



City of Central Point

PLANNING DEPARTMENT

Tom Humphrey, AICP
Community Development Director

Notice of Public Hearing Date of Publication: January 25, 2019

	Planning Commission	City Council
Meeting Date:	February 5, 2019	February 28, 2019
Time:	6:00 p.m.	7:00 p.m.
Place	Central Point City Hall 140 S. Third Street Central Point, Oregon	Central Point City Hall 140 S. Third Street Central Point, Oregon

NATURE OF MEETING

The City of Central Point will consider amendments to the following Elements of the Central Point Comprehensive Plan:

- Population Element (File No. CPA-18004) – Adopts a 20-year forecast for the City of Central Point Urban Area, which includes the city limits and urban growth boundary (UGB). The proposed amendment updates the Central Point Urban Area population based on the 2018-2068 Coordinated Population Forecast (PRC Forecast) prepared by Portland State University per ORS 195.033.
- Residential Buildable Lands Inventory, a part of the Land Use Element (File No. CPA-18003) – Tracks the availability of land within the City’s Urban Area, including vacant and partially developed land available for infill or redevelopment.
- Housing Element (File No. CPA-18005) – Assesses housing characteristics and identifies the housing needs for the Central Point Urban Area over the next 20-years. The Housing Needs Analysis addresses the City’s housing issues, such as the number of needed housing units, housing types, affordability and residential land need.

The purpose of the proposed amendments is to comply with ORS 195.033(3) and evaluate the need for additional housing in Central Point based on the updated population forecast numbers for Jackson County. The PRC Forecast is updated every 4 years and provides the basis for land use planning analysis for housing, employment, and public service needs.

CRITERIA FOR DECISION

The proposed Comprehensive Amendments are considered Major Amendments per CPMC

17.96.300. The proposed Major Amendments are subject to Type IV legislative review procedures set forth in CPMC 17.05.500 and the approval criteria in CPMC 17.96.500.

A link to the Central Point Municipal Code is available on the City's website at www.centralpointoregon.gov.

PUBLIC COMMENTS

1. Any person interested in commenting on the above mentioned land use decisions is invited to attend the meetings and/or submit written comments up to the close of the public hearings scheduled for February 5, 2019 (Planning Commission) and February 28, 2019 (City Council).
2. Written comments may be sent before the meeting(s) to Central Point City Hall, 140 South Third Street, Central Point, OR 97502 or by email to stephanie.holtey@centralpointoregon.gov
3. Issues which may provide the basis for an appeal on the matters shall be raised prior to the expiration of the comment period noted above. Any 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.
4. Copies of all evidence relied upon by the applicants are available for public review at City Hall, 140 South Third Street, Central Point, Oregon. **The City File Numbers include: CPA-18004 (Population Element), CPA-18003 (Residential Buildable Lands Inventory), and CPA 18005 (Housing Element).** Copies of the same are available at 25 cents per page.
5. For additional information, the public may contact Stephanie Holtey at 541-423-1031 or by email at stephanie.holtey@centralpointoregon.gov. Additional information is also available online:

Population Element:

<http://www.centralpointoregon.gov/cd/project/population-element-2019-2039>

Residential Buildable Lands Inventory:

<http://www.centralpointoregon.gov/cd/project/residential-buildable-lands-inventory-2019-2039>

Housing Element:

<http://www.centralpointoregon.gov/cd/project/housing-element-2019-2039>

SUMMARY OF PROCEDURE

The Planning Commission will hear a technical staff report and open a public hearing to receive testimony about proposed amendments to the Population Element, Residential Buildable Lands Inventory and Housing Elements. At the conclusion of each item's public hearing, the Planning Commission will forward a recommendation to the City Council on the matter.

At the scheduled hearing, the City Council will receive a technical staff report, hold a public hearing and render a decision to approve, approve with modifications or deny proposed amendments to the Population Element, Residential Buildable Lands Inventory and Housing Element. After the City Council makes a decision on each of the proposed Comprehensive Plan amendments, a copy of the decision will be mailed to anyone who submitted written comments or who is otherwise interested in the outcome.