

**City of Central Point
Planning Commission Minutes
February 3, 2015**

I. MEETING CALLED TO ORDER AT 6:00 P.M.

II. ROLL CALL

Commissioners Chuck Piland, Mike Oliver, Susan Szczesniak, Tom Van Voorhees, Tim Schmeusser, Craig Nelson and Kay Harrison were present. Also in attendance were: Tom Humphrey, Community Development Director, Don Burt, Planning Manager; and Stephanie Holtey, Community Planner.

III. CORRESPONDENCE

1. Parks & Public Works Department Memorandum from Jennifer Boardman dated January 30, 2015 regarding Annual Tree/Vegetation Maintenance Update.
2. Parks & Public Works Department Memorandum from Jennifer Boardman dated January 30, 2015 regarding TCUSA/Tree Maintenance Update.

IV. MINUTES

Kay Harrison made a motion to approve the minutes of the January 6, 2015 Planning Commission meeting as amended. Craig Nelson seconded the motion. Roll Call: Mike Oliver, abstained; Susan Szczesniak, abstained; Tim Schmeusser, yes; Craig Nelson, yes; Kay Harrison, yes. Motion passed.

V. PUBLIC APPEARANCES

None.

VI. BUSINESS

Tom Humphrey presented Resolution No. 814 forwarding a favorable recommendation to the City Council to approve A Conceptual Land Use and Transportation Plan for CP-1B (Tolo), An Urban Reserve Area of Central Point. He informed the Commission that the Concept Plan had been distributed for public review and comment since it was introduced in November. The Citizen's Advisory Committee (CAC) considered this plan at their January meeting and recommended in favor of it with some revisions.

Following a review of the Urban Growth Boundary expansion process, Mr. Humphrey introduced the Conceptual Plan as both a land use and transportation document. He emphasized that the plan is intended to facilitate implementation of the Central Point

Regional Plan Element and does not address compliance with the Oregon Statewide Land Use Planning Goals, land use planning law applicability, or comprehensive plan compliance. Instead the Concept Plan presents refinement of the land use distribution presented in the Regional Plan, and a general network of regionally significant arterials, transit routes and bicycle and pedestrian pathways. Mr. Humphrey stated that land use in CP-1B is designated for 100% employment uses.

There was discussion about the fact that many of the existing uses in CP-1B are non-employment based. Mr. Humphrey explained that they will remain under County jurisdiction until such time that they are annexed into the City at which point they will become legally non-conforming. He explained that annexation requires the consent of the majority of landowners. Mike Oliver asked about the potential for islands of County to remain if landowners do not want to be brought into the City. Mr. Humphrey acknowledged this as a current issue in the City. He reported that there has been discussion about considering island annexations without landowner consent over the years, the City has not done so to-date.

Mr. Humphrey indicated that the Concept Plan is required to meet applicable performance indicators presented in the Regional Plan, as presented in the Concept Plan. Members of the Planning Commission expressed concern that the "City Adoption" performance indicator was not clear and should be marked as "yes" since the Council will adopt the Concept Plan before it becomes an attachment to the UGB amendment application to the County. Mr. Humphrey indicated that he will examine and correct this section as needed.

He provided a detailed overview of the conceptual plan including existing conditions and planning documents that were considered as part of the planning process. Specifically the plan incorporated planning conditions established in the Oregon Department of Transportation (ODOT) Interchange Area Management Plan (IAMP) for Exit 35 and the Oregon State Route 140 Corridor Plan. Existing land uses, infrastructure assessments, environmental constraints and agency stakeholder input was also considered. He described that Employment land includes three land use categories, which are aligned with the City's Comprehensive Plan and Zoning designations: These include industrial, commercial and public land use designations as presented in the Conceptual Plan.

At this time Mr. Humphrey presented the idea of a potential new land use category under the Industrial Land Use Designation to allow business parks, which are not allowed in the M-1 or M-2 zoning districts unless they are ancillary to another use.

To accommodate new employment uses in CP-1B, Mr. Humphrey noted that some public utility improvements would be needed, including extension of the City's waterline from Erickson Air Crane to the east side of Interstate 5 and construction of a new water reservoir. He also indicated that an internal circulation plan of local roadways has been envisioned to serve new uses while reducing driveway access on Blackwell Road in accordance with IAMP 35 and the OR 140 Corridor Plan.

Rogue River Valley Irrigation District (RRVID) was consulted in the planning process. The District conveys irrigation water through streams in this area, which crosses Interstate 5 through a box culvert. Mr. Oliver suggested that the waterline traverse the same route. Subsequent discussion of this matter revealed that irrigation flows are part of Griffin Creek and that there are restrictions that preclude use of this route for the waterline. Mr. Humphrey indicated that Jay Harland from CSA Planning would speak to that issue later.

Kay Harrison asked if the wildlife must be considered as part of the Concept Plan development process. She stated her concern that we may receive complaints about wildlife not having sufficient access to land and water as urbanization occurs. Mr. Humphrey acknowledged her concern and responded that this will be addressed through the Comprehensive Plan process.

The public portion of the meeting was opened. Jay Harland of CSA Planning and, representative of Combined Transport, distributed a Memorandum and addressed the Planning Commission.

Mr. Harland presented three concerns related to the CP-1B Concept Plan. First, he noted that the proposed business park designation under the proposed industrial land use classification does not currently exist. To avoid potential adverse implications to his client's UGB amendment application with Jackson County he requested that the Planning Commission consider a language adjustment that would provide flexibility for new land use regulations in the future while deferring to the existing Comprehensive Plan until those regulations are adopted.

Second, Mr. Harland pointed out an apparent mixing of Comprehensive Plan and Zoning Map Designations in Figure 2. He suggested referring to Comprehensive Plan Land Use designations in Figure 2 and adding a new figure to illustrate contemplated zoning post annexation.

The final concern related to the internal circulation plan that shows a proposed roadway that traverses his client's property. He expressed that the roadway should not be shown because it is excessive and not likely to be constructed. He stated a conceptual roadway could be construed as a requirement down the line, but that this was the least of the concerns noted.

In regards to the waterline question discussed earlier by the Planning Commission, Mr. Harland added that Federal Highway Administration standards do not allow a waterline to be placed in the box culvert under Interstate 5.

Mr. Humphrey responded to the concerns and suggestions presented by Mr. Harland. While not inclined to add a separate map addressing post annexation zoning designations, he would be agreeable to amending terminology in the maps to refer to Comprehensive

Plan Land Use designations with the understanding that they correlate to potential zoning districts. He emphasized that this is a Concept Plan, which is a general guide that provides a starting point for future refinements. After further discussion, the Planning Commission suggested amendments to soften the language in the Concept Plan were necessary to convey the intended nature of the Concept Plan. This would allow the City to create new land use categories in the future while deferring to the existing Comprehensive Plan until official changes are made. Mr. Humphrey stated that he will make the changes per the Planning Commission's recommendation and circulate the changes prior to the Council Meeting on February 26th.

Commissioner Nelson asked about ODOT's circulation requirements on Blackwell Road related to truck traffic and limiting driveway access on the east side of the roadway. Mr. Humphrey responded that ODOT standards require that the nearest intersection to an interchange be at least ¼ mile away. IAMP 35 provides direction to start eliminating driveways and to create internal circulation on both sides of Blackwell Road. He reported that Cardmoore is working with ODOT to create a new intersection that will later be moved north in alignment with these goals

Kay Harrison made a motion to approve Resolution No. 814 forwarding a favorable recommendation to City Council to approve A Conceptual Land Use and Transportation Plan for CP-1B (Tolo), an Urban Reserve Area for Central Point with suggested changes given to staff by the Planning Commission. Susan Szczesniak seconded the motion. Roll call: Mike Oliver: yes; Susan Szczesniak: Yes; Tim Schmeusser: Yes; Tom Van Voorhees: Yes; Craig Nelson, Sr.: Yes; Kay Harrison: Yes.

VII. DISCUSSION

Don Burt introduced the Gebhard Road Alternative Route Analysis as a study with which the Planning Commission would be involved in the near future. The study area represents the most undeveloped residential acreage in the city and is located between Bear Creek and Hamrick Road north of East Pine Street and a little north of Beebe Road.

Mr. Burt indicated that development proposals in this area have prompted questions about how Gebhard Road will function in the overall circulation of the area. The City recently hired JRH Transportation Engineers to facilitate identification of a preferred route for Gebhard Road. He showed the Planning Commission a sample of routes proposed in the past including the one prepared by Walmart.

JRH will develop three (3) alternative routes that will be narrowed down. Ultimately the Planning Commission will recommend a preferred alternative to the City Council for approval as an amendment to the Transportation System Plan (TSP). Once in the TSP the future location of Gebhard Road will be final.

The project kick-off meeting is scheduled for Wednesday February 11th at 6:00 p.m. in the Council Chambers and all stakeholders were invited. He stated that this will be the

first of many meetings that are geared to maximize opportunities for stakeholder involvement.

Chuck Piland suggested that we hold the next meeting out at the Catholic Church on Beebe Road, to increase attendance. Mr. Burt stated that we may do this if there is little attendance at the kick-off meeting.

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

Tom Humphrey presented two staff reports prepared by Jennifer Boardman in the Parks Department regarding the Bear Creek Greenway and Tree City USA. Both reports included a summary of 2014 activities and those proposed for 2015. He asked that the Planning Commission consider the Bear Creek Greenway proposal for 2015 and make a motion to approve the plan to satisfy the requirements of Section 17.54.060.

In 2014, he reported that Parks focused their efforts on removing invasive Himalayan Blackberries along the Greenway to allow later restoration with native species. This is a collaborative effort among Jackson County jurisdictions and involved the help of students, work crews and hired contractors. He indicated that the plan for 2015 is to continue these efforts beginning in early spring and summer and continuing through the fall.

There were questions regarding the cost of using the work crews and performing the needed improvements. Mr. Humphrey indicated that County work crews are used to keep down the cost but the exact amount was unknown.

Mr. Humphrey presented the Tree City USA activities conducted in 2014 and those proposed for 2015 as outlined in the staff report. The Planning Commission had no additional suggestions for planned activities in 2015.

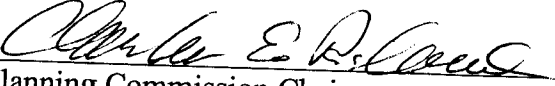
Tim Schmeusser made a motion to accept the 2014 Bear Creek Greenway maintenance report for 2014 and to pursue implementation of the 2015 plan. Tom Van Voorhees seconded the motion. Roll Call: Mike Oliver: yes; Susan Szczesniak: Yes; Tim Schmeusser: Yes; Tom Van Voorhees: Yes; Craig Nelson, Sr.: Yes; Kay Harrison: Yes.

Tom Humphrey advised the Planning Commission that there would be a joint meeting with the Jackson County Planning Commission on the 5th of March. He requested that the regular meeting be held at the end of this meeting. The Planning Commission was in agreement with the proposed meeting schedule.

X. ADJOURNMENT

Mike Oliver made a motion to adjourn. Craig Nelson, Sr. seconded the motion. All Commissioners said "aye". Meeting adjourned at 8:10 p.m.

The foregoing minutes of the February 3, 2015 Planning Commission meeting were approved by the Planning Commission at its meeting on the 5 day of MARCH, 2015.


Planning Commission Chair