

**City of Central Point Planning
Commission Minutes
May 7, 2019**

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

II. ROLL CALL

Commissioners, Mike Oliver (chair), Amy Moore, Tom Van Voorhees, Jim Mock, Pat Smith and Kay Harrison 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

Letter from Jim and Jill Brown

IV. MINUTES

Amy Moore made a motion to approve the minutes. Kay Harrison seconded the motion. ROLL CALL: Tom Van Voorhees, yes; Kay Harrison, yes; Amy Moore, yes; Pat Smith, yes; Jim Mock, yes. Motion passed.

V. PUBLIC APPEARANCES

There were no public appearances.

VI. BUSINESS

Tom Humphrey introduced Pat Smith as the newest member of the Planning Commission.

VII. DISCUSSION

A. Preliminary Residential UGB Mapping Update/Discussion

Principal Planner, Stephanie Holtey reviewed the two Residential Urban Growth Boundary (UGB) Amendment scenarios which were presented at the April 2, 2019 Planning Commission meeting. She said the city has determined it needs 305 acres of residential land along with 54 acres of park land. She stated modifications have been made to reflect input from the Planning Commission, the Citizen's Advisory Committee, the City Council and general citizen comments. She said the mapping alternative 1A had been the preferred choice by everyone. However, she stated the City Council directed staff to include properties west of the Taylor West Master Plan area to include property owned by Jim and Jill Brown on Heritage Road.

If including these properties exceeded the 305 acres of land, they preferred reductions to the proposed UGB expansion area on the east side of the City in CP-2B.

The commissioners wanted to know if the property owners to the west of the Taylor West group have expressed a desire to be included in the UGB. Mr. Humphrey said some had, however all property owners would receive notice and would have opportunity to speak at the Public Hearings.

They discussed the required agricultural buffers and how that would be addressed through the development process.

Mr. Humphrey said there would be a traffic analysis done. The commissioners discussed the extension of Gebhard Road to Pine Street. They expressed a preference to see both the Beebe Road extension across Bear Creek in addition to Gebhard's connection with Pine Street.

Ms. Holtey reviewed the process for the UGB Amendment and the different steps that were required. She said she would be meeting with DLCD to get feedback.

Mr. Oliver opened the meeting for public comments.

Katy Mallams, Heritage Road

Ms. Mallams asked for clarification of the 54 acres of parkland and whether Boes Park comprised the entire 54 acres. Ms. Holtey replied Boes Park was approximately 24 acres and other park locations would be identified as a function of development. Ms. Mallams stated the Browns' letter mentioned an agreement regarding agricultural buffers and asked for clarification. Mr. Humphrey explained that when the Browns' property was included with the Taylor West group, the agricultural buffer would be on their property. He said the intention of the agricultural buffers was to minimize the impact between residential land and farmland.

Larry Martin, Grant Road

Mr. Martin said he was in the Taylor West group of landowners. He said that because the group would be annexing into the city as a unit, it would facilitate a more efficient development of the land as a whole. Additionally he said the group would need to do a new master plan and could include the other property owners who wanted to become part of the group.

Russell Kockx, Grant Road

Mr. Kockx said he wanted to go on record to say he approves of the modifications to Mapping Alternative 1A.

Sam Inkley

Mr. Inkley said he supports the new map.

The Commissioners asked about the next Portland State University (PSU) forecast and how that might impact the UGB Amendment. Ms. Holtey responded saying if additional lands were needed in the future it would be addressed at that time. She said the agreement with Jackson County stipulated to a 5 year time period between any major UGB amendments.

Ms. Holtey displayed the link to the City's website and explained how to get information regarding the UGB Amendment.

The Commissioners asked what the timeline was for the UGB Amendment. Ms. Holtey said the application should be submitted sometime this summer and it should hopefully be complete this year. The noticing will happen when the public hearings are scheduled.

Tom Van Voorhees made a motion to approve the modifications to the alternative 1A map of the UGB amendment. Jim Mock seconded the motion. ROLL CALL: Tom Van Voorhees, yes; Kay Harrison, yes; Amy Moore, yes; Pat Smith, yes; Jim Mock, yes. Motion passed.

B. Employment Buildable Lands Inventory Discussion

Ms. Holtey gave an overview of the Employment Buildable Lands Inventory (Employment BLI). She stated it was last updated in 2013. She explained this is not a policy document. It is an inventory of available buildable lands within the city for employment use. She reviewed the current inventory of available land. She said the information will be used to evaluate the city's employment opportunities. The BLI is based on the county assessor's database combined with the City's building permit information.

Ms. Holtey said there were 2 categories of employment land. Vacant land and redevelopment land. She explained the methodology involved in identifying the available land. She reviewed the comprehensive plan designations and their abbreviations and definitions. She stated she will amend the tables to define the designations for the public hearing draft to make it more clear. She said the first step is to identify which is vacant land and which is redevelopment land. She showed the total amount and distribution of the current available land.

She showed a map identifying the location of buildable employment acreage. She said the second part of the methodology evaluates the size of the available parcels breaking them down into small, medium and large designations.

She said the Economic Element will use this information in its analysis of economic opportunities and the City's capacity to accommodate employment growth. Currently the city has about 147 buildable employment acres. Most is industrial land and very little office land.

The commissioners discussed the different designations and zones and what the city might need in the future.

Mike Oliver asked if there were any citizen comments.

Russell Kockx, Grant Road

Mr. Kockx asked how the property around the new railroad crossing was zoned. Mr. Humphrey said it was zoned north and south of the crossing for commercial use.

The commissioners discussed possible uses they would like to see implemented in those locations.

Amy Moore made a motion to move the Employment Buildable Lands Inventory to a public hearing. Kay Harrison seconded the motion. ROLL CALL: Tom Van Voorhees, yes; Kay Harrison, yes; Amy Moore, yes; Pat Smith, yes; Jim Mock, yes. Motion passed.

C. Economic Element Discussion

Tom Humphrey introduced Garrett West from the City attorney's office. He said Mr. West has rewritten the existing Economic Element to make it more readable and clear. He reviewed the history of the Economic Element.

Garrett West explained the process of evaluating the economy. He said he used information about national economic trends and projections by economists. He stated currently the national economy is doing well, however there is expected to be a slight downturn in the near future. He said overall the City should do well and grow economically. He said although future economic conditions cannot be accurately predicted, strategic planning for the long term has the potential to benefit economic development in the city and surrounding area.

Mr. West reviewed national economic trends, state economic trends and economic trends in Southern Oregon. He then reviewed the City of Central Point's economic trends saying the city's population is fast-growing and relatively young. He added according to the PSU population forecast the City is expected to grow at a relatively fast pace and by 2039 it is estimated that approximately 7 percent of the county's population will live in Central Point. He said the city should prepare to have its population grow by almost 38% over the next 20 years. He reviewed the projected population rates and said the city will need enough employment lands over the next 20 years for approximately 1915 new jobs. The city does not have enough employment lands to meet the projected economic needs of the next 20 years.

He reviewed the goals and policies of the Economic Element. The commissioners discussed the city's current development, different types of businesses and their impact on the community. They discussed future possibilities for the downtown area and ways to incentivize the development of attractive businesses.

Mike Oliver asked if there were any citizen comments

There were no comments.

Amy Moore made a motion to move the Economic Element to a public hearing. Jim Mock seconded the motion. ROLL CALL: Tom Van Voorhees, yes; Kay Harrison, yes; Amy Moore, yes; Pat Smith, yes; Jim Mock, yes. Motion passed.

Planning Update

Mr. Humphrey gave the following summary of land use and development activities in the community:

- A building for Southern Oregon Chiropractic and an urgent care facility is proposed for the northwest corner of 6th and Pine streets.

- The Brodiart Buildings on South Front Street are still under construction. One building will house law offices and the other will provide offices for real estate or other office use.
- The Chiropractic office on Cupp Dr. is moving to a building on North 3rd Street. The new location is being remodeled by the same contractor working on the Brodiart buildings on South Front Street.
- There is a proposal to put a modular classroom at Central Point Elementary at the intersection of South 2nd and Ash Street.
- There is a Conditional Use Permit and Site Plan & Architectural review application being reviewed for a car wash/oil change facility at Table Rock and Biddle Road.
- There is the possibility of a Bridgestone Tire store also on the corner of Table Rock and Biddle Road.
- There is no news on the status of Rogue Valley Microdevices; however, they have continued to submit timely extensions of the land use approvals granted in 2016.
- The City has received preliminary inquiries regarding construction of a hotel and fast food restaurant near the south west intersection of Hamrick and East Pine Street.
- The Maker's Space will have a ribbon cutting on May 18, 2019.
- Fire District 3 expects to have a ground breaking for the Scenic Avenue Fire station in July.
- The Twin Creeks Crossing project is moving forward after a series of delays.
- At the June Planning Commission meeting Smith Crossing will be requesting a modification to a condition of approval to allow limited construction to begin on Phase 2 of the project.
- ODOT is working on adding a second lane on the northbound off-ramp, which was required as a condition of the Costco development. The timeline for completion is unknown at this time.

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

Kay Harrison made a motion to adjourn. Tom Van Voorhees seconded the motion. All members said “aye”. Meeting was adjourned at 8:15 p.m.

Planning Commission Chair