

**City of Central Point
Planning Commission Minutes
January 8, 2019**

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

II. ROLL CALL

Commissioners, Mike Oliver (chair), Amy Moore, Chris Richey, John Whiting, Tom Van Voorhees, and Jim Mock were present. Also in attendance were: Tom Humphrey, Community Development Director, Stephanie Holtey, Principal Planner and Karin Skelton, Planning Secretary.

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

IV. MINUTES

Amy Moore made a motion to approve the minutes of the December 4, 2018 Planning Commission Meeting. Chris Richey seconded the motion. ROLL CALL: Chris Richey, yes; Amy Moore, yes; John Whiting, abstain; Tom Van Voorhees, yes; Jim Mock, yes. Motion passed.

V. PUBLIC APPEARANCES

There were no public appearances.

VI. BUSINESS

DISCUSSION

- A. Population Element. Discuss updates to the Population Element to address changes to the population forecast for 2019-2039 planning period. File No. CPA-18004.**

Stephanie Holtey informed the Commissioners that Portland State University updates the Population forecast every 4 years. The last update was June 30, 2018. She said the main changes were the increase in population and the average annual growth rate for the City's

urban area. She reviewed historic changes in the City's population growth.

Ms. Holtey said the average annual growth rate is projected to be 1.5% over the next 20 years. She explained the population forecast increases the demand for housing in the City. The number of new residential units constructed directly impacts the population growth. There will be a need for additional land to accommodate the forecast population growth over the next 20 years.

The Commissioners discussed the projected population growth.

Amy Moore made a motion to recommend the Population Element be brought to the Planning Commission as a public hearing at its February 5, 2019 meeting. Jim Mock seconded the motion. ROLL CALL: Chris Richey, yes; Amy Moore, yes; John Whiting, yes; Tom Van Voorhees, yes; Jim Mock, yes. Motion passed.

B. Buildable Lands Inventory (BLI). Present and discuss the Working Draft Residential BLI, a component of the Land Use Element. File No. CPA-18003.

Ms. Holtey explained the Buildable Lands Inventory tracks availability of buildable residential lands within the City's urban area. She added OAR660-24-0050(1) requires cities of over 25,000 to maintain a BLI to accommodate residential land need for a 20 year planning period. Although the City is not required to maintain a BLI, it has had one since 2008. She said this allows the City to more effectively and efficiently manage the growth of the community. She reviewed the definition of "Buildable Lands." She stated there were three types of land included in the definition. Vacant Land, infill land and redevelopment land. Vacant land would have no improvements. Infill land is partially developed but has the potential for infill development. Redevelopment lands are partially developed with improvements that are generally old and the land value exceeds improvement value

She said historically infill activity has been low, around 6% to 8%. She reviewed various factors that might affect properties that were eligible for infill development and explained why not all available land would be likely to be developed. She added that it was highly unlikely that all 100% of infill lands in the City will develop by 2039.

She said the City is estimating that 30% of infill lands are likely to develop by 2039.

The Commissioners asked if there were incentive programs to encourage infill development. Ms. Holtey said the Housing Implementation Plan did set out various incentives for that purpose. Mr. Humphrey added that urban renewal funds might possibly be used to help people redevelop properties. He explained the State was encouraging more efficient use of land within the City and the infill adjustment would impact the amount of land the City would be able to take in when the UGB was amended.

The Commissioners thought 30% was high and discussed various percentages they thought would be more realistic. Ms. Holtey said the 2017 Housing Element included a 20% infill adjustment and the BLI presented tonight has included a 30% infill adjustment.

The Commissioners asked if Ms. Holtey could provide them with information using different infill adjustment percentages for their review. She said she could provide that at the February meeting.

Mr. Humphrey said the State required the City to prove a need before amending the UGB to bring in more land. The City was required to provide information regarding available residential land within the City limits and information regarding projected population growth. He said this would show how many residential acres were needed to accommodate the projected growth.

Ms. Holtey reviewed the proposed distribution of land uses. She said most of the lands were in the medium and low density zones.

John Whiting made a motion to recommend the Buildable Lands Inventory be brought to the Planning Commission as a public hearing at its February 5, 2019 meeting. Amy Moore seconded the motion. ROLL CALL: Chris Richey, yes; Amy Moore, yes; John Whiting, yes; Tom Van Voorhees, yes; Jim Mock, yes. Motion passed.

C. Housing Element. Discuss the Housing Element (review draft), which has been updated based on changes to the Population Element and BLI. File No. CPA-18005.

Ms. Holtey said the Housing Element was last updated in 2017 using the 2015 PSU forecast. She said the population forecast and buildable lands inventory show an increase in population growth over the next 20 years. The projection shows an increase in population of 7582 people which results in a need for approximately 3000 additional dwelling units. There is a target minimum average density of 7.04 units per gross acre over the next 20 years. The City will need 431 additional acres of residential land. When we deduct the 125 acres of buildable land currently available and 33 acres of environmentally constrained land, the City needs to add 306 acres of additional residential land.

The Commissioners clarified this was residential land and did not include commercial employment designations.

Mr. Humphrey explained at this time the City is focusing on the UGB amendment to bring in residential lands. This will be followed with an update to the Economic Element which will follow an adjustment for employment lands.

Ms. Holtey explained the City's committed average density. She said up until 2035 it is 6.9 units per acre. From 2035 to 2060 it is 7.9 units per acre. The 7.04 number is the average of the two. In order to achieve the committed density over the next 20 years it

will be necessary to make some adjustments to the land use distribution. This would mean a decrease in the low density zone and an increase in the medium density zone.

The commissioners discussed the density tables in their agenda packets. Ms. Holtey said the numbers would be adjusted as the process is refined through the public hearing and Planning Commission recommendation.

7:15 p.m. The Commissioners took a short break

7:28 p.m. Meeting was resumed

The Commissioners clarified the density calculations and the fact that it was an average density throughout the City. Ms. Holtey explained that the City has established minimum densities. She said not all land will develop right at the minimum. Some will exceed that minimum. This helps to ensure development is at a higher density which enables the City to achieve its target over a 20 year period.

Amy Moore made a motion to recommend the Housing Element Update be brought to the Planning Commission as a public hearing at its February 5, 2019 meeting. Chris Richey seconded the motion. ROLL CALL: Chris Richey, yes; Amy Moore, yes; John Whiting, yes; Tom Van Voorhees, yes; Jim Mock, yes. Motion passed.

D. Urbanization Element. Present the Working Draft Urbanization Element of the Comprehensive Plan. File No. CPA-18002.

Community Development Director Tom Humphrey said the Urbanization Element is modeled after Statewide Planning Goal 14 to provide orderly and efficient transition between rural and urban land use. He added 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.

- He stated the Greater Bear Creek Valley Regional Plan sets forth procedures for the UGB Amendment which are:
- Demonstrated need to accommodate long range urban population growth requirements
- Need for housing, employment opportunities and livability
- Orderly and economic provision of public facilities and services
- Maximum efficiency of land uses within and on the UGB fringe
- Environmental, energy, economic and social consequences

- Retention of agricultural land as defined by class and compatibility of the proposed urban land uses with Agricultural lands

He reviewed the State requirements that the City evaluate all Urban Reserve areas prior to identifying the target property for the UGB Amendment. He said the Urbanization Element identifies factors the City uses to prove the need for more land.

He said aside from a demonstration that there is a need to accommodate the City's long-range population, it must also consider the following locational criteria:

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

Mr. Humphrey showed overlay maps depicting properties that met the criteria for consideration. The Commissioners discussed the locations and the various properties which might be included in the UGB amendment.

Chris Richey made a motion to recommend the Urbanization Element be brought to the Planning Commission as a public hearing at its February 5, 2019 meeting. Jim Mock seconded the motion. ROLL CALL: Chris Richey, yes; Amy Moore, yes; John Whiting, yes; Tom Van Voorhees, yes; Jim Mock, yes. Motion passed.

Planning Update

- Citizen Survey has gone out and there has been a good response
- Snowy Butte station may be replatted to accommodate single family attached housing. Additionally the City may be buying several acres there for a new corporation yard. This would entail a modification to the Snowy Butte Station Master Plan.

- The Housing Authority has submitted for building permits for the Creekside apartments on South Haskell.
- Smith Crossing is continuing to build and will be able to start phase 2 once the railroad crossing is completed.
- The crossing should be completed this year.
- The Creamery is considering expanding. The City has received grant money to do environmental assessments and might do that on the Rogue Valley Bin property along with the property at 119 W. Pine and the small building on the corner of Pine and S. Haskell. The Creamery might be acquiring these properties.
- Stephanie Holtey said there will be a public hearing at the February 5, 2019 meeting for a zone change on Scenic Avenue for Fire District 3.
- Larry Martin and Sam Inkley have both resigned from the Citizen's Advisory Committee due to the fact they own property which may be impacted by the UGB amendment.

The Commissioners discussed possible community participation at the public hearings in February. Mr. Humphrey said there might possibly be representatives from DLCD and perhaps 1000 Friends. Ms. Moore suggested notifying local builders.

Mike Oliver announced John Whiting would be leaving to go to Utah for approximately 6 months in April.

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

Chris Richey made a motion to adjourn. Amy Moore seconded the motion. All members said "aye". Meeting was adjourned at 8:07 p.m.

The foregoing minutes of the January 8, 2019 Planning Commission meeting were approved by the Planning Commission at its meeting on the _____ day of February, 2019.

Planning Commission Chair

