: VII-B (File No. SPAR-20013)

Consideration of a Site Plan and Architectural Review application for the construction of a public facility that includes a 7,746 square foot 2-story office building, an approximately 15,000 square foot warehouse, parking for equipment and machinery and on-site storage of materials. The 5.12 acre site is located at 235 South Haskell Street within the General Commercial (GC) zoning district in the Transit Oriented Development (TOD) Corridor and is identified on the Jackson County Assessor's Map as 37S 2W 10AD Tax Lots 700 and 798. **Applicant:** Central Point Parks & Public Works Department; **Agent:** S& B James Construction Management

SOURCE

Justin Gindlesperger, Community Planner II

BACKGROUND

The project area consists of two (2) properties that are located along the east side of South Haskell Street, west of the railroad tracks. The properties were included in the Snowy Butte Station Master Plan in 2003 when the zoning and surrounding development patterns were designated (See Attachment "A-3"). The use of the property for a public facility (Public Works Department Operation Center) is subject to a Conditional Use Permit review and approval (CUP-20002).

Project Description:

The current application is a Site Plan and Architectural Review for the construction of a public facility for use as the Parks & Public Works Department Operations Center that includes a 7,746 square foot 2-story office building, a 15,000 square foot warehouse, parking for equipment and machinery, and on-site storage of materials (Attachment "A-1").

Access/Circulation:

The project will have two (2) points of access: the main entrance for staff and visitors is along South Haskell Street, which aligns with the intersection of Cheney Loop, and an access is proposed near the northeast corner of the property along Ash Street, which will be used by large trucks, equipment and machinery. Improvements along South Haskell and Ash Streets include a 7-foot wide sidewalk and 7-foot wide landscape row adjacent to the project site.

Building Design:

The office building presents a façade to South Haskell Street on the west and a façade to Ash Street on the north. The building design includes an entrance feature that extends approximately 6-feet from the main building wall with a dormer-style roof. The north and west facades provide variations in materials, ample glazing and varied rooflines for variation and

interest in material design. Architecturally, the building complies with the building design standards in CPMC 17.75.042 with changes in vertical and horizontal massing, changes in color, texture and materials (Attachment “A-2”).

Parking:

The proposal includes off-street parking to accommodate employees, visitors and large vehicles and equipment used in daily operation of the Department. The parking areas include interior and perimeter landscape improvements to reinforce pedestrian and vehicular circulation, including parking lot entries, pedestrian accessways, and parking aisle.

ISSUES

There are three (3) issues relative to the proposal as follows:

1. **Utility Easements.** Through the review of the project, it was noted that the proposed warehouse will cross an existing 20-foot wide utility easement. Structures are not permitted to utility easements.

Comment: It will be necessary to relocate or vacate the utility easement to avoid conflicts with the proposed structures. Staff recommends Condition of Approval No. 1(a) requiring documentation of the vacation or relocation of the utility easement prior to building permit issuance.

2. **Trash Enclosure.** The trash enclosure is within the right-of-way for Ash Street. In accordance with CPMC 12.20.020(A)(1), garbage collection service areas are not permitted with the right-of-way of public streets.

Comment: Due to the secure nature of the facility, the Applicant has proposed the facility in an accessible location for Rogue Disposal. This portion of the Ash Street right-of-way is not currently developed and is not planned to be utilized for any other purpose. To comply with the standard in CPMC 12.20.020(A)(1), the City will need to vacate the unused portion of the right-of-way or find a suitable location outside the security fence for the facility. Staff recommends Condition of Approval No. 1(b) requiring that the unused portion of the Ash Street right-of-way be vacated and incorporated into project site or provide a revised site plan that depicts the proposed trash enclosure on the project site and outside of the public right-of-way of Ash Street.

3. **Landscape Plan/Design.** The applicant’s site plan identifies proposed landscape areas to comply with the standards for frontage landscape requirements along South Haskell Street and Ash Street and parking facility interior and perimeter landscaping standards. The proposed landscape areas comply with the dimensional standards for landscaping provided along the public right-of-way, parking area perimeter landscaping, interior parking lot landscape islands. However, the application did not include a landscape plan that identifies the number, size and location of trees and shrubs specified in the standards.

Comment: In accordance with CPMC 12.36.100(C), street trees must be installed at a minimum of 40-feet between the centers of the trees. The frontage along the west property boundary requires a minimum of 19 street trees and the frontage along the north property line requires a minimum of six (6) street trees. Parking area perimeter requirements are identified in Table 17.75.03, CPMC 17.75.039(G). The parking area along South Haskell Street requires five (5) trees and 24 shrubs. Staff recommends Condition of Approval No. 1(c) requiring submittal of a landscape and irrigation plan demonstrating compliance with design and landscape requirements before building permits are issued.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Parks & Public Works Department Operations Center Site Plan and Architectural Review has been evaluated for compliance with the applicable Site Plan and Architectural Review Criteria set forth in CPMC 17.66 and CPMC 17.72 and found to comply as conditioned and as evidenced in the Applicant's Findings (Attachment "B").

CONDITIONS OF APPROVAL

1. Prior to building permit issuance, the applicant shall:
 - a. Provide documentation that demonstrates the 20-foot utility easement, bisecting Tax Lot 700 east-to-west, is vacated or relocated to avoid conflicts with proposed structures.
 - b. Provide a revised site plan that depicts the location of the proposed trash enclosure entirely on the subject property and outside of the public right-of-way; or initiate a right-of-way vacation of the unused portion of Ash Street. The right-of-way vacation shall be complete prior to final inspection and certificate of occupancy.
 - c. Provide a landscape and irrigation plan that demonstrates compliance with frontage and parking facility landscape requirements, including a minimum of 19 street trees along South Haskell, a minimum of six (6) street trees along Ash Street and a minimum of five (5) trees and 24 shrubs along the perimeter of the parking area facing South Haskell Street.
 - d. Demonstrate compliance with the following conditions listed in the Public Works Department Staff Report (Attachment "C"):
 - i. Submit civil improvement plans to the Public Works Department for the street frontage improvements. The applicant shall use the 2014 revised Public Works Standards and Specifications for all new construction drawings.
 - ii. Submit a stormwater management plan for the entire tax lot demonstrating compliance with the MS4 Phase II stormwater quality standards.

- iii. Any modifications to the site plan necessary to meet stormwater quality requirements shall be subject to CPMC 17.09, Modifications to Approved Plans and Conditions of Approval.
 - iv. Apply for an erosion and sediment control permit (NPDES 1200-CN) and provide a copy to the Public Works Department.
 - v. Pay all System Development Charges and permit fees.
- e. Demonstrate compliance with conditions of approval provided by the Rogue Valley Sewer Services in a letter dated February 11, 2021. (Attachment “D”).
 - f. Demonstrate compliance with conditions of approval listed in the Jackson County Fire District No. 3 Staff Report submitted on February 10, 2021 (Attachment “E”).
2. Prior to Public Works Final Inspection, the applicant shall demonstrate compliance with the following:
- a. Complete frontage improvements along South Haskell and Ash Streets as required per the civil improvement and landscape and irrigation plans approved by the Public Works Department.
 - b. Complete stormwater management improvements per the Stormwater Management Plan approved by the Public Works Department.
 - c. Record an operations and maintenance agreement for all new stormwater quality features.

ATTACHMENTS

Attachment “A-1” – Site Plan

Attachment “A-2” – Architectural Elevations

Attachment “A-3” - Snowy Butte Station Land Use Plan

Attachment “B” – Applicant’s Findings

Attachment “C” – Parks & Public Works Department Staff Report dated 02-16-2021

Attachment “D” – Rogue Valley Sewer Services Staff Report dated 02-11-2021

Attachment “E” – Jackson County Fire District No. 3 Staff Report submitted 02-10-2021

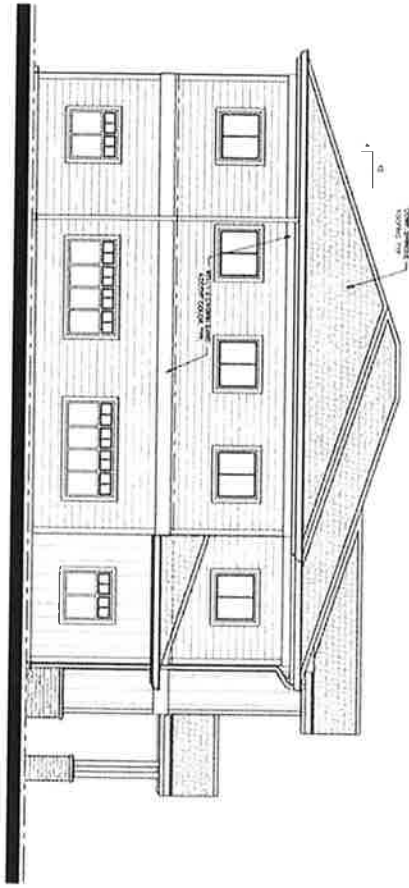
Attachment “E” – Resolution No. 889

ACTION

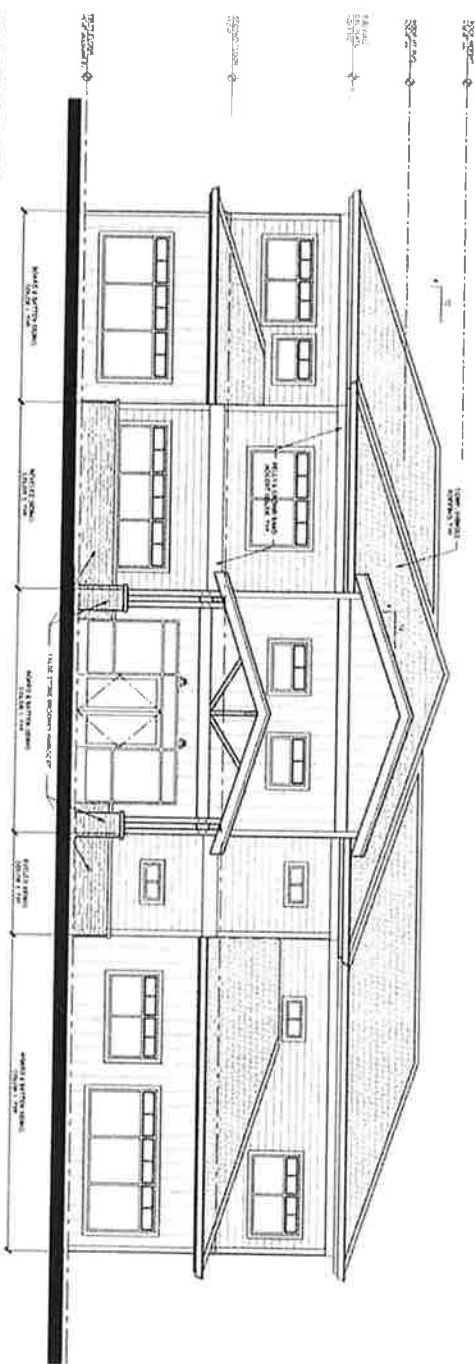
Consideration of Resolution No. 889, Site Plan & Architectural Review application for the City of Central Point Parks & Public Works Department and 1) approve; 2) approve with modifications; or 3) deny the application.

RECOMMENDATION

Approve Resolution No. 889, Site Plan & Architectural Review for the City of Central Point Parks & Public Works Department per the Staff Report dated March 2, 2021, including all attachments thereto.



01 NORTH ELEVATION



02 WEST ELEVATION (HASKELL STREET)

NOTE: IF THIS SHEET IS LESS THAN 30" X 42" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

SB JAMES
 ARCHITECTS
 1000 14th Street, NW
 Washington, DC 20004
 (202) 462-1000
 www.sbjames.com

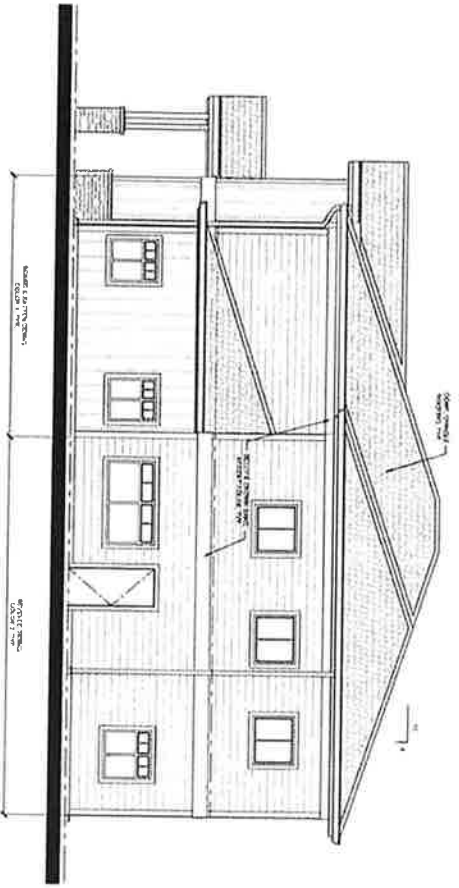
APPROVED
 ARCHITECT
 [Signature]
 11/17/2010

CITY OF CENTRAL POINT
 DEPARTMENT OF PUBLIC WORKS
 1000 14th Street, NW
 Washington, DC 20004
 (202) 462-1000
 www.sbjames.com

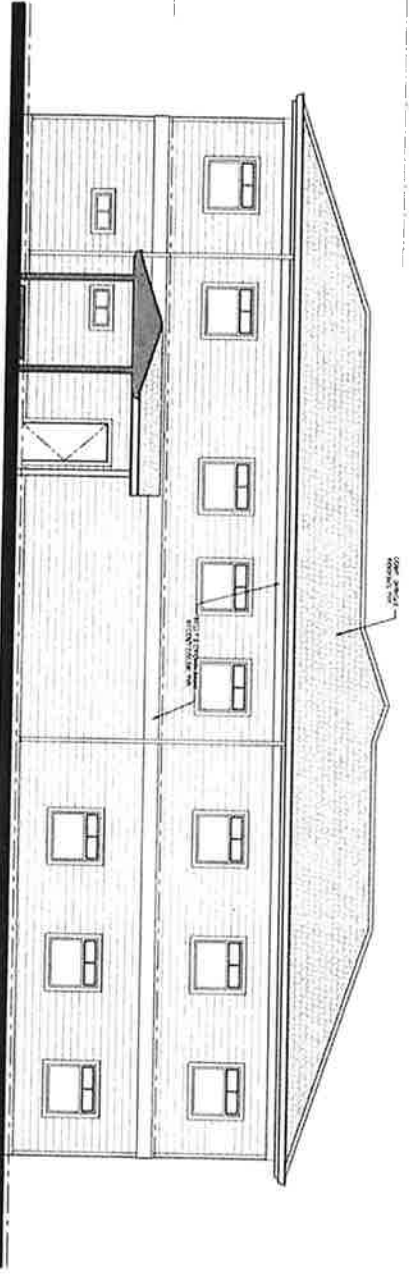
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/17/2010	[Signature]
2	ISSUED FOR CONSTRUCTION		
3	ISSUED FOR OCCUPANCY		
4	ISSUED FOR ARCHIVE		

PROJECT TITLE: MAINTENANCE FACILITY
 PROJECT NO.: A-301.1
 PROJECT LOCATION: BUILDING 4 OFFICE EXTERIOR ELEVATIONS

A-301.1



01 SOUTH ELEVATION



02 EAST ELEVATION

NOTE: IF THIS SHEET IS LESS THAN 30" x 42" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

SB STATES
CONSULTING ENGINEERS
INCORPORATED
2000 W. 10th Street
Anchorage, Alaska 99503
Tel: 907.561.8800
Fax: 907.561.8801
www.sbstates.com

PROJECT: BUILDING A
OFFICE
EXTERIOR
ELEVATIONS

DATE: 11/11/2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]

PROJECT: BUILDING A
OFFICE
EXTERIOR
ELEVATIONS

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11/11/2011	[Signature]	[Signature]
2	ISSUED FOR CONSTRUCTION			
3	ISSUED FOR RECORD			
4	ISSUED FOR ARCHIVE			
5	ISSUED FOR REVISION			
6	ISSUED FOR CORRECTION			
7	ISSUED FOR CANCELLATION			

MAINTENANCE FACILITY

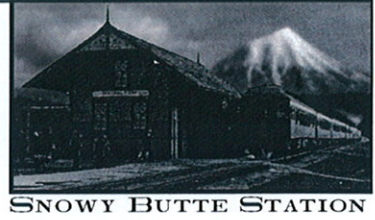
**BUILDING A
OFFICE
EXTERIOR
ELEVATIONS**

A-3012

Craig A. Stone & Associates, LTD.
 708 Cardley Avenue, Medford, Or. 97504
 (541) 779-0569

Montero & Associates, LLC
 802 Nadia Way, Medford, Or. 97504
 (541) 779-0771

Galpin LLC - (Applicant)
 P.O. Box 8271, Medford, Or. 97504
 (541) 779-5346



SINGLE FAMILY RESIDENTIAL
 3.62 ACRES

LIGHT INDUSTRIAL
 6.56 ACRES

PARKS / OPEN SPACE
 3.73 ACRES

TOWN HOMES
 4.46 ACRES

MFR
 7.36 ACRES

TOTAL SITE AREA = 35.79 ACRES
 (PER COUNTY ASSESSOR'S PLAT RECORDS)
 (EXCLUDING EXISTING RIGHT OF WAYS)

COMMERCIAL
 2.43 ACRES

CIVIC
 1.94 ACRES

Exhibit 2.3
LAND USE PLAN



December 21, 2020

City of Central Point, Community Development Department
 140 South Third Street
 Central Point, OR 97502

RE: Central Point Public Works Department

FINDINGS OF FACT – SITE PLAN REVIEW

The following “Findings of Fact” are as required in the Site Plan and Architectural Review process for Type II projects. Specifically, these are discussing the requirements of CPMC (Central Point Municipal Code) Sections 17.05.300.B.2b, 17.65, 17.66, 17.67, 17.72 and 17.75 as applicable.

This projects site is located at 235 South Haskell Street (372w10ad), Central Point, OR. The site(s), consisting of Tax Lots 700 and 798, are zoned as TOD GC / C-4 properties (Transit Oriented Development – General Commercial), with Comprehensive Plan Designation as TOD Corridor. Additionally, these properties are part of the “Snowy Butte Master Plan Development”.

Section 17.65 – TOD Districts and Corridors

This project is for development of new buildings for the City of Central Point Public Works Department. Per Section 17.65.040, sub-section C, Civic uses such as government offices are the primary uses intended in this district.

Per 17.65.050, Table 1, Community Services – Public Facilities are listed as a “Conditional Use”.

Table 2 (Zoning Standards) lists the following standards for the GC district –

Building Setbacks –

Front (min / max)	-	0-ft / 15-ft
Corner (min / max)	-	15-ft / 30-ft
Rear	-	0-ft / 15-ft (when adjacent to Residential Zone)
Max. Building Height	-	60-ft
Max. Lot Coverage	-	100%
Min. Landscaped Area	-	15% of Site(s)

Table 3 (Vehicle Parking Standards) lists the following standards for the GC district –

Civic (Community Services) -	Number to be determined as part of Site Plan or Conditional Use Review. Note: This Site Plan has been developed based upon 1) Commercial (Professional Office), and 2) Industrial Service requirements.
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Table 4 (Land Uses) lists “Civic – Public Facilities” as a “Conditional Use”.

Table 5 (Zoning Standards) lists the same standards as noted in Table 2 above. However, there is a conflict in the listing of the Maximum Lot Coverage. This Table lists maximum as 85%, with Table 2 listing maximum as 100%.

SUMMARY: In review of the Site Plan developed for this project, all standards of this Section comply with the project layout. Refer to Architectural Site Plan.

Section 17.66 – Application Review Process for the TOD District

Per Section 17.66.030, subsection A.2 – site plan and architectural review applications for projects with two or more acres of land (this project contains 5.12-acres on two tax lots) requires “master plan approval”. Refer to the “Snowy Butte Master Plan Development” previously approved by the City of Central Point. Further, requirements of Chapter 17.72 shall be met for Site Plan and Architectural Review.

Subsection A.4 states that Conditional Use shall be provided per Chapter 17.76.

SUMMARY: In review of the Site Plan developed for this project, all standards of this Section comply with the project layout. Refer to Architectural Site Plan.

Section 17.67 – Design Standards for the TOD District

Per Section 17.67.040, subsection A – Public Street Standards, all Public Streets surrounding this project are existing to remain. Subsection B – Parking Lot Driveways are not required to be designed as “Private Streets” as the driveway is less than one hundred feet long (B.1.a). Subsection C – On-site Pedestrian and Bicycle Circulation complies. Refer to Site Plan.

Section 17.67.050, Site Design Standards, as follows;

- A. **Adjacent Off-site Structures and Uses** – This project consists of three (3) separate buildings at this time, with potential to expand and provide three additional structures. All utilities to these structures are designed to be underground as required.
- B. **Natural Features** – There are no significant “natural features” on this site(s) to be maintained.
- C. **Topography** – This site consists of flat land previously graded and contains no “natural” topography to be maintained.
- D. **Solar Orientation** – The design and layout of the buildings on this project are aligned with the existing orientation of the public streets and the orientation noted (within twenty-five degrees of due south).
- E. **Existing Buildings** – There are no buildings existing on this site(s).
- F. **New Prominent Structures** – The main Office Building is designed to front on the main Haskell Street.
- G. **Views** – The Office building is situated to reduce building frontage on the adjacent streets.
- H. **Adjoining Uses** – The more intensive “industrial” buildings of this project are setback further from the main Haskell Street and separated by a fence and landscaping to reduce impact to the existing residential buildings to west side of Haskell.
- I. **Transitions in Density** – Layout of site has the main Office building nearest to the adjacent Residential properties, with separation distance of approximately 54’-6” to centerline of Haskell Street. Building height for Office building is designed to be approximately 26’-9” average.
- J. **Parking** – Parking lot(s) are designed to the side of the main Office building, paved, and setback from the street frontage.
- K. **Landscaping** – Perimeter and Parking Lot landscaping are designed to complement and screen this project as required in the Municipal Code and the Snowy Butte Development requirements. Refer to proposed Landscape plan.
- L. **Lighting** – All lighting shall be designed to meet 1) minimum lighting levels, 2) fixture design in public rights-of-way, and 3) on-site lighting requirements. Note that street lighting exists fronting this site.
- M. **Signs** – At this time, signage has not been discussed with the project owner. Signage shall comply with this section and Chapter 15.24 as required.

Section 17.67.070, Building Design Standards, as follows;

- A. **General Design Requirements** – This project is designed to maximize the “sustainable design” practices where possible thru natural ventilation, daylighting, water conservation, building materials and landscaping.
- B. **Architectural Character** – With the main Office building being the prominent building, the design complements the existing Residential facilities across Haskell Street. North of this project are existing mini-storage buildings.
- C. **Building Entries** – As noted above, the main entry for the Office building is sited toward Haskell Street, and has a prominent walkway steps and ramp for easy identification of the access.
- D. **Building Facades** - The Office building consists of varying roof heights (hip roof) for both first and second floors, stepped-back wall facades, main entry canopy, false stone wainscot, beveled and board-batten siding, horizontal “belly-band” and cornice bands, and composition shingle roofing. All windows are intended to be energy efficient, low-E.
- E. **Roofs** – Office building roofs are designed to be hipped roof with composition shingles. Industrial buildings beyond are designed to be articulated (varying heights) to increase visual depth of field.
- F. **Exterior Building Lighting** – The Office building is designed to have a reduced scale of lighting, promoting the main entry but reducing the adjacent wall areas.
- G. **Service Zones** – This project sites the “industrial” buildings to be progressively further from the public streets, thereby reducing the public view.
- H. **Parking Structures** – There will be no parking structures on this project.

SUMMARY: In review of the Site Plan, Preliminary Civil Plan, Landscape Plan, Floor Plans and Exterior Elevations developed for this project, all standards of this Section comply with the project layout. Refer to Plans noted.

Section 17.72 – Site Plan and Architectural Review

Per Section 17.72.020, subsection B, this project is considered a “Major Project”, New construction.

Section 17.72.040, Site plan and architectural standards, additionally requires applicable site plan, landscaping and architectural design standards from Chapter 17.75.

SUMMARY: This letter, and accompanying drawings, are part of this Site Plan and Architectural Review process.

Section 17.75 – Design and Development Standards

Per Section 17.75.031, General Connectivity, circulation and access standards, this project uses existing utilities either on or off-site, existing site access points for driveways, and provides a utilitarian layout for pedestrian circulation (sidewalks) as required for street frontage and interior access walkways.

Section 17.75.039, Off-street parking design – Parking layouts on-site shall comply with these requirements at a minimum. Landscaping standards shall comply with Table 17.75.03.

Section 17.75.042, Commercial building design standards, as follows;

- A. **Massing, Articulation, Transparency, and Entrances** –
 1. **Building Massing** – Primary Office building on Haskell Street shows distinct setbacks and pitched roof as required;
 2. **Façade Articulation** – Elevations show required offsets, recesses and pitched roofs to change the overall massing as required;
 3. **Pedestrian Entrances** – Office building includes a prominent covered entry roof structure, masonry wainscot and decorative columns;
 4. **Transparency** – First floor wall area contains approximately 332-sf of transparent, low-E fenestration to approximately 1,017-sf total wall area. This is approximately 33% of wall area

(40% minimum is required). As allowed in subsection A.4.e, this is reduced area of fenestration (transparency) is allowed due to inclusion of the masonry wainscot, belt courses of a different texture and color, projecting canopy and lighting fixtures;

5. Wall faces – Ash Street, Haskell Street, and south-facing facades are designed with combination of offsets, pitched rooflines, and roof overhangs;
6. Screening of Service areas – Service areas and Rooftop Equipment (not included) shall be located to the east-side of the Office building, which may include required screening if viewable from the street.

SUMMARY: The design of the buildings, main Office in particular, are compliant with requirements of this section.

SB JAMES

**PUBLIC WORKS STAFF REPORT**

February 16, 2021

AGENDA ITEM: Central Point Parks and Public Works Operations Center (CUP-2002 and SPAR-20013)

37S 2W 10AD Tax Lots 700 and 798 –Site Plan and Conditional Use Permit

Applicant: City of Central Point

Agent: S&B James, Inc.

Traffic/Street Details:

The applicant is proposing a 3,500 square foot professional office and a 11,000 square foot warehouse. Per the ITE, professional office generates 1.49 peak hour trips (PHT) per 1,000 square feet and the trip rate for General Light Industrial uses is .98, for a total trip rate of 16 PHT. If calculated as a Utility (ITE Code 170), the rate is 2.40 peak hour trips per 1,000 square feet, or 36.25 PHT. A Traffic Impact Analysis (TIA) threshold is 25 PHT, per intersection. Since there are two points of access from the site to a collector, a TIA is not required for this development.

Existing Infrastructure:

Water: There are existing 12-inch water lines servicing the site.

Streets: South Haskell Street is Collector and Ash Street is a local street.

Stormwater: There is an existing 12-inch storm drain line in South Haskell Street.

Storm Water

Quality: The applicant is proposing on-site detention in swales in two locations on their site plan.

Background/Issues:

The applicant is proposing a new operations center and warehouse. Public Works has the following issues/notes about the proposed modification and Phase 1 tentative plan.

1. Any phase of development will need to include frontage improvements on Ash and South Haskell Streets, including sidewalks and street trees.
2. There are several easements on the site for power and water, that are not being used, and need to be vacated.

Conditions of Approval:

Prior to Public Works Civil Improvement Plan approval and the start of construction of infrastructure improvements for Phase 1 as modified, the Applicant shall:

1. Stormwater Management Plan – The Applicant shall submit and receive approval for a stormwater management plan from the Public Works Department. The Stormwater Plan shall demonstrate

compliance with the Rogue Valley Stormwater Quality Design Manual for water quality and quantity treatment. Construction on site must be sequenced so that the permanent stormwater quality features are installed and operational when stormwater runoff enters.

2. Erosion and Sediment Control – The proposed development will disturb more than one acre and requires an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ). The applicant shall obtain a 1200-C permit from DEQ and provide a copy to the Public Works Department.
3. Landscape and Irrigation Plans – Applicant shall prepare and gain approval for a landscape and irrigation plan for all public landscape rows before any development occurs.

Prior to the building final, the applicant shall comply with the following conditions of approval:

1. Easement & Right-of-Way Vacation – Applicant shall vacate all unused easements on the site and the unused portions of the right-of-way along Ash Street.
2. Frontage Improvements – Applicant shall complete frontage improvements along South Haskell Street and Ash Street as required per the civil improvements and landscape and irrigation plans approved by the Public Works Department.
3. Stormwater Quality Operations & Maintenance– The Applicant shall record an Operations and Maintenance Agreement for all new stormwater quality features and provide a copy of the recorded document to the Public Works Department.



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER · HEALTHY COMMUNITIES

February 11, 2021

City of Central Point Planning Department
155 South Second Street
Central Point, Oregon 97502

Re: SPAR 20013/CUP-20002, City of Central Point Maintenance Facility, Map 37 2W 10AD, TL 700 & 798

There is an 8 inch sewer main along Haskell Street and an 8 inch main stubbed to the property at the intersection of Cheney Loop and Haskell Street. There are also 4 inch sewer services stubbed to each tax lot. Sewer service for the proposed development can be had by connecting to the existing sewer services.

Rogue Valley Sewer Services requests that approval of this project be subject to the following conditions:

1. The developer must submit architectural plumbing plans for the calculation of sewer System Development Charges.
2. The developer must obtain a sewer connection permit and pay all related fees to RVSS.

Feel free to call me with any questions.

Nicholas R. Bakke, PE
District Engineer

Fire District 3 Comments for CUP-20002/SPAR 20013

Central Point Public Works Operations Center.

Fire Apparatus Access

AERIAL APPARATUS ACCESS OFC D105

SECTION D105-AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

FIRE DEPARTMENT APPARATUS ACCESS-GATES OFC 503.1

Access control devices must be approved by Fire District 3. All gates shall have approved locking devices. Manual gates shall have a lock connected to a long length of chain. Automatic gates shall be equipped with an approved emergency services activated opening device.

OFC 503.1; 503.4; 503.5; 503.6

"NO PARKING-FIRE LANE" SIGNS REQUIRED OFC 503.3

Fire apparatus access roads 20-26' wide shall be posted on both sides as a fire lane. Fire apparatus access roads more than 26' to 32' wide shall be posted on one side as a fire lane (OFC D103.6.1). **This will include Ash Street.**

Where parking is prohibited for fire department vehicle access purposes, NO PARKING-FIRE LANE signs shall be spaced at minimum 50' intervals along the fire lane (minimum 75' intervals in residential areas) and at fire department designated turn-around. The signs shall have red letters on a white background stating "NO PARKING FIRE LANE TOW AWAY ZONE ORS 98.810 to 98.812" (See handout).

Premises Identification and Key Boxes

ADDRESS IDENTIFICATION 2019 OFC Sec. 505.1

Building numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background.

Temporary signs shall be installed at each street intersection when construction of new roadways allows passage of vehicles.

MINIMUM ACCESS ADDRESS SIGN 2019 OFC Sec. 505

The developer must provide a minimum access address sign. A pre-approved address sign can also be utilized.

Key Boxes 2019 OFC Sec. 506.1

A key Knox box is required for this facility. Contact FD3 Administrative Office at 541-826-7100 for details and directions.

Fire Protection Water Supply

Water Supply 2019 OFC Sec 507.1

An *approved* water supply in accordance with Section 507 and Appendix B, capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed.

Fire Hydrants 2019 OFC Sec. 507.5

Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C. On-site fire hydrants and water mains may be required by the *fire code official*. Work with the FD3 Fire Marshal's Office to determine specific needs and fire hydrant requirements.

Fire Safety Systems

Automatic Sprinkler Systems 2019 OFC Sec 903

An automatic fire suppression sprinkler system may be required depending upon specific details regarding building use classification, building size and building construction type. Refer to OFC Section 903.1 through 903.6. Consult with FD3 Fire Marshal's Office for questions.

Valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures and water flow switches on all sprinkler systems shall be electrically supervised by a *listed* fire alarm control unit.

Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an *approved* supervising station

Alarms. An approved audible device, located on the exterior of the building in an *approved* location, shall be connected to each *automatic sprinkler system*. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.

Portable Fire Extinguishers 2019 OFC Sec 906

Portable fire extinguishers shall be selected, installed and maintained in accordance with OFC Section 906 and NFPA 10. Consult with FD3 Fire Marshal's Office for questions.

PLANNING COMMISSION RESOLUTION NO. 889

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A SITE PLAN AND ARCHITECTURAL REVIEW FOR A PUBLIC FACILITY ON LANDS WITHIN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT.

(File No: SPAR-20013)

WHEREAS, the applicant has submitted a site plan and architectural review application to develop a public facility on a 5.12 acre site within the General Commercial (GC) zoning identified on the Jackson County Assessor's map as 37S 2W 10AD, Tax Lots 700 and 798, Central Point, Oregon; and

WHEREAS, the Planning Commission's consideration of the application is based on the standards and criteria applicable to Site Plan and Architectural Review in accordance with Section 17.66 and Design and Development Standards in accordance with Section 17.67 and 17.75; and

WHEREAS, on March 2, 2021, at a duly noticed public hearing, the City of Central Point Planning Commission considered the Applicant's request for Site Plan and Architectural Review approval, at which time it reviewed the Staff Report and heard testimony and comments on the application; and

NOW, THEREFORE, BE IT RESOLVED that the City of Central Point Planning Commission by Resolution No. 889 does hereby approve the Site Plan and Architectural Review application for Central Point Parks & Public Works Department, based on the findings and conditions of approval as set forth in Exhibit "A," the Planning Department Staff Report dated March 2, 2021, including attachments incorporated by reference.

PASSED by the Planning Commission and signed by me in authentication of its passage this 2nd day of March, 2021.

Planning Commission Chair

ATTEST:

City Representative