



**CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
Septmeber 6, 2016 - 6:00 p.m.**

I. MEETING CALLED TO ORDER

II. ROLL CALL

Planning Commission members Chuck Piland (Chair), Mike Oliver, Tom Van Voorhees, Rob Hernandez, Elizabeth Powell, Craig Nelson Sr., and Kay Harrison

III. CORRESPONDENCE

IV. MINUTES

Review and approval of the July 5, 2016 Minutes.

V. PUBLIC APPEARANCES

VI. BUSINESS

A. Public Hearing – Mobilitie Conditional Use Permit application (File No. 16019) to be Continued to October 4, 2016 at 6:00pm

VII. DISCUSSION

A. Central Point Hazard Mitigation Plan – 2016 Update.

B. Population and Demographics Element Update for the Central Point Comprehensive Plan

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

**City of Central Point
Planning Commission Minutes
July 5, 2016**

I. MEETING CALLED TO ORDER AT 6:05 P.M.

II. ROLL CALL

Commissioners Chuck Piland, Craig Nelson, Tom Van Voorhees, Kay Harrison, Rob Hernandez, Elizabeth Powell and Mike Oliver were present. Also in attendance were: Tom Humphrey, Community Development Director, Don Burt, Planning Manager, Molly Bradley, Community Planner, Elizabeth Riddle, Building Technician and Karin Skelton, Planning Secretary.

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

The Commissioners were provided with correspondence regarding Planning Commissioner Training by Tom Humphrey, Community Development Director, who indicated that the City would pay for anyone who wished to attend.

The Commissioners were provided information regarding the E. Pine Street Streetscape open house scheduled for July 11, 2016.

IV. MINUTES

Tom Van Voorhees made a motion to approve the minutes of the June 7, 2016, Planning Commission Meeting, noting that the agenda referred to June 9, 2016 minutes although June 7th was the correct date. Mike Oliver, seconded the motion: ROLL CALL: Mike Oliver, yes; Rob Hernandez, abstained; Tom Van Voorhees, yes; Craig Nelson, abstained, Kay Harrison, yes; Elizabeth Powell, yes. Motion passed.

V. PUBLIC APPEARANCES

None

VI. BUSINESS

A. Consideration of a Conditional Use Permit to replace the existing scoreboard at the Crater High School football stadium with a new, internally illuminated scoreboard. The project site is located in the Civic zoning district within the Transit Oriented Development (TOD) District and is defined on the Jackson County Assessor's map as 37S 2W 03DB, Tax Lot 100.

Rob Hernandez indicated that he was a member of the Crater Foundation and might have a conflict of interest in this matter and offered to abstain from voting. Tom Humphrey said that that did not constitute a conflict and he could vote or not as he chose.

Molly Bradley explained to the Planning Commission that the applicant is requesting a Conditional Use Permit to install an LED video scoreboard in place of the existing, non-electronic scoreboard at the Crater High School football stadium. The proposed scoreboard is internally illuminated and will be located approximately 135 feet west and 45 feet south of the existing scoreboard, meeting all setback requirements for the zone. The proposed scoreboard measures 512.5 square feet in area and will be 30 feet in height.

The purpose of the Conditional Use designation is to ensure consistency with the intent of the Civic district, compliance with the design standards in the TOD district, and to assure compatibility with adjacent properties. This application intends to minimize impact on the surrounding neighbors by relocating the scoreboard to the northwest corner of the stadium, and directing it southeast towards the stadium stands. The Lighting Analysis demonstrates that the illuminated display area will face away from the adjoining residential neighborhood, and direct its rays toward the field. The scoreboard will not produce any sound and will be used approximately once a week during the fall and spring months for athletic events.

Additionally, as of this date, the necessary provisions for allowing scoreboards have not been formally approved. On June 23, 2016, the City Council held a public hearing on the proposed scoreboard amendments, and moved to forward the code amendments to a second reading, to be held on July 28, 2016. Approval of the application will be contingent on the final adoption of the proposed text amendments.

No issues or concerns have been raised from notified agencies and neighboring property owners.

Ms. Bradley stated that the plans for the conditional use permit allow for conditions of approval to mitigate any possible negative impacts. She also informed the commissioners that the scoreboard was located in the floodplain and any development standards would be addressed at the time of the building permit issuance.

The Planning Commission asked if there would be any advertising on the new scoreboard. Ms. Bradley responded that there would be fixed, back lit logo type displays on the frame of the scoreboard, but they would only be lit when the scoreboard was in use for an event.

Public Hearing Opened.

Samantha Steele of School District 6 stated that the scoreboard would be used exclusively for sporting events and graduations. There would be no sound associated with the scoreboard. She said that the existing sound system was being replaced, however that had nothing to do with the scoreboard. The scoreboard would be located diagonally in a corner of the field rather than the center as the existing one was.

Public portion of the Hearing was closed.

Tom Humphrey said that the city wanted to support the school, but did not want to allow this type of sign everywhere in the city. He said that once the Council had approved the text amendments regarding scoreboards, it was the City's decision to allow the school to begin construction immediately so as to have it ready in time for school in the fall.

VII. DISCUSSION

A. City of Central Point 2008 Population Element Update

Don Burt gave a brief overview of the City's population element history. He informed the commissioners that there had been two significant events since 2008 which affected the results of the 2008 population element. The first was the Great Recession and the second was HB 2253 which designated the Population Research Center, Portland State University as the sole and official provider of population forecasts for cities and counties throughout the state. He said that the Population Element contains six policies: Population forecast, average household size, family household distribution, average family household size, non-family household distribution and average non-family household size. He said that the population forecast prepared by Portland State covered a fifty year period but is required to be updated every four years. He added that there were many factors which affected population growth, among them the economy, and social trends. He explained how the population forecast affected the number of acres the city needed to support the population.

B. Tom Humphrey updated the Planning Commission with regard to the Costco appeal. He said that at this time we are waiting for a hearing date to be set by LUBA. We have received briefs from the Appellants and that Costco and the City's attorney would be submitting briefs as well.

VIII. ADMINISTRATIVE REVIEWS

None

IX. MISCELLANEOUS

X. ADJOURNMENT

Mike Oliver made a motion to adjourn, Tom Van Voorhees seconded. All commissioners said "aye". Meeting adjourned at 7:00 p.m.

The foregoing minutes of the July 5, 2016 Planning Commission meeting were approved by the Planning Commission at its meeting on the 6th day of, September 2016.

Planning Commission Chair

MOBILITIE CONDITIONAL USE PERMIT

City of Central Point, Oregon

140 So. Third St., Central Point, Or 97502
541.664.3321 Fax 541.664.6384
www.ci.central-point.or.us



Planning Department

Tom Humphrey, AICP,
Community Development Director

MEMORANDUM

To: City of Central Point Planning Commission

From: Molly Bradley, Community Planner I

Subject: Mobilitie Telecommunications CUP (File No. 16019)

Date: August 30, 2016

On August 2, 2016, the telecommunications company, Mobilitie LLC, submitted an application for a Conditional Use Permit, and the public hearing was scheduled for September 6, 2016. This application is to consider the construction of a new wooden utility pole located in the public right-of-way, to be used for telephone-related services.

During review of the application, staff identified several issues relative to proposed pole design and its location. Additional requested information and revised exhibits were received on August 29, 2016. Due to the timing of the revised submittals, it is recommended that the public hearing be continued to allow staff the time necessary to evaluate and present the revised application to the Planning Commission.

Recommendation: Open the public hearing to receive testimony from any interested parties, and continue the public hearing to October 4, 2016 or a date and time specific, as agreed to by applicant.



PLANNING DEPARTMENT MEMORANDUM

DATE: September 6, 2016
TO: Planning Commission
FROM: Stephanie Holtey, Community Planner II
SUBJECT: Central Point Hazard Mitigation Plan - 2016 Update

Background

The City is in the process of completing the required 5-year update to the Central Point Hazard Mitigation Plan. One of the key objectives of this planning effort is to ensure that the Hazard Mitigation Plan is prepared in accordance with Goal 7, which requires local governments to adopt comprehensive plans to reduce the risk from natural hazards on people and property. Since the Hazard Mitigation Plan is a technical document that requires frequent updates, it will be incorporated into the Comprehensive Plan Environmental Element by reference. During this presentation, staff will review and facilitate a discussion of the existing plan and scope of the update.

Discussion

At this time, the City of Central Point has a stand-alone hazard mitigation plan ("Plan") that was adopted in 2011. The Plan provides a framework for reducing the negative impacts of future disaster events (i.e. floods, earthquakes severe weather, etc.) on the community, and is necessary to maintain eligibility for 1) pre- and post-disaster federal funding; and 2) flood insurance discounts through the Community Rating System.

The mission for the Plan is supported by six goal statements as presented below:

Mission Statement: Proactively facilitate and support community-wide policies, practices, and programs that make Central Point more disaster resistant and disaster resilient.

Goal 1: Protect life and safety.

Goal 2: Protect buildings and infrastructure.

Goal 3: Enhance emergency response capability, planning, and post-disaster recovery.

Goal 4: Seek funding sources for mitigation actions

Goal 5: Increase public awareness of natural hazards and enhance education and outreach efforts.

Goal 6: Incorporate mitigation planning into natural resources management and land use planning.

Additionally, an action plan identifies specific activities and timelines designed to achieve the mission and goal statements listed above. At this time, the Plan identifies specific actions relative to floods, earthquakes, severe weather and general/multi-hazards. Based on feedback from the Citizen's Advisory Committee (CAC) and the Hazard Mitigation Advisory Committee (HMAC), the following hazards are being considered or re-evaluated: drought, wildfire, air quality, volcanic eruption, and epidemics.

Action

The Planning Commission is encouraged to provide input on the existing Central Point Hazard Mitigation Plan and the scope of the plan update process with an emphasis on the following:

1. Have you received any informational materials or attended any workshops related to natural hazards within the past 5-years? If so, was the information provided helpful? Do you have any suggestions for future education and outreach efforts (i.e. topics, events, etc.)?
2. Are the Mission and Goal Statements presented in Chapter 4 still relevant (See Attachment "A")? What changes if any should be considered?
3. Are you concerned about any natural hazards that are not addressed in the current plan?
4. Would you support integrating the Central Point Natural Hazard Mitigation Plan into a multi-jurisdictional plan in partnership with Jackson County and other cities in the region?
5. Do you have any additional comments, feedback, interests or concerns relative to natural hazards, mitigation and this planning process?

Attachments

- A. Central Point Hazard Mitigation Plan Chapter 4

Web Link

The City's Natural Hazard Mitigation Plan is available online at:

<http://www.centralpointoregon.gov/floodplain/page/hazard-mitigation-plan>

4.0 MISSION STATEMENT, GOALS, OBJECTIVES AND ACTION ITEMS

4.1 Overview

The overall purpose of the Central Point Hazard Mitigation Plan is to reduce the impacts of future natural disasters on Central Point. In other words, the purpose is to make Central Point more disaster resistant and disaster resilient, by reducing the vulnerability to disasters and enhancing the capability of the city and its citizens to respond effectively to and recover quickly from future disasters.

Completely eliminating the risk of future disasters in Central Point is neither technologically possible nor economically feasible. However, substantially reducing the negative impacts of future disasters is achievable with the adoption of this pragmatic Hazard Mitigation Plan and ongoing implementation of risk reducing action items.

Incorporating risk reduction strategies and action items into Central Point's existing programs and decision making processes will facilitate moving Central Point toward a safer and more disaster resistant future. This mitigation plan provides the framework and guidance for both short- and long-term proactive steps that can be taken to:

- Protect life safety,
- Reduce property damage,
- Minimize economic losses and disruption, and
- Shorten the recovery period from future disasters.

In addition, the Central Point Hazard Mitigation Plan meets the Federal Emergency Management Agency's (FEMA) mitigation planning requirements so that Central Point remains eligible for pre- and post-disaster mitigation grant funding.

The Central Point Hazard Mitigation Plan is based on a four-step framework that is designed to help focus attention and action on successful mitigation strategies: Mission Statement, Goals, Objectives and Action Items.

- **Mission Statement.** The Mission Statement states the purpose and defines the primary function of the Central Point Hazard Mitigation Plan. The Mission Statement is an action-oriented summary that answers the question "Why develop a hazard mitigation plan?"
- **Goals.** Goals identify priorities and specify how Central Point intends to work toward reducing the risks from natural and human-caused hazards. The Goals represent the guiding principles toward which the community's

efforts are directed. Goals provide focus for the more specific issues, recommendations and actions addressed in Objectives and Action Items.

- **Objectives.** Each Goal has Objectives which specify the directions, methods, processes, or steps necessary to accomplish the plan's Goals. Objectives then lead directly to specific Action Items.
- **Action Items.** Action items are specific well-defined activities or projects that work to reduce risk. That is, the Action Items represent the steps necessary to achieve the Mission Statement, Goals and Objectives.

4.2 Mission Statement

The mission of the Central Point Hazard Mitigation Plan is to:

Proactively facilitate and support community-wide policies, practices, and programs that make Central Point more disaster resistant and disaster resilient.

The Central Point Hazard Mitigation Plan documents Central Point's commitment to promote sound public policies designed to protect citizens, critical facilities, infrastructure, private property and the environment from natural hazards by increasing public awareness; identifying resources for risk assessment, risk reduction and loss reduction; and identifying specific activities to help make Central Point more disaster resistant and disaster resilient.

4.3 Mitigation Plan Goals and Objectives

Mitigation plan goals and objectives guide the direction of future policies and activities aimed at reducing risk and preventing loss from disaster events. The goals and objectives listed here serve as guideposts and checklists as the city, other agencies, businesses and individuals begin implementing mitigation action items within Central Point.

Central Point's mitigation plan goals and objectives are based broadly, on and consistent with, the goals established by the State of Oregon Hazard Mitigation Plan. However, the specific priorities, emphasis and language are Central Point's. These goals were developed with extensive input and priority setting by the Central Point mitigation plan steering committee and the other stakeholders and citizens of Central Point.

Goal 1: Protect Life Safety

Objectives:

- A. Enhance life safety by minimizing the potential for deaths and injuries in future disaster events.
- B. Enhance life safety by improving public awareness of earthquakes and other natural hazards posing life safety risk to the Central Point community.

Goal 2: Protect Central Point Buildings and Infrastructure

Objectives:

- A. Identify buildings and infrastructure at high risk from one or more hazards addressed in the Central Point Hazard Mitigation Plan.
- B. Conduct risk assessments for critical buildings, facilities and infrastructure at high risk to determine cost effective mitigation actions to eliminate or reduce risk.
- C. Implement mitigation measures for buildings, facilities and infrastructure which pose an unacceptable level of risk.
- D. Ensure that new buildings and infrastructure in Central Point are adequately designed and located to minimize damages in future disaster events.

Goal 3: Enhance Emergency Response Capability, Emergency Planning and Post-Disaster Recovery

Objectives:

- A. Ensure that critical facilities and critical infrastructure are capable of withstanding disaster events with minimal damages and loss of function.
- B. Enhance emergency planning to facilitate effective response and recovery from future disaster events.
- C. Increase collaboration and coordination between Central Point, nearby communities, utilities, businesses and citizens to ensure the availability of adequate emergency and essential services for the Central Point community during and after disaster events.

Goal 4: Seek Funding Sources for Mitigation Actions

Objectives:

- A. Prioritize and fund action items with the specific objective of maximizing mitigation, response and recovery resources.

- B. Explore both public (local, state and federal) and private funding sources for mitigation actions.

Goal 5: Increase Public Awareness of Natural Hazards and Enhance Education and Outreach Efforts

Objectives:

- A. Develop and implement education and outreach programs to increase public awareness of the risks from natural hazards.
- B. Provide information on resources, tools, partnership opportunities and funding sources to assist the community in implementing mitigation activities.
- C. Develop and enhance partnerships with public agencies, non-profit organizations, business, industry and the public by enhancing communications and cooperation to encourage and facilitate mitigation actions.

Goal 6: Incorporate Mitigation Planning into Natural Resource Management and Land Use Planning

Objectives:

- A. Balance natural resource management, land use planning and natural hazard mitigation to protect life, property and the environment.
- B. Preserve, rehabilitate and restore natural systems to enhance habitats and serve natural hazard mitigation functions.

4.4 Critical and Essential Facilities

Many of the high priority action items focus on facilities which are critical or essential for Central Point. Critical facilities are facilities defined as those necessary for emergency response and recovery activities, especially public safety and hospitals. Essential utility services such as electric power, water and wastewater are also extremely important to communities, especially after a disaster. Such utilities are often characterized as "lifeline" utilities because they are so important to a community for life safety (e.g., services to hospitals) and for the economic recovery after a disaster.

Central Point has designated the following facilities as critical or essential:

City Buildings

- City Hall
- Police Station
- Public Works Corporate Yard

Non-City owned Emergency Services Buildings

Fire District #3 Station

Oregon State Police Regional Office

Schools

There are five schools in Central Point. Mae Richardson Elementary is located on West Pine Street at the corner of North Haskell Street near Daisy Creek and its confluence with Griffin Creek. Central Point Elementary was built in 2004 and is located between South 2nd and 4th Street. Jewett Elementary is an older school. It is located at North 10th Street close to East Pine Street near Mingus Creek and Interstate 5. This school has had problems with flooding during heavy rain storms that cause the stream and storm drains to back up into classrooms. The most recent event occurred during the spring 2009 rain storm. Fortunately damages were limited to inundated carpets, which were easily cleaned before class was back in session. Scenic Middle School is located on Scenic Avenue adjacent to Griffin Creek. Crater High School is composed of several buildings that vary in age. It is located between North 3rd Street and Highway 99 near Griffin Creek. Two of the buildings closest to the creek are impacted by the mapped FEMA floodplain.

Key Utility Elements

Water: The City's drinking water is provided by the Medford Water Commission, which obtains water from Big Butte Springs and the Rogue River. The City currently operates two storage reservoirs that hold 3 million gallons total, as well as several miles of transmission mains and distribution lines. A new 3 million gallon reservoir began construction in the summer 2011, thus increasing the city's water storage. Upon completion, however, the one million gallon reservoir is slated to be demolished, leaving a total storage capacity of 5 million gallons. The water system also includes one pressure station, which is used to boost distribution system pressure during peak demand hours. The system connects with the Medford Water Commission master meters, which can provide water in emergency situations; however, water supply from the Medford Water Commission is currently limited to 6.8 million gallons per day by contract.

Wastewater: Rogue Valley Sewer Services provides sanitary sewer services to the City of Central Point and other communities in the valley. Their system in Central Point includes 58.4 miles of city sewer lines that were constructed between 1949 to the present day. System critical facilities include 30 stream crossings, 3 railroad crossings, 4 Interstate crossings and 6 siphons. According to the District Engineer, there are no upgrades needed in preparation of natural disasters. Wastewater is treated at a regional facility located in White City near the banks of the Rogue River.

Stormwater: The City of Central Point stormwater system includes 45.8 miles of storm drain lines, 581 catch basins, 2127 curb inlets, 714 storm manholes, 0

known underground injection control facilities, 2 engineered water quality facilities (concrete sediment/trash and oil separator vaults) and 6 detention facilities. Underground Injection control facilities are drained to the ground. Outfalls drain to the nearest of seven streams and then to the Rogue River or to the north via Bear Creek.

Other Utilities: Electric power (Pacific Power & Light), natural gas (Avista Natural Gas) and telecommunications services (Qwest) within Central Point are provided by investor-owned utilities: Although not owned by the city, these utilities are critical for the functioning of the city.

Key Transportation System Elements

Major transportation routes within and to/from Central Point include:

- Interstate 5 runs generally north-south through Central Point. Interchange no. 33 at East Pine Street provides primary access/egress for Central Point. In addition the Seven Oaks interchange (no. 35) northwest of Central Point, and the North Medford interchange (no. 37) provides access/egress along Highway 99 into town from the north and south.
- The major arterials include: Highway 99/Front Street, East Pine Street, and Biddle Road. Minor arterials include Hamrick Road, West Pine Street, North 10th Street, Scenic Avenue, Freeman Road, Hanley Road, and Twin Creeks Crossing.

4.5 Central Point Hazard Mitigation Plan Action Items

The Mission Statement, Goals and Objectives for Central Point, as outlined above, are achieved via implementation of specific mitigation action items. Action items may include refinement of policies, data collection to better characterize hazards or risk, education, outreach or partnership-building activities, as well as specific engineering or construction measures to reduce risk from one or more hazards to specific buildings, facilities, or infrastructure within the Central Point community.

Action items identified and prioritized during the development of the Central Point Hazard Mitigation Plan are summarized in the tables on the following pages. Individual action items may address a single hazard (such as floods, or earthquakes) or they may address two or more hazards concurrently. The first group of action items is for multi-hazard items that address more than one hazard, followed by groups of action items for each of the hazards considered in this plan, which are addressed in more detail in Chapters 6 to 9.

Implementation of the action items presented in this plan are to be conducted by the coordinating organizations in partnership with key stakeholders, such as utilities, property owners, local government, etc. All of the action items presented in this Hazard Mitigation Plan are realistic in terms of implementation capability; however, ease of implementation, cost, and staff time availability vary between the

action items presented in table 4.1. For example, outreach and education efforts may be easily implemented through existing natural resources, public works and community development programs. Other items, such as the Griffin Creek Flood Mitigation Project, Stormwater Master Plan development, and inventory projects need to be implemented as funds and staff time become available. Timelines for completion may need to be adapted to address these implementation challenges.

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**Table 4.1
City of Central Point Mitigation Action Items**

Hazard	Action Item	Coordinating Organizations	Timeline	Plan Goals Addressed					
				Life Safety	Protect Buildings & Infrastructure	Public Awareness	Emergency Services	Environment & Land Use	Seek Mitigation Funding
Multi-Hazard Mitigation Action Items									
Short-Term #1	Identify critical facilities and infrastructure in Central Point that are at risk for one or more natural hazards and implement mitigation measures as resources become available.	Public Works Department	Ongoing	X	X	X	X		
Short-Term #2	Encourage public and private owners of important buildings and infrastructure to undertake risk assessments for their facilities and implement mitigation measures when necessary.	Public Works & Building Department	Ongoing	X	X	X			
Short-Term #3	Increase public awareness of natural hazards by enhancing education and outreach activities, including dissemination of hazard maps and FEMA pamphlets.	Public Works Department	Ongoing	X	X	X			
Short-Term #4	Promote Jackson County Disaster Registry to Central Point residents through website, education/outreach mailings, public meetings, etc.	Public Works Department	Ongoing	X		X	X		
Long-Term #1	Obtain funding and resources to implement high priority mitigation action items	Public Works Department	Ongoing	X	X	X	X	X	X
Long-Term #2	Integrate the Mitigation Plan findings into planning and regulatory documents and programs	Community Development Department	Ongoing	X	X	X	X	X	X

Hazard	Action Item	Coordinating Organizations	Timeline	Plan Goals Addressed					
				Public Awareness	Life Safety	Protect Property	Partnerships & Minimize Losses	Emergency Services	Environmental Protection
Flood Mitigation Action Items: Within FEMA-Mapped Floodplains									
Short-term #1	Incorporate identified action items in the approved Hazard Mitigation Plan, including the Griffin Creek Flood Mitigation project components into the Central Point Capital Improvements Plan for Stormwater and Streets.	Central Point Public Works	1-year	X		X	X		
Short-term #2	Explore the feasibility of mitigating low income housing complexes owned and operated by the Housing Authority located just upstream of West Pine Street on the east bank of Griffin Creek through property redevelopment to relocate buildings outside of the regulatory floodway and SFHA.	Central Point Public Works and Community Development, Jackson County Housing Authority	1-2 years	X			X		
Long Term #1	Griffin Creek Flood Mitigation Project including the following: stakeholder buy-in, public involvement, easement acquisition, utility relocation; engineered construction plans, restoration plans, environmental permits; grade control structure removal; West Pine Street crossing upgrade; channel modifications; stream restoration; LOMR acquisition.	Central Point Public Works, School District #6, Pacific Power, Rogue Valley Sewer Services, Rogue River Valley Irrigation District, Oregon State Police, Southern Oregon Labor Temple, and the Jackson County Housing Authority	Ongoing until Completion	X	X	X	X	X	X
Long-term #2	Elevate or acquire highly flood-prone structures not mitigated by the Griffin Creek Mitigation Project (See Flood Mitigation Action Items Long-term #1 and #2 for areas inside FEMA-Mapped Floodplains.)	Central Point Public Works	Ongoing		X	X	X	X	
Long-term #3	Complete an outreach strategy for the community in accordance with CRS procedures to ensure that public involvement and education efforts are effective.	Central Point Public Works	1-5 years	X					

Hazard	Action Item	Coordinating Organizations	Timeline	Plan Goals Addressed							
				Public Awareness	Life Safety	Protect Property	Minimize Losses	Partnerships & Implementation	Emergency Services	Environmental Protection	
Long-term #4	Develop a Flood Warning Program for the City in accordance with CRS guidelines and coordinate this effort with Jackson County Emergency Management's Emergency Action Plan, which the City adopted by Resolution.	Central Point Public Works	3-5 years	X	X		X	X			
Flood Mitigation Action Items: Outside of FEMA-Mapped Floodplains											
Short-term #1	Complete a Stormwater Master Plan for the City that links stormwater drainage problems and solutions with mitigation planning efforts, including: drainage basin mapping, problem area identification, and low impact development implementation prioritization for flow reduction.	Central Point Public Works	2-3 years		X	X				X	
Short-term #2	Explore the feasibility of mitigating Jewett Elementary School from future flooding as a result of stormwater drainage problems.	School District #6 Central Point Public Works & Community Development	3-5 years	X	X	X			X	X	
Long-term #1	Conduct stormwater drainage improvements pursuant to the Stormwater Master Plan recommendations (See Flood Mitigation Action Item, short-term #1 for areas outside of FEMA-Mapped Floodplains.)	Central Point Public Works	Ongoing		X	X				X	
Long-term #2	Complete a Benchmark Master Plan that outlines standards for setting and maintaining benchmarks in the city, including the establishment of 3 to 5 National Spatial Reference System benchmarks that are 1 st or 2 nd order with a stability rating of A or B and that are within 1.0 mile of a regulatory floodplain.	Central Point Public Works	1-5 years	X		X		X			
Long-term #3	Review and update flood warning and emergency action plans as new information about Emigrant Dam failure becomes available.	Central Point Public Works and Administration (Emergency Management)	1-5 years	X	X				X	X	

Hazard	Action Item	Coordinating Organizations	Timeline	Plan Goals Addressed					
				Public Awareness	Life Safety	Protect Property	Minimize Losses	Partnerships & Implementation	Emergency Services
Earthquake Mitigation Actions									
Short-term #1	Evaluate the seismic vulnerability of critical city-owned buildings and establish priorities to retrofit or replace vulnerable buildings.	Police Department, Public Works Corporate Yard	1-2 years	X	X	X	X	X	
Short-term #2	Evaluate the seismic vulnerability of the schools and fire station in Central Point and establish priorities to retrofit or replace vulnerable buildings.	Jewett Elementary	1-2 years	X	X	X	X	X	
Short-term #3	Evaluate the seismic vulnerability of important components of the Central Point water and waste water systems and establish priorities to retrofit or replace vulnerable components.	Central Point Water System, RVS Wastewater System	3-5 years	X	X	X	X	X	X
Short-term #4	Conduct a sidewalk survey of residential, commercial and industrial buildings in Central Point using FEMA's Rapid Visual Screening to identify especially vulnerable buildings, raise awareness, and encourage mitigation actions.	Unreinforced masonry buildings (URM), concrete/steel buildings with URM infill, and other vulnerable building types	5 years	X	X	X	X		
Short-term #5	Disseminate FEMA pamphlets to educate homeowners and business owners about structural and non-structural retrofitting options and benefits for vulnerable buildings.	Vulnerable buildings identified in the Rapid Visual Screening inventory.	Ongoing	X	X	X	X		
Long-term #1	Obtain funding and retrofit important public facilities with significant seismic vulnerabilities.	Structures identified as vulnerable pursuant to seismic risk assessments in Short-term actions #1-3	Ongoing	X	X	X	X	X	X

Hazard	Action Item	Coordinating Organizations	Timeline	Plan Goals Addressed					
				Public Awareness	Life Safety	Protect Property	Minimize Losses	Partnerships & Implementation	Emergency Services
Severe Weather Mitigation Action Items									
Short-Term #1	Formalize the City's Community Forestry program to organize tree management efforts on public and private property.	Parks & Public Works Department	Ongoing	X	X	X	X	X	X
Short-Term #2	Promote awareness of tree selection, planting, and care to minimize hazards while promoting community forestry goals.	Parks & Public Works Department	Ongoing	X	X	X	X		
Short-Term #3	Ensure that all critical facilities in Central Point have backup power and emergency operations plans to deal with power outages	Public Works	1-2 Years		X	X	X		
Long-Term #1	Consider upgrading lines and poles to improve wind/ice loading, undergrounding critical lines, and adding interconnect switches to allow alternative feed paths and disconnect switches to minimize outage areas	Pacific Power & Light	5 Years		X	X	X		X
Long-Term #2	Require new developments to include underground power lines	Community Development	Ongoing		X	X	X		X

Hazard	Action Item	Coordinating Organizations	Timeline	Plan Goals Addressed					
				Public Awareness	Life Safety	Protect Property	Minimize Losses	Partnerships & Implementation	Emergency Services
Other Natural Hazards Mitigation Action Items									
Short-Term #1	None identified.	N/A	N/A						
Long-Term #1	None identified.	N/A	N/A						

**POPULATION AND DEMOGRAPHICS ELEMENT UPDATE FOR CENTRAL POINT
COMPREHENSIVE PLAN**

STAFF REPORT



Planning Department

Tom Humphrey, AICP,
Community Development Director

September 6, 2016

AGENDA ITEM: File No. 15029

Introduction and Discussion of Draft Population & Demographics Element for the Comprehensive Plan; **Applicant:** City of Central Point.

STAFF SOURCE:

Tom Humphrey AICP, Community Development Director

BACKGROUND:

Population forecasts are a necessary comprehensive planning tool, they serve as the basis for identifying long-term land and infrastructure needs. City staff introduced new PSU population forecasts to the Planning Commission last November with an explanation of how these projections were derived and how they compare with the projections from the Regional Plan. Population forecasts will now be updated under a continuing four-year cycle. For Jackson County that cycle was completed in 2015 and is referred to as the *Coordinated Population Forecast 2015 through 2065, Jackson County (PSU Forecast)*. The forecast produced by PSU estimates 50-year population growth, but also provides shorter-term incremental forecasts (for example, 1-, 10- and 20-year forecasts).

Year	City of Central Point Regional Plan	PSU City	City Gain(Loss)
2010	17,736	17,169	(567)
2011	18,050	17,235	(815)
2012	18,411	17,275	(1,136)
2013	18,778	17,315	(1,463)
2014	19,152	17,375	(1,777)
2015	19,541	18,329	(1,212)
2020	21,491	19,332	(2,159)
2025	23,483	20,484	(2,999)
2030	25,880	21,638	(4,242)
2035	28,469	22,680	(5,789)
2040	31,237	23,706	(7,531)
2050	34,155	25,416	(8,739)
2060	39,151	26,836	(12,315)

Source: Jackson County Comprehensive Plan, 2007 Population Element
Greater Bear Creek Valley Regional Plan, 2010
PSU Proposed Population Forecast, 2015

As a pre-requisite to updating the City's Housing Element it is necessary for the City to amend its 2008 Population Element to be consistent with PSU Forecast. The most significant change is the difference between the 2008 population forecast (higher) and the PSU Forecast (lower). The table to the left identifies the broadening differences between each forecast from 2010 to 2060. The PSU forecast is what the City will use in the attached Population & Demographic Element (Attachment A).

The structure of this Population Element will follow that of the *PSU Forecast*, including reference to an extended forecast period 2015 through 2065. The forecast period for the first 20-years (2015-2035) will be the basis for the goals and policies of this element. The extended forecast period (2036-2065) will be used for informational purposes only, i.e. long-term in population characteristics.

The purpose of the Population Element is to identify the City of Central Point's basic population characteristics such as age, sex, household size, etc., and includes projections of total population over a twenty-year period. The importance of the Population Element cannot be over stated. From the Population Element we can forecast future land need for housing and jobs, future need for infrastructure, as well as the composition of the population and the needs of different age and sex cohorts. The Population Element feeds the Housing and Economic Elements. As a land use planning document, the Population Element is constructed to comply with Statewide Planning Goal 14 and administrative rules (OAR 660 Division 024-00301).

The Planning Commission is being asked to review Attachment A and to provide their feedback on Population Goals and Policies based on the population characteristics identified in the document. Planning staff will return at subsequent meetings with a more complete document and then initiate a Comprehensive Plan amendment for adoption.



Population & Demographics Element



City of Central Point Comprehensive Plan



Adopted Central Point City Council
Ordinance No.



DLCD Acknowledged

TABLE 1. HISTORIC POPULATION GROWTH: 1900 - 2010
CITY OF CENTRAL POINT, JACKSON COUNTY, and STATE of OREGON

Year	City of Central Point			Jackson County		State of Oregon	
	Population	Change	% Change	Population	% Change	Population	% Change
1900	322	-		13,698		413,536	
1910	761	439	136%	25,756	88%	672,765	63%
1920	582	(179)	-24%	20,405	-21%	783,389	16%
1930	821	239	41%	32,918	61%	953,786	22%
1940	906	85	10%	36,213	10%	1,089,684	14%
1950	1,667	761	84%	58,510	62%	1,521,141	40%
1960	2,289	622	37%	73,962	26%	1,768,687	16%
1970	4,004	1,715	75%	94,533	28%	2,091,385	18%
1980	6,357	2,353	59%	133,000	41%	2,633,156	26%
1990	7,509	1,152	18%	146,389	10%	2,874,000	9%
2000	13,310	5,801	77%	181,273	24%	3,421,399	19%
2010	17,696	4,386	33%	203,206	12%	3,831,073	12%

Source: U.S. Census (1900 - 2010)

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average annual growth rate of 2.9%. By 2035 the City is expected to become the County’s second largest City, accounting for 9.8%⁴ of the County’s total population.

2. HISTORICAL TRENDS

1.1 Population

The Town of Central Point was founded on February 26, 1889 and by 1890 had a population of 543. With the exception of the decade between 1910 and 1920 the City has continued to steadily grow (Table 1) at a rate generally greater than the County and The State. Today the City of Central Point is the third largest city in Jackson County. It is realistic to assume that over the course of the next twenty years the City’s population will continue to grow, requiring additional land for housing, recreation, employment, and supporting infrastructure.

**TABLE 1. HISTORIC POPULATION GROWTH: 1900 - 2010
CITY OF CENTRAL POINT, JACKSON COUNTY, and STATE of OREGON**

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2000	13,310	5,801	77%	181,273	24%	3,421,399	19%
2010	17,736	4,426	33%	203,206	12%	3,831,073	12%

Source: U.S. Census (1900 - 2010)

1.2 Age Structure of the Population

Over the last twenty years the City’s has grown older from a 2000 median age of 36 to a 2010 median age of 39.

1.3 Race and Ethnicity

1.4 Births

1.5 Deaths

1.6 Migration

1.7 Historical Trends in Components of Population Change

1.8 Housing and Households

3. ASSUMPTIONS FOR FUTURE POPULATION CHANGE

1.1 Assumptions for the County and Central Point

1.2 Supporting Information and Specific Assumptions

⁴ Coordinated Population Forecast Jackson County 2015-2065, Figure 16

The structure of this Element covers a twenty year planning period as required by *Statewide Planning Goals*⁶ and is the basis for determining the City’s urban growth boundary needs to the year 2035.

1. Coordinated Population Forecast, 2015 through 2035, Jackson

On June 30, 2015 the Population Research Center, Portland State University (PRC) issued the *Coordinated Population Forecast 2015 through 2065 Jackson County, Urban Growth Boundaries (UGB) and Area Outside UGBs (CPF)*. This publication was prepared in accordance with State law⁷ requiring that PRC maintain and periodically update population forecasts for communities on a four (4) year cycle. The CPF included individual annual population forecasts for each city within the County to the year 2065.

Population Policy 1 - Population Forecast: The population data presented in Table 2 and Table 3 is the acknowledged population projection to be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the data presented in Table 2 and Table 3. The City shall use data provided by Portland State University, the U.S. Census Bureau to monitor and update this Population Element.

Table 2. Population Projection for City of Central Point and Jackson County, 2015 - 2035

Year	Jackson County	City of Central Point	% of County
2015	211,275	18,329	8.7%
2020	222,583	19,332	8.7%
2025	234,561	20,484	8.7%
2030	245,963	21,638	8.8%
2035	255,840	22,680	8.9%

Source: Coordinated Population Forecast 2015 through 2065, Population Research Center, Portland State University, June, 2015 Appendix C, Figure 22

In addition to the projected population growth, the following represents a general overview of the City’s population characteristics as presented in the.

3.1. Growth Rate: Since 1980, the population of Jackson County has grown faster than the state. During this period, the City of Central Point has exceeded the rate of growth of the County, and with an average annual growth rate of 3.7%⁸, has been one of the fastest growing cities within the County. During the coming planning periods it is expected that the City will continue to grow but at a slower average annual rate of approximately 2.6%. During the same period, the County is expected to grow at an average annual rate of 1.68%.

⁶ Oregon Revised Statute (ORS) 197.296

⁷ Oregon Revised Statute (ORS) 195.036

⁸ Jackson County Population Element, Table 5

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A by-product of population growth is the formation of households, which translates to the need for housing units. The U.S. Census allocates the population to one of two household types; family and non-family. There is also a third household type, group quarters. Each of these categories has a distinct physical footprint on a community's landscape.

By definition a household consists of all the people who occupy a housing unit¹⁰, which is the basic unit of residential land use planning. To a much lesser extent there is a small segment of the population that is housed in group quarters.

There are two basic household characteristics that affect an area's land use planning: the average household size and the household type. Since the early 1900s, these two household characteristics have been gradually changing in response to changing socio-economic conditions. The following is a brief overview of these characteristics as they relate to the City of Central Point.

4.3 Average Household Size

As illustrated in Figure 4 the average household size has been declining since 1960. For the City of Central Point, the average household size has dropped from 3.42 in 1960, to 2.69 in 2000. It is expected that during the term of the planning period (2035) that the average household size will continue to decrease, but at a decreasing rate to 2.5 persons per household. This is consistent with the Regional Plan establishes an average household size for the City of 2.5.

Population Policy 2 - Average Household Size. For purposes of calculating household formation, the City will use an average household size of 2.5 for lands within the urban growth boundary, and the urban reserve areas. This figure will be the basis for determining the number of households expected to be formed throughout the planning period. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average household size through data provided by the PRC and the U.S. Census Bureau.

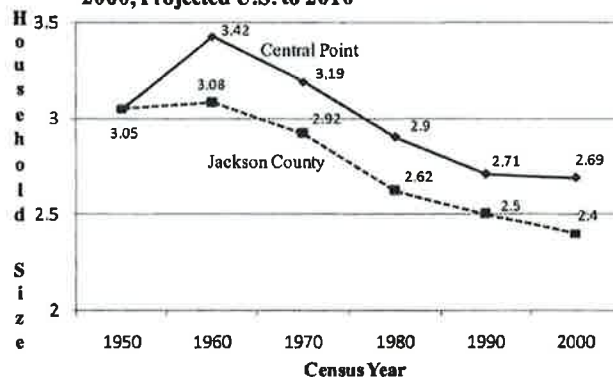
4.4. Household Type

Households are categorized as either family or non-family households. In addition to the decline in average household size, the distribution of households by type has been gradually shifting from family to non-family households. Add graphic

4.5. Family Households

Family households are comprised of two or more people who are related by marriage, birth, or adoption. Family households are most

Figure 4. Historical Average Household Size for Jackson County and Central Point 1950 - 2000, Projected U.S. to 2010



Source: U.S. Census

¹⁰ U.S. Census, Current Population Survey (CPS) - Definitions and Explanations

Although of lesser significance there is a third population component that occupies what is referred to as group quarters. Group quarters are defined as non-institutional living arrangements for groups not living in conventional housing units or groups living in housing units containing ten or more unrelated people or nine or more people unrelated to the person in charge. Examples of people in group quarters include a person residing in a rooming house, in staff quarters at a hospital, or in a halfway house. Beginning in 1972 inmates of institutions have not been included in the Current Population Survey.

Historically, the City's group quarters population has represented X% of the total population.

Goal - To prepare and maintain population projections as the primary data source for developing and implementing plans and programs for management of the City's growth.

Policy: *The population forecasts presented in this element, and as periodically updated, shall serve as the basis for the development of land use policy and land use decisions throughout the planning period.*

Population Policy 1 - Population Forecast: *The population data presented in Table 2 is the acknowledged population projection to be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically, based on data provided by Portland State University and the U.S. Census Bureau, to monitor and, if necessary, update the data presented in Table 2 as it relates to the City of Central Point.*

Population Policy 2 - Average Household Size. *For purposes of calculating household formation, the City will use an average household size of 2.5. This figure will be the basis for determining the number of households expected to be formed throughout the planning period. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average household size through data provided by the U.S. Census Bureau.*

Population Policy 3 - Family Household Distribution. *For purposes of calculating household formation, the City will use 65% as the percentage of households that are family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the percentage of family households through data provided by the U.S. Census Bureau.*

Population Policy 4 - Average Family Household Size. *For purposes of calculating household formation, the City will use 2.5 as the average household size for family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average family household size through data provided by the U.S. Census Bureau.*

Population Policy 5 - Non-Family Household Distribution. *For purposes of calculating household formation, the City will use 35% as the percentage of households that are non-family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the percentage of family households through data provided by the U.S. Census Bureau.*

Population Policy 6- Average Non-Family Household Size. *For purposes of calculating non-family household formation, the City will use 1.85 the as the average household size for non-family households.*

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