



**STAFF REPORT**

February 5, 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, which emphasizes 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.”*

As stated in the element itself, ***urbanization is not responsible for the building of functional, or dysfunctional cities, beautiful, or blighted cities, it is merely the process that fuels the building of cities. The quality of the built city is a function of a community's ability to define and diligently pursue a 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 provide additional direction for projected urban residential and employment growth.

**Central Point Forward, Fair City Vision 2020** highlights the City's unique identity, livability objectives and the mission, vision and values upon which the Urbanization program is based. The document has helped elected officials and City staff to focus and to attract the type of innovative, responsible and community-minded residents and businesses that contribute to a healthy Central Point future. Important concepts of the vision plan are emphasized in the Urbanization Element.

**The Greater Bear Creek Valley Regional Plan** is a fifty-year planning document that was created in collaboration with Jackson County and five other cities to address long-term urbanization needs of the region. The most significant product(s) of the Regional Plan is the establishment of requirements which affect the form and function of future urban-level development and the creation of Urban Reserve Areas (URAs). Regional Plan requirements are emphasized in the Urbanization Element and the URAs are targeted when considering the locational criteria.

The Urbanization Element's primary responsibility is to establish criteria (goals and policies) that manage the physical direction of the City's planned growth. Therefore it must rely on other Comprehensive Plan Elements. These elements include the Population Element, the Housing Element, the Economic Element, the Parks and Recreation Element, the Land Use Element, the Transportation Element and the Public Facilities Element. A brief explanation of the content and resources each of these elements provide are discussed in the Urbanization Element.

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
9. Proximity to the City Center, using a Central Growth Pattern

Attached is a draft of the Urbanization Element for the Planning Commission's consideration, input and recommendation to the City Council. These criteria will be discussed in further detail during the meeting. The last three criteria have been introduced to the Urbanization Element with the intent of minimizing land speculation that often occurs during UGB Amendments.

**ISSUES:**

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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:**

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Attachment "A" – Draft of Urbanization Element  
Attachment "B" – Resolution No. 867, A Resolution Recommending Approval of The City Of Central Point 2018-2038 Urbanization Element

**ACTION:**

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Open public hearing, take testimony and:

1. Continue public hearing to the March 5, 2019 meeting;
2. Close public hearing and direct staff to forward to the City Council a favorable recommendation

**RECOMMENDATION:**

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Direct Staff to make changes and approve Resolution No. 867, forwarding a favorable recommendation to the City Council.