



STAFF REPORT

January 15, 2019 (CPA-18002)

AGENDA ITEM

Consideration of the Urbanization Element, City of Central Point Comprehensive Plan (File No. CPA-18002)
(Applicant: City of Central Point)

STAFF SOURCE:

Tom Humphrey AICP, Community Development Director

BACKGROUND:

The City's Urbanization Element was last acknowledged in 1983 and is in need of updating to account for over 30 years of incremental changes that have occurred. The Urbanization Element is modeled after Statewide Planning Goal 14, Urbanization; which establishes as a statewide goal the need for all communities to:

“Provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”

The purpose of the City's Urbanization Element is modeled after the Statewide Planning Goal 14 purpose, but with an emphasis on attaining the City's preferred future as described in the Comprehensive Plan. The purpose of the City's Urbanization Element is to:

“Provide for the orderly and efficient transition from rural to urban land use in accordance with the goals and policies of the City of Central Point Comprehensive Plan as necessary to accommodate projected urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, as necessary to provide for the City's preferred future.”

Central Point's preferred future is currently guided by two documents; the *Fair City Vision 2020* and *The Greater Bear Creek Valley Regional Plan*. The City has also adopted revisions to its Population Element, Housing Element and Land Use Element which will provide additional direction for projected urban residential and employment growth.

Aside from a demonstration that there is a need to accommodate the City's long-range population growth and related land needs there is a requirement that the boundaries within which the City's urban lands are located be given some forethought. The location of the City's urban growth boundary (UGB) and changes to the UGB are determined by evaluating alternative boundary locations consistent with ORS 197.020, and with consideration of the following locational criteria:

1. Properties that abut either the City Limits, or the current UGB.

2. Properties that are in excess of 10 acres.
3. Properties that abut or are within 500 ft. of basic urban services; i.e. water, sewer, storm water, transportation.
4. Properties that are proximate to, or include, mixed use/pedestrian friendly areas.
5. Compatibility with nearby agricultural uses outside the proposed UGB.
6. Proximity to transportation infrastructure.
7. Lands that have been master planned.
8. Readiness for development

Attached is a working draft of the Urbanization Element for the Citizen Advisory Committee's consideration and input. These criteria will be discussed in further detail during the meeting. The last two criteria are being introduced with this revision to the Urbanization Element and may minimize the land speculation that often occurs during UGB Amendments.

ISSUES:

The primary issues in considering the Urbanization Element are ensuring there is agreement between state and local purposes and that the City's choice of locational criteria is reasonable and justifiable.

ATTACHMENTS:

Attachment "A" – Working Draft of Urbanization Element

ACTION:

Consideration of the Draft Urbanization Element.

RECOMMENDATION:

Make a motion to the recommend the Planning Commission approve the draft Urbanization Element update with any changes or feedback deemed important by the CAC.