

Mailing Date: April 10, 2023

IMPORTANT NOTICE

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

Meeting: Planning Commission
Date: Tuesday, May 2, 2023
Time: 6:00 p.m.
Location: 140 South Third Street Central Point, OR 97502
Virtually via Zoom (Email planning@centralpointoregon.gov to request a meeting link)

You are receiving this notice because you live within 250-feet the Central Point Station mixed-use development located at 900, 910 and 920 North Haskell Street (37S2W03CA, Tax Lot 1100) where the applicant is requesting the Planning Commission modify the Site Plan & Architectural Review approval to allow the following:

- Temporary long-term rentals for Asante Traveling nurses due to the COVID-19 pandemic and housing shortage that was exacerbated by the Almeda Fires;
- Relocate the required ground floor short-term rental (e.g. “VRBO”) units in the building located at 910 North Haskell to 900 North Haskell; and,
- Allow future adjustment of the short-term rental unit locations between buildings and on floors other than the ground floor to account for market demand for short-term rental unit types.

In accordance with CPMC 17.05.100, Table 17.05.01, the applications are being reviewed using Type III (Quasi-judicial) land use procedures set forth in CPMC 17.05.400. These procedures require public notification of the land use application, a public hearing and decision by the Planning Commission.

You are invited to attend and participate in the public hearing scheduled for the Planning Commission meeting on May 2, 2023 at 6:00 p.m. You may attend the meeting in person or virtually. **Please email planning@centralpointoregon.gov no later than 3:00 p.m. on May 2, 2023 to request a link to the meeting.** We will need your name, address and email to keep track of meeting participants for the official meeting record.

APPLICATION SUMMARY

On August 4, 2020, the Central Point Planning Commission approved Resolution No. 881 approving a Site Plan and Architectural Review application for Central Point Station, a mixed-use development within the Twin Creeks TOD Master Plan Area (“Master Plan”) and High Mix Residential zone. The approval included construction of five (5) buildings with frontage on Twin Creeks Crossing, North Haskell Street and Golden Peak Drive. The approval specified that the buildings fronting Twin Creeks Crossing and North Haskell Street would be mixed-use with ground floor commercial as required by the Master Plan. In rendering its decision, the Planning Commission interpreted short-term (e.g. “VRBO”) rentals as satisfying the ground floor commercial requirement. In accordance with CPMC 3.24, the City defines short-term lodging as stays that are less than 30-days in duration.

At this time, the Applicant is requesting the Planning Commission allow for a temporary long-term stay arrangement that exceeds the 30-day limit to provide housing for traveling nurses. Additionally, the Applicant is requesting the ground floor VRBO units be relocated to the upper stories in the building fronting Twin Creeks Crossing and to have flexibility to relocate the units to any building as needed. At the May 2, 2023 meeting, the Planning Commission will conduct a public hearing and consider whether to modify its prior decision to relative to the Applicant's request.

Applicant: Central Point Station, LLC (Philip Smith).

NOTICE REQUIREMENTS

The purpose of providing notice is to give nearby property owners and other interested parties the opportunity to submit written comments about the application relevant to the approval criteria. This notice has been mailed to property owners within a 250-ft radius of the project site.

CRITERIA FOR DECISION

Criteria for the Major Modification application are set forth in CPMC 17.09.300(B), which states that the approval criteria are the same as the original decision. The scope of review is limited to the modified condition. In this case, the scope of review is limited to conformance with the Master Plan per CPMC 17.66.050(B)(2)

The Central Point Municipal Code is available online at www.centralpointoregon.gov.

PUBLIC COMMENTS

1. Pursuant to ORS 197.763(3)(e), comments relative to the approval criteria must be raised prior to the close of the public hearing either in person or in writing with sufficient specificity to afford the decision-makers and all parties an opportunity to respond to the issue(s) raised. Failure to do so means that an appeal based on that issue cannot be raised at the State Land Use Board of Appeals.
2. Any person interested in commenting on the above-mentioned land use decision may submit written comments up until the close of the public hearing at the Planning Commission meeting scheduled for **May 2, 2023** at 6:00 p.m.
3. Written comments may be sent in advance of the meeting to Central Point City Hall, 140 South Third Street, Central Point, OR 97502 or by e-mail to planning@centralpointoregon.gov. Emailed comments must be received no later than 3:00 p.m. on May 3, 2022 to be included in the record.
4. Issues that may provide the basis for an appeal shall be raised prior to the expiration of the comment period noted above. Testimony and written comments about the decision described above will need to be related to the proposal and should be stated clearly to the Planning Commission.
5. Copies of all evidence relied upon by the applicants are available for public review at City Hall located at 140 South Third Street, Central Point, Oregon. **The City File Number is MOD-23001.** Copies of the same are available at a \$0.25 per page.
6. Project information is available on the City's website at: <https://www.centralpointoregon.gov/cd/project/central-point-station-major-modification>
7. For additional information, the public may contact Stephanie Holtey at 541.423.1031 or by email at stephanie.holtey@centralpointoregon.gov.

SUMMARY OF PROCEDURE

At the meeting, the Planning Commission will consider the Major Modification request. The Planning Commission will open the public hearing, receive the staff report followed by testimony and arguments from the applicant, proponents and opponents. Any testimony or written comments provided must be related to the criteria set forth above. At the conclusion of the review, the Planning Commission may approve, approve with conditions or deny the request to modify the Planning Commission's prior decision.

TELECONFERENCE INFORMATION

If you are interested in participating in the meeting remotely, contact City staff at planning@centralpointoregon.gov for online meeting identification, login information and phone numbers for viewing and listening. To register please email your request and include your full name and address no later than 3:00 p.m. on May 2, 2023.

Figure 1. Bird's Eye View of Project Site (Approved Short-term Rentals shown in Yellow)

